

WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
April 3, 2024

AGENDA

- I. **CALL TO ORDER: 5:30 PM**

- II. **ADMINISTRATIVE AFFAIRS**
 - A. Approval of the minutes from the regular meeting of March 6, 2024

- III. **PUBLIC COMMENT PERIOD (10 MINUTES)**
 - Comment for any matters not identified on the agenda.

- IV. **OLD BUSINESS**
 - A. None

- V. **NEW BUSINESS**
 - A. Workshop: 154 S Franklin – New Garage

- VI. **OTHER**

- VII. **ADJOURNMENT**

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

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

MINUTES

I. CALL TO ORDER

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

II. ADMINISTRATIVE AFFAIRS

A. Agenda was adopted as distributed.

B. Approval of the minutes from the regular meeting of February 7, 2024.

Board member Ostenson asked for the December 6, 2023 minutes to reflect that Robert Kruger presented as the applicant, Mike Stubblefield and Steven Grudier gave testimony for HP-23-08.

Board member Bob Culp moved to approve the amended minutes. Board member Mark Seman seconded. The motion carried with Board member Bob Culp abstaining.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

None

IV. OLD BUSINESS

A. Public Hearing: Historic Signs

Kirsten Larsen, Senior Planner, gave a presentation. Board members asked questions.

Board member Bob Culp moved to include on the list of recognized historic signs numbers 2, 3, 7, 13, 14 from the list provided by staff. Board member Jon Campbell seconded the motion. Board member Mark Seman moved to amend the motion by striking number 7. Board member Jon Campbell seconded the motion. Board member Mark Seman moved to amend the motion by striking number 13. Board member Jon Campbell seconded the motion. Board chair Ostenson asked for a vote to strike number 13. The motion carried unanimously. Board chair Ostenson asked for a vote to strike number 7 from the main motion. Seman and Campbell approved the motion. Bob Culp and Heather Ostenson opposed the motion. This amendment failed in a tie. Board chair Ostenson asked for a vote to recognize numbers 2,3,7, 14 from the list provided by staff. The motion carried unanimously.

B. Historic Home Tour Update

Kirsten Larsen, Senior Planner, gave an update.

V. NEW BUSINESS

None

VI. OTHER

A. Staff Update

Kirsten Larsen, Senior Planner, asked for attendance for the next couple of months.

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board the meeting was adjourned at 6:31p.m.

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

DRAFT



**City of
Wenatchee**

**DEPARTMENT OF
COMMUNITY DEVELOPMENT**

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

(509) 888-3200
Fax (509) 888-3201

MEMORANDUM

TO: Wenatchee Historic Preservation Board
FROM: Kirsten Larsen, Senior Planner
RE: Discussion of proposed new garage for 154 S. Franklin Street
DATE: March 27, 2024

The property owners and their representative have requested a workshop to discuss their proposal to demolish the existing garage and construct a new garage at 154 S. Franklin Street. Staff has prepared this memorandum to inform the Board of the proposals and provide information on the review criteria contained within the Grandview Historic District Handbook.

The proposal will be an application before the historic preservation pursuant to WCC 10.40.060(5) Actions Subject to Historic Preservation Board Approval. The following actions shall be subject to the review of the historic preservation board in accordance with WCC [2.36.170](#) for compliance with applicable provisions of the Grandview Historic District Preservation Handbook. All decisions of the historic preservation board are subject to appeal in accordance with Chapter [13.11](#) WCC, Appeals.

(a) New construction, including new accessory structures, visible from a public street.

The purpose of the workshop is for the applicant to introduce the proposed project to the board and solicit early feedback before formal review through the hearing process.

The applicable sections of the handbook for discussion in the workshop are as follows:

General

Intent:

Specific standards are provided for foundations, siding, windows and doors, roofs, and porches in the following sections. In addition, there are common standards that apply to most if not all features of the primary structure recognizing that structure's architectural style. The intent of this section is to provide general standards that apply to the entire primary structure. The standards are designed to preserve the front appearance and historic character of individual structures that make up the district as a whole, while providing for reasonable use of private property.

Standards:

- 1) Original features and materials of existing structures shall be preserved through regular maintenance and upkeep.
- 2) Missing or deteriorated features shall be repaired when possible or replaced with like historic materials. Any missing or severely deteriorated features/elements shall be replaced based on documentation to match the missing or severely deteriorated features/elements.
- 3) Remodels, repairs, and modifications to existing structures shall be consistent with the overall architectural style, materials, and theme of the individual structure.

- 4) Existing materials that are not historic may be maintained or replaced when making repairs to the existing structure.
- 5) Non-historic and non-reversible modifications to existing structures shall not be allowed.
- 6) New primary structures shall be designed to complement the historic nature and character within the district and surrounding historically significant structures; individual new primary structures shall be of a consistent architectural design /style within themselves.
- 7) Do not introduce features of a new architectural style that does not exist in the district.

Options and Guidance:

- 1) Removing or correcting earlier, inappropriate repairs or additions is encouraged.
- 2) When original materials are not reasonably available considering time and expense, alternative materials may be used provided that they:
 - a. Demonstrate durability in this climate,
 - b. Have the ability to be repaired under reasonable conditions, and
 - c. Have the appearance of the historic materials being replaced.
- 3) The applicant should be aware that using alternative materials that are not of historic character and craftsmanship may:
 - a. Eliminate the property from the opportunity to receive Special Valuation,
 - b. Eliminate the opportunity for the property to be individually listed on the City of Wenatchee's Register of Historic Places, and/or
 - c. Require evaluation of the property by the Wenatchee Historic Preservation Board regarding the property's contributing status to the district.
- 4) The use of alternative materials may not be allowed on properties individually listed on the Wenatchee Register of Historic Places or for properties receiving Special Valuation.

Additions to Primary Structures and Accessory Structures Background

Additions to primary structures can be found on a number of contributing and non-contributing homes within the Grandview Historic District. Various reasons are found for additions that have occurred in the past, including the need for more living space as a family grew or stemming from a desire to remodel as styles and trends changed. Moreover, as time has passed, the primary function and locations of rooms that make up a structure have evolved. Historically, bedrooms, bathrooms and kitchens were smaller in size when compared to modern floor plans which typically include larger kitchens and master bedrooms. Past additions can become part of a structure's history and reflect the period and style when they occurred. The roots of the Grandview Historic District are ultimately traced to the structures in the District. These historic structures are noticeable to the average person as traveling through the District to represent historic qualities and designs typical of quality neighborhoods developed in the early 1900's. The primary structure in the historic district is typically the original home or commercial building that dominates the property in size and use relative to any other structures. The objective of this Chapter is to preserve the historic character of the district and property, while providing for additions and accessory buildings that are sensitive to their visibility from the street. This objective is accomplished by limiting locations, sizing, and architectural styles/details of additions and accessory structures.

Accessory Structures

Intent:

Accessory structures are typically smaller detached garages, accessory apartments, garden/storage sheds, or workshops. Primary characteristics of accessory structures found in the Grandview Historic District are located to the side and rear of the primary structure, often accessible by an alley, and with architectural design that mimics and complements the style and details found on the primary structure. The intent of this section is to provide standards and guidance for establishing accessory structures, encourage them to complement the historic details of primary structures, and preserve the traditional placement pattern found within the District.

