

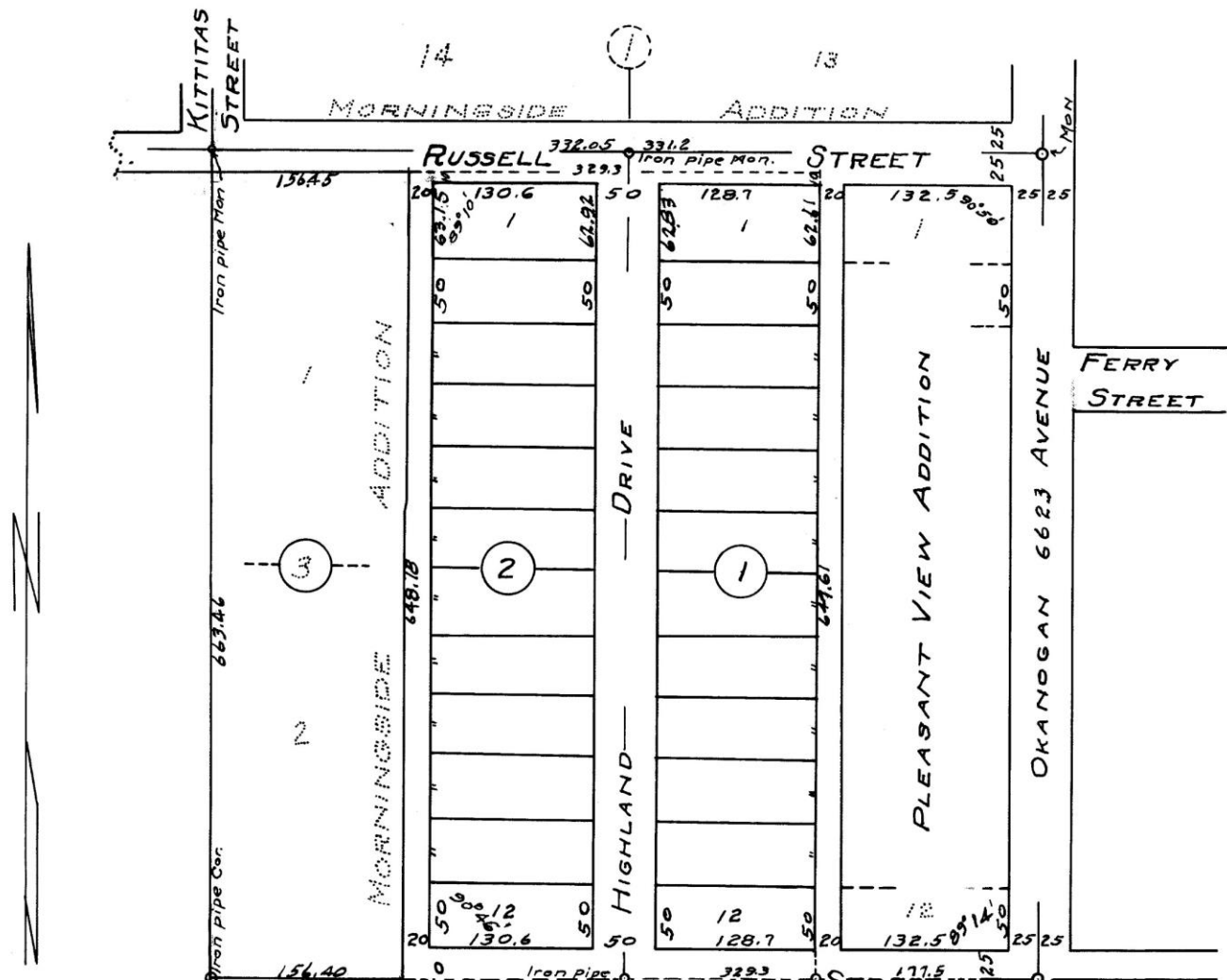
# BROWN'S FIRST ADDITION

TO  
WENATCHEE CHELAN CO. WASH.

