

**WENATCHEE HISTORIC PRESERVATION BOARD  
REGULAR MEETING  
September 7, 2022**

<b>AGENDA</b>
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**I. CALL TO ORDER: 5:30 PM**

**II. ADMINISTRATIVE AFFAIRS**

A. Approval of the minutes from the regular meeting of July 6, 2022

**III. PUBLIC COMMENT PERIOD (10 MINUTES)**

Comment for any matters not identified on the agenda.

**IV. OLD BUSINESS**

None

**V. NEW BUSINESS**

A. Public Hearing: HP-21-03 – Certificate of Appropriateness for 919 1<sup>st</sup> Street (New Garage)

B. Public Hearing: HP-22-04 – Certificate of Appropriateness for 919 1<sup>st</sup> Street (New pergola and pool house)

**VI. OTHER**

None

**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 Ruth Traxler, Senior Planner, at [rtraxler@wenatcheewa.gov](mailto:rtraxler@wenatcheewa.gov) or (509) 888-3254.***

***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 5:31 p.m. with the following members in attendance: Jon Campbell, Heather Ostenson, Holly Lin, Mark Seman, Bob Culp, Darlene Baker and Wendy Priest. City Planning staff was represented by Stephen Neuenschwander, Planning Manager; Ruth Traxler, Senior Planner; and Mia Bretz, Associate Planner.

**II. ADMINISTRATIVE AFFAIRS**

A. Approval of the minutes from the regular meeting of May 4, 2022.

**Board member Heather Ostenson moved to approve the minutes from the regular meeting of May 4, 2022. Board member Darlene Baker seconded the motion. The motion carried.**

**III. PUBLIC COMMENT PERIOD (10 MINUTES)**

There was no public comment.

**IV. OLD BUSINESS**

None

**V. NEW BUSINESS**

A. Public Hearing: HP-22-02

Ruth Taxler, Senior Planner, made a staff presentation on the application.

The board deliberated and applicant presented. There were no public testimonies. Board member Cup asserted that the south wing was of historic significance. Staff confirmed that the City's interpretation is that the nomination form does not include the south wing, constructed in 1963, as contributing to the historic designation.

**Board member Darlene Baker moved to approve HP-22-02. Board member Jon Campbell seconded the motion. The motion carried 6 to 1 with Bob Culp in opposition.**

B. Public Hearing: HP-22-03

Mia Bretz, Associate Planner, made a staff presentation on the application.

The board deliberated and the applicant presented. There were no public testimonies.

**Board member Jon Campbell moved to approve HP-22-03 with an addition condition that the windows and doors match the style, size, and finish of the existing building. Board member Wendy Priest seconded the motion. The motion was unanimously carried.**

**VI. OTHER**

- A. Board discussed a museum tour and it was set for July 19 at 1:30pm.
- B. The Board discussed the Revitalize Washington and who would be attending.
- C. The Board discussed the Skookum sign and passed a motion for Board Member Jon Campbell to write a letter to the city recommending preservation of the sign.

**VII.**

None

**VII. ADJOURNMENT**

With no further business to come before the Historic Preservation Board the meeting was adjourned at 6:48 p.m.

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

DRAFT

**STAFF REPORT FOR HP-21-03 AND HP-22-04  
919 FIRST STREET**

**TO:** Wenatchee Historic Preservation Board  
**FROM:** City of Wenatchee Community Development Staff  
**RE:** Certificates of Appropriateness for 919 First Street  
**DATE:** August 31, 2022

**I. SUMMARY OF REQUEST**

**Description of Request:** The applications for a Certificate of Appropriateness were submitted by Forte Architects, representative for the property owner, Mike and Sheila Salmon. The applicant proposes to construct a new detached garage, six-foot fence, and a new pool house and pergola. The subject property is on the Wenatchee Register of Historic Places. Application materials are included as Attachments A and B.

**II. GENERAL INFORMATION**

**Applicant:** Forte Architects  
240 N Wenatchee, WA 98801  
Wenatchee, WA 98801

**Owner:** Mike and Sheila Salmon  
919 First Street  
Wenatchee, WA 98801

**Department Review:** City of Wenatchee Community Development Staff

**Location and/or legal description:** The subject property is located at 919 First Street and identified by Assessor's Parcel Number: 22-20-03-755-010. The legal description for the property is Lot 1-4, Block 1 Ovenden's Addition to Wenatchee.

**Zoning District:** Residential Moderate (RM)

**Comprehensive Plan Designation:** RM

**Application Date:** The application was submitted and determined complete on April 5, 2022 for HP-21-03 and August 1, 2022 for HP-22-04.

**History:**

Site Name Historic: Ovenden/Dr. Kingston House

Date of Construction: 1926-1927

Architect/Engineer/Builder: Unknown

This residence was originally built for Lou and May Ovenden and their daughter, Margaret (Barnes). Mr. Ovenden owned 9 acres in orchards in this area of First and Miller. They lived initially on Mission Street, then moved to Franklin Street and First Street when Margaret was six (1921). When they lived on Franklin and First, Franklin Street was their driveway. Mr. Ovenden came to Wenatchee in 1909 and worked for the Wenatchee "Republic" newspaper until he established in 1911 the first exclusive job printing and office machine supply business, The Wenatchee Printing Company which he operated for 30 years with Cliff Godfrey. That business was located at 9 S. Wenatchee Avenue (In 1997 home to Reese's Gallery and formerly the Academy of Hair Design). He served for 11 years as Chelan County Game Commissioner and was appointed State Game Director in 1933 to organize the State Game Department under the new system of state game control. During this year appointment the house was rented out. Later he was appointed a member of the State Game Commission and served a 6-year term.

Mr. Ovenden platted the Orchard Homes and Ovenden Additions to Wenatchee after a few years of working the orchards and kept four lots for their house to be constructed and 6 lots next door were sold to his friends, the Muirheads as they both wanted to build stone houses. Mr. Ovenden built and sold other houses on his land. There was a log house owned by a Mr. Wood on the lot where the current house is and was reportedly one of the oldest houses in the valley. Mr. Ovenden built a small house on the lot while the stone house was being constructed. Later that little house was moved down Miller Street and used as a rental for a number of years. The house took almost two years to build and both houses are on large lots, giving an "estate" feel to the houses. The Muirhead house took another year and a half to finish. Building two such fine homes in Wenatchee drew a great deal of attention and the rumor began that the Ovenden house was the "servant house" to the Muirhead house! There were many apple and cherry trees on the property and a few of them remained for many years. The tremendous evergreen standing today in the front yard was brought to the property when it was about 10 feet high from the first Post Office building property on Mission Street (now the Museum annex). He built the outdoor circular fireplace on the south yard of the property. In 1942 he and May moved to Manson where they operated an orchard until his retirement to Chelan. In 1973 he was Chelan's "Citizen of the Year." The house was sold to Robert P. Robinson in 1941. He was the manager of the J.C. Penney's store. He sold the house in 1952 to Dr. George R. Kingston who resided there until moving to Marysville in 1978. Dr. Kingston was a notable physician in the area from 1946 to 1966. He was a generous benefactor to the Wenatchee Lions Club and established a trust fund for their use. He died in September, 1984. The

house was then owned by John Rogers Cox, who was an artist, from 1979 to 1986 when it was rented to Barry G. Sullivan. The house was shown to be vacant in 1988-1989 and listed Marc L. Ball as owner in 1990 with no listings for ownership in the Polk Directories after that year until the 1993 directory showing the current owner. That is not correct though as Mike and Sheila Salmon bought the property in 1989 after the house had been empty for two years after the Balls purchased the Muirhead house next door.

This house is an outstanding example of Tudor Revival and is remarkable in its use of granite and basalt rock. It is truly one of Wenatchee's grandest homes and deserving of recognition as such as well as being related to Mr. Ovenden as a pioneer businessman and to Dr. Kingston, physician.

**Physical Appearance:** This two-story Tudor Revival home is built of basalt and granite stone with a red flat tile roof. There are two chimneys of stone in the main structure, one jutting directly above the front door entrance and another interior one in the sunroom off the living room. The stone was gathered by Mr. Ovenden from throughout this local region (while the Muirhead house was reportedly from the Mt. Index area where a great deal of rock was quarried). Italian rock masons from Spokane were employed to do the stonework called English ramble-rock whereby a variety of rock is used with the mortar set back from the outside edge of the rock. In sections where there is no stonework, there is stucco painted a soft beige. Traditional Tudor style accents on the stucco features horizontal, vertical and angled wood trim. The tile arrived in fitted together in two pieces which had to be broken apart. The broken connection pieces were used in the sidewalks. Throughout the house the multi-paned steel casement windows remain and open on the sides on pivotal hinges, controlled at the base of the window. The windows are enframed with stone and flat stone sills. The front door arch is also of stonework around the heavy wood door. The door is accented with ornamental iron hinges.

The interior moldings and use of hardwood are remarkable. The door and window surrounds are set into the openings behind rounded plaster edges. The mopboards are wide with a wooden "tab" piece at the corners. The interior window sills are wood and are rounded to fit inside the corner of the windows while the sills on the outside of the windows are of stone. The doors on the first floor are of gumwood, the floors are of oak planking. All the woodwork on the first floor is natural and refinished.

One enters the rounded wood front door to a very small arched foyer before entering the living room. The room is accented with a large panel of casement windows, heavy beamed ceiling with ornamental metal end pegs in the cross pieces. A large fireplace dominates the north wall of the room and is of stone. An ornamental brass fire screen of birds and vines was found in the basement and is a vintage piece. The plank floors are

exposed. A rounded open staircase leads from the living room to the upstairs. The banister is of ornamental ironwork with a wood handrail. Metal wall sconces accent the entire room and ornamental iron drapery rods are placed above the smaller windows. The ceilings are 12' high.

From the living room to the south, one enters a small sunroom with windows to the east and west and an exterior door to the south onto a small patio. This double door has clear leaded glass sections in a square pattern accented with one bulls-eye pane. This detail echoes the leaded glass windows on the three interior cabinets in the room which are also of natural wood tones. The walls are painted a dark teal color and is used as a small office. There is another fireplace of stonework to the ceiling. The light fixture is a wrought iron open candle type. Many of the lights in the house were brought into the house by Mike Salmon from his parent's home on Sunnyslope (built close to the same time) when new light fixtures were installed.

The stairs from the living room to the upstairs bedrooms and bath are lighted with another wrought iron light of three dropping pendants. At the top of the stairs is a small landing where one can enter the first bedroom. It is a smaller room with a drop pendant globe light from the middle of the room and also features two small arch insets on either side of the bed. Two panels of windows light the room.

The bathroom is very small with a newly tiled shower stall, a sink with a dark marble counter, two matching medicine chests on either side of the archway entering into the sink/toilet area. A small window is in this room.

The original master bedroom is on the east side of the second floor directly above the living room. It is a large room with a large center window and end windows. This room has extra attention to details with matching light fixtures in pink glass and large closet with ornamental hinges. The woodwork is the same as the first floor although painted and the doors are of a lesser grade of wood. This room is now used for two small girls and is a bright sunny room for them.

The dining room is entered into from the living room through a wide squared opening and is raised two steps up from the living room floor level. The ceiling is indented and raised in the interior portion and another wrought iron fixture accents the room. Two built-in leaded glass door corner cupboards are on the south wall gracing the large casement window. Exposed wood flooring is also in this room.

The kitchen is entered from the dining room and has been entirely redone although perfectly in keeping with the house through its use of tile work and slate flooring. New

wood cabinets accommodating a counter stove, microwave and wall oven and the other storage cupboards are in natural tones. A small breakfast nook is entered through an archway with fluted corner detailing.

From the kitchen area, a back entry was entered and leads to the basement. This entry also could be entered through the dining room. The slate flooring also continues through this area from the kitchen. To the west, is a small room used as another office area and as the entry hall continues to the south, there used to be a small bathroom located in the (now) hallway. The tub from this bath has been reused in another bathroom. From this entry/hallway the new addition to the house is entered. The attention to detailing in moldings, woodwork, windows and lighting replicates what has been seen in the original house.

From the entry way there is another small powder room, an opening under the staircase for storage and another ornamental ironwork staircase. The new master bedroom is to the east side and features its own large bath with walk-in shower/toilet and sink counter all in beige tile and tones and a large walk-in closet. A family room/library is at the far end of the hall and features a large stone fireplace and high beamed ceilings with a balcony on each side of the fireplace chimney. This room also has two large sets of windows to the south and west. The exterior of this addition duplicates the original house is the use of stonework, windows and tile roof.

The second floor of this addition has a large bedroom with windows facing the west and a "secret passage" - a storage door that leads to the first bedroom of the second floor in the original house. A bathroom is also on this floor and this is where the original tub has been placed. Tile work also accents the room in the countertops.

There have been the following upgrades to the house:

Plumbing - all has been replaced

Heating - new furnaces, cold air returns and additional vents have been installed

Air Conditioning - added



## Historic Photos:

Photo 1



**Review history:** The application was originally received at the end of August 2021 with the follow project description:

*2-car garage: We would like to add on to the original North side of the house (First St. side) using the existing front door entry as the connection point. From the existing entry door and the Northwest exterior wall an entry hall and mudroom will be added to connect to the new double car garage which will be in the Northwest corner of the yard. The garage and entry door into the hall will face East for more privacy. The exterior materials will match the existing stone, stucco, timber, and tile roof. The interior of the entry hall will be high wood beams, existing exterior stone wall, textured sheetrock, and tile floor. The 2-car garage will include cupboards for storage and an EV hookup.*

*Pool House: The pool house will be built in the Southwest corner of the yard inside of the existing hedge. The exterior materials will match the existing house and new garage. The East side of the pool house will be open to the pool and provide privacy. It will include a stone fireplace.*

*Privacy Fence: The privacy fence will be built inside of the existing hedge and will connect the new garage and the new pool house. The fence material will be stone columns with stucco panels in between for security and to help cut down on the traffic noise from Miller Street. Two access gates will be installed on the Miller Street side: one on the south end and one near the garage.*

Upon receiving feedback and working with staff, a revised application was submitted April 5<sup>th</sup>, 2022 which removed the addition to the house and instead provided a conceptual idea for adding a cover over the front door.

The application was originally scheduled for hearing on May 4<sup>th</sup>, 2022; however, the applicant requested a continuance of the hearing until the next regular meeting of the Historic Preservation Board in June, in order to take time to obtain feedback from the board on options under consideration for their project.

During the meeting on May 4<sup>th</sup>, the board was provided a presentation of the proposals by Ruth Traxler, Senior Planner. The board was able to ask questions of staff and then heard from the homeowners, Mike and Sheila Salmon, 919 1<sup>st</sup> Street, Wenatchee, WA and their architect, Lenka Slapnicka of Forte Architects. The Salmons provided historical information about the property and addressed the need for proposed improvements. The board then discussed the proposals and provided feedback. Both staff and the board agreed that the 1<sup>st</sup> proposal of the attached garage was not consistent with the standards and the 2<sup>nd</sup> proposal of the detached garage was consistent with the standards based on the following:

- The design of the garage and pool house is differentiated from that of the original in material and form of the house.
- The new structures have a standing seam metal roof, with modern roof pitches, and a base that is distinguished from the upper elevation of the exterior by a change in material.
- The proposal carries forward the use of stucco, timber, and stonework as siding materials in a style that is compatible with that of the primary structure.

Based on the feedback provided during this meeting a revised application was submitted on August 1, 2022 for a detached garage and fence, and a separate application was made for the pool house and pergola. Neither application includes a covered entry to the front door. This staff report is addressing the two applications together, but has drafted separate motions for each application.

**Project description:** The applications are for a new detached garage, pool house and pergola, and a six-foot fence connecting the garage to the pool house. A detailed narrative and architectural drawings are provided as a part of Attachment A and B.

### **III. NOTICE AND PUBLIC COMMENT**

A joint Notice of Application and Public Hearing before the Wenatchee Historic Preservation Board on September 7, 2022 was posted on the subject property, mailed to

surrounding property owners on August 19, 2022 and was published in the newspaper on August 20, 2022 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 [City of Wenatchee's website](#).

**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 for either the detached garage, fence, and/ or detached pool house and pergola, a residential building permit(s) will be required and work may proceed as conditioned in the permit and decision.

**WCC 2.36.150 Review required.** 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 applications are 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.

**WCC 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.

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 shall be transmitted to 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:** The applications do 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 detached garage, fence, and pool house and pergola will require the issuance of a building permit(s).

**WCC 2.36.210(4) Rehabilitation and Maintenance Criteria.** The applicable criteria are the Secretary of the Interior's Standards for Rehabilitation.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment 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 in this application is subject to an analysis of Rehabilitation Standards 2, 9, and 10. The new detached two car garage is proposed to be constructed in the northwest corner of the property to the side and forward of the existing house. The proposed pool and pergola will be to the side and rear of the house. The proposed materials for the structures are stone, stucco, timber and metal roof to compliment the finishes on the existing house. The proposed fence will connect the garage to the pool house and will be placed behind the street side setback obscured by the existing hedge. The fence will be stucco consistent with the other finishes.

Standard 2 requires that the character of the building to be retained and preserved. that "The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided." The application shows that the proposed new structures will be placed so that it does not obstruct or hide the distinctive architectural features of the house.

Standard 9 allows for new buildings that do not “destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment”. The proposed garage, fence, pool house and pergola will not be connected to the existing house or impact the historical features. The proposed design uses modern materials that will complement the historic features of the home. Additional guidance on additions to historic structures may be reviewed on the Department of the Interior’s website, in the Technical Preservation Services section: <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm#additions>.

Standard 10 states “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” The proposed detached garage, pool house and pergola will not be connected to the house or alter the existing structure.

**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 historic preservation board 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 September 7, 2022 to review the applications.

**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 house is an outstanding example of Tudor Revival and is remarkable in its use of granite and basalt rock. It is truly one of Wenatchee's grandest homes and

deserving of recognition as such as well as being related to Mr. Ovenden as a pioneer businessman and to Dr. Kingston, physician. Both the Comprehensive Plan and the Wenatchee City Code support contemporary alterations where it facilitates use of historic structures by future generations. 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 for HP-21-03:** I move to recommend approval of HP-21-03, a Certificate of Appropriateness for 919 1<sup>st</sup> Street based upon the findings of fact, conclusions of law, and conditions of approval contained within the August 31, 2022 staff report.

**Draft Motion for HP-22-04:** I move to recommend approval of HP-22-04, a Certificate of Appropriateness for 919 1<sup>st</sup> Street based upon the findings of fact, conclusions of law, and conditions of approval contained within the August 31, 2022 staff report.

### **Suggested Findings of Fact:**

1. The subject property is located at 919 First Street, Wenatchee, WA and is respectively identified as Assessor Parcel Number: 22-20-03-590-612.
2. The applicant is Forte Architects, on behalf of the property owners.
3. The property owners are Mike and Sheila Salmon.
4. A complete application was submitted in accordance with Wenatchee City Code on April 5, 2022 with revised materials provided August 1, 2022 for HP-21-03.
5. A complete application was submitted in accordance with Wenatchee City Code on August 1, 2022 for HP-22-04.
6. The applications and supporting materials do identify the work to be accomplished.
7. The subject property is zoned within the Residential Moderate (RM).
8. The subject property is listed on the City of Wenatchee Register of Historic Places. The property was listed on the local register in 2004.
9. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
10. 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.
11. On September 7, 2022, the Wenatchee Historic Preservation Board held a duly advertised public hearing on the separate requests for a Certificate of Appropriateness.
12. The applicant proposes to construct a new detached garage, fence, pool house, and pergola.
13. 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 connecting vestibule is consistent with Standards 2, 9, and 10. No removal or alteration of any historic materials are proposed as a part of this application. The proposed garage, fence, pool house and pergola are proposed as a new buildings/structures not connected to or obscuring the view of the historic home.
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 proposed garage, fence, pool house and pergola allow 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.
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 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:**

1. The project application shall proceed consistent with this staff report and the plans submitted on August 1, 2022, as attached to the staff report dated August 31, 2022. 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 for HP-21-03
- B. Application Materials for HP-22-04
- C. Nomination Form



**Historic Preservation Office**  
 Community and Economic Development Department  
 Public Services Center  
 1350 McKittrick, Suite A  
 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.

### Property Information

Building/Property Name (if applicable): SALMON - GARAGE

Building/Property Address: 919 First Street, Wenatchee WA 98801

Property Owner's Name(s): Mike & Sheila Salmon

Mailing Address: 919 First Street, Wenatchee WA 98801

Contact No.: 509-470-0660

E-mail Address: mike.salmon@centralh2o.com

Applicant Name (if different from owner): Forte Architects

Mailing Address: 240 N Wenatchee, WA 98801

Contact No.: Lenka Slapnicka

E-mail Address: lenka@fortearchitects.com

### Type of Work for Requested Certificate of Appropriateness or Waiver (select all that apply):

- |                                     |                       |                          |                     |                          |               |
|-------------------------------------|-----------------------|--------------------------|---------------------|--------------------------|---------------|
| <input type="checkbox"/>            | Exterior remodeling   | <input type="checkbox"/> | Interior remodeling | <input type="checkbox"/> | Change of use |
| <input checked="" type="checkbox"/> | New construction      | <input type="checkbox"/> | Demolition          | <input type="checkbox"/> | Relocation    |
| <input type="checkbox"/>            | Signs/awning/lighting |                          |                     |                          |               |

Estimated cost of proposed work:

### Application Requirement Checklist

- A project narrative and description. Attach a detailed and typewritten description of the activity or activities you are proposing. List all exterior and/or interior features to be removed, replaced or added, and explain changes. Include the quantities, dimensions, and location of elements such as signs and lighting. Describe how all work is to be completed.
- Construction drawings for building additions, new buildings, or new elements to the building (i.e. deck, porch).
- Site plan/location map and scaled elevation drawings (for any additions or new construction).
- Photographs of existing conditions.
- Paint samples, finish samples, or product information 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 within 14 days; 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 129 S. Chelan Avenue at 5:30 pm. The completed application must be submitted no longer than the 15th day of the month to be placed on the agenda for the next meeting. Once a Certificate of Appropriateness is obtained, it may be necessary to apply for a building permit.

Signature of Owner or Authorized Agent: *Hamish Salmer*

Date: 08-01-2022

April 22, 2022

Mike and Sheila Salmon  
919 First Street  
Wenatchee WA 98801  
509-470-0660 (Mike)  
509-670-7687 (Sheila)  
Email: [sheilasalmon509@gmail.com](mailto:sheilasalmon509@gmail.com)

RE: New construction - 2-car garage, pool house and fence inside of the existing arborvitae hedge

2-car garage: We would construct a 2-car garage in the Northwest corner of our yard. The garage doors will face east. The exterior materials will be stone, stucco, timber, metal roof and will complement (not match) existing house. The 2-car garage will include cupboards for storage and an EV hookup.

Pool House: The pool house will be built in the Southwest corner of the yard inside of the existing hedge. The exterior materials will be stone, stucco, timber, metal roof and will complement (not match) existing house. The East side of the pool house will be open to the pool and provide privacy. It will include a stone fireplace.

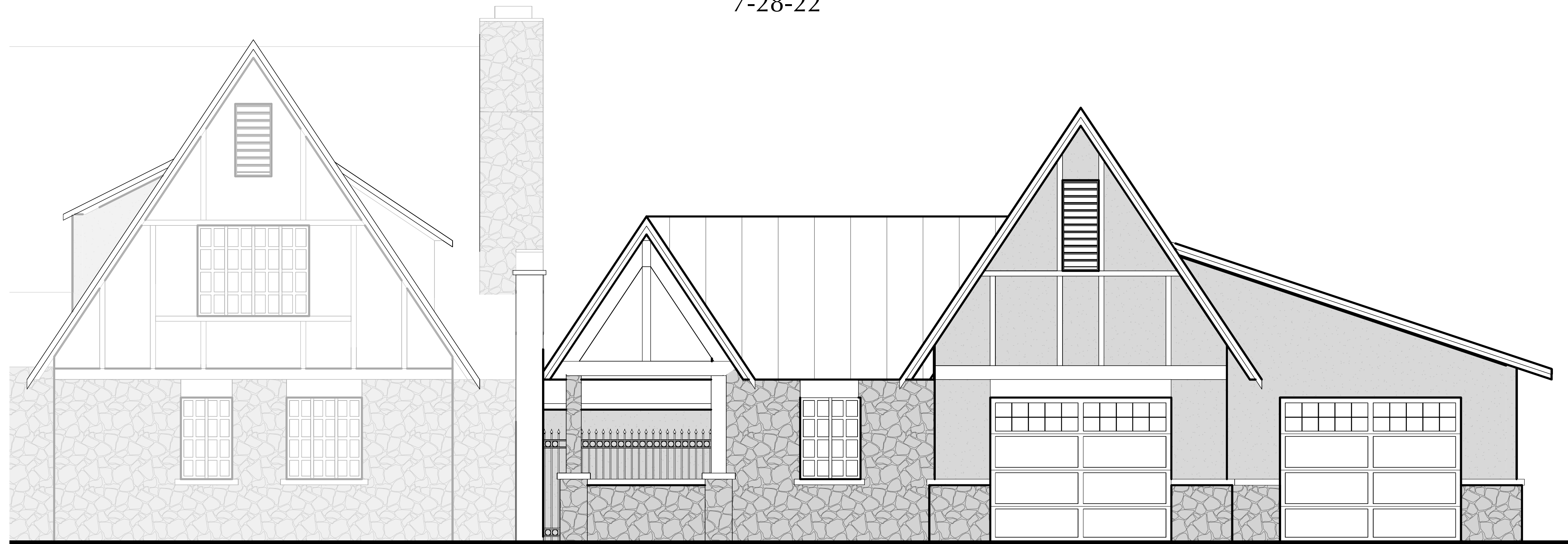
Fence: The fence will be built inside of the existing hedge and will connect the new garage and the new pool house. The fence material will be stone columns with stucco panels in between for security and to help cut down on the traffic noise from Miller Street. Two access gates will be installed on the Miller Street side: one on the south end and one near the garage.