Standard:

- 1) Locate an accessory structure to the rear of the primary structure.
- 2) Accessory structures shall be similar in character and design to those seen traditionally in the district, yet subordinate in mass, size, height, and character to the primary structure.
- 3) New detached garages shall be located on the alley.
- 4) A new garage (detached or attached) shall be compatible in design with the primary structure and mimic the historic features of the primary structure.
- 5) Prefabricated storage structures shall be located at the rear of the primary structure and shall not be visible from the street.
- 6) In general, accessory structures shall be unobtrusive and not compete visually with the primary structure.
- 7) Do not introduce features of a new house style (i.e. style that doesn't exist in the district) to an accessory structure.

Options and Guidance:

- 1) Locating an accessory structure to the side of a primary structure, but set back substantially may be considered where zoning regulations allow.
- 2) Removing or correcting earlier, inappropriate repairs or additions is encouraged.
- 3) Basic rectangular forms, with hip, gable or shed roofs, are appropriate.
- 4) Remodels, repairs, and modifications to existing accessory structures should be consistent with the overall architectural style, materials, and theme of the individual structure.
- 5) Character-defining features of existing accessory structures, such as primary materials, roof form, windows and door openings, and any architectural details, are encouraged to be retained and sensitively repaired whenever possible.
- 6) While the roof line of an accessory structure does not have to match the house, it is best that it not vary significantly.
- 7) It is generally inappropriate for accessory structures to be fancier (more ornate) than the primary structure. For example, details should not be added to accessory structures which would make them appear to be a residential dwelling rather than an outbuilding.
- 8) Look to the "Primary Structures" "General" section when alternative materials are proposed, or when using materials that are not of historic character. Please remember the alternatives must demonstrate meeting the intent of the section for board review.

ATTACHMENTS

- A. Inventory Sheet
- B. Proposal drawings from architect

Cladding
Veneer - Vinyl Siding

Foundation
Stone

Roof Material
Asphalt / Composition - Shingle

Roof Type
Gable - Cross Gable

NARRATIVE SECTION

Date Of Construction: ca. 1915

Architect: _____ Engineer: _____ Builder: _____

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): Yes - Local

Study Unit _____ Other _____

Architecture/Landscape Architecture

Statement of Significance

The house at 154 S. Franklin stands on Block 66 of the Grand View Addition to Wenatchee, platted in 1903. Development on the block took shape largely in the 1920s. Infill came later in the 1940s and 50s, particularly along Bryan Street. By 1928, lots along Franklin Avenue, and about half of lots along Idaho Street contained single-family homes with detached garages. Although the exact date of construction is not know, this particular parcel was developed by 1921. That year the house first shows up on Sanborn insurance maps, together with a garage at the rear of the house along the alley. *1st Sgt. Alice R. Z 18 front (named after the baby)*
R. L. Polk city directories for 1929-30 list Albert H. and Alice P. Sylvester as the owner-occupants at this address. Albert at the time was supervisor at the U.S. Department of Agriculture. Margaret H. Sylvester, presumably their daughter, is listed along with her parents as living at the house in 1940. Margaret was a beauty operator at the Mecca Barbers and Beauty Parlor. This property is significant as one of the earlier homes in the neighborhood. Except for siding changes, it is a relatively unaltered example of the Craftsman style, with a very unusual corner porch and entry feature.

Description of Physical Appearance

A one and one-half story cross-gabled house with bracketed detail at the eaves. Distinctive corner porch with three segmental arched openings. One-over-one light sash; projecting bay windows at front and rear. Vinyl siding and shutters added.
Double corner lot with open front and side yards. Mature sycamore, blue spruce, and arbor vitae ranged around yard. Original two-track drive off Franklin leads to garage well set back along alley. Garage has narrow-gauge lapped and shingle siding, with multi-paned sash and wing addition. Rose bush hedge and gardens at rear.

Major Bibliographic References

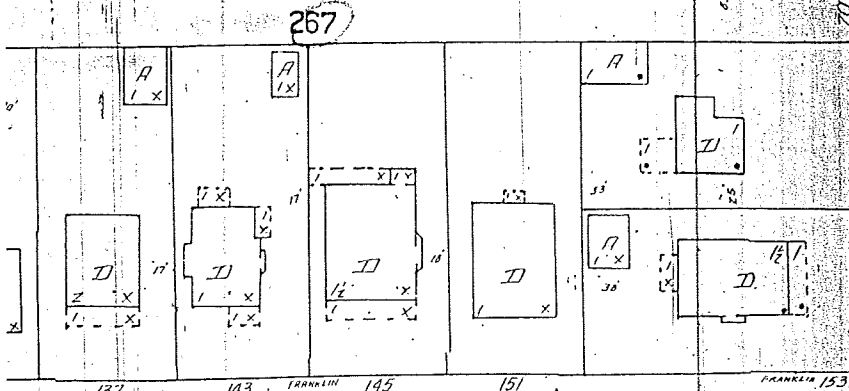
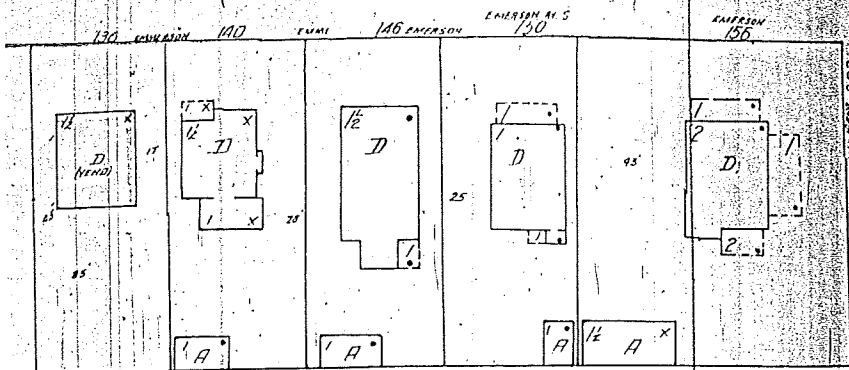
CHELAN COUNTY ASSESSOR'S OWNERSHIP RECORDS, WENATCHEE VALLEY MUSEUM & CULTURAL CENTER ARCHIVES, SANBORN CO. FIRE INSURANCE MAPS (1905, 1909, 1921, 1928, 1949), R. D. POLK CHELAN COUNTY AND WENATCHEE CITY DIRECTORIES (1907, 1909-10, 1910-11, 1914-15, 1927-28, 1929-30, 1940).