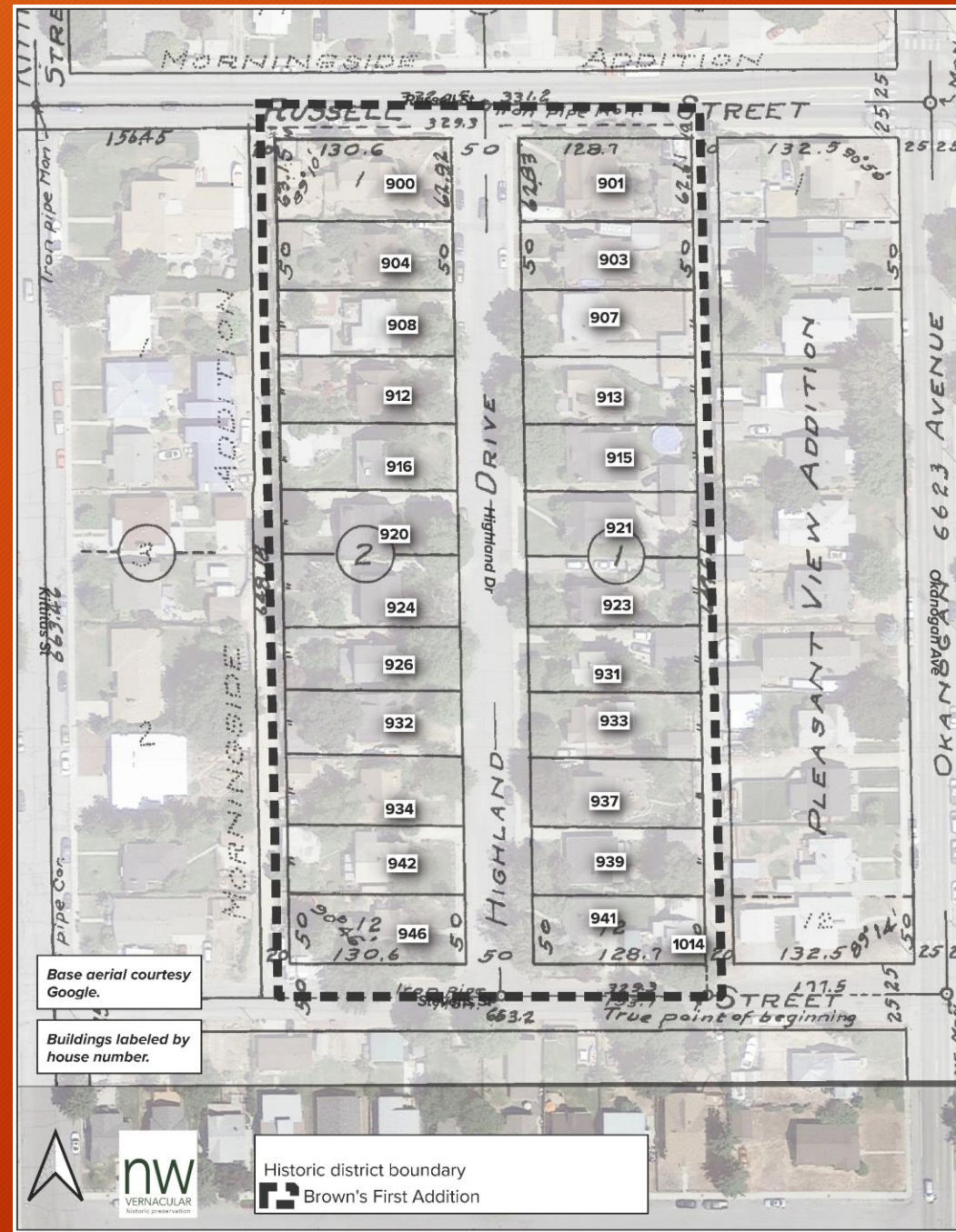
SCALE 1 INCH = 100 FEET

## Intensive Level Survey & Nomination

August 13, 2019

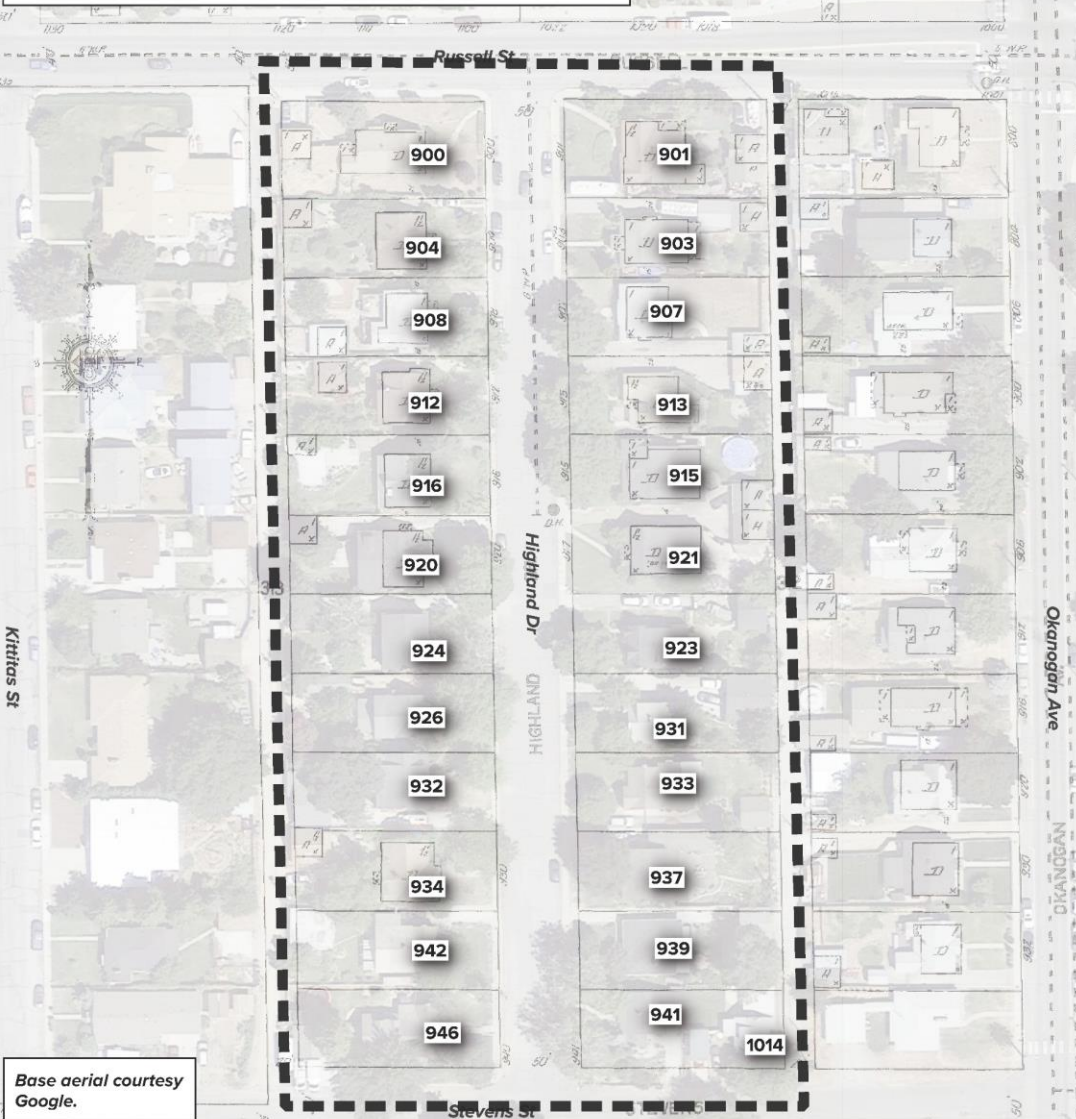






# BROWN'S ADDITION





Base aerial courtesy Google.

Buildings labeled by house number.



Historic district boundary  
 Brown's First Addition

# BROWN'S ADDITION



Base aerial courtesy Google.

Buildings labeled by house number.