# Mike & Sheila Salmon

## SALMON RESIDENCE

GARAGE

7-28-22



ARCHITECTS: FORTE ARCHITECTS, INC.  
Wenatchee, Washington

STRUCTURAL CONSULTANT: BTL ENGINEERING PS  
Woodinville, Washington

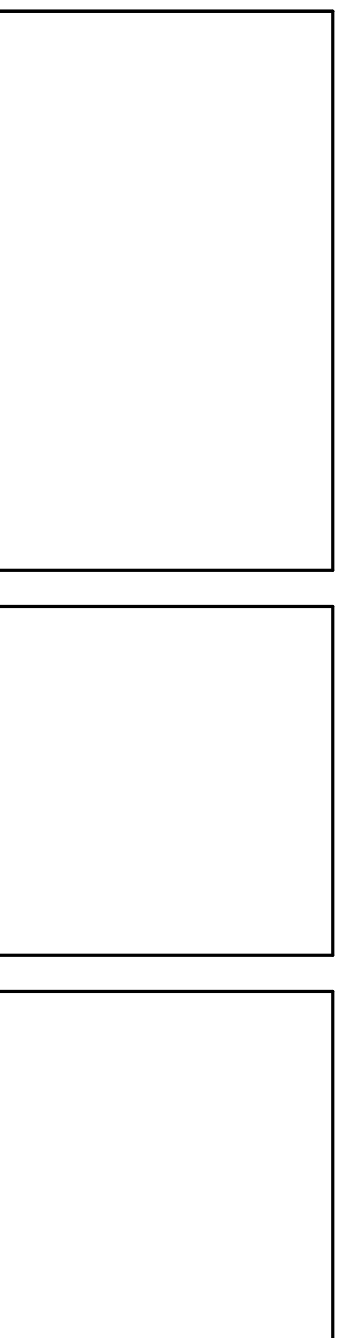
**GENERAL DRAWING - GARAGE**

A0.1G COVER SHEET - GARAGE  
A0.2G GENERAL NOTES - GARAGE  
A0.3G WALL TYPES - GARAGE

**ARCHITECTURAL DRAWING GARAGE**

A1.1G SITE PLAN - GARAGE  
A2.1 FLOOR PLAN - GARAGE ADDITION  
A2.4 ROOF PLAN - GARAGE ADDITION  
A3.1 EXTERIOR ELEVATIONS - GARAGE  
A3.2 EXTERIOR ELEVATIONS - GARAGE  
A3.5 SECTIONS - GARAGE  
A3.7 3-D VIEWS - GARAGE

**STRUCTURAL DRAWING**



**FORTE** Mike & Sheila Salmon  
**ARCHITECTS** SALMON RESIDENCE  
919 First Street  
Wenatchee, Washington 98801



ADDRESS: 240 North Wenatchee Ave.  
Wenatchee, WA 98801

PHONE: (509) 293-5566

WEBSITE: www.fortearchitects.com

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Revisions		
Date	No	Description

JOB NO. 2088  
DATE 7-28-22  
DRAWN BY AU  
CHECK BY LS

COVER SHEET - GARAGE

A0.1G

ABBREVIATIONS	

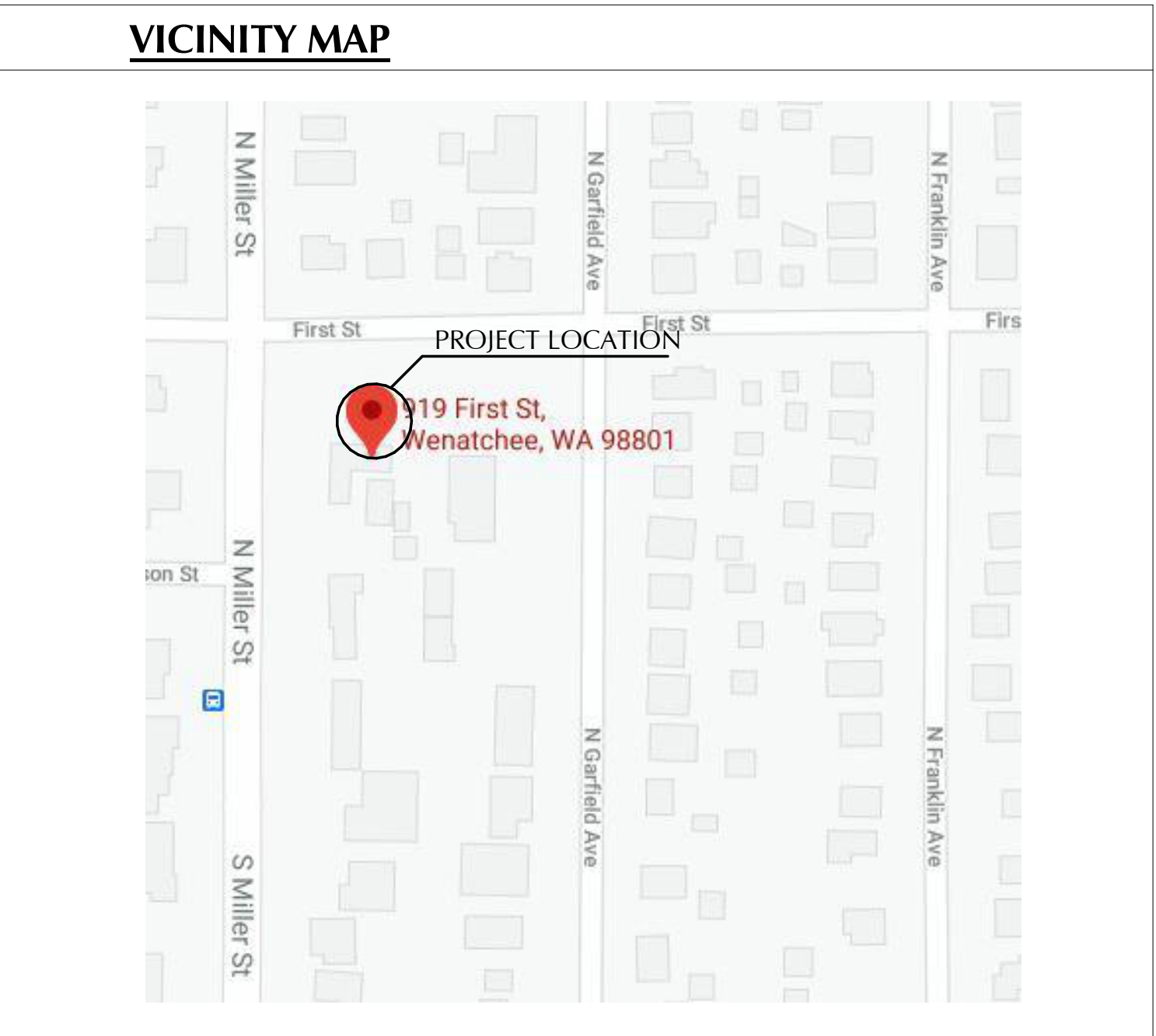
GENERAL NOTES	
<p>1. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES INCLUDING 2015 INTERNATIONAL BUILDING CODE (2015 IBC), 2015 IFC, 2015 IMC, 2015 UPC, 2017 NEC, 2015 WSEC, AND ANY ADDITIONAL LOCAL BUILDING CODES AND CODE AMENDMENTS; THE MORE STRINGENT IS TO GOVERN; DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND A RESOLUTION OBTAINED BEFORE PROCEEDING.</p> <p>2. DRAWINGS ARE <u>NOT TO BE SCALED</u>. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING. ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT THE INTENT OF THE DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND A RESOLUTION OBTAINED BEFORE PROCEEDING.</p> <p>3. THE ARCHITECT SHALL BE INFORMED IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE SITE CONDITIONS.</p> <p>4. THE TERM "FINISHED FLOOR" (FIN. FLR. OR F.F.) REFERS TO THE TOP OF FINISHED SLAB WHERE CONCRETE FLOORS OCCUR.</p> <p>5. EXTERIOR DIMENSIONS ARE TO THE FACE OF CONCRETE / MASONRY / SHEATHING OR REFERENCED FROM GRIDLINES UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO THE FACE OF FRAMING OR FACE OF MASONRY, UNLESS INDICATED AS A CENTERLINE OR SPECIFICALLY NOTED OTHERWISE. CLEAR DIMENSIONS SHALL BE FROM FINISH TO FINISH.</p>	<p>6. NOTATIONS OR DETAILS KEYED TO VARIOUS DRAWING SYMBOLS, PATTERNS, ETC. SHALL APPLY TYPICALLY TO ALL SIMILARLY INDICATED ITEMS, LOCTIONS, OR CONDITIONS NOT OTHERWISE KEYED.</p> <p>7. PRESERVE AND PROTECT EXISTING UTILITIES AND BUILDING COMPONENTS WHICH MAY BE PRESENT AND ARE NOT SCHEDULED OR REQUIRED TO BE CHANGED OR REMOVED.</p> <p>8. ADJUST NEW CONSTRUCTION TO ALIGN WITH EXISTING CONSTRUCTION SUCH THAT FINISHES MAY BE APPLIED ALONG STRAIGHT AND TRUE LINES, UNLESS SPECIFICALLY NOTED OTHERWISE.</p> <p>9. ALL REFERENCES TO NORTH, SOUTH, EAST, AND WEST SHALL BE BASED UPON "PROJECT NORTH" AS SHOWN IN THE DRAWINGS.</p> <p>10. TYPICAL WALL CORNERS ARE 90 DEGREES, UNLESS OTHERWISE NOTED IN DRAWING SET.</p>

ZONING			
ZONING JURISDICTION:	CITY OF WENATCHEE	SETBACKS PER CITY OF WENATCHEE CODE - RESIDENTIAL DEVELOPMENT CHART 10.46.020	
TAX PARCEL:	222003755010	STREET FRONT YARD (MIN): 15'	
LEGAL DESCRIPTION:	OVENDENS BLOCK 1 LOT 1-4 HISTORIC EXMPT 99 TX 0.5200 ACRES	STREET FRONT YARD GARAGE (MIN): 20'	
ZONE	RESIDENTIAL MODERATE (RM)	MAX ALLOWABLE COVERAGE	55.00%
SITE AREA	0.5200 ACRES / 22,651.20 SF	MAX ALLOWABLE HEIGHT	35'-0"
		STREET SIDE YARD(S):	10'
		SIDE YARD(S):	5'
		REAR YARD:	15'
		CORNER LOT:	-'

SITE	
- Parking Spaces Req'd-----	<b>Per CITY OF WENATCHEE: Chapter 10.60.080 Off-street parking requirements:</b> - Single Family Dwelling: = 2 sapces per Dwelling Unit
<b>PROPOSED PROJECT DATA:</b>	
- Building Footprint-----	<b>PROPOSED NEW GARAGE = 1,078 SF</b> <b>+ PROPOSED COVERED WALWAY ± 304 SF</b> <b>1382 SF</b> - Proposed Pool House = 657 SF - Existing Residence = 2,948 SF - Existing Garage = 413 SF <b>TOTAL SF = 5,400 SF</b>
- Building Coverage -----	5,400/ 22,651.20 = 0.238 x 100 = 24%
- Impervious Surface (IS)-----	5,400 SF Building Footprint + 4,357 paved surfaces = 9,757 SF
- IS Coverage-----	9,757 / 22,651.20 = .43 x 100 = 43%
- Parking Spaces Provided-----	<b>6 Parking Stalls Provided, Including:</b> <b>Existing Parking: 4 parking stalls</b> <b>PROPOSED GARAGE PARKING : 2 GARAGE SPACES</b>  <b>See A1.1 for more details regarding stall sizing and configuration.</b>

ENERGY	
<b>ENERGY DATA:</b>	<b>DESIGN DATA:</b>
- Climate Zone-----	5B
- Energy Code Analysis Method-	NA
- Space Heat Type-----	UNCONDITIONED
- Roof-----	R-49
- Opaque Walls-----	R-21
- Below Grade (Fnd'tn.) Walls---	R-10 for 24" below
- Floor Over Uncond. Space----	NA
- SHGC-----	NA
- Doors-----	U-0.37
- Windows-----	U-0.30
- Slab on Grade-----	R-10 for 24" Below
- Glazing (0-20%)-----	0%
- Reference Code(s)-----	IBC 2018 WSEC 2018 ICC A117.1-2009 IFC 2018 City of WENATCHEE Municipal Code
- Snow Load-----	<b>40 PSF</b>
- Wind Design Data:	<b>85mph</b>
- Exposure Category-----	<b>C</b>
- Seismic Design Category----	<b>C</b>
- Frost Line-----	<b>18 Inches</b>

ARCHITECTURAL SYMBOLS	



	919 First Street Wenatchee, Washington 98801
<b>PROJECT NARRATIVE</b>	
THE SCOPE OF THIS PROJECT INCLUDES A NEW 1,078 SF UN-CONDITIONED GARAGE WITH A 304 SF COVERED WALK-WAY	
<b>PROJECT TEAM</b>	

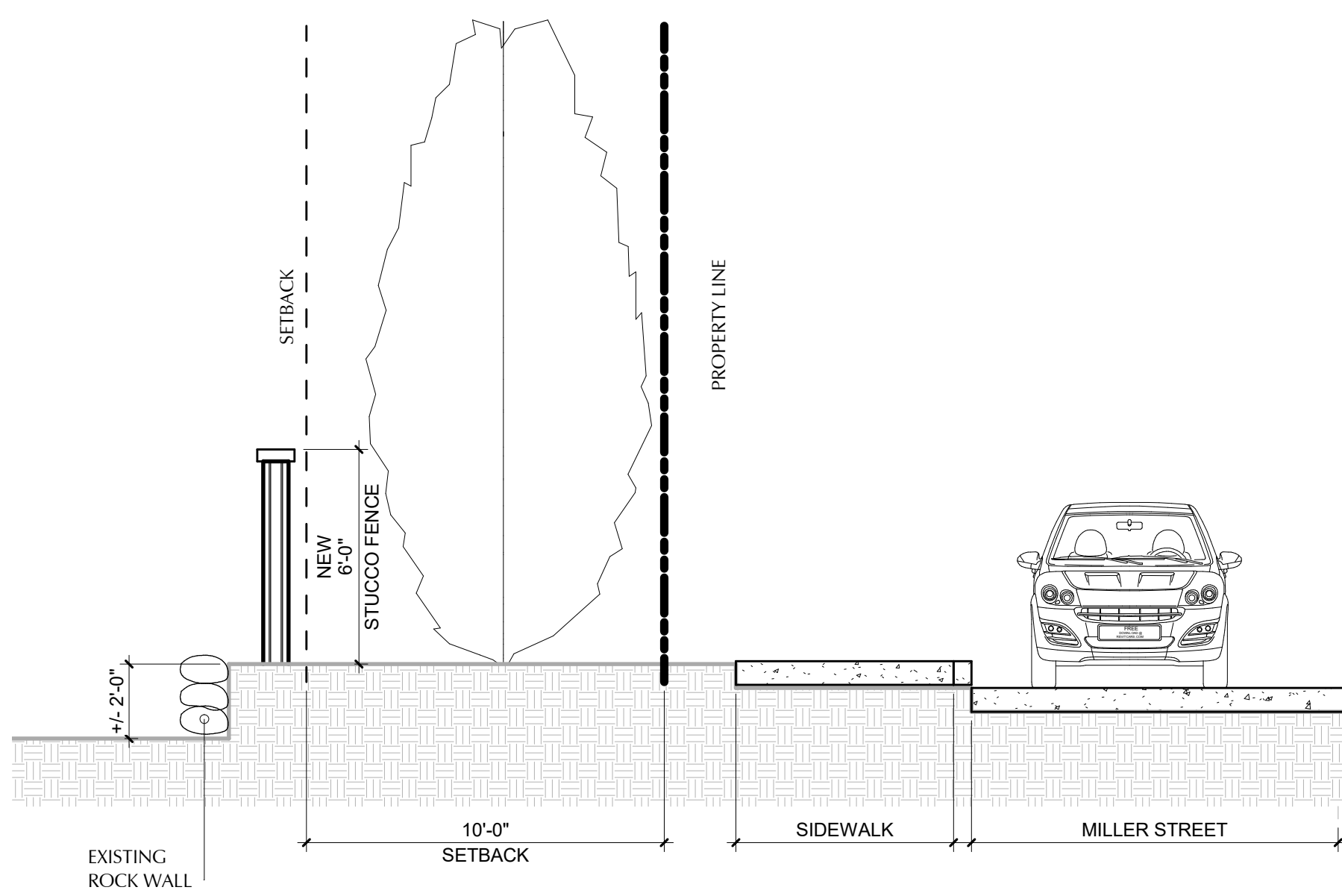
<b>OWNER/DEVELOPER</b>	Mike & Sheila Salmon 919 First Street Wenatchee, Washington 98801 PHONE: 509-662-2927 EMAIL: mike.salmon@centralh2o.com/sheilasalmon509@gmail.com
<b>ARCHITECT</b>	LENKA SLAPNICKA FORTE ARCHITECTS, INC. Wenatchee, WA 98801 PHONE: 509-293-5566 EMAIL: lenka@fortearchitects.com
<b>STRUCTURAL ENGINEER</b>	ERIC DANN BTL ENGINEERING PS 19011 Woodinville Snohomish Rd Suite 100 Woodinville, WA 98072 PHONE: 425-814-8448 EMAIL: Eric.Dann@btleng.net
<b>CIVIL ENGINEER</b>	N/A
<b>MECHANICAL ENGINEER</b>	N/A
<b>SURVEYOR</b>	N/A
<b>ELECTRICAL ENGINEER</b>	N/A
<b>LANDSCAPE ARCHITECT</b>	N/A
<b>GENERAL CONTRACTOR</b>	TBD
<b>PROJECT MANAGER</b>	LENKA SLAPNICKA FORTE ARCHITECTS, INC. Wenatchee, WA 98801 PHONE: 509-293-5566 EMAIL: lenka@fortearchitects.com

**Mike & Sheila Salmon**  
**SALMON RESIDENCE**  
 919 First Street  
 Wenatchee, Washington 98801

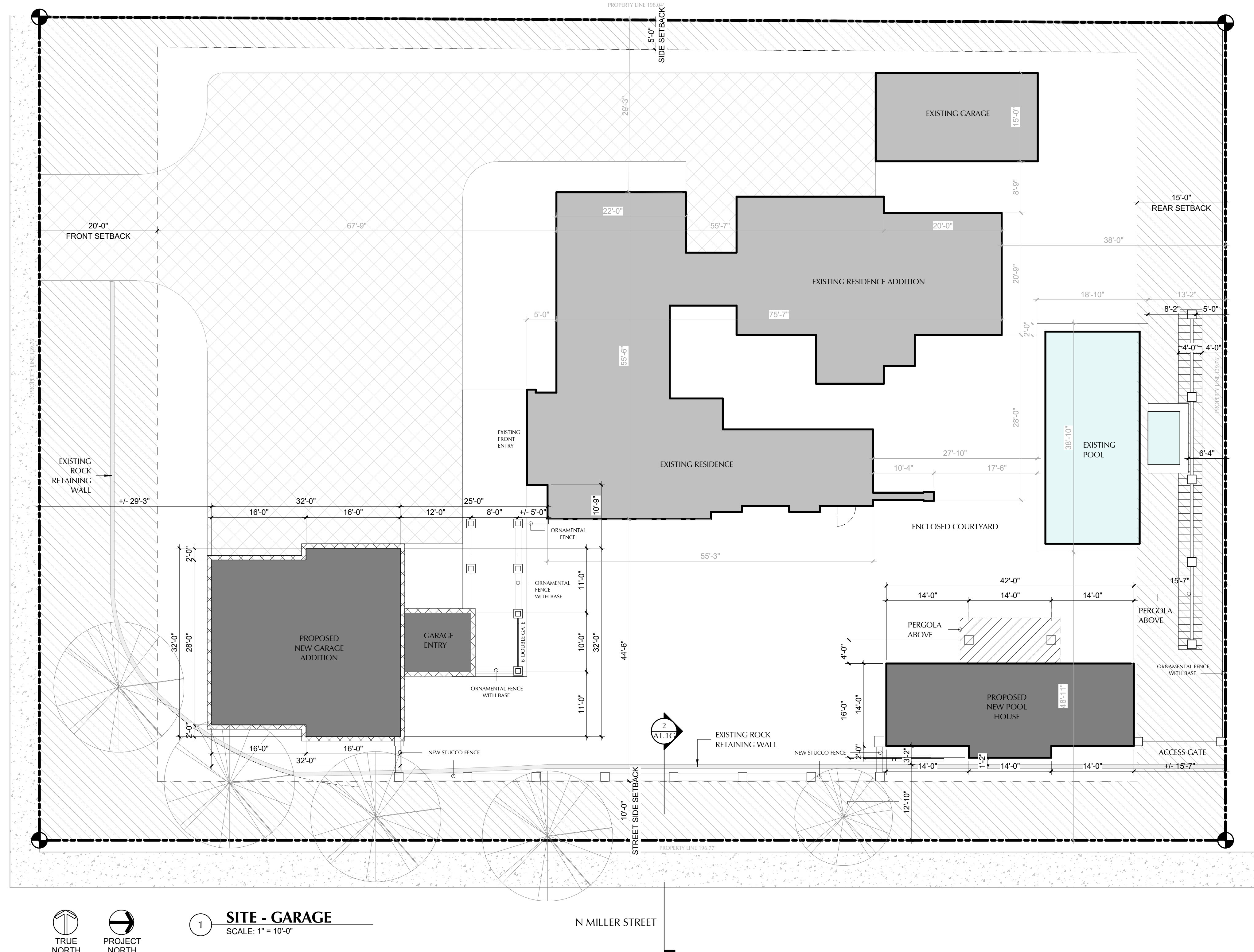


<b>ADDRESS:</b> 240 North Wenatchee Ave, Wenatchee, WA 98801 <b>PHONE:</b> (509) 293-5566 <b>WEBSITE:</b> www.fortearchitects.com <small>Copyright 2020 FORTE ARCHITECTS, INC.</small>																		
<small>Revisions</small> <table border="1"> <thead> <tr> <th>Date</th> <th>No.</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Date	No.	Description															
Date	No.	Description																
<b>JOB NO. 2088</b>																		
<b>GENERAL NOTES - GARAGE</b>																		
<b>A0.2G</b>																		

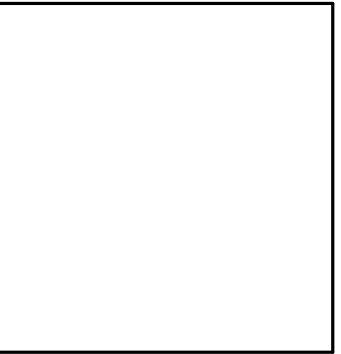
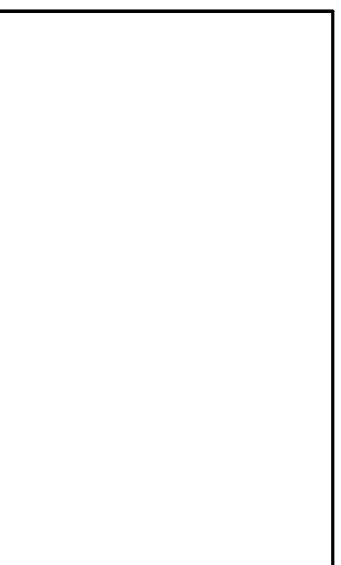




2 PROPOSED NEW FENCE SECTION  
SCALE: 1/4" = 1'-0"

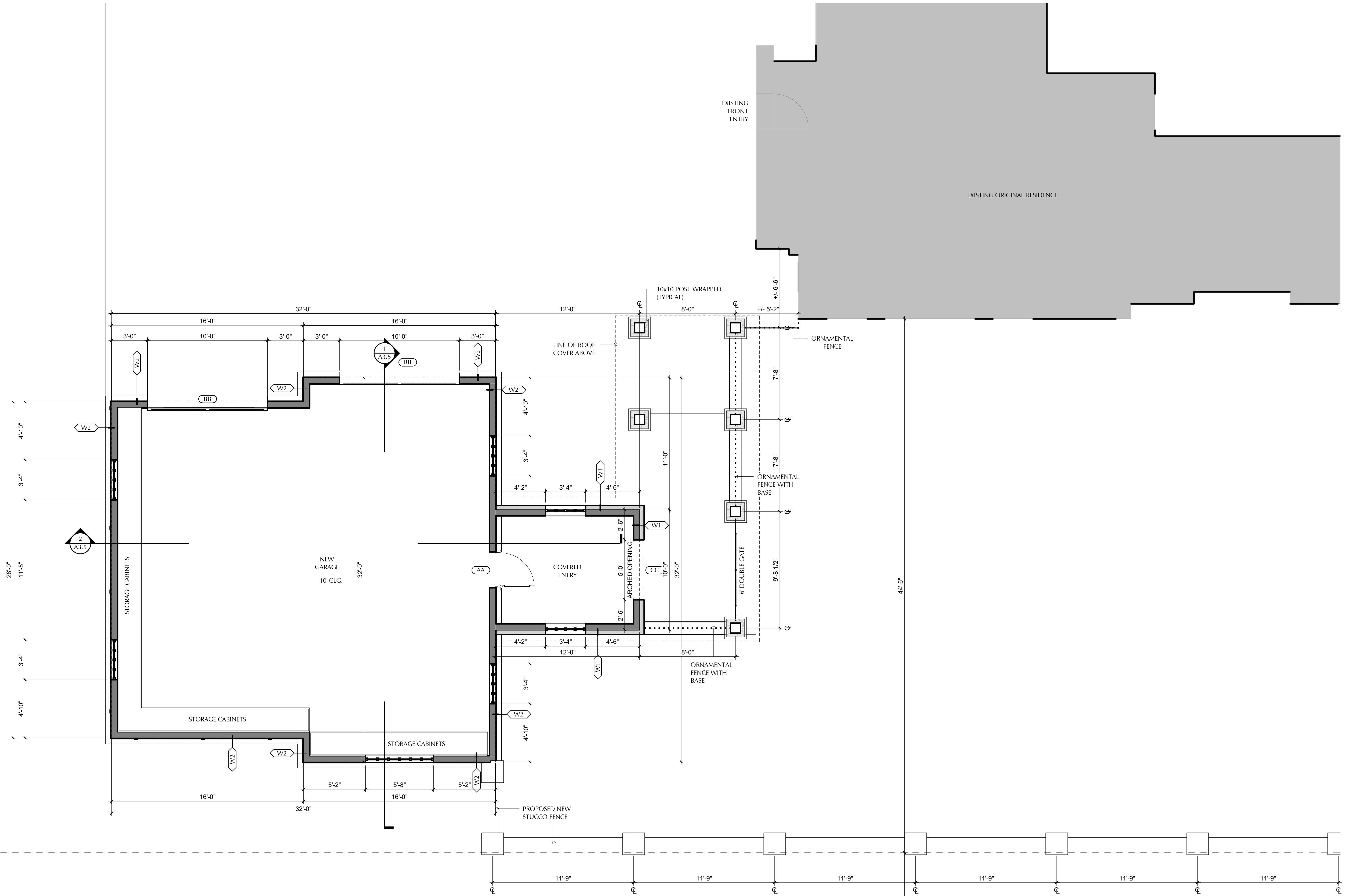


1 SITE - GARAGE  
SCALE: 1" = 10'-0"



Revisions		
Date	No.	Description

JOB NO.	2008
DATE	7-26-22
DRAWN BY	AU
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DWG. ID	SITE PLAN - GARAGE

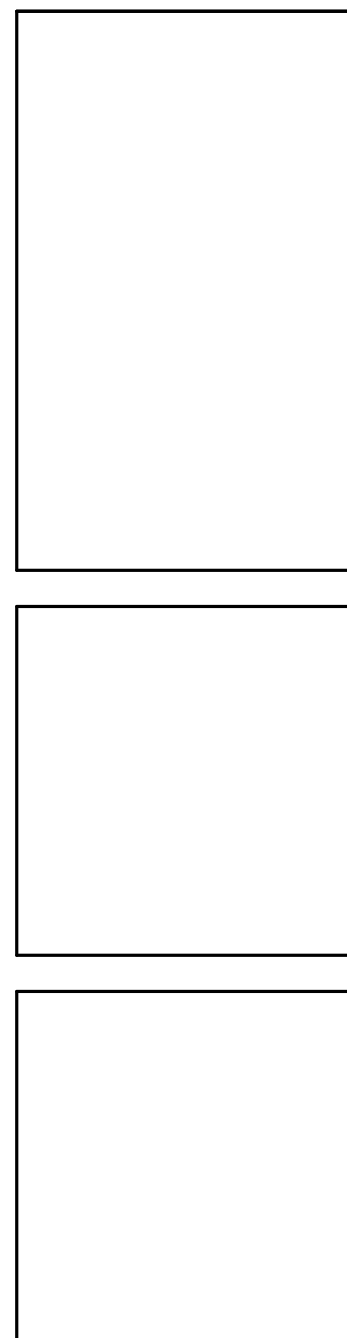


1 FIRST FLOOR - GARAGE

SCALE: 1/4" = 1'-0"

