WENATCHEE HISTORIC PRESERVATION BOARD REGULAR MEETING December 6, 2023

AGENDA

I. CALL TO ORDER: 5:30 PM

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of November 1, 2023

III. PUBLIC COMMENT PERIOD (10 MINUTES)

Comment for any matters not identified on the agenda.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- 1. Public Hearing: HP-23-08 Certificate of Appropriateness (100 S Emerson)
- 2. Public Hearing: HP-23-09 Certificate of Appropriateness (103 Palouse Street)
- 3. Public Hearing: HP-23-10 Certificate of Appropriateness (914 Idaho Street)
- 4. Staff update

VI. OTHER

VII. ADJOURNMENT

Wenatchee City Hall is open for the public to attend meetings in person. The public may also participate in the meeting via phone by calling: (509) 888-3298, passcode 98368#. If you have questions about participating in the meeting, please contact Kirsten Larsen, Senior Planner, at <u>klarsen@wenatcheewa.gov</u> or (509) 888-3249.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)

MINUTES

I. CALL TO ORDER

The meeting was called to order at 4:30 p.m. with the following members in attendance: Heather Ostenson, Blythe Kelly, and Darlene Baker. Mark Seman, Bob Culp, and Jon Campbell were absent. City Planning staff was represented by Stephen Neuenschwander, Planning Manager; Kirsten Larsen, Senior Planner; Cliff Burdick, Building Official; Chris Hanson, Plans Examiner; and Eva Osburn, Administrative Assistant.

A. Workshop: Presentation and tour Wenatchee Fire Station with Spencer Howard, Northwest Vernacular; and Joe Herrin, Heliotrope Architects.

The meeting was re-called to order at 5:30 p.m. with the following members in attendance: Heather Ostenson, Blythe Kelly, Bob Culp, Jon Campbell and Darlene Baker. Mark Seman was absent. City Planning staff was represented by Stephen Neuenschwander, Planning Manager; Kirsten Larsen, Senior Planner; Dave Erickson, Parks and Recreation Cultural Services Director; Eva Osburn, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of October 4, 2023.

Ostenson asked for amendments and none were given. Minutes were adopted as distributed.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

There was no public comment.

IV. OLD BUSINESS

There was no old business.

V. NEW BUSINESS

A. Public Hearing: HP-23-06 Certificate of Appropriateness (154 S Franklin St)

Kirsten Larsen, Senior Planner, gave a presentation. Cromwell Warner, owner of 154 S Franklin Street, presented. Board asked questions of applicant.

Board member Jon Campbell moved to deny HP-23-06, a Certificate of Appropriateness for 154 S Franklin Street, based upon the findings of fact, conclusions of law, and conditions of approval contained within the October 25, 2023 staff report. Board member Darlene Baker seconded the motion. The motion carried unanimously.

B. Public Hearing: HP-23-07 Certificate of Appropriateness (145 S Delaware Avenue, Chase Park)

Kirsten Larsen, Senior Planner, gave a presentation. Dave Erickson, Parks and Recreation Cultural Services Director, gave a presentation.

Board member Jon Campbell moved to approve HP-23-07, a Certificate of Appropriateness for Chase Park at 145 S Delaware Avenue, based upon the findings of fact, conclusions of law, and conditions of approval contained within the October 25, 2023 staff report. Board member Bob Culp seconded the motion. The motion carried unanimously.

C. Kirsten Larsen, Senior Planner, gave a staff update regarding the home tours in the Spring.

VI. OTHER

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board the meeting was adjourned at 6:26 p.m.

Respectfully submitted, CITY OF WENATCHEE COMMUNITY DEVELOPMENT DEPARTMENT *Eva Osburn, Administrative Assistant*

STAFF REPORT HP-23-08, 100 S. EMERSON AVENUE

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 100 S. Emerson Avenue
DATE: November 29, 2023

I. SUMMARY OF REQUEST

Description of Request: This is an application for a Certificate of Appropriateness submitted by the property owner after-the-fact for a retaining wall install within the front yard. The wall was installed without the benefit of a Certificate of Appropriateness and does not meet the standards for retaining walls visible from the public street within the Grandview Historic District Handbook. The application will be reviewed by the Historic Preservation Board for consideration as alternative compliance. The property is identified as contributing to the Grandview Historic District District District District and is individually listed on the Wenatchee Register of Historic Places. Application materials are included as Attachment A.

II. GENERAL INFORMATION

Owner/Applicant:	Amy B. Jones, and Robert E. and Laurelie J. Krueger
	100 S. Emerson Avenue
	Wenatchee, WA 98801

Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 100 S. Emerson Avenue and is identified as Assessor Parcel Number: 22-20-10-586-245. The legal description for the property is Grandview Addition to Wenatchee, Block 64, Lots 1-2, 0.28 acres.

Zoning District: Residential Moderate (RM) and Grandview Historic District (GHD)

Comprehensive Plan Designation: RM and GHD

Application Date: The application was submitted on August 18, 2023 and determined complete on November 8, 2023.

History: This residence was originally the home of Mr. and Mrs. Sam Mills. Mr. Mills is known in the Wenatchee area as having the first men's haberdashery, opening in 1906. The building which has been home to Mills Bros. has been the downtown area's oldest continuously occupied building and one of the oldest privately locally owned businesses in Wenatchee, providing jobs and contributing to the economic base of the city. The Mills Bros. building on Wenatchee Avenue was one of the first properties placed on Wenatchee's register of historic places.

This home, built by the Mills family in 1913 is also the birthplace of Sam Mills, Jr. who carried on the family tradition of operating the men's store, passing along the enterprise to his son, Sam Mills III. Mrs. Mills passed away in 1970 and the home passed into the hands of Jim and Loretta Mathews who raised their children in this fine home.

The arts and crafts styling on the house is echoed in many houses in the neighborhood, many homes hosting massive porches dominating the front side of the buildings and heavy supportive columns and arches. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation and Nomination Form)

Physical Appearance: This arts and crafts style home is shingle sided and sports a wide front porch with only heavy columns supporting the roof. Arches detail the end sides of the porch. Slightly decorative roof beams are in a stacked/set-back style. Brick stairs lead to a wood planked porch floor that is covered in indoor-outdoor carpet. Windows are original. New metal storm windows are added but are small framed and do not detract from the windows original appearance. A brick chimney is on the south wall of the house. A second story dormer sits predominately above the front porch entrance and features swing-in leaded pane glass windows on all three sides. The roofing is composition type. One the north side of the home is a separate jutting roof covering the kitchen windows. An awning in brown striped fabric overhangs the sliding glass door on the family room (south side).

The house is in near original condition, with noticeable interior alterations as detailed below:

Kitchen – new "island" in center of room supports the dishwasher and storage. The flooring and tile work is new and of a classic black and white pattern design in keeping with the house's age. Original cupboards have been kept with the addition of new counter tops which have been raised slightly on the top for convenience.

Deck/Pool area are newer, nicely landscaped, enclosed inside fence.

Steam heat has been replaced with baseboard heaters inset into baseboards.

A sliding glass door has been added where windows were in the back bedroom, now a family room. Built-in cupboards are intact, now house TV, books, bar.

Master bedroom has a "addition" of a walk-in closet. On the north exterior wall (Washington Street side), the shingle cladding matches the rest of the house as the shingles were either re-used or matched.

Basement has all been re-done, new shower, new sheet rock on walls. This is a very livable space and lightly painted. Cupboards from other areas of the house have been utilized in the basement for storage. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation and Nomination Form)

Historic Photos (2003):

Front of residence (2003)



Washington Street Side (2003)



Review History: Special Valuation was approved for the property in 2006 for exterior painting, replaced roof, repaired damaged roof rafter tails, replaced front and back porches (deck top and steps), bathroom, electrical, and heating upgrades and repairs, gas kitchen stove and vent system installed, floor coverings (basement, bathrooms), interior painting, added walls in basement.

There is one application in the record for this property; HP-AD-18-10 was administratively issued to replace the existing 6' cedar fencing along the south property line continuing along the front yard on S. Emerson in line with the house in response to a code enforcement case was open on October 1, 2018.

A separate code enforcement case was opened on May 23, 2019 after a complaint was received related to overgrown vegetation and having garbage and debris in the yard.

On July 19th, 2023, Code Enforcement Officer Kevin Kinman visited the property to inform the property owners that a Certificate of Appropriateness would be required for the retaining wall that had been built. A code enforcement case was initiated the same day after Mr. Kinman was unable to make contact with the property owner.

, the applicant and owner, Robert Krueger, who identified himself as the person who built the retaining wall came into the counter. He met with Historic Preservation Officer Kirsten Larsen, who provided him the section of the Grandview Historic District Preservation Handbook that applied and the application form for a Certificate of Appropriateness. Mrs. Larsen explained that while a building permit is not required for a wall less than four feet, WCC Section 10.40.060(5) requires a certificate of appropriateness for the retaining wall in the Grandview Historic District.

An application on was received August 18th, 2023 for certificate of appropriateness. On August 28th, 2023 staff followed up with an email that the materials were incomplete. There was no response to that email.

A formal letter was sent on September 19th, 2023 requesting additional materials for a complete application (Attachment B). Mr. Krueger and Mrs. Larsen exchange emails to clarify that the Certificate of Appropriateness was a requirement of the adopted City of Wenatchee code.

Following the code enforcement hearing on October 25,2023, Mr. Krueger emailed on November 8th, 2023, the due date for compliance with the Code Enforcement Board. The email informed Mrs. Larsen that he felt he had submitted all necessary application materials. While no addition materials were provided after the initial application of was submitted on August 18th, Mrs. Larsen informed Mr. Krueger that she would accept the

email chain as the written request for the retaining wall to be reviewed for alternative compliance under WCC Section 10.40.060(6).

III. NOTICE AND PUBLIC COMMENT

An email was provided on November 28, 2023 from Tyler Jones remarking on the condition of the yard and concern that removing the wall would delay fixing the condition of the yard.

IV. APPLICABLE POLICIES AND ANALYSIS

Wenatchee City Code (WCC) Section 10.40.060, Grandview historic district (GHD), implements special design and review standards that protect and promote the historic character of the Grandview Historic District designated to the City of Wenatchee Register of Historic Places pursuant to WCC Chapter 2.36. Code sections referenced below are available for review on the <u>City of Wenatchee's website</u>.

WCC Section 10.40.060(2), The listed "Standards" found in the preservation handbook are required to be followed on portions of properties visible from the street to preserve the historic character of the district as a whole. For this purpose, alleys are not considered public streets. Visible from a public street shall be determined by whether the work is visible from any location while standing on the public sidewalk in front of the subject property and standing on the sidewalk in front of adjacent properties. "Options and Guidance" provisions included in the handbook are not required provisions. They provide additional information for meeting the intent of each section, and provide alternative options to meet the intent that may require historic preservation board approval and/or staff review.

Staff Analysis: The work identified in the application is visible from S. Emerson Avenue and Washington Street. An analysis of compliance with the Grandview Historic District Preservation Handbook standards and general options and guidance is provided below.

WCC Sections 10.40.060(5), Actions Subject to Historic Preservation Board Approval. The following actions shall be subject to the review of the historic preservation board in accordance with WCC 2.36.170 for compliance with applicable provisions of the Grandview Historic District Preservation Handbook. Pursuant to WCC Section 13.07.030, where the application is subject to different types of review procedures (i.e. administrative and Historic Preservation Board), the application shall be subject to the highest level of review procedure. All decisions of the historic preservation board are subject to appeal in accordance with Chapter 13.11 WCC, Appeals. WCC Section 10.40.060(5)

(d) Alternative compliance, in accordance with the provisions listed in subsection (6) of this section.

Staff Analysis: The application was submitted a retaining wall constructed without a Certificate of Appropriateness. The retaining wall was constructed using a split-face block that is not identified as an appropriate material for a retaining wall within the Grandview Historic District. According to an email request from the applicant, the split-face block wall will be reviewed by the Historic Preservation Board for alternative compliance.

WCC 13.09.050 Type III quasi-judicial review of applications.

(1) Type III quasi-judicial review shall be used when the development or use proposed under the application requires a public hearing before a hearing body which will generally be the <u>historic preservation board</u> or the hearing examiner. This type of review includes, but is not limited to, the following:

(g) Certificates of appropriateness or waivers.

Staff Analysis: All procedural requirements of Type III quasi-judicial reviews have been satisfied. An application was received on August 18, 2023. The notice of application and public hearing was distributed on November 20, 2023. The staff report has been made available for review seven days prior to the public hearing, on November 29, 2023. The Historic Preservation Board is scheduled to hold a public hearing on December 4, 2023.

Grandview Historic District Preservation Handbook

Landscaping, Intent: The Grandview Historic District has a wonderful collection of oldfashioned landscape material; some of which were planted shortly after the houses were constructed. There is a combination of ornamental and natural plants. Using plants that complement the period architecture and enhance the historic character of the district is an inexpensive way to continue the historic spirit of the district.

Landscaping, Standards:

1) Historic topographic features including leveling, terracing, or fill on a lot shall be preserved.

Landscaping, Options and Guidance:

- 1) Landscaping between the sidewalk and front façade should consist at a minimum of natural lawn.
- 2) The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn. Paving and nonporous ground coverings (rock and gravel) should be minimized.

- 3) Where historic plantings exist, they should be preserved in their original locations. If these features cannot be preserved, they should be relocated or replaced in kind.
- 4) Mature trees and hedges should be preserved whenever possible.
- 5) Where appropriate and feasible, street trees should be planted consistent with that of a similar species and spacing of other street trees in the area, in accordance with the "Streets" section of this Handbook.
- 6) Landscape fixtures and furnishings should be complementary to the district in terms of materials, patterns, colors, sizes, forms, textures, and finishes. Examples include iron benches would be appropriate in relation to a Victorian house, while a Craftsman home would be better complemented with traditional wooden benches. If low garden structures (i.e. water fountains, pergolas, arbors, etc.) are being installed, materials that reflect the palette of the house should be used.
- 7) Artificial plant materials are discouraged.

Staff Analysis of the Handbook Landscaping, Standards, Options, and Guidance: The introduction to the Handbook emphasizes the importance of preserving the character-defining features of properties and structures, as visible from the street. These features include landscaping between the sidewalk and the residence. The standard states that the topography of the site shall be preserved. In the 2003 inventory photos, the front lawn area is terraced without the use of any retaining walls.

This application does not address landscaping; however, staff finds that the landscaping section applies to this application as the construction of the retaining wall has altered the topography of the site.

<u>Fences / Walls / Retaining Walls, Intent:</u> Front and side yard fences / walls are intended to allow viewing of front yards and buildings from the street and not create a "closed off" feeling to the neighborhood as a whole. Retaining walls should reflect the design and materials of the period.

Fences / Walls / Retaining Walls, Standards:

- 1) A front yard fence or wall shall not exceed 40 inches in height and shall not obstruct more than 50 percent of the views into the yard. Chain-link, wire and vinyl fences are not allowed; front gates and/or arbors may exceed the 40 inch height requirement.
- 2) A side yard fence shall not exceed 40 inches in height from the front property line to the front façade of the primary structure and shall be of a material consistent with the front yard fence.
- 3) Side yard fences, located to the rear of the front façade may be a maximum of six feet in height.

- 4) Rear yard fences may be a maximum height of six feet and may use wood, chain link, or vinyl.
- 5) Where retaining walls are constructed, they shall be made of brick, poured concrete, or natural rock.

Fences / Walls / Retaining Walls, Options and Guidance:

- 1) Consider fence design and materials that complement the style and period of the house, such as wood, iron, brick, or stone.
- 2) Concrete retaining walls should have a finished appearance that does not include impressions from non-decorative plywood forms or ties and anchors.
- 3) Consider repeating patterns or stamped forms for concrete walls and retaining walls.

Staff Analysis of the Handbook Fences / Walls / Retaining Walls, Standards, Options, and Guidance: The retaining wall as it was installed does not meet the standards or options and guidance provided within the handbook. The wall is constructed with a contemporary material, split-faced concrete blocks. The blocks are stacked and step back slightly with each row.

Under the standards for retaining walls, it states that they be made of brick, poured concrete, or natural rock. The options and guidance states that retaining walls should have a finished appearance and to consider repeating patterns or stamped forms of walls. Poured and/or stamped concrete have a different appearance than does split-faced concrete blocks.

The applicant provided a narrative that stated Sears & Roebucks with attached advertisement from the period of the house showing the type of concrete block available. These examples of concrete blocks were typically used for foundations, and not retaining walls. Based on this documentation, and the standards, options, and guidance, it does not appear that the block installed is consistent in design and finish with the concrete block available during the period of construction in the Grandview Historic District.

WCC 10.40.060(6) Alternative Compliance: In certain circumstances an applicant might propose an alternative approach that meets the overall intent of the historic district and does not change a property from contributing to noncontributing status. The following process shall be followed to grant alternative compliance to any of the standards listed in the Grandview Historic District Preservation Handbook.

- a. An application for alternative compliance shall be made in writing prior to consideration by the historic preservation board. The application shall contain the following information:
 - (i) The standard(s) that are proposed for deviation.

- (ii) Written documentation demonstrating why the proposed alternative compliance will not negatively impact the Grandview historic district or surrounding properties.
- (iii) Drawings and/or illustrations of the proposed project.
- b. The historic preservation board shall review any alternative compliance request and approve alternative compliance only when the following findings are made:
 - (i) The proposed project will not negatively impact the district or surrounding properties.
 - (ii) The proposed construction meets the intent of the district and standards.
 - (iii) Granting of the alternative compliance does not change the historic district status of the property from "contributing" to "noncontributing." A "contributing" property meets the criteria for listing on a register of historic places and/or may add to the historic inventory of a district versus "noncontributing" which is a property that has been altered from original design and no longer retains its historic quality.

Staff Analysis: The narrative and supporting documentation provided by the applicant does not provide information that shows how the alternative compliance will not have a negative impact on the district. The split-face concrete block has a modern appearance that is in conflict with the style of the home and also in conflict with the standards and guidance in the handbook. Based on the review completed by staff of the relevant standards, a finding cannot be made that the construction of the retaining wall meets the intent of district and standards.

Policies - Wenatchee Urban Area Comprehensive Plan

CULTURAL AND HISTORIC RESOURCES ELEMENT

HISTORIC PRESERVATION - Preserve, maintain and honor the city's significant historic resources.

Policy 2: Protect and enhance the aesthetic and economic vitality of historic buildings, structures, sites, districts and objects through the development and implementation of appropriate design guidelines.

Policy 7: Promote historic preservation to provide for the identification, evaluation, and protection of historic resources within the City of Wenatchee and preserve and rehabilitate eligible historic properties within the City for future generations.

HOUSING ELEMENT, MAINTENANCE & PRESERVATION – Preserve and enhance the value and character of neighborhoods by improving and extending the life of the existing housing inventory. Give special priority to the maintenance of historic properties and the retention of existing affordable housing stock.

Policy 1: Preserve and protect older neighborhoods that demonstrate continuing residential viability.

Policy 2: Encourage private reinvestment in homes and neighborhoods by providing information, technical assistance, and referrals to appropriate agencies and organizations.

Staff Analysis: The proposed application is inconsistent with the relevant elements of the Comprehensive Plan and the work identified in the application is in conflict with the standards, options, and guidance provided in the Grandview Historic District Preservation Handbook.

V. RECOMMENDATION

Draft Motion: I move to recommend denial of HP-23-08, a Certificate of Appropriateness for 100 S. Emerson Avenue based upon the findings of fact, conclusions of law, and conditions contained within the November 29, 2023 staff report.

Suggested Findings of Fact:

- 1. The subject property is located at 100 S. Emerson Avenue and is identified as Assessor Parcel Number: 22-20-10-586-245.
- 2. The applicant/owner is Amy B. Jones, and Robert E. and Laurelie J. Krueger.
- 3. The subject property is zoned within the Residential Moderate (RM) zoning district and Grandview Historic District (GHD) overlay.
- 4. The subject property is listed as a contributing, historic structure in the Grandview Historic District.
- 5. A complete application was submitted in accordance with Wenatchee City Code on August 18, 2023.
- 6. The application and supporting materials do identify the work that took place and request a Certificate of Appropriateness.
- 7. The owner requests approval of a split-face block retaining wall along the front property line at 100 S. Emerson.
- 8. An email was provided on November 28, 2023 from Tyler Jones remarking on the condition of the yard and concern that removing the wall would delay fixing the condition of the yard.
- 9. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.

- 10. Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC), Title 2 and Title 10 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to issuing Certificates of Appropriateness for properties within the Grandview Historic District.
- 11. On December 4, 2023, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness.
- 12. The work was completed without the issuance of a Certificate of Appropriateness by the Historic Preservation Board, per WCC 2.36.140, Effects of listing on the register.
- 13. The work is not consistent with the Grandview Historic District Preservation Handbook.
- 14. The Historic Preservation Goal of the Cultural and Historic Resources Element of the City of Wenatchee Urban Area Comprehensive Plan states: "Preserve, maintain and honor the city's significant historic resources." The application is not consistent with the Wenatchee Urban Area Comprehensive Plan because the proposal or diminishes the historic qualities of the property and the street. The work identified in the application is in conflict with the standards, options, and guidance provided in the Grandview Historic District Preservation Handbook.
- 15. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Suggested Conclusions of Law:

- 1. The Historic Preservation Board has been granted authority to render this Decision.
- 2. The proposal adversely alters the historic stylistic and architectural features of the subject property.
- 3. The application is not consistent with Wenatchee Historic Preservation Board Rules and Procedures Criteria for Design Review and the Secretary of Interior's Standards for Rehabilitation. The application is not consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
- 4. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

Recommended Conditions of Approval:

1. Remove retaining wall and re- yard areas with appropriate landscape material consistent with the Grandview Historic District Handbook landscaping section by May 31, 2024.

Attachments:

- A. Application Materials
- B. Request for Additional Information

- C. Public Comment emails
- D. Inventory Form, 2003



Attachment A

Historic Preservation Office Community Development Department City Hall 301 Yakima St, Suite 100 Wenatchee, WA 98801

Application for Certificate of Appropriateness or Waiver of Certificate

Please include all of the following information with your application. Insufficient application materials will result in a delay in processing your application. If you have any questions regarding application requirements or standards for properties listed on the Wenatchee Register of Historic Places or located within the Grandview Historic District, please call the Historic Preservation Office at (509) 888-3200.

<u>Property Information</u> $H\rho.AD.23$ -11
Building/Property Name (if applicable):
Building/Property Address: 100 n Em ERSUN WENGTCHEE
Property Owner's Name(s): AMY JONES RUBERT KRUEGEN
Mailing Address: 100 n EMERSON
Contact No.: 509 629 3863 E-mail Address: AMY JONES 8 @ G MAIL, COM
Applicant Name (if different from owner): ROBERT KRUGEEN
Mailing Address: 522 SURRY Rel WENATCHEE WA
Contact No.: 5096654390 E-mail Address: homecratic nwi. net
Type of Work for Requested Certificate of Appropriateness or Waiver (select all that apply):
Exterior/interior repair or replace REGRADE FROM T
in kind Exterior/interior replacement Change of use
New construction Demolition Relocation
Signs/awning/lighting
Estimated cost of proposed work: \$7000
Application Requirement Checklist

A project narrative and description to include the following:

- List all activities you are proposing and describe how work will be completed to be consistent with the applicable standards.
- Address how each applicable standard has been addressed through the proposed activities. If a project requires review consistent with the Secretary of the Interior Standards address each standard and state how it does or does not apply.

Site plan and construction drawings for building additions, new buildings, or new elements to the building

Photographs of existing conditions.

X

Product information to include finishes and installation details as applicable.

I hereby certify that I am the owner of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent.

Dependent on the work being proposed, the certificate may be approved by staff; however, some will require review and approval from the Historic Preservation Board. If the application is required to be reviewed by the board I understand that a public hearing notice will be published and sent to surrounding property owners and that the property will be posted as well. The Historic Preservation Board meets on the first Wednesday of every month at Wenatchee City Hall, located at 301 Yakima Street at 5:30 pm. Once a Certificate of Appropriateness is obtained, it may be necessary to apply for a building permit.

Signature of Owner or Authorized Agen

ent: Lo Ronin	Date:

RE: Action required remedying issue at front yard At 100 S Emerson Ave

The original lawn was placed over roots of 2 large maple trees that were removed years ago causing sod to be 4" to 8" higher than adjoining sidewalks.

There was a steep grade in the front that made watering difficult causing dry/ brown areas in the sloped parts of the lawn.

A poorly done rock wall ran parallel to Washington ST. making landscape maintenance extremely difficult and time consuming.

Amy is a single Mother of 7 children. She has neither time or resources to maintain the large front yard and side yard as previously built. The 24" retaining wall enables the majority of the yard to be one level, eliminating the steep slopes and allowing for proper drainage from the house and foundation.

