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 <u>klarsen@wenatcheewa.gov</u> or (509) 888-3249.

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

MINUTES

I. CALL TO ORDER

The meeting was called to order at 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 recognized 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*



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.

Apple Capital of the World

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

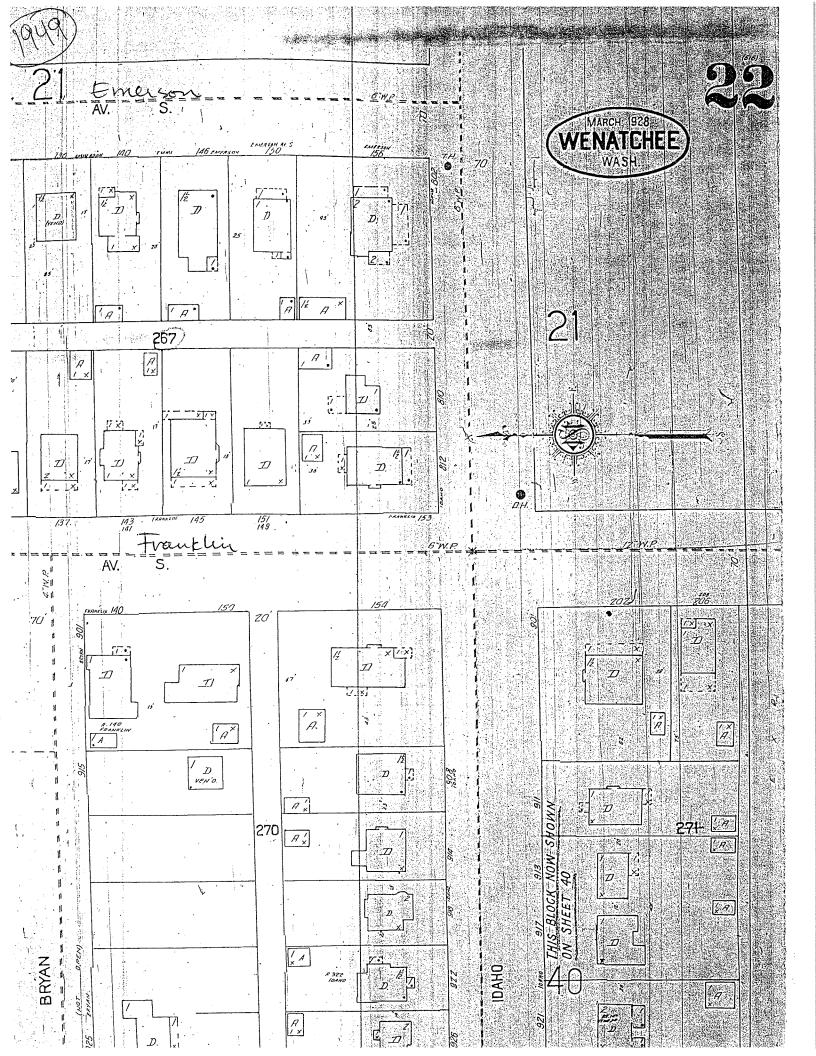
A. Inventory Sheet

B. Proposal drawings from architect

LOCATION SECTION Field site No.: Historic Name: Albert and Alice Sylvester House Property Address: 154 S Franklin Ave, Wenatchee, WA 98801 County Township/Range/EW section 1/4 sec County Township/Range/EW section 1/4 sec Tax No./Parcel No.: 10 10 10 Tax No./Parcel No.: 10 10 14 sec Township/Range/EW Date Recorded: 1/4 1/4 sec Chelan 10 10 10 IDENTIFICATION SECTION Section 1/4 sec 1/4 sec IDENTIFICATION SECTION Section: 1/4 sec 1/4 sec IDENTIFICATION SECTION Section: 1/2 sec 1/4 sec IDENTIFICATION SECTION Section: 1/4 sec 1/4 sec IDENTIFICATION Section: Section: 1/4 sec Commediand Geraldine 1/4 sec <t< th=""><th><u>Sec</u> 1/4 1/4 Sec orded: 4/9/2003 <u>Wi</u></th><th></th><th>Date Fi Common Name: UTM Reference UTM Zone: <u>10</u> S Sequence: Sequence:</th><th>Date First Recorded: 49/2003</th><th>Acquisition Code: Unknown Northing: Northing: 5255169</th><th></th></t<>	<u>Sec</u> 1/4 1/4 Sec orded: 4/9/2003 <u>Wi</u>		Date Fi Common Name: UTM Reference UTM Zone: <u>10</u> S Sequence: Sequence:	Date First Recorded: 49/2003	Acquisition Code: Unknown Northing: Northing: 5255169	
No./Parcel No.: 010586570	Plat	/Block/Lot: ndview to Wenatchee, Plat 6		ţ	- (Acreage . <u>28</u>
ENTIFICATION SECTION	·					
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·	City/Sta Wenatc	a te/Zip: :hee, WA <u>98801</u>	1 1 1			
	S	nments				
						ا (ئير
ional Register Nomination:						15
al District:						
ional Register District/Thematic Nomination	Name:					4.4
DESCRIPTION SECTION						
Historic Use: Domestic - Single Family House						
Current Use: Domestic - Single Family House			View of front		taken 3/27/2003	
Plan: Rectangle No. of Stories:	•: <u>1.5</u>		Photography Neg.	Neg. No (Roll No./Frame No.):		
Structural System: Balloon Frame/ Platform Frame	ame		Comments:			
Changes to plan: Intact	Changes to interior: Unknown	<u>wn</u> Style		Form		
Changes to original cladding: Extensive	Changes to other:	<u>Arts & Crafts - Craftsman</u>	- Craftsman	<u>Single F</u>	<u>Single Family - Cross Gable</u>	
Changes to windows: Intact	Other (specify):					

Cladding		Roof Material	Roof Type
Veneer - Vinyl Siding	<u>ding</u> <u>Stone</u>	Asphalt / Composition - Shingle	<u>Gable - Cross Gable</u>
NARRATIVE	SECTION Date Of Construction: ca. 1915		
Architect:	Engineer:	Builder:	
Property appears	Property appears to meet criteria for the National Register of Historic Places:	No	
Property is locat	Property is located in a potential historic district (National and/or local):	<u>Yes - Local</u>	
Study Unit	Other		
Architecture/Lanc	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. Infili came later 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.	ew Addition to Wenatchee, platted in 1903. Development o s along Franklin Avenue, and about half of lots along Idaho t	Development on the block took shape largely in the 1920s. Infill came later in the later in the later contained single-family homes with detached garages.
	Atthough 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.	is not know, this particular parcel was developed by 1921. That year the house firsts $f(t) = f(t) $	e house first shows up on Sanborn insurance maps, together with a garage at \mathcal{L}
	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.	ylvester as the owner-occupants at this address. Albert at t with her parents as living at the house in 1940. Margaret w	the time was supervisor at the U.S. Department of Agriculture. The 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 porch and entry feature.	hborhood. Except for siding changes, it is a relatively unalt	relatively unaltered example of the Craftsman style, with a very unusual corner
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.	il at the eaves. Distinctive corner porch with three segment	al arched openings. One-over-one light sash; projecting bay
- 1	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.	rre, blue spruce, and arbor vitae ranged around yard. Origir multi-paned sash and wing addition. Rose bush hedge and	al two-track drive off Franklin leads to garage well set back along gardens at rear.
Major Bibliographic	CHELAN COUNTY ASSESSOR'S OWNERSHIP RECORDS. WENATCHEE VALLEY MUSEUM & CULTU (1905, 1909, 1921, 1928, 1949). R.D. POLK CHELAN COUNTY AND WENATCHEE CITY DIRECTORIE:	WENATCHEE VALLEY MUSEUM & CULTURAL CENTER Y AND WENATCHEE CITY DIRECTORIES (1907, 1909	URAL CENTER ARCHIVES. SANBORN CO. FIRE INSURANCE MAPS S (1907, 1909-10, 1910-11, 1914-15, 1927-28, 1929-30, 1940).

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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.

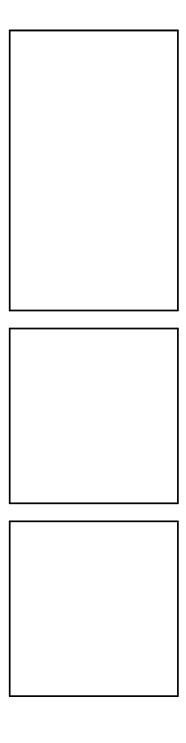
The proposed new garage aims to expand the footprint from 650 square feet to 1254 square feet, serving three primary functions. It will feature a 2-car garage accessible from the alley to the north, an unconditioned wood shop facing S. Franklin Street with access via the restored existing barn doors, 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