PROPERTY LINE

10'-0"  
SETBACK

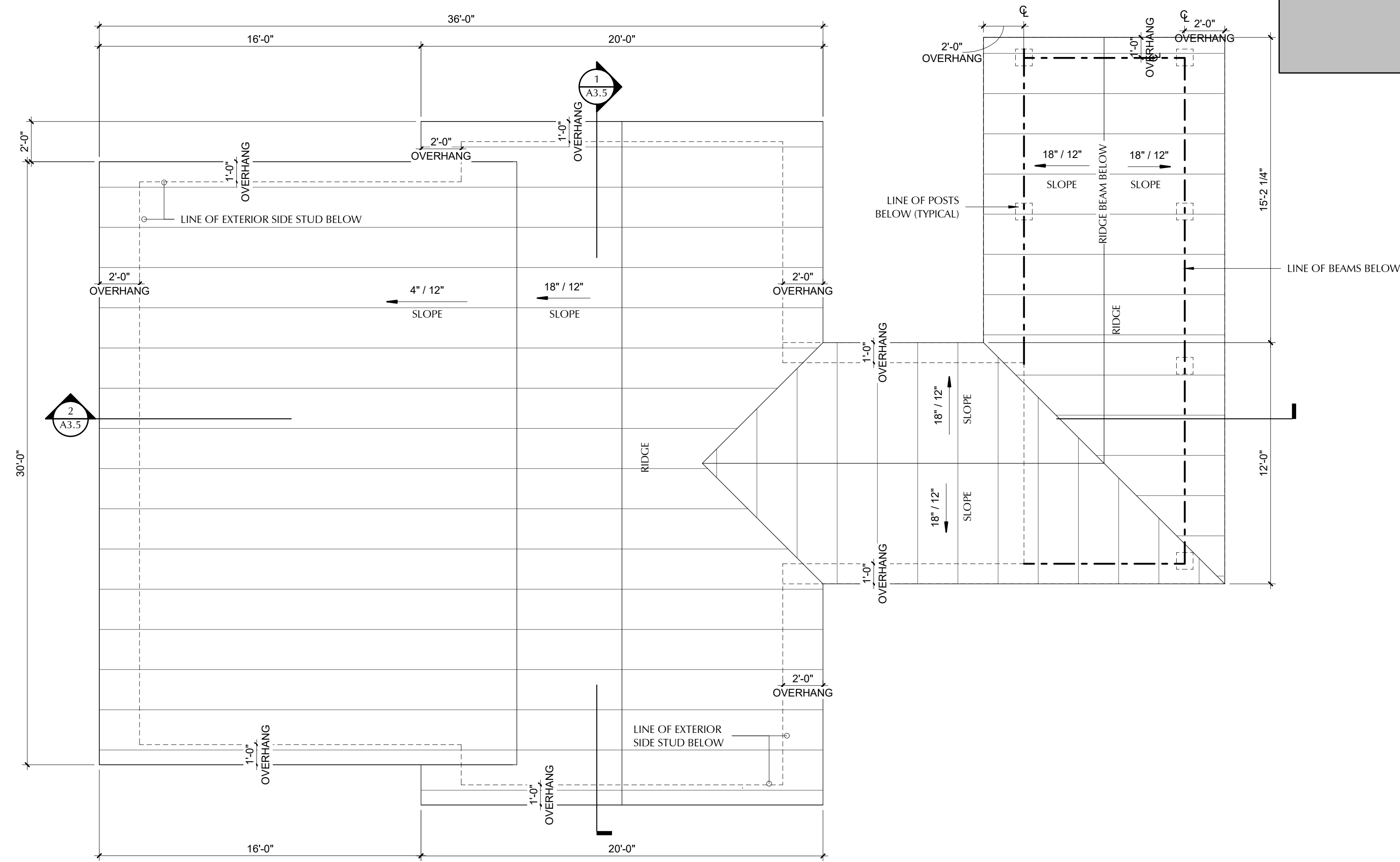
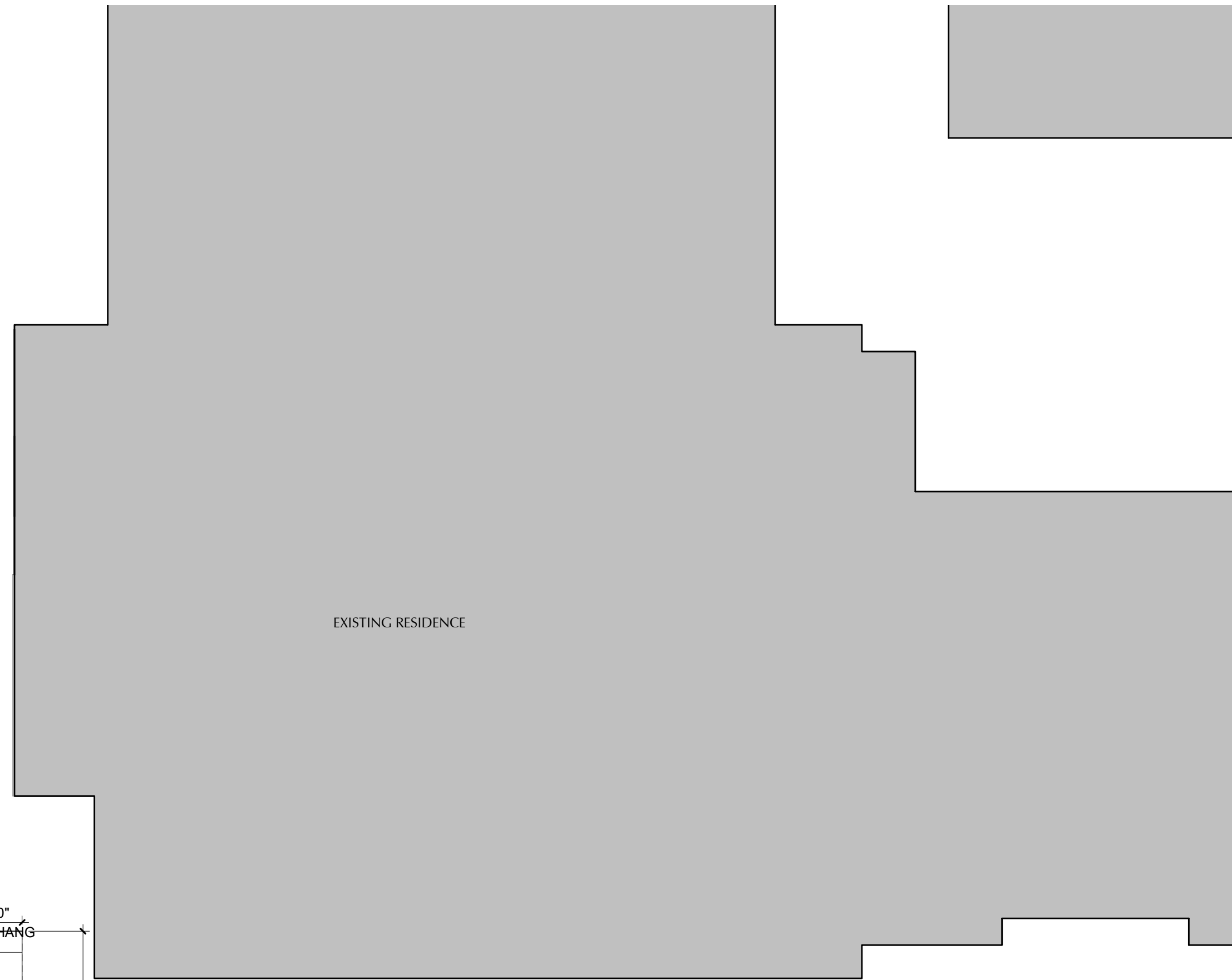


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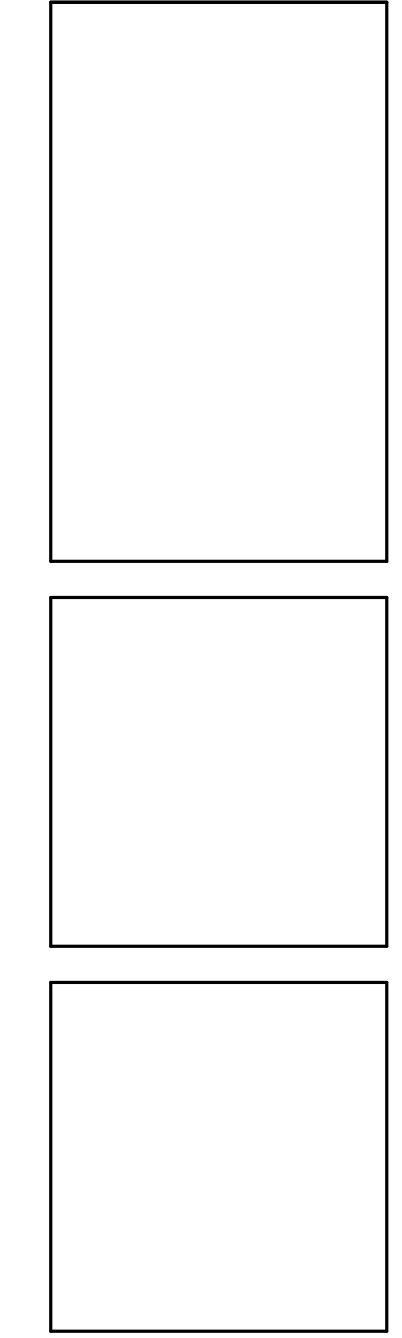
JOB NO. 2008  
DATE 7-26-22  
DRAWN BY AU  
CHECK BY LS  
DWG. ID: FLOOR PLAN - GARAGE ADDITION

A2.1





1 ROOF - GARAGE ADDITION  
SCALE: 1/4" = 1'-0"



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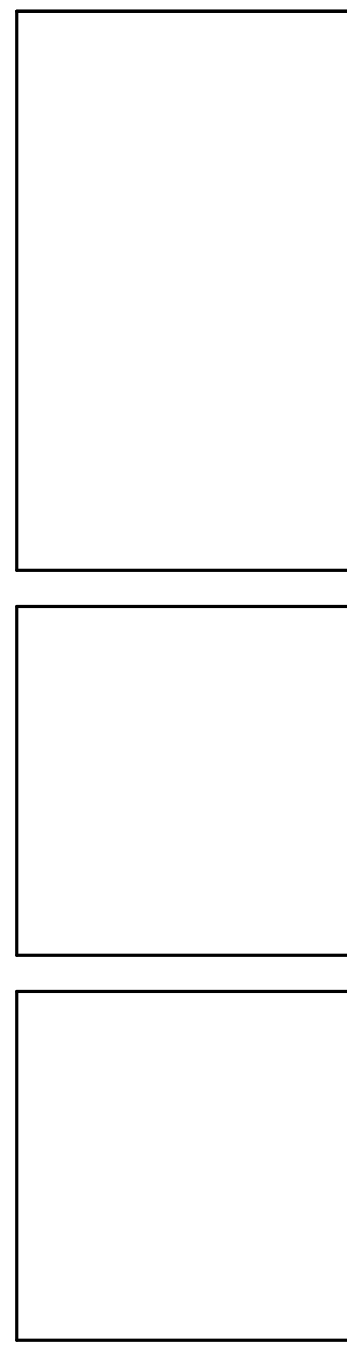
JOB NO.	2008
DATE	7-26-22
DRAWN BY	AU
CHECK BY	LS
DWG. ID	ROOF PLAN - GARAGE ADDITION



1 FRONT EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



2 NEW - LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



**FORTE** Mike & Sheila Salmon  
**ARCHITECTS** SALMON RESIDENCE  
919 First Street  
Wenatchee, Washington 98801

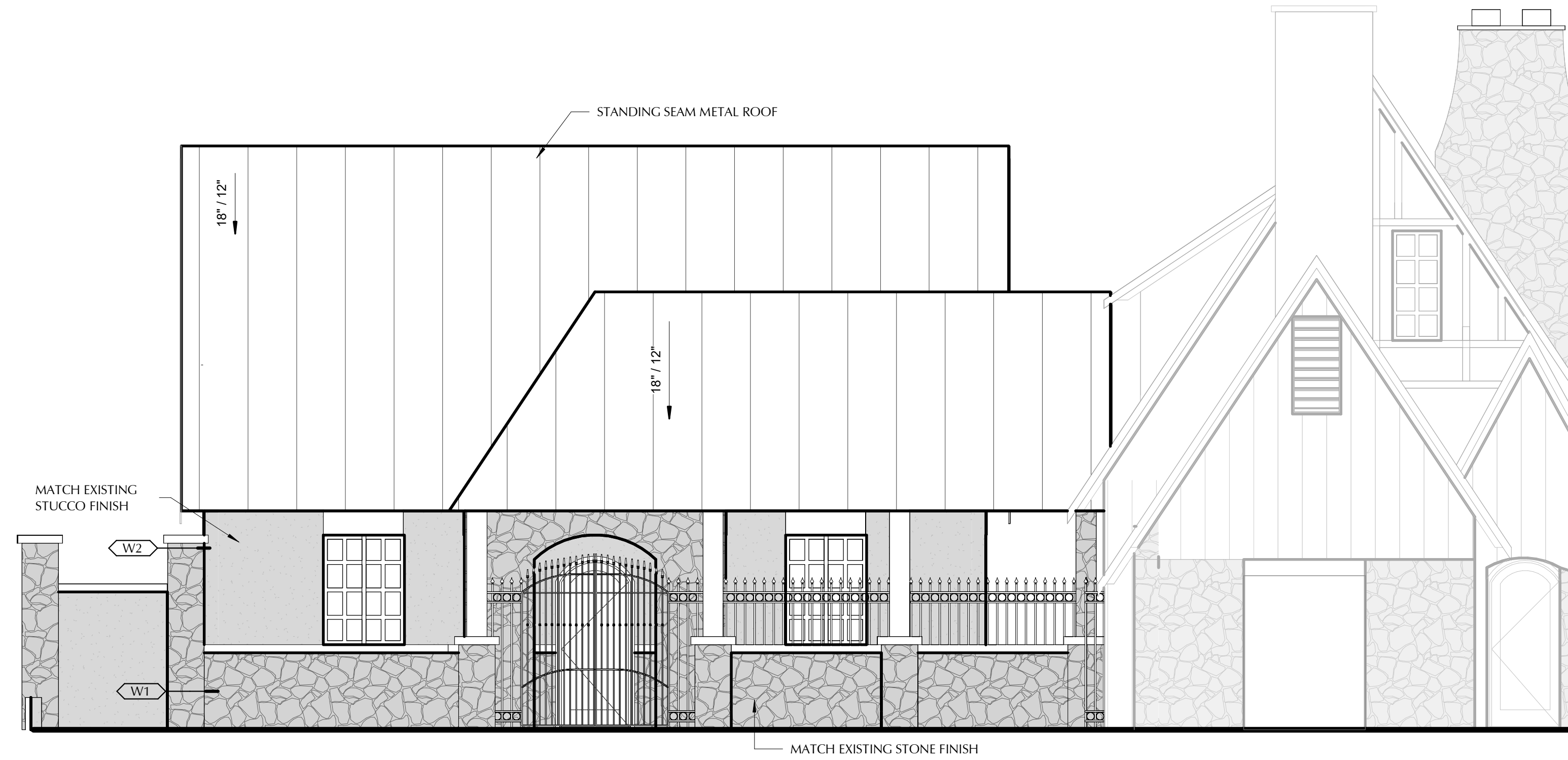


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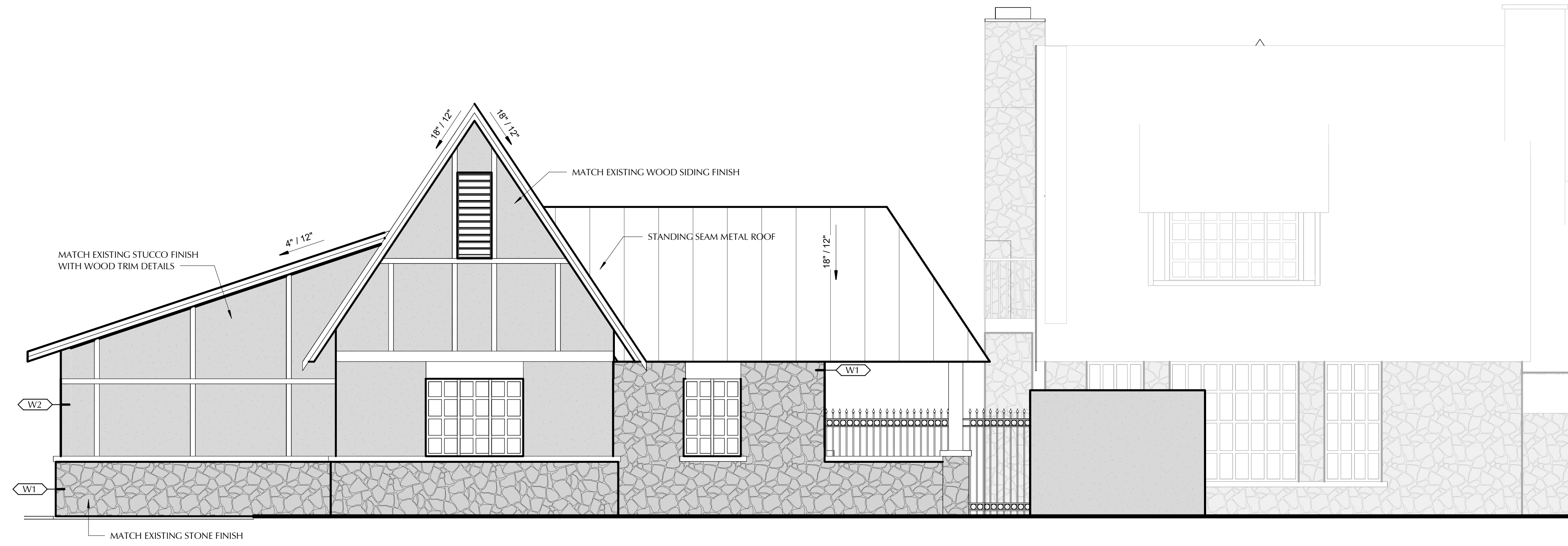
Revisions		
Date	No.	Description

JOB NO.: 2008  
DATE: 5-26-22  
DRAWN BY: AU  
CHECK BY: LS  
DWG. ID: EXTERIOR ELEVATIONS -  
-CONTR

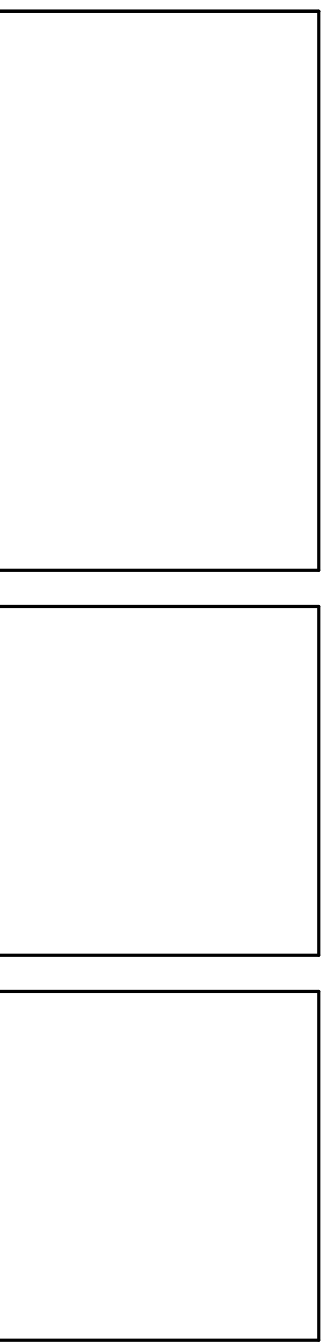
A3.1



1 NEW - REAR SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



2 NEW - RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FORTE Mike & Sheila Salmon  
ARCHITECTS SALMON RESIDENCE  
ADDRESS: 240 North Wenatchee Ave.,  
Wenatchee, WA 98801  
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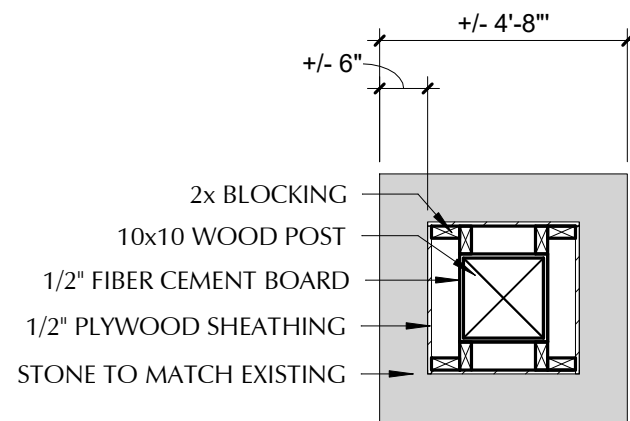


Address: 240 North Wenatchee Ave.  
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Phone: (509) 293-5556

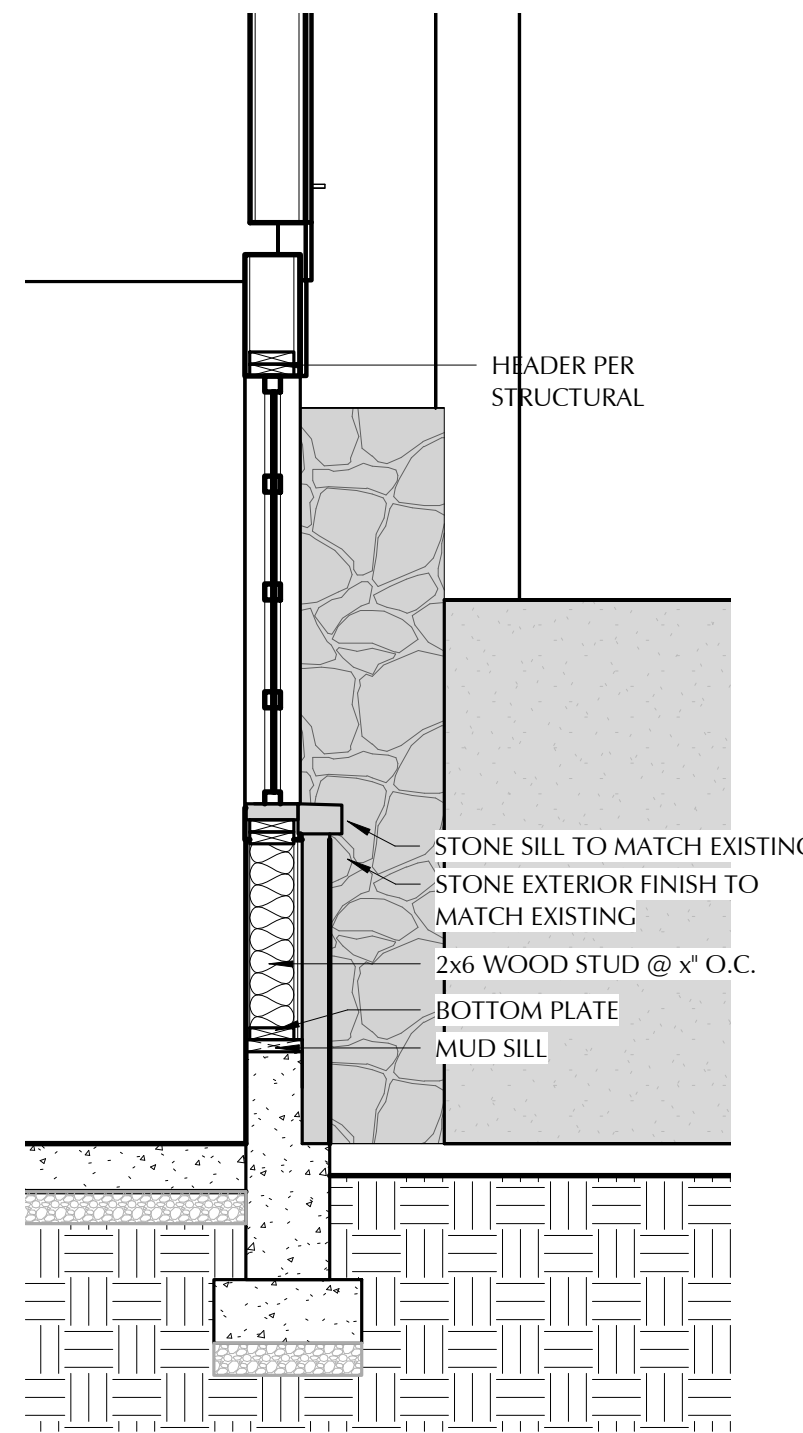
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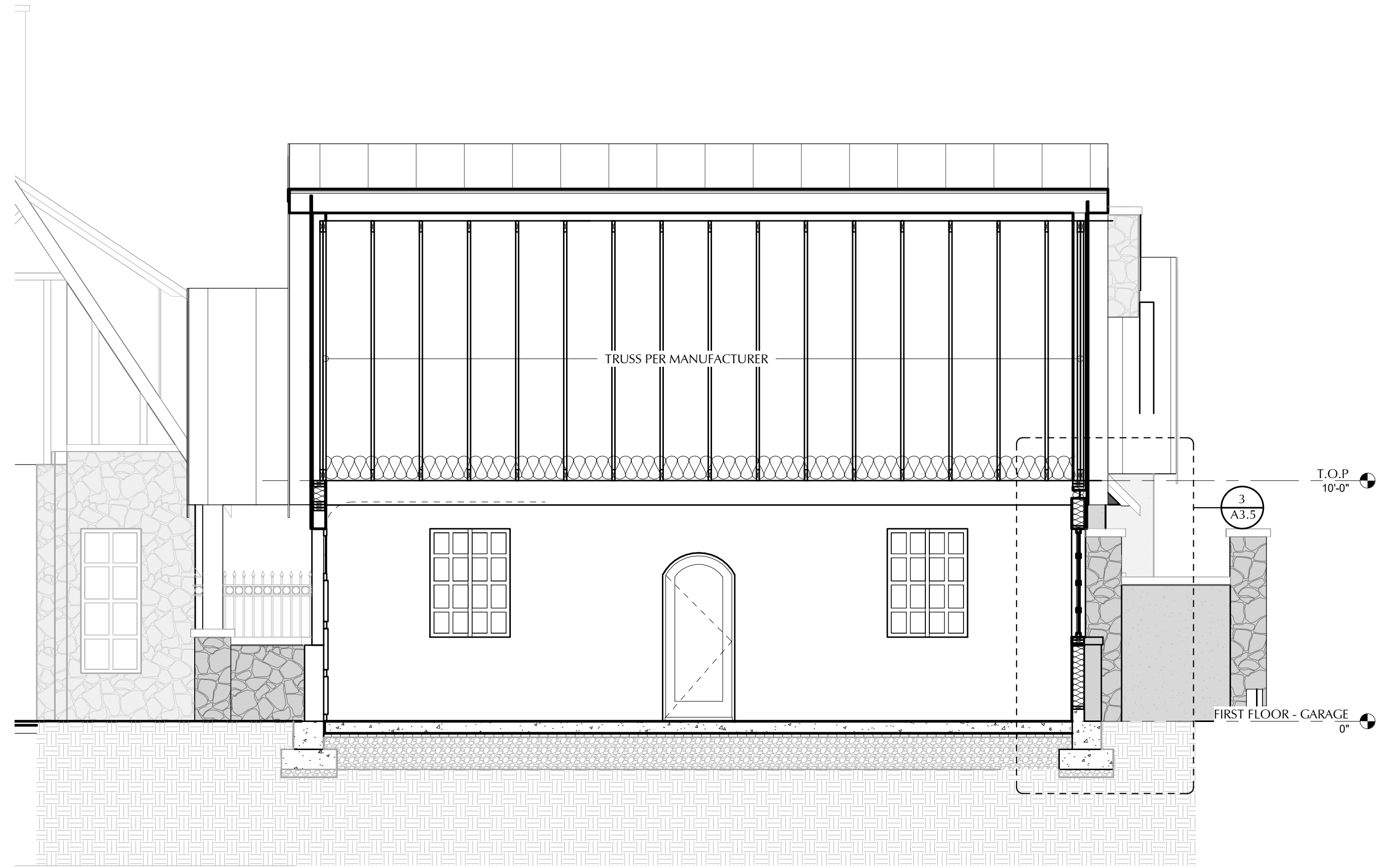
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1-041624



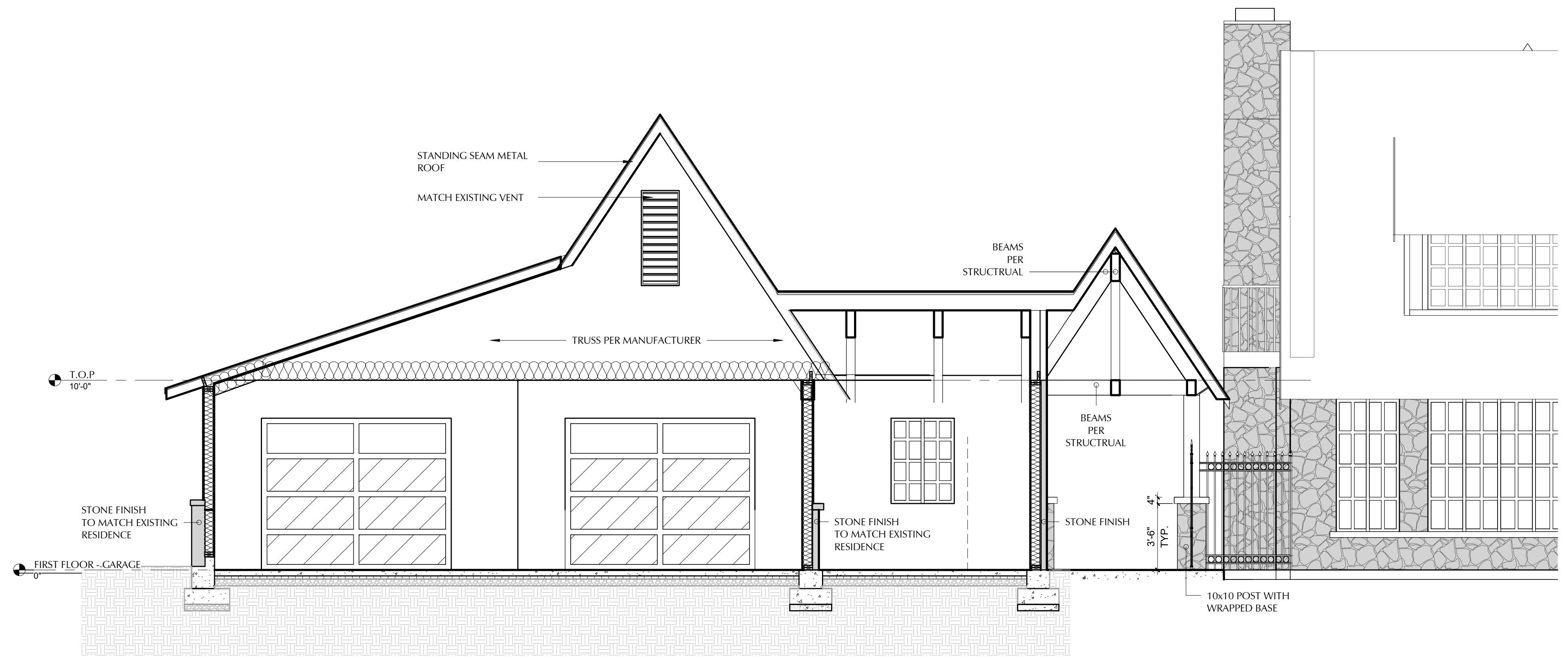
4 WRAPPED COLUMN DETAIL  
SCALE: 1/2" = 1'-0"



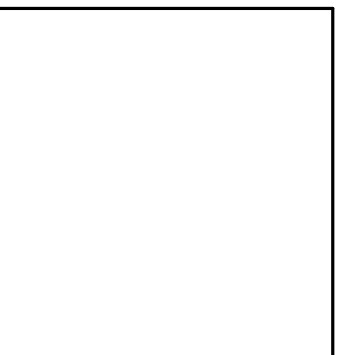
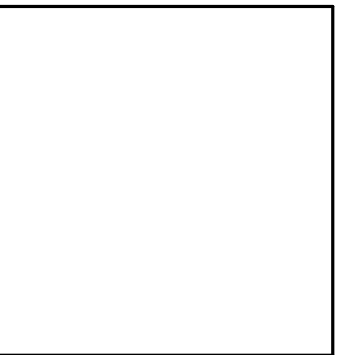
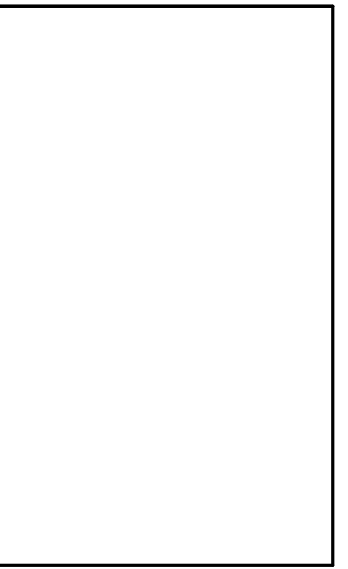
3 SILL DETAIL (TYPICAL)  
SCALE: 1/2" = 1'-0"



1 SECTION 1  
SCALE: 1/4" = 1'-0"



2 SECTION 2  
SCALE: 1/4" = 1'-0"



**FORTE ARCHITECTS**  
Mike & Sheila Salmon  
SALMON RESIDENCE  
919 First Street  
Wenatchee, Washington 98801



ADDRESS: 240 North Wenatchee Ave.  
Wenatchee, WA 98801  
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DWG ID SECTIONS - GARAGE

A3.5























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.