Many large tree roots were removed with a mini excavator but many more 6" to 8" roots remained parallel to Emerson ST. These roots were buried behind the new 24' retaining wall.

The existing walks and steps allow for planting the areas on each side of the walkway with one tree on each side.

The design compliments the wide entry and porch and the architecture of the 100 year-old house.

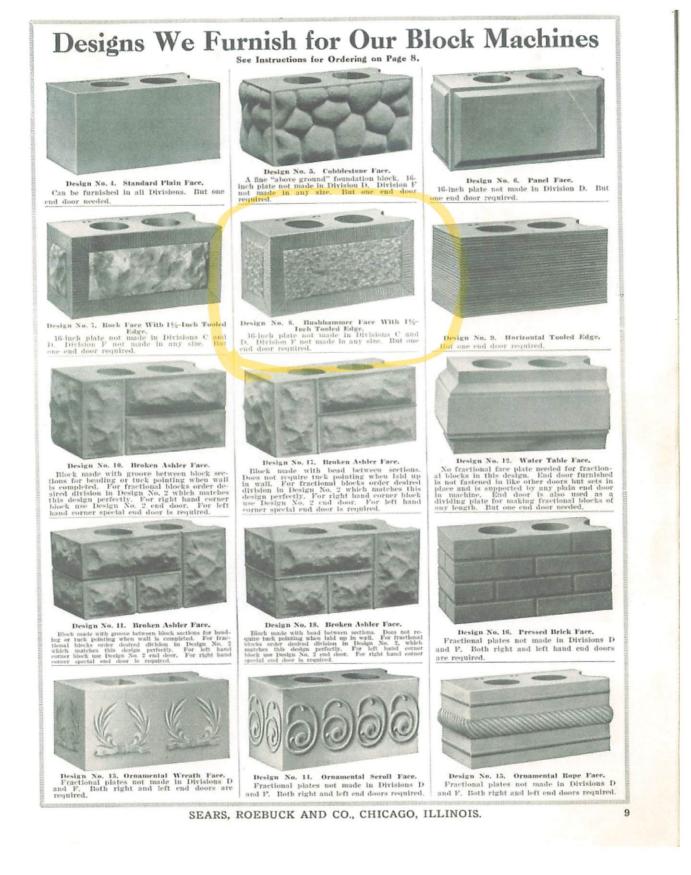
The 24" wall is constructed of 6"X18" straight, split-faced blocks. These blocks are engineered to hold up to 48" backfill.

The straight face design with split face are closest to the rock-faced blocks that were available in the late 1800's-1920 through Sears & Roebucks.

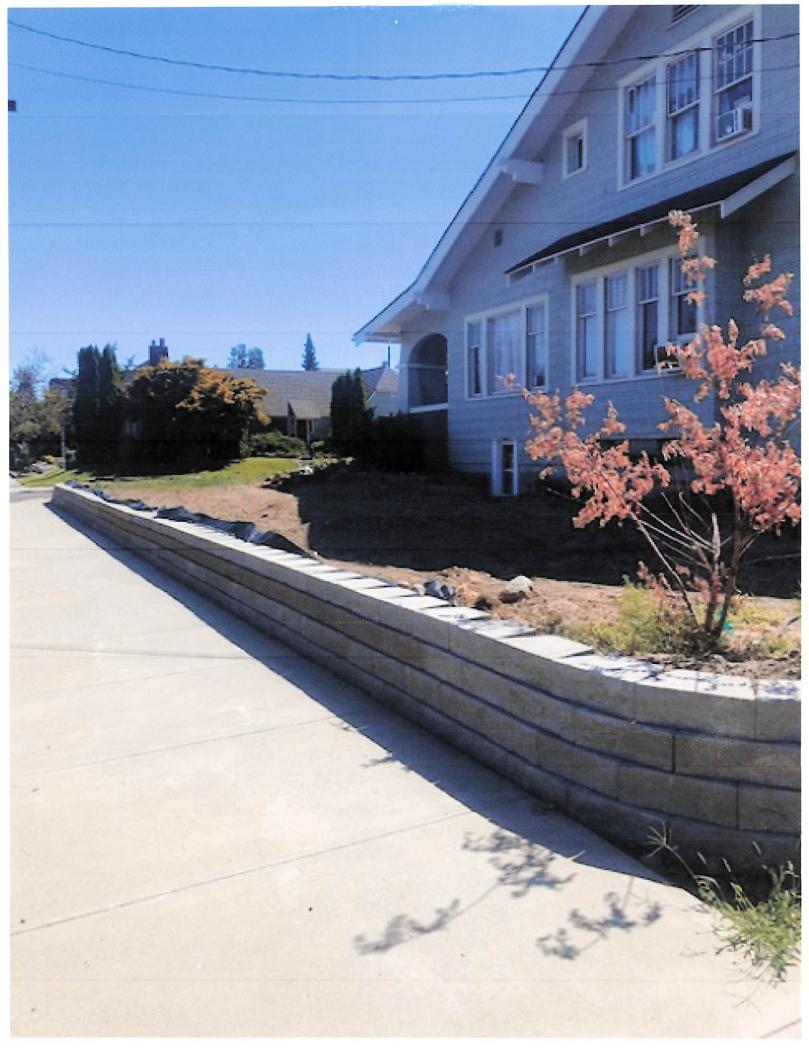
This home was originally purchased from Sears & Roebucks. Note attached advertisements from that era.

PAGE OF BLOCK DESIGNS FROM A SEARS CATALOG

By the 1920s rock face concrete blocks had become a common building material used for foundations, porches, even entire buildings and houses. With the advent of the automotive industry, many homeowners found themselves in need of a garage to house their new cars. Rock face block was a cheap and aesthetically pleasing material that was often used to build these new garages and service stations During the early 1900s the bungalow and American foursquare style homes were the latest architectural trend. You will find rock face block most frequently on these styles of homes, especially on the foundations. You will however see this block on early 1900s Queen Ann homes, mission-style homes, Greek Revival styles, and many more architectural styles around the country.

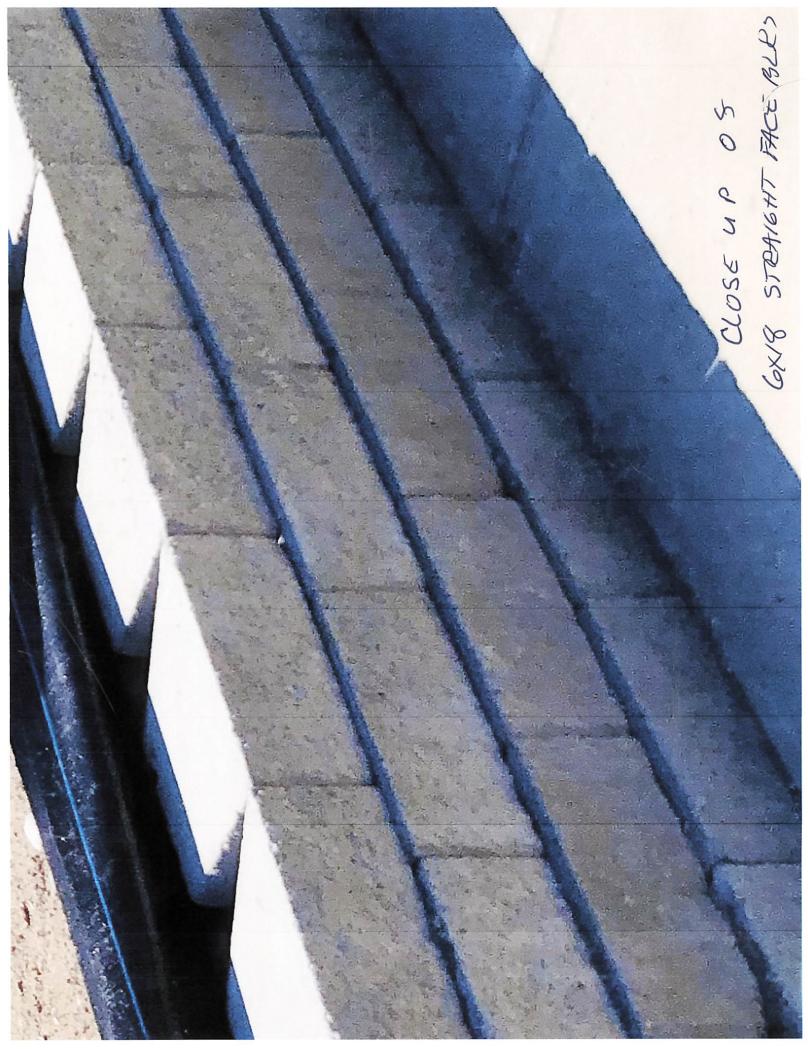


Page of Block Designs from a Sears Catalog





EMERSON ST.





THE NERGHBURING HUUSE ON WASHINJUN ST RATAUS FACED 4XIZ DRY STACED BUCKS



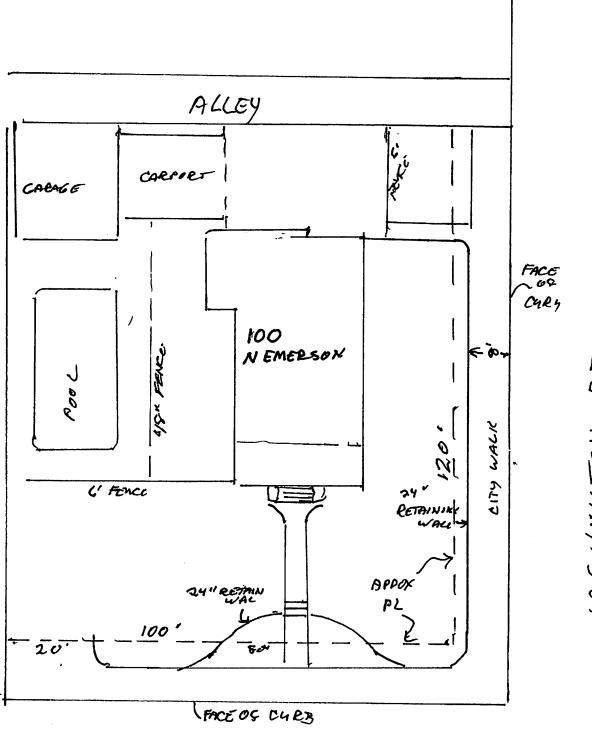
PILED RUCK WALL SIMILAR TO THE WALL REMOVED ON WASHINTON STREET (STRAIGTER ON BETTER CONSTRUCTED)



CITY HALL'S USE OS 4XIZ RADIUS FACED DRY STACKED BER TO RETAIN LAWY



3' CONC WALL SHOWING PLY WOOD & EXPOSED METAL TIES



EMERSON ST.

WASHINGTON ST

1

Kirsten Larsen

From:	homecraft@nwi.net
Sent:	Thursday, November 9, 2023 7:24 AM
То:	Kirsten Larsen
Subject:	Re: incomplete application 100 Emerson

CAUTION: This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

thank you

From: <u>Kirsten Larsen</u> Sent: Wednesday, November 08, 2023 5:00 PM To: <u>homecraft@nwi.net</u> Cc: <u>Kevin Kinman</u> ; <u>Stephen Neuenschwander</u> Subject: RE: incomplete application 100 Emerson

Hi Robert,

I am going to consider this email chain your written request for alternative compliance and will notice the application and public hearing for the Historic Preservation Board. Review for the staff report to the board will utilize that materials that have been submitted for alternative compliance. Thank you,

Kirsten

From: homecraft@nwi.net <homecraft@nwi.net>
Sent: Wednesday, November 8, 2023 12:06 PM
To: Kirsten Larsen <KLarsen@WenatcheeWA.Gov>
Cc: Kevin Kinman <KKinman@WenatcheeWA.Gov>; Stephen Neuenschwander
<SNeuenschwander@WenatcheeWA.Gov>
Subject: Re: incomplete application 100 Emerson

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I FEEL THAT EVERYTHING YOU ARE ASKING IS COVERED IN MY ORIGINAL APPLICATION. The wall was completed before the stop work ordered. the application shows they are similar to blocks used at the time the home was built but much better suited for retaining wall and more freeze thaw resistant. Pictures were provided that show similar but cheaper blocks are used in the neighborhood. the application was submitted on 08/18/23 5 days before the hearing. you had 3 days to detirmine if the aplication was complete but didn't respond for 10 day 5 days after the hearing was cancelled(please note 3 HEARING NOTICE PARAGRAPHS 1,2,3,

Sent: Wednesday, November 08, 2023 11:29 AM
To: homecraft@nwi.net
Cc: Kevin Kinman ; Stephen Neuenschwander
Subject: RE: incomplete application 100 Emerson

Good morning,

I have attached the notice for additional information that outlines the information that has been missing. If you are wanting to request alternative compliance to be reviewed by the GHD board this section that I copied out of the letter applies:

Or, you may request alternative compliance consistent with Wenatchee City Code Section 10.40.060(6) Alternative Compliance. In certain circumstances an applicant might propose an alternative approach that meets the overall intent of the historic district and does not change a property from contributing to noncontributing status. The following process shall be followed to grant alternative compliance to any of the standards listed in the Grandview Historic District Preservation Handbook.

(a) An application for alternative compliance shall be made in writing prior to consideration by the historic preservation board. The application shall contain the following information:

(i) The standard(s) that are proposed for deviation.

(ii) Written documentation demonstrating why the proposed alternative compliance will not negatively impact the Grandview historic district or surrounding properties.

(iii) Drawings and/or illustrations of the proposed project.

Please provided a narrative that states that you are proposing alternative compliance and write out the how the alternative is meeting the intent of the district and will not negatively impact the district or surrounding properties. These items are missing from the narrative that you submitted originally.

I will be available this afternoon after 2pm if you would like to talk through this. Thank you,

Kirsten

From: <u>homecraft@nwi.net</u> <<u>homecraft@nwi.net</u>> Sent: Wednesday, November 8, 2023 10:51 AM To: Kirsten Larsen <<u>KLarsen@WenatcheeWA.Gov</u>> Cc: Kevin Kinman <<u>KKinman@WenatcheeWA.Gov</u>> Subject: Fw: incomplete application 100 Emerson

CAUTION: This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: homecraft@nwi.net Sent: Wednesday, November 08, 2023 9:42 AM To: <u>SNeuenschwander@WenatcheeWA.Gov</u> Subject: incomplete application 100 Emerson

I just saw that I have to have the corrective action DUE by today . I still have no idea what that missing from my application and why I haven't been able to present it to the GHD board. I had all my application material at the hearing . I even brought an extra copy for the city but you declined taking it. I couldn't review the minutes of the hearing because the minutes for the October meeting were for the august meeting. can you please get me the recording of the meeting or a transcript. could you also give me the contact info for the GHD board, can I be given more time as I feel I will be needing legal representation if we continue . Robert Krueger 509 669 4390



DEPARTMENT OF COMMUNITY DEVELOPMENT

City Hall 301 Yakima Street, Suite 100 Wenatchee, WA 98801

(509) 888-3256 Fax (509) 888-3201

September 12, 2023

Amy Jones Robert Krueger 100 S Emerson Ave Wenatchee, WA 98801 Sent via email: <u>amyjones8@gmail.com</u> and <u>homecraft@nwi.net</u>

RE: Notice of Additional Information (HP-AD-23-11)

Dear Ms. Jones and Mr. Krueger,

Thank you for applying for a Certificate of Appropriateness for a retaining wall at 100 S Emerson Ave. This letter addresses preliminary comments on the application's conformance with the Grandview Historic District Preservation Handbook. Based on staff analysis, additional information is requested before the City is able to complete their review.

1. The application is for a retaining wall material installed using "common gray concrete wall blocks." Please provide additional information on the materials used to construct the retaining wall, to demonstrate conformance with Standard 5 of "Fences/Walls/Retaining Walls" in the Handbook:

(5) "Where retaining walls are constructed, they shall be made of brick, poured concrete, or natural rock."

The narrative and supporting documentation presented in the application does not address the criteria referenced above. Additional information is required to either show how the existing wall placed without the benefit of a Certificate of Appropriateness will be modified to meet the standard above; or a request for alternative compliance needs to be made in writing addressing the criteria in the zoning code to be reviewed by the Historic Preservation Board.

If you would like to modify the existing wall to be skim coated to look similar to a poured concrete wall with a rectangular cap placed to obscure the top concrete blocks irregular shape, staff can review this additional information administratively. An recent example of this being done is located at 500 Douglas Street if you are interested to look.

Or, you may request alternative compliance consistent with Wenatchee City Code Section 10.40.060(6) Alternative Compliance. In certain circumstances an applicant might propose an alternative approach that meets the overall intent of the historic district and does not change a property from contributing to noncontributing status. The following process shall be followed to grant alternative compliance to any of the standards listed in the Grandview Historic District Preservation Handbook.

(a) An application for alternative compliance shall be made in writing prior to consideration by the historic preservation board. The application shall contain the following information:

(i) The standard(s) that are proposed for deviation.

(ii) Written documentation demonstrating why the proposed alternative compliance will not negatively impact the Grandview historic district or surrounding properties.

(iii) Drawings and/or illustrations of the proposed project.

(b) The historic preservation board shall review any alternative compliance request and approve alternative compliance only when the following findings are made:

(i) The proposed project will not negatively impact the district or surrounding properties.

(ii) The proposed construction meets the intent of the district and standards.

(iii) Granting of the alternative compliance does not change the historic district status of the property from "contributing" to "noncontributing." A "contributing" property meets the criteria for listing on a register of historic places and/or may add to the historic inventory of a district versus "noncontributing" which is a property that has been altered from original design and no longer retains its historic quality.

Please respond in writing to the request for additional information provided in this letter and include revised narrative and plans as needed. Once the City has received a complete response and resubmittal, review of the application will resume in conformance with the processing requirements of Wenatchee City Code Title 13, Administration of Development Regulations.

Please contact our office at (509) 888-3249 or by email at <u>klarsen@wenatcheewa.gov</u> if you have questions or would like to set up a meeting to discuss this letter further.

Sincerely,

Kirsten Larsen, AICP Senior Planner City of Wenatchee 509-888-3249

Attachments: A. Grandview Historic District Preservation Handbook https://www.wenatcheewa.gov/home/showpublisheddocument/8244/635978488755030000

Attachment C

From:	Tyler Jones
To:	<u>Kirsten Larsen</u>
Subject:	comment on HP-23-08 for 100 S Emerson Ave
Date:	Tuesday, November 28, 2023 10:55:07 AM

CAUTION: This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I wanted to add a comment for 100 S. Emerson Ave and the alternative compliance for a certificate of appropriateness requested for a retaining wall in the Grandview Historic District.

The yard at this house has been an eyesore for several years now, so asking them to remove what is an improvement to the previous aesthetic would only cause more delay in fixing it. I realize the retaining wall blocks are not historic, but neither are piles of trash, a dead lawn, and overgrown weeds. Some of that is still present, but this wall will help prevent the weeds better than the previous loose rock wall. And the weeds and trash are less than it was so hopefully they continue the yard project next year to bring this property back to a presentable condition because it is what everyone sees first when entering the Grandview Historic District neighborhood.

Tyler Jones 206-226-9013

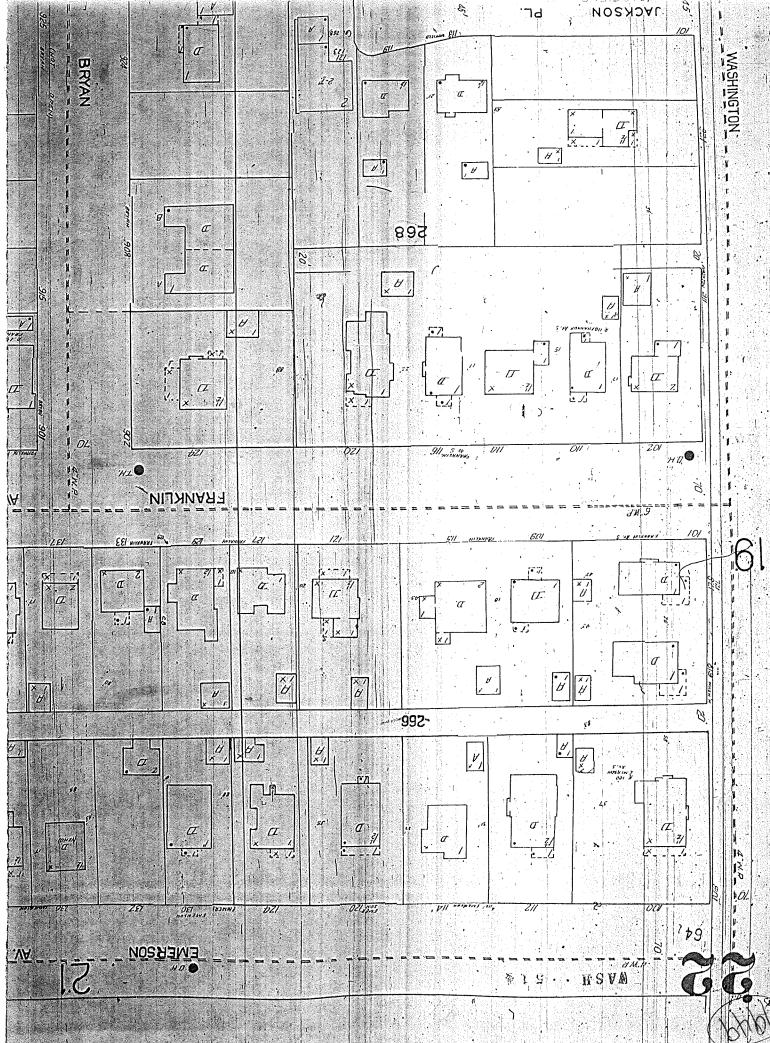
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Page 1 of 2

Printed on 10/7/2004 11:45:43 AM

Historic Property Inventory Report for <u>Samuel and Marie Mills House</u> at <u>10</u>	
at	
at 100 S Emerson Ave, WENATCHEE, WA	
SCAN NUMBER: 14	

NARRATIVE SECTION	ECTION	Date Of Construction: 1913	
Architect:		Engineer: Bt	Builder:
Property appears	to meet criteria	Property appears to meet criteria for the National Register of Historic Places: Yes	
Property is locate	in a potential	Property is located in a potential historic district (National and/or local): Yes - Local	
Study Unit		Other	
Architecture/Landscape Architecture	cape Architectu		
Commerce			
Statement of Significance	The house at 1 of the 20th cen	The house at 100 S. Emerson Avenue stands on Block 64 of the Grand View Addition to Wenatchee, platted in 1 of the 20th century. By 1921, about half of the lots contained a single-family home with a garage on the alley.	1903. Development on the block took shape slowly over the first two decades
	This particular	This particular parcel was developed in 1913. Sanborn maps for 1921 show the house in its current configuration, with an early garage that is now removed	n, with an early garage that is now removed.
	This home (listed o Roslyn to Wenatch its original location.	This home (listed on the Wenatchee Register) was built for Samuel and Marie Mills, and occupied by members of the family into the 1970s. Samuel and his brother Harvey came from Roslyn to Wenatchee in the early 1900s and opened the first men's haberdashery in 1906. Mills Bros. is the oldest privately owned local business in Wenatchee, and is still in operation at its original location.	of the family into the 1970s. Samuel and his brother Harvey came from est privately owned local business in Wenatchee, and is still in operation at
	The property is bungalow, nota	The property is significant for its long association with a prominent and long-lived business family in Wenatchee. bungalow, notable especially for its handsome front porch.	Further, the house is a relatively unaltered, classic example of a Craftsman
Description of Physical Appearance	A side-gabled bungalow w windows. Decorative purl Arts & Craft door in place	vith integral front porch featuring elliptical arches, brick base and steps, and stuccoed in ends have triple stack detailing. Siding is coursed shinglework. Most wood frame,	piers. Prominent gabled dormer centered on roof, with recessed casement double-hung sash are intact. Picture window replacements at front. Original
	Corner lot is op carport added.	pen, with sloped site. Mature trees and foundation shrubs. Shingled garage accessed off alley	(in place by 1928) has original paneled doors on tracks. Attached gabled
Major Bibliographic References	CHELAN COUNTY ASS (1905, 1909, 1921, 1928, Register nomination form	ESSOR'S OWNERSHIP RECORDS. WENATCHEE VALLEY MUSEUM & CULTU 1949). R.D. POLK CHELAN COUNTY AND WENATCHEE CITY DIRECTORIES	RAL CENTER ARCHIVES. SANBORN CO. FIRE INSURANCE MAPS (1907, 1909-10, 1910-11, 1914-15, 1927-28, 1929-30, 1940), Wenatchee



WENATCHEE REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Number __7__ Page __2___

Description

This arts and crafts style home is shingle sided and sports a wide front porch with only heavy columns supporting the roof. Arches detail the end sides of the porch. Slightly decorative roof beams are in a stacked/set-back style. Brick stairs lead to a wood planked porch floor that is covered in indoor-outdoor carpet. Windows are original. New metal storm windows are added but are small framed and do not detract from the windows original appearance. A brick chimney is on the south wall of the house. A second story dormer sits predominately above the front porch entrance and features swing-in leaded pane glass windows on all three sides. The roofing is composition type. On the north side of the home is a separate jutting roof covering the kitchen windows. An awning in brown striped fabric overhangs the sliding glass door of the family room (south side).