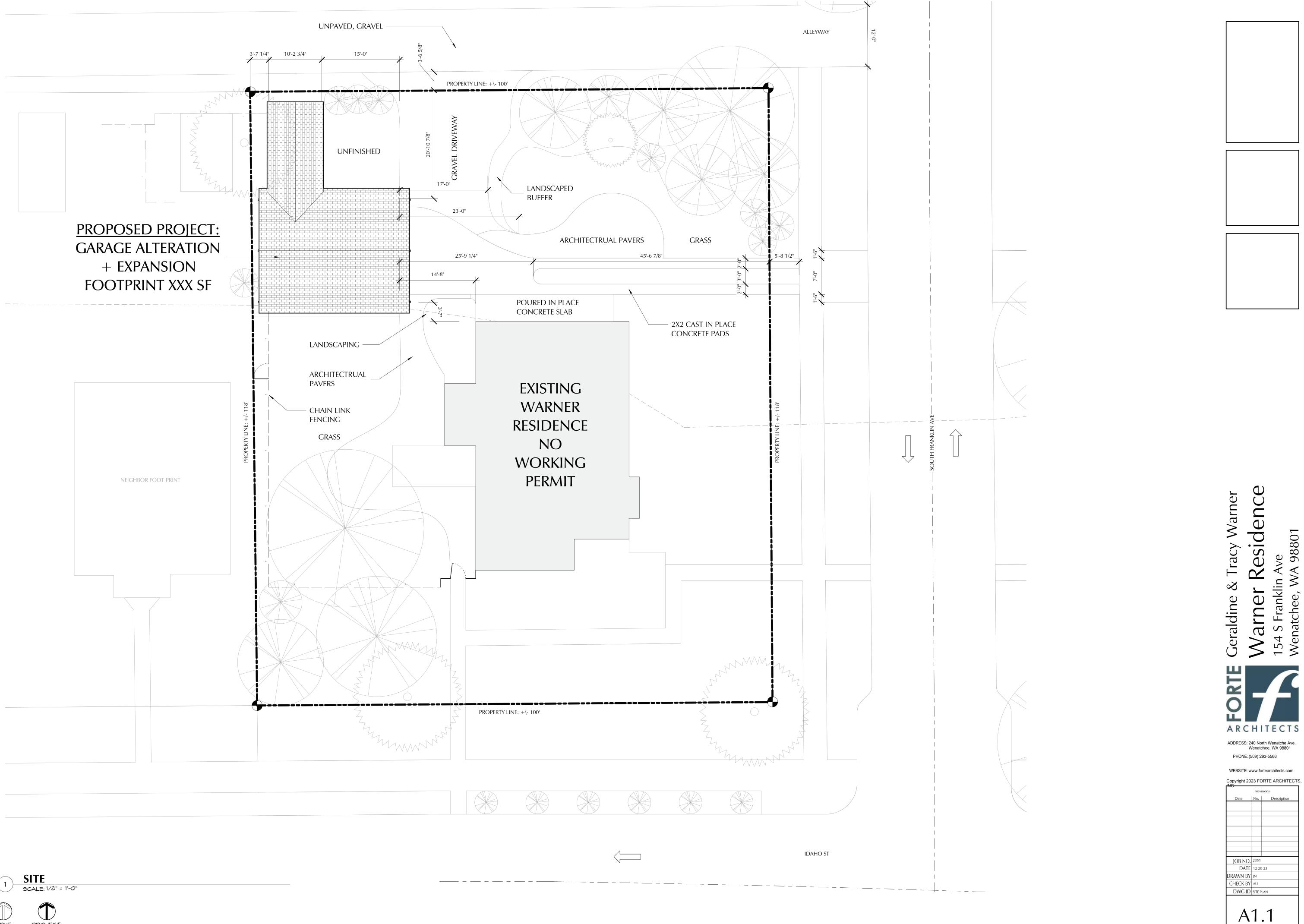


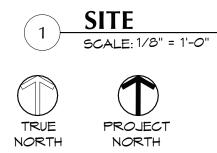


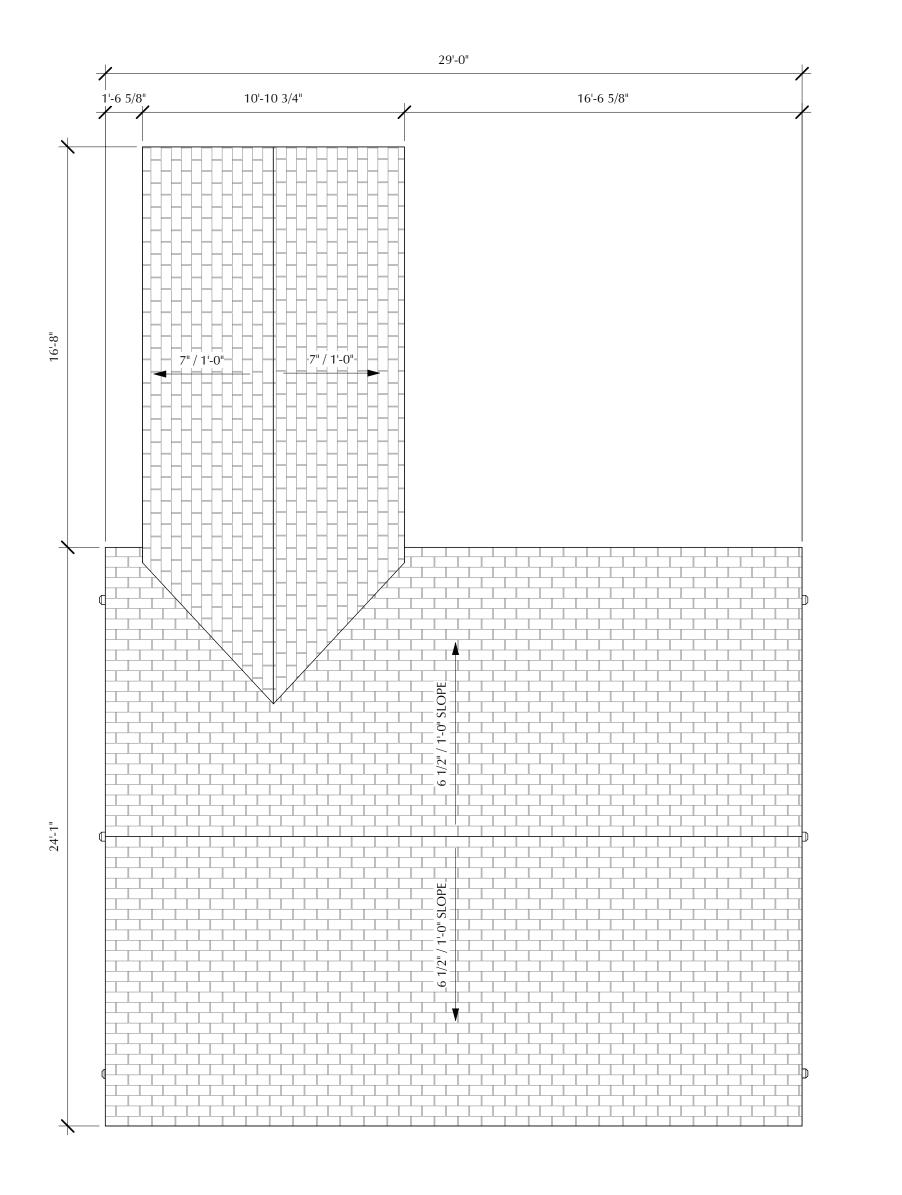


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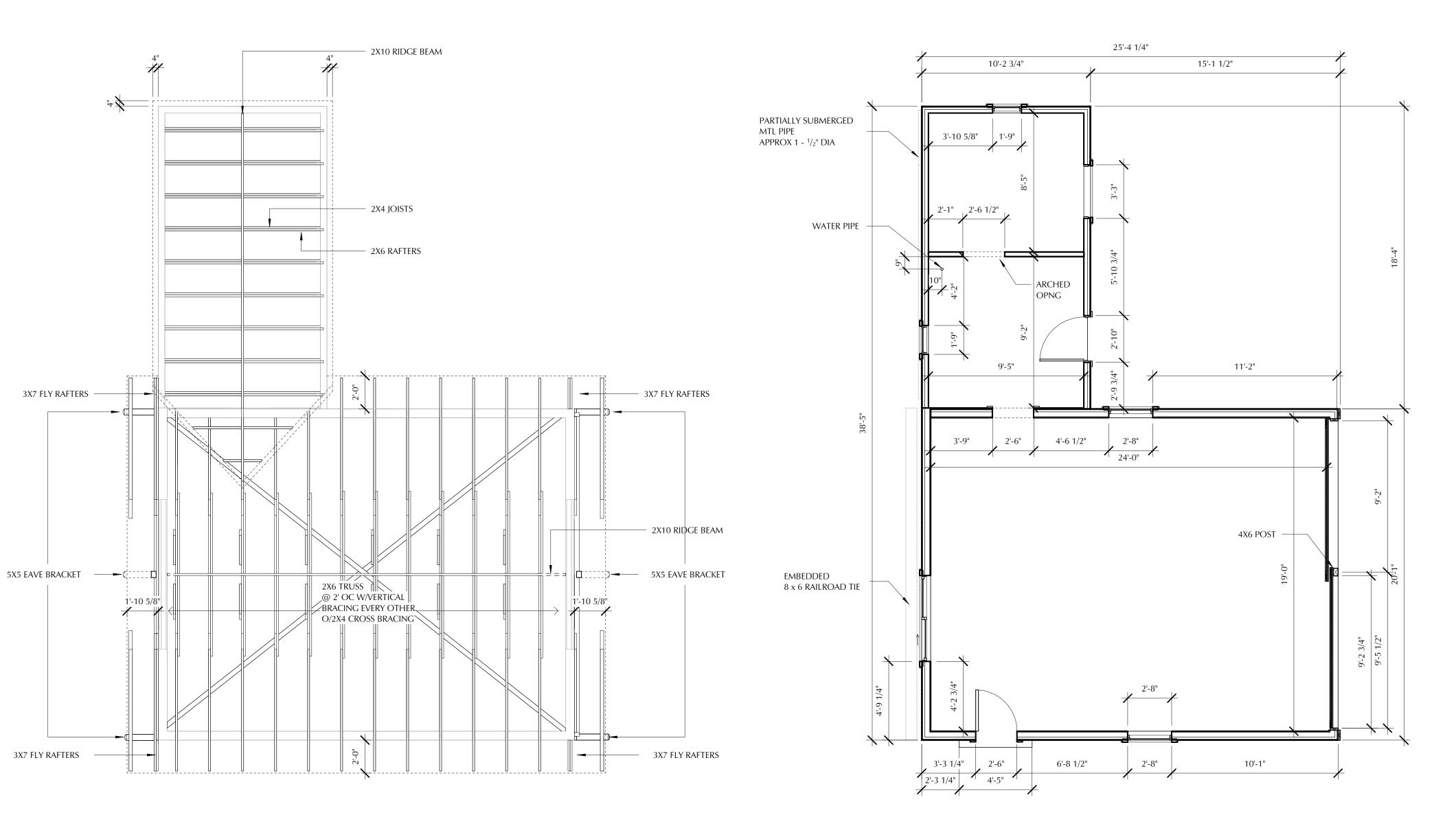




1 **ROOF PLAN** SCALE: 1/4" = 1'-0"



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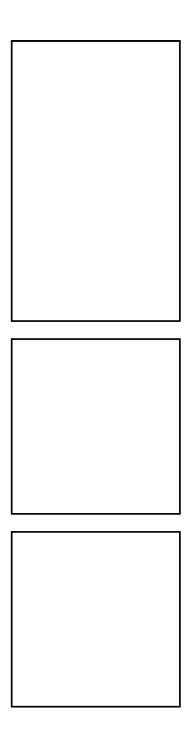