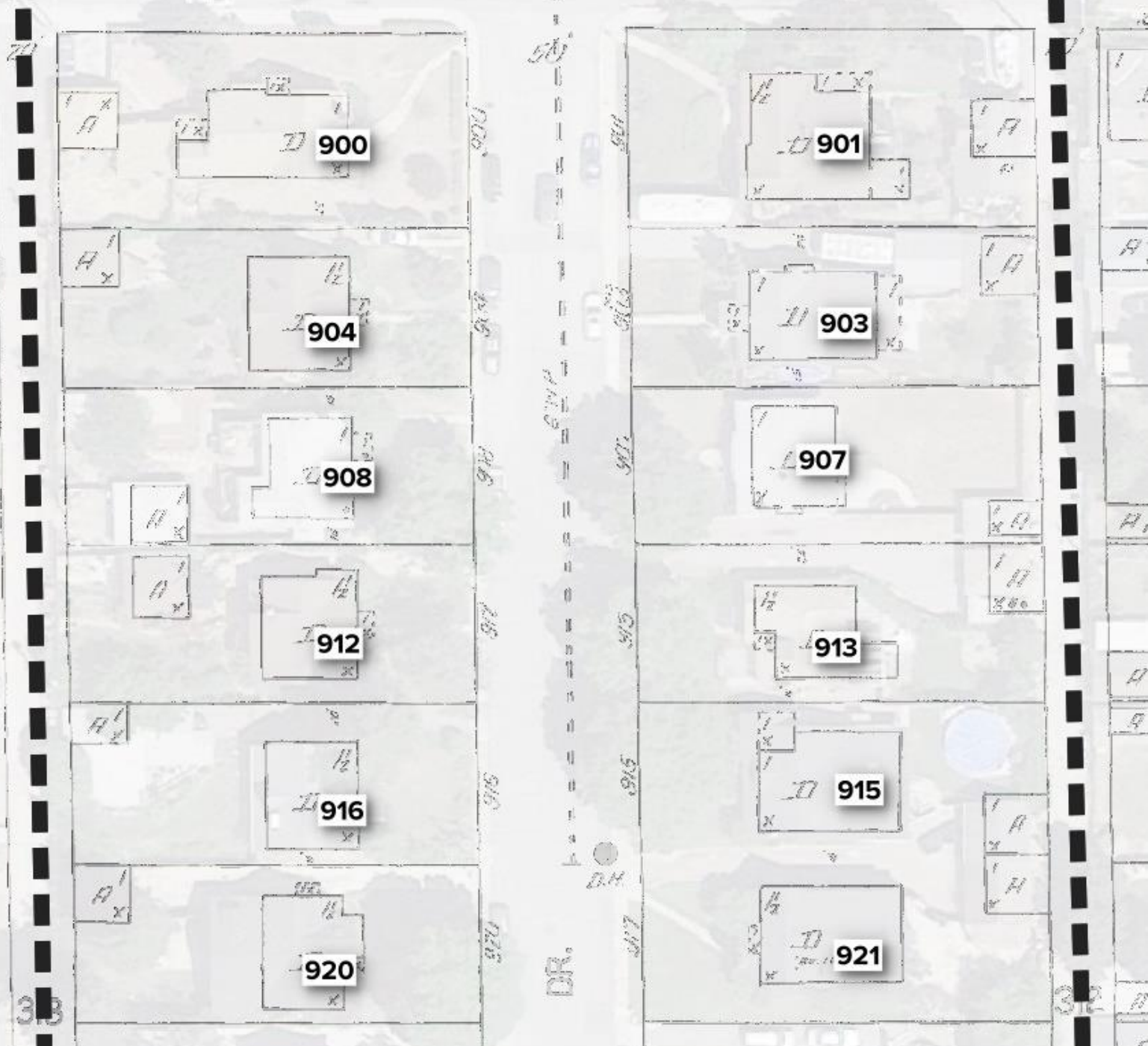
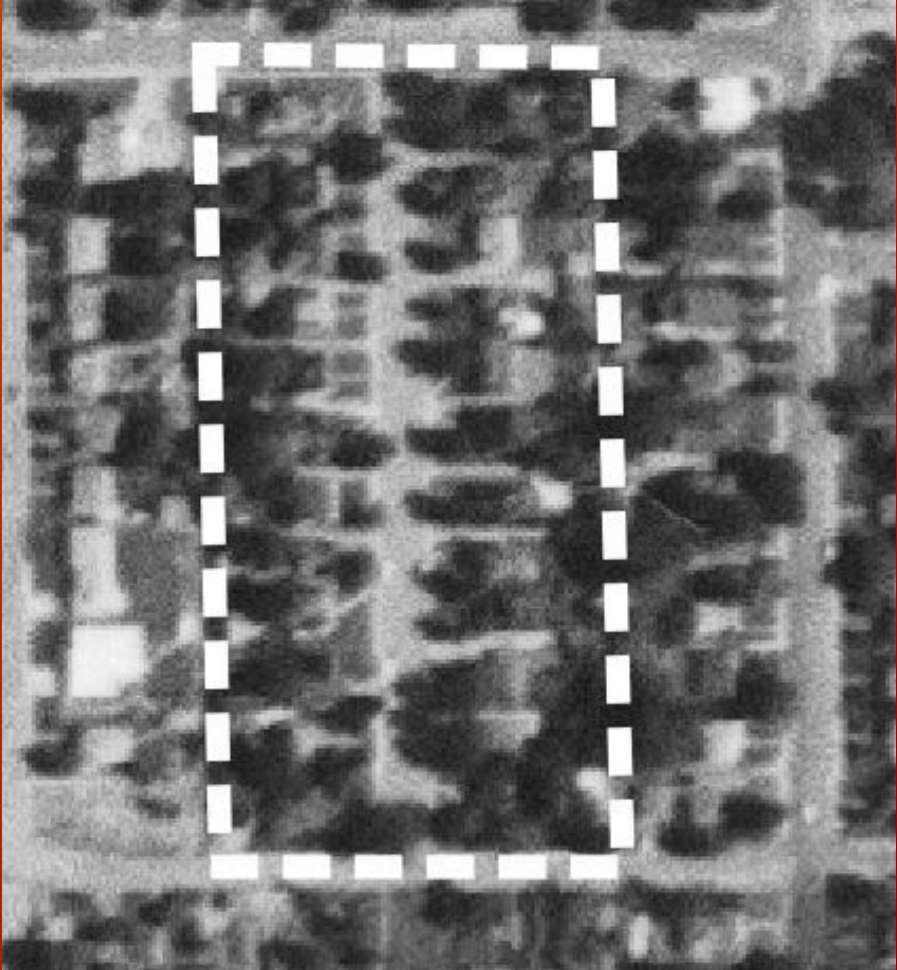
- Years built
  - 1926
  - 1927
  - 1928
  - 1929
  - 1930
  - 1931
  - 1932
  - 1933
  - 1937
  - 1938
- Chelan County tax parcels
- Historic district boundary
- Brown's First Addition