Property Information

Building/Property Name (if applicable): Salmon - Pool House & Pergola
Building/Property Address: 919 First Street, Wenatchee WA 98801
Property Owner's Name(s): Mike & Sheila Salmon
Mailing Address: 919 First Street, Wenatchee WA 98801
Contact No.: 509-470-0660 E-mail Address: mike.salmon@centrailh2o.com
Applicant Name (if different from owner): Forte Architects
Mailing Address: 240 N Wenatchee, WA 98801
Contact No.: Lenka Slapnicka E-mail Address: lenka@fortearchitects.com

Type of Work for Requested Certificate of Appropriateness or Waiver (select all that apply):

- Exterior remodeling, Interior remodeling, Change of use, New construction, Demolition, Relocation, Signs/awning/lighting

Estimated cost of proposed work: \$72,000

Application Requirement Checklist

- A project narrative and description. Attach a detailed and typewritten description of the activity or activities you are proposing. List all exterior and/or interior features to be removed, replaced or added, and explain changes. Include the quantities, dimensions, and location of elements such as signs and lighting. Describe how all work is to be completed.
Construction drawings for building additions, new buildings, or new elements to the building (i.e. deck, porch).
Site plan/location map and scaled elevation drawings (for any additions or new construction).
Photographs of existing conditions.
Paint samples, finish samples, or product information 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 within 14 days; 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 129 S. Chelan Avenue at 5:30 pm. The completed application must be submitted no longer than the 15th day of the month to be placed on the agenda for the next meeting. Once a Certificate of Appropriateness is obtained, it may be necessary to apply for a building permit.

Signature of Owner or Authorized Agent: [Signature] Date: 7-19-2022

# Mike & Sheila Salmon

# SALMON RESIDENCE

POOL HOUSE & PERGOLA

7-05-22



ARCHITECTS: FORTE ARCHITECTS, INC.  
Wenatchee, Washington

STRUCTURAL CONSULTANT: BTL ENGINEERING PS  
Woodinville, Washington

**GENERAL DRAWING - POOL HOUSE**

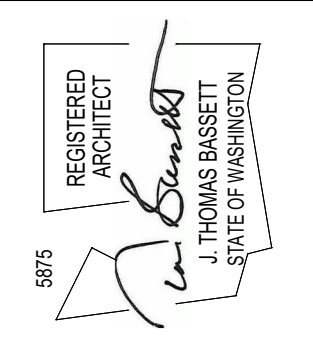
A0.1PH COVER SHEET - POOL HOUSE & PERGOLA  
A0.2PH GENERAL NOTES - PH

**ARCHITECTURAL DRAWING POOL HOUSE**

A1.1PH SITE PLAN - POOL HOUSE & PERGOLA  
A2.2 FLOOR PLAN - POOL HOUSE & PERGOLA  
A2.5 ROOF PLAN - POOL HOUSE & PERGOLA  
A3.3 EXTERIOR ELEVATIONS - POOL HOUSE & PERGOLA  
A3.4 EXTERIOR ELEVATIONS - POOL HOUSE & PERGOLA  
A3.6 SECTIONS - POOL HOUSE & PERGOLA  
A3.8 3-D VIEWS - POOL HOUSE & PERGOLA

**STRUCTURAL DRAWING**

S000 GENERAL STRUCTURAL NOTES  
S101 FOUNDATION PLAN  
S102 ROOF FRAMING PLAN  
S800 DETAILS  
S801 DETAILS  
S900 DETAILS



**FORTE**  ARCHITECTS  
Mike & Sheila Salmon  
**SALMON RESIDENCE**  
919 First Street  
Wenatchee, Washington 98801

ADDRESS: 240 North Wenatchee Ave.  
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Revisions		
Date	No	Description

JOB NO. 2088  
DATE 7-05-22  
DRAWN BY AU  
CHECK BY LS  
COVER SHEET - POOL  
HOUSE & PERGOLA

A0.1PH

ABBREVIATIONS	
AB	ANCHOR BOLT
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AL	ALUMINIUM
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
@	AT
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
CIP	CAST IN PLACE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIM	DIMENSION
DIR	DIRECTION
DN	DOWN
DS	DOWN SPOUT
DWG	DRAWING
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EXT	EXTERIOR
EQ	EQUAL
EQUIP	EQUIPMENT
FA	FIRE ALARM
FIN	FINISH
FE	FIRE EXTINGUISHER
FD	FLOOR DRAIN
FF	FINISH FLOOR
FLR	FLOOR
FND	FOUNDATION
FT	FOOT/FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GWB	GYP SUM WALL BOARD
HB	HOSE BIB
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HORIZ	HORIZONTAL
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
LAM	LAMINATE
LAV	LAVATORY
LT	LIGHT
MAS	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
(N)	NEW
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OFCI	OWNER FURNISH, CONTRACTOR INSTALL
OFOI	OWNER FURNISH, OWNER INSTALL
OPNG	OPENING
OPP	OPPOSITE
(P)	PROPOSED
PB	PARTICLE BOARD
PC	PRECAST
PIP	POURED IN PLACE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINT
PTD	PAINTED
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REIN	REINFORCED
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
SHT	SHEET
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STRCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SS	STAINLESS STEEL
T	TREAD
TEL	TELEPHONE
T&G	TONGUE & GROOVE
TI	TENANT IMPROVEMENT
TO	TOP OF ...
TOP	TOP OF PLATE
TOR	TOP OF ROOF
TOS	TOP OF SLAB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VB	VAPOR BARRIER
VC	VINYL COMPOSITE TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W/	WITH
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WIN	WINDOW
W/O	WITHOUT
WP	WATERPROOF

**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES INCLUDING 2015 INTERNATIONAL BUILDING CODE (2015 IBC), 2015 IFC, 2015 IMC, 2015 UPC, 2017 NEC, 2015 WSEC, AND ANY ADDITIONAL LOCAL BUILDING CODES AND CODE AMENDMENTS; THE MORE STRINGENT IS TO GOVERN; DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND A RESOLUTION OBTAINED BEFORE PROCEEDING.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING. ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT THE INTENT OF THE DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND A RESOLUTION OBTAINED BEFORE PROCEEDING.
- THE ARCHITECT SHALL BE INFORMED IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE SITE CONDITIONS.
- THE TERM "FINISHED FLOOR" (FIN. FLR. OR F.F) REFERS TO THE TOP OF FINISHED SLAB WHERE CONCRETE FLOORS OCCUR.
- EXTERIOR DIMENSIONS ARE TO THE FACE OF CONCRETE / MASONRY / SHEATHING OR REFERENCED FROM GRIDLINES UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO THE FACE OF FRAMING OR FACE OF MASONRY, UNLESS INDICATED AS A CENTERLINE OR SPECIFICALLY NOTED OTHERWISE. CLEAR DIMENSIONS SHALL BE FROM FINISH TO FINISH.
- NOTATIONS OR DETAILS KEYED TO VARIOUS DRAWING SYMBOLS, PATTERNS, ETC. SHALL APPLY TYPICALLY TO ALL SIMILARLY INDICATED ITEMS, LOCTIONS, OR CONDITIONS NOT OTHERWISE KEYED.
- PRESERVE AND PROTECT EXISTING UTILITIES AND BUILDING COMPONENTS WHICH MAY BE PRESENT AND ARE NOT SCHEDULED OR REQUIRED TO BE CHANGED OR REMOVED.
- ADJUST NEW CONSTRUCTION TO ALIGN WITH EXISTING CONSTRUCTION SUCH THAT FINISHES MAY BE APPLIED ALONG STRAIGHT AND TRUE LINES, UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL REFERENCES TO NORTH, SOUTH, EAST, AND WEST SHALL BE BASED UPON "PROJECT NORTH" AS SHOWN IN THE DRAWINGS.
- TYPICAL WALL CORNERS ARE 90 DEGREES, UNLESS OTHERWISE NOTED IN DRAWING SET.

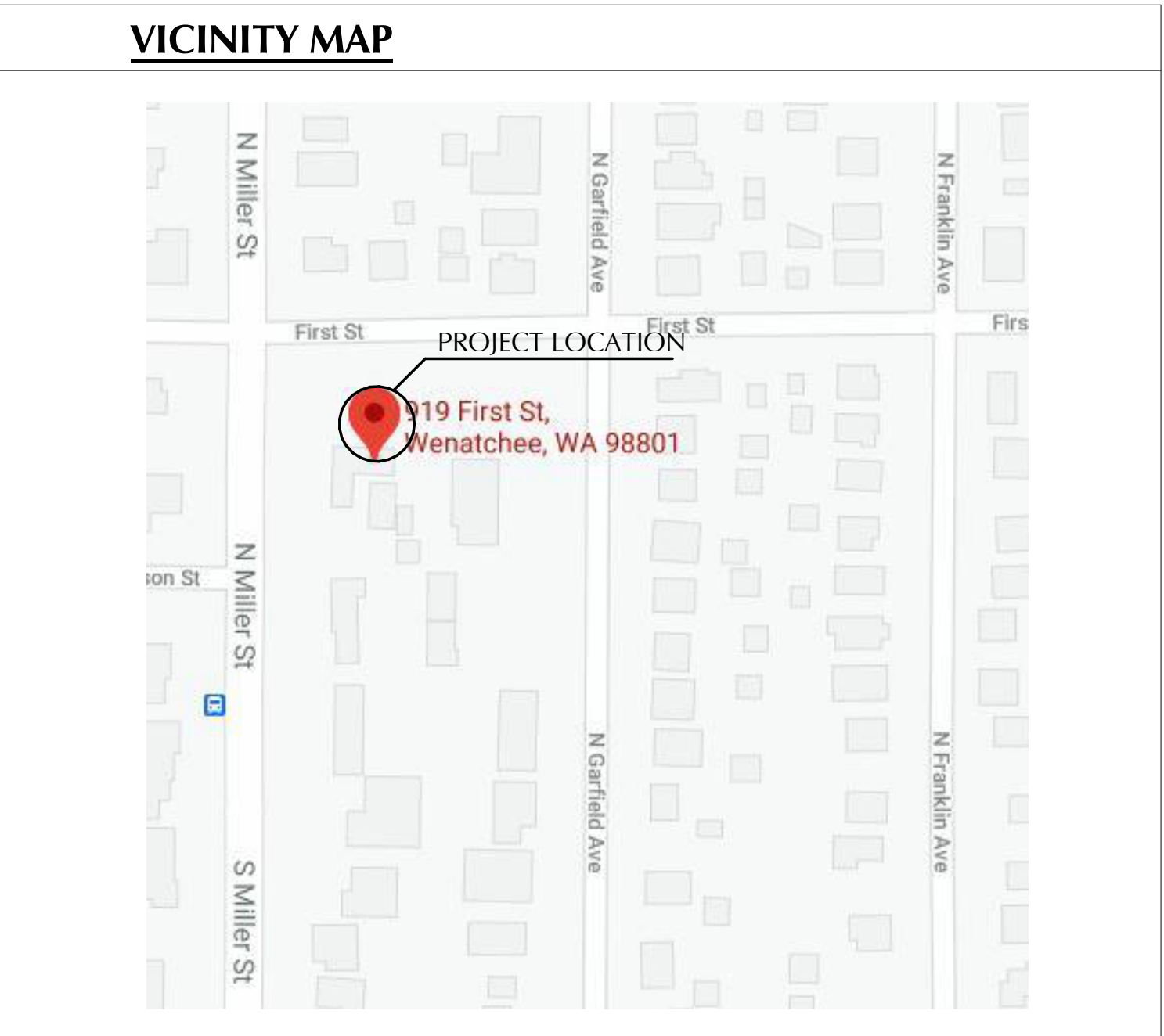
ZONING			
ZONING JURISDICTION:	CITY OF WENATCHEE		
TAX PARCEL:	222003755010		
LEGAL DESCRIPTION:	OVENDENS BLOCK 1 LOT 1-4 HISTORIC EXMPT 99 TX 0.5200 ACRES		
ZONE	RESIDENTIAL MODERATE (RM)	MAX ALLOWABLE COVERAGE	55.00%
SITE AREA	0.5200 ACRES / 22,651.20 SF	MAX ALLOWABLE HEIGHT	35'-0"

**SITE**

- Parking Spaces Req'd----- **Per CITY OF WENATCHEE: Chapter 10.60.080 Off-street parking requirements:**  
 - Single Family Dwelling:  
 = 2 spaces per Dwelling Unit

PROPOSED PROJECT DATA:	
- Building Footprint-----	<b>PROPOSED NEW POOL HOUSE = 657 SF</b>
- Existing Residence	= 2,948 SF
- Existing Garage	= 413 SF
<b>TOTAL SF</b>	<b>= 4,021 SF</b>
- Building Coverage -----	4,021 / 22,651.20 = 0.18 x 100 = 18%
- Impervious Surface (IS)-----	4,021 SF Building Footprint + 4,357 paved surfaces = 8,377 SF
- IS Coverage-----	8,377 / 22,651.20 = .36 x 100 = 36%
- Parking Spaces Provided-----	<b>4 Parking Stalls Provided, Including:</b>
(See A1.1 for Details)	<b>Existing Parking: 4 parking stalls</b>
	<b>See A1.1 for more details regarding stall sizing and configuration.</b>

ENERGY	
<b>ENERGY DATA:</b>	<b>DESIGN DATA:</b>
- Climate Zone-----	5B
- Energy Code Analysis Method-	NA
- Space Heat Type-----	Unconditioned
- Roof-----	NA
- Opaque Walls-----	NA
- Below Grade (Fnd'tn.) Walls----	NA
- Floor Over Uncond. Space----	NA
- SHGC-----	NA
- Doors-----	NA
- Windows-----	NA
- Slab on Grade-----	NA
- Glazing (0-20%)-----	0%
- Reference Code(s)-----	IBC 2018 WSEC 2018 ICC A17.1-2009 IFC 2018 City of WENATCHEE Municipal Code
- Snow Load-----	<b>40 PSF</b>
- Wind Design Data:	<b>85mph</b>
- Exposure Category-----	<b>C</b>
- Seismic Design Category----	<b>C</b>
- Frost Line-----	<b>18 Inches</b>



919 First Street  
Wenatchee, Washington 98801

TRUE NORTH NTS

**PROJECT NARRATIVE**

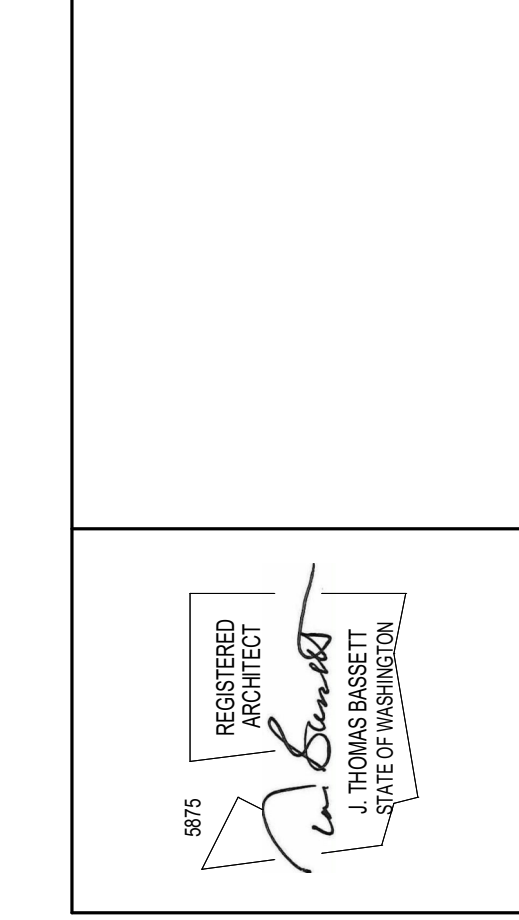
THE SCOPE OF THIS PROJECT INCLUDES A NEW 657 SF OPEN-AIR UNCONDITIONED POOL HOUSE WITH PERCOLAS.

**PROJECT TEAM**

<b>OWNER/DEVELOPER</b>	Mike & Sheila Salmon 919 First Street Wenatchee, Washington 98801 PHONE: 509-662-2927 EMAIL: mike.salmon@centralh2o.com/sheilasalmon509@gmail.com
<b>ARCHITECT</b>	LENKA SLAPNICKA FORTE ARCHITECTS, INC. Wenatchee, WA 98801 PHONE: 509-293-5566 EMAIL: lenka@fortearchitects.com
<b>STRUCTURAL ENGINEER</b>	ERIC DANN BTL ENGINEERING, PS 19011 Woodinville Snohomish Rd Suite 100 Woodinville, WA 98072 PHONE: 425-814-8448 EMAIL: Eric.Dann@btleng.net
<b>CIVIL ENGINEER</b>	N/A
<b>MECHANICAL ENGINEER</b>	N/A
<b>SURVEYOR</b>	N/A
<b>ELECTRICAL ENGINEER</b>	N/A
<b>LANDSCAPE ARCHITECT</b>	N/A
<b>GENERAL CONTRACTOR</b>	TBD
<b>PROJECT MANAGER</b>	LENKA SLAPNICKA FORTE ARCHITECTS, INC. Wenatchee, WA 98801 PHONE: 509-293-5566 EMAIL: lenka@fortearchitects.com

ARCHITECTURAL SYMBOLS	
--- B ---	GRID LINE
LEVEL ELEV. HEIGHT	FINISH FLOOR or Building Level Line
--- 1 --- A3.2	DETAIL/ CALLOUT KEY (With Sheet Number)
--- 1 --- A3.3	WALL SECTION KEY (With Sheet Number)
--- 1 --- A3.2	BUILDING SECTION KEY (With Sheet Number)
4 A5.1	INTERIOR ELEVATION KEY (Elevation Number w/ Sheet Number)
◀ A3.1	EXTERIOR ELEVATION KEY
--- 10 ---	KEY NOTE
--- P1 ---	PARTITION (P1) & WALL (W1)
--- X ---	CABINET KEY
--- 101 ---	DOOR NUMBER
--- X ---	WINDOW NUMBER KEY
--- 1 --- NUMERIC SCALE	DRAWING TITLE NUMERIC SCALE 1/2" TAIL
--- O ---	PROPERTY LINE/CORNERS
--- 12.50 ---	EXISTING POINT ELEVATION (To Remain)
--- 12.50 ---	FINISH POINT ELEVATION
---	<b>UTILITY LINES:</b>
---	NATURAL GAS
---	WATER
---	OVERHEAD ELECTRICAL
---	SANITARY SEWER
---	STORM DRAIN
---	UNDERGROUND COMM.
---	FENCE
---	CENTER LINE

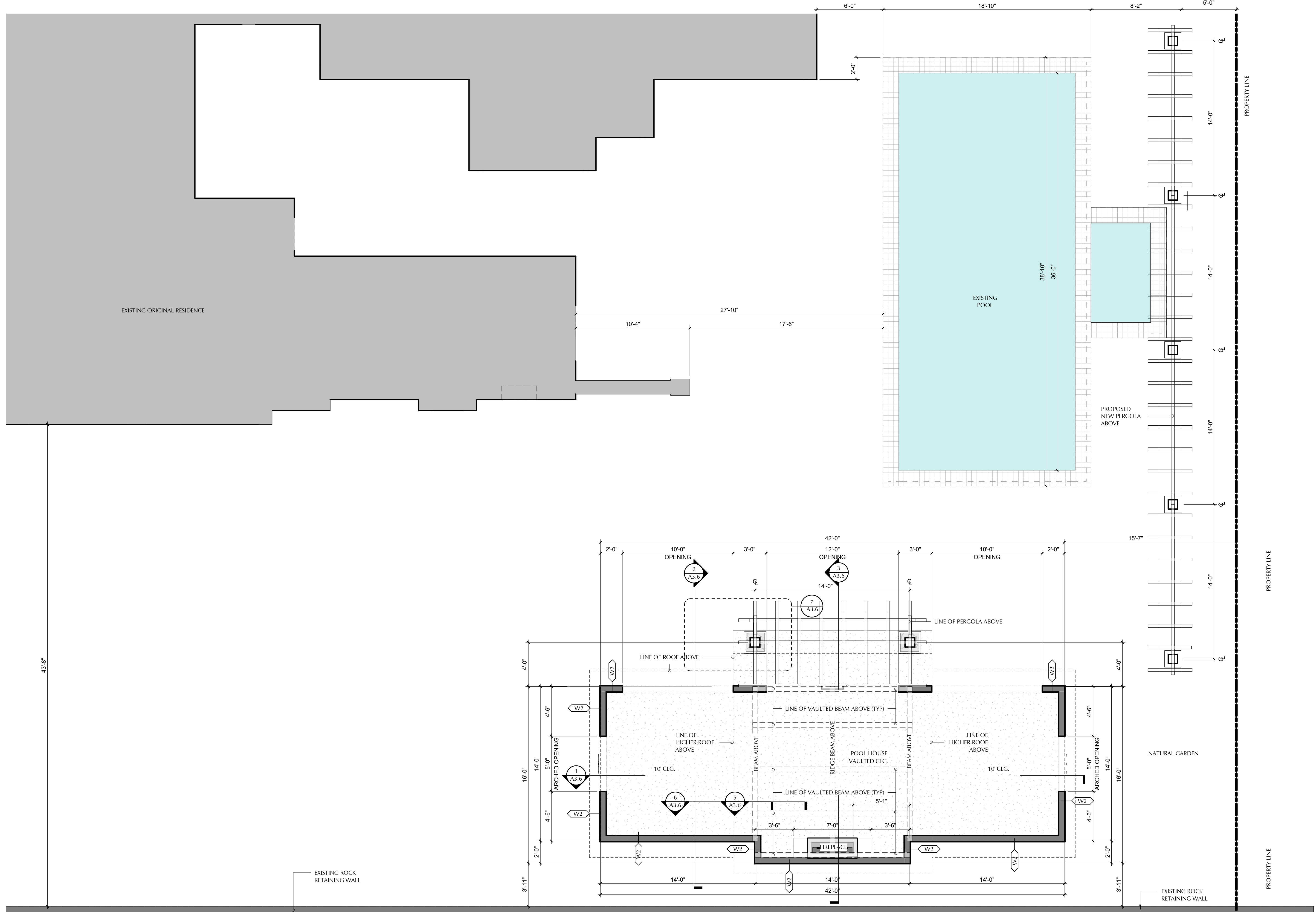
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Wenatchee, Washington 98801



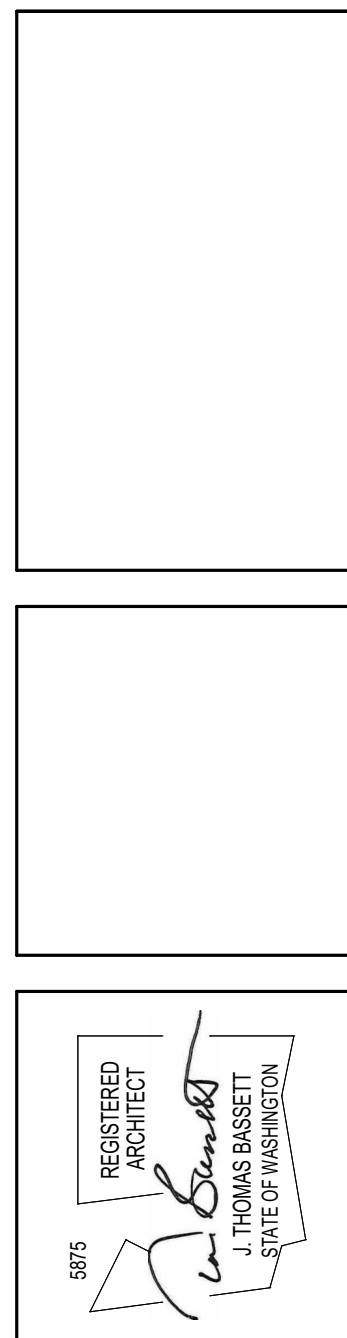
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<b>A0.2PH</b>	







**1 POOL HOUSE & PERGOLA**  
 SCALE: 1/4" = 1'-0"



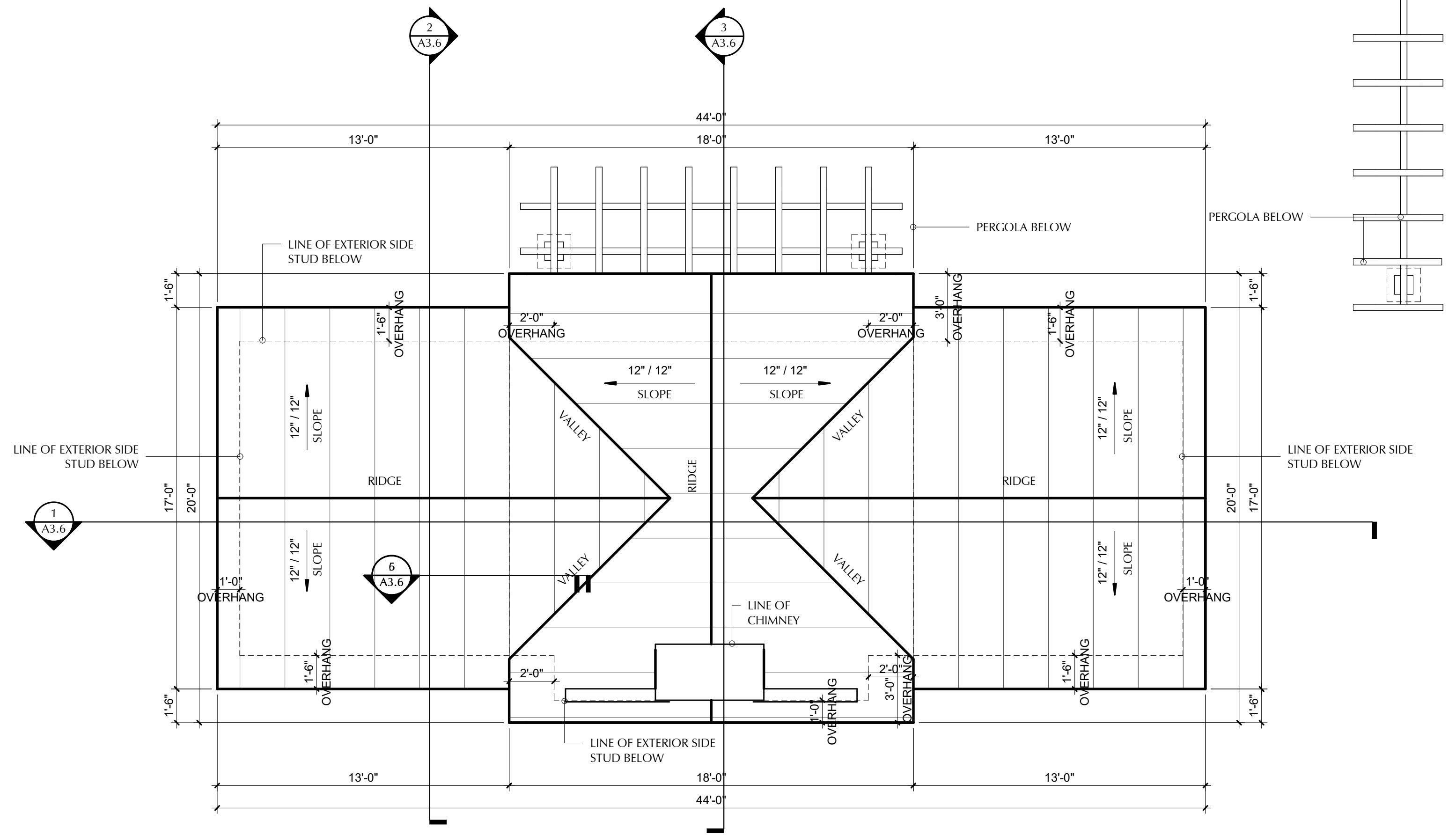
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1 ROOF - POOL HOUSE  
SCALE: 1/4" = 1'-0"