1949

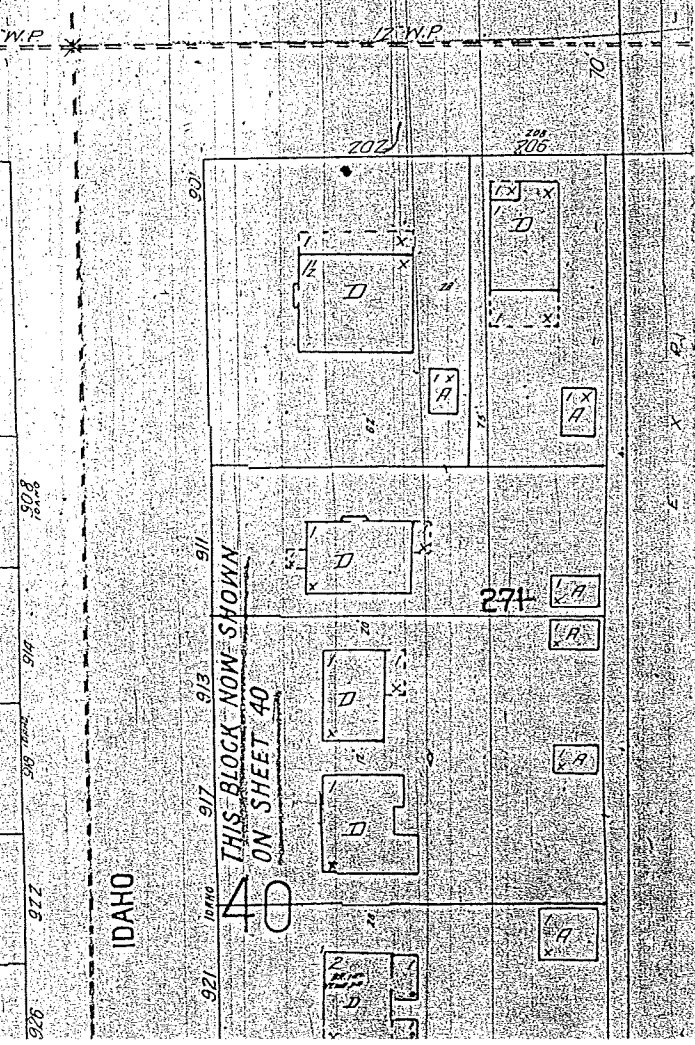
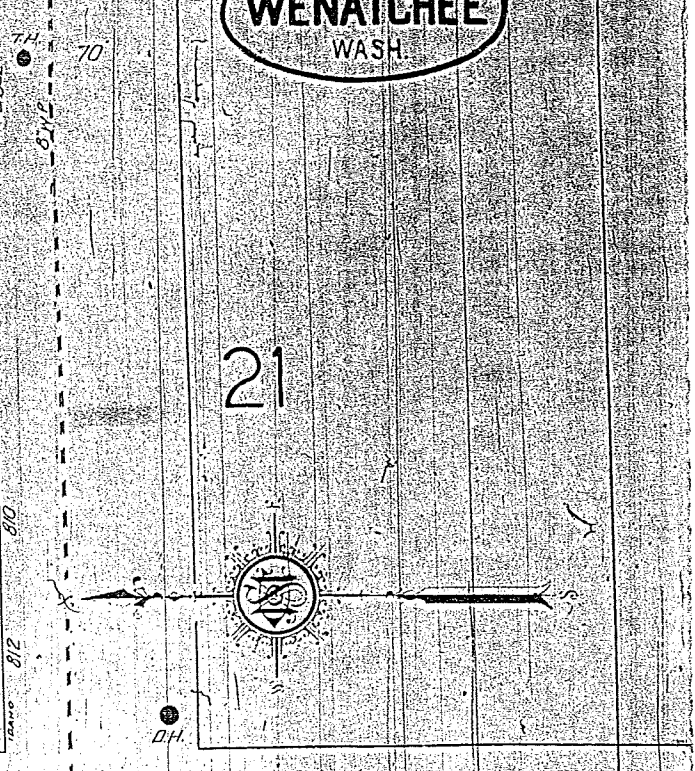
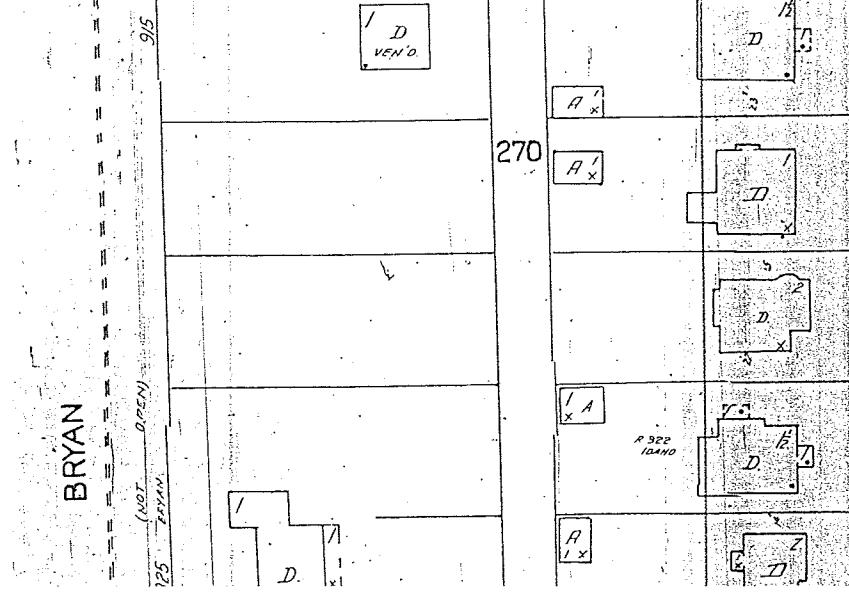
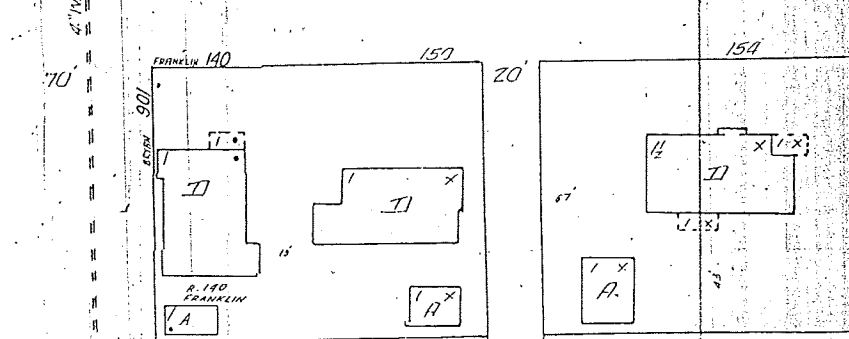
21 Emerson
AV. S.

22

MARCH 1928
WENATCHEE
WASH.



Franklin
AV. S.



THIS BLOCK NOW SHOWN
ON SHEET 40

BRYAN

IDAHO

40



240 North Wenatchee Avenue
Wenatchee, WA 98801

(509) 293-5566
www.fortearchitects.com

March 19, 2024

Prepared by: Forte Architects

240 North Wenatchee Ave
Wenatchee, WA 98801

Subject: Warner Residence

154 S. Franklin Ave
Wenatchee, WA 98801

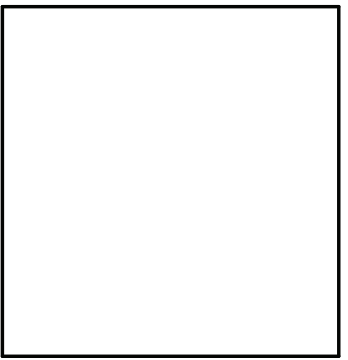
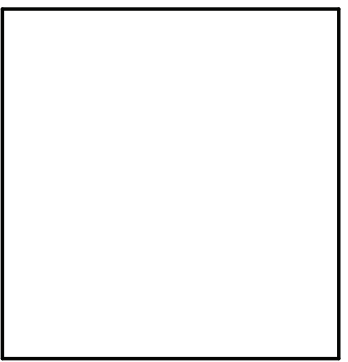
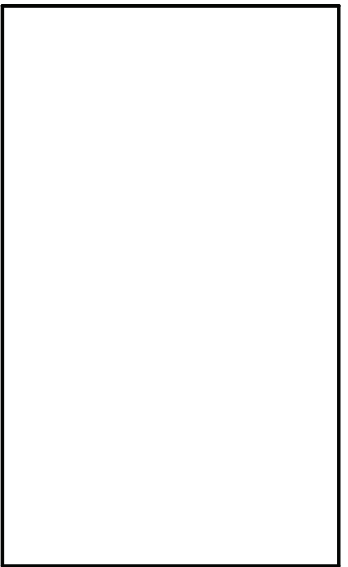
Warner Residence Historical Narrative

The Warner Residence, along with its detached garage, was constructed in the Craftsman style back in 1912. While the main residence remains in impeccable condition and is not part of the proposed scope of work, our focus lies on addressing the existing garage, which is structurally compromised and unable to fulfill its intended purpose. Our proposal entails constructing a new garage space that not only boasts structural integrity but also serves its intended functions effectively.