The house is in near original condition, with noticeable interior alterations as detailed below:

<u>Kitchen</u>

- "New "island" in center of room supports the dishwasher and storage.
- The flooring and tile work is new and of a classic black and white pattern design in keeping with the house's age.
- Original cupboards have been kept with the addition of new counter tops which have been raised slightly on the top for convenience.

Deck/Pool

• Areas are newer, nicely landscaped, enclosed inside fence.

Other Areas

- Steam heat has been replaced with baseboard heaters inset into baseboards.
- A sliding glass door has been added where windows were in back bedroom, now a family room. Built-in cupboards are
- intact, now house TV, books, bar.
- Master bedroom has a "addition" of a walk-in closet. On the north exterior wall (Washington Street side), the shingle cladding matches the rest of the house as the shingles were either re-used or matched.
- Basement has all been re-done, new shower, new sheet rock on walls. This is a very livable space and lightly painted. Cupboards from other areas of the house have been utilized in the basement for storage.
- The dining room arch from the living room echoes an interior wall arch inside the dining room/back of kitchen wall. The arched design is also found in two built-in china cupboards. The lighting fixture in the dining room, back porch and interior hallway are original.
- The doors in the house are of a unique four-section style (large panel at top, three vertical panels below). The trim is of a plainer routed style.
- Ceiling cove moldings is seen throughout the house. The floors are oak hardwood, but are mostly covered with carpet except in the main floor hall. Built-in cupboards are virtually in every room in the house and are original.
- The downstairs bath features an apricot and darker toned colored tile and fixtures. There has been a minimum of upgrading although the cabinets appear newer with different pulls. The tile floor is newer.
- An original turn-style light switch is at the foot of the landing leading upstairs.
- An angled approach to an upstairs bath leads one to believe that it originally housed a closet/storage area as this same space is repeated on the other side of the house. The bathroom has a footed tub, new styled sink and baseboard heat. The flooring is from the 70's. The bathroom door faces a small bedroom.
- The den/sewing room housed in the dormer part of the upstairs has leaded pane glass windows and an original light fixture.
- There are other neighborhood homes similar in this "arts and crafts" style.

WENATCHEE REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Number 8_ Page 3____

Site Name - Historic _Sam Mills original family home_____ Address _100 S. Emerson ______ Owner's Name _Jim and Loretta Mathews______ Address _100 S. Emerson ______ Date of Construction _1913_ Architect/Engineer/Builder__unknown____

Statement of Significance

This residence was originally the home of Mr. and Mrs. Sam Mills. Mr. Mills is known in the Wenatchee area as having the first men's haberdashery, opening in 1906. The building which has been home to Mills Bros. has been the downtown area's oldest continuously occupied building and one of the oldest privately locally owned businesses in Wenatchee, providing jobs and contributing to the economic base of the city. The Mills Bros. building on Wenatchee Avenue was one of the first properties placed on Wenatchee's register of historic places.

This home, built by the Mills family in 1913 is also the birthplace of Sam Mills, Jr. who carried on the family tradition of operating the men's store, passing along the enterprise to his son, Sam Mills III. Mrs. Mills passed away in 1970 and the home passed into the hands of the current owners, Jim and Loretta Mathews who raised their children in this fine home.

The arts and crafts styling on the house is echoed in many houses in the neighborhood, many homes hosting massive porches dominating the front side of the buildings and heavy supportive columns and arches.

STAFF REPORT HP-23-09, 103 PALOUSE STREET

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 103 Palouse Street
DATE: November 29, 2023

I. SUMMARY OF REQUEST

Description of Request: This is an application for a Certificate of Appropriateness submitted by Forte Architects, representative for the property owner, Todd Kiesz. The application proposes exterior modifications to the Fuller-Quigg Building, located at 103 Palouse Street. The proposal is to place a brick veneer on the south and east elevations and paint the building details to create a consistent look on the public facing facades. The building is listed on the Wenatchee Register of Historic Places. Application materials are included as Attachment A.

II. GENERAL INFORMATION

Applicant:	Keanna Valdez, Forte Architects 240 N Wenatchee Avenue Wenatchee, WA 98801
Owner:	Todd Keisz PO Box 4666 Wenatchee, WA 98801
Department Review:	City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 103 Palouse Street, Wenatchee; identified by Assessor's Parcel No. (APN) 22-20-03-590-638. The legal description for the property is Great Northern Amended Block 13, Lot 1-3 & N1/2 Lot 4.

Zoning District: Central Business District (CBD) and Historic Entertainment Overlay (HEO)

Comprehensive Plan Designation: CBD and HEO

Application Date: The application was submitted November 15, 2023 and determined complete on November 20, 2023.

History:

Site Name Historic: Fuller-Quigg Building Date of Construction: 1912 Architect/Engineer/Builder: O.B. Fuller/Rose Reeves Mann

Statement of Significance: The most notable feature of this structure, built in 1913, is the extensive use of Romanesque cornices, and art deco detailing inside. The lot was purchased by O.B. Fuller and J.W. Quigg from Jack Lillis in 1913 at a cost of \$17,500. A new building was put up at a cost of \$50,000. O.B. Fuller, husband of Rose Reeves Mann and J.W. Quigg, erected the structure the same year. It was intended from the outset to be a business building and has been used as such since. Mann and Gellatly, real estate company has been housed in the building since 1913. along with Howard Thomas Jewelers. Schade and Parschall's stay lasted only five years.

Howard Thomas Jewelers stayed until 1929. In 1925 McBride's clothes store had moved into the building. 1931 saw most of the building leased to the Commercial Bank and Trust, who stayed for the next five years, when their space was leased by Wenatchee Valley Bank. This year also saw Northwestern Finance Co. move in. By 1940 the bank was still here, but the finance company had been replaced by DuPont, and the Allen Insurance Company. Two years later the building was home to the State Tax Commission, DuPont and the State Department of Labor and Industries. By 1946 the bank had moved out and the Chelan County P.U.D. #1 moved in. However, the P.U.D. only stayed here until 1952, when they moved to their new home on Wenatchee Avenue. Now, along with the State Tax Commission and DuPont, the building housed the County Prosecuting Attorney's Office. Five years later DuPont and the County Prosecuting Attorney had moved out, but a Justice of the Peace had an office here, along with the Mann and Gellatly real estate company. In 1963 Mutual of Omaha Insurance opened an office here and the Justice of the Peace had moved out. Button Jewelers moved in the corner location of the building in 1956 and remains there today. In 1976 Carlton Tax Services opened an office in the building along with Legal and Counseling Services. In 1988 both of these companies along with Mutual of Omaha had moved out, and their open spaces quickly leased by Joy Unlimited Counseling Center. In 1991 the residents at this location were the Mann-Gellatly real estate company, the American Cancer Society and Joy Unlimited Counseling Center. This has been one of Wenatchee's oldest office buildings, built specifically for that purpose, and has always been filled. This makes the building significant, in that over the last eighty years this structure has been able to supply a location for a variety of businesses in the Wenatchee area.

Physical Appearance: The weight of this Italianate two-part commercial block is carried on both pilasters and column. On the street sides, where there are storefronts visible, there are 11 two floor pilasters plus seven, one floor pilasters whose weight is spanned between pilasters and columns at the first-floor level. This arrangement of pilasters allows for large expanses of glass storefronts and yet creates a tight Romanesque appearing building overall. The style is carried on the strength of the pilasters, ornamentation and fenestration, and cornice. The pilasters stop abruptly above the second-floor windows and are crowned with a capitol. The pilasters set a rhythm which is punctuated by the second-floor windows.

The degree of detail of this building is varied. The first floor is both contemporary and historically restored exposing some of the transom glass and scrolled ancon brackets which surround the windows. The first-floor storefront area is separated from the second floor by a miniature cornice band which surrounds the building. The detail of the second floor and roof line is near original. The second-floor windows are flat, fixed sash window and sidelights. The window has a lugsill and flat arched lintel. The lintel is a radiating voussoir of cut stone, graduated symmetrically from the keystone.

Above the second-floor windows and masonry walls there is an entablature. A corbeltable carries the architrave which is separated from the frieze by a small molding. Above the frieze is a large protruding Romanesque cornice. The cornice is also carried by coupled ancons, scrolled in an intricate pattern. The coupled ancons are directly above the pilasters but do not actually bear on the capitols. Above the classic cornice is a stepped bahut, or parapet wall which advances and recedes creating a broken skyline. The wall is punctuated by protruding pilasters which are a non-structural, visual extension of the pilasters below the cornice.

Most all of this second floor and parapet wall area is original. This is not true of the first floor. The awning over the various plate glass windows varies. Some of the original transom glass exist while others has been removed and filled in. Some of the original decorated mullions still exist as well; others have been altered along with the window surrounds. None of the aprons below the display windows are original. The corner storefront has been faced over the original brick in burnt orange tile. No survey of the interior spaces was conducted in 1993. In 1996 the first floor facing Wenatchee Avenue continues to house a jewelry store (altered section) and a dress shop (transoms in place). Office space on upper floors has been only altered to accommodate business needs with updates in electrical and cosmetic applications.

Historic Photos:

Photo 1



Photo 2 and 3:



Review history: Several reviews have occurred for the signs added to the building associated with new tenants.

Project description: The proposal is to place a brick veneer on the south and east elevations and paint the building details to include already painted finishes and the ancon brackets to create a consistent look on the public facing facades. The application packet describes three options, but the request for the Certificate of Appropriateness and information provided is in support of option 1. A detailed narrative and architectural drawings are provided as a part of Attachment A.

III. NOTICE AND PUBLIC COMMENT

The Notice of Application and Public Hearing before the Wenatchee Historic Preservation Board on November 20, 2023 was posted on the subject property, mailed to surrounding property owners, and was published in the newspaper on November 23, 2023 in accordance with the requirements of Title 13, Wenatchee City Code (WCC). No comments have been received as of the publication of this report.

IV. APPLICABLE POLICIES AND ANALYSIS

Wenatchee City Code (WCC) Chapter 2.36 implements special design and review standards that protect and promote the historic character of properties designated on the City of Wenatchee Register of Historic Places. These code sections are available for review on the <u>City of Wenatchee's website</u>.

WCC 2.36.140, Effects of listing on the register. (2) Prior to the commencement of any work on an individually listed register property, excluding exempt activities identified in WCC 2.36.160, the owner must request and receive a certificate of appropriateness from the city for the proposed work. Violation of this rule shall be grounds for the board to review the property for removal from the register.

Staff Analysis: The application is consistent with this code section as the property owner has requested a certificate of appropriateness prior to initiating any work identified in the application materials. If a certificate of appropriateness is approved, a commercial building permit will be required and work may proceed as conditioned in the permit and decision.

<u>WCC 2.36.150 Review required.</u> No person shall change the use, construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move, or demolish any existing property on the city of Wenatchee register of historic places or within an historic

district on the city of Wenatchee register of historic places without receipt of a certificate of appropriateness, or in the case of demolition, a waiver, as a result of the review.

The review shall apply to all features of the property, interior and exterior that contribute to its designation and are listed on the nomination form.

Staff Analysis: The application is consistent with this code section as the property owner has requested a certificate of appropriateness prior to initiating any work identified in the application materials.

<u>WCC 2.36.170(3) Board Review</u>. All applications which do not qualify for administrative staff review in subsection (2) of this section shall be subject to review by the historic preservation board as a Type III application pursuant to WCC 13.09.050.

The board shall review the proposed work according to the design review criteria established in rules, and shall take action on each application at a public meeting of the board. The board's recommendations shall be in writing and shall state the findings of fact and conclusions relied upon in reaching its decision. Any conditions identified in this review process shall become conditions of approval of any associated development permits granted. A certificate of appropriateness shall be awarded according to standards established in the board's rules. The board's recommendations and, if awarded, the certificate of appropriateness is awarded, the building or zoning official. If a certificate of appropriateness is awarded, the building or zoning official may then issue any associated permit if it is determined consistent with the certificate of appropriateness awarded.

Staff Analysis: This application does not qualify for administrative review and is subject to review by the Historic Preservation Board, as it is work done to the exterior and impacts historically significant features, materials, and design of the subject property. The installation of the brick veneer will require the issuance of a building permit.

WCC 2.36.210(4) Rehabilitation and Maintenance Criteria. The Washington State Advisory Council's Standards for Rehabilitation and Maintenance of Historic Properties, also known as the Secretary of the Interior's Standards for Rehabilitation. (a) Rehabilitation.

(i) Every reasonable effort shall be made to provide a compatible use for an historic property which requires minimal alteration of the building, structure, or site and its environment, or to use an historic property for its original intended purpose.

- (ii) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (iii) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (iv) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
- (v) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
- (vi) Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- (vii) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (viii) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (ix) Contemporary design for alterations and additions to existing properties shall not be discouraged when alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- (x) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

To achieve the above standards and to safeguard the heritage of the City of Wenatchee as called for in the Historic Preservation Ordinance 3048, a two-part evaluation is necessary.

- 1. The identification of those materials, features and combinations of features that confers significance to properties or districts on the Wenatchee Register of Historic Places.
- 2. Assessing the potential impact of rehabilitation work necessary for efficient contemporary utilization of the property.

Staff Analysis: The work proposed as part of this project is to install a brick veneer over the altered portions of the first level façade and painting the building details. The standards for rehabilitation that apply to this project include 1, 2, 3, 4, 5, 6, 9, and 10.

The first level of the Fuller-Quigg façade that faces S. Wenatchee Avenue and Palouse Street have been altered using a mix of materials and window styles over the years by different tenants. The proposed alterations will seek to restore the cohesive façade design on the first level of the building and refresh and accentuate the original details on the second level.

The application materials address the above standards as they relate to rehabilitation. One of the distinguishing qualities of the original building was its form that accentuated the Romanesque and Italianate details found in the moldings, cornices, pediments, ancon brackets, and the other architectural details. The proposal addresses standards 1, 2, 3, 4, 5, and 6 through a pared back approached by unifying the first-floor façade with the brick veneer. This approach does not have the ability to address or restore the structural changes made to the building in the different tenant facades or restore original window openings. The changes that were made to the first-floor façade utilized materials that have deteriorated. The application is proposing that the replacement material match that of the original building.

The proposal seeks to accomplish this by utilizing a thin brick veneer that will be developed to match the look and colors of the original brick. The installation of the veneer on the building will consistent with standards for alterations as it will not be adhered directly to the existing building material so that it would be able to be removed without further damaging the tile underneath.

The application of the veneer over the existing façade would building push the exterior wall forward which would create a different relationship between the first and second floor particularly where it abuts the cornice; however, staff's review concludes that the proposed change to the first floor will allow the architectural details of the second-floor to be more prominent and these details provide the significance to the building.

The proposed painting is consistent with the maintenance standard number 5 which states that exterior surfaces shall be maintained and painted as necessary to prevent a deteriorated appearance or damage to the substrate.

WCC 13.09.050 Type III quasi-judicial review of applications.

(1) Type III quasi-judicial review shall be used when the development or use proposed under the application requires a public hearing before a hearing body which will generally be the <u>historic preservation board</u> or the hearing examiner. This type of review includes, but is not limited to, the following:

(g) Certificates of appropriateness or waivers.

Staff Analysis: A public hearing with the Historic Preservation Board is being held on December 4, 2023 to review the application.

Policies - Wenatchee Urban Area Comprehensive Plan

CULTURAL AND HISTORIC RESOURCES ELEMENT

HISTORIC PRESERVATION - Preserve, maintain and honor the city's significant historic resources.

Policy 2: Protect and enhance the aesthetic and economic vitality of historic buildings, structures, sites, districts and objects through the development and implementation of appropriate design guidelines.

Policy 7: Promote historic preservation to provide for the identification, evaluation, and protection of historic resources within the City of Wenatchee and preserve and rehabilitate eligible historic properties within the City for future generations.

Staff Analysis: This commercial building is significant to the downtown core and the installation of the brick veneer and painting will help to restore the façade to the original aesthetic and enhance the historic building. The rehabilitation of properties listed on the Wenatchee Register of Historic Places may be allowed, where it is supported by the Standards and related guidance.

V. RECOMMENDATION

Draft Motion: I move to recommend approval of HP-23-09, a Certificate of Appropriateness for 103 Palouse Street based upon the findings of fact, conclusions of law, and conditions of approval contained within the November 29, 2023 staff report.

Suggested Findings of Fact:

- 1. The subject property is located at 103 Palouse Street, Wenatchee; identified by Assessor's Parcel No. (APN) 22-20-03-590-638.
- 2. The applicant is Forte Architects, on behalf of the property owner.

- 3. The property owner is Todd Kiesz.
- 4. A complete application was submitted in accordance with Wenatchee City Code on November 15, 2023.
- 5. The application and supporting materials do identify the work to be accomplished.
- 6. The subject property is zoned within the Central Business District (CBD) and Historic Entertainment Overlay (HEO).
- 7. The subject property is listed on the City of Wenatchee Register of Historic Places.
- 8. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
- 9. Wenatchee City Code Section 2.36.170(3) Board Review. All applications which do not qualify for administrative staff review in subsection (2) of this section shall be subject to review by the historic preservation board as a Type III application pursuant to WCC 13.09.050.
- 10. On December 4, 2023, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness.
- 11. The applicant proposes to place a brick veneer on the south and east elevations and paint the building details to create a consistent look on the public facing facades of the Fuller-Quigg Building.
- 12. The Washington State Advisory Council Standards for Rehabilitation and Maintenance of Historic Properties, are the adopted design guidelines for properties listed on the Wenatchee Register of Historic Places. The applicant has provided a narrative that specifically addresses the applicable standards to demonstrate consistency.
- 13. The Historic Preservation Goal of the Cultural and Historic Resources Element of the City of Wenatchee Urban Area Comprehensive Plan states: "Preserve, maintain and honor the city's significant historic resources." The proposed garage allows the owners to improve their property while maintain the historical significance elements of the property. The rehabilitation of properties listed on the Wenatchee Register of Historic Places may be allowed, where it is supported by the Standards and related guidance.
- **14.** Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Suggested Conclusions of Law:

- 1. The Historic Preservation Board has been granted authority to render this Decision.
- 2. The proposal does not adversely alter the historic stylistic and architectural features of the subject property.
- 3. The application is consistent with Wenatchee Historic Preservation Board Rules and Procedures Criteria for Design Review and the Secretary of Interior's Standards for

Rehabilitation. The application is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.

4. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

Recommended Conditions of Approval:

- The project application shall proceed consistent with this staff report and the plans submitted on November 15, 2023 as attached to the staff report dated November 29, 2023. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
- 2. Any work beyond the scope of this Certificate of Appropriateness shall be reviewed by staff to determine its effect on the historic features of the structure. If staff determines that the new work affects historic features in a manner not approved (such as replacement of features not currently proposed), then an amendment to this certificate shall be obtained prior to resuming work.
- 3. Within 30 days of completion of work, the applicant shall provide pictures that document the work in compliance with this approved Certificate of Appropriateness.

Attachments:

- A. Application Materials
- B. Nomination Form

Attachment A Todd Kiesz Fuller-Quigg Facade Updates



10-30-23

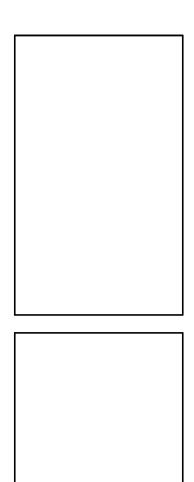
ARCHITECTS: FORTE ARCHITECTS, INC. Wenatchee, Washington

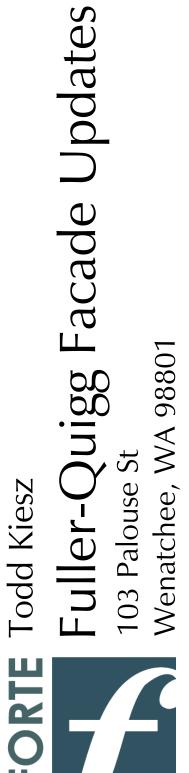
GENERAL DRAWING

AO.1	COVER SHEET
A0.2	GENERAL NOTES
A0.3	WALL TYPES, SCHEDULES & DETAILS

ARCHITECTURAL DRAWING

A1.1	SITE PLAN
A3.1	EXTERIOR ELEVATIONS EXISTING & DEMO OPT 1
A3.1A	EXTERIOR ELEVATIONS BUILDING OPTION 1
A11.1	C OF A INFO
A11.2	C OF A INFO
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ARCHITECTS ADDRESS: 240 North Wenatchee Ave. Wenatchee, WA 98801

PHONE: (509) 293-5566

WEBSITE: www.fortearchitects.com				
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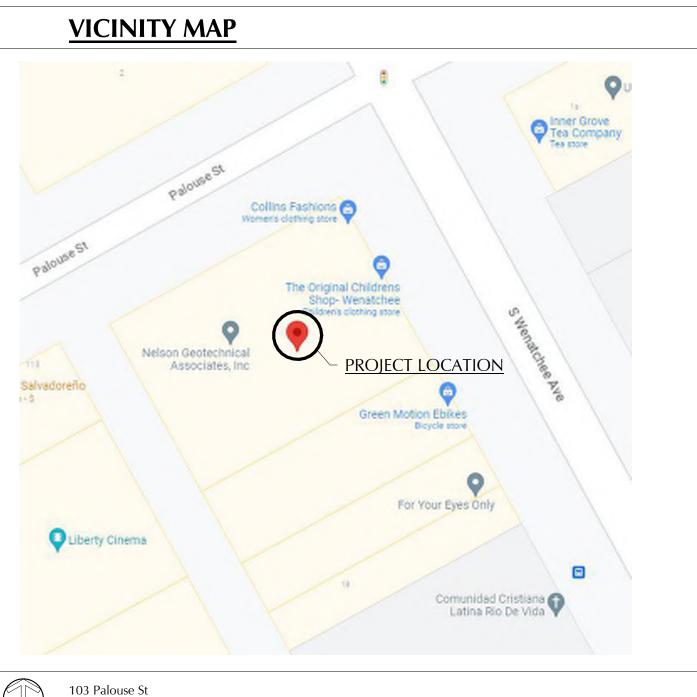
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- 6. NOTATIONS OR DETAILS KEYED TO VARIOUS DRAWING SYMBOLS, PATTERNS, ETC. SHALL APPLY TYPICALLY TO ALL SIMILARLY INDICATED ITEMS, LOCATIONS, OR CONDITIONS NOT OTHERWISE KEYED.
- 7. PRESERVE AND PROTECT EXISTING UTILITIES AND BUILDING COMPONENTS WHICH MAY BE PRESENT AND ARE NOT SCHEDULED OR REQUIRED TO BE CHANGED OR REMOVED.
- 8. ADJUST NEW CONSTRUCTION TO ALIGN WITH EXISTING CONSTRUCTION SUCH THAT FINISHES MAY BE APPLIED ALONG STRAIGHT AND TRUE LINES, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9. ALL REFERENCES TO NORTH, SOUTH, EAST, AND WEST SHALL BE BASED UPON "PROJECT NORTH" AS SHOWN IN THE DRAWINGS.
- 10. TYPICAL WALL CORNERS ARE 90 DEGREES, UNLESS OTHERWISE NOTED IN DRAWING SET.

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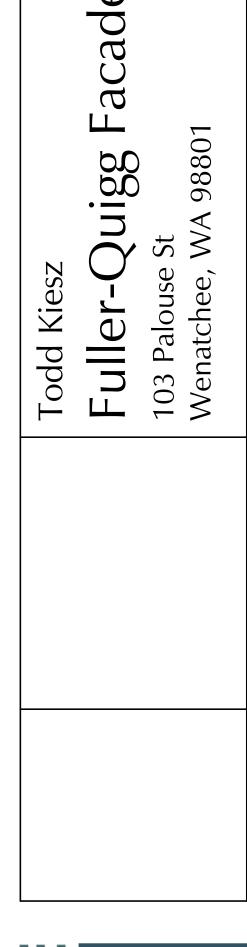
TRUE NORTH NTS

PROJECT NARRATIVE

THIS PROJECT IS A FACADE UPDATE WITH A SMALL REMODEL OF THE BUSINESS LOCATED AT THE CORNER OF PALOUSE ST AND S. WENATCHEE AVE. THE FACADE UPDATE INCLUDES THE INCORPORATION OF A BRICK VENEER, NEW AWNINGS, UPPER WINDOWS AND FRESH PAINT.