REGISTERED ARCHITECT  
  
J. THOMAS BASSETT  
STATE OF WASHINGTON

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 919 First Street  
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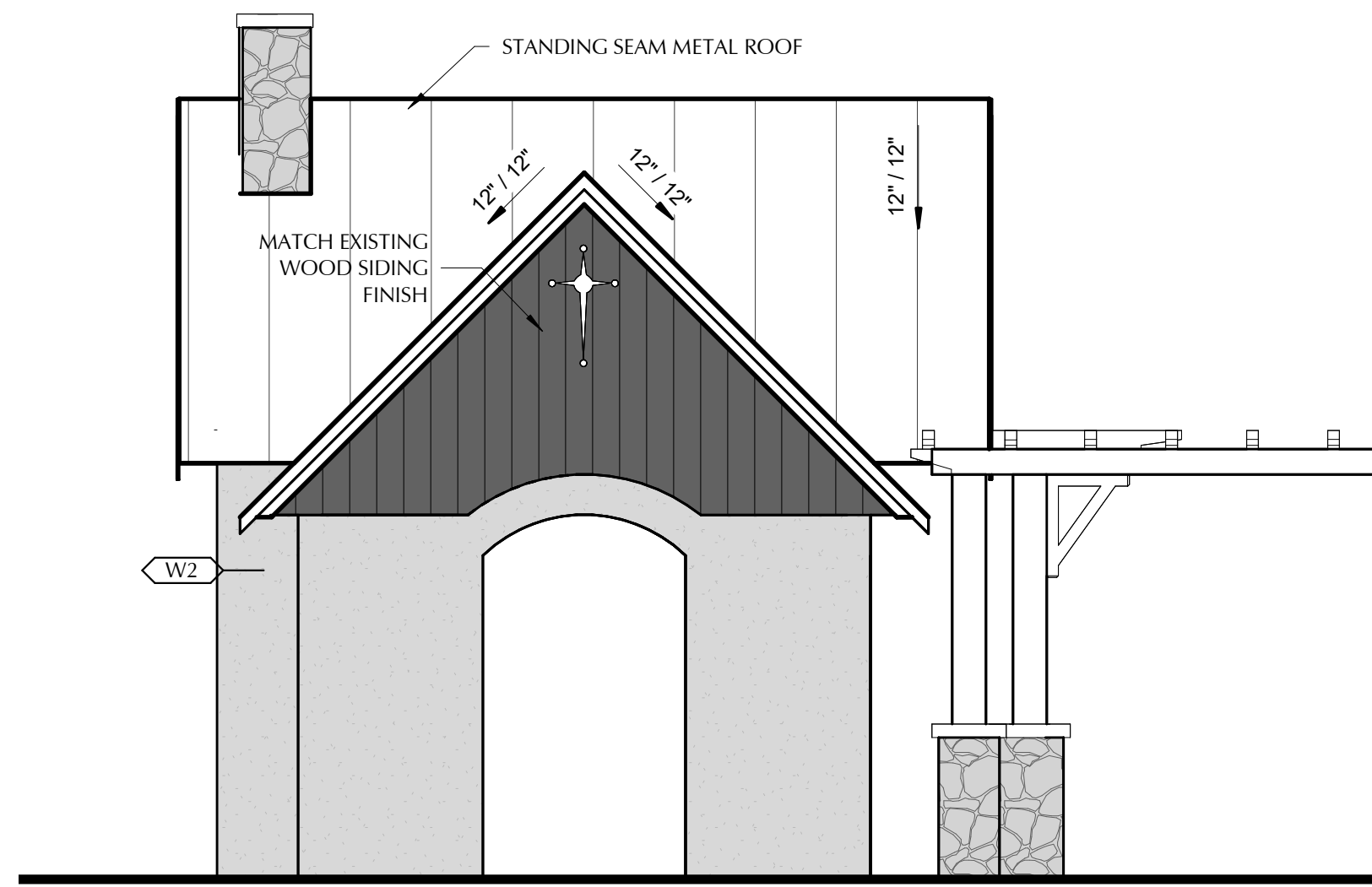
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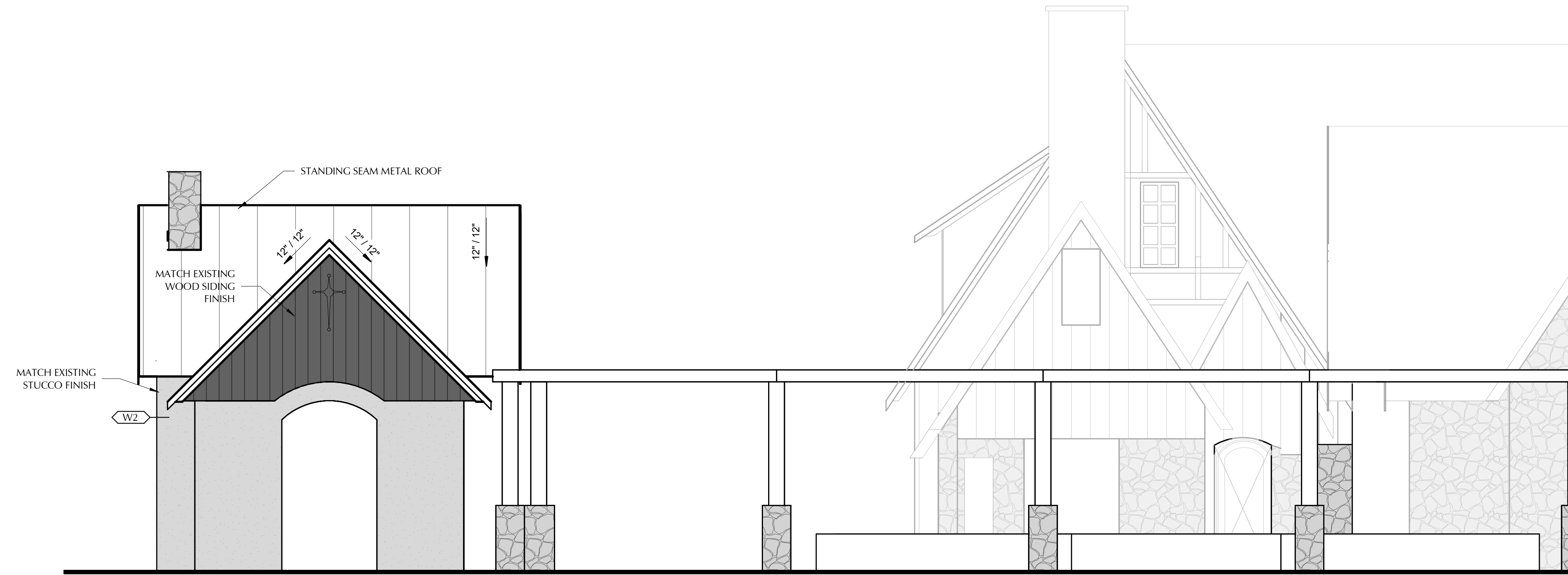
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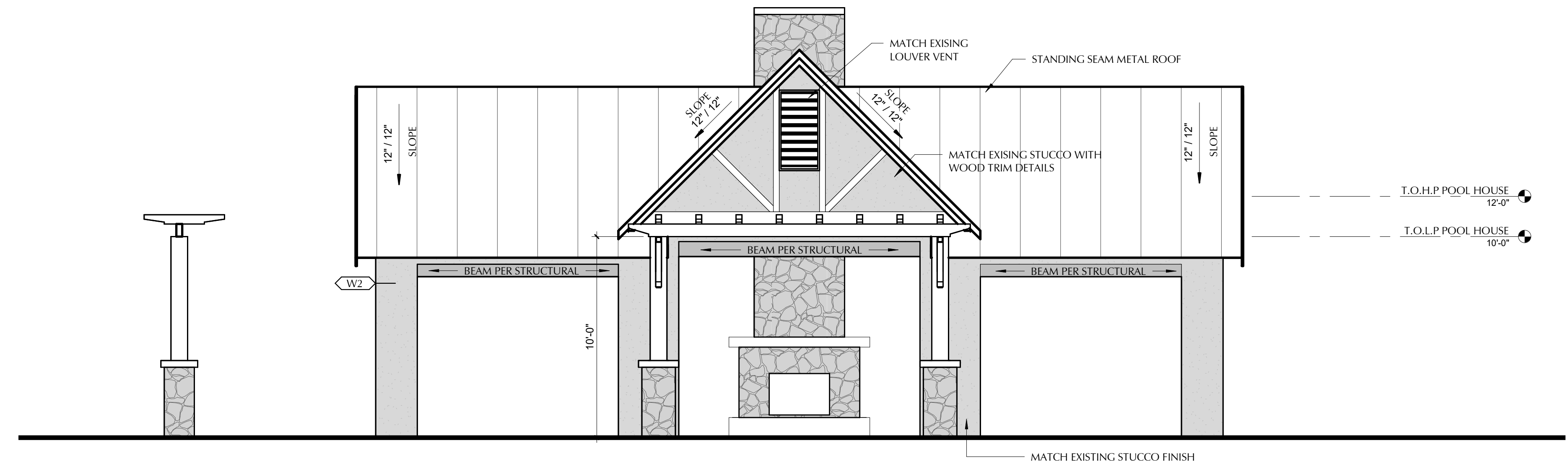
A2.5



**2 LEFT ELEVATION POOL HOUSE - DETAIL**  
SCALE: 1/4" = 1'-0"



**1 LEFT ELEVATION POOL HOUSE**  
SCALE: 1/4" = 1'-0"



**4 FRONT ELEVATION POOL HOUSE**  
SCALE: 1/4" = 1'-0"

REGISTERED ARCHITECT  
J. THOMAS BASSETT  
STATE OF WASHINGTON

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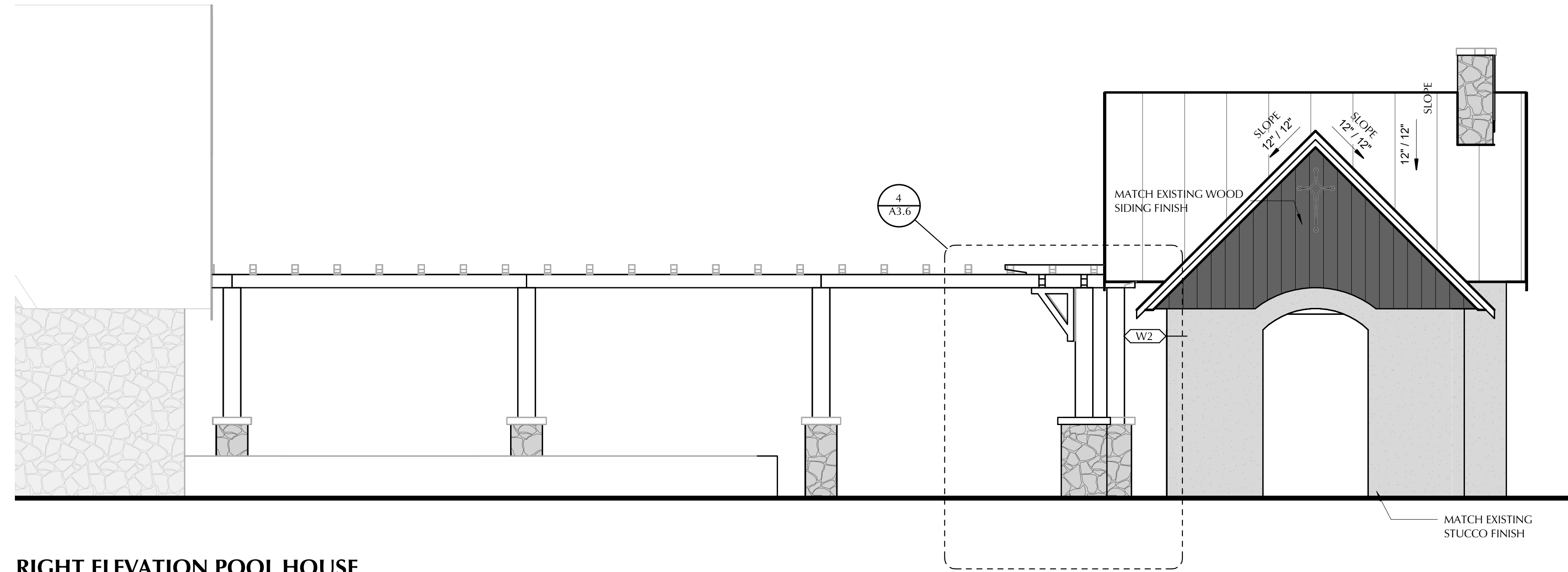
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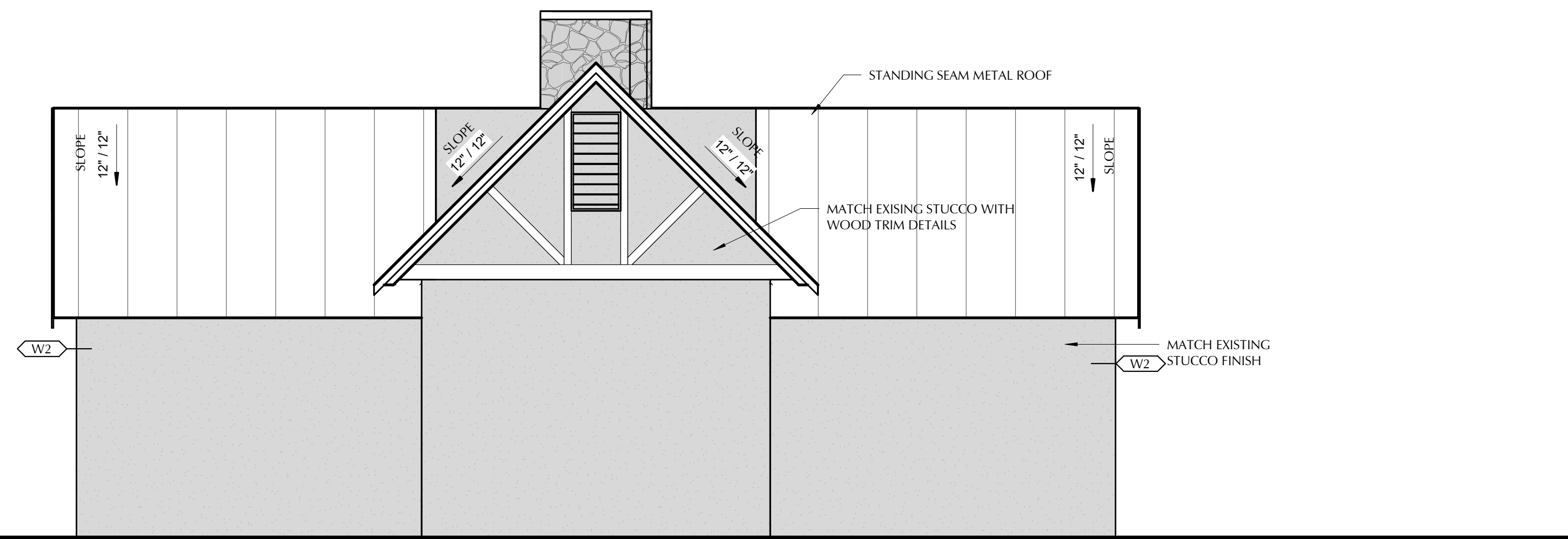
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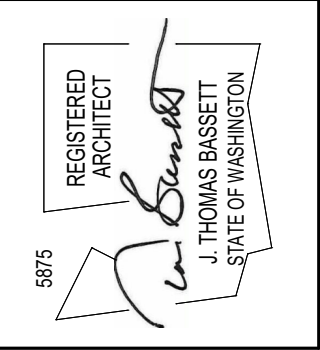
**A3.3**



2 RIGHT ELEVATION POOL HOUSE  
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION POOL HOUSE  
SCALE: 1/4" = 1'-0"



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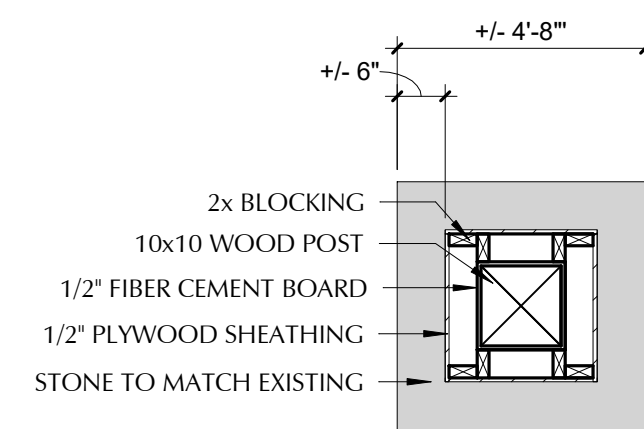
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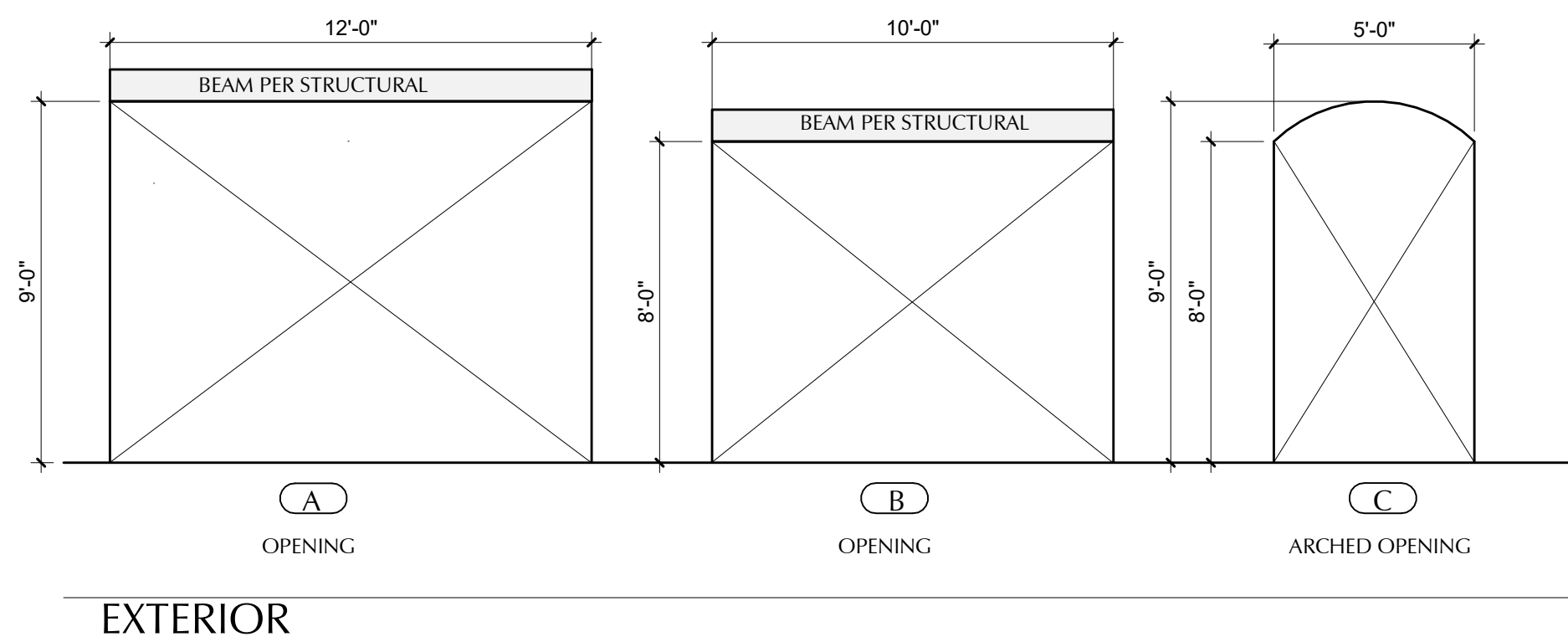
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A3.4



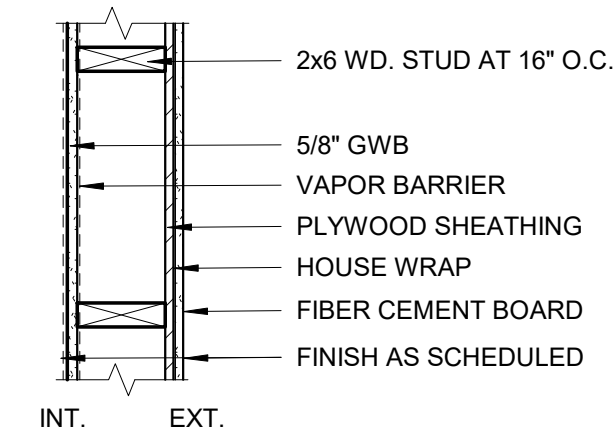
7 **WRAPPED COLUMN DETAIL - POOL HOUSE & PERGOLA**  
SCALE: 1/2" = 1'-0"

**OPENING ELEVATION SCHEDULE**

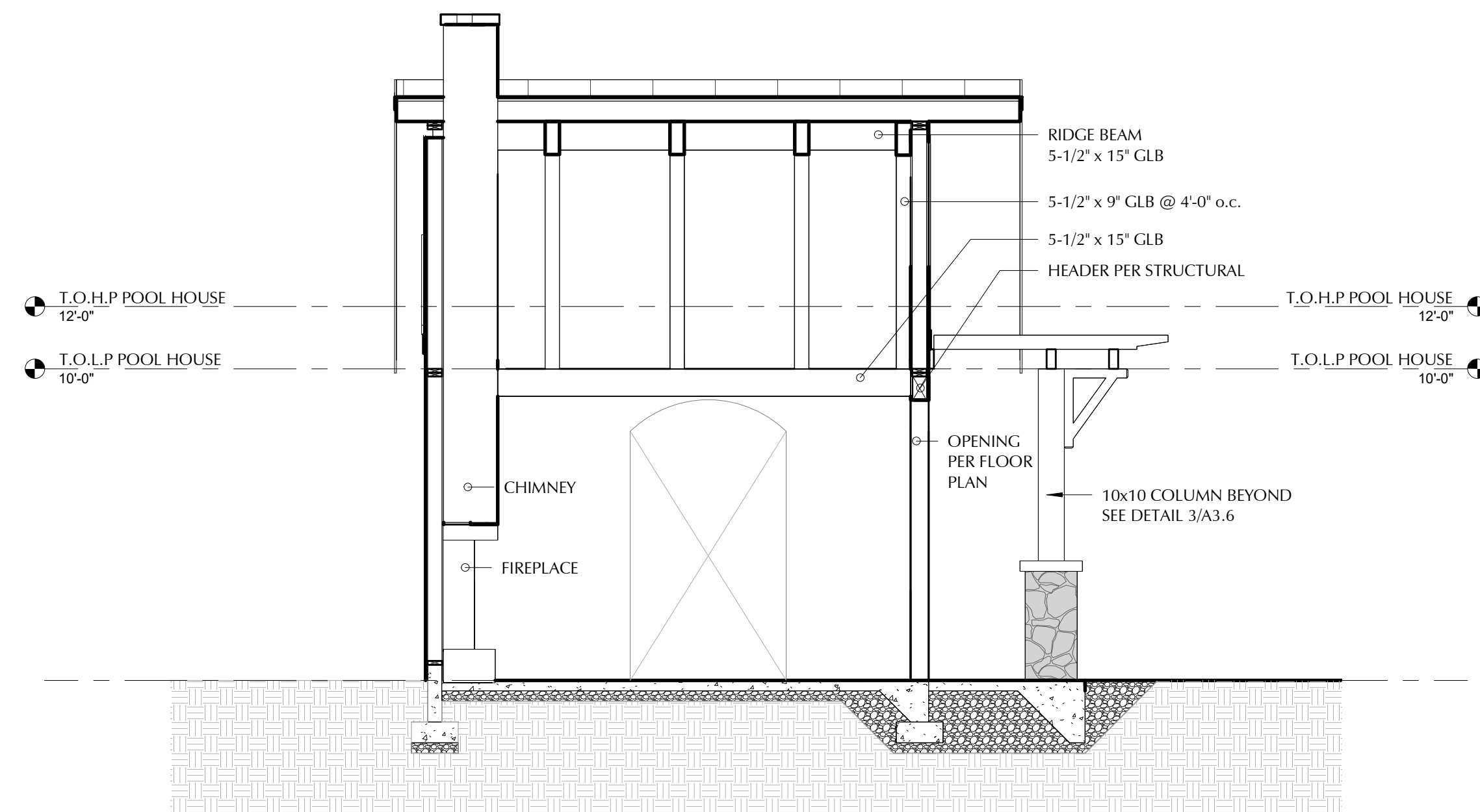


**PARTITION SCHEDULE**

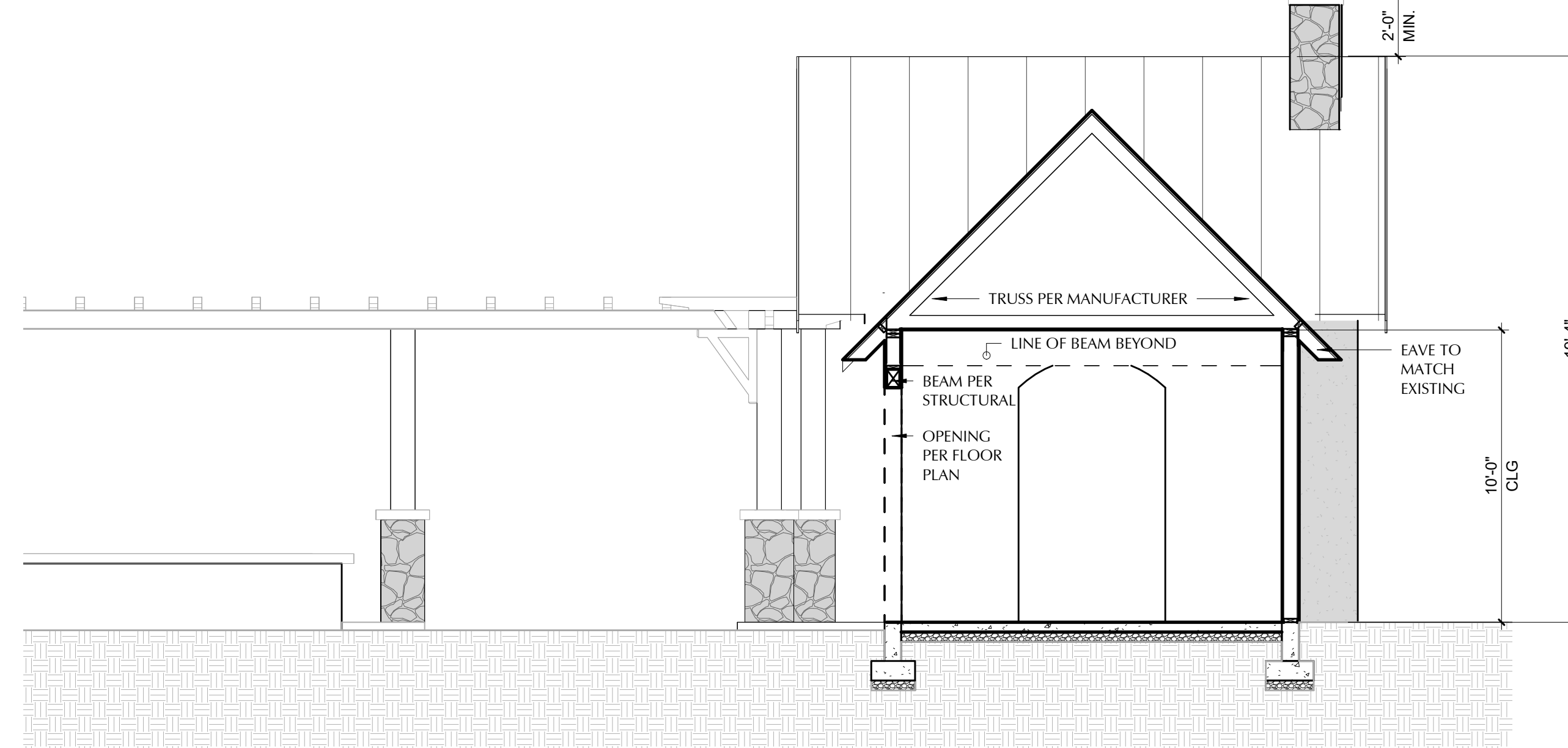
NOTE:  
1. ALL WALLS RUN CONTINUOUS BETWEEN SYMBOLS OR TO NEXT WALL INTERSECTION.