1928 Sanborn Map Detail

BROWN'S  
ADDITION

1965 USGS Aerial



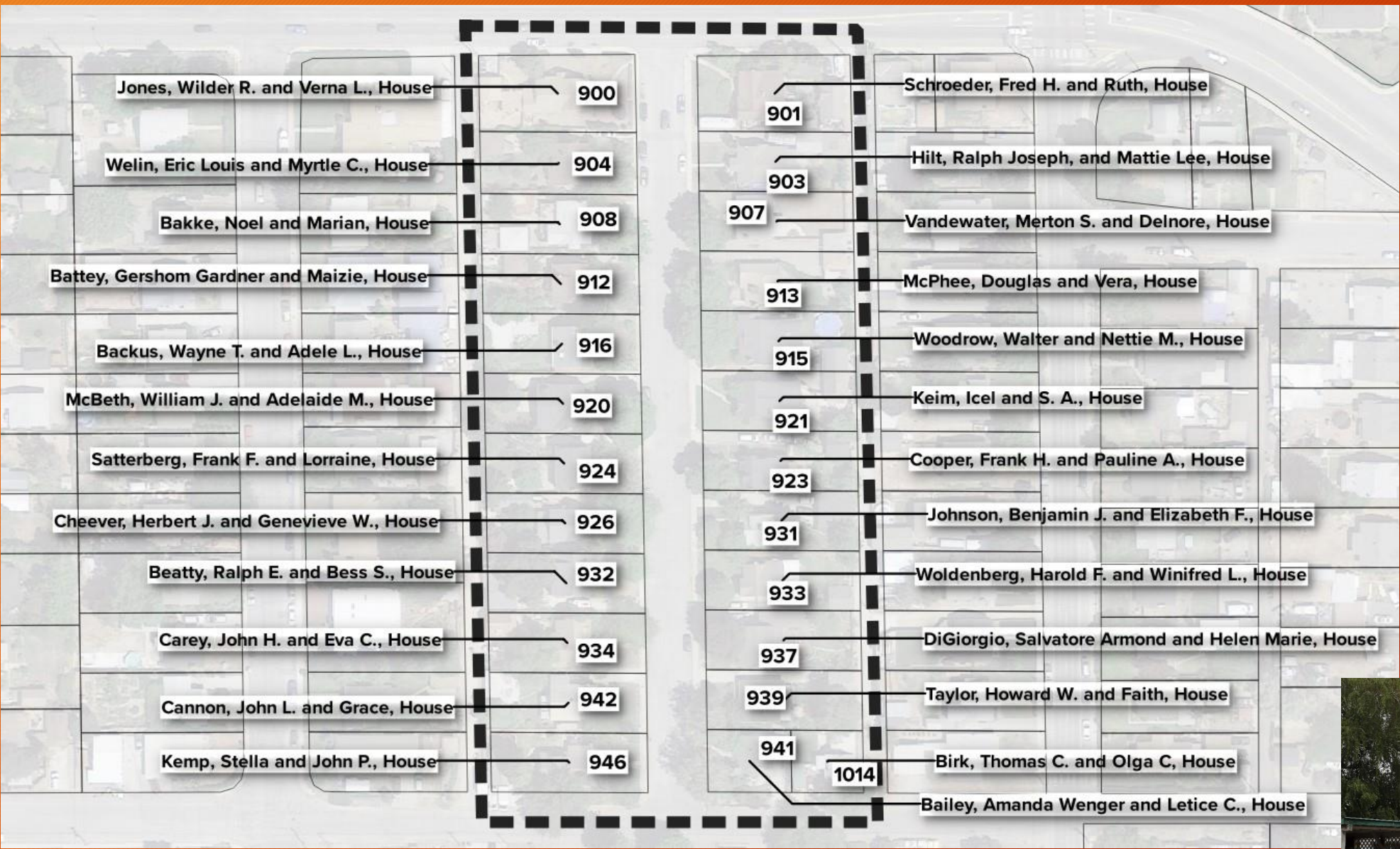


# BAGDONS





# OCCUPANTS



Birk House, 1014 S Stevens





Jones House, 900 S Highland



Schroeder House, 901 S Highland



Hilt House, 903 S Highland



Welin House, 904 S Highland



Vandewater House, 907 S Highland



Bakke House, 908 S Highland



Battey House, 912 S Highland



McPhee House, 913 S Highland



Woodrow House, 915 S Highland



Backus House, 916 S Highland



McBeth House, 920 S Highland