PROJECT TEAM

TROJECT TE/M	
OWNER/DEVELOPER	Todd Kiesz PO BOX 4666 Wenatchee, WA 98807 PHONE: 509-662-3685 EMAIL: toddk@jdsalaw.com
OWNER'S REP/ PROJECT MANAGER	N/A
ARCHITECT	Ellyn Freed FORTE ARCHITECTS, INC. Wenatchee, WA 98801 PHONE: 509-293-5566 EMAIL: ellyn@fortearchitects.com
STRUCTURAL ENGINEER	N/A
<u>CIVIL ENGINEER</u>	N/A
MECHANICAL ENGINEER	N/A
ELECTRICAL ENGINEER	N/A
<u>SURVEYOR</u>	N/A
LANDSCAPE ARCHITECT	N/A
GENERAL CONTRACTOR	TBD
GC's PROJECT MANAGER	N/A



Updates

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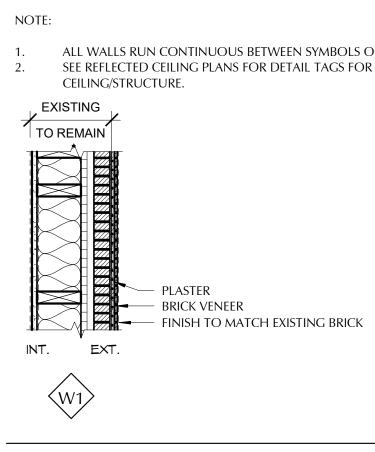


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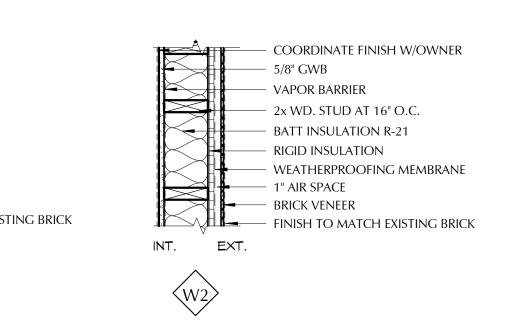
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PARTITION SCHEDULE



EXTERIOR WALL TYPES

1. ALL WALLS RUN CONTINUOUS BETWEEN SYMBOLS OR TO NEXT WALL INTERSECTION. 2. SEE REFLECTED CEILING PLANS FOR DETAIL TAGS FOR WALL INTERSECTION WITH





BRICK TO BRICK VENEER SCALE: 1 1/2" = 1'-O"

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INT.

EXT.

- COORDINATE FINISH W/OWNER

- FINISH TO MATCH EXISTING BRICK

— 2x WD. STUD AT 16" O.C.

— BATT INSULATION R-21

- RIGID INSULATION

- EXISTING BRICK

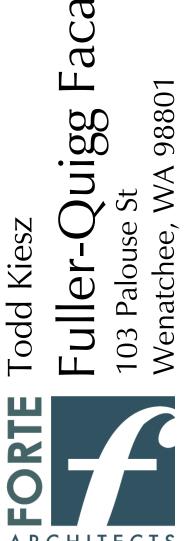
- BRICK VENEER

– 5/8" GWB

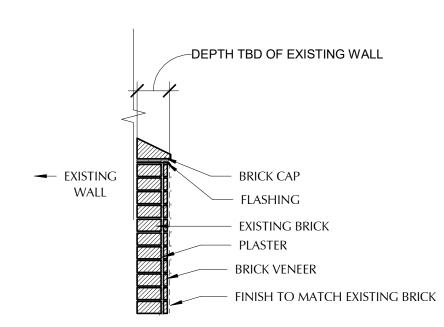
VAPOR BARRIER

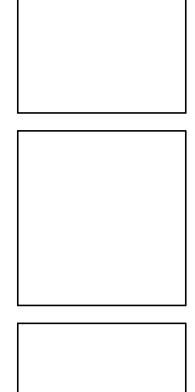
– PLASTER





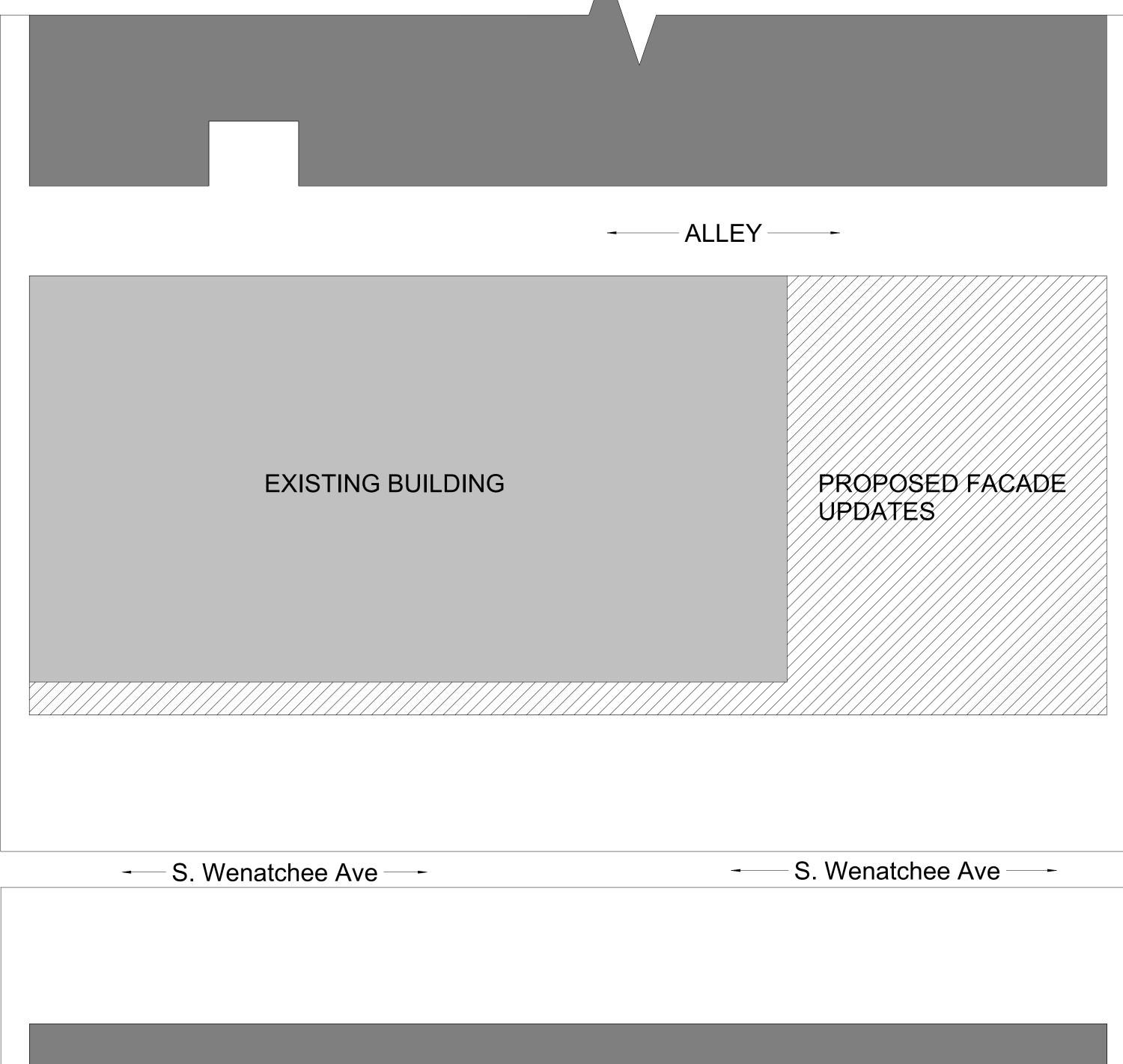






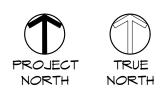
Updates

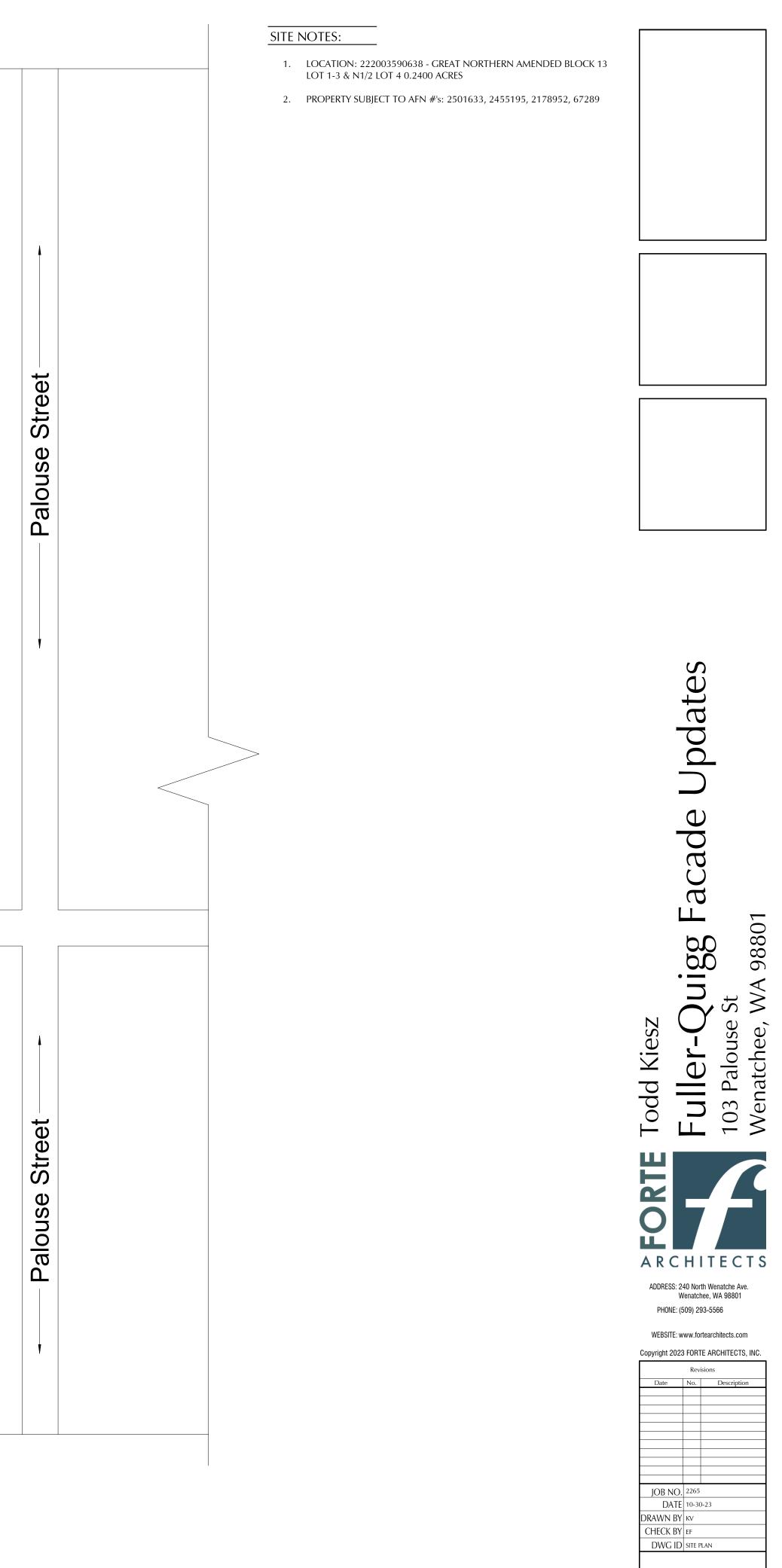
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PROJECT NARRATIVE

FULLER-QUIGG HISTORIC SIGNIFICANCE

FULLER-QUIGG , CONSTRUCTED IN 1913, STANDS AS A REMARKABLE TESTAMENT TO ART DECO AND NEO-BAROQUE ARCHITECTURE. THE STRUCTURE HAS BEEN A VITAL PART OF WENATCHEE'S HERITAGE, SERVING AS A MONUMENT OF THE DOWNTOWN HISTORY. FOR THIS PROPOSAL WE BRING THREE BUILDING OPTIONS THAT CAN INADVERTENTLY WORK AS DESIGN PHASES.

BUILDING OPTION 1: BRICK VINEER AND PAINTING WINDOW ANCON BRACKETS BUILDING OPTION 2: BRICK VENEER, PAINTING, UPPER WINDOWS AT STOREFRONTS, LIGHTING AND AWNING AT MAIN PALOUSE ENTRANCE. **BUILDING OPTION 3:** INCLUSION OF OPTIONS 1 & 2 ALONGSIDE A RECONFIGURATION OF THE PALOUSE AND WENATCHEE AVE CORNER ACCOMPANIED BY A NEW CORNER AWNING.

THIS PACKET PRESENTS A DEEP DIVE INTO THE DETAILS TO BRING BUILDING OPTION 1 TO LIFE AND BEGIN CREATING A COHESIVE CONNECTION ACROSS THE ENTIRE BUILDING.

COURSE OF ACTION

THE GOAL FOR THIS FACADE UPGRADE PROJECT IS TO PROVIDE A HISTORICAL SIGNIFICANCE FOR THE BUSINESSES WITHIN THIS PRESENT TIME OF THE FULLER-QUIGG BUILDING. THIS WILL BE ACHIEVED BY RESEMBLING THE ORIGINAL DESIGN OF THE BUILDING WITH A COHESIVE BRICK FACADE AND TRANSOM WINDOWS. THE ORIGINAL BUILDING SHOWCASED ITS STRUCTURAL COMPONENTS, CELEBRATED THE ORNAMENTAL DETAILS. GAVE STREETSIDE INTEREST AND A DESIGN DISTICTION BETWEEN PALOUSE STREET AND SOUTH WENATCHEE AVE.

THROUGH THE EXTENSIVE RESEARCH OF THE ORIGINAL DESIGN OF THE FULLER-QUIGG BUILDING AND THE ERA OF CONSTRUCTION, THERE ARE DESIGN ELEMENTS THAT COME TOGETHER TO PRESENT AN ART DECO, ROMANESQUE AND AN ITALIANATE STYLE ARCHITECTURE. THESE INCLUDED THE SHOWCASING OF STRUCTURAL PILASTERS, ALONGSIDE OVERALL BUILDING MOTIFS OF VOLUTES, ROSETTES, DENTILS, BOSS', PEDIMENTS, LINTELS, A CONTIUNUOUS CORNICE AND ANCON BRACKETS.. THESE ARE KEY DESIGN ELEMENTS INWHICH WILL BE PRESERVED AND REMAIN, WHILE COMPLIMENTED BY THE UPGRADED FACADE.

THE CURRENT BUSINESSES OCCUPYING THE FULLER-QUIGG BUILDING HAVE ADOPTED THE WIDE VARIETY OF MATERIALS FROM THE PREVIOUS TENENATS ALTHOUGH WITH THE PROPOSED FACADE, BRINGS THE OPPOTUNITY FOR THE CURRENT BUISINESSES TO DISTINGUISH THEIR OWN HISTORICAL RELEVANCE TO THE BUILDING. ALL WHILE PRESERVING THE BUILDINGS KEY DESIGN ELEMENTS TO RETURN THE STRUCTURE TO A UNITED BLEND OF ROMANESQUE, ITALIANITE AND ART DECO DESIGN STYLES.

T-1-11-WOOD PANELING

OVER THE YEARS THE BUILDING HAS CONSERVED DESIGN COMPONENTS SUCH AS THE T-1-11 AND BY TODAY'S CITY OF WENATCHEE CODES THIS NOW STANDS AS A HISTORIC MATERIAL TO THE BUILDING. WHILE THIS MATERIAL HAS HISTORICAL IMPORTANCE, THE CODE STATES THAT ALTERATIONS SHOULD BE DONE IN A WAY THAT ALLOWS THE ORIGINAL STRUCTURE TO BE UNIMPARED. UNDERNEATH THE T-1-11 IS BELIEVED TO BE THE THE ORIGINAL BRICK MATERIAL WHICH PLAYS A ROLL IN RESTORING THE BUILDING TO ITS TRUE, ORIGINAL, HISTORICAL DESIGN.

MULTIPLE PEACH COLORED TILES

THROUGHOUT THE YEARS THE ADAPTATION OF OTHER DESIGN ELEMENTS, SUCH AS THE TWO COLORED PEACH CERAMIC TILES IS NOW CONSIDERED TO BE A HISTORIC MATERIAL TO THE BUILDING. SHOWN IN ORIGINAL PHOTOGRAPHS OF THE BUILDING IS THE USAGE OF AN ENTIRELY BRICK FACADE. THE USAGE OF BRICK CREATES THE BUILDING TO HAVE A TRUE REPRESENTATION THE ART DECO ERA. THE PROPOSAL FOR THIS PROJECT WOULD **NOT** BE TO REMOVE EITHER OF THE EXISTING PEACH TILES BECAUSE THIS COULD RESULT IN STRUCTURAL DAMAGE TO THE BRICK BENEATH. INSTEAD THE OVERLAYMENT OF A BRICK VENEER DESIGNED TO MATCH THE EXISTING ORIGINAL BRICK TO RESTORE THE BUILDINGS ORIGINAL BEAUTY. A DETAIL DRAWING OF THE INSTALLATION OF THIS CAN BE FOUND ON SHEET A0.3

BOTH TILES IMPEDE THE INTEGRITY OF THE ORIGINAL STRUCTURE BY BEING ADHERED DIRECTLY TO THE BRICK AND MORTOR OF THE BUILDING. WITHOUT COMPLETE WALL DEMOLITION, IT HAS NOW BECOME UNOBTAINABLE TO RESTORE THE FACADE TO ITS TRUE ORIGINAL DESIGN. THROUGH THE YEARS THERE HAS BEEN WEAR AND TEAR TO THE TILE WHICH HAS MADE IT A REQUIREMENT FOR THE FACADE TO BE REPAIRED OR PRESENTING AN OUTSTANDING OPPORTUNITY TO RESTORE THE BUILDING TO ITS ORIGINAL BRICK DESIGN.

TWO COLORED AND STYLE BRICK

ALONGSIDE THE TILE, THE BUILDING HAS KEPT THE USAGE OF BRICK IN SOME PORTIONS OF THE FACADE. THE IMPLIMENTATION OF MULTIPLE BRICKS HAS ONCE MORE PROHIBITTED THE ABILITY TO RESTORE THE BUILDING TO ITS ORIGINAL DESIGN. THE BRICK VENEER AIDS THESE PORTIONS OF THE FACADE TO RETURN TO A COLLECTIVE DESIGN.

FLOOR PLAN CHANGES

LOOKING BACK AT THE ORIGINAL PHOTOGRAPHS, THE BUILDING HAD A MONUMENTAL STREET CORNER PRESENCE. THIS GROUNDED THE CROSS STREET OF NORTH WENATCHEE AVENUE WITH PALOUSE STREET. WITH THIS PROJECT PROPOSAL IT IS INCLUDED THAT THE CORNER ENTRANCE BE RECONFIGURATION TO ONCE AGAIN PROVIDE A SUBSTANTIAL STREET PRESENCE.

ALONGSIDE NORTH WENATCHEE AVE, THE BUILDING ORIGINALLY INCLUDED TRANSOM WINDOWS ABOVE THE STOREFRONT LEVEL. WHILE THESE ARE NOT USED TO ACTUALLY INCORPORATE DAYLIGHT INTO THE SPACE, THEY DO PROVIDE THE STREET WITH VISUAL DEMARCATION TO THE BUILDING. THE PROPOSED FACADE UPGRADE REINCORPORATES THESE ELEMENTS IN ORDER TO RESTORE A CLOSE REPRESENTATION OF THE ORIGINAL FULLER-QUIGG.

AWNING CHANGES

IN ADDITION TO RESTORING THE STREET CORNER TO ITS ORIGINAL DESIGN, THIS WILL BE ACCOMPANIED BY A NEW AWNING THAT WILL BE DESIGNED IN AN ART DECO STYLE OF ARCHITECTURE WHICH COMPLIMENTS THE BUILDINGS DESIGN STYLES. ADDITIONALLY, THE AWNING AT THE MAIN ENTRANCE ON PALOUSE STREET WILL BE REPLACED. THE GOAL IS TO GIVE THE PUBLIC A BETTER UNDERSTANDING OF WHERE THE MAIN ENTRANCE IS.

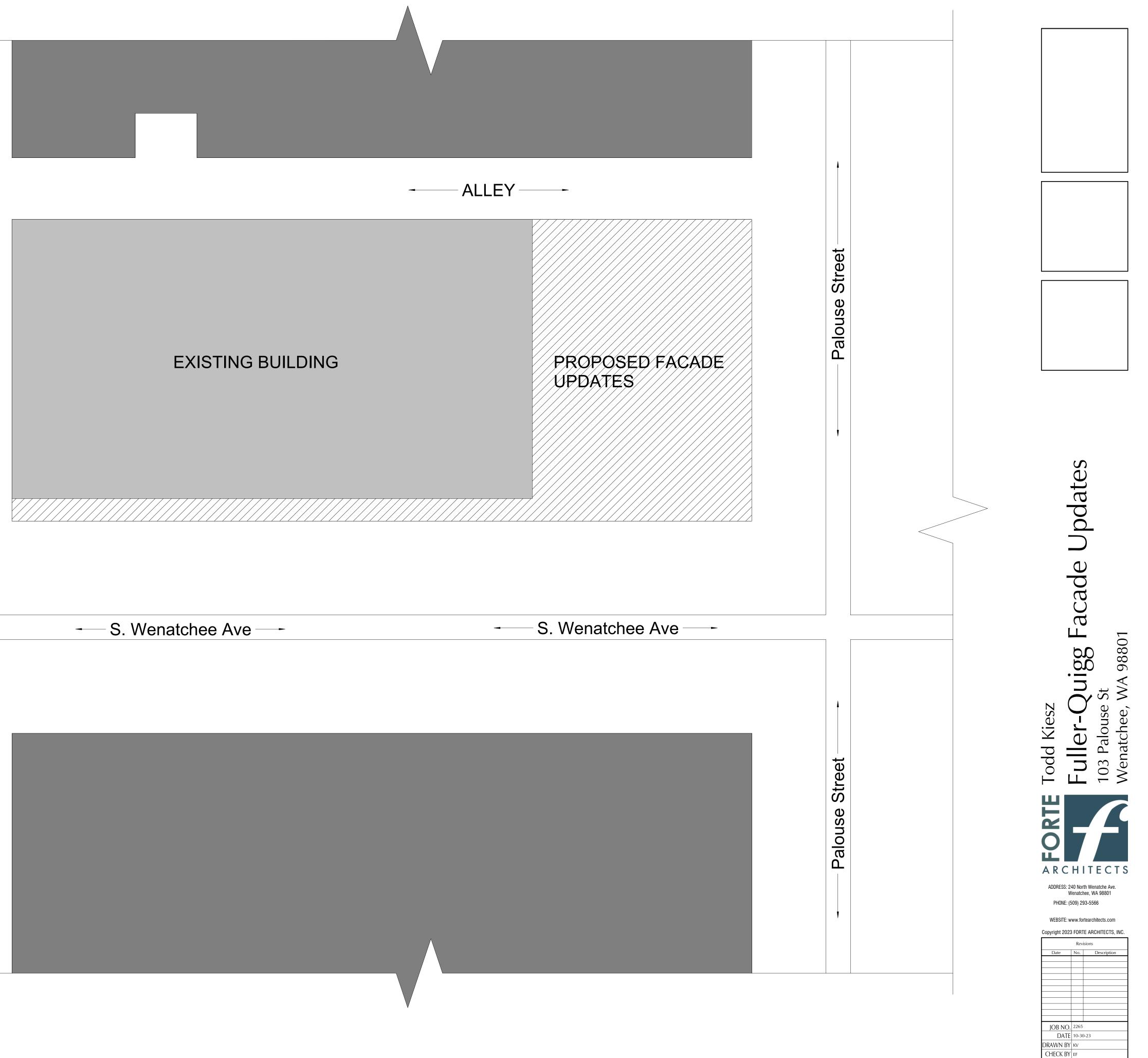
THERE IS ONLY ONE ENTRANCE INTO THE FULLER-QUIGG BUILDING THAT ALLOWS USERS TO REACH THE SECOND LEVEL. THE AWNING LEAKS ONTO THE STREETSIDE AND REQUIRES TO BE REPLACED. THIS ENTRANCE ALSO DOES NOT GRAB THE ATTENTION OF THOSE PASSING BY AND WITH THE FACADE UPGRADE, IT HAS THE OPPORTUNITY TO BECOME AN ICONIC ENTRANCE ON PALOUSE STREET.