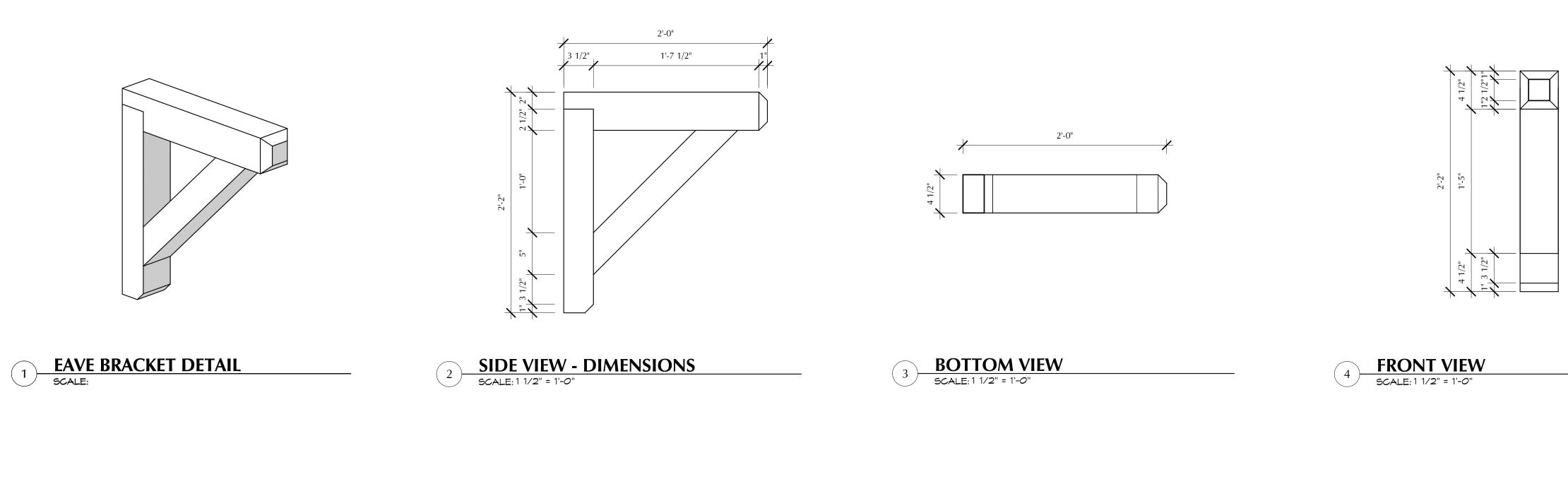
ROOF FRAMING SCALE: 1/4" = 1'-0"

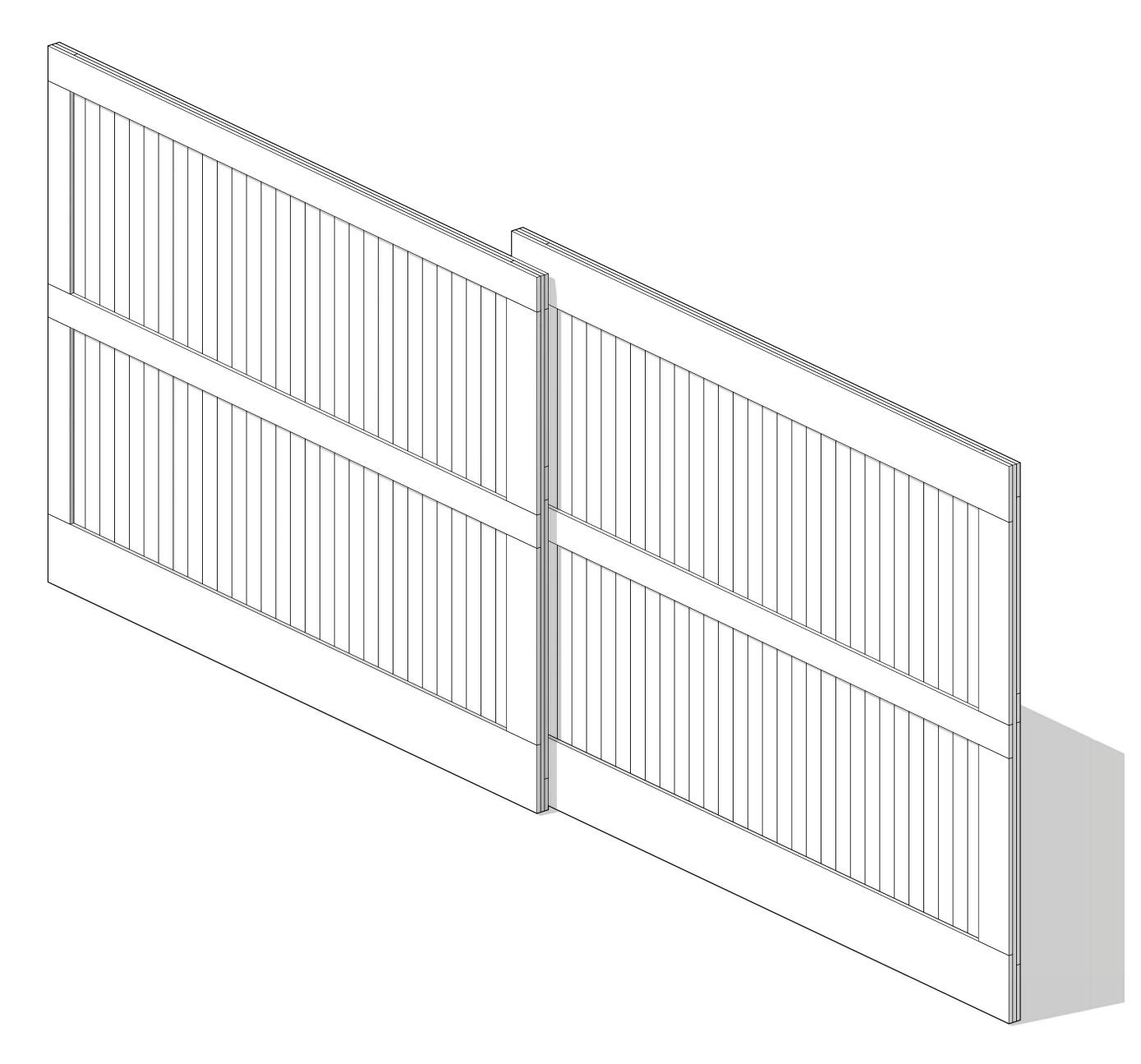
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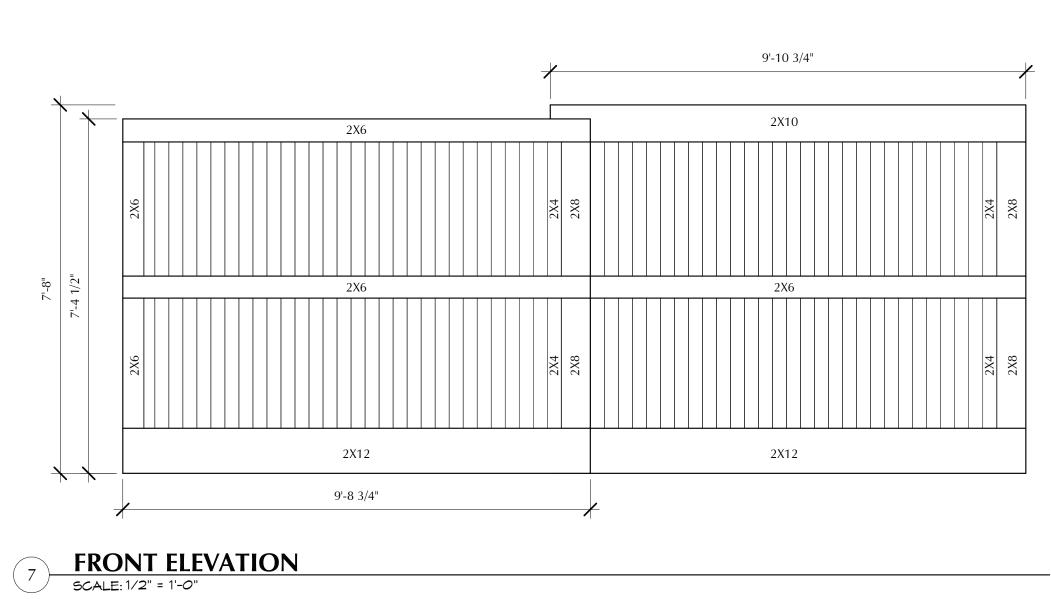
FIRST FLOOR - EXISTING

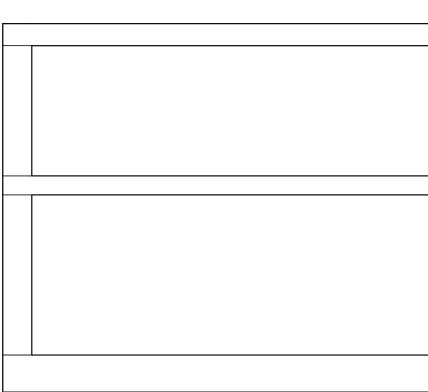






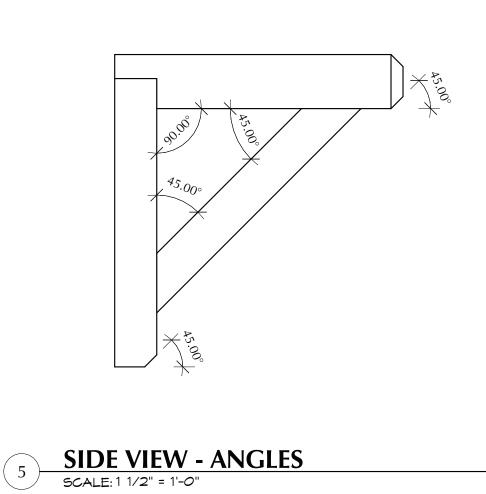








BACK ELEVATION SCALE: 1/2" = 1'-0"

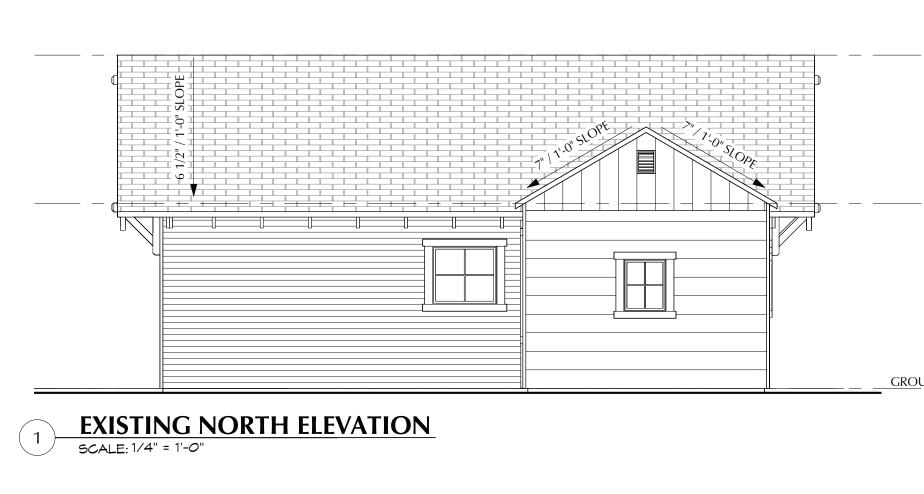


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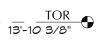
Geraldine & Tracy Warner Geraldine & Tracy Warner Marner Residence 154 S Franklin Ave Wenatche, WA 98001 Text: Exercise Text: Exercise Marter Magner

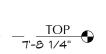
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EXISTING SOUTH ELEVATION SCALE: 1/4" = 1'-0" 3