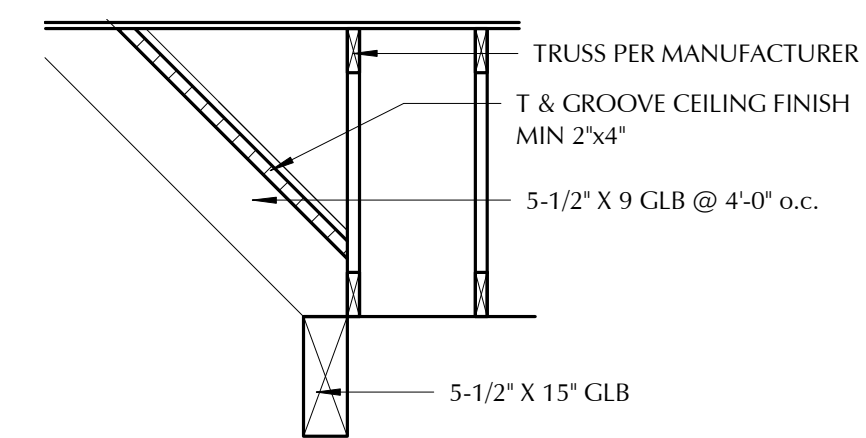
W2  
**EXTERIOR WALL TYPES**



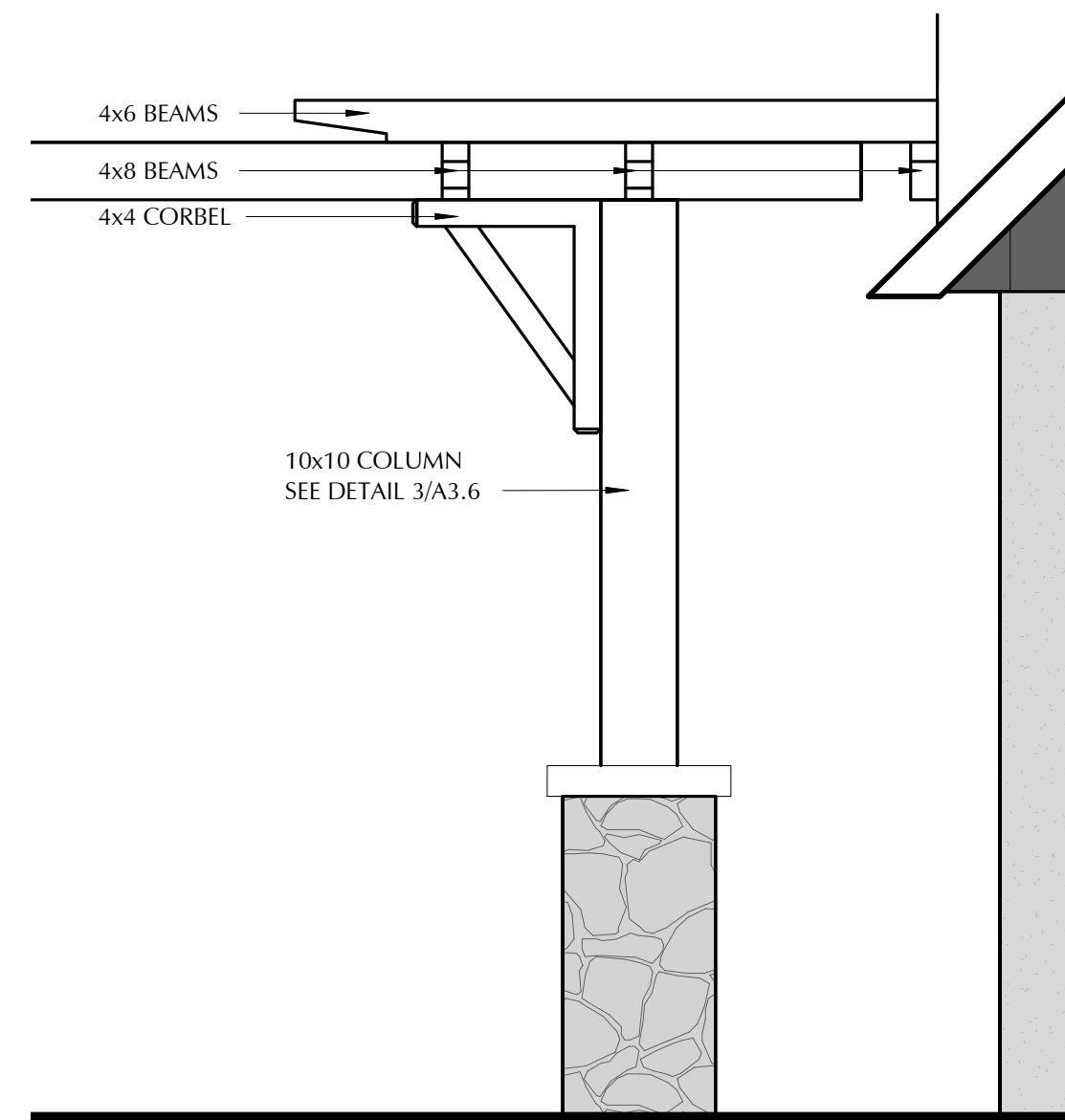
3 **SECTION 5**  
SCALE: 1/4" = 1'-0"



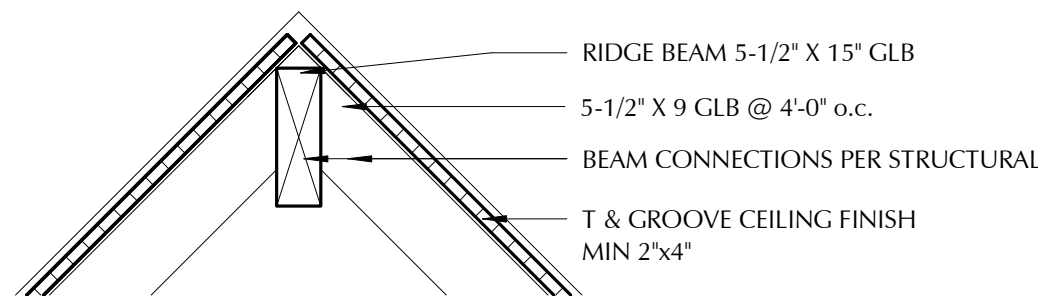
2 **SECTION 4**  
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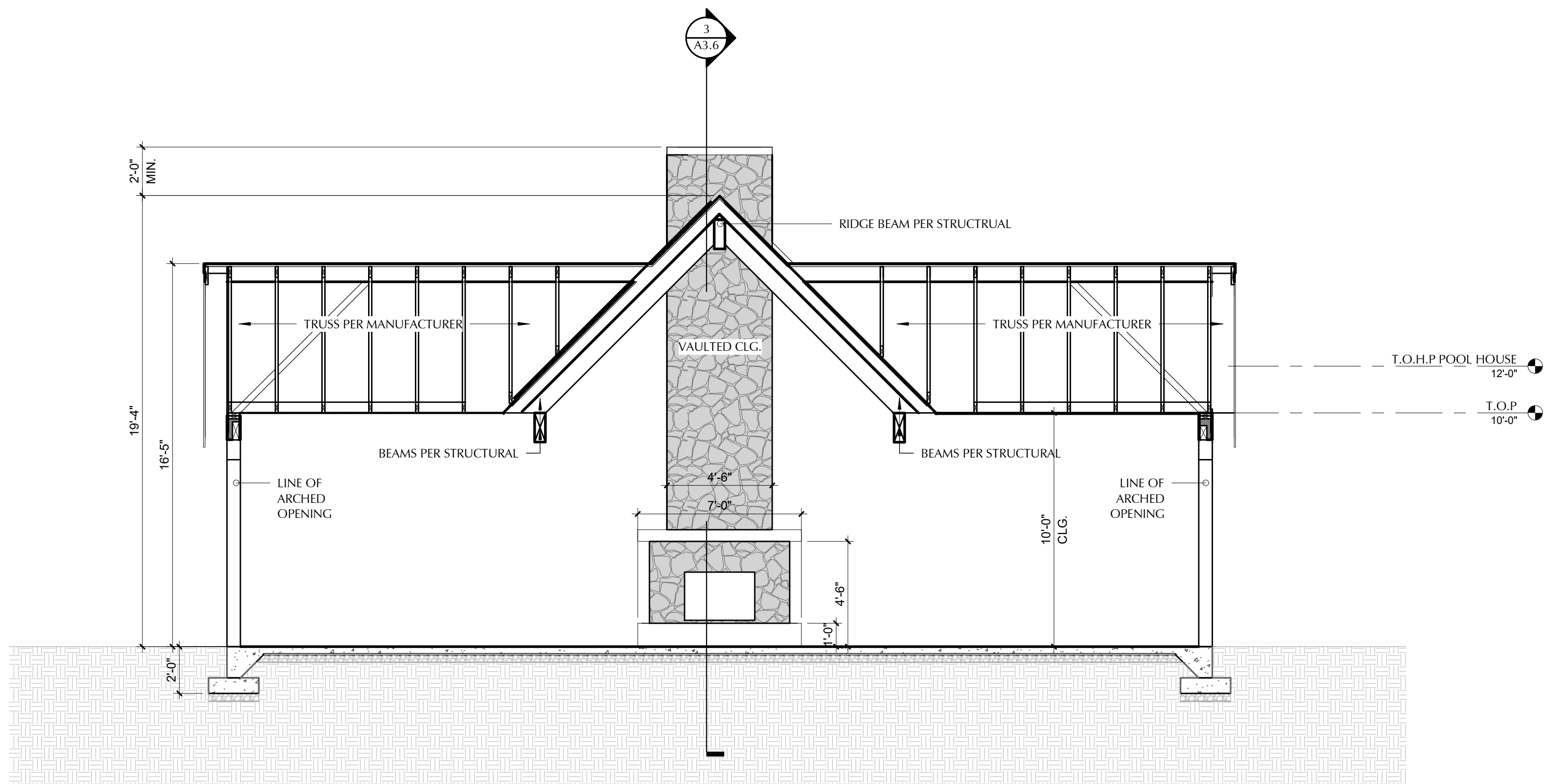
5 **VAULTED FRAMING DETAIL**  
SCALE: 1/2" = 1'-0"



4 **PERGOLA DETAIL**  
SCALE: 1/2" = 1'-0"



6 **RIDGE BEAM DETAIL**  
SCALE: 1/2" = 1'-0"



1 **SECTION 3**  
SCALE: 1/4" = 1'-0"

REGISTERED ARCHITECT  
J. THOMAS BASSETT  
STATE OF WASHINGTON

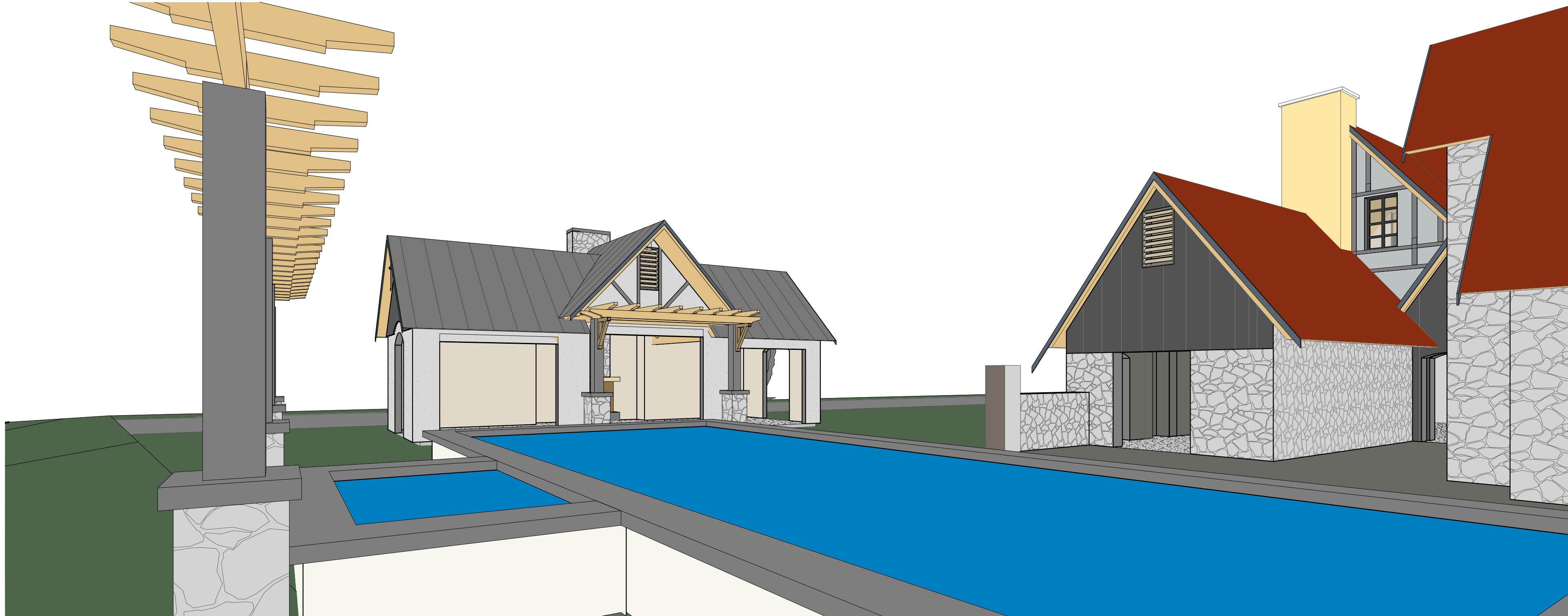
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A3.6



1 3D View 3  
SCALE:



2 3D View 4  
SCALE:

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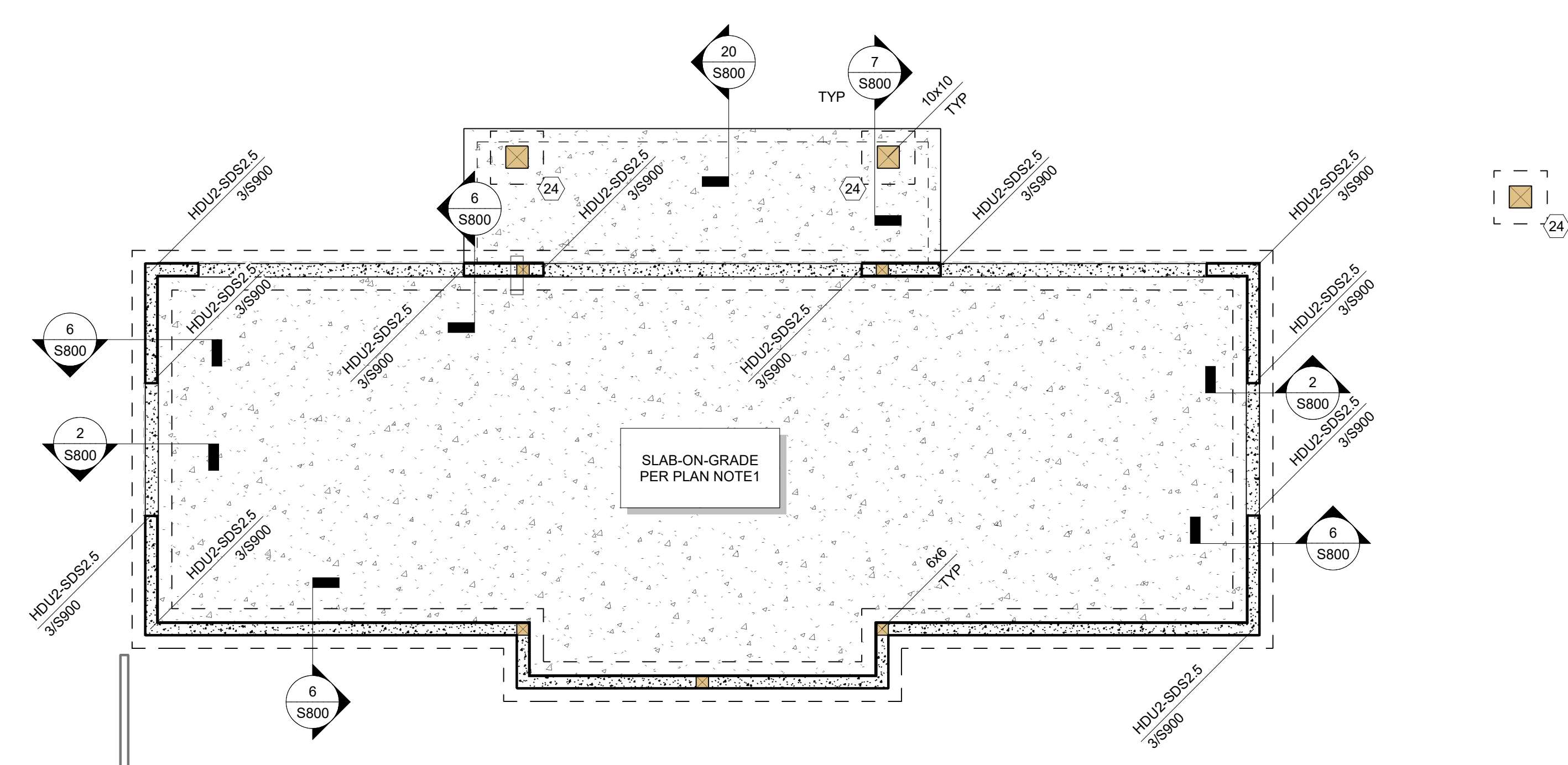
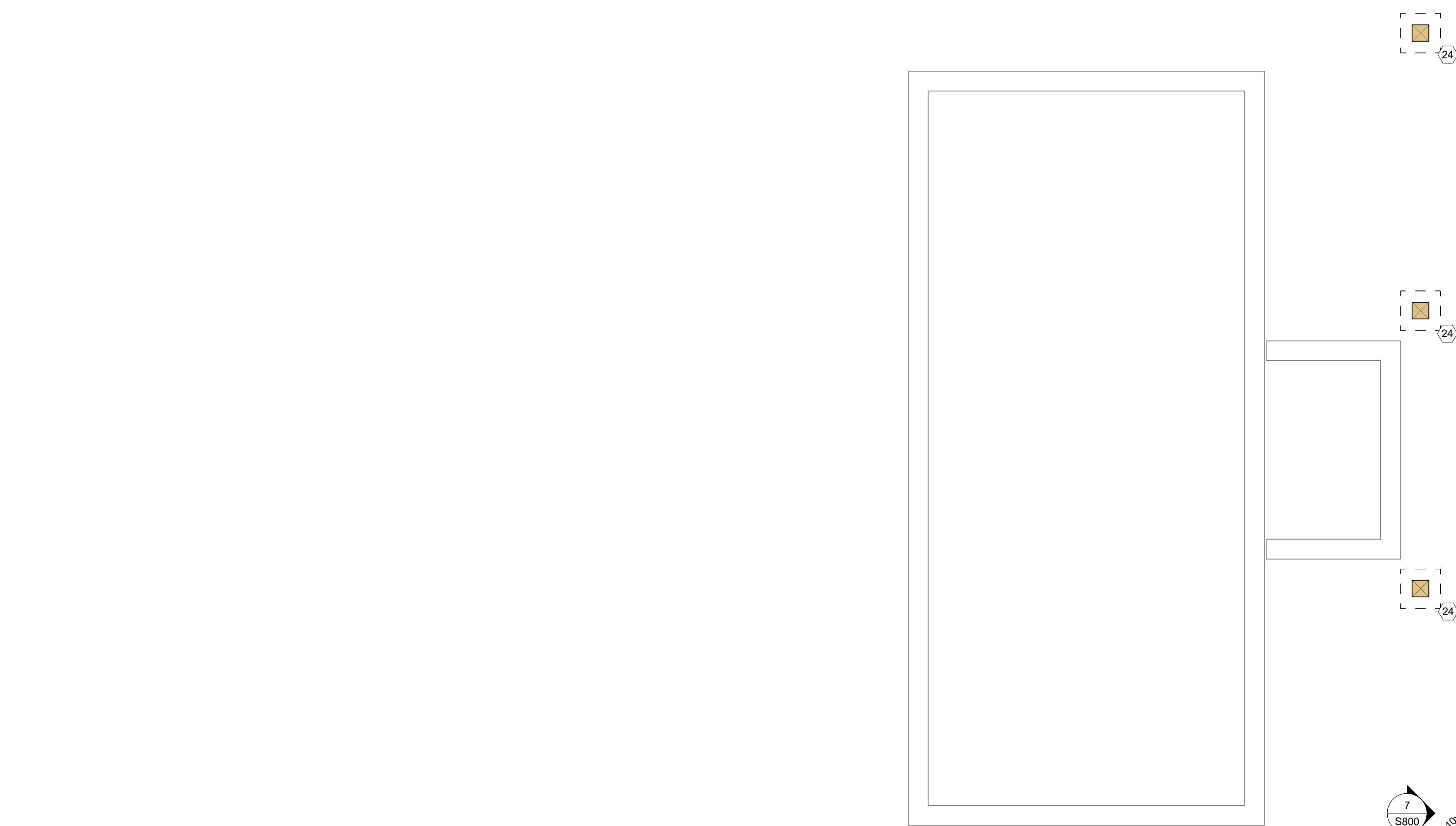
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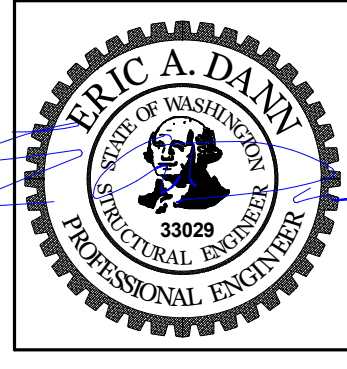


**FOUNDATION/FLOOR FRAMING PLAN NOTES:**  
1. SLAB-ON-GRADE SHALL BE 4" THICK WITH 6x6 W1.4xW1.4 WWM AT CENTER, U.O.N. SLAB SHALL BE POURED OVER 6 MIL VAPOR BARRIER PLACED OVER FREE-DRAINING GRANULAR FILL.  
SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSION AND SLOPE REQUIREMENTS. WWM MAY BE OMITTED IF SLAB IS REINFORCED WITH FIBROUS REINFORCEMENT PER GENERAL STRUCTURAL NOTES.  
2. PROVIDE CONSTRUCTION/CONTROL JOINT IN SLABS PER ARCHITECTURAL DRAWINGS. AREAS SHALL BE APPROXIMATELY SQUARE AND 400 SQUARE FEET OR LESS. SEE 11/S800.  
3. THE CONTRACTOR SHALL DETERMINE ACTUAL FOOTING ELEVATIONS BASED ON FINAL GRADES. BOTTOM OF FOOTINGS SHALL BE SET ON COMPETENT, PROPERLY COMPACTED BEARING SOIL BELOW FROST DEPTH. FROST DEPTH = 2'-0".  
4. FOOTINGS MAY BE LOWERED OR MODIFIED PER 16/S800. TO AVOID BELOW GRADE PIPES AND CONDUITS.

**LEGEND**

- ⬠ XX / SX.X DETAIL CALL-OUT
- PX-X SHEAR WALL PER SCHEDULE OF 1/S900
- ▬ SLAB-ON-GRADE PER PLAN NOTE 1
- ▬ FOUNDATION WALL AND FOOTING
- ▬ FOUNDATION WALL BELOW
- ⊠ XX POST ABOVE, [SIZE] TYP U.O.N.
- ⊞ XX FOOTING FALL-OUT SEE 4/S800

**1 FOUNDATION PLAN**  
1/4" = 1'-0"



**FORTE ARCHITECTS**  
**Mike & Sheila Salmon**  
**Salmon Residence - Pool House**  
919 First Street  
Wenatchee, Washington 98801



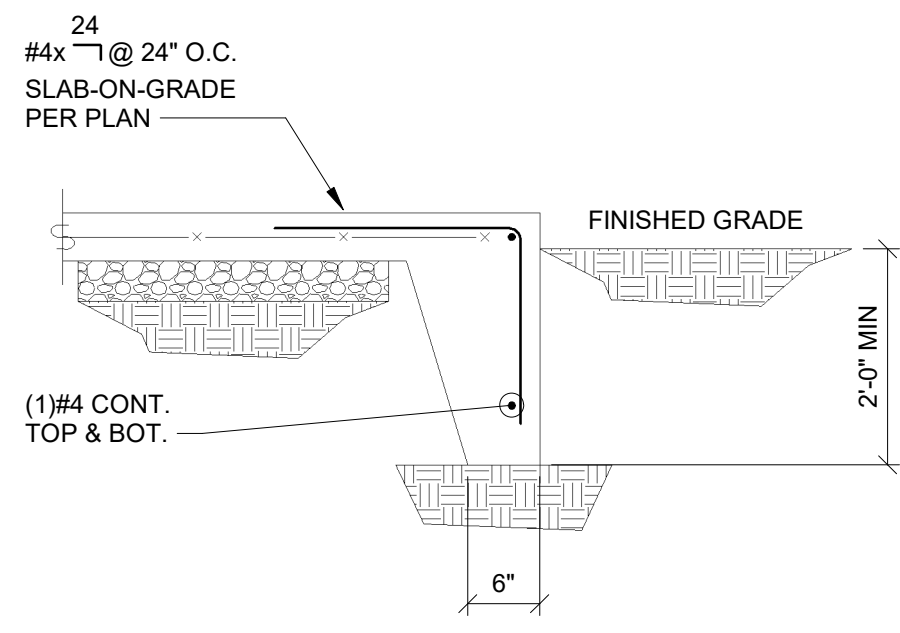
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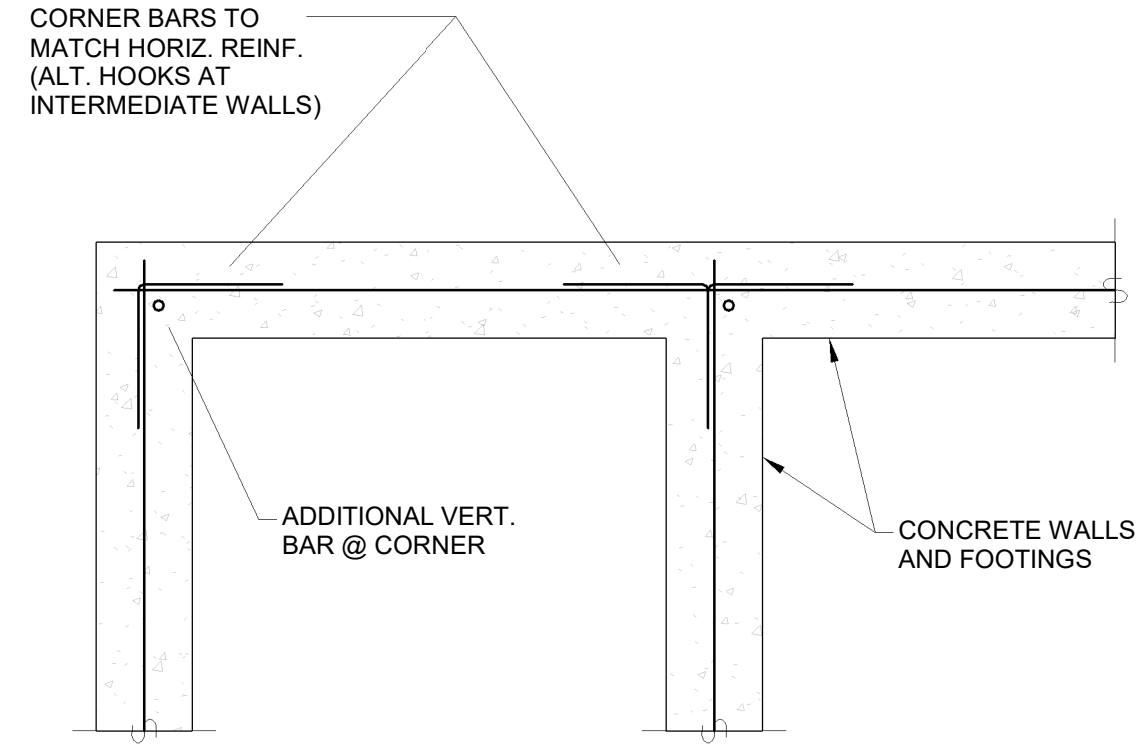
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**S101**

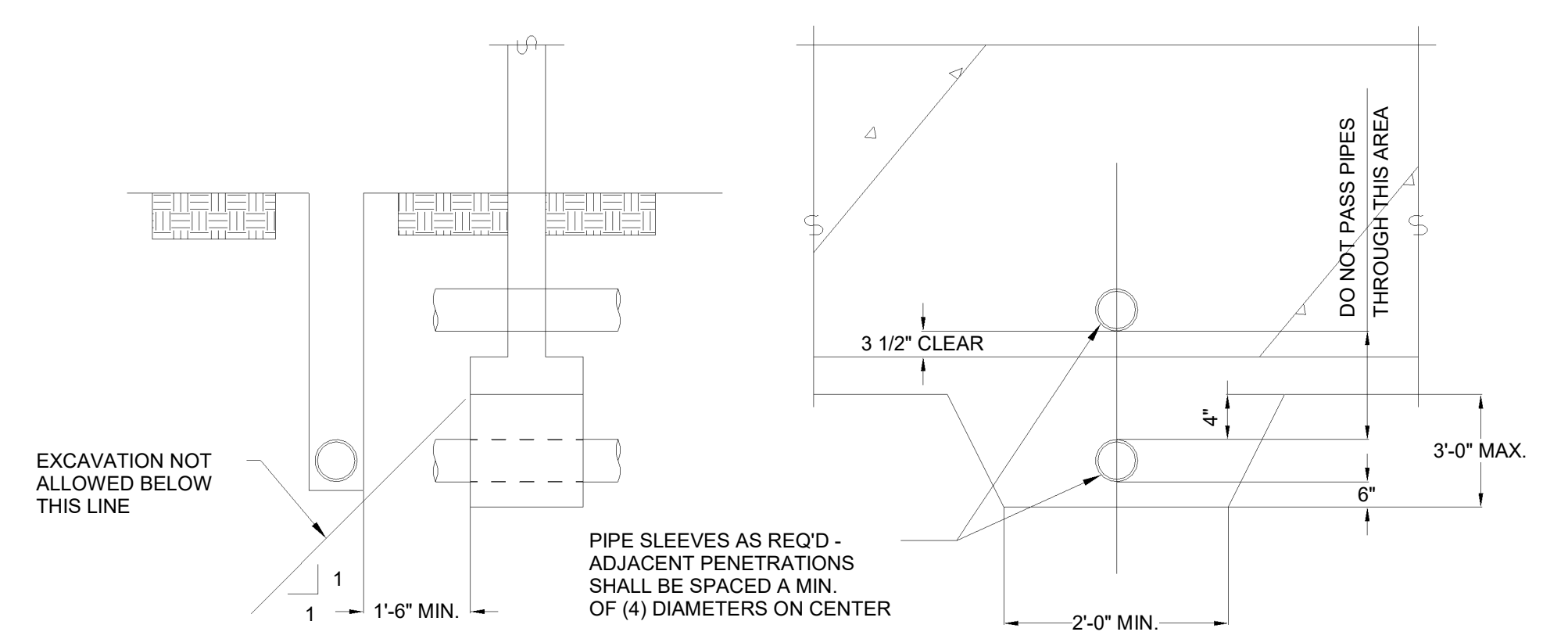




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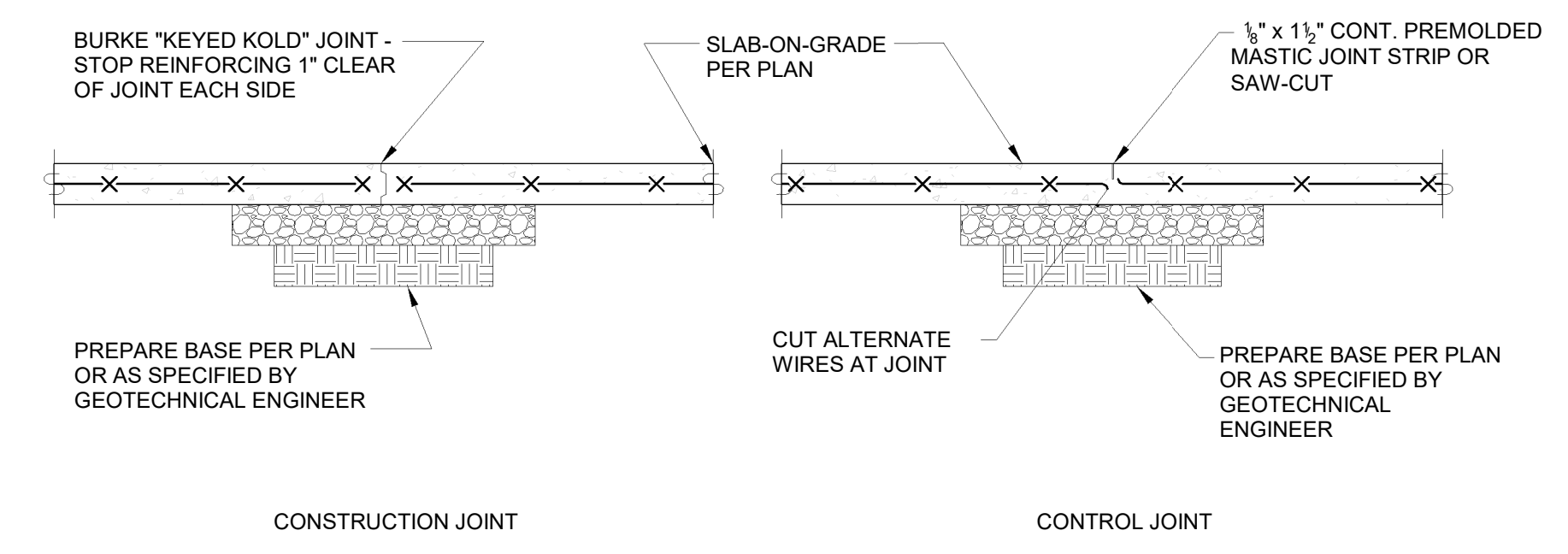