NEW LIGHTING

THE IMPLEMENTATIONS TO THE FACADE WILL INCORPORATE NEW LIGHTING FIXTURES THAT WILL BE IN ART DECO STYLES TO COMPLIMENT THE RESTORATION, GIVE ADDED STREET APPEAL, PROVIDE PALOUSE STREET WITH ADDED VISUAL AID FOR SIGNAGE, AND SAFETY FOR PEDESTRIANS ON PALOUSE STREET.

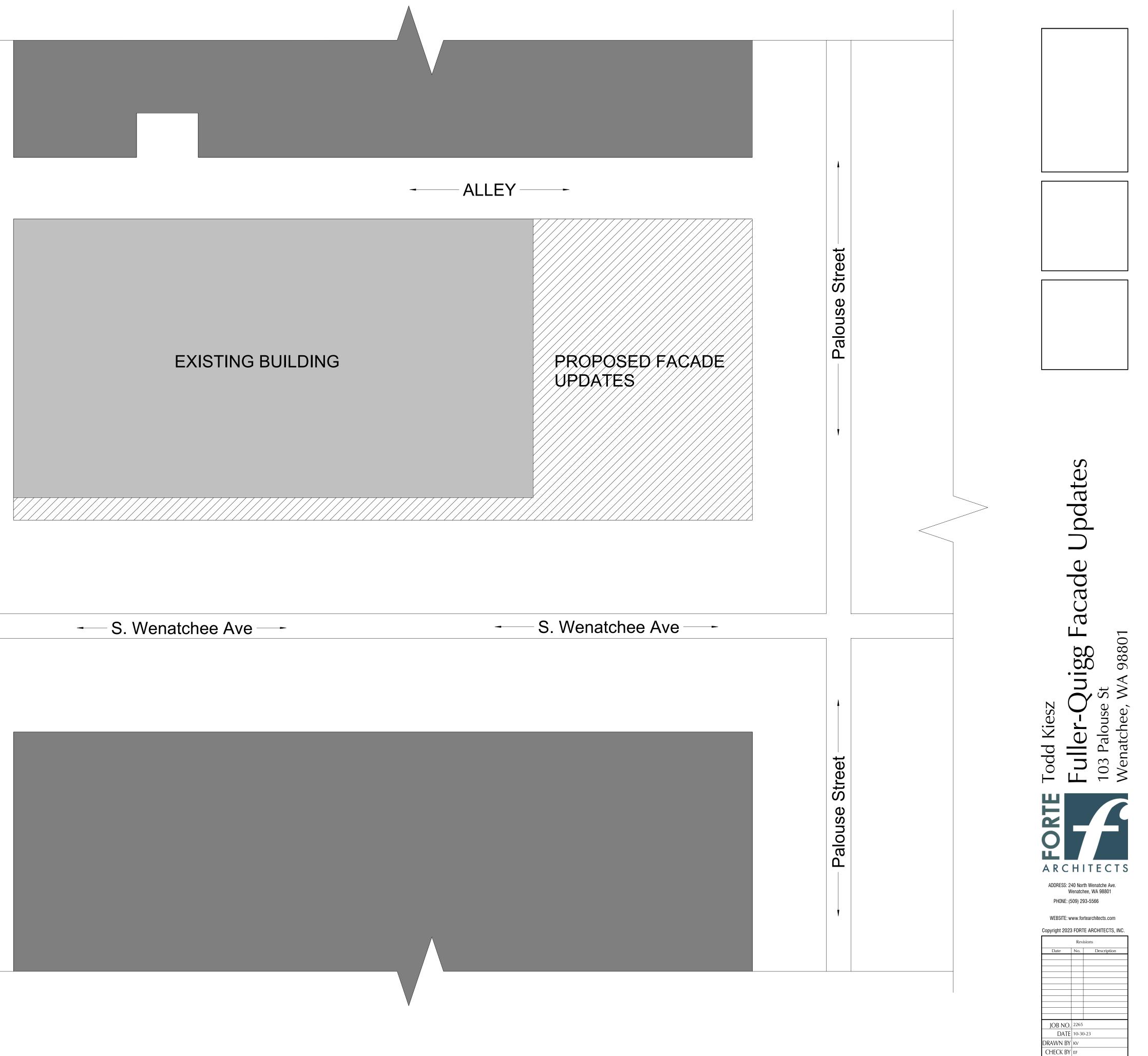
RECAP

AS THE FULLER-QUIGG BUILDING STANDS TODAY, IT HAS LOST ITS ORIGINAL INTENDED ARCHITECTURAL DESIGN OVER THE YEARS. BUT WITH THE VARIATION IN MATERIALS IT HAS TOLD THE STORIES OF THE TENANTS THAT HAVE COME AND GONE THROUGH THE YEARS. THE PROPOSED FACADE UPGRADE COMES FORWARD WITH THE INTENT TO PRESERVE THE BUILDINGS ORIGINAL MOTIFS AND KEY DESIGN ELEMENTS WHILE PROVIDING THE TENANTS OF TODAY WITH THE ABILITY TO TELL A NEW STORY, IMPLEMENT MATERIAL UPGRADES AND ENHANCE THE CURRENT STREET PRESENCE. ALL WHILE ENCAPSOLATING THE ORIGINAL ESSENCE OF THE BUILDING.



DWG ID C of A INFO

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HISTORICAL PHOTO



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CHARACTERISTICS TO RESTORE

1. CONTINUATION OF FAUX WINDOWS 2. EMPHASIS OF STRUCTURAL COMPONENTS

CURRENT DATE





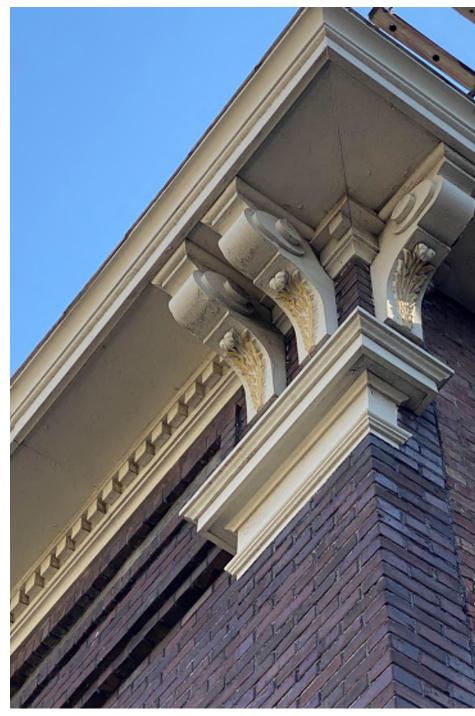
DISJUNCTION IN CURRENT DESIGN





- T- 111
 TWO DIFFERENT ORANGE TILES
 WINDOW PLACEMENT
 MULTIPLE DIFFERENT COLORS OF MATERIALS
 MIS-MATCH AWNINGS

MOTIFS





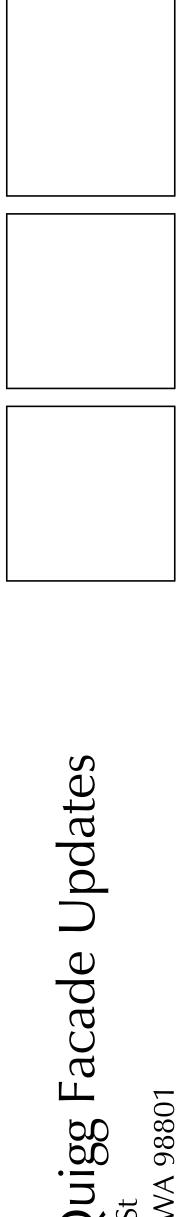














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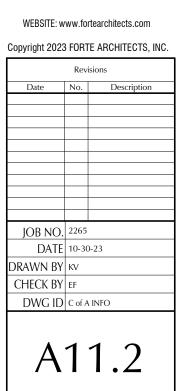
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ADDRESS: 240 North Wenatche Ave. Wenatchee, WA 98801 PHONE: (509) 293-5566



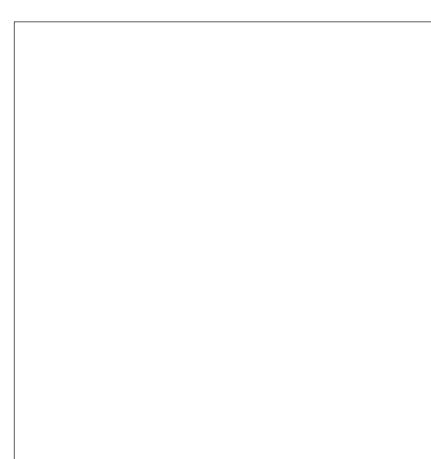
PROPOSED DESIGN



LIGHTING DESIGN



MATERIAL SELECTION





WHITE PAINT

NEW MATERIALS

THE NEW FACADE UPDATES WILL INCORPORATE THE USAGE OF A BRICK VENEER IN ORDER TO NOT INCREASE THE STRUCTURAL NEEDS OF THE EXISTING BUILDING AND ACHIEVE THE DESIRED ASTHETICS OF THE ORIGINAL DESIGN AND THE ART DECO STYLE.

BRICK VENEER MATERIALS WILL BE COMING FROM THE COMPANY, REAL THIN BRICK LOCATED IN TUKWILA, WASHINGTON.

THERE WILL BE A COMBINATION OF VARIOUS BRICK SHADES TO ACHIEVE THE REPLICATION OF THE EXISTING BRICK.

THE EXISTING CORNICE IS PAINTED WHITE AND WOULD BE REFRESHED WITH A NEW COAT OF PAINT TO ACCOMPANY THE NEW DETAILS

NEW LIGHTING

THE NEW FACADE UPDATES WILL INCORPORATE NEW LIGHTING FIXTURES THAT WILL BE IN ART DECO STYLES TO COMPLIMENT THE UPGRADES, GIVE ADDED STREET APPEAL, AND PROVIDE PALOUSE STREET WITH ADDED VISUAL AID FOR SIGNAGE.

THE LIGHTING WILL BE A SCONCE THAT PROVIDES A LOW LEVEL OF UPLIGHTING AND DOWNLIGHTING THAT ENHANCES THE VISIBILITY OF THE BUILDING'S ENTRANCE AND INCREASE SAFETY ON THE STREETSIDE IN THE EVENINGS AND MORNINGS. THE FINAL SPECIFICATION WILL COME ONCE DESIGN APPROVAL IS ISSUED. THE FIXTURE WILL BE AN OUTDOOR GRADED SCONCE FROM A COMPANY CHOSEN BY THE ARCHITECTS AND OWNER.





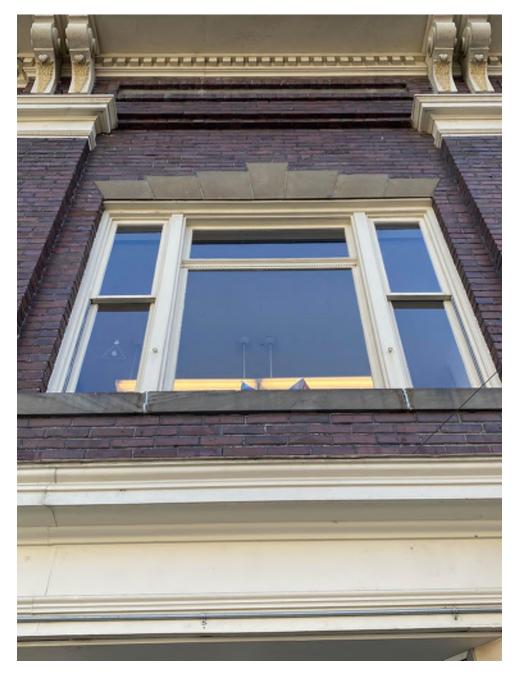
Updates ade Quigg Face st WA 98801 103 Palouse S Wenatchee, ^v Todd Kiesz Fuller-C ш ARCHITECTS ADDRESS: 240 North Wenatche Ave. Wenatchee, WA 98801 PHONE: (509) 293-5566 WEBSITE: www.fortearchitects.com Copyright 2023 FORTE ARCHITECTS, INC. Revisions Date No. Description JOB NO. 2265 DATE 10-30-23 DRAWN BY KV CHECK BY EF DWG ID C of A INFO A11.3

RESTORATIONS TO BRING A COHESIVE OVERALL DESIGN





ORIGINALLY THE CORNER OF SOUTH WENATCHEE AVE AND PALOUSE STREET EMBODIED A MONUMENTAL STREET CORNER THAT OVER THE YEARS HAS BEEN BUILT TO RECESS MORE INTO THE BUILDING. THE FACADE UPDATES WOULD INCLUDE RESTORING THE CORNER BACK TO ITS ORIGINAL STATE BY REVEALING THE STRUCTURAL COMPONENTS, AND INCORPORATING UPPER WINDOWS AND MATCHING AWNINGS TO PROVIDE MORE DESIGN CONNECTIONS BETWEEN SOUTH WENATCHEE AVE AND PALOUSE STREET.





THE BUILDINGS ORIGINAL WINDOW ANCON BRACKETS HAVE BECOME WEATHERED OVER TIME, RESULTING IN A LESS VISIBLE ATTRIBUTE OF DESIGN. FOR THE FACADE UPDATES IT IS BEING PROPOSED THAT THE ORIGINAL WINDOW PEDIMENTS AND SILLS REMAIN, BUT THE ANCON BRACKETS RECEIVE A FRESH COAT OF PAINT TO MATCH THE OTHER DESIGN ELEMENTS OF THE BUILDING.

REQUIRED MATERIAL REPAIRS







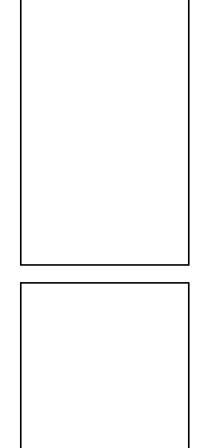


THE ENTRANCE OF FULLER-QUIGG ON PALOUSE STREET HAS BECOME LESS APPARENT TO THE PUBLIC AS IT DOES NOT PROVIDE SUBSTANTIAL STREET PRESENCE FOR THOSE NEEDING TO ACCESS THE SECOND LEVEL OF THE BUILDING. THE PROPOSED FACADE UPDATES WOULD INCLUDE SUBSTANTIAL SIGNAGE, SCONCES AND A NEW AWNING THAT WOULD TIE INTO THE ORIGINAL ART DECO DESIGN.





YEARS OF WEATHERING HAS CREATED THE TILE TO BECOME DAMAGED BEYOND REPAIR AND WILL REQUIRE REPLACEMENT TILE. WHILE THE ORIGINAL BRICK IS BENEATH THE PEACH COLORED TILE THAT IS CURRENTLY INSTALLED, THERE IS NO POSSIBLE WAY TO RESTORE THE ORIGINAL BRICK WITHOUT DAMAGING ITS INTEGRITY. BEING PROPOSED WOULD BE A THIN BRICK VENEER THAT COULD REPLICATE THE BUILDINGS ORIGINAL BRICK.





WITH THE INSTALLATION OF BRICK VENEER TO MATCHING THE EXISTING BUILDING, UPPER FACADE WINDOWS, A FRESH COAT OF PAINT, NEW AWNINGS AND A RECONFIGURE OF THE CORNER ENTRANCE, THE FULLER-QUIGG BUILDING WILL CONTINUE TO BE ONE OF THE MOST ICONIC BUILDINGS IN DOWNTOWN WENATCHEE.



A11.4

PROJECT BUILDING HISTORY

CITED DIRECT FROM CLIO AND WENATCHEE MUSEUM INFORMATION:

"ON JUNE 24, 1913, JACK LILLIS SOLD A 25-FT. LOT ON THE S. W. CORNER OF PALOUSE AND WENATCHEE AVENUE TO J. W. QUIGG FOR \$17,000. SHORTLY AFTER THIS TRANSACTION, O. B. FULLER AND QUIGG FORMED A COMPANY FOR THE PURPOSE OF CONSTRUCTING A TWO STORY BUILDING AT THIS LOCATION. A FRAME BUILDING JUST SOUTH OF THE LOT WAS REMOVED, AND FULLER TORE DOWN HIS BUILDING WHICH WAS OCCUPIED BY SCHADE & PARSHALL. THE NEW STRUCTURE ON THIS PROPERTY WAS 100X125 FT., AND WAS BUILT AT A COST OF \$50,000. THE COMMERCIAL BANK & TRUST COMPANY, HOWARD THOMAS, A JEWELER, AND THE SCHADE & PARSHALL DEPARTMENT STORE WERE THE ORIGINAL OCCUPANTS ON THE FIRST FLOOR. THE SECOND FLOOR WAS BUILT FOR OFFICE SUITES.

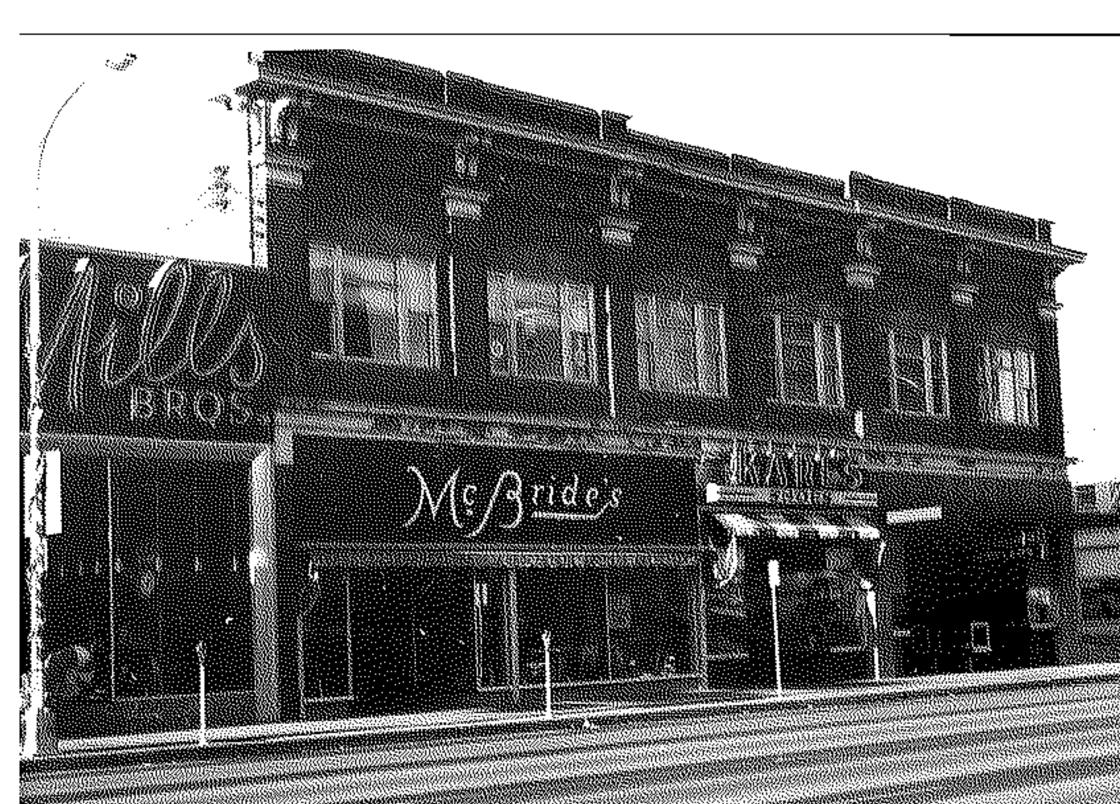
THE COMMERCIAL BANK & TRUST COMPANY FAILED IN THE GREAT DEPRESSION AND **CLOSED ITS DOORS IN 1932**.

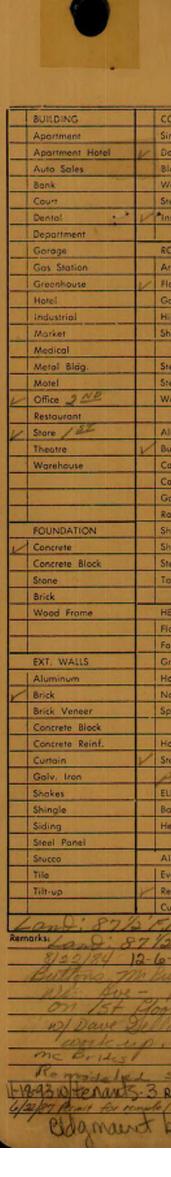
SCHADE & PARSHALL EXISTED UNTIL 1917. E. L. MANN AND W. T. POWELL EACH RAN THE BUSINESS FOR A SHORT TIME. W. A. MCBRIDE PURCHASED THE DEPARTMENT STORE IN 1922.

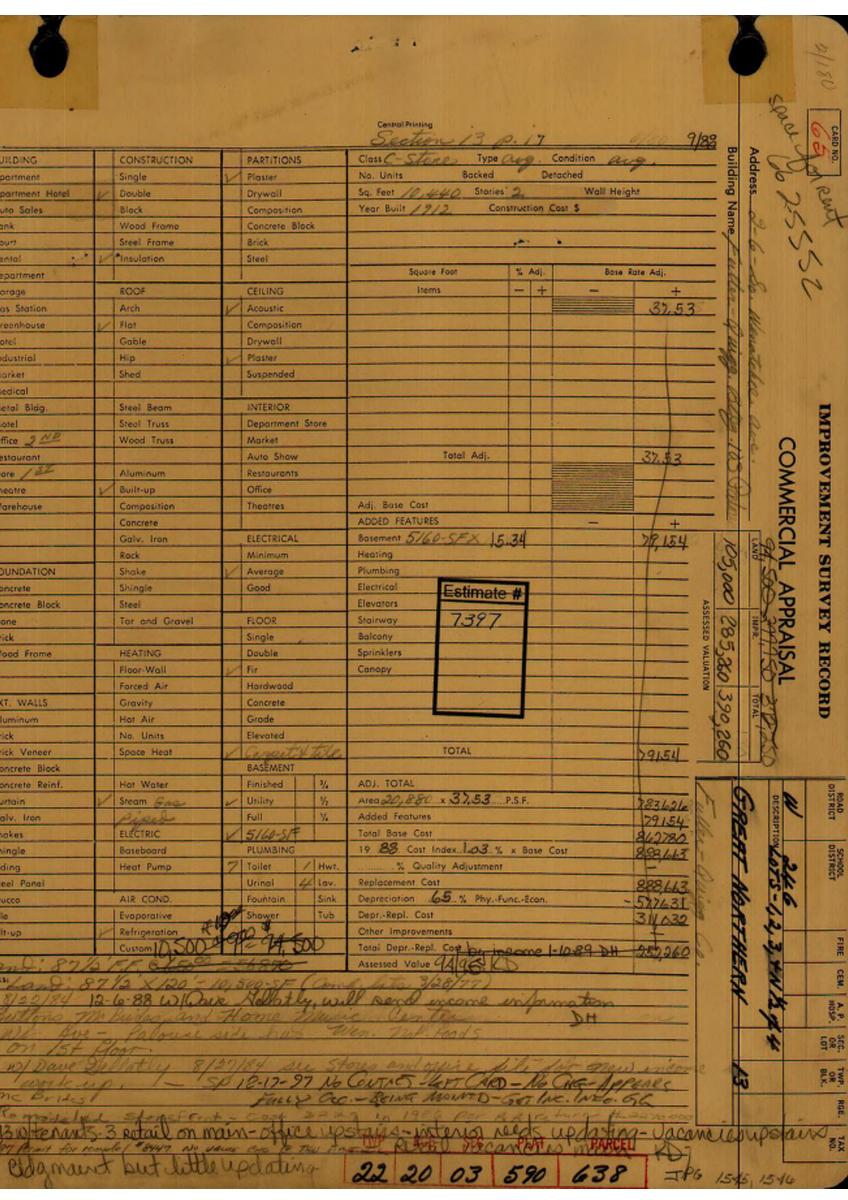
HOWARD THOMAS, OPTOMETRIST, WAS ACTIVE UNTIL 1940, AND FUNK'S JEWELRY UNTIL 1949. BUTTON JEWELERS OCCUPIED SPACE IN THE BUILDING IN 1956 AND IS STILL ACTIVE AT ANOTHER LOCATION TODAY. FROM 1942 TO 1966 KARL'S SHOES; FROM 1917 TO 1967 DOELL'S BOOKS AND GIFT SHOP OCCUPIED SPACE.

THE FIRST FLOOR NOW HOUSES COLLIN'S FASHIONS AND HAS FOR A NUMBER OF YEARS."