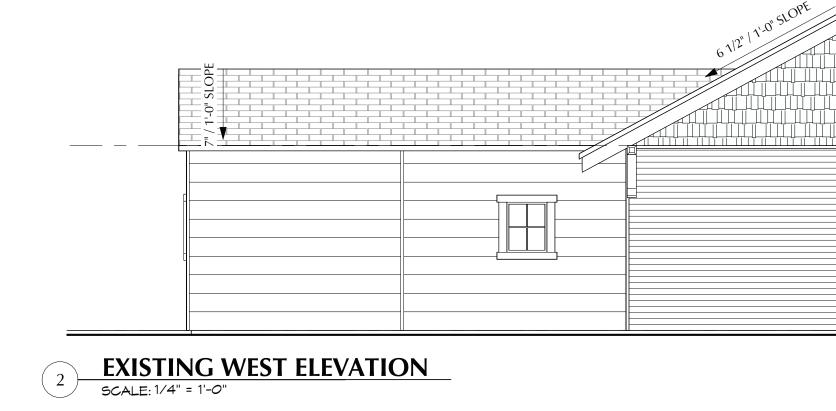


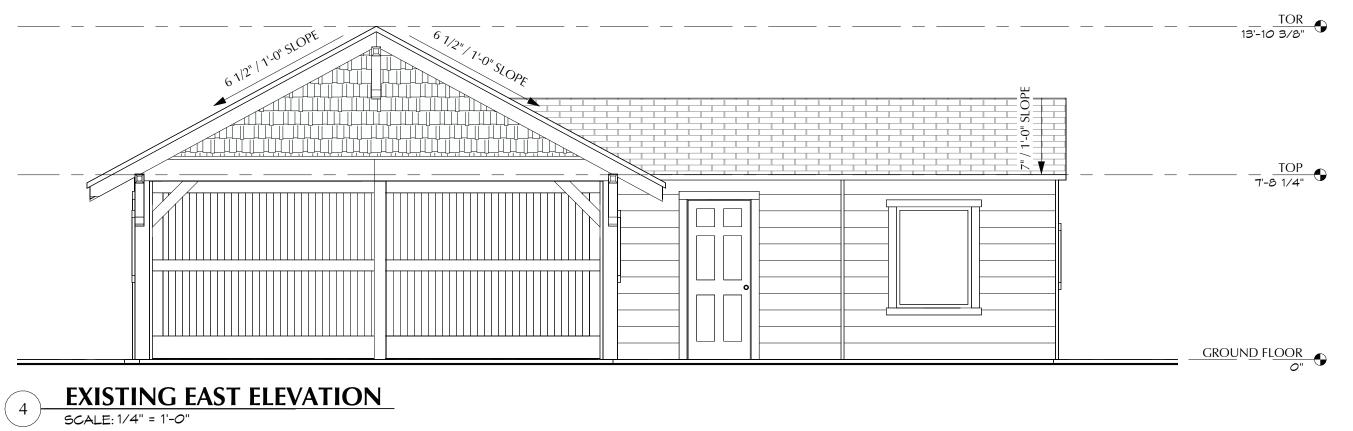
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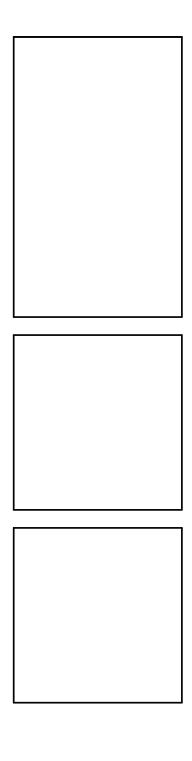
13'-10 3/8"

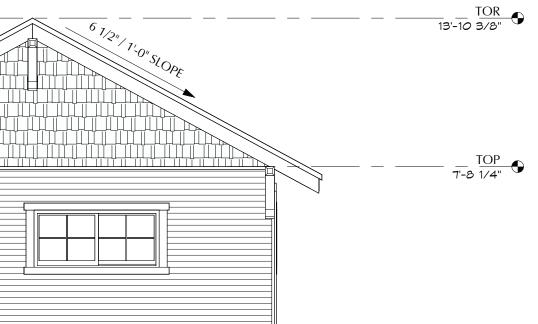
_____ΤΟΡ___ 7'-8 1/4" €

GROUND FLOOR









GROUND FLOOR



DWG ID EXTERIOR ELEVATIONS A3.1



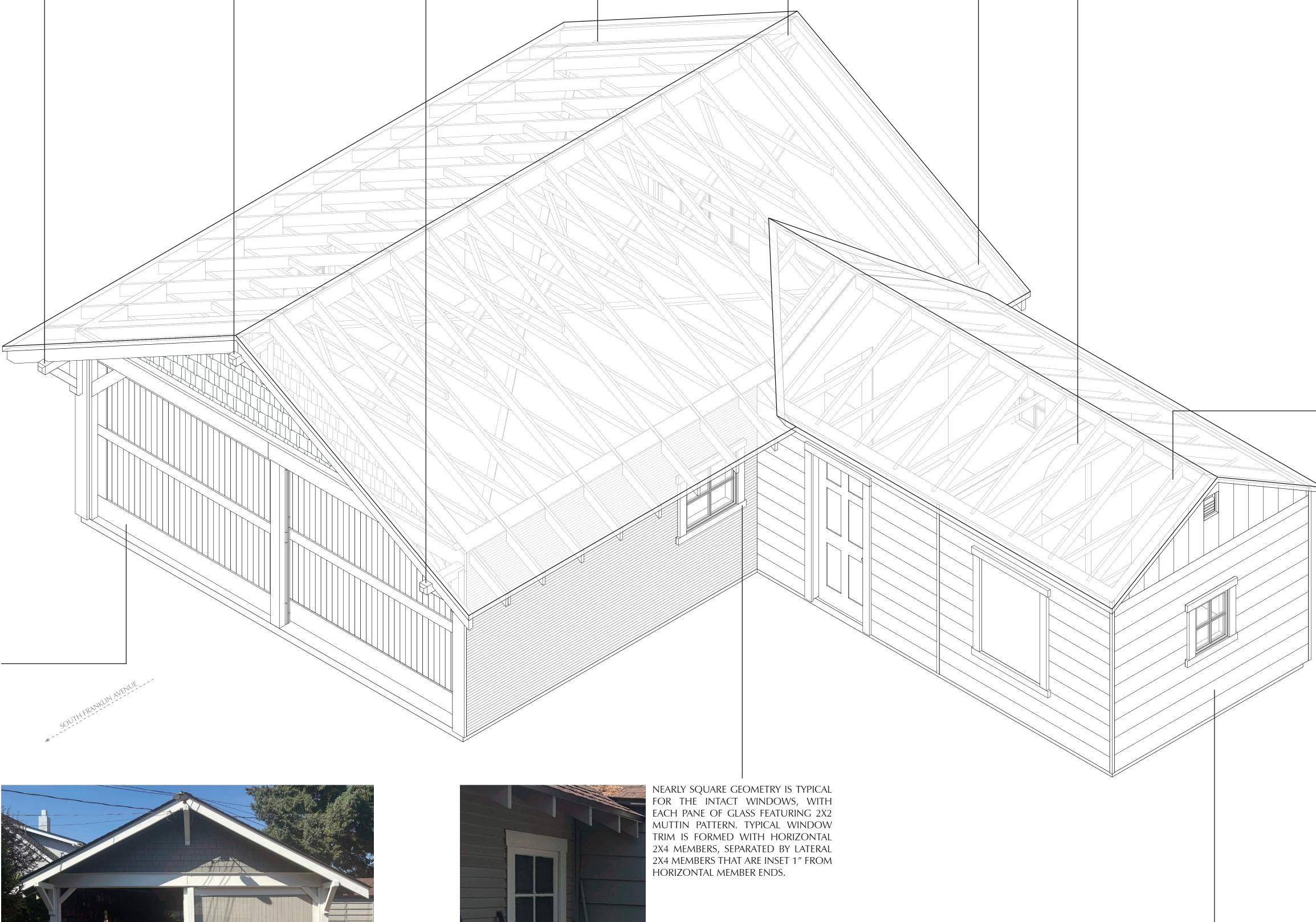


1/4" BEHIND A SLIGHTLY OFF CENTER 4X6 POST, SYMMETRICAL 9' -10 ³/₄" BARN DOOR PANELS ARE HUNG WITH A 1" GAP FROM A $1-\frac{1}{2}''$ Steel Pipe.

THE EXTERIOR PANEL IS 88-1/2" WHILE THE INTERIOR PANEL MEASURES 92" HEIGHT. EACH HAVE A DEPTH IS 2-1/4", COMPRISED OF THREE LAYERS OF 2X MEMBERS.

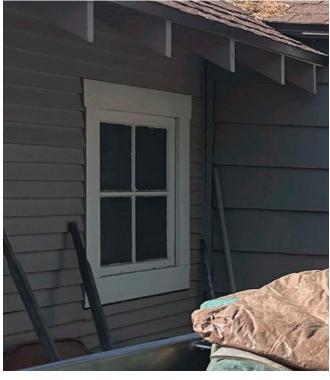
ORIGINAL TWO-TRACK DRIVE OFF SOUTH FRANKLIN AVENUE LEADS TO BARN DOOR ENTRY OF THE GARAGE, Well set back along alley.





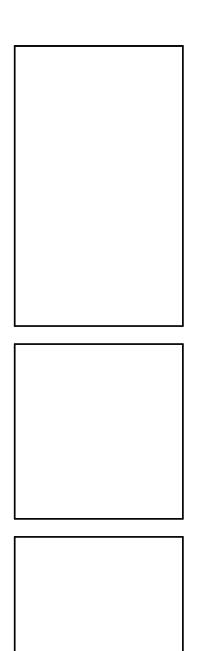


EVE BRACKET DETAIL IS SEEN AT THE CREST AND WALL ENDS OF EACH GABLED GARAGE FACE. 5X5 HORIZONTAL MEMBER EXTENDS OUT TO PROVIDE 'SUPPORT' FOR THE 2X6 BARGE BOARD THAT IS NOTCHED FOR THEIR CONNECTION. THE BRACKET IS SIMPLY CONSTRUCTED WITH THREE POINTS OF CONTACT: A 5X5 LATERAL MEMBER NOTCHES UPWARD INTO THE HORIZONTAL 5X5 MEMBER. THEY ARE TIED TOGETHER WITH A 45° 3X5 MEMBER ACTING AS A BRACE.





2X3 PARTITION WALL IN SHED ATTACHMENT FEATURES A 7'-7 1/4" TALL ARCHED OPENING WITH A RADIUS OF 1' - 3-1/4"





SHED ATTACHMENT IS FRAMED WITH 2X6 RAFTERS AND 2X4 CEILING JOISTS, EACH 2' O.C... TOP OF PLATE: 7'- 2"





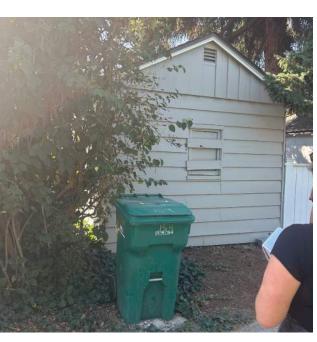


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BELOW TOP OF PLATE ON THE SHED ATTACHMENTS NORTH FACE IS RANDOMLY LAID OUT 2X9 HORIZONTAL SIDING, WITH NO JOINTS OR BREAK ALIGNMENTS, AND A 21" X 26" WINDOW OPENING THAT IS CURRENTLY BOARDED CLOSED. TOP OF PLATE THE FACADE FEATURES VERTICAL 2X9 SIDING, AND A CENTERED 'ATTIC' VENT MEASURING 9″X 11.5″.