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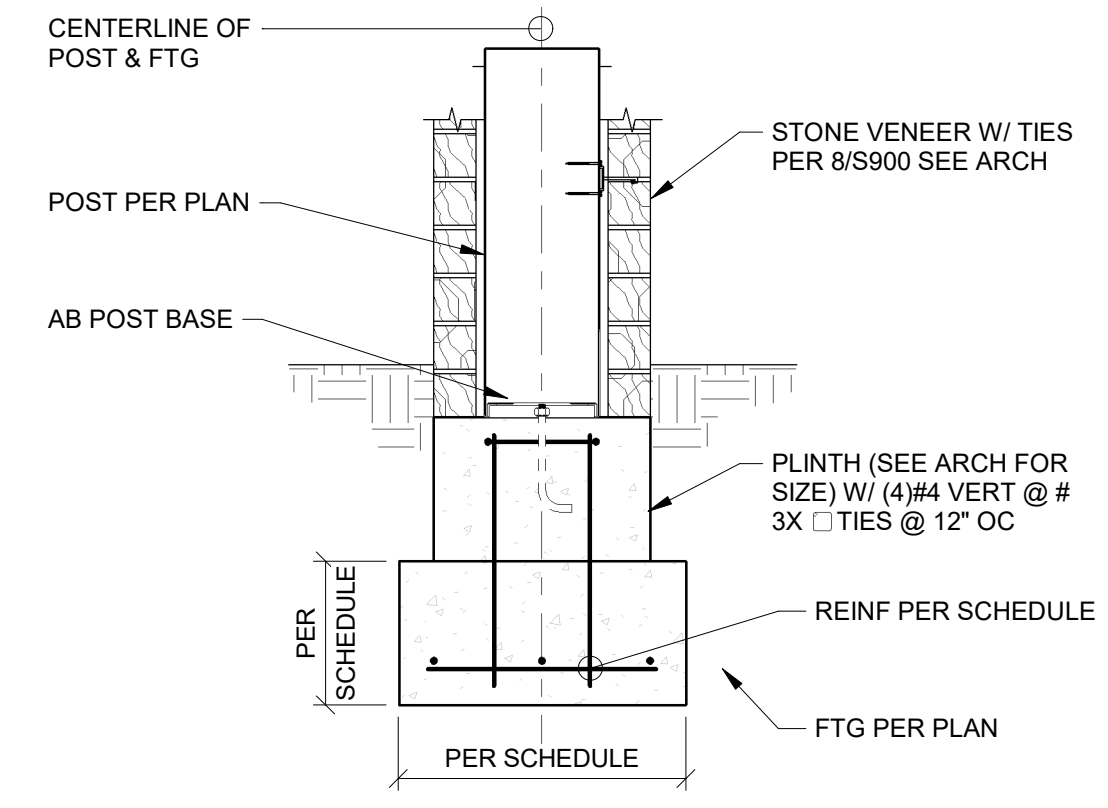


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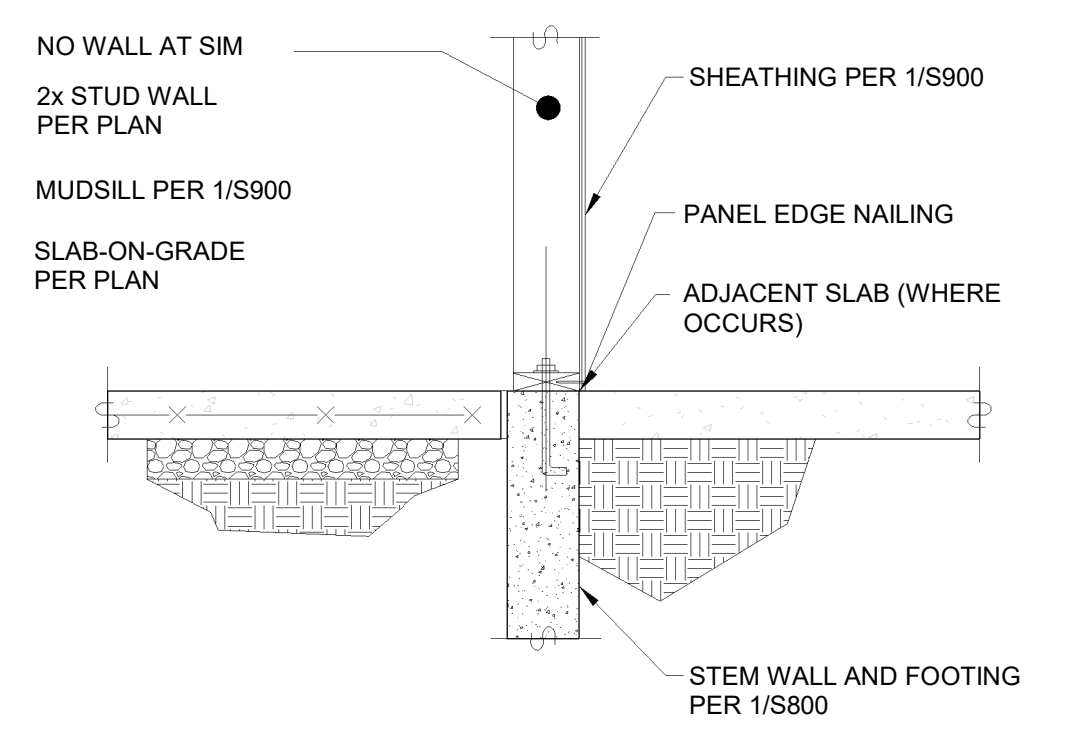
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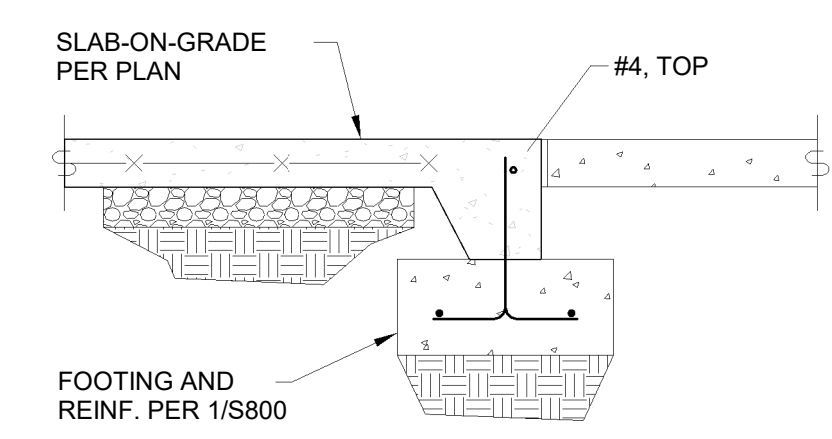
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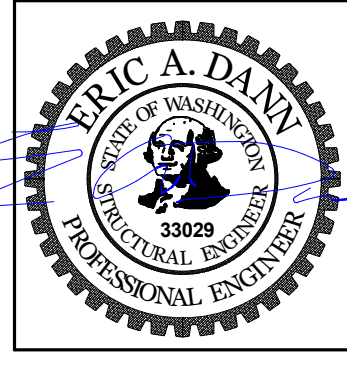
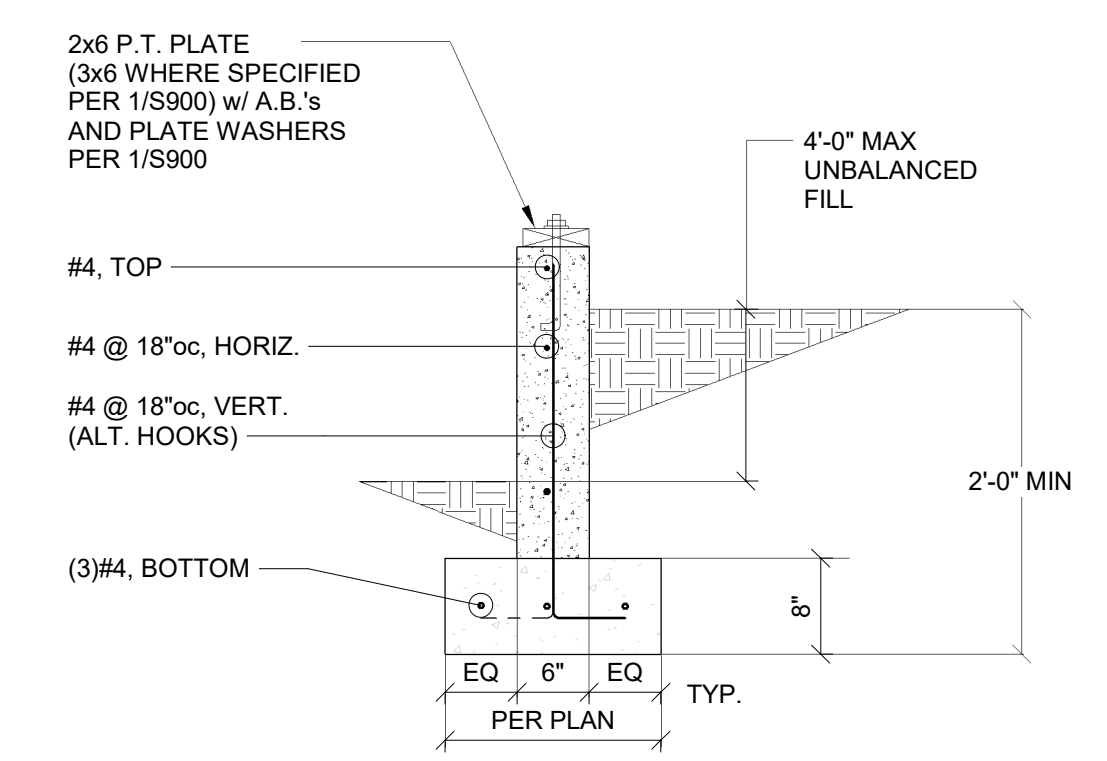
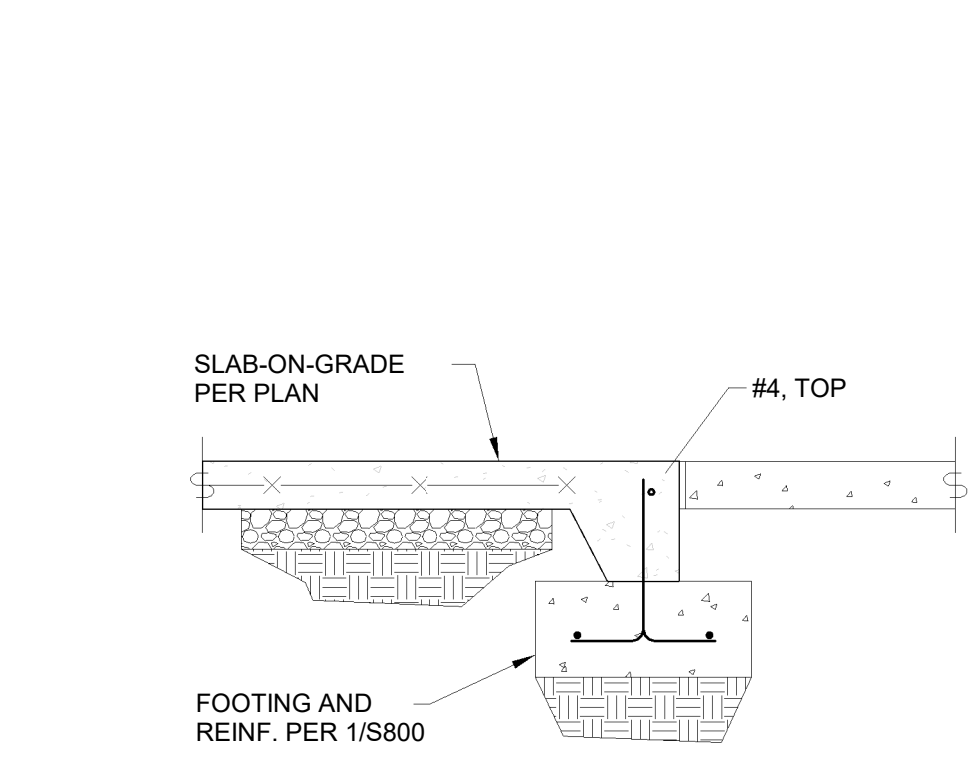
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PLAN CALLOUT	SIZE	REINFORCING	DETAIL REFERENCE
24	24" sq x 10" thick	(3) #4 EA. WAY BOTTOM	-



FORTE ARCHITECTS  
**Mike & Sheila Salmon**  
**Salmon Residence - Pool House**  
 919 First Street  
 Wenatchee, Washington 98801



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

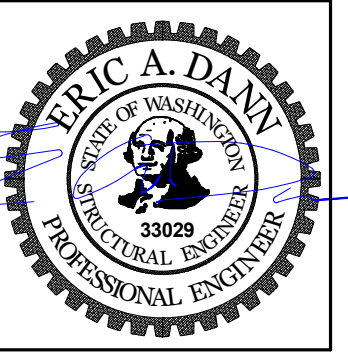
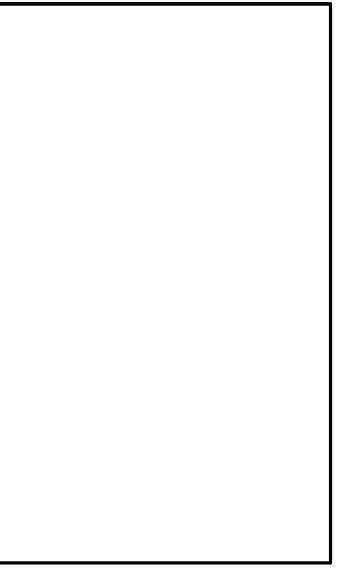
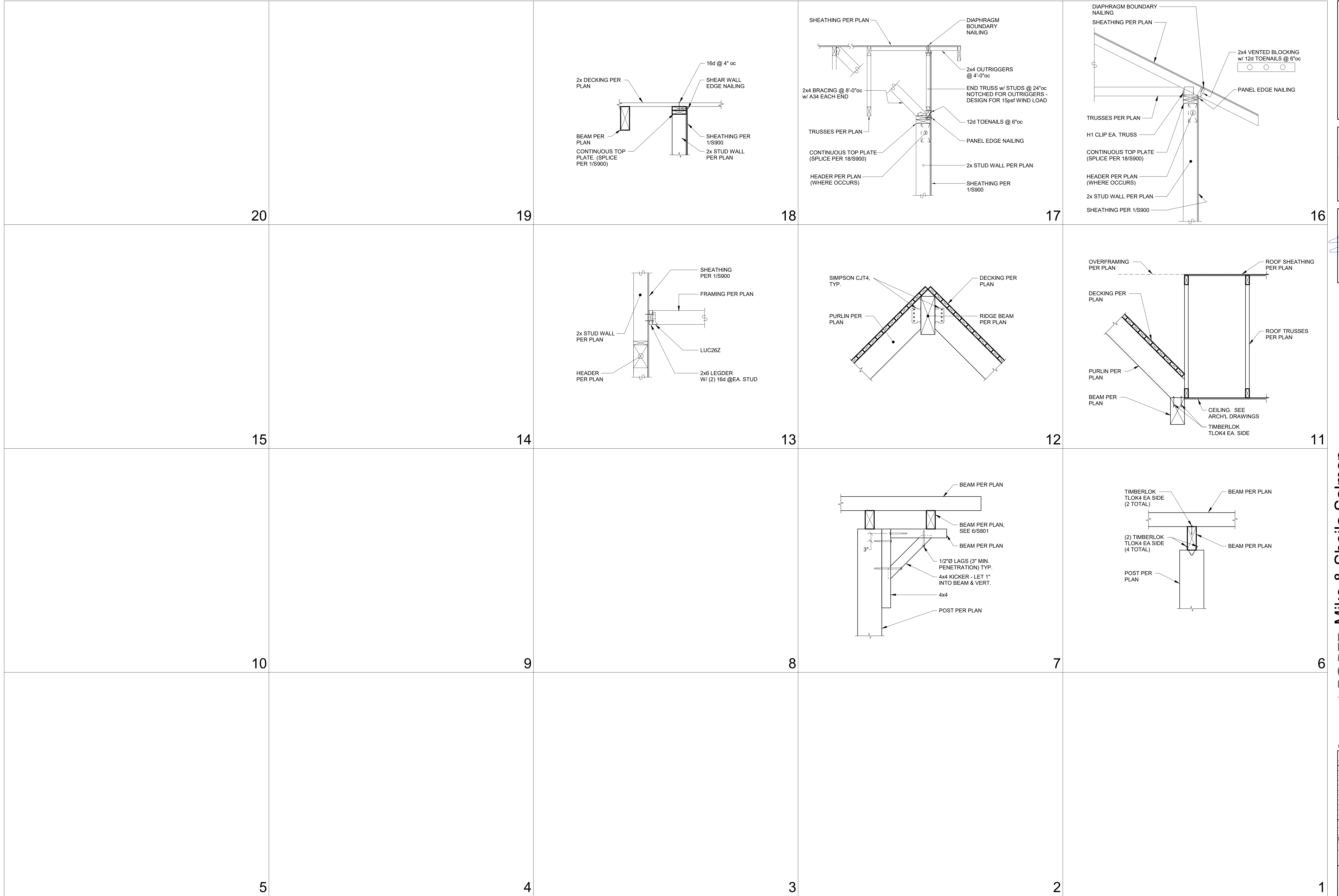
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Revisions		
Date	No.	Description

JOB NO: 21-601-16  
 DATE: 06-26-2022  
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**S800**



**FORTE ARCHITECTS**  
 Mike & Sheila Salmon  
 Salmon Residence - Pool House  
 919 First Street  
 Wenatchee, Washington 98801

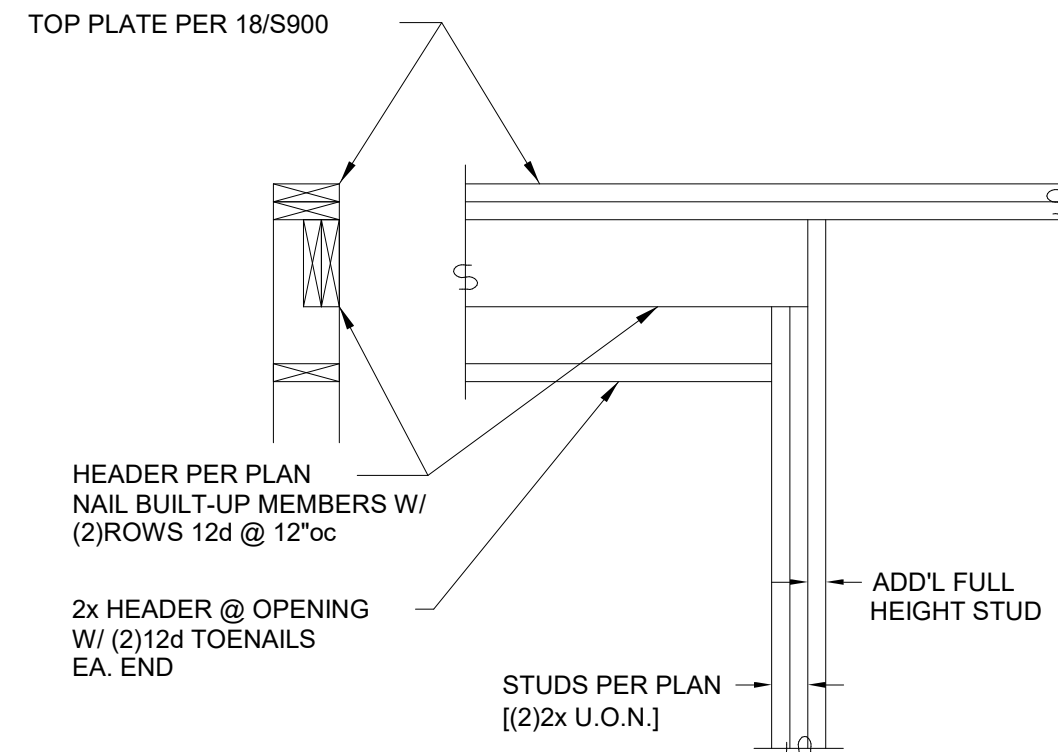


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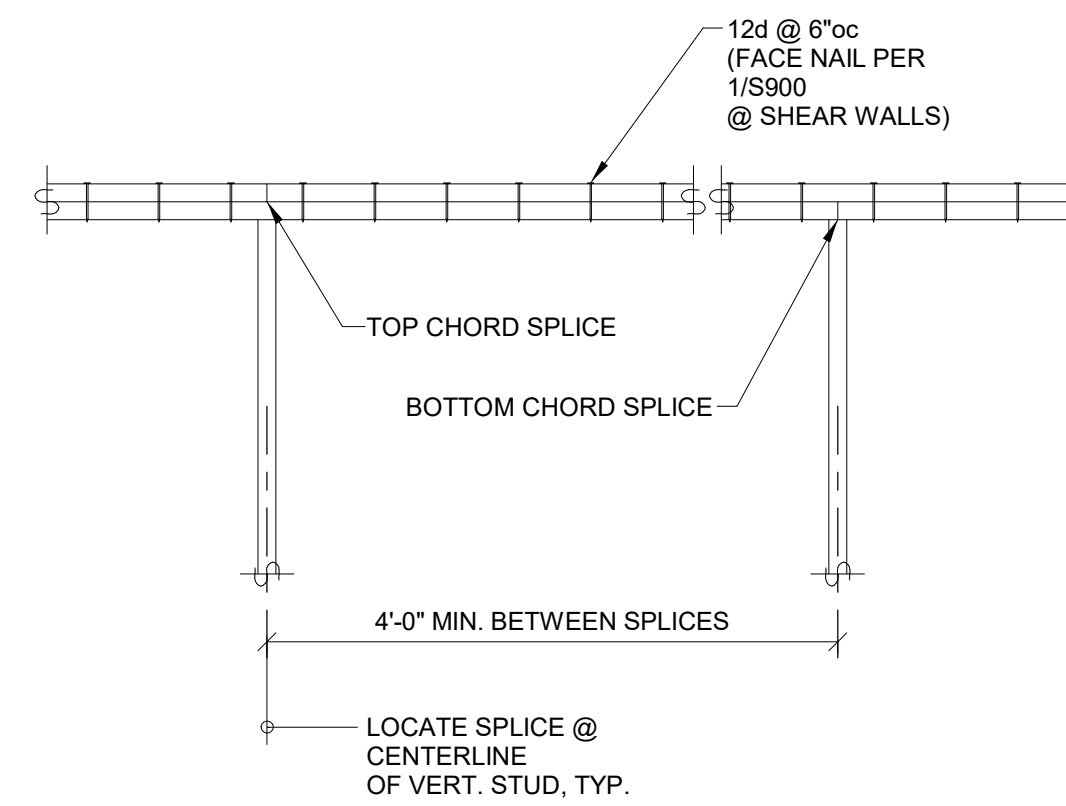
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Date	No.	Description