Keim House, 921 S Highland





Cooper House, 923 S Highland



Satterberg House, 924 S Highland



Cheever House, 926 S Highland



Johnson House, 931 S Highland



Beatty House, 932 S Highland



Woldenberg House, 933 S Highland



Carey House, 934 S Highland



DiGiorgio House, 937 S Highland



Taylor House, 939 S Highland



Bailey House, 941 S Highland



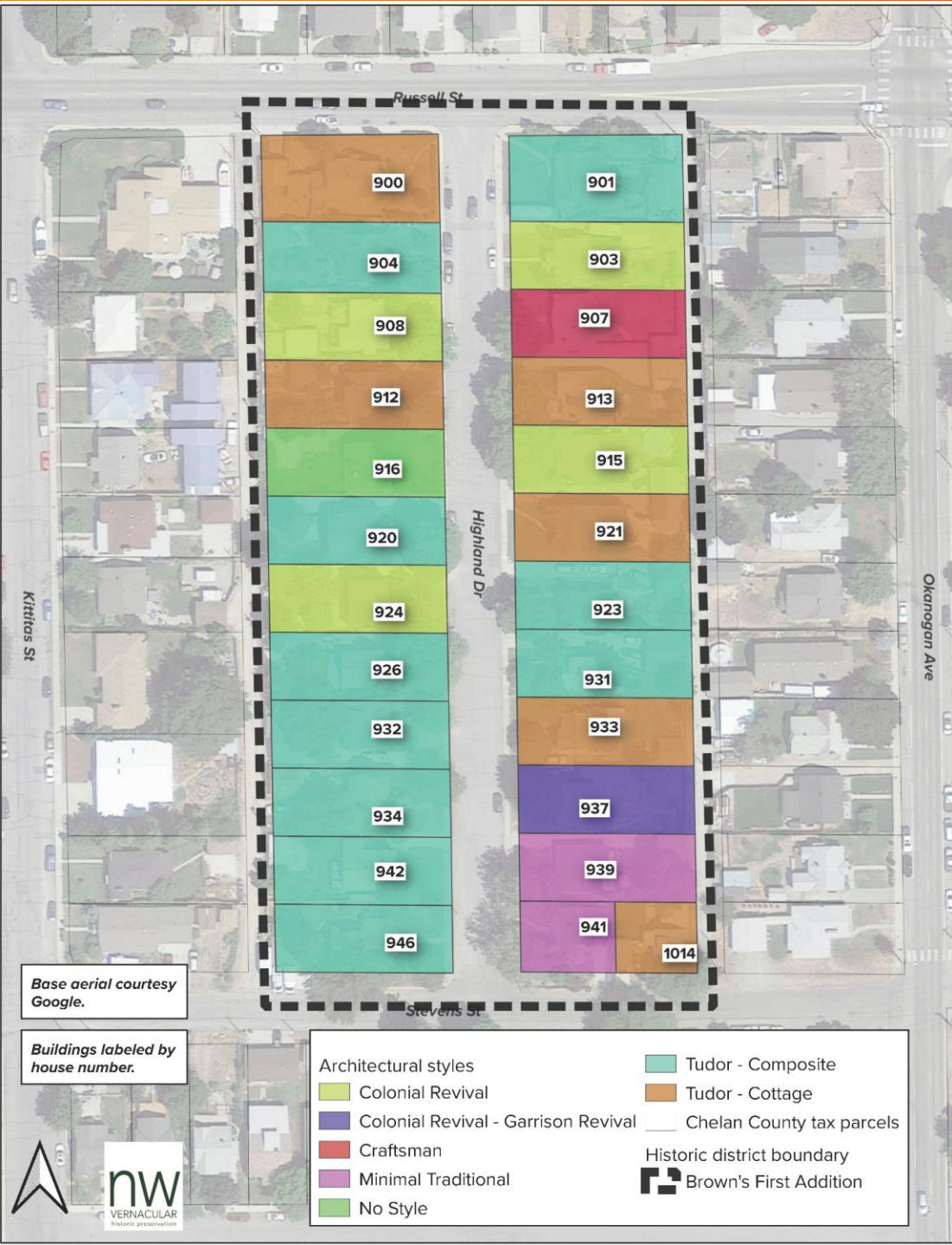
Canon House, 942 S Highland



Kemp House, 946 S Highland



# STYLES



Colonial Revival  
924 S Highland  
(1930)