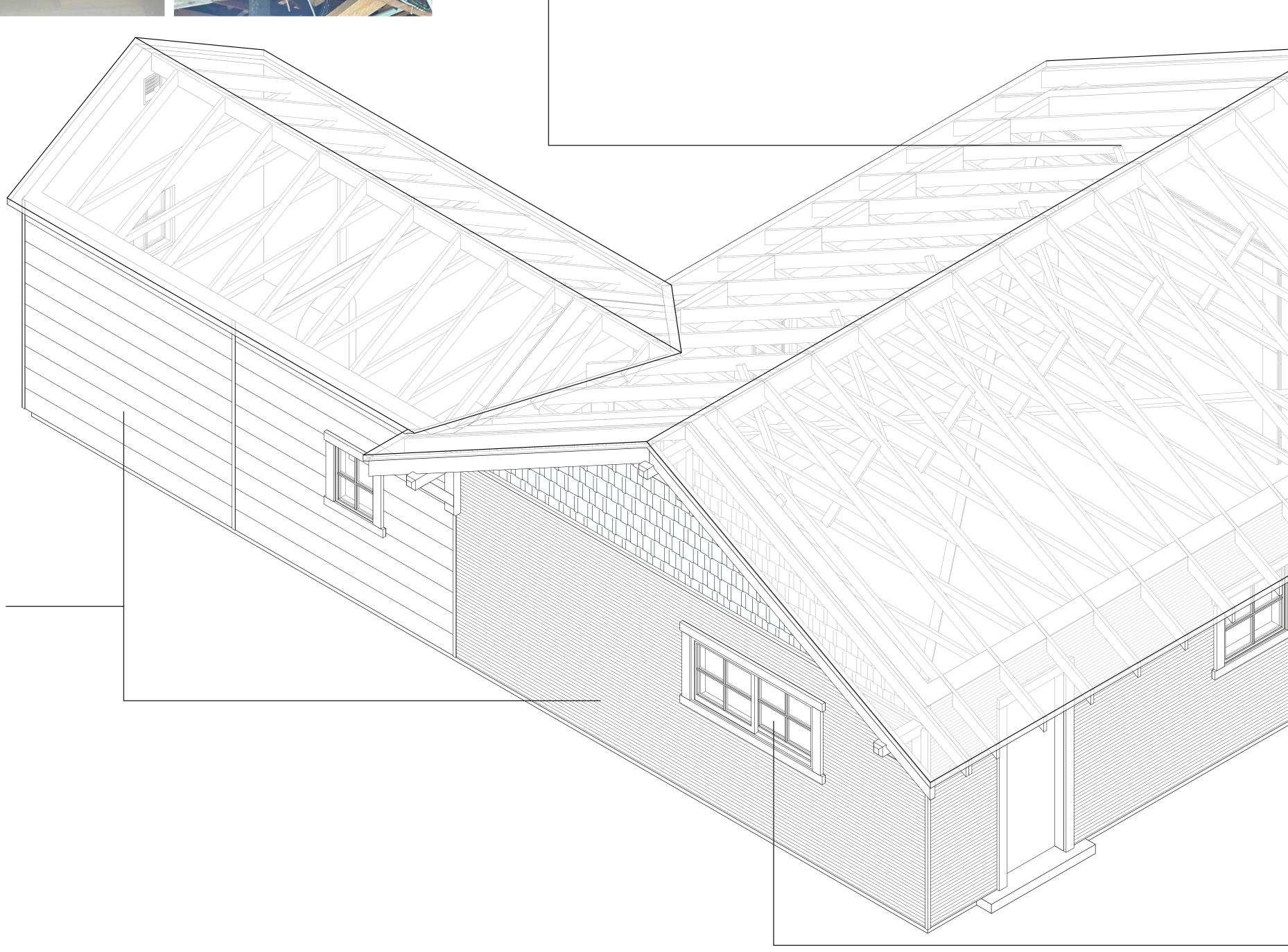






THE EAST FACADE OF THE STRUCTURE HAS THREE FORMS OF SIDING. THE GABLE FACE PRESENTS 1X3 HORIZONTAL LAP SIDING BELOW ITS TOP OF PLATE AND SHAKE SHINGLES ABOVE IT. THE SHED ATTACHMENT IS COVERED WITH RANDOMLY LAID OUT 2X9 HORIZONTAL SIDING, WITH NO JOINTS OR BREAK ALIGNMENTS.





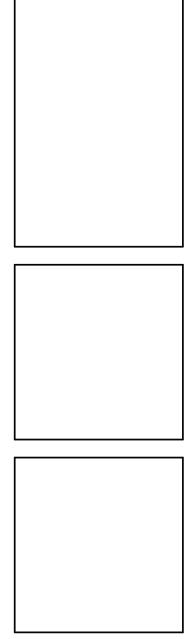
2X6 TRUSSES ARE LAID OUT 2' O.C. IN AN REGULAR ALTERNATING PATTERN OF DIAGONALLY BRACED AND UNBRACED. CHORDS AND BRACES ARE 2X4 MEMBERS. BENEATH BOTTOM TRUSS CHORDS IS A HORIZONTAL PLANE OF SUPPORT MADE OF CROSSING 2X4 MEMBERS.





GARAGE STRUCTURE HAS EXPOSED 2X6 TRUSS TAILS ON ITS NORTH AND SOUTH FACADES. THE GABLED ROOF ENCLOSES ITS ENVELOPE ON THE EXTERIOR USING 1X3 SOFFIT MEMBERS.





Ð Warne DC Ο ve 98801 Reside Tracy MA 1 154 S Franklin *,* Wenatchee, W, ∞ 'arner Geraldine \leq



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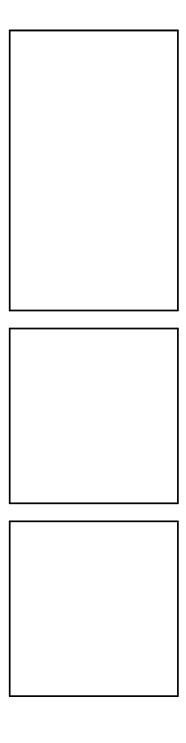
NEARLY SQUARE GEOMETRY IS TYPICAL FOR THE INTACT WINDOWS, WITH EACH PANE OF GLASS FEATURING 2X2 MUTTIN PATTERN. THERE IS ONLY ONE SLIDER WINDOW, LOCATED ON THE WEST FACADE OF THE GARAGE.

TYPICAL WINDOW TRIM IS FORMED WITH HORIZONTAL 2X4 MEMBERS, SEPARATED BY LATERAL 2X4 MEMBERS THAT ARE INSET 1" FROM HORIZONTAL MEMBER ENDS.