JOB NO: 21-601-16  
 DATE: 06-20-2022  
 DRAWN BY: JLL  
 CHECK BY: EAD  
 DWG ID: DETAILS

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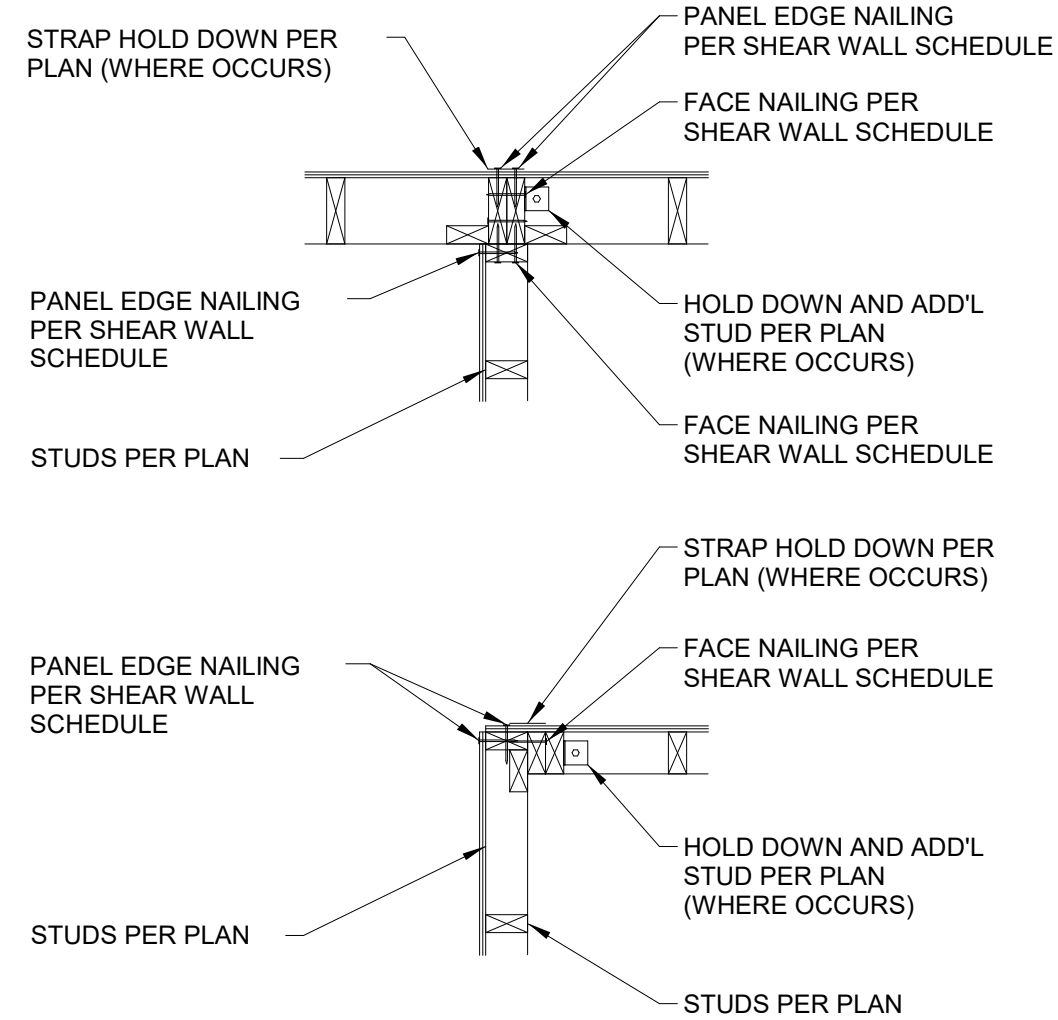
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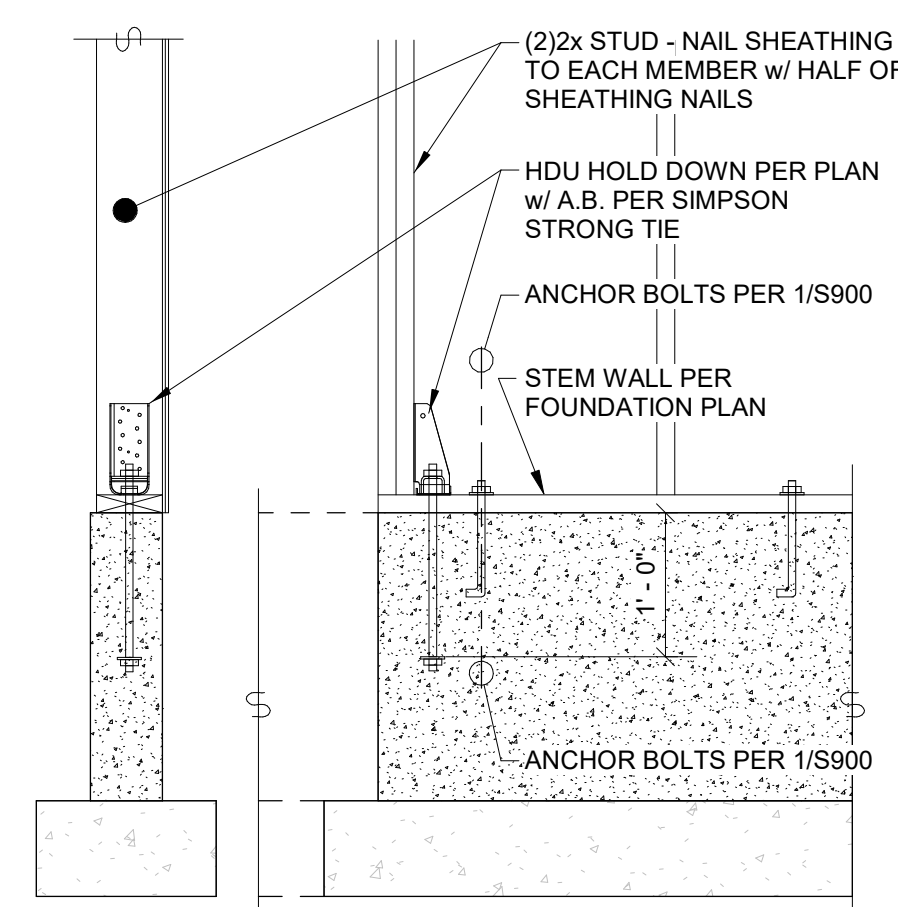
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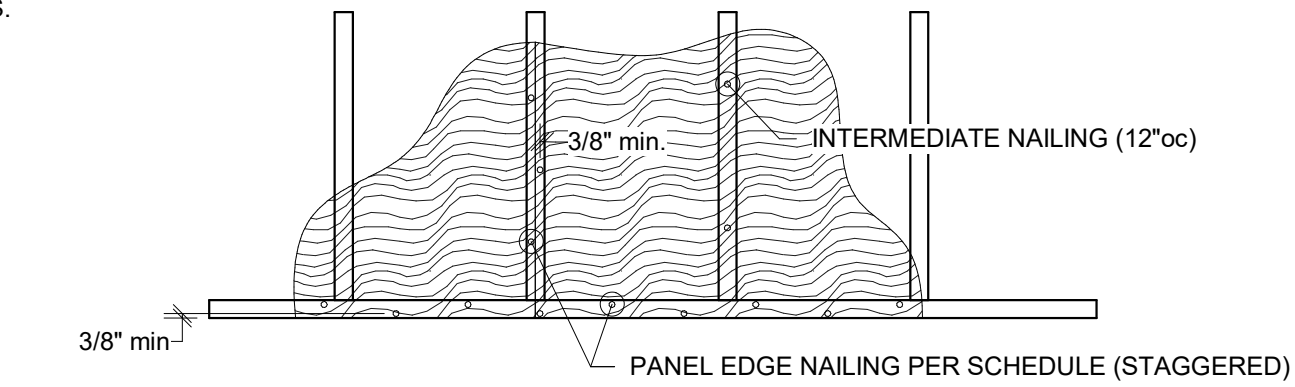
**SHEAR WALL SCHEDULE**

(IN ACCORDANCE w/ ANSI/AF&PA SDPWS-2015 SECTION 4.3)  
UPDATED 4/20/2021

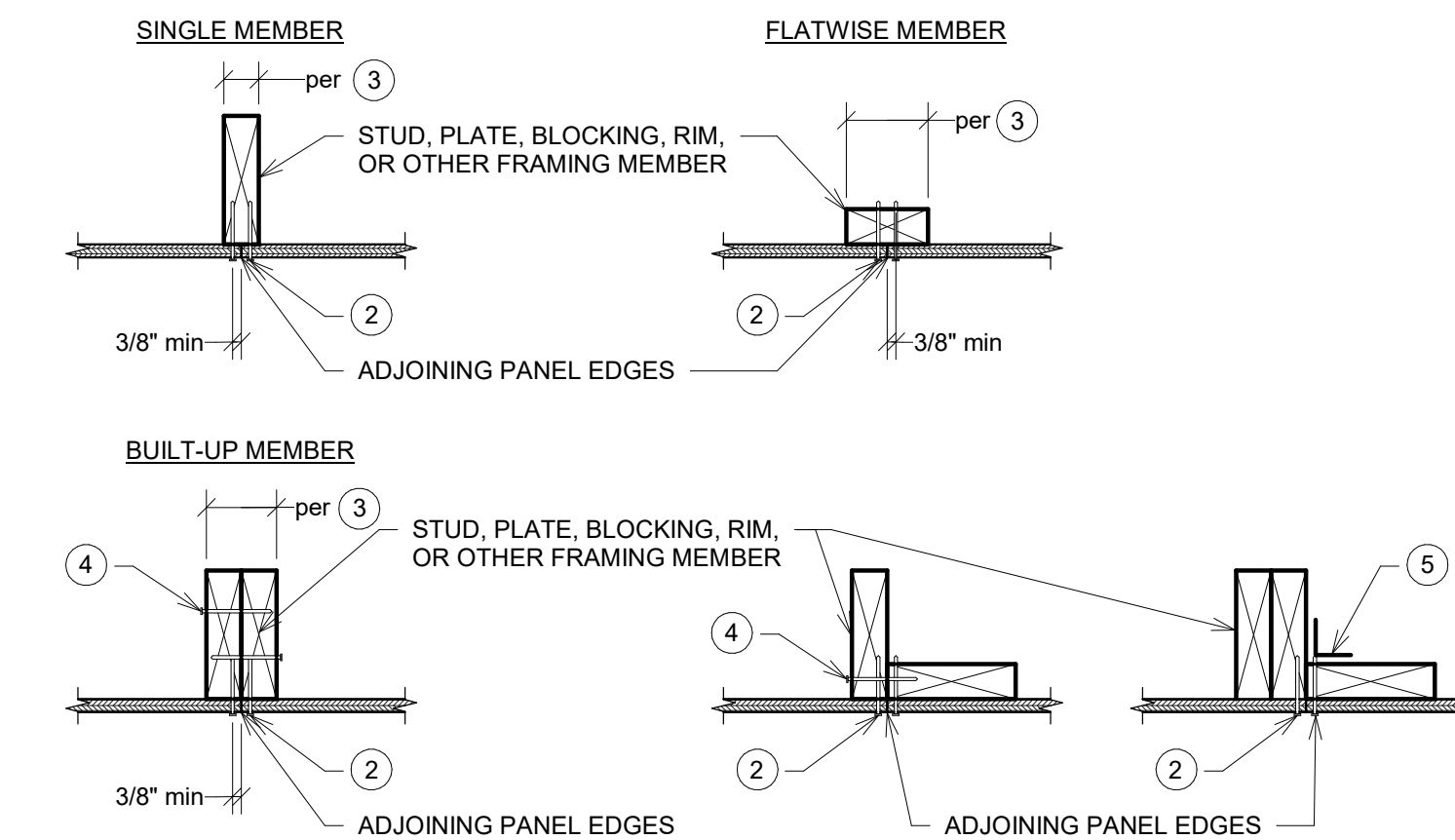
WALL TYPE	SHEATHING (1)	PANEL EDGE NAILING (2)	MINIMUM WIDTH OF NAILED FACE OF FRAMING @ ADJOINING PANEL EDGES (3)		MUDSILL PLATE (4)	FACE NAILING (4)	FRAMING CLIPS (5)	ANCHORAGE TO CONCRETE (6)		SEISMIC CAPACITY h/b = 2 (h/b = 3.5)	WIND CAPACITY h/b = 2 (h/b = 3.5)
			SINGLE MEMBER	BUILT-UP MEMBER				ANCHOR BOLTS	MUDSILL ANCHORS		
P1-6	1 Side	6"oc	2x	-	2x	6"oc	A35 @ 27"oc or LTP4 @ 27"oc	5/8"Ø @ 60"oc	MASAP @ 52"oc	240-pif (194-pif)	240-pif (194-pif)

**SHEAR WALL SCHEDULE NOTES**

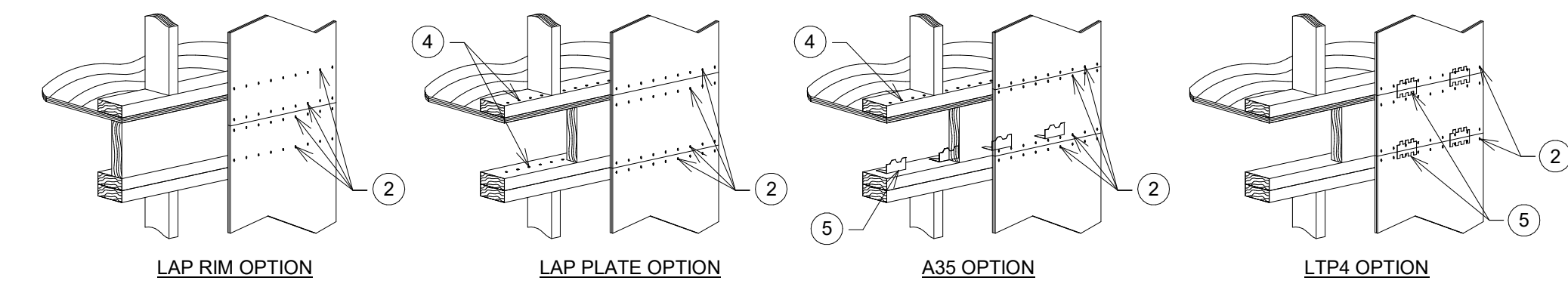
- (SECTION 4.3.7.1.1)  
7/16" OSB or 15/32" PLYWOOD SHEATHING OR SIDING EXCEPT GROUP 5 SPECIES. MINIMUM PANEL SPAN RATING OF (24/0). PANELS SHALL NOT BE LESS THAN 4'x8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
- (SECTION 4.3.7.1.2 & SECTION 4.3.7.1.3)  
PANEL EDGE NAILING APPLIES TO ALL SHEATHING PANEL EDGES. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH SHEATHING NAILS @ 12"oc. MAXIMUM STUD SPACING SHALL BE 16"oc. SHEATHING NAILS SHALL BE 0.131"dia. x 2 1/2". PLYWOOD EDGE NAILING SHALL BE STAGGERED. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE PANEL EDGES.



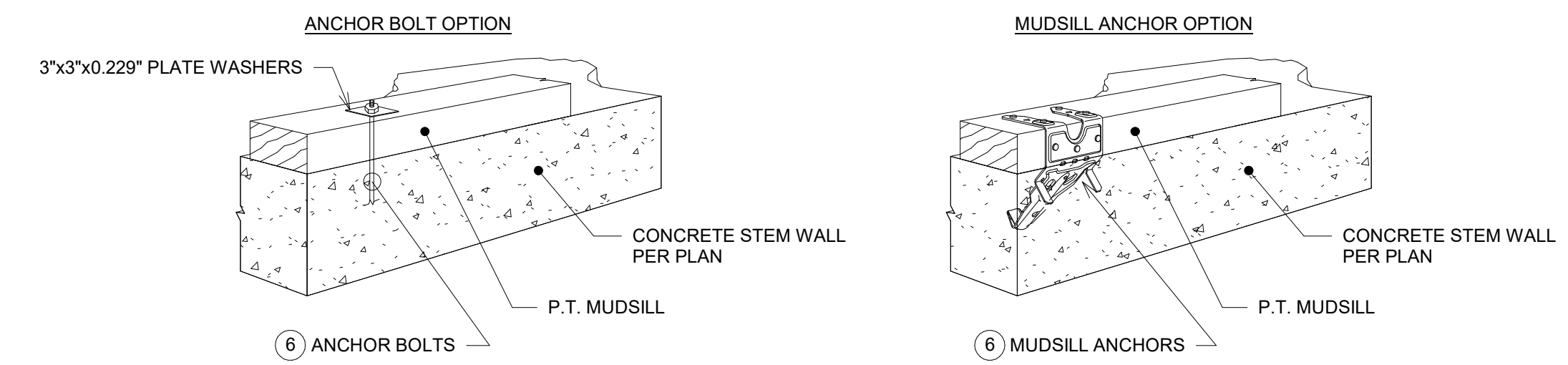
- (SECTION 4.3.7.1.4)  
THE MINIMUM NOMINAL WIDTH OF THE NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS INDICATED IN THE SCHEDULE.



- FACE NAILING APPLIES TO CONDITIONS WHERE FRAMING NAILS CAN BE STRAIGHT DRIVEN THRU FIRST MEMBER AND PENETRATE MAIN MEMBER MINIMUM OF 1-1/2". FRAMING NAILS SHALL BE 0.131"dia. x 3-1/4". 0.131"dia. x 3" NAILS MAY BE USED WHEN STITCHING TOGETHER (2)x MEMBERS WITH NO SPACERS.
- AT ADJOINING PANEL EDGES WHERE SHEATHING CANNOT LAP ON SINGLE MEMBER AND FACE NAILING CANNOT BE ACCOMPLISHED, FRAMING CLIPS SHALL BE USED TO FASTEN BUILT-UP MEMBERS. USE 0.131"dia. x 2-1/2" NAILS AT LTP4 CLIP WHEN INSTALLED OVER 1/2" SHEATHING.



- (SECTION 4.3.6.4.3)  
ANCHOR BOLTS EMBEDMENT SHALL BE 7" U.O.N. ALL ANCHORS SHALL HAVE 3" x 3" x 0.228" PLATE WASHERS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. IF SHEATHING IS ON BOTH SIDES OF THE WALL, STAGGER THE ANCHOR BOLTS, AS REQUIRED, SO THAT HALF OF THE PLATE WASHERS ARE WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON EACH SIDE. HOLE IN PLATE WASHERS MAY BE DIAGONALLY SLOTTED.



1



**FORTE ARCHITECTS**  
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JOB NO: 21-601-16  
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CHECK BY: EAD  
DWG ID: DETAILS

**S900**

919 First

### 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 PROPERTY

Historic Name Ovenden Home  
Other name/site number Dr. Kingston Home

#### 2. LOCATION

Street & number 919 First  not for publication  
City/town Wenatchee  vicinity  
State WA code      County Chelan code      Zip Code 98801

#### 3. RECOMMENDATIONS

##### Wenatchee Historic Preservation Board Staff Recommendations:

In my opinion, the property meets  does not meet  the Wenatchee Register criteria.

Kris Journey 1-13-97  
WHPB Staff Date  See continuation sheet

##### Wenatchee Historic Preservation Board Recommendations:

In the opinion of the Wenatchee Historic Preservation Board, the property meets  does not meet  the Wenatchee Register criteria.

Jennifer Bury 1-16-97  
WHPB Chair Date  See continuation sheet

#### 4. CONSENT AND CERTIFICATION

##### Owner Consent for Listing

I (we) consent  do not consent  to the listing of the above property on the Wenatchee Register of Historic Places.  
I (we) also certify that I am/we are the legal owner(s) of the above property.

[Redacted Signature] 1-16-97  
Owner Date  See continuation sheet.

##### City of Wenatchee Certification: I, hereby certify that this property is:

- entered in the Wenatchee Register  See continuation sheet
- determined eligible for the Wenatchee Register.  See continuation sheet
- determined not eligible for the Wenatchee Register
- removed from the Wenatchee Register
- other (explain):

Earl Kelly 1-28-97  
Signature of the local elected official Date of action

# STATEMENT OF SIGNIFICANCE

## Eligible Wenatchee Register Criteria

"x" in one or more boxes for the criteria qualifying the property for Wenatchee Register listing.

- It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- It embodies the distinctive architectural characteristics of a type, period, style or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- It is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art.
- It exemplifies or reflects special elements of the City's cultural, special, economic, political, aesthetic, engineering or architectural history.
- It is associated with the lives of persons significant in national, state, or local history.
- It has yielded or is likely to yield important archeological information.
- It is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
- It is a birthplace or grave of a historical fixture of outstanding importance and is the only surviving structure or site associated with the person.
- It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events or cultural patterns.
- It is a reconstructed building that has been executed in an historically accurate manner on the original site.
- It is a creative and unique example of folk architecture and design created persons not formally trained in the architectural or design professions, and which does not fit in formal architectural or historical categories.

## Areas of Significance:

Enter categories from Instructions

Architecture  
Lou Ovenden/Dr. George Kingston

## Period of Significance:

1926-27

## Significant Dates:

\_\_\_\_\_  
\_\_\_\_\_

## Significant Person:

Complete if criterion 5 is marked

Lou Ovenden/Dr. George Kingston

## Cultural Affiliation:

\_\_\_\_\_  
\_\_\_\_\_

## Architect/Builder:

\_\_\_\_\_  
\_\_\_\_\_

## Narrative Statement of Significance

Explain the significance of the property on one or more continuation sheets

WENATCHEE REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Number 7 Page 2

Site Name - Historic Ovenden/Dr. Kingston House  
Address 919 First Street  
Owner's Name [REDACTED]  
Address 919 First Street  
Date of Construction 1926-27  
Architect/Engineer/Builder unknown

Description

This two-story Tudor Revival home is built of basalt and granite stone with a red flat tile roof. There are two chimneys of stone in the main structure, one jutting directly above the front door entrance and another interior one in the sunroom off the living room. The stone was gathered by Mr. Ovenden from throughout this local region (while the Muirhead house was reportedly from the Mt. Index area where a great deal of rock was quarried). Italian rock masons from Spokane were employed to do the stonework called English ramble-rock whereby a variety of rock is used with the mortar set back from the outside edge of the rock. In sections where there is no stonework, there is stucco painted a soft beige. Traditional Tudor style accents on the stucco features horizontal, vertical and angled wood trim. The tile arrived in fitted together in two pieces which had to be broken apart. The broken connection pieces were used in the sidewalks. Throughout the house the multi-paned steel casement windows remain and open on the sides on pivotal hinges, controlled at the base of the window. The windows are enframed with stone and flat stone sills. The front door arch is also of stonework around the heavy wood door. The door is accented with ornamental iron hinges.

The interior moldings and use of hardwood is remarkable. The door and window surrounds are set into the openings behind rounded plaster edges. The mopboards are wide with a wooden "tab" piece at the corners. The interior window wills are wood and are rounded to fit inside the corner of the windows while the sills on the outside of the windows are of stone. The doors on the first floor are of gumwood, the floors are of oak planking. All the woodwork on the first floor is natural and refinished.

One enters the rounded wood front door to a very small arched foyer before entering the living room. The room is accented with a large panel of casement windows, heavy beamed ceiling with ornamental metal end pegs in the cross pieces. A large fireplace dominates the north wall of the room and is of stone. An ornamental brass fire screen of birds and vines was found in the basement and is a vintage piece. The plank



The kitchen is entered from the dining room and has been entirely redone although perfectly in keeping with the house through it's use of tile work and slate flooring. New wood cabinets accommodating a counter stove, microwave and wall oven and the other storage cupboards are in natural tones. A small breakfast nook is entered through a archway with fluted corner detailing.

From the kitchen area, a back entry was entered and leads to the basement. This entry also could be entered through the dining room. The slate flooring also continues through this area from the kitchen. To the west, is a small room used as an other office area and as the entry hall continues to the south, there used to be a small bathroom located in the (now) hallway. The tub from this bath has been reused in another bathroom. From this entry/hallway the new addition to the house is entered. The attention to detailing in moldings, woodwork, windows and lighting replicates what has been seen in the original house.

From the entry way there is another small powder room, an opening under the staircase for storage and another ornamental ironwork staircase. The new master bedroom is to the east side and features it's own large bath with walk-in shower/toilet and sink counter all in beige tile and tones and a large walk-in closet. A family room/library is at the far end of the hall and features a large stone fireplace and high beamed ceilings with a balcony on each side of the fireplace chimney. This room also has two large sets of windows to the south and west. The exterior of this addition duplicates the original house is the use of stonework, windows and tile roof.

The second floor of this addition has a large bedroom with windows facing the west and a "secret passage" - a storage door that leads to the first bedroom of the second floor in the original house. A bathroom is also on this floor and this is where the original tub has been placed. Tile work also accents the room in the countertops.

There have been the following upgrades to the house:

- Plumbing - all has been replaced
- Heating - new furnaces, cold air returns and additional vents have been installed.
- Air Conditioning - added

WENATCHEE REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Number 8 Page 3

Site Name - Historic Ovenden/Dr. Kingston House  
Address 919 First Street  
Owner's Name [REDACTED]  
Address 919 First Street  
Date of Construction 1926-27  
Architect/Engineer/Builder unknown

Statement of Significance

This residence was originally built for Lou and May Ovenden and their daughter, Margaret (now Barnes). Mr. Ovenden owned 9 acres in orchards in this area of First and Miller. They lived initially on Mission Street, then moved to Franklin Street and First when Margaret was six (1921). When they lived on Franklin and First, Franklin Street was their driveway. Mr. Ovenden came to Wenatchee in 1909 and worked for the Wenatchee "Republic" newspaper until he established in 1911 the first exclusive job printing and office machine supply business, The Wenatchee Printing Company which he operated for 30 years with Cliff Godfrey. That business was located at 9 S. Wenatchee Avenue (1997 home to Reese's Gallery and formerly the Academy of Hair Design). He served for 11 years as Chelan County Game Commissioner and was appointed State Game Director in 1933 to organize the State Game Department under the new system of state game control. During this year appointment the house was rented out. Later he was appointed a member of the State Game Commission and served a 6-year term.

Mr. Ovenden platted the Orchard Homes and Ovenden Additions to Wenatchee after a few years of working the orchards and kept four lots for their house to be constructed and 6 lots next door were sold to his friends, the Muirheads as they both wanted to build stone houses. Mr. Ovenden built and sold other houses on his land. There was a log house owned by a Mr. Wood on the lot where the current house is and was reportedly one of the oldest houses in the valley. Mr. Ovenden built a small house on the lot while the stone house was being constructed. Later that little house was moved down Miller Street and used as a rental for a number of years. The house took almost two years to build and both houses are on large lots, giving an "estate" feel to the houses. The Muirhead house took another year and a half to finish. Building two such fine homes in Wenatchee drew a great deal of attention and the rumor began that the Ovenden house was the "servant house" to the Muirhead house! There were many apple and cherry trees on the property and a few of them remained for many years. The tremendous evergreen standing today in the front yard was brought to the property

Services will be held Sat., Aug. 11, 11:00 a.m. from the Wilbur Lutheran Church, with Pastor Robert Olsen officiating. Burial will be in the Wilbur Washington Cemetery. Memorials may be made to American Cancer Research. Arrangements by Robertson Funeral Home, El Wilbur, Wa.

**Joyce V. Kennedy** *d. 12/24/1984 - 1984*

Joyce V. Kennedy, 68, a resident of Wenatchee for the past 14 years, died Wednesday evening in Central Washington Hospital. She was born Joyce V. Kruse on March 19, 1916, at Kendall, Fergus County, Mont., and grew up and attended school at Townsend, Mont. On Feb. 28, 1944, she married L. Vere Kennedy at Reno, Nev. They moved to Southern California, and then to Falls City in 1946. In 1967 she moved to Wenatchee. Mrs. Kennedy was a member of the F.O.E. Auxiliary in Wenatchee. Survivors include two sisters, Mrs. Milla Harris, Rexburg, Idaho, and Mrs. Judith Strayer, Wenatchee; one brother, Emory Kruse, Townsend, Mont.; and several nieces and nephews. She was preceded in death by her husband in 1967. Ward's Funeral Chapel, Leavenworth, is in charge of arrangements.

JOYCE V. KENNEDY — Funeral services will be conducted 1 o'clock, Friday afternoon, from the Wards Funeral Chapel, with Pastor Pujia Aelilma officiating. Interment will be in the Mt. View Cemetery, Arrangements by Ward's Funeral Chapel of Leavenworth. *3 AM 11/1984*

**Dr. George R. Kingston** *d. 28 Sept 1984*

MARYSVILLE — Dr. George R. Kingston of Marysville, formerly of Wenatchee, died Friday in a Seattle hospital. He was born at Bellingham. He graduated from Lincoln High School in 1924 and the University of Washington in 1929, then received his medical degree from the University of Chicago. He served in the U.S. Army during World War II. Mr. Kingston was a physician in Wenatchee from 1946 until 1966 and had lived at Marysville for the past six years. He was a life member of the Wenatchee Lions Club. Survivors include his wife, Mildred, at home; and several sisters. Schaffer-Shipman at Marysville is in charge of arrangements.

DR. GEORGE R. KINGSTON — Memorial services will be held Tuesday, 11 a.m. at the St. Phillips Episcopal Church, Marysville. Memorials may be made to either Wenatchee Lions Club or St. Phillips Episcopal Church. Arrangements by Schaffer-Shipman.

**Robert E. King** *d. (2) no date Pheh 12/1984*

MATTAWA — Robert E. King, 42, Mattawa, died in Kadlec Hospital at Richland following an extended illness. He was born Feb. 10, 1942, at Seattle and attended schools at Anacortes. He entered the U.S. Air Force in November of 1958, serving until November of 1963. On March 4, 1961, he married Marilyn Tucker at Las Vegas, Nev. For the past eight years he had been an electrician, working on the Hanford Nuclear Project. Mr. King was a member of Local No. 112, Brotherhood of Electrical Workers in Pasco.

LEROY LEWIS MARRIOTT — Services will be conducted Thurs., 11:00 a.m., from the Brewster Cemetery, with Rev. Bill Long officiating. Services under direction of Barnes Chapel, Brewster. *11 OCT.*

**Laurence 'Pop' Loney** *d. 27 Sept 1984*

OROVILLE — Laurence "Pop" Loney, 94, Oroville, died on Thursday at his home. He was born Sept. 11, 1890, at Hope, N.D. As a young man he moved to Airdre, Alberta, Canada, where on Dec. 31, 1911, he married Martha L. Eby. He farmed in Alberta until 1930 when he moved with his family to Portland, Ore., then on to Ridgefield, before coming to Oroville in 1934. He began working in the apples and also worked on the original Oroville Irrigation Flume. Mr. Loney purchased 160 acres on Meyers Creek where he enjoyed farming and fishing. Upon his retirement, he was working for the North Hills Packing Warehouse. He was a member of the Oroville Assembly of God Church and the Oroville Senior Citizens. Survivors include his wife, Martha; at home; three sons, Lloyd and Murrel, both of Oroville, and Walden, Lynden; one daughter, Darlene Kidwell, Oroville; nine grandchildren; 25 great-grandchildren; and two great-great-grandchildren. He was preceded in death by two sisters. Bergh Funeral Service, Oroville, is in charge of arrangements.

LAURENCE "POP" LONEY — Services will be held Monday, Oct. 1st 11 a.m., from the Bergh Chapel, Oroville, with Pastors Keith Kidwell & Vern Waterand officiating. Interment will be in the Oroville Riverview Cemetery. Memorials may be made to Oroville Ambulance Fund. Arrangements by Bergh Funeral Service, Oroville.

**Vivienne Rose Lazard** *d. 23 Sept 1984*

OMAK — Vivienne Rose Lazard, infant daughter of Thomas and Stella Lazard of Omak, died on Sunday at Sacred Heart Hospital in Spokane. She was born Aug. 29, 1984, at Omak, and was a member of the Catholic Church and the Colville Confederated Tribes. Besides her parents, survivors include a sister, Christie Peters, Omak; her grandparents, Noel and Lorraine George, Omak, and Andrew Lazard, Pentiction, British Columbia; and her great-grandmother, Rose Atkins, Omak. Precht-Harrison Chapel, Omak, is in charge of arrangements.

VIVIENNE ROSE LAZARD — Rosary will be held at Precht-Harrison Chapel, Omak.

**Alice Kerr** *d. 3 Sept 1984*

Alice Kerr, 95, Wenatchee, died Monday in a local nursing home. She was born May 5, 1889, in Burnley, Lancashire, England. As a girl she worked as a weaver in a textile mill. She recalled, as a girl, hearing General Booth, founder of the Salvation Army, speak at a public meeting in the market place of her town. He was accompanied by a caravan of four automobiles, a novelty then. At the age of 21 she emigrated to Canada, traveling on the liner Tunisia. She recalled being awakened off Newfoundland one morning to find the ship halted and a huge iceberg gleaming in the near distance while crewmen took soundings. This was in the same waters where, 11 months later, the Titanic struck an iceberg and went down with the loss of more than 1,400

145

66-78 (see here)