

# Grandview Historic District Sub-area Plan



## ***Vision***

The purpose of the Grandview Historic District is to preserve and protect the original character and integrity of its historic buildings, sites, landscapes and its distinct sense of neighborhood.

## ***Mission of the District***

It is recognized that the character of the district is created by the diversity within its boundaries as seen in the distinct architectural styles, from large stately homes, carriage houses, small cottages and multi-family dwellings, to churches and institutions as well as established parks, trees and landscapes.

## ***History***

The Grandview Historic District is comprised of six full blocks and two partial blocks of 150 properties bound by Delaware, Washington, Miller, Idaho, Alaska streets. It also incorporates those portions of Douglas, Emerson, Franklin and King streets (south of Washington and north of portions of Alaska).

Several plats are included in the "district" including the *Amended Great Northern Plat* (the first plat of Wenatchee, 1892), the *Grand View Addition*, dedicated in 1903 and the *Jackson Place Addition*, platted in the 1920s.

The Great Northern Railroad shaped Wenatchee. Speculators and businessmen, including Judge Thomas Burke of Seattle recognized the viability of business and agriculture in the Wenatchee Valley. Early developers like Burke envisioned Wenatchee as a major transportation link between Seattle and Spokane. Settlement was further encouraged when statehood was granted to Washington in 1889.

In 1891, the Wenatchee Development Company was formed. The following year, the company, in a close alliance with the Great Northern Railway Company, surveyed and platted the present location of Wenatchee, which is partially encompassed within the Grandview Historic District.

The pace of residential development in the Amended Great Northern Plat and the Grand View Addition quickened, as it did throughout Wenatchee, with improvement of the economy after the turn of the century. Two primary spines of residential growth – Orondo Avenue, and what appears to be King Street, are sketched in two 1904 lithographs by Edward Lange. By 1921, the neighborhood had been extensively built, with only a few vacant lots.

## ***Residential Styles***

Found in the district are almost exclusively residential properties and largely single family homes with a few converted or actually built for multi-family use. A progression of housing forms can be identified based on the decade of construction. The neighborhood's housing stock as a whole reflects the middle-class economics and popular tastes of the decades in which it was built.

Styles of architecture include *transitional Queen Anne, Four-Square, a few Victorian, Craftsman Bungalow, Colonial Revival, Craftsman/Prairie, Tudor Revival, (some with English Cottage variations), Mediterranean, Mission Style, Prairie, Shingle Style/English cottage and "Vernacular" houses with influences from a variety of architectural styles.* A few more modern homes are also in the neighborhood. There is also an extensive stock of *auto garages*, mostly found at the back alley entrance to each property. The garages are of particular note because their style and materials are similar to or mimic their associated homes.

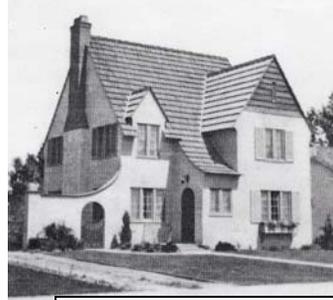


## ***Famous Names = Famous Places***

Many of Wenatchee's pioneer families built their first homes in this area of the city, worked nearby or established important industries elsewhere in the city. The direct relationship of a property to an important person in our local history is significant and supports the designation of the historic district.



Louis Crollard Home  
112 S. Emerson  
*Partner of Crollard &  
O'Conner, Attorneys*



The McBride Home,  
918 Idaho owner of  
*"McBride's Women's  
Clothing Store"*  
Ludwig Solberg,  
Architect, 1928



The Burton Williams  
Home  
City Attorney  
Ludwig Solberg,  
Architect, 1929



St. Luke's Episcopal  
Church,  
428 King St. Built 1927  
Harold Whitehouse,  
Architect

## Historic District

In 2000 and in 2001, the City of Wenatchee received grant funding from the State Department of Archaeology and Historic Preservation to conduct surveys of historic properties in specific areas of the city. The survey highlighted the neighborhood between Washington from Miller Street east to Douglas, south to Alaska, north to Idaho and west back to Miller, as having the greatest number of historically intact properties remaining in the city. This area incorporates portions of Idaho, Franklin, Emerson, Delaware, Cleveland, King, Douglas and Alaska Streets. The survey further recommended designation of this area as an "historic district."