Geraldine & Tracy Warner Warner Residence

01 25 2024

SCHEMATIC DESIGN: DRAFT II



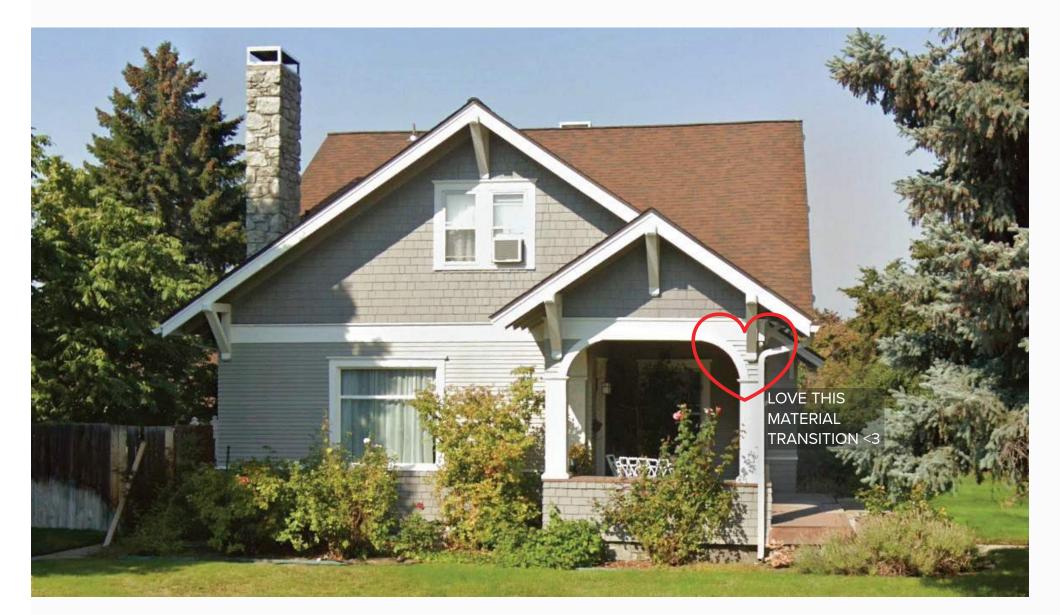


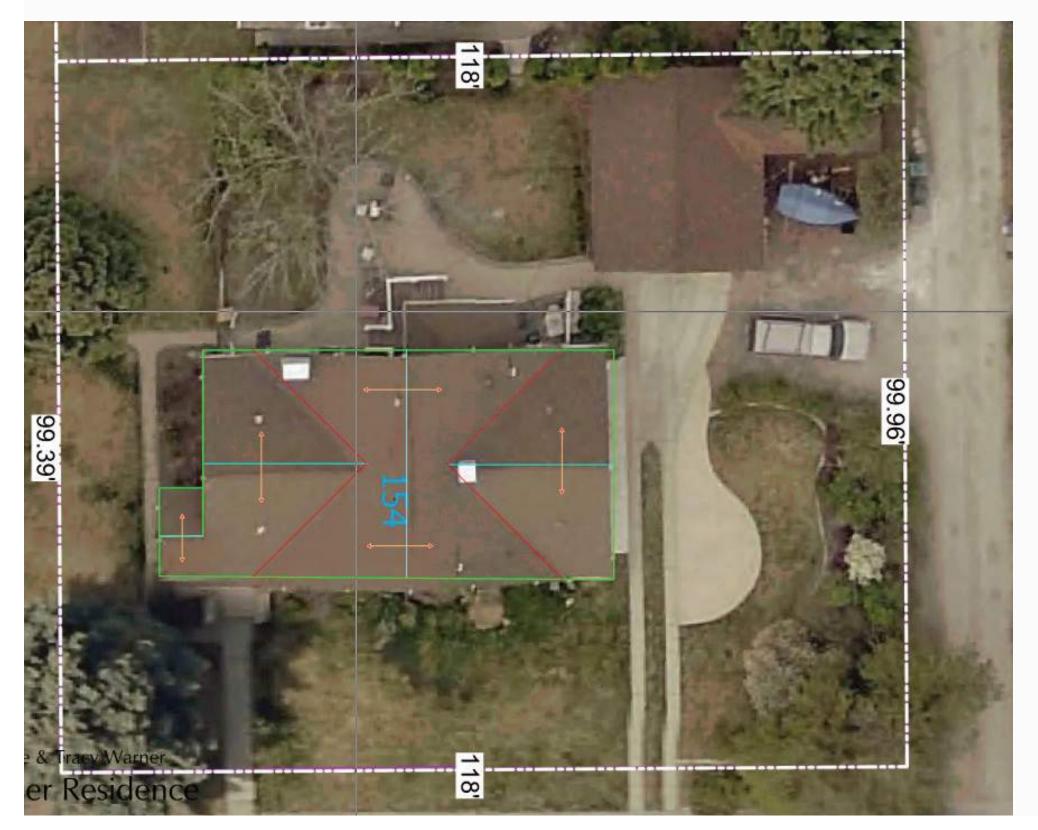


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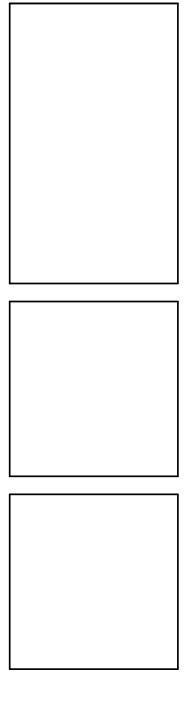
CRAFTSMAN AFTER AN INITIAL LAYOUT, WE LOOKED TO YOUR HOME FOR INSPIRATION ON HOW WE CAN EMPHASIZE ITS EXISTING CHARACTER AND UTILIZE DESIGN MOVES THAT ARE BEAUTIFULLY WORKING.

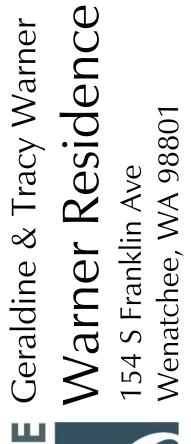






Exit Street View

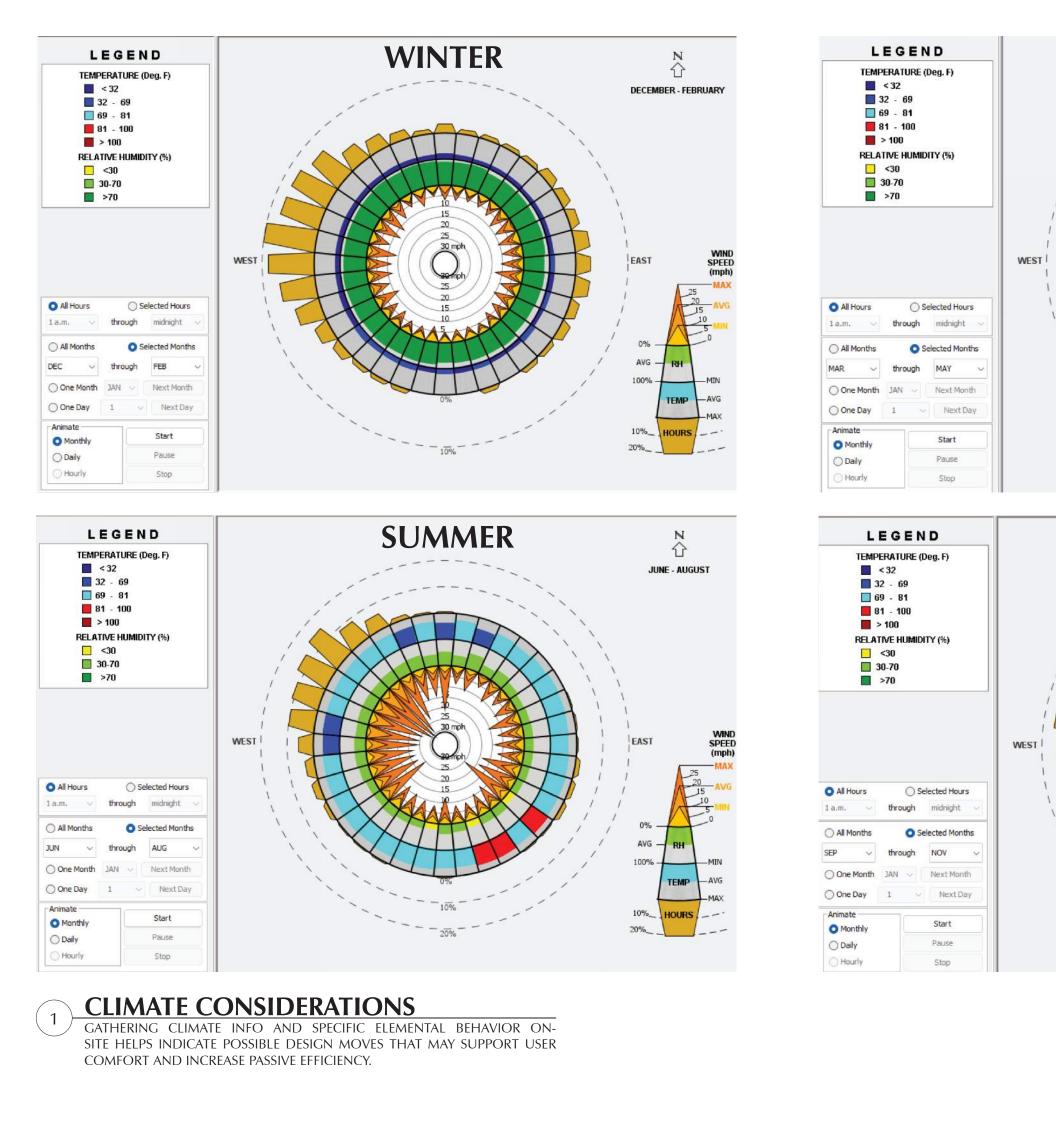




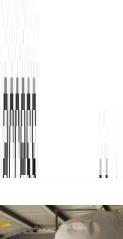


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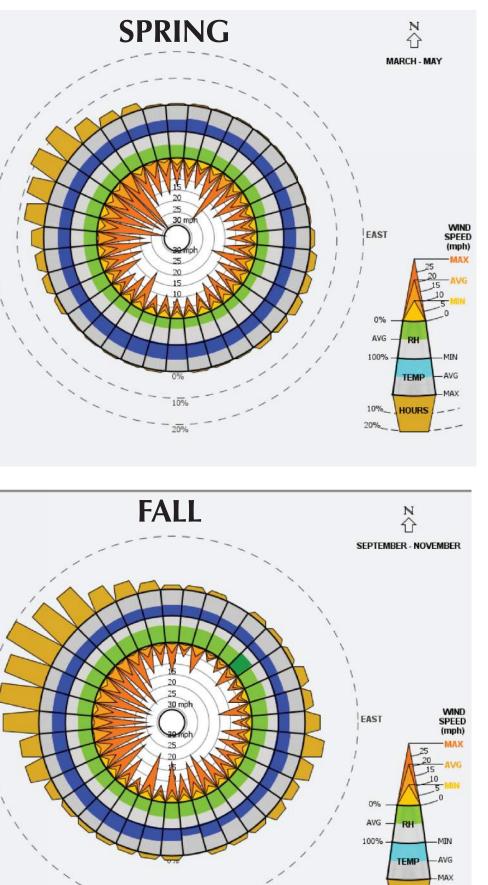




Picked up the 2 hp dust collector today. : r/harborfreight

SHOP CONTENT

WHILE LOOKING INTO MINI-SPLIT SYSTEMS AND WHERE A CONDENSER UNIT MIGHT BE LOCATED IN THE DESIGN, WE ALSO LOOKED INTO HOME-SHOP DUST COLLECTION TACTICS AND VENTILATION NEEDS THE SPACE MIGHT HAVE, AND POTENTIAL LAYOUTS OTHERS HAVE CONFIGURED THEIR SHOPS INTO.



Assuming only the Design Strategies that were selected on the Psychrometric Chart, 9.2% of the hours will be Comfortable. This list of Residential Design guidelines applies specifically to this particular climate, starting with the most important first. Click on a Guideline to see a sketch of how this Design Guideline shapes building design (see Help).

35	Good natural ventilation can reduce or eliminate air conditioning in wa
34	To capture natural ventilation, wind direction can be changed up to 45
33	Long narrow building floorplan can help maximize cross ventilation in
36	To facilitate cross ventilation, locate door and window openings on op
56	Screened porches and patios can provide passive comfort cooling by
42	On hot days ceiling fans or indoor air motion can make it seem cooler
47	Use open plan interiors to promote natural cross ventilation, or use log
49	To produce stack ventilation, even when wind speeds are low, maximi
39	A whole-house fan or natural ventilation can store nighttime 'coolth' in
58	This is one of the more comfortable climates, so shade to prevent ove
62	Traditional passive homes in temperate climates used light weight co
65	Traditional passive homes in warm humid climates used high ceiling
53	Shaded outdoor buffer zones (porch, patio, lanai) oriented to the preva
54	Provide enough north glazing to balance daylighting and allow cross v
55	Low pitched roofs with wide overhangs works well in temperate climat
17	Use plant materials (bushes, trees, ivy-covered walls) especially on th
25	In wet climates well ventilated attics with pitched roofs work well to she
27	If soil is moist, raise the building high above ground to minimize damp
32	Minimize or eliminate west facing glazing to reduce summer and fall a
37	Window overhangs (designed for this latitude) or operable sunshades



n that also holds my extension cords, all my hose mps and straight edges, and all my hoses for the h wheels so the marginal power can service one t

no less space than a portable unit, if built proper rolled up to the tool you are using to maximize units that are already border line on power like th

 \odot

vall space is premium space. You want to save it



Visit >

varm weather, if windows are well shaded and oriented to prevailing breezes

5 degrees toward the building by exterior wingwalls and planting

n temperate and hot humid climates

opposite sides of building with larger openings facing up-wind if possible

y ventilation in warm weather and can prevent insect problems

er by 5 degrees F (2.8C) or more, thus less air conditioning is needed

louvered doors, or instead use jump ducts if privacy is required

mize vertical height between air inlet and outlet (open stairwells, two story spaces, roof mo...