Situated at the North-East end of the property, the current 650 square foot garage offers glimpses from S. Franklin Avenue and Idaho Street. Accessible via a 2-track ribbon driveway off S. Franklin Ave, the garage features a 2-panel sliding barn door entry. Its exterior is characterized by 1x3 horizontal lap siding below the top plate, complemented by a shake shingle finish above. Additionally, a small shed attached to the garage is covered with 2x9 horizontal siding. Painted to harmonize with the existing home, the garage sports a blend of light and gray tones with white trim. Noteworthy architectural details include charming wooden eave brackets and square windows with a 2x2 mullion pattern.

The proposed new garage aims to expand the footprint from 650 square feet to 1254 square feet, serving three primary functions. It will feature a 2-car garage accessible from the alley to the north, an unconditioned wood shop facing S. Franklin Street with access via the restored existing barn doors, and a small unconditioned craft/art studio space with a powder room and utility sink in the southern portion. The art studio will offer convenient access from the existing home and will boast a charming, covered porch reminiscent of the home's original entryway.

The exterior finishes of the new garage will mirror those of the existing home, including 1x3 horizontal lap siding, shingle details at the gables, and matching paint colors. Window, door, and roof trims will be crafted in likeness to the existing home, with asphalt shingles adorning the roof. The gable ridges and ends will be accentuated by wooden eave brackets reminiscent of the original design. Furthermore, we plan to restore and repurpose existing wooden entry doors, seamlessly integrating them into the new garage structure.



Geraldine & Tracy Warner Warner Residence

12 20 2023

AS-BUILD DRAWINGS W/
HISTORICAL CONTEXT

Geraldine & Tracy Warner
Warner Residence
154 S Franklin Ave
Wenatchee, WA 98801



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

WEBSITE: www.fortearchitects.com

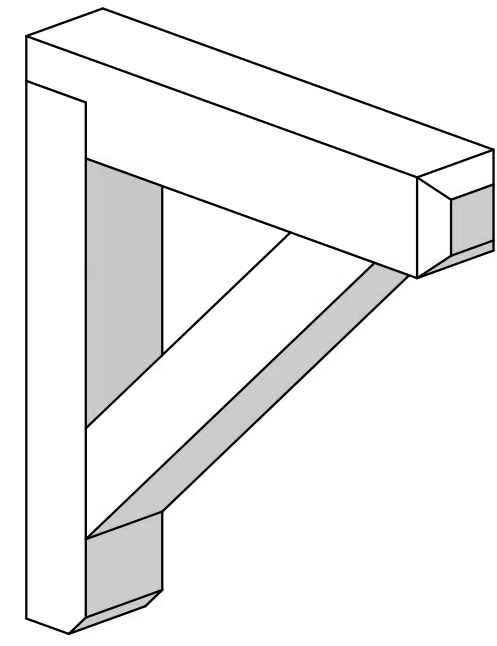
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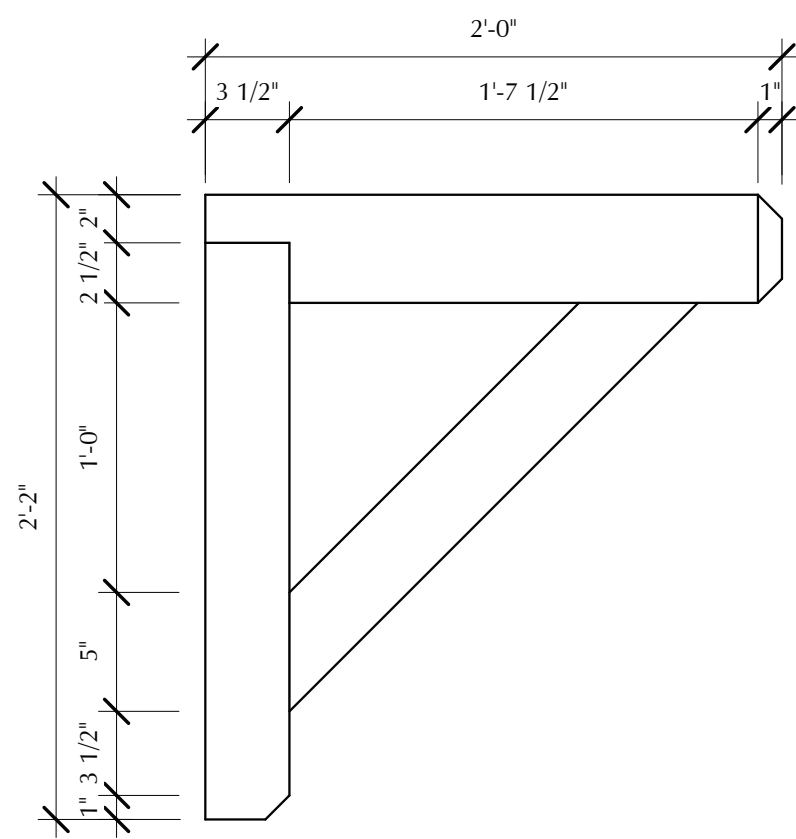
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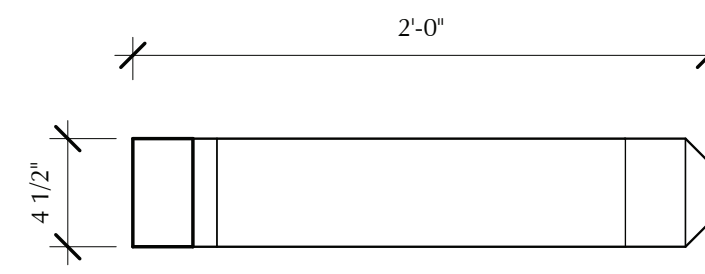
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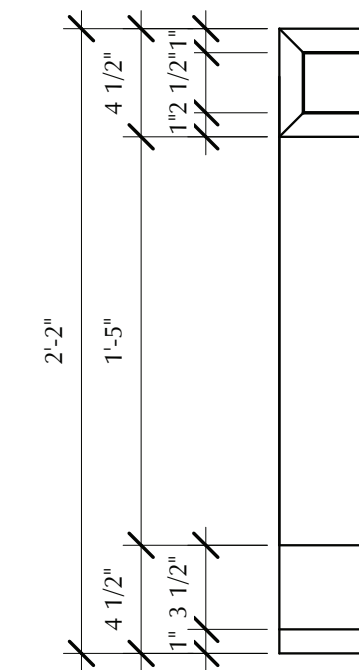
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SCALE:



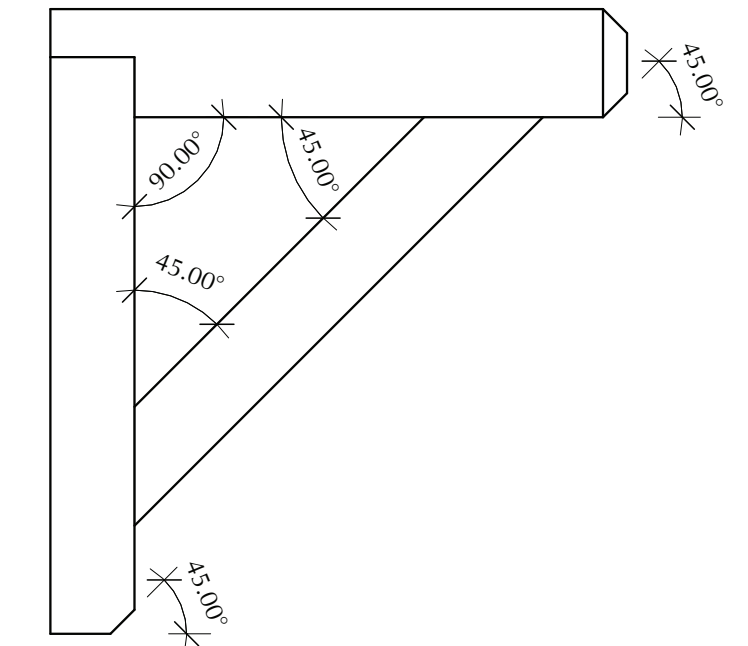
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SCALE: 1 1/2" = 1'-0"



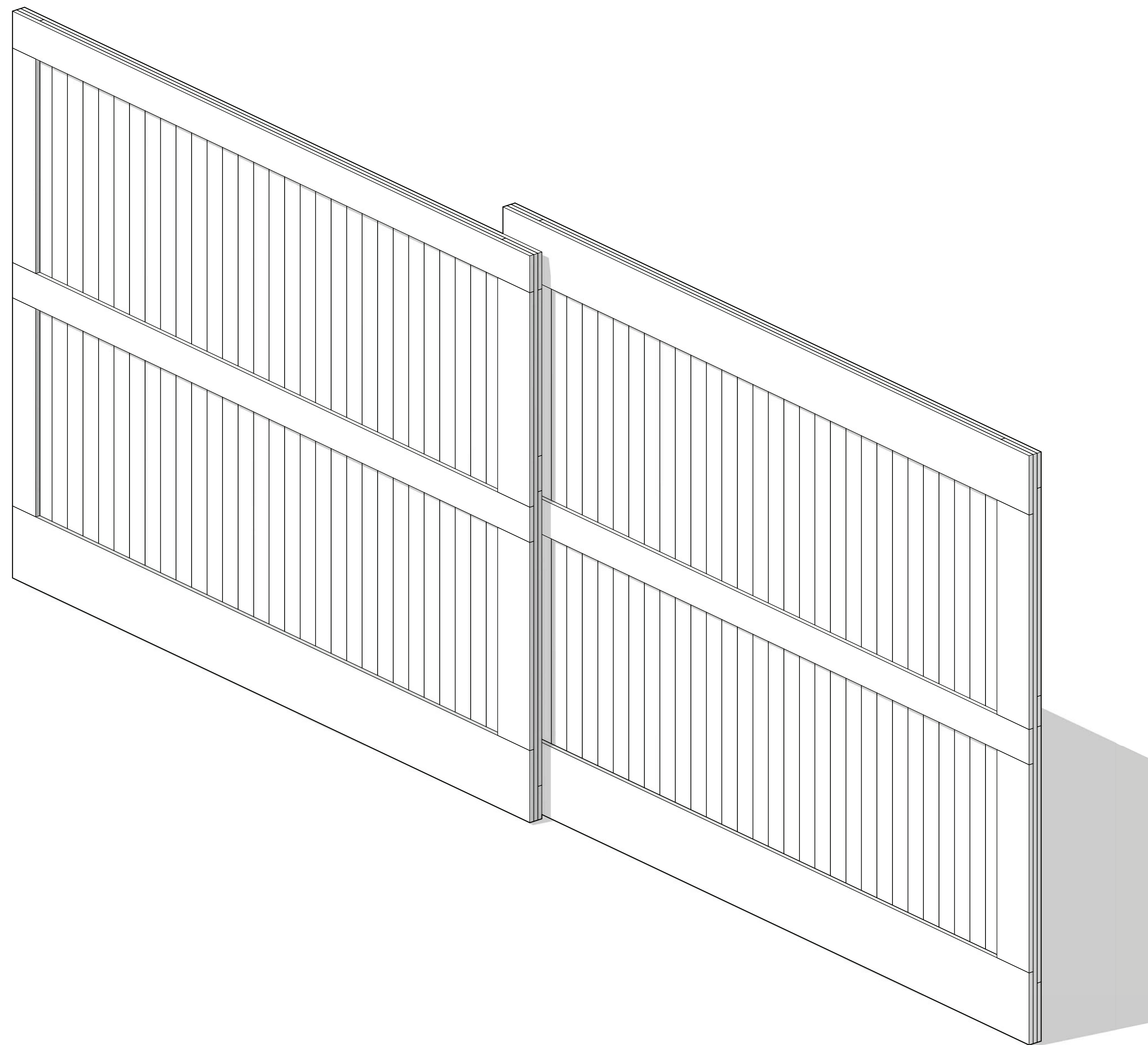
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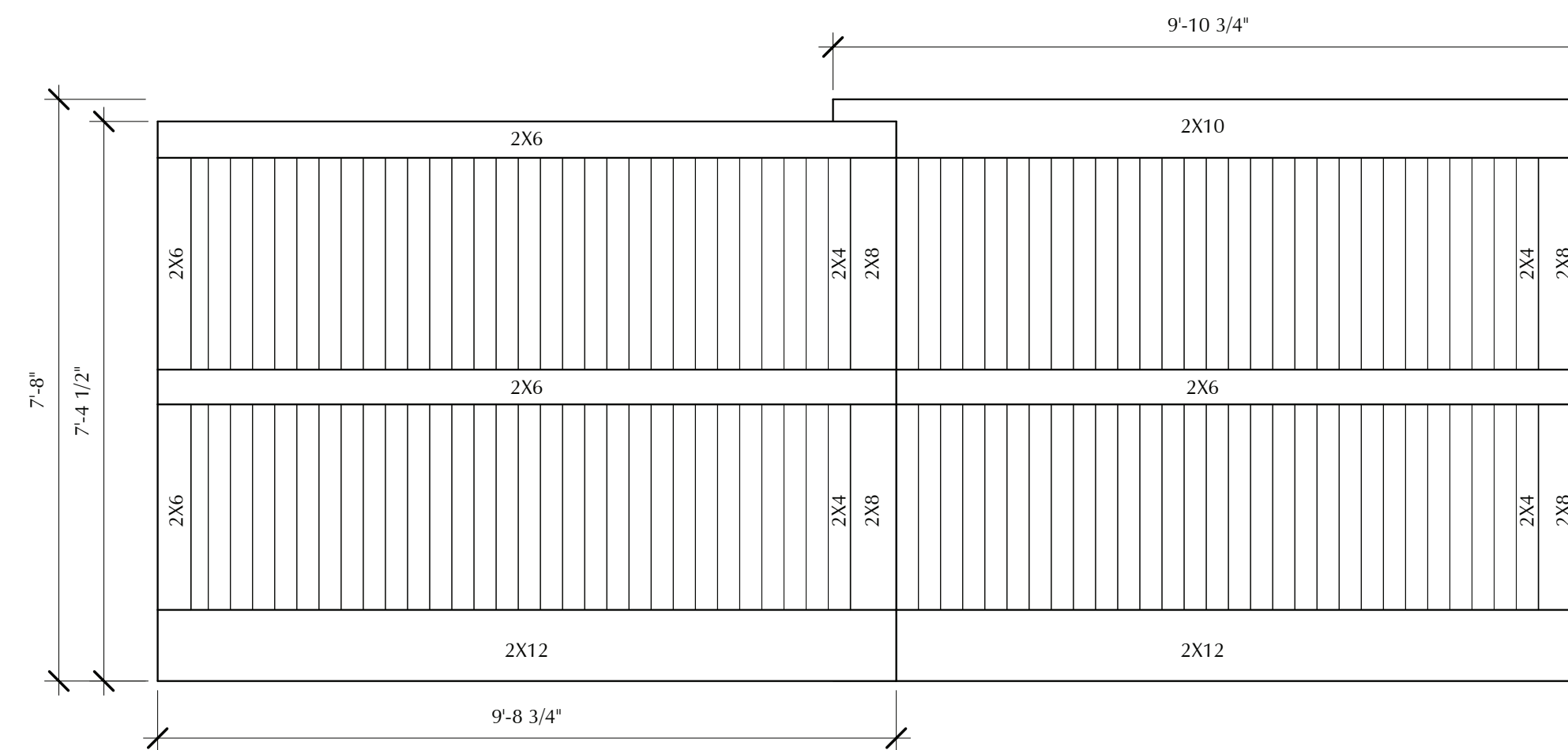
4 **FRONT VIEW**