"THE FULLER QUIGG IS A 2 STORY ITALIANATE STYLE MSONARY BUILDING. THE BUILDING HAS A PROJECTING CORNICE WITH SCROLL SHAPED BRACKETS WITH PILASTERS THAT CONTINUE UP TO THE PARAPET. THE PARAPET ON THE NORTH SIDE OF THE BUILDING HAS "1913" INSCRIBED IN THE CENTER. THE GROUND FLOOR IS RETAIL ON WENATCHEE AVEUNE AND THE SECOND FLOOR IS OFFICE SPACE ACCESSABLE FROM PALOUSE.'



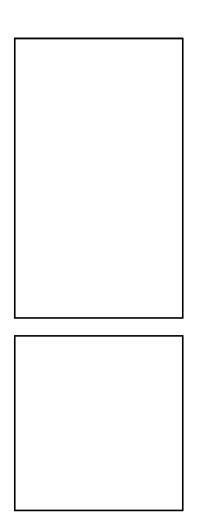




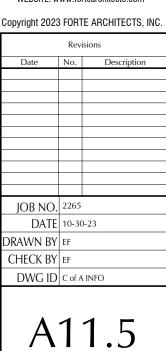








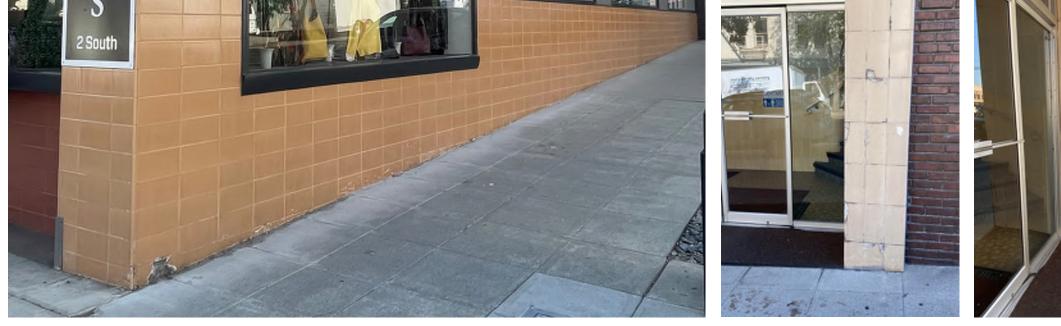




WASHINGTON STATE ADVISORY COUNCIL'S STANDARDS FOR REHABILITATION AND MAINTENANCE OF HISTORIC PROPERTIES

MAINTENANCE:

THE FOLLOWING IMAGES ARE REFERENCE FOR QUESTIONS 1-5



1. BUILDINGS AND STRUCTURES SHALL NOT BE ALLOWED TO DETERIORATE BEYOND THE POINT WHERE ROUTINE MAINTENANCE AND REPAIR WILL RETURN THEM TO GOOD CONDITION.

YEARS OF WEATHERING HAS CREATED THE TILE TO BECOME DAMAGED BEYOND REPAIR AND WILL REQUIRE REPLACEMENT TILE. WHILE THE ORIGINAL BRICK IS BENEATH THE PEACH COLORED TILE THAT IS CURRENTLY INSTALLED, THERE IS NO POSSIBLE WAY TO RESTORE THE ORIGINAL BRICK WITHOUT DAMAGING ITS INTEGRITY. BEING PROPOSED WOULD BE A THIN BRICK VENEER THAT COULD REPLICATE THE BUILDINGS ORIGINAL BRICK AND BRING BACK A COHESIVE AESTHETIC FOR THE ENTIRE BUILDING.

2. BUILDINGS SHALL BE KEPT IN A SAFE AND HABITABLE CONDITION AT ALL TIMES. STRUCTURAL DEFECTS AND HAZARDS SHALL BE CORRECTED. ANY CONDITION WHICH CONSTITUTES A FIRE HAZARD SHALL BE ELIMINATED.

THE FULLER-QUIGG DOES NOT POSE ANY STRUCTURAL OR FIRE HAZARDS AT THIS TIME BUT THE TILE THAT IS LOCATED AT A HIGHER ELEVATION AT THE MAIN ENTRANCE OF PALOUSE CAN POSE A SAFETY CONCERN IF PIECES OF TILE FALL OFF AT ANY GIVEN TIME.

3. BUILDINGS SHALL BE PROTECTED AGAINST ONGOING WATER DAMAGE DUE TO DEFECTIVE ROOFING, FLASHING, GLAZING, CAULKING, OR OTHER CAUSES. MOISTURE CONDENSATION RESULTING FROM INADEQUATE HEAT OR VENTILATION SHALL BE ELIMINATED IF PRESENT AT LEVELS SUFFICIENT TO PROMOTE ROT OR DECAY OF BUILDING MATERIALS.

THE FULLER-QUIGG DOES SHOW WATER DAMAGE ON PALOUSE STREET ALONG THE BOTTOM OF THE FACADE. THE TILE SHOWS EXTREME DAMAGE WHERE THE SIDEWALK AND TILE JOIN.

4. DETERIORATED EXTERIOR ARCHITECTURAL FEATURES AND ANY BROKEN OR MISSING DOORS AND WINDOWS SHALL BE REPAIRED OR REPLACED.

AT THIS MOMENT IN TIME, THE FULLER-QUIGG DOES NOT HAVE ANY BROKEN OR MISSING DOORS AND OR WINDOWS. ALL WINDOWS ARE ORIGINAL TO STRUCTURE AND DOORS HAVE BEEN REPLACED WHEN THEY DEEMED NECESSARY. WE ARE ONLY PROPOSING THAT THE WINDOW ANCON BRACKETS GET A FRESH COAT OF PAINT TO GIVE THE BUILDING A FRESH LOOK.

5. PAINTED EXTERIOR SURFACES SHALL BE MAINTAINED AND REPAINTED AS NECESSARY TO PREVENT A DETERIORATED APPEARANCE OR DAMAGE TO THE SUBSTRATE. EXTERIOR MASONRY SURFACES SHALL BE TUCK-POINTED WHERE REQUIRED TO MAINTAIN THE MORTAR IN SOUND CONDITION. FINISHED TUCK POINTING SHALL MATCH THE ORIGINAL MORTAR JOINT IN HARDNESS AND APPEARANCE.

BEING PROPOSED FOR THE FULLER-QUIGG FACADE UPDATES DOES INCLUDE SOME MAINTANANCE AS LITTLE AS FRESH PAINT ON THE WINDOW ANCON BRACKETS. THE MASONRY SURFACES ALL SEEM TO BE IN DECENT CONDITION, IT IS THE TILE ITSELF THAT IS IN DESPERATE NEED OF REPAIR.

REHABILITATION:

1. EVERY REASONABLE EFFORT SHALL BE MADE TO PROVIDE A COMPATIBLE USE FOR AN HISTORIC PROPERTY WHICH REQUIRES MINIMAL ALTERATION OF THE BUILDING, STRUCTURE, OR SITE AND ITS ENVIRONMENT, OR TO USE AN HISTORIC PROPERTY FOR ITS ORIGINAL INTENDED PURPOSE.

THE FULLER-QUIGG BUILDING HAS WORN MANY HATS OVER THE YEARS, WITH A WIDE VARIETY OF TENANTS OCCUPYING SPACES. WITH THIS PROJECT PROPOSAL, THERE ARE NO PLANS TO ELIMINATE THE OVERALL USAGE OF THE BUILDING. THE INTENT IS TO RESTORE A COHESIVE FACADE DESIGN AND UNIFY ALL OF THESE DIFFERENT TENANT FACADES.

2. THE DISTINGUISHING ORIGINAL QUALITIES OR CHARACTER OF A BUILDING, STRUCTURE, OR SITE AND ITS ENVIRONMENT SHALL NOT BE DESTROYED. THE REMOVAL OR ALTERATION OF ANY HISTORIC MATERIAL OR DISTINCTIVE ARCHITECTURAL FEATURES SHOULD BE AVOIDED WHEN POSSIBLE.

THE GOAL FOR THIS FACADE UPGRADE PROJECT IS TO PROVIDE A HISTORICAL SIGNIFICANCE FOR THE BUSINESSES WITHIN THIS PRESENT TIME OF THE FULLER-QUIGG BUILDING. THIS WILL BE ACHIEVED BY RESEMBLING THE ORIGINAL DESIGN OF THE BUILDING WITH A COHESIVE BRICK FACADE AND TRANSOM WINDOWS. THE ORIGINAL BUILDING SHOWCASED ITS STRUCTURAL COMPONENTS, CELEBRATED THE ORNAMENTAL DETAILS, GAVE STREETSIDE INTEREST AND A DESIGN DISTICTION BETWEEN PALOUSE STREET AND SOUTH WENATCHEE AVE.

THROUGH THE EXTENSIVE RESEARCH OF THE ORIGINAL DESIGN OF THE FULLER-QUIGG BUILDING AND THE ERA OF CONSTRUCTION, THERE ARE DESIGN ELEMENTS THAT COME TOGETHER TO PRESENT AN ART DECO, ROMANESQUE AND AN ITALIANATE STYLE ARCHITECTURE. THESE INCLUDED THE SHOWCASING OF STRUCTURAL PILASTERS, ALONGSIDE OVERALL BUILDING MOTIFS OF VOLUTES, ROSETTES, DENTILS, BOSS', PEDIMENTS, LINTELS, A CONTIUNUOUS CORNICE AND ANCON BRACKETS.. THESE ARE KEY DESIGN ELEMENTS INWHICH WILL BE PRESERVED AND REMAIN, WHILE COMPLIMENTED BY THE UPGRADED FACADE.

THE CURRENT BUSINESSES OCCUPYING THE FULLER-QUIGG BUILDING HAVE ADOPTED THE WIDE VARIETY OF MATERIALS FROM THE PREVIOUS TENENATS ALTHOUGH WITH THE PROPOSED FACADE, BRINGS THE OPPOTUNITY FOR THE CURRENT BUISINESSES TO DISTINGUISH THEIR OWN HISTORICAL RELEVANCE TO THE BUILDING. ALL WHILE PRESERVING THE BUILDINGS KEY DESIGN ELEMENTS TO RETURN THE STRUCTURE TO A UNITED BLEND OF ROMANESQUE, ITALIANITE AND ART DECO DESIGN STYLES.



3. ALL BUILDINGS, STRUCTURES, AND SITES SHALL BE RECOGNIZED AS PRODUCTS OF THEIR OWN TIME. ALTERATIONS THAT HAVE NO HISTORICAL BASIS AND WHICH SEEK TO CREATE AN EARLIER APPEARANCE SHALL BE DISCOURAGED.

THE PROPOSED FACADE RESTORATION HAS NO INTENTION OF BRINGING ALTERATIONS THAT BRING THE BUILDING TO ANY OTHER DESIGN ERA THAN ITS ORIGINAL ART DECO/ ART NOUVEAU. WE ARE PROPOSING THAT THE BRICK VENEER BRINGS THE ENTIRE BUILDING BACK TO AN EARLIER DESIGN, IN ORDER TO PRESERVE ITS HISTORIC SIGNIFICANCE.

4. CHANGES WHICH MAY HAVE TAKEN PLACE IN THE COURSE OF TIME ARE EVIDENCE OF THE HISTORY AND DEVELOPMENT OF A BUILDING, STRUCTURE, OR SITE AND ITS ENVIRONMENT. THESE CHANGES MAY HAVE ACQUIRED SIGNIFICANCE IN THEIR OWN RIGHT AND THIS SIGNIFICANCE SHALL BE RECOGNIZED AND RESPECTED.

THE PROPOSED FACADE RESTORATION HAS NO INTENTION OF BRINGING ALTERATIONS THAT BRING THE BUILDING TO ANY OTHER DESIGN ERA THAN ITS ORIGINAL ART DECO/ ART NOUVEAU. WE ARE PROPOSING THAT THE BRICK VENEER BRINGS THE ENTIRE BUILDING BACK TO AN EARLIER DESIGN, IN ORDER TO PRESERVE FULLER-QUIGG'S HISTORIC SIGNIFICANCE. THE DESIGN IMPLEMENTATIONS THAT STAND NOW ADD THEIR OWN HISTORIC SIGNIFICANCE BUT AS THE YEARS GO ON AND EACH TENANT HAS THEIR OWN STORY TO TELL, THE LINES HAVE BECOME BLURRED FROM PAST TENANTS AND THE OVERALL DESIGN HAS BEGUN TO LOSE ITS HISTORICAL IMPACT.

5. DISTINCTIVE STYLISTIC FEATURES OR EXAMPLES OF SKILLED CRAFTSMANSHIP WHICH CHARACTERIZE A BUILDING, STRUCTURE, OR SITE SHALL BE TREATED WITH SENSITIVITY.

THROUGH THE EXTENSIVE RESEARCH OF THE ORIGINAL DESIGN OF THE FULLER-QUIGG BUILDING AND THE ERA OF CONSTRUCTION, THERE ARE DESIGN ELEMENTS THAT COME TOGETHER TO PRESENT AN ART DECO, ROMANESQUE AND AN ITALIANATE STYLE ARCHITECTURE. THESE INCLUDED THE SHOWCASING OF STRUCTURAL PILASTERS, ALONGSIDE OVERALL BUILDING MOTIFS OF VOLUTES, ROSETTES, DENTILS, BOSS', PEDIMENTS, LINTELS, A CONTIUNUOUS CORNICE AND ANCON BRACKETS.. THESE ARE KEY DESIGN ELEMENTS INWHICH WILL BE PRESERVED AND REMAIN, WHILE COMPLIMENTED BY THE UPGRADED FACADE.

6. DETERIORATED ARCHITECTURAL FEATURES SHALL BE REPAIRED RATHER THAN REPLACED, WHENEVER POSSIBLE. IN THE EVENT REPLACEMENT IS NECESSARY, THE NEW MATERIAL SHOULD MATCH THE MATERIAL BEING REPLACED IN COMPOSITION, DESIGN, COLOR, TEXTURE, AND OTHER VISUAL QUALITIES. REPAIR OR REPLACEMENT OF MISSING ARCHITECTURAL FEATURES SHOULD BE BASED ON ACCURATE DUPLICATION OF FEATURES, SUBSTANTIATED BY HISTORICAL, PHYSICAL, OR PICTORIAL EVIDENCE RATHER THAN ON CONJECTURAL DESIGNS OR THE AVAILABILITY OF DIFFERENT ARCHITECTURAL ELEMENTS FROM OTHER BUILDINGS OR STRUCTURES.

THROUGHOUT THE YEARS THE ADAPTATION OF OTHER DESIGN ELEMENTS, SUCH AS THE TWO COLORED PEACH CERAMIC TILES IS NOW CONSIDERED TO BE A HISTORIC MATERIAL TO THE BUILDING. SHOWN IN ORIGINAL PHOTOGRAPHS OF THE BUILDING IS THE USAGE OF AN ENTIRELY BRICK FACADE. THE USAGE OF BRICK CREATES THE BUILDING TO HAVE A TRUE REPRESENTATION THE ART DECO ERA. THE PROPOSAL FOR THIS PROJECT WOULD **NOT** BE TO REMOVE EITHER OF THE EXISTING PEACH TILES BECAUSE THIS COULD RESULT IN STRUCTURAL DAMAGE TO THE BRICK BENEATH. INSTEAD THE OVERLAYMENT OF A BRICK VENEER DESIGNED TO MATCH THE EXISTING ORIGINAL BRICK TO RESTORE THE BUILDINGS ORIGINAL BEAUTY. A DETAIL DRAWING OF THE INSTALLATION OF THIS CAN BE FOUND ON SHEET A0.3

BOTH TILES IMPEDE THE INTEGRITY OF THE ORIGINAL STRUCTURE BY BEING ADHERED DIRECTLY TO THE BRICK AND MORTOR OF THE BUILDING. WITHOUT COMPLETE WALL DEMOLITION, IT HAS NOW BECOME UNOBTAINABLE TO RESTORE THE FACADE TO ITS TRUE ORIGINAL DESIGN. THROUGH THE YEARS THERE HAS BEEN WEAR AND TEAR TO THE TILE WHICH HAS MADE IT A REQUIREMENT FOR THE FACADE TO BE REPAIRED OR PRESENTING AN OUTSTANDING OPPORTUNITY TO RESTORE THE BUILDING TO ITS ORIGINAL BRICK DESIGN.

7. THE SURFACE CLEANING OF STRUCTURES SHALL BE UNDERTAKEN WITH THE GENTLEST MEANS POSSIBLE. SANDBLASTING AND OTHER CLEANING METHODS THAT WILL DAMAGE THE HISTORIC BUILDING MATERIALS SHALL NOT BE UNDERTAKEN.

THE PROPOSAL FOR THIS PROJECT WOULD **<u>NOT</u>** BE TO REMOVE EITHER OF THE EXISTING PEACH TILES BECAUSE THIS COULD RESULT IN STRUCTURAL DAMAGE TO THE BRICK BENEATH. INSTEAD THE OVERLAYMENT OF A BRICK VENEER DESIGNED TO MATCH THE EXISTING ORIGINAL BRICK TO RESTORE THE BUILDINGS ORIGINAL BEAUTY. A DETAIL DRAWING OF THE INSTALLATION OF THIS CAN BE FOUND ON SHEET A0.3

8. EVERY REASONABLE EFFORT SHALL BE MADE TO PROTECT AND PRESERVE ARCHAEOLOGICAL RESOURCES AFFECTED BY, OR ADJACENT TO, ANY PROJECT.

THE PROPOSAL FOR THIS PROJECT WOULD **NOT** BE EFFECTING ANY SITE ASPECTS. THE EXISTING SITE AND OVERALL BUILDING WILL REMAIN UNTOUCHED. IN BUILDING OPTION 3 THERE IS A PROPOSAL FOR A RECONFIGURATION OF THE CORNER TENANT SPACE BUT FOR THIS PACKET AND PHASE OF DESIGN THAT IS NOT BEING ADDRESSED AT THIS TIME.

9. CONTEMPORARY DESIGN FOR ALTERATIONS AND ADDITIONS TO EXISTING PROPERTIES SHALL NOT BE DISCOURAGED WHEN ALTERATIONS AND ADDITIONS DO NOT DESTROY SIGNIFICANT HISTORICAL, ARCHITECTURAL OR CULTURAL MATERIAL, AND SUCH DESIGN IS COMPATIBLE WITH THE SIZE, SCALE, COLOR, MATERIAL, AND CHARACTER OF THE PROPERTY, NEIGHBORHOOD, OR ENVIRONMENT.

THROUGH THE EXTENSIVE RESEARCH OF THE ORIGINAL DESIGN OF THE FULLER-QUIGG BUILDING AND THE ERA OF CONSTRUCTION, THERE ARE DESIGN ELEMENTS THAT COME TOGETHER TO PRESENT AN ART DECO, ROMANESQUE AND AN ITALIANATE STYLE ARCHITECTURE. THESE INCLUDED THE SHOWCASING OF STRUCTURAL PILASTERS, ALONGSIDE OVERALL BUILDING MOTIFS OF VOLUTES, ROSETTES, DENTILS, BOSS', PEDIMENTS, LINTELS, A CONTIUNUOUS CORNICE AND ANCON BRACKETS. THESE ARE KEY DESIGN ELEMENTS INWHICH WILL BE PRESERVED AND REMAIN, WHILE COMPLIMENTED BY THE UPGRADED FACADE.

THE CURRENT BUSINESSES OCCUPYING THE FULLER-QUIGG BUILDING HAVE ADOPTED THE WIDE VARIETY OF MATERIALS FROM THE PREVIOUS TENENATS ALTHOUGH WITH THE PROPOSED FACADE, BRINGS THE OPPOTUNITY FOR THE CURRENT BUISINESSES TO DISTINGUISH THEIR OWN HISTORICAL RELEVANCE TO THE BUILDING. ALL WHILE PRESERVING THE BUILDINGS KEY DESIGN ELEMENTS TO RETURN THE STRUCTURE TO A UNITED BLEND OF ROMANESQUE, ITALIANITE AND ART DECO DESIGN STYLES.

10. WHEREVER POSSIBLE, NEW ADDITIONS OR ALTERATIONS TO STRUCTURES SHALL BE DONE IN SUCH A MANNER THAT IF SUCH ADDITIONS OR ALTERATIONS WERE TO BE REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE STRUCTURE WOULD BE UNIMPAIRED.

BOTH TILES IMPEDE THE INTEGRITY OF THE ORIGINAL STRUCTURE BY BEING ADHERED DIRECTLY TO THE BRICK AND MORTOR OF THE BUILDING. WITHOUT COMPLETE WALL DEMOLITION, IT HAS NOW BECOME UNOBTAINABLE TO RESTORE THE FACADE TO ITS TRUE ORIGINAL DESIGN. THROUGH THE YEARS THERE HAS BEEN WEAR AND TEAR TO THE TILE WHICH HAS MADE IT A REQUIREMENT FOR THE FACADE TO BE REPAIRED OR PRESENTING AN OUTSTANDING OPPORTUNITY TO RESTORE THE BUILDING TO ITS ORIGINAL BRICK DESIGN. WITH THE PROPOSED MATERIAL, BRICK VENEER, IT WILL CREATE ANOTHER LAYER THAT CANNOT BE REMOVED WITHOUT DAMAGE, ALTHOUGH IT DOES NOT EFFECT THE BUILDINGS ORIGINAL INTEGRETY IF IT WAS REMOVED.

Updates Ο aC 98801 uigg \mathbf{U} nll LL ARCHITECTS ADDRESS: 240 North Wenatche Ave. Wenatchee, WA 98801 PHONE: (509) 293-5566 WEBSITE: www.fortearchitects.com Copyright 2023 FORTE ARCHITECTS, INC Revisions Date No. Description ____ _____ JOB NO. 2265 DATE 10-30-23 RAWN BY KV CHECK BY EF DWG ID C of A INFO A11.6

BUILDING OPTION 1:

OPTION 1 ACKNOWLEDGES THE CHALLENGES POSED BY YEARS OF WEATHERING AND THE EXISTING DAMAGED TILE ON THE 1. EXISTING T-111 TO BE REMOVED AND REFINISHED PER SPECIFICATION. BUILDING'S EXTERIOR. THE PEACH-COLORED TILE, HAVING SUFFERED IRREPARABLE DAMAGE, REQUIRES REPLACEMENT. HOWEVER, TO RESTORE THE FACADE TO THE ORIGINAL BRICK LYING BENEATH THE TILE IS UNFEASIBLE WITHOUT RISKING 2. EXISTING WOOD TO BE REMOVED AND REFINISHED PER SPECIFICATION. HARM TO ITS INTEGRITY. 3. EXISTING FINISH AT EXTERIOR FACE OF WALL TO REMAIN AND BE REFINISHED PER IN RESPONSE TO THIS CHALLENGE, OPTION 1 PRESENTS AN INNOVATIVE SOLUTION BY PROPOSING THE APPLICATION OF A SPECIFICATION. THIN BRICK VENEER OVER THE EXISTING DAMAGED TILE. THIS STRATEGIC APPROACH NOT ONLY CIRCUMVENTS THE RISK OF COMPROMISING THE ORIGINAL BRICK BUT ALSO ALLOWS FOR A FAITHFUL REPLICATION OF THE BUILDING'S INITIAL 4. PREPARE SURFACE FOR FRESH COAT OF PAINT.

BRICKWORK. THE THIN BRICK VENEER NOT ONLY SERVES AS A PRACTICAL SOLUTION FOR CONCEALING THE DAMAGED TILE BUT ALSO PROVIDES A COST-EFFECTIVE AND SUSTAINABLE SOLUTION. AND AESTHETICALLY PLEASING ALTERNATIVE THAT ALIGNS WITH THE BUILDING'S HISTORICAL CHARACTER. THIS METHOD OF PRESERVING THE BUILDING'S EXTERIOR NOT ONLY ADDRESSES THE PRACTICAL CONCERNS OF STRUCTURAL INTEGRITY BUT ALSO MAINTAINING THE HISTORICAL AUTHENTICITY OF THE BUILDING. THIS CAREFUL BALANCE BETWEEN RESTORATION AND INNOVATION ENSURES THAT THE BUILDING NOT ONLY RECOVERS ITS ORIGINAL CHARM BUT DOES SO IN A MANNER THAT RESPECTS ITS HISTORICAL SIGNIFICANCE AND ADAPTS TO CONTEMPORARY STANDARDS OF DURABILITY AND SUSTAINABILITY.







SOUTH ELEVATION- EXISTING SCALE: 1/8" = 1'-0"



В.

C.

E.

D.

F.

G.

Н.

DEMOLITION GENERAL NOTES:

A. DEMOLITION PLANS ARE A SCHEMATIC REPRESENTATION AND NOTES ARE TO CONVEY GENERAL INFORMATION REGARDING DEMOLITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN FULL EXTENT OF DEMOLITION REQUIRED.