high mass interior surfaces (night flushing), to reduce or eliminate air conditioning

verheating, open to breezes in summer, and use passive solar gain in winter

construction with slab on grade and operable walls and shaded outdoor spaces

igs and tall operable (French) windows protected by deep overhangs and verandahs

vailing breezes can extend living and working areas in warm or humid weather

ventilation (about 5% of floor area)

ates

the west to minimize heat gain (if summer rains support native plant growth)

hed rain and can be extended to protect entries, porches, verandas, outdoor work areas

npness and maximize natural ventilation underneath the building

afternoon heat gain

es (awnings that extend in summer) can reduce or eliminate air conditioning

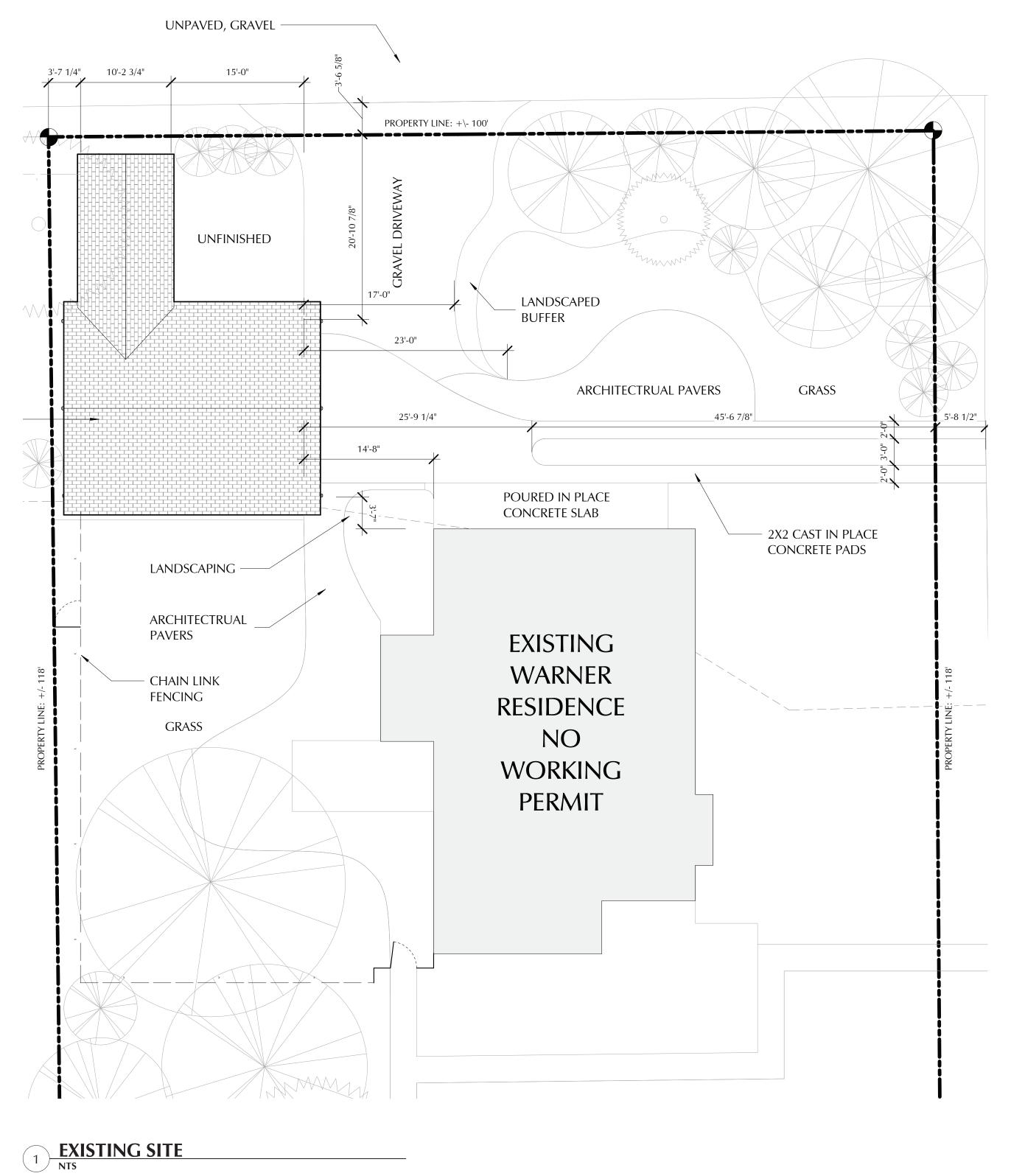
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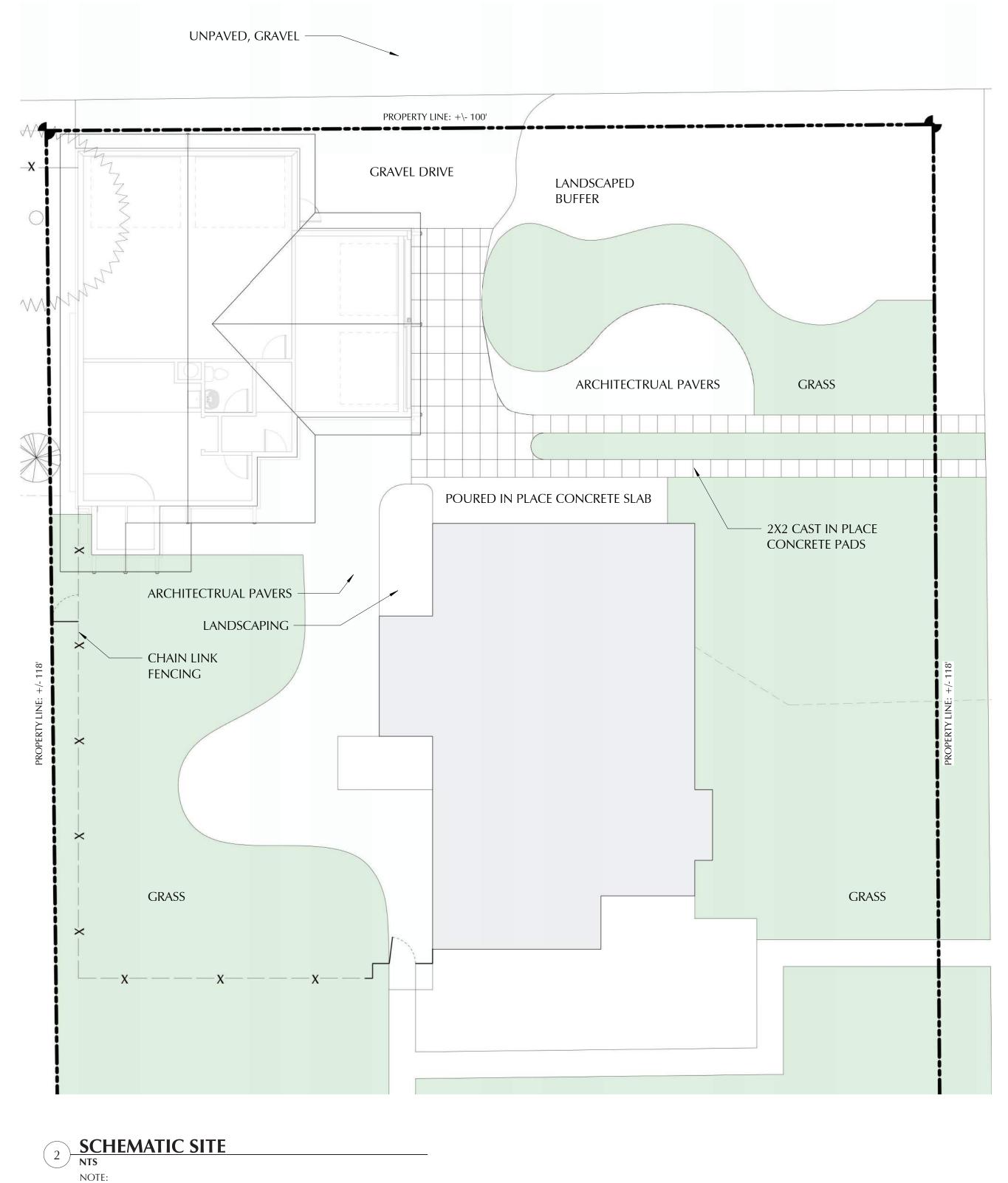


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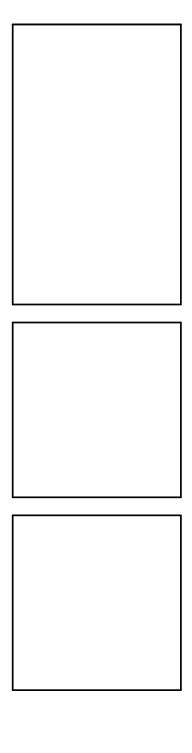
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THE CURRENT SCHEMATIC DRAWINGS AIMED TO MAINTAIN AMBULATORY ACCESS VIA THE HISTORIC TWO TRACK RIBBON DRIVE-WAY OFF OF SOUTH FRANKLIN AVENUE WITH MINIMAL IMPACT TO THE ALREADY DEVELOPED LANDSCAPING AND PAVERS.