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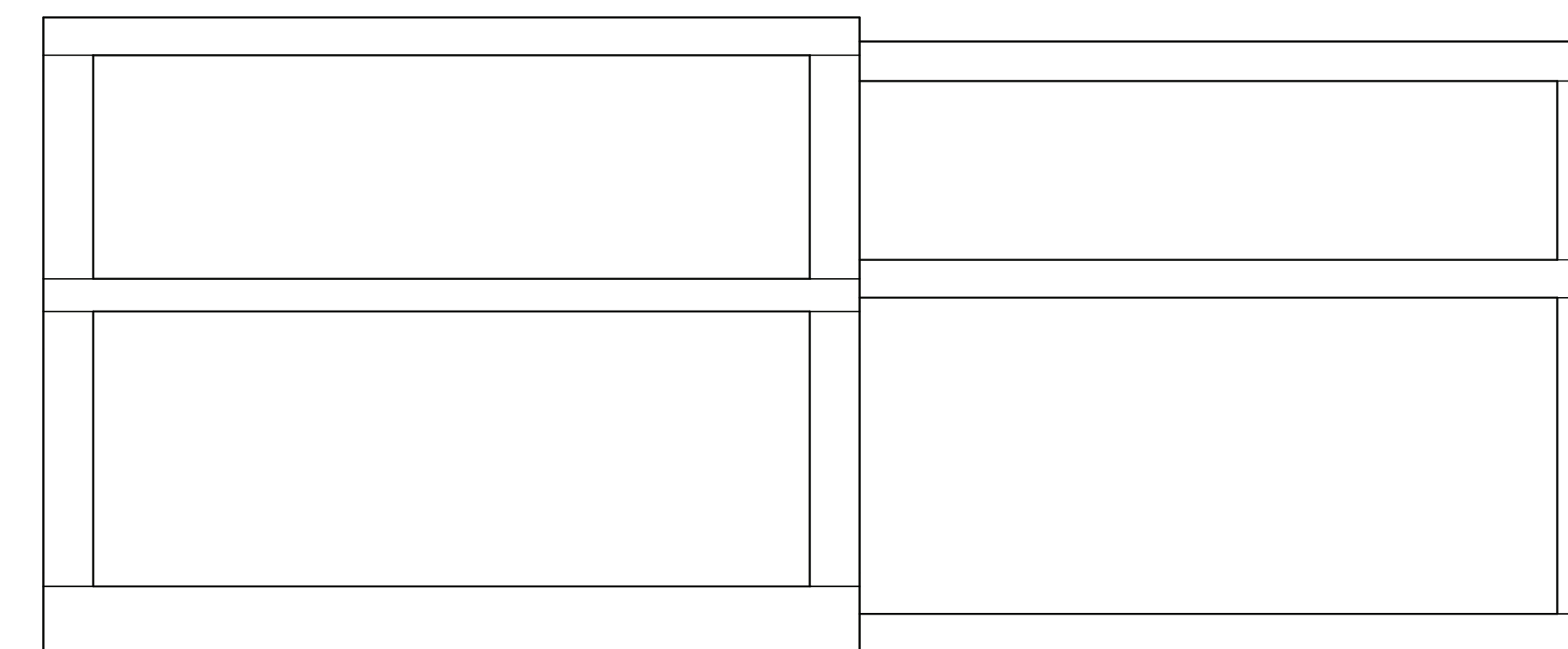
5 **SIDE VIEW - ANGLES**
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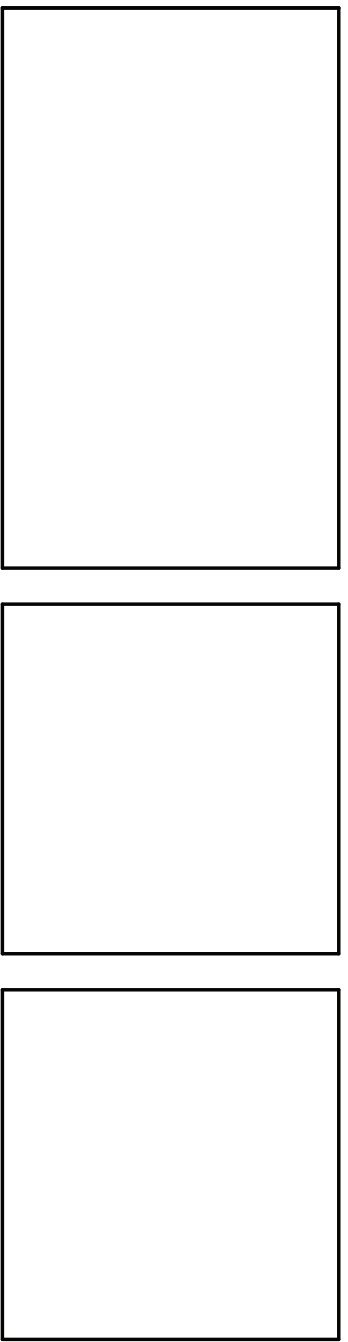
6 **EXISTING BARN DOOR PANELS**
SCALE:



7 **FRONT ELEVATION**
SCALE: 1/2" = 1'-0"



8 **BACK ELEVATION**
SCALE: 1/2" = 1'-0"



Geraldine & Tracy Warner
Warner Residence
 154 S Franklin Ave
 Wenatchee, WA 98801



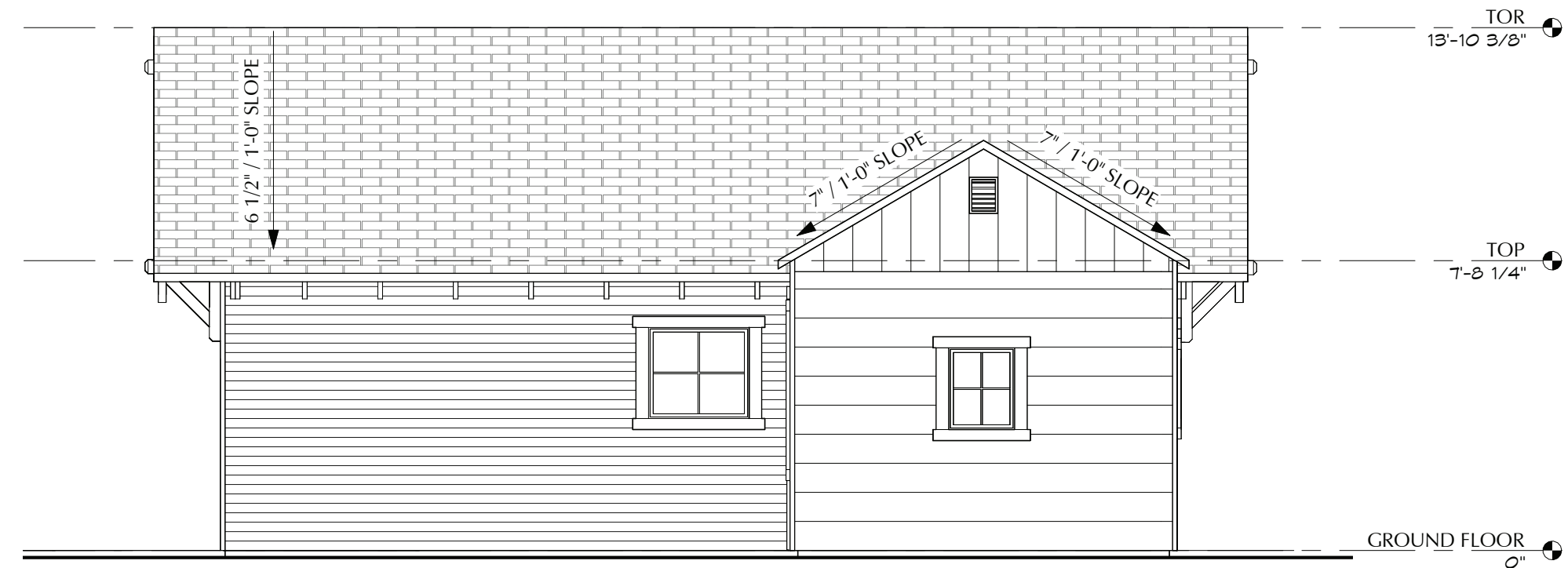
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 PHONE: (509) 293-5566

WEBSITE: www.fortearchitects.com

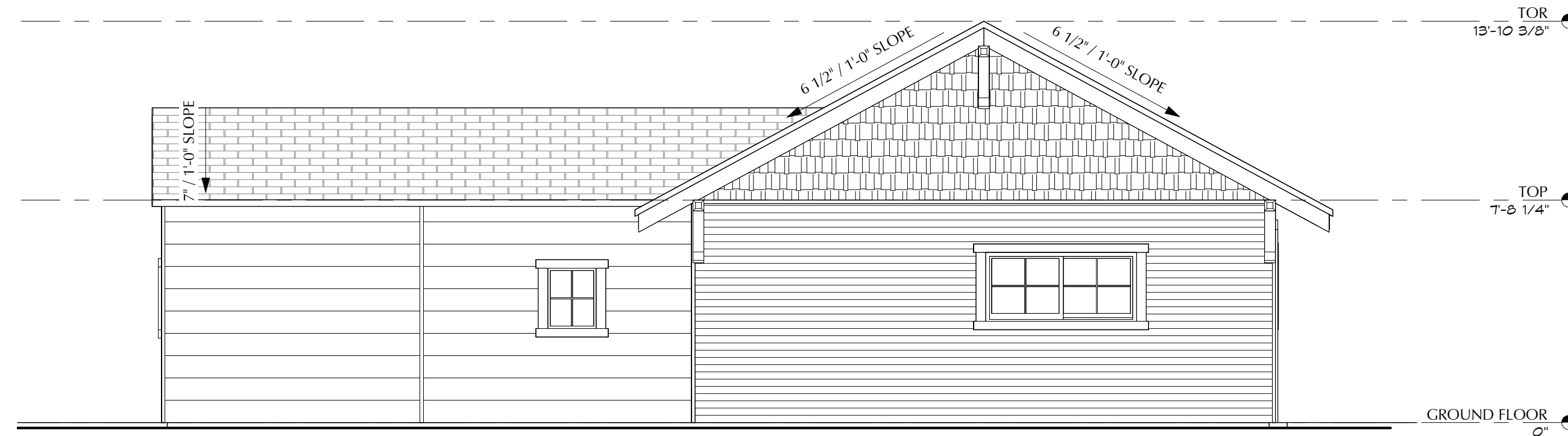
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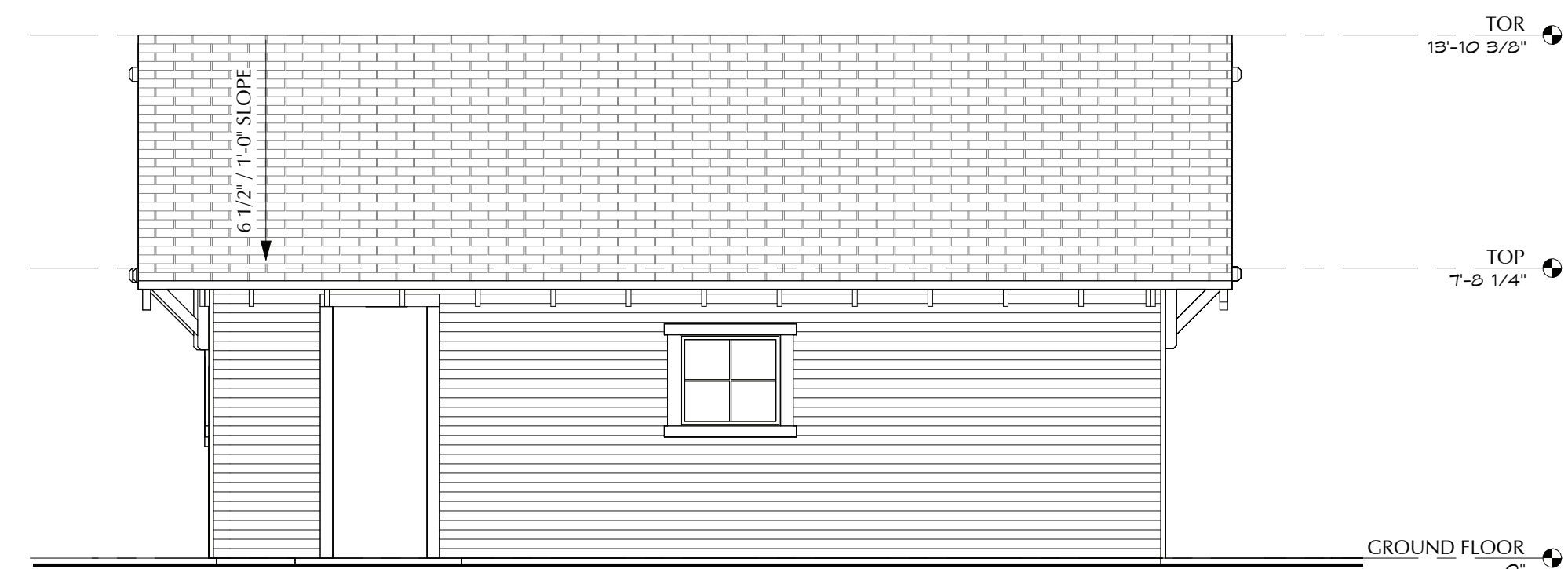
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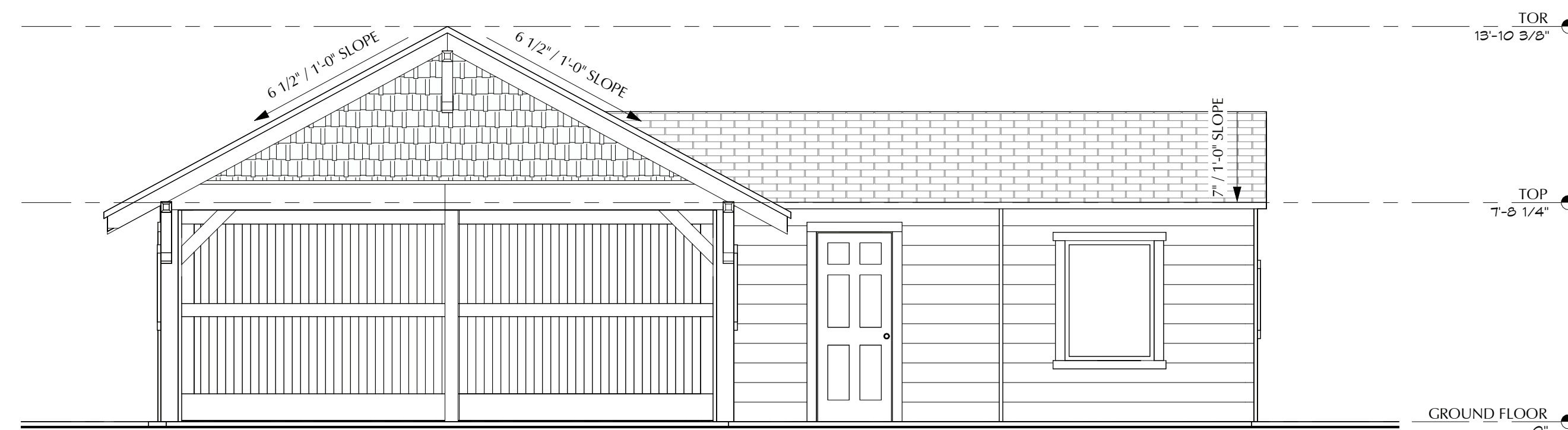
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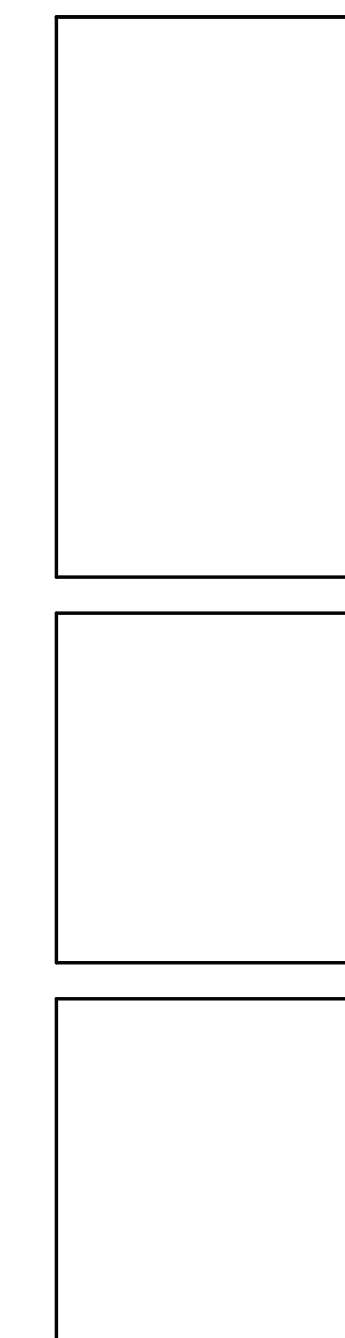
2 **EXISTING WEST ELEVATION**
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3 **EXISTING SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