ELEVATION NOTES

1. HEIGHT OF GRADE IS UNCHANGED

- DASHED LINES (-----) INDICATE EXISTING CONSTRUCTION TO BE REMOVED TO THE EXTENT SHOWN.
- COORDINATE ALL WORK WITH HAZARDOUS MATERIALS ABATEMENT CONTRACTOR. SEE PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS
- IF SUSPECT HAZARDOUS MATERIALS ARE ENCOUNTERED, NOTIFY OWNER'S REPRESENTATIVE.
- EXISTING FLOOR AND FINISH MATERIAL TO BE REMOVED PRIOR TO INSTALLATION OF NEW FINISHES AS SCHEDULED. PATCH, REPAIR, OR FILL EXISTING SURFACES AS REQUIRED TO FACILITATE INSTALLATION OF NEW FINISHES.
- PATCH AND REPAIR ALL REMAINING SURFACES TO MATCH EXISTING. REMOVE MISCELLANEOUS FINISH MATERIALS THROUGH OUT WORK AREA: MILLWORK, PEGBOARD, CASEWORK, ETC.
- SAW CUT EDGES OF ALL PLASTER TO BE REMOVED.
- VERIFY LOCATION OF ALL STRUCTURAL ELEMENTS TO REMAIN PRIOR TO COMMENCING DEMOLITION.







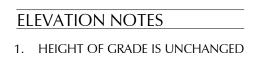
1 EAST ELEVATION - NEW SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION- NEW SCALE: 1/8" = 1'-O"

SECOND LEVEL 16'-3"

Fuller-Quigg Facade Updates 103 Palouse St Wenatchee, WA 98801 Todd Kiesz FORTE ARCHITECTS ADDRESS: 240 North Wenatche Ave. Wenatchee, WA 98801 PHONE: (509) 293-5566 WEBSITE: www.fortearchitects.com Copyright 2023 FORTE ARCHITECTS, INC. Revisions Date No. Description _____ _____ ____ _____ ____ ____ ____ JOB NO. 2265 DATE 10-30-23 DRAWN BY KV CHECK BY EF DWG ID EXTERIOR ELEVATIONS BUILDING OPTION 1 A3.1A



FIRST LEVEL

WENATCHEE REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. For completing Wenatchee Register of Historic Places registration form, see applicable instructions in Guidelines for Completing National Register Forms, National Register Bulletin 16. Complete each item by marking "x" in the appropriate space or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets. Type all entries.

1. NAME OF PROP	DERTV		
		<i>,</i>	
Historic NameFuller	-Ouiga Building		
Other name/site number			
	4		л. 1. Г.
2. LOCATION			
			•
Street & number 2-6	S. Wenatchee Avenu	e set for subject to	
City/townWenatche	e	not for publication	
StateWA code County	Chelan	code Zip Code_98801	÷ ,
			· ·
3. RECOMMENDAT	FIONS		
wenatchee Historic Pre	servation Board Staff Re	commendations:	
n my opinion, the property r	neets_x_ does not meet t	he Wenatchee Register criteria.	
A. Carra	. Alintar	- 500 KASS	э. Х
Ans GUIMO	7- 7/12/96	2	
VHPB Staff	Date	See continuation sheet	
			51
venatchee Historic Pre	servation Board Recomm	nendations:	
n the opinion of the Wenatch	nee Historic Preservation Boa	ird, the property meets does not meet_	the Wenatchee
legister criteria.	, , ,		
Dans let Sur	2. 14.8/91		
VHPB Chair	7/10/16		
	Date	See continuation sheet	
CONSENT AND			· · · · ·
CONSENT AND	SERTIFICATION		
wner Consent for Listin	ng		
(we) consent do not con	sent to the listing of the a	bove property on the Wenatchee Register	of Historia Diagon
(we) also certify that I am/w	e are the legal owner(s) of the	e above property.	of historic Places.
112-9 0000-1110	Secn 4/12/96		
wner /	Date	See continuation sheet.	, ,
ity of Wenatchee Certif	ication: I, hereby certify that	t this property is:	
_entered in the vvenatchee	Register	See continuation sheet	
_determined eligible for the	Wenatchee Register.	See continuation sheet	2
_determined not eligible for	e the Wenatchee Register		
_removed from the Wenatc	hee Register		
_other (explain:)	-		
G- 07700			9 2 42
reall + hely	May 14, 1996		
gnature of the local elected	official Date of action		

5. CLASSIFICATION

Ownership of Property Check as many boxes as apply private public-local public-state public-federal	Category of Property Check only one box building district site structure object	Number of Resources within Property Do not Include previously listed resources in the count Contributing Noncontributing
Name of related multiple	e property listing:	Number of contributing resources previously listed in the Wenatchee Register
n/a Enter "N/A" if property is not part	of a multiply property listing	none
6. FUNCTION OR U	JSE	
Historic Functions Enter categories from Instruction Office building/ba	s Ente	rrent Functions er categories from instructions office/retail
7. DESCRIPTION		
Architectural Classificat Enter categories from instruction Romanesque_Reviva	Ent Fo	aterials er categories from instructions oundation <u>poured</u> concrete alls <u>brick</u> Dof <u>tar/build-up</u>

x See continuation sheet.

MAJOR BIBLIOGRAPHICAL REFERENCES 9.

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.

1

Wenatchee World

Chelan County Assessors Office Polk Directories

Previous documentation on file (WHPB):

Preliminary determination of individual listing has been requested Previously listed in the Wenatchee Register

Previously determined eligible for the Wenatchee Register

____Recorded in Wenatchee Inventory of Historic Places:

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency: Specify:___
- _x_City
 - University

x Other: Specify N. C. W. Museum

Name of repository:

Historic Preservation Office

GEOGRAPHICAL DATA 10.

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UTM	Refere	nces		
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	Zone	Easting	Northing	
				See continuation sheet
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Boun	dary J	ustification		
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Parc	cel No	b. 222 00	3 590 638	See continuation sheet
Plat	: 590,	Block I	3, Lots 1, 2, 3 a	dn N 1 /2 of 4
11.	FOR	M PREPAR	RED BY:	PROPERTY OWNER:
				411 6 0
Name	Title B	Kris Youn	q	Name/Title: Dave Gellatly - Huller (Huigg Co.
Ordar	nization.	North C	entral Wash. Muse	uprganization: (sole stock holder) 0 11
Strop	12auon.	her: 127	S. Mission	Street & Number: 103 Palouse
	own:			City/Town: Wenatchee
	: WA		Zip: 98801	State: WA Zip: 98801
State	WA		zip:	
			the state of with form	
Addi	tional c	documentat	ion submitted with form	Check as many boxes as apply
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x C	ontinuat	ion sheets	Maps: USGS and/	or Sketch x_Photographs: Blk & WhtSlides
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WENATCHEE REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Number 7 Page 2

Site Name Historic Fuller-Quigg Bldg

Description

FORM:

The weight of this Italianate two part commercial block is carried on both pilasters and column. On the street sides, where there are storefronts visible, there are 11 two floor pilasters with two columns recessed into the inner partition walls. On the second floor there are the 11 two floor pilasters plus seven, one floor pilasters whose weight is spanned between pilasters and columns at the first floor level. This arrangement of pilasters allows for large expanses of glass storefronts and yet creates a tight Romanesque appearing building overall. The style is carried on the strength of the pilasters, ornamentation and fenestration, and cornice. The pilasters stop abruptly above the second floor windows and are crowned with a capitol. The pilasters set a rhythm which is punctuated by the second floor windows.

DETAIL:

The degree of detail of this building is varied. The first floor is both contemporary and historically restored exposing some of the transom glass and scrolled ancon brackets which surround the windows. The first floor storefront area is separated from the second floor by a miniature cornice band which surrounds the building. The detail of the second floor and roof line is near original. The second floor windows are flat, fixed sash window and sidelights. The window has a lugsill and flat arched lintel. The lintel is a radiating voussoir of cut stone, graduated symmetrically from the keystone.

Above the second floor windows and masonry walls there is an entablature. A corbeltable carries the architrave which is separated from the frieze by a small molding. Above the frieze is a large protruding Romanesque cornice. The cornice is also carried by coupled ancons, scrolled in an intricate pattern. The coupled ancons are directly above the pilasters but do not actually bear on the capitols. Above the classic cornice is a stepped bahut, or parapet wall which advances and recedes creating a broken skyline. The wall is punctuated by protruding pilasters which are a nonstructural, visual extension of the pilasters below the cornice.

WENATCHEE REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Number <u>8</u> Page <u>3</u>

Site Name Historic Fuller-Quigg Bldg
Owner's Name Dave Gellatly
Address 103 Palouse / 2-6 S. Wenatchee Ave.
City/State/Zip Code Wenatchee, WA 98801
Date of Construction 1912
Architect/Engineer/Builder O.B. Fuller

Statement of Significance

The most notable feature of this structure, built in 1913, is the extensive use of Romanesque cornices, and art deco detailing inside. The lot was purchased by O.B. Fuller and J. W. Quigg from Jack Lillis in 1913 at a cost of \$17,500. A new building was put up at a cost of \$50,000. O.B. Fuller, husband of Rose Reeves Mann and J.W. Quigg, erected the structure that same year. It was intended from the outset to be a business building and has been used as such since. Mann and Gellatly, real estate company has been housed in the building since 1913. In 1916 the Schade and Parschall boot and shoe company had moved in, along with Howard Thomas Jewelers. Schade and Parschall's stay lasted only five years. Howard Thomas Jewelers stayed until 1929. In 1925 McBride's clothes store had moved into the building. 1931 saw most of the building leased to the Commercial Bank and Trust, who stayed for the next five years, when their space was leased by Wenatchee Valley Bank. This year also saw Northwestern Finance Co. move in. By 1940 the bank was still here, but the finance company had been replaced by DuPont, and the Allen Insurance Company. Two years later the building was home to the State Tax Commission, DuPont and the State Department of Labor and Industries. By 1946 the bank had moved out and the Chelan County P.U.D. #1 moved in. However the P.U.D. only stayed here until 1952, when they moved to their new home on Wenatchee Avenue. Now, along with the State Tax Commission and DuPont, the building housed the County Prosecuting Attorney's office. Five years later DuPont, the building now housed the County Prosecuting Attorney's office. Five years later DuPont and the County Prosecuting Attorney had moved out, but a Justice of the Peace had an office here, along with the Mann and Gellatly real estate company. In 1963 Mutual of Omaha Insurance opened an office here and the Justice of the Peace had moved out. Button Jewelers moved into the corner location of the building in 1956 and remains there today. In 1976 Carlton Tax Services opened an office in the building along with



MEMORANDUM

TO: Paula Strutzel Cyndy Johnson Dale Kinkade FROM: Kris Young DATE: May 23, 1996

RE: Nominations to the Wenatchee Register of Historic Places

The Wenatchee Historic Preservation Board and City Commission have approved the placement of the following commercial properties to the Wenatchee Register of Historic Places.:

- Fuller Quigg Building -2-6 S. Wenatchee Avenue Owned by Dave Gellatly
- Montgomery Wards -123 S. Wenatchee Avenue
- Midway Motors 131-135 S. Wenatchee Avenue
- Hamilton Warehouse 138 S. Columbia Owned by Roger Bumps

The Historic Preservation Board is aware of the renovation work being done at the Hamilton Warehouse and supports the proposed work plan. We will not be going through a formal review at this time nor issuing a certificate of appropriateness.

Thank you for your attention to this matter.



City Hall (509) 664-3300 Fax (509) 664-3301 129 S. Chelan P.O. Box 519 Wenatchee, WA 98807-0519

Public Works (509) 664-3360 Fax (509) 664-5986 25 N. Worthen P.O. Box 519 Wenatchee, WA 98807-0519

May 23, 1996

Dave Gellatly Mann and Gellatly 103 Palouse Wenatchee, WA 98801

Dear Dave:

Congratulations! The City Commission approved the nomination of the Fuller Quigg Building to the Wenatchee Register of Historic Places at their meeting of May 14, 1996. Enclosed is a copy of the nomination forms for your files. Thanks for interest and support of the register. I hope you were as pleased with the newspaper article about historic preservation and the register as I was!

I will also be returning your framed photograph in the next few days. Thank you for allowing me to borrow it to copy.

Sincerely,

Projects Coordinator

Enclosure

WENATCHEE REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Number __8_ Page __3___

Site Name: (Historic) Fuller-Quigg Bldg Owner's Name: Dave Gellatly Address: 103 Palouse / 2-6 S. Wenatchee Ave. City/State/Zip Code: Wenatchee, WA 98801 Date of Construction: 1912 Architect/Engineer/Builder: O.B. Fuller/Rose Reeves Mann

Statement of Significance

The most notable feature of this structure, built in 1913, is the extensive use of Romanesque cornices, and art deco detailing inside. The lot was purchased by O.B. Fuller and J. W. Quigg from Jack Lillis in 1913 at a cost of \$17,500. A new building was put up at a cost of \$50,000. O.B. Fuller, husband of Rose Reeves Mann and J.W. Quigg, erected the structure that same year. It was intended from the outset to be a business building and has been used as such since. Mann and Gellatly, real estate company has been housed in the building since 1913. In 1916 the Schade and Parschall boot and shoe company had moved in, along with Howard Thomas Jewelers. Schade and Parschall's stay lasted only five years. Howard Thomas Jewelers stayed until 1929. In 1925 McBride's clothes store had moved into the building. 1931 saw most of the building leased to the Commercial Bank and Trust, who stayed for the next five years, when their space was leased by Wenatchee Valley Bank. This year also saw Northwestern Finance Co. move in. By 1940 the bank was still here, but the finance company had been replaced by DuPont, and the Allen Insurance Company. Two years later the building was home to the State Tax Commission, DuPont and the State Department of Labor and Industries. By 1946 the bank had moved out and the Chelan County P.U.D. #1 moved in. However the P.U.D. only stayed here until 1952, when they moved to their new home on Wenatchee Avenue. Now, along with the State Tax Commission and DuPont, the building housed the County Prosecuting Attorney's office. Five years later DuPont, the building now housed the County Prosecuting Attorney's office. Five years later DuPont and the County Prosecuting Attorney had moved out, but a Justice of the Peace had an office here, along with the Mann and Gellatly real estate company. In 1963 Mutual of Omaha Insurance opened an office here and the Justice of the Peace had moved out. Button Jewelers moved into the corner location of the building in 1956 and remains there today. In 1976 Carlton Tax Services opened an office in the building along with Legal and Counseling Services. In 1988 both of these companies along with Mutual of Omaha had moved out, and their open spaces quickly leased by Joy Unlimited Counseling Center. In 1991 the residents at this location were the Mann-Gellatly real estate company, the American Cancer Society and Joy Unlimited Counseling Center. This has been one of Wenatchee's oldest office buildings, built specifically for that purpose, and has always been filled. This makes the building significant, in that over the last eighty years this structure has been able to supply a location for a variety of businesses in the Wenatchee area.

WENATCHEE REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Number __7_ Page __2___ Site Name Historic _Fuller-Quigg Bldg_____

Description

FORM:

The weight of this Italianate two part commercial block is carried on both pilasters and column. On the street sides, where there are storefronts visible, there are 11 two floor pilasters with two columns recessed into the inner partition walls. On the second floor there are the 11 two floor pilasters plus seven, one floor pilasters whose weight is spanned between pilasters and columns at the first floor level. This arrangement of pilasters allows for large expanses of glass storefronts and yet creates a tight Romanesque appearing building overall. The style is carried on the strength of the pilasters, ornamentation and fenestration, and cornice. The pilasters stop abruptly above the second floor windows and are crowned with a capitol. The pilasters set a rhythm, which is punctuated by the second floor windows.

DETAIL:

The degree of detail of this building is varied. The first floor is both contemporary and historically restored exposing some of the transom glass and scrolled ancon brackets, which surround the windows. The first floor storefront area is separated from the second floor by a miniature cornice band, which surrounds the building. The detail of the second floor and roofline is near original. The second floor windows are flat, fixed sash window and sidelights. The window has a lug sill and flat arched lintel. The lintel is a radiating voussoir of cut stone, graduated symmetrically from the keystone. Above the second floor windows and masonry walls there is an entablature. A corbeltable carries the architrave, which is separated from the frieze by a small molding. Above the frieze is a large protruding Romanesque cornice. The cornice is also carried by coupled ancons, scrolled in an intricate pattern. The coupled ancons are directly above the pilasters but do not actually bear on the capitols. Above the classic cornice is a stepped bahut, or parapet wall which advances and recedes creating a broken skyline. The wall is punctuated by protruding pilasters which are a non-structural, visual extension of the pilasters below the cornice.

CONDITION:

Most all of this second floor and parapet wall area is original. This is not true of the first floor. The awning over the various plate glass windows varies. Some of the original transom glass exist while others has been removed and filled in. Some of the original decorated mullions still exist as well; others have been altered along with the window surrounds. None of the aprons below the display windows are original. The corner storefront has been faced over the original brick in burnt orange tile. No survey of the interior spaces was conducted in 1993. In 1996 the first floor facing Wenatchee Avenue continues to house a jewelry store (altered section) and a dress shop (transoms in place). Office space on upper floors has been only altered to accommodate business needs with updates in electrical and cosmetic applications.

STAFF REPORT HP-23-10, 914 IDAHO STREET

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 914 Idaho Street
DATE: November 29, 2023

I. SUMMARY OF REQUEST

Description of Request: This is an application for a Certificate of Appropriateness submitted by the property owner to construct a fence at 914 Idaho Street. The fence will be partially visible from the public street within the Grandview Historic District. The proposed fence would be constructed utilizing ornamental double loop wire fencing. The application will be reviewed by the Historic Preservation Board for consideration as alternative compliance. The property is identified as contributing to the Grandview Historic District. Application materials are included as Attachment A.

II. GENERAL INFORMATION

Owner/Applicant:	Sally and Stuart Freed 914 Idaho Street Wenatchee, WA 98801
Department Review:	City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 914 Idaho Street and is identified as Assessor Parcel Number: 22-20-10-586-560. The legal description for the property is Grandview Addition to Wenatchee, Block 66, Lots 21, 0.14 acres.

Zoning District: Residential Moderate (RM) and Grandview Historic District (GHD)

Comprehensive Plan Designation: RM and GHD

Application Date: The application was submitted on November 15, 2023 and determined complete on November 20, 2023.

History: The house at 914 Idaho Street stands on Block 66 of the Grand View Addition to Wenatchee, platted in 1903. Development on the block took shape largely in the 1920s. Infill came later in the 1940s and 1950s, particularly along Bryan Street. By 1920, lots

along Franklin Avenue, and about half of lots along Idaho Street contained single-family homes with detached garages.

R.L. Polk city directories for 1929-30 list T. Cliff and Myrtle Godfrey as homeowners at this address. Cliff is described as secretary-treasurer of the Wenatchee Printing Co. By 1940, Mrs. Myrtle Godfrey alone is listed. Myrtle was working as a clerk at the MM Co. The home continued to be owned and occupied by Godfrey's son, Bob and his wife, Mary. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

Physical Appearance: This particular parcel was developed by 1928. It appears on Sanborn insurance maps for that year with a bay window at the side and a projecting wing at the rear. A single-car garage stood along the alley.

This house is one of several modest but well-designed Colonial Revival style dwellings along Idaho Street. Unaltered house and site both contribute to neighborhood character. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

Historic Photos (2003):

Front (east side) of residence (2003)



Front of residence (2003)



Front (west side) of residence (2003)



Rear of residence (2003)



Review History: A Certificate of Appropriateness was administratively issued under HP-AD-21-03 to replace the existing wood shingle roof with an architectural composite roof.

III. NOTICE AND PUBLIC COMMENT

No comments have been received at the time of the staff report being issued.

IV. APPLICABLE POLICIES AND ANALYSIS

Wenatchee City Code (WCC) Section 10.40.060, Grandview historic district (GHD), implements special design and review standards that protect and promote the historic character of the Grandview Historic District designated to the City of Wenatchee Register of Historic Places pursuant to WCC Chapter 2.36. Code sections referenced below are available for review on the <u>City of Wenatchee's website</u>.

WCC Section 10.40.060(2), The listed "Standards" found in the preservation handbook are required to be followed on portions of properties visible from the street to preserve the historic character of the district as a whole. For this purpose, alleys are not considered public streets. Visible from a public street shall be determined by whether the work is visible from any location while standing on the public sidewalk in front of the subject

property and standing on the sidewalk in front of adjacent properties. "Options and Guidance" provisions included in the handbook are not required provisions. They provide additional information for meeting the intent of each section, and provide alternative options to meet the intent that may require historic preservation board approval and/or staff review.

Staff Analysis: The proposed fence appears that it will be visible on the west side of the residence from the public sidewalk. An analysis of compliance with the Grandview Historic District Preservation Handbook standards and general options and guidance is provided below.

WCC Sections 10.40.060(5), Actions Subject to Historic Preservation Board

Approval. The following actions shall be subject to the review of the historic preservation board in accordance with WCC 2.36.170 for compliance with applicable provisions of the Grandview Historic District Preservation Handbook. Pursuant to WCC Section 13.07.030, where the application is subject to different types of review procedures (i.e. administrative and Historic Preservation Board), the application shall be subject to the highest level of review procedure. All decisions of the historic preservation board are subject to appeal in accordance with Chapter 13.11 WCC, Appeals.

WCC Section 10.40.060(5)

(d) Alternative compliance, in accordance with the provisions listed in subsection (6) of this section.

Staff Analysis: The application proposes to construct a fence utilizing ornamental double loop wire fencing with a portion of the fence and gate visible from the public sidewalk. Wire fence is identified as a material inappropriate for fencing within the historic district. The applicant is seeking alternative compliance and has submitted a request and supporting documentation consistent with the request.

WCC 13.09.050 Type III quasi-judicial review of applications.

(1) Type III quasi-judicial review shall be used when the development or use proposed under the application requires a public hearing before a hearing body which will generally be the <u>historic preservation board</u> or the hearing examiner. This type of review includes, but is not limited to, the following:

(g) Certificates of appropriateness or waivers.

Staff Analysis: All procedural requirements of Type III quasi-judicial reviews have been satisfied. An application was received on November 15, 2023. The notice of application and public hearing was distributed on November 20, 2023. The staff report has been

made available for review seven days prior to the public hearing, on November 29, 2023. The Historic Preservation Board is scheduled to hold a public hearing on December 4, 2023.

WCC 10.40.060(6) Alternative Compliance: In certain circumstances an applicant might propose an alternative approach that meets the overall intent of the historic district and does not change a property from contributing to noncontributing status. The following process shall be followed to grant alternative compliance to any of the standards listed in the Grandview Historic District Preservation Handbook.

- a. An application for alternative compliance shall be made in writing prior to consideration by the historic preservation board. The application shall contain the following information:
 - (i) The standard(s) that are proposed for deviation.
 - (ii) Written documentation demonstrating why the proposed alternative compliance will not negatively impact the Grandview historic district or surrounding properties.
 - (iii) Drawings and/or illustrations of the proposed project.
- b. The historic preservation board shall review any alternative compliance request and approve alternative compliance only when the following findings are made:
 - (i) The proposed project will not negatively impact the district or surrounding properties.
 - (ii) The proposed construction meets the intent of the district and standards.
 - (iii) Granting of the alternative compliance does not change the historic district status of the property from "contributing" to "noncontributing." A "contributing" property meets the criteria for listing on a register of historic places and/or may add to the historic inventory of a district versus "noncontributing" which is a property that has been altered from original design and no longer retains its historic quality.

Staff Analysis: The applicant has provided a narrative and details for the proposed fencing. The narrative states that they are requesting to deviate from the standard materials to allow a specific type of wire fencing and ornamental gate. The application materials provide information that demonstrates that the specific type of wire fencing is historically accurate for the era of the residence as well as a photographs from 1964 and 1969 showing a similar style fence installed on the site.

A site drawing shows that the proposed fence and gate will be installed to the west side of the house and back from the front façade of the house. The fence and gate will be partially visible from the public sidewalk.

The house has been identified as contributing to the Grandview Historic District during

the initial surveys and establishment of the district. There is no fence either in the front or rear of the residence. This staff report will review the fence for consistency with the options and guidance provided by Grandview District Handbook to ensure that the proposed fence will not have a negative impact to the district or change the contributing status of the house.

Grandview Historic District Preservation Handbook

<u>Fences / Walls / Retaining Walls, Intent:</u> Front and side yard fences / walls are intended to allow viewing of front yards and buildings from the street and not create a "closed off" feeling to the neighborhood as a whole. Retaining walls should reflect the design and materials of the period.