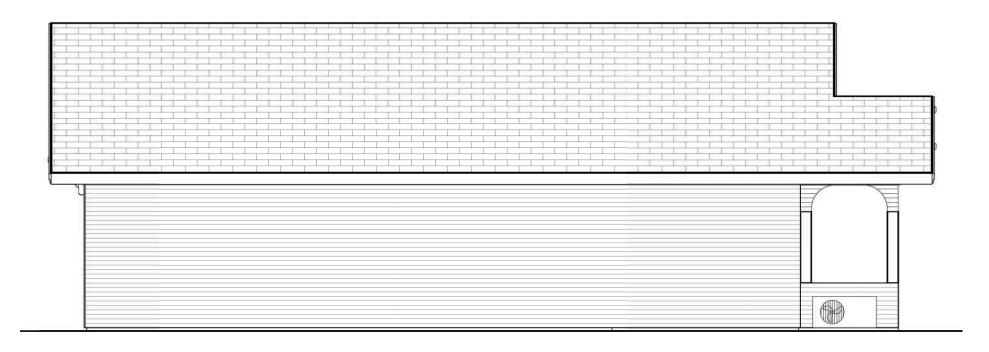


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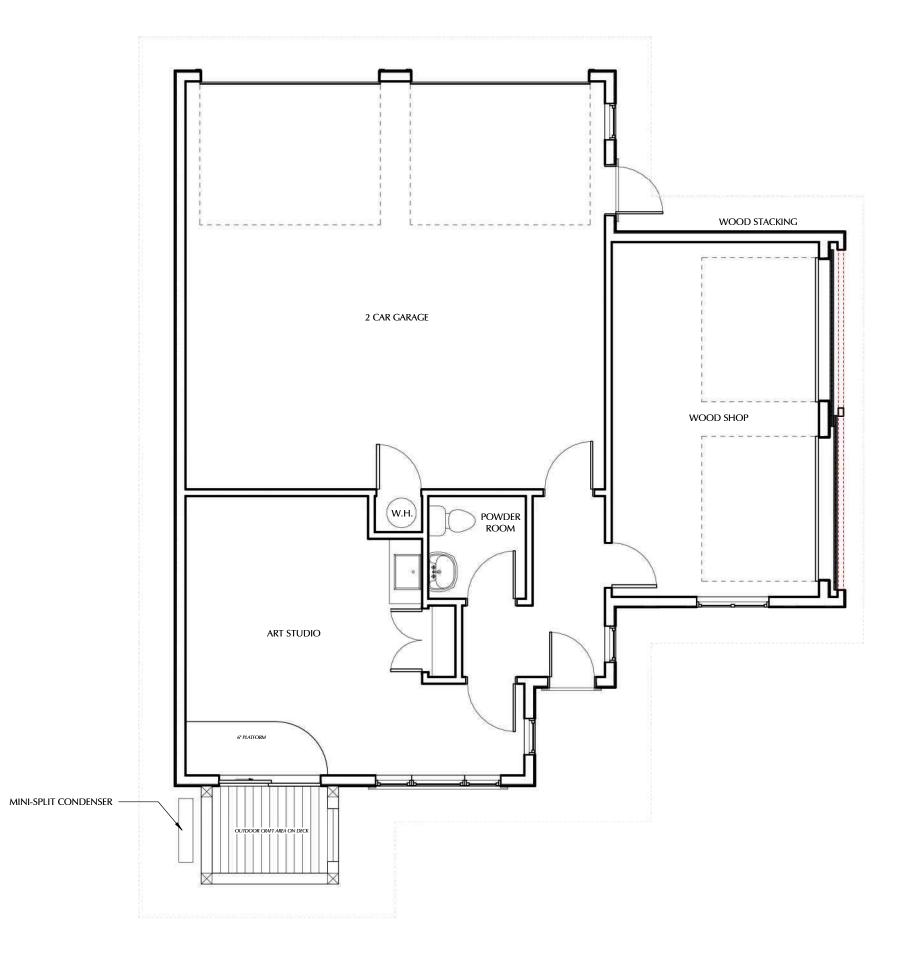
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1 PLAN AND ELEVATION RELATIONSHIPS SCALE: NTS

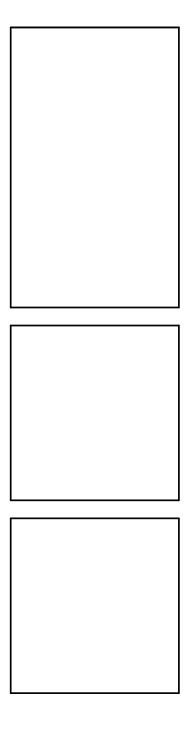
NOTE: CURRENTLY WE ARE RUNNING THROUGH OPTIONS TO IMPLEMENT THE BARN DOORS OF THE ORIGINAL BUILDING. IN THIS DRAFT THEY ARE DRAWN AS BEING HELD ON A SECONDARY OUTER WALL THAT WOULD ONLY NEED TO SUPPORT THE PANELS AND THE RIGGING THAT HANGS THEM. THE INTERNAL WALL IS USED FOR SMALL GARAGE DOOR OPENINGS TO THE SHOP, ALLOWING THE SPACE TO BE BETTER SEALED FROM COLD WINTER WEATHER OR SMOKEY SUMMERS.

THIS MAY NOT BE THE MOST PRACTICAL APPROACH IN INTEGRATING THE BARN DOORS SO WITH THAT IN MIND WE ARE ALSO CONSIDERING SEVERAL APPROACHES SUCH AS: THE PANELS ARE HINGED TO THE SAME WALL AS THE OPENING AND SWING OUTWARD, THE PANELS ARE ATTACHED TO THE SAME WALL AS THE OPENING AND CAN BE SWUNG OUT AND PROPPED PARALLEL TO THE GROUND, PROVIDING AN AWNING FOR WORKING OUTDOORS, AND ALSO AFFIXING ONE PANEL PERMANENTLY TO THE WALL AND HAVING ONLY ONE PANEL THAT MOVES EITHER OUTSIDE OR INSIDE A SMALL DOUBLE WALL ACTING AS A POCKET DOOR. THESE ARE PRELIMINARY THOUGHTS ON HOW TO APPROACH THE AESTHETIC AND FUNCTION OF THE BARN DOORS.







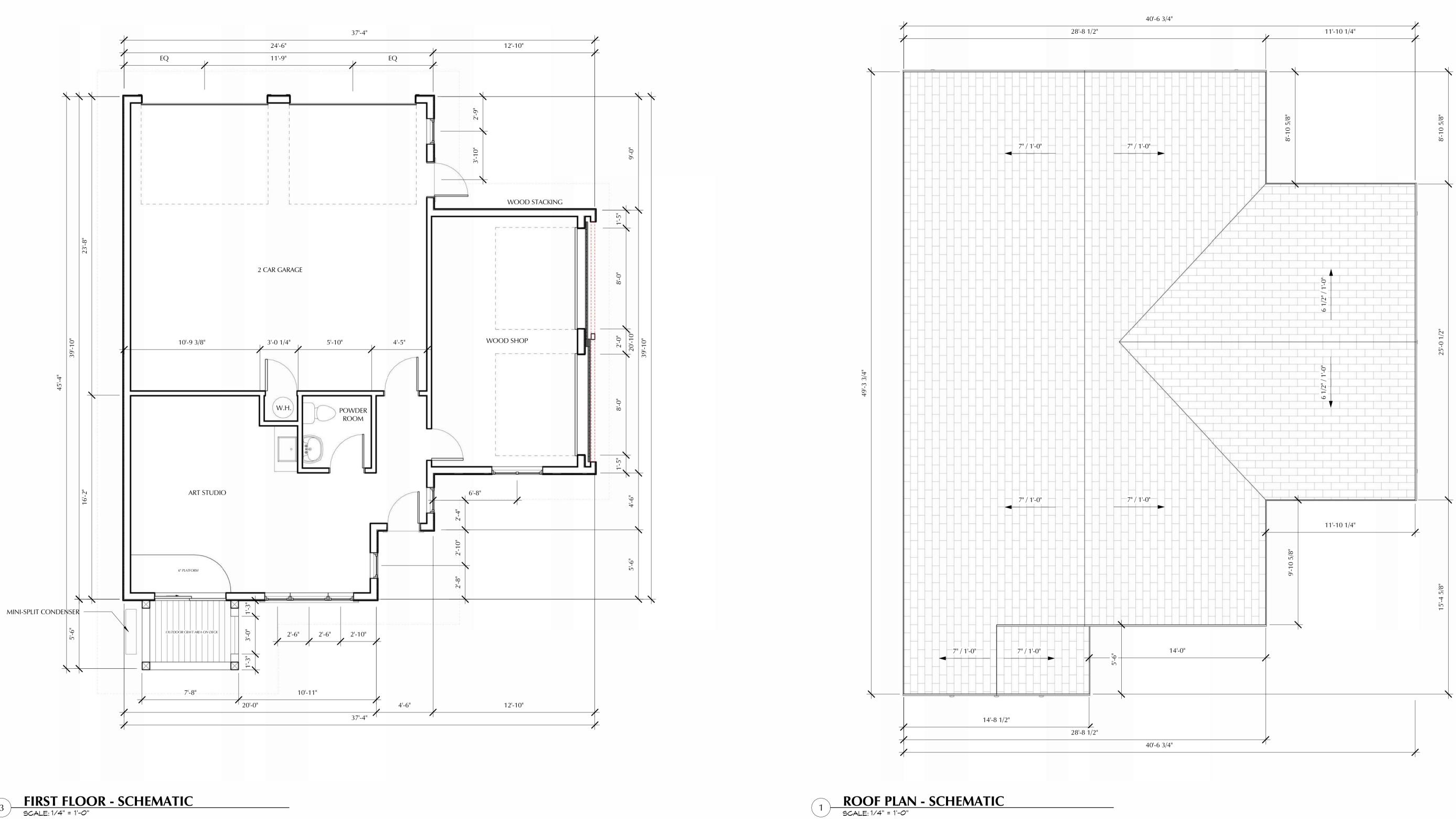






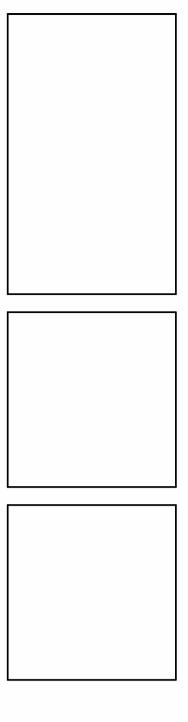
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TRUE PROJECT NORTH NORTH



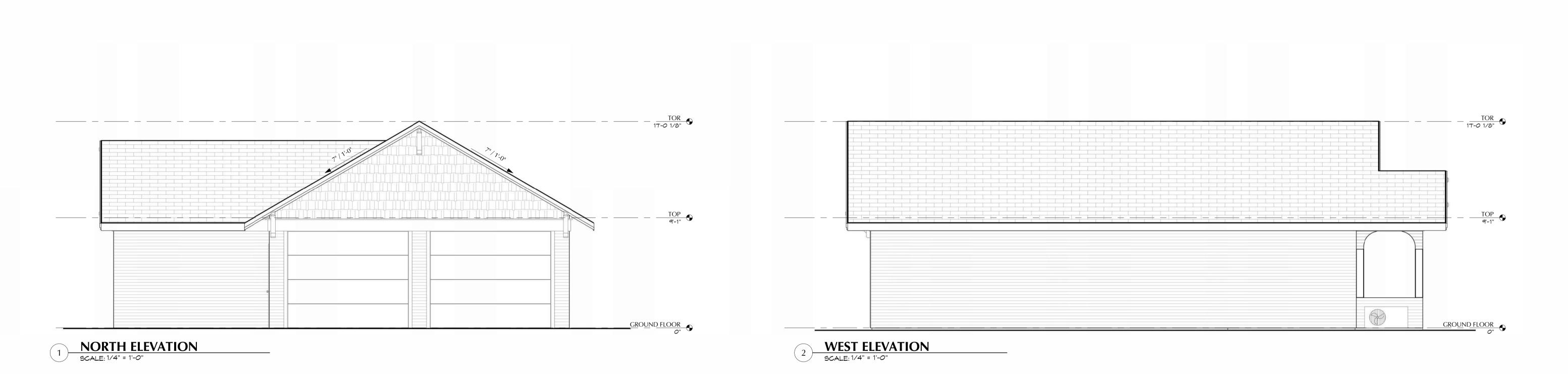




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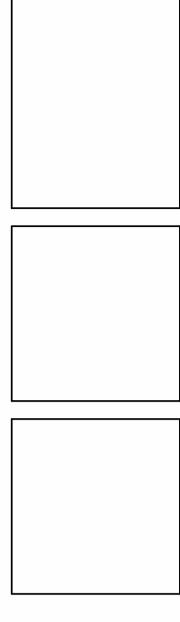
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