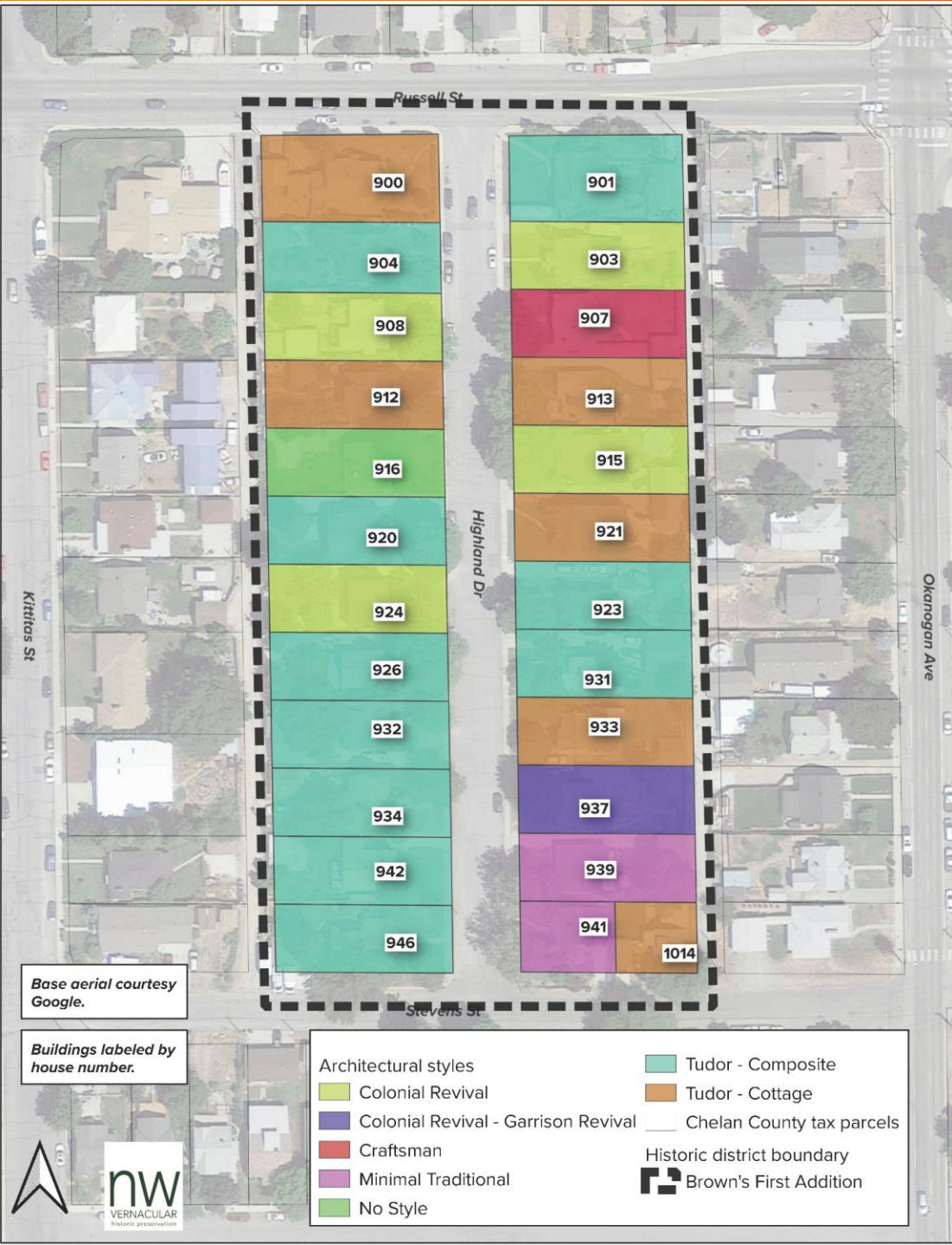
Garrison Revival  
937 S Highland  
(1938)



Craftsman  
900 S Highland  
(1926)



# STYLES



Minimal Traditional  
939 S Highland  
(1938)

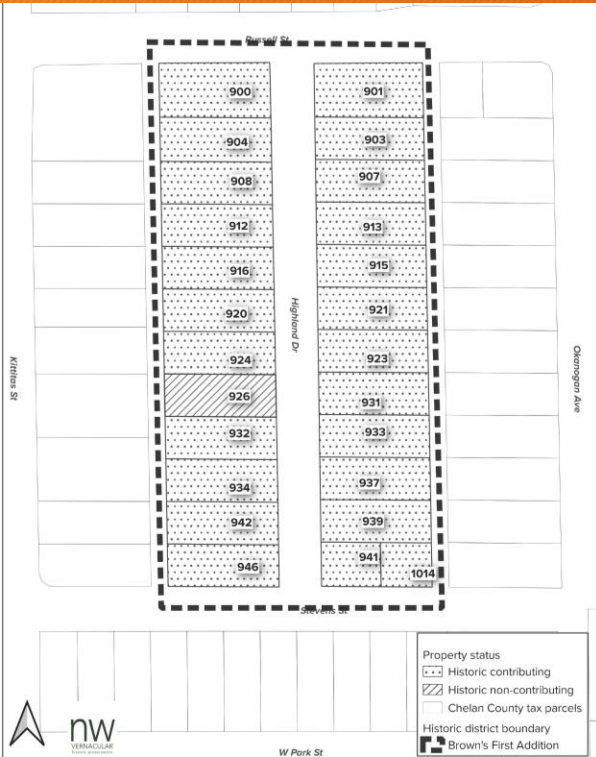


Tudor Cottage  
900 S Highland  
Tudor Cottage  
(1926)



Tudor Composite  
923 S Highland  
(1930)