4 **EXISTING EAST ELEVATION**
SCALE: 1/4" = 1'-0"



Geraldine & Tracy Warner
Warner Residence
 154 S Franklin Ave
 Wenatchee, WA 98801



ADDRESS: 240 North Wenatchee Ave.
 Wenatchee, WA 98801

PHONE: (509) 293-5566

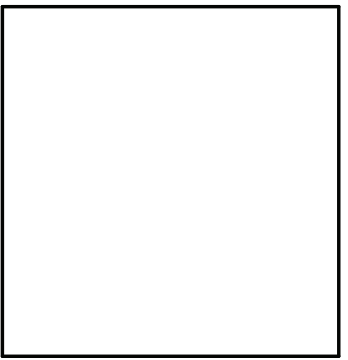
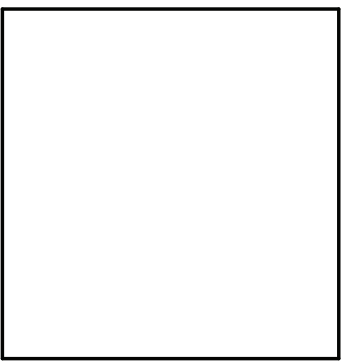
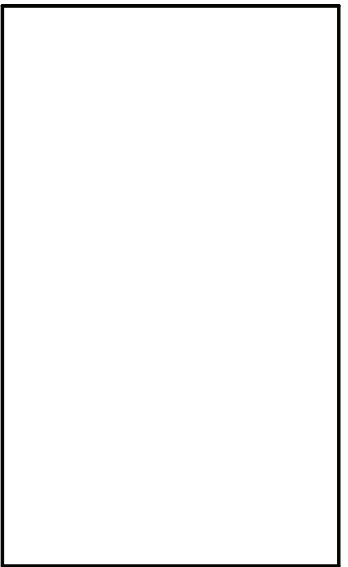
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Geraldine & Tracy Warner Warner Residence

01 25 2024

SCHEMATIC DESIGN: DRAFT II

Geraldine & Tracy Warner
Warner Residence
154 S Franklin Ave
Wenatchee, WA 98801



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

WEBSITE: www.fortearchitects.com

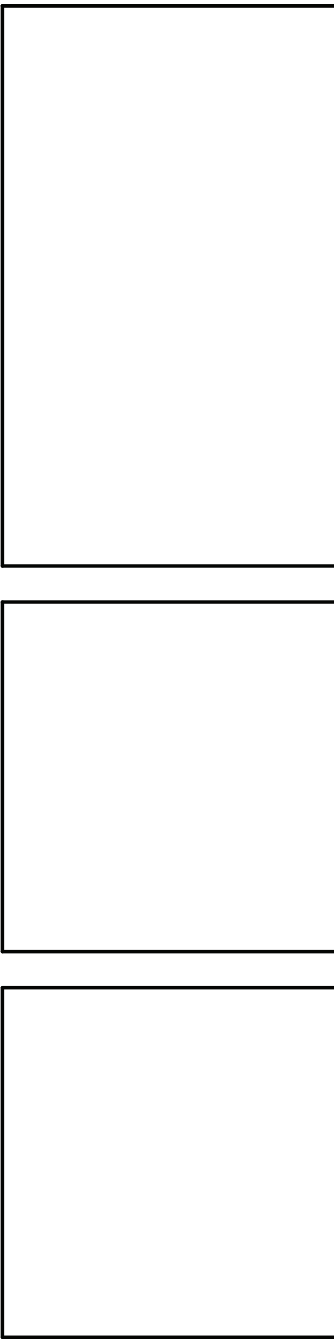
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1 CRAFTSMAN
 AFTER AN INITIAL LAYOUT, WE LOOKED TO YOUR HOME FOR INSPIRATION ON HOW WE CAN EMPHASIZE ITS EXISTING CHARACTER AND UTILIZE DESIGN MOVES THAT ARE BEAUTIFULLY WORKING.

FORTE ARCHITECTS
 Geraldine & Tracy Warner
Warner Residence
 154 S Franklin Ave
 Wenatchee, WA 98801

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

WEBSITE: www.forte architects.com

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