## ***Goals and Objectives of the District***

1. **Goal:** Protect and enhance the quality of life within the Grandview Historic District by creating a distinct sense of neighborhood based on the history and built character of the neighborhood.
  - a. Provide educational and economic resources, including architectural review, to help in maintaining the original character and integrity of buildings when changes are desired.
  - b. Distribute copies of the adopted design guidelines to district property owners and make guidelines readily available.
  - c. Encourage early dialogue and review meetings between prospective building permit applicants and city staff for all new construction, exterior building alterations, and additions within the historic district.
  - d. Encourage increased neighborhood awareness, which can facilitate enforcement of present codes and ordinances and any new ordinances, thus preserving property values.
  - e. Recognize and promote the unique character of the neighborhood to encourage pride of ownership.
  - f. Discourage traffic that would significantly increase and disrupt the residential character of the neighborhood.
  - g. Encourage activities and uses that promote safety in the neighborhood through compatible uses, appropriate lighting and landscaping.
  
2. **Goal:** Preserve and protect the original character and integrity of historic buildings, sites, landscapes and the distinct sense of neighborhood in the Grandview Historic District.
  - a. Adopt standards to guide new development and maintenance of buildings, sites, and landscapes in the district.
    - i. Secretary of the Interior's Guidelines. Development within the district shall be guided by the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as follows:
      1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
      2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
      3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding contextual features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
  5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
  6. Deteriorated historic features shall be repaired rather than be replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
  7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
  8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
  9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with a massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
  10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment shall be unimpaired.
- ii. City Guidelines. Development within the district should be guided by the following additional guidelines specifically applicable to the Grandview Historic District:
1. Site Design
    - a. Maintain the building orientation and setbacks that contribute to the historic character of the district.
    - b. Respect the existing grade treatment on a lot.
    - c. Place new buildings and make site modifications in a manner that reinforces the pattern evident in surrounding buildings.
    - d. Encourage site design that enhances the sense of community and promotes safe neighborhoods.
    - e. Follow the placement of on-site parking that has been established by surrounding houses.
  2. Primary and Accessory Buildings

- a. Maintain the architectural integrity of the building visible from the street.
  - b. Continue the use of porches in historic districts.
  - c. Make roof pitch and lines similar to others in the neighborhood.
  - d. Use materials and construction details that are compatible with surrounding historically significant buildings.
  - e. Accessory buildings should be subordinate to the primary structure on the site.
3. Landscaping
- a. Maintain historic plantings and encourage new plantings that are consistent with the characteristics of historic plantings in the neighborhood.
    - i. Use a grass lawn in front yard
  - b. Create a continuous system of street trees throughout the residential area.
  - c. Maintain existing street trees and plant new street trees where appropriate.
    - i. Existing trees should be maintained and new trees should be planted.
  - d. Enhance the pattern of historic plantings in planting strips.
    - i. Planting strips are not to be used for parking.
    - ii. Planting strips should be planted with natural materials, such as grass, perennials, and trees.
4. Public Right of Way
- a. Maintain and use alleys for vehicular access and the placement of utility lines.
    - i. Alleys should be used as primary access for parking and utilities.
  - b. Preserve stamped sidewalk details and horse rings.
    - i. Architectural details should be preserved or restored.
  - c. Respect the street patterns of the historic district.
    - i. New construction should not change the historic street pattern.
  - d. Retain or restore original public utility features, such as water meter covers, manhole covers, hydrants and light standards, unless replacement is necessary for public health and safety reasons.
    - i. Where public utility features are to be replaced, particularly street lights, it is requested that the City enter into discussions with the neighbors in the district

- to use original looking or appropriate styles of pedestrian/street light poles and fixtures.
- e. Encourage the use of historic plaques within the district that may identify the district boundary, individual buildings and other places of significance within the district such as historic parks or other public areas.