DISTRICT



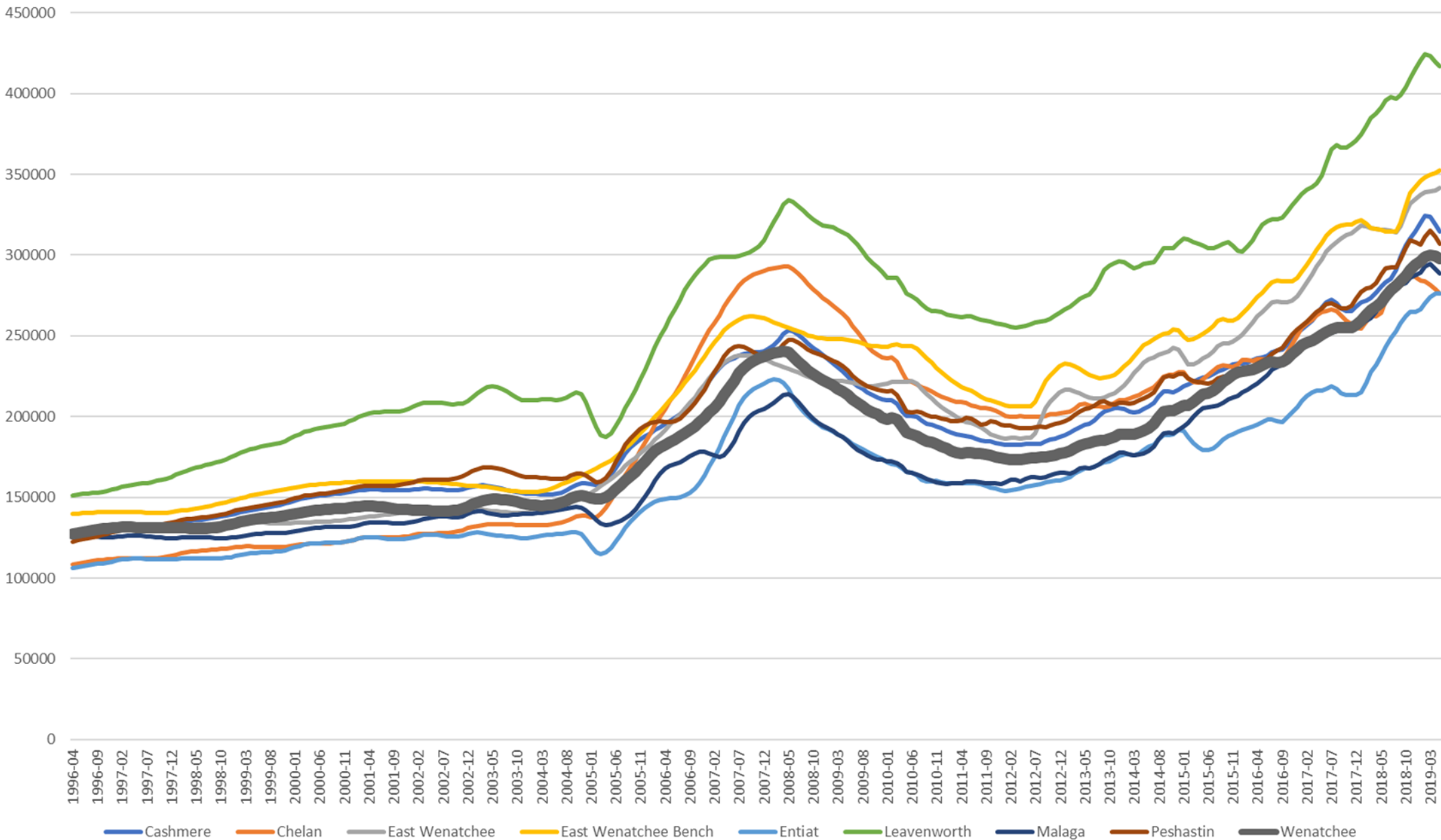
# Previous Questions

Does historic district designation affect insurance?

Does historic district designation affect property values?



# Median Estimated Home Value (Source: Zillow) 1996 to March 2019



VALUE



# Special Valuation

- Listed to the Wenatchee Register or a contributing building in a Wenatchee Register listed historic district
- Spend at least 25% of the assessed improvement value within a 24-month period
  - Threshold levels range from \$42,000 to \$88,000 based on estimated assessed improvement values
  - \$51,741 is the estimated average threshold expenditure
- Review and approval of proposed exterior changes by the Historic Preservation Board
- For a period of 10 years, the total approved qualified rehabilitation expenditures (QRE) are deducted from the combined assessed value of the building and land with taxes paid only on the remainder
  - \$63,000 land value + \$231,902 building value = \$294,902
  - \$294,902 - \$57,975 QRE = \$236,927 special valuation
  - Current tax: \$2,542; New tax estimated at: \$2,037



# National, State & Wenatchee Registers

## National and State Registers of Historic Places

- Does not keep a building from being modified or demolished
- Honorary designation recognizing property's significance
- Informs local planning and heritage education
- Provides some protection from federally-funded or licensed projects
- Allows property owners to receive free technical assistance from DAHP

## Wenatchee Register of Historic Places

- Protects properties from demolition
- Requires design review for exterior alterations
- Requires owner consent for listing
- Enables property owners to utilize the State Special Valuation incentive
- Recognizes the property's significance
- Provides the same benefits as NRHP listing



# What's Next?

Ballots distributed by city

Notification of neighborhood decision

Implementing neighborhood decision

[DAHP.wa.gov](http://DAHP.wa.gov) | WISAARD

- Finalizing of online intensive survey forms