Fences / Walls / Retaining Walls, Standards:

- 1) A front yard fence or wall shall not exceed 40 inches in height and shall not obstruct more than 50 percent of the views into the yard. Chain-link, wire and vinyl fences are not allowed; front gates and/or arbors may exceed the 40 inch height requirement.
- 2) A side yard fence shall not exceed 40 inches in height from the front property line to the front façade of the primary structure and shall be of a material consistent with the front yard fence.
- 3) Side yard fences, located to the rear of the front façade may be a maximum of six feet in height.
- 4) Rear yard fences may be a maximum height of six feet and may use wood, chain link, or vinyl.
- 5) Where retaining walls are constructed, they shall be made of brick, poured concrete, or natural rock.

Fences / Walls / Retaining Walls, Options and Guidance:

- 1) Consider fence design and materials that complement the style and period of the house, such as wood, iron, brick, or stone.
- 2) Concrete retaining walls should have a finished appearance that does not include impressions from non-decorative plywood forms or ties and anchors.
- 3) Consider repeating patterns or stamped forms for concrete walls and retaining walls.

Staff Analysis of the Handbook Fences / Walls / Retaining Walls, Standards, Options, and Guidance: The proposed fencing and gate are a wire fence that has an ornamental double looping design. The proposed fence will be to the rear of the front façade, but visible from the public street. The standard for fences states that side yard fences between the front property line and front façade shall be of a consistent material with the front yard fence. The handbook only addresses the height of the side yard fence behind the front façade so it is interpreted that the portions visible on the side must be consistent with the materials for the front yard. This interpretation is based on the general

intent of the Grandview Historic District which states, standards are designed to preserve the front appearance and historic character of individual structures that make up the district as a whole.

Wire fencing is specifically stated as an inappropriate fence material for the front yard; however, under the options and guidance it states to consider fence design and materials that complement the style and period of the house. The applicant has provided references that show that the specific martial and design were able for the period of the house. The double loop and ornamental features proposed by the applicant are consistent with the materials reference and historic photos of the home showing the original fence. This documentation shows that the proposed fence is in keeping with the style and era of the house and will bring an element of the original development back to the site. The addition of the proposed fence will not have a detrimental impact on the historic character of the Grandview Historic District or impact the contributing status of the property.

Policies - Wenatchee Urban Area Comprehensive Plan

CULTURAL AND HISTORIC RESOURCES ELEMENT

HISTORIC PRESERVATION - Preserve, maintain and honor the city's significant historic resources.

Policy 2: Protect and enhance the aesthetic and economic vitality of historic buildings, structures, sites, districts and objects through the development and implementation of appropriate design guidelines.

Policy 7: Promote historic preservation to provide for the identification, evaluation, and protection of historic resources within the City of Wenatchee and preserve and rehabilitate eligible historic properties within the City for future generations.

HOUSING ELEMENT, MAINTENANCE & PRESERVATION – Preserve and enhance the value and character of neighborhoods by improving and extending the life of the existing housing inventory. Give special priority to the maintenance of historic properties and the retention of existing affordable housing stock.

Policy 1: Preserve and protect older neighborhoods that demonstrate continuing residential viability.

Policy 2: Encourage private reinvestment in homes and neighborhoods by providing information, technical assistance, and referrals to appropriate agencies and organizations.

Staff Analysis: The proposed application is consistent with the relevant elements of the Comprehensive Plan.

V. RECOMMENDATION

Draft Motion: I move to recommend approval of HP-23-10, a Certificate of Appropriateness for 914 Idaho Street based upon the findings of fact, conclusions of law, and conditions contained within the November 29, 2023 staff report.

Suggested Findings of Fact:

- 1. The subject property is located at 914 Idaho Street and is identified as Assessor Parcel Number: 22-20-10-586-560.
- 2. The applicant/owner is Sally Freed.
- 3. The subject property is zoned within the Residential Moderate (RM) zoning district and Grandview Historic District (GHD) overlay.
- 4. The subject property is listed as a contributing, historic structure in the Grandview Historic District.
- 5. A complete application was submitted in accordance with Wenatchee City Code on November 15, 2023.
- 6. The application and supporting materials do identify the work to be accomplished and request a Certificate of Appropriateness.
- 7. The owner request proposes to construct a fence utilizing ornamental double loop wire fencing.
- 8. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
- 9. Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC), Title 2 and Title 10 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to issuing Certificates of Appropriateness for properties within the Grandview Historic District.
- 10. On December 4, 2023, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness.
- 11. The Historic Preservation Goal of the Cultural and Historic Resources Element of the City of Wenatchee Urban Area Comprehensive Plan states: "Preserve, maintain and honor the city's significant historic resources." The application is consistent with the Wenatchee Urban Area Comprehensive Plan.
- 12. The applicant is requesting alternative compliance pursuant to WCC Section 10.40.060(6) to install a wire fence that will be visible from the public street.
- 13. The applicant provided the necessary materials for review of alternative compliance and staff completed an analysis of the requirements for use of alternative materials and impacts to the contributing status of the house and district to determine compliance.
- 14. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Suggested Conclusions of Law:

- 1. The Historic Preservation Board has been granted authority to render this Decision.
- 2. The proposal adversely alters the historic stylistic and architectural features of the subject property.
- 3. The application is not consistent with Wenatchee Historic Preservation Board Rules and Procedures Criteria for Design Review and the Secretary of Interior's Standards for Rehabilitation. The application is not consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
- 4. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

Recommended Conditions of Approval:

- 1. The project application shall proceed consistent with the application materials submitted on November 15, 2023. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
- 2. Any work beyond the scope of this Certificate of Appropriateness shall be reviewed by staff to determine its effect on the historic features of the structure.
- 3. Within 30 days of completion of work, the applicant shall provide pictures that
- 4. document the work in compliance with this approved Certificate of Appropriateness.

Attachments:

- A. Application Materials
- B. Inventory Form, 2003



Attachment A

Historic Preservation Office Community Development Department City Hall 301 Yakima St, Suite 100 Wenatchee, WA 98801

Application for Certificate of Appropriateness or Waiver of Certificate

Please include all of the following information with your application. Insufficient application materials will result in a delay in processing your application. If you have any questions regarding application requirements or standards for properties listed on the Wenatchee Register of Historic Places or located within the Grandview Historic District, please call the Historic Preservation Office at (509) 888-3200. HP-23-10

Property Information

roper	ty mitor matron					
Buildin	g/Property Name (if applicable)	:				
Buildin	g/Property Address: 914	daho	o St. Wenatchee, WA 98801			
Property	y Owner's Name(s): Shua	rt av				
Mailing	Address: 16120 Ceda	ir Bu				
Contact	No .: 509-630-657	3	E-mail Address: Shill, freed @ GMailican			
Applicant Name (if different from owner): Same						
Mailing Address: SAME						
Contact No.: Same E-mail Address: SAME						
Type of Work for Requested Certificate of Appropriateness or Waiver (select all that apply):						
	Exterior/interior repair or replace in kind FENCIN G		Exterior/interior replacement Change of use			
	New construction		Demolition Relocation			
	Signs/awning/lighting					
Estimat	ed cost of proposed work:	\$2.	,000.00			

Application Requirement Checklist

A project narrative and description to include the following:

- List all activities you are proposing and describe how work will be completed to be consistent with the applicable standards.
- Address how each applicable standard has been addressed through the proposed activities. If a project requires review consistent with the Secretary of the Interior Standards address each standard and state how it does or does not apply.

Site plan and construction drawings for building additions, new buildings, or new elements to the building

Photographs of existing conditions.

Product information to include finishes and installation details as applicable.

Thereby certify that I am the owner of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent.

Dependent on the work being proposed, the certificate may be approved by staff; however, some will require review and approval from the Historic Preservation Board. If the application is required to be reviewed by the board I understand that a public hearing notice will be published and sent to surrounding property owners and that the property will be posted as well. The Historic Preservation Board meets on the first Wednesday of every month at Wenatchee City Hall, located at 301 Yakima Street at 5:30 pm. Once a Certificate of Appropriateness is obtained, it may be necessary to apply for a building permit.

Signature of Owner or Authorized Agent: Sulfour

Date: 11/15/23

Stuart and Sally Freed – Written Narrative – Fencing Approval for 914 Idaho Street

(a) An application for alternative compliance shall be made in writing prior to consideration by the historic preservation board. The application shall contain the following information:

(i)The standard(s) that are proposed for deviation

We would like to propose that a deviation be allowed for a specific type of wire fencing and ornamental gate for our property on 914 Idaho Street, within the Grandview Historic District.

Antique Style Ornamental Double Loop Fencing

The wire fencing material we have chosen is historically accurate for the era in which our house was originally built, back in 1923. It is called Ornamental Double Loop fencing, made of galvanized, rust-resistant zinc coated steel wire.

History of Home's Ownership & Fencing

Our home, 914 Idaho was built by my grandparents, Thomas Clifford Godfrey and Myrtle Harris Godfrey. It is the home where my father, Robert H. Godfrey was raised and and actually lived for 84 of his 94 years. It is also the home where I was raised, as well.

After my father passed away in June of 2022, we purchased his home. My dad not had had a fence for many years, but we have two dogs that need to be secure in our backyard, and this fence would work very well.

(ii) Written documentation demonstrating why the proposed alternative compliance will not negatively impact the Grandview historic district or surrounding properties.

The fence will not readily visible from Idaho Street. The gate between 914 and 908 Idaho would be visible but it is in the style that was consistent with the era the house was built. I don't think it compromises the historic nature of the street.

Neighbor's Approval

I have shown our fence plan to both our neighbors, Tom and Kris Bassett (908 Idaho) and Lance and Michelle Jobe (918 Idaho) and they were all thumbs up with this type of fencing.

The fence leaves ample room between our property lines for easy access to existing plantings at 908 Idaho as well as an open easement for the Jobe's (918 Idaho) to walk to the alley between our two homes with their grass clippings.

(iii) Drawings and/or illustrations of the proposed project.

See attached plan drawing and photos.

(iv) Historic photos and historical context from the manufacturer of the fencing would be very helpful in addressing the option and guidance section of the Grandview Historic.

See attached photos along with historic information about the fencing proposed.

Woven Roll Top Wire Fence & Decorative Wire Gates



Antique Style Woven Wire Garden Gates and Decorative Roll Top Fence Rolls that last. Double loop fencing rolls create the same antique look enjoyed by gardeners in the early 1900s. Buy yours today so that your guests will enjoy a decorative wire fence look.

Galvanized decorative wire fencing will be rustresistant to last a lifetime.



From the American Iron Fence Company website – detailing a bit of the history of the fence's history dating back to the early 1900's.

www.americanironfence.com

We have ordered 3 - 3ft by 4ft gates, 1 - 3f by 25ft roll and $1-3ft \times 50$ foot roll of the decorative double wire loop fence, vintage style. It is on hold pending approval.

Interwar 1920 - 1940

Ornamental woven wire and wrought-iron gates and fencing was a distinctive element of the 1920s and 1930s. The Cyclone Woven Wire Fence Company was established in Melbourne in 1898. By the 1920s, the company had manufacturing works in Melbourne, Adelaide, Sydney and Perth. Many examples of woven wire fences are found on the region during this period.



https://www.tenterfield.nsw.gov.au/content/uploads/2020/02/2.-Fences-for-Heritage-Items-and-Heritage-Conservation-Areas_0.pdf

EVEN A FENCE CAN BE treamlined for Beauty

In the "gay nineties," fences were designed to be ornamental. Today they are designed to be useful, and, say architects and gardeners, the simpler the lines the better. Hence, Pittsburgh Lawn Fence is designed to be as inconspicuous as possible. For instance, joints are streamlined . . . no conspicuous bulges, knots, or twists. This streamline effect is obtained by electric welding of all joints. Welded joints, in addition to making a better-looking fence, make a stronger fence. Pittsburgh Lawn Fence, made of uniformly heavy gauge rust-resisting copper-bearing steel wire, thickly coated with zinc, will give life-long service. Ask your hardware dealer for Pittsburgh Lawn Fence by name. PITTSBURGH STEEL CO.

PITTSBURGH STEEL CO. 733 Union Trust Bldg., Pittsburgh, Pa.

Pillsburgh Lawn Fence

Original 1936 Pittsburgh Steel Co Pittsburgh Lawn Fence Print Ad Publicity Advert Vintage 1930s



1

-12

American Iron Fence (encryption by Yahoo)

This order is pending review.

If you have any questions about your order, please Contact Us

Shopping Cart			
Item	Unit Price	Qty.	Cost
Ornamental Woven Fence Gate - Galvanized Metal 36"t x 48"w	\$429.95	3	\$1,289.85
Ornamental Double Loop Fencing - 25' x 3' tall - Scallop Top	\$229.95	1	\$229.95
Decorative Double Loop Fence - Scalloped Top - 3' t - 50' roll	\$459.95	1	\$459.95
		Subtotal:	\$1,979.75
		Shipping:	\$0.00
		Tax:	\$0.00
		Total:	\$1,979.75

Order Status

Confirmation

Order Status:

Tracking:

Order Date: 10/27/2023

Order Number: yhst-138329091758571-1447

Ship To

Sally G Freed 914 Idaho Street Wenatchee, WA 98801 5096306573	Shipping Method: Ground
Bill To	
Sally G Freed	
914 Idaho Street	
Wenatchee, WA 98801	
5096306573	
sally.freed@gmail.com	

Keep Shopping



https://order.store.turbify.net/OS/stat?yhst-138329091758571+1447+eb144495d8905ff3e1b1



Historic Photos of Original Enging @ 914 Idaho



Original Fencing @ 914 Idaho Street photo Civca 1964 11/15/23, 2:02 PM

Gmail - (no subject)

M Gmail

(no subject)

1 message

Fence Sally Freed <sally.freed@gmail.com> Between 908 & 914 Walco

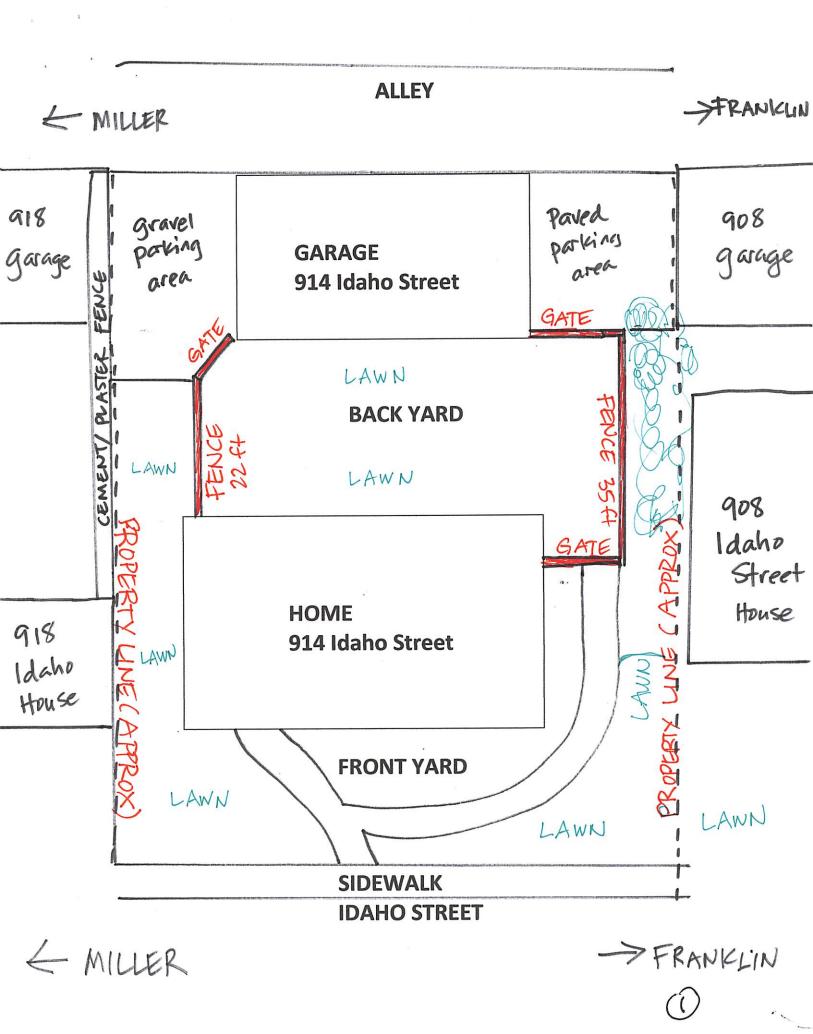
Sally Freed <sally.freed@gmail.com> To: Sally Freed <sally.freed@gmail.com>

Wed, Nov 15, 2023 at 2:02 PM

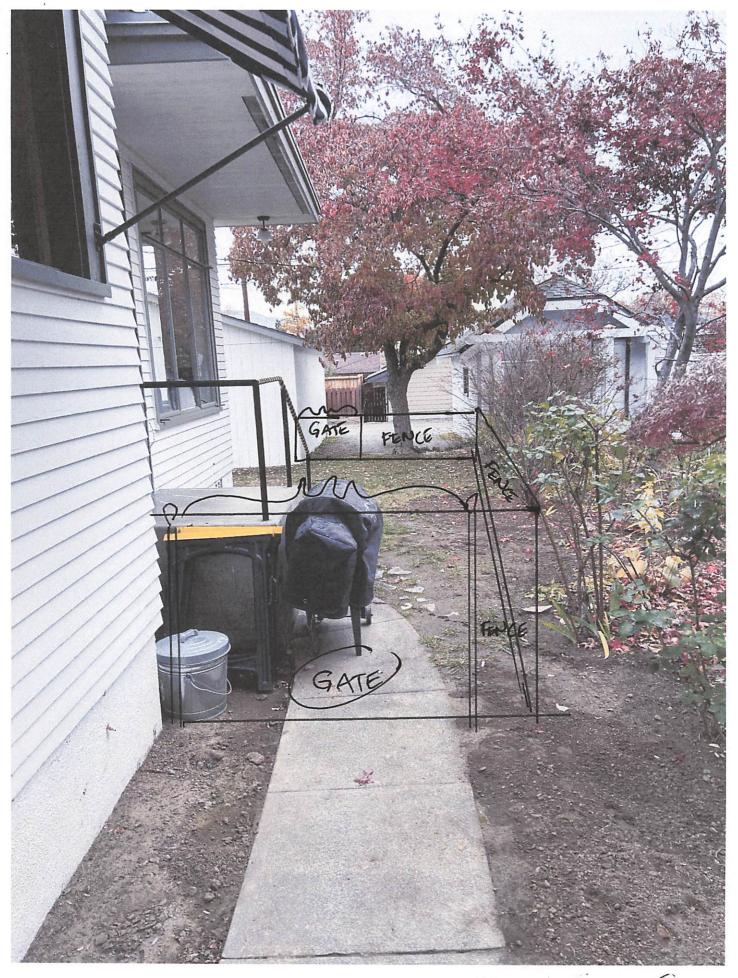
The show was . deep matyer!

photo Circa 1969





IMG_0875.jpg



https://mail.google.com/mail/u/0/?tab=rm&ogbl#inbox/KtbxLzGHdGmRQzHjlkRxNIIITICkSmgBZg?projector=1&messagePartId=0.2

8

IMG_0876.jpg













Historic Property Inventory Report for <u>Cliff and Myrtle Godfrey House</u>	Attachment Bat <u>914 Idaho St, Wenatchee, WA 98801</u> SCAN NUMBER: <u>68</u>
LOCATION SECTION Field Site No.: OAHP No.:	Date First Recorded: 4/9/2003
Historic Name: Cliff and Myrtle Godfrey House	Common Name: <u>Godfrey House</u>
Property Address: <u>914 Idaho St. Wenatchee, WA 98801</u>	Comments:
County Township/Range/EW Section 1/4 Sec Quadrangle Chelan T20R22E 10 na na WENATCHEE	UTM Reference UTM Zone: <u>10</u> Spatial Type: <u>Point</u> Acquisition Code: <u>Unknown</u>
	Sequence: 1 Easting: 702267 Northing: 5255363
Tax No./Parcel No.: Plat/Block/Lot: 222010586560 Grandview to Wenato	Supplemental Map(s): Acreage chee, Plat 695, Block 66, Lot 21 0.14
IDENTIFICATION SECTION	
Field Recorder: Flo Lentz Date Recorded: 4/9/2003	
Owner's Name: Owner Address: City/State/Zip: Bob and Mary Godfrey 914 Idaho Wenatchee, WA 98801	
Bob and Mary Godfrey 914 Idaho Wenatchee, WA 98801 Classification: Building Resource Status Comments	
Within a District? Yes Survey/Inventory	
Contributing? <u>Yes</u>	
National Register Nomination:	
Local District:	
National Register District/Thematic Nomination Name:	
DESCRIPTION SECTION	
Historic Use: Domestic - Single Family House	
Current Use: Domestic - Single Family House	View of front of house taken 3/27/2003
Plan: Irregular No. of Stories: <u>1</u>	Photography Neg. No (Roll No./Frame No.):
Structural System: Balloon Frame/ Platform Frame	Comments:
Changes to plan: Intact Changes to interior: Unknown Style	
onunges to original oladanig. <u>Intak</u> onunges to other	Ionial - Colonial Revival Single Family - Side Gable
Changes to windows: Intact Other (specify):	
5	of Material Roof Type Gable/Jerkinhead

Historic Property Inventory Report for <u>Cliff and </u>	Cliff and Myrtle Godfrey House at 914 Idaho St. Wenatchee, WA 98801 SCAN NUMBER: 68
NARRATIVE SECTION Date Of Construction:	<u>ca. 1925</u>
Architect:	Engineer: Builder:
Property appears to meet criteria for the National Register of Historic Places:	Historic Places: <u>No</u>
Property is located in a potential historic district (National and/or local):	J/or local): <u>Yes - Local</u>
Study Unit Other	
Architecture/Landscape Architecture	
Statement ofThe house at 914 Idaho Street stands on BlocSignificancethe 1940s and '50s, particularly along Bryan S	The house at 914 Idaho Street stands on Block 66 of the Grand View Addition to Wenatchee, platted in 1903. Development on the block took shape largely in the 1920s. Infill came later in the 1940s and '50s, particularly along Bryan Street. By 1928, lots along Franklin Avenue, and about half of lots along Idaho Street contained single-family homes with detached garages.
This particular parcel was developed by 1928. stood along the alley.	This particular parcel was developed by 1928. It appears on Sanborn insurance maps for that year with a bay window at the side, and a projecting wing at the rear. A single-car garage stood along the alley.
R.L. Polk city directories for 1929-30 list T. Cli Myrtle Godfrey alone is listed. Myrtle was worl	R.L. Polk city directories for 1929-30 list T. Cliff and Myrtle Godfrey as homeowners at this address. Cliff is described as secretary-treasurer of the Wenatchee Printing Co. By 1940, Mrs. Myrtle Godfrey alone is listed. Myrtle was working as a clerk at the MM Co. The home continues to be owned and occupied by Godfrey's son, Bob and his wife, Mary.
This house is one of several modest but well-d	This house is one of several modest but well-designed Colonial Revival style dwellings along Idaho Street. Unaltered house and site both contribute to neighborhood character.
Description of The house at 914 Idaho Street stands on Bloc Physical the 1940s and '50s, particularly along Bryan S	The house at 914 Idaho Street stands on Block 66 of the Grand View Addition to Wenatchee, platted in 1903. Development on the block took shape largely in the 1920s. Infill came later in the 1940s and '50s, particularly along Bryan Street. By 1928, lots along Franklin Avenue, and about half of lots along Idaho Street contained single-family homes with detached garages.
	This particular parcel was developed by 1928. It appears on Sanborn insurance maps for that year with a bay window at the side, and a projecting wing at the rear. A single-car garage stood along the alley.
R.L. Polk city directories for 1929-30 list T. Cli Myrtle Godfrey alone is listed. Myrtle was wor	R.L. Polk city directories for 1929-30 list T. Cliff and Myrtle Godfrey as homeowners at this address. Cliff is described as secretary-treasurer of the Wenatchee Printing Co. By 1940, Mrs. Myrtle Godfrey alone is listed. Myrtle was working as a clerk at the MM Co. The home continues to be owned and occupied by Godfrey's son, Bob and his wife, Mary.
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Major CHELAN COUNTY ASSESSOR'S OWNERS	CHELAN COUNTY ASSESSOR'S OWNERSHIP RECORDS. WENATCHEE VALLEY MUSEUM & CULTURAL CENTER ARCHIVES. SANBORN CO. FIRE INSURANCE MAPS (1905, 1909, 1921, 1928, 1949). R.D. POLK CHELAN COUNTY AND WENATCHEE CITY DIRECTORIES (1907, 1909-10, 1910-11, 1914-15, 1927-28, 1929-30, 1940).

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