United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name **Brown's First Addition Historic District**

other names/site number

2. Location

street & number 900 Block of S. Highland Drive ☐ not for publication

city or town Wenatchee ☐ vicinity

state Washington code WA county Chelan code 007 zip code 98801

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X__ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide _X_local

Applicable National Register Criteria

_A_ A ___ B _X_C ___ D

Signature of certifying official/Title Date

WASHINGTON STATE SHPO
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
24	1	buildings
		district
		site
		structure
		object
24	1	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS
Colonial Revival, Tudor Revival

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS
Bungalow/Craftsman

MODERN MOVEMENT

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: WOOD: Lap, Shingle; STUCCO; SYNTHETICS
roof: ASBESTOS; ASPHALT
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Brown's First Addition historic district consists of single-family residences. The 1926 plat for Brown's First Addition provides the boundaries and organizational framework for the nominated district.

Construction spanned the later four years of the 1920s (15 houses built) and the 1930s (10 houses built) and peaked between 1926 and 1932 and comprises 92 percent of the total houses built in the plat. The last two houses were built in 1938 to complete the plat build out. From 1926 to 1928, new houses were built at a rate of four to five per year, peaking at five built in 1928. This rate dropped in 1929 and then picked up again in 1930 with four new houses and then three new houses in 1931. Only one house was built in 1932 and then construction ceased until the last two houses were built in 1938.

Residences reflect four different revival, and eclectic architectural styles. The most common style is Tudor Revival (64 percent) and Colonial Revival (20 percent), with Minimal Traditional (8 percent) and Craftsman (1 house). The buildings are attributed to a single builder based on the Chelan County land purchase and mortgage records.

Narrative Description

SETTING

The historic district is located roughly 0.8 of a mile southwest of downtown Wenatchee on former fruit orchard lands. The city of Wenatchee is on a small bench between the west shore of the Columbia River and the steep rise on the east side of the Wenatchee Mountain range. The bench rises steeply westward from the shore of the Columbia River through the downtown commercial core before leveling out at the residential subdivisions west of downtown. The 1907 plat laid out streets, blocks, and lots to connect with abutting plats and benefit from the proximity of two arterials, Russell Street and S Okanogan Avenue.

RESOURCE TYPES AND ARCHITECTURAL STYLES

Brown's First Addition is a single-family neighborhood by design and was at the south edge of the city limits when it was platted.

Residential Buildings

After Nellie May Brown platted in the neighborhood, she sold the lots to builder Christopher "Chris" F. and his wife Sylvia J. Bagdon. Most houses are 1.5 stories (72 percent) with only a few 1-story and two 2-story houses. Houses front S Highland Drive. Eclectic, yet well-designed residences are a hallmark of the neighborhood. The neighborhood predominantly features architecture from the revival periods and American movements of the late 19th and early 20th centuries, with a smattering of designs from the modern movement. Many of the buildings were constructed with exterior flowerboxes below the windows.

Street and Sidewalks

The plat is laid out on a grid pattern with a block on either side of S Highland Drive, which runs north/south (single lane in each direction). The street was platted and built at 50-feet in width with the main water

connection for the neighborhood running down the street below grade. The street is paved with concrete curbs and 4-foot wide public (within the right-of-way rather than the property parcel) sidewalks on either side, without planting strips. The sidewalks were built as part of the original development. Concrete and gravel driveways with low concrete curbs connect to the street from the garages at the rear of the lots (rather than have the garages open to the alley), per the original construction. Some of the driveways have been repaved. Most houses have a 3-foot wide concrete sidewalk from the front door to the sidewalk along the street, and often with a second sidewalk from the front door to the driveway. Several of these sidewalks from the front door to the street are curvilinear or diagonal to avoid a direct approach to the front of the house. Low rubble rock, concrete block, and cast in place concrete retaining walls extend along the public sidewalk at several houses. Within the plat the street form, sidewalks, and driveways remain largely intact and contribute to the overall character and historical association of the historic district.

S Highland Drive is a relatively short street within the city. North of the plat, across Russell Street, single family residential lots interrupt S Highland Drive, which continues north of these lots for 0.3 of a mile to end just north of Spokane Street. South of the plat, across Stevens Street, single family residential lots interrupt S Highland Drive, which continues from an alley south of Park Street for 0.06 of a mile to Red Apple Road.

Alleys

There are two 20-foot wide alleys, each run north/south and are to the outer east and west of the blocks. They are unpaved and provided a spatial buffer from former fruit orchards and subsequent adjacent development. Most lots have fences along the alley with gates for personnel access; however, most garages are accessed from driveways off S Highland Drive rather than the alleys.

Blocks and Lots

The blocks and lots established by the 1926 plat remain intact except for lot 12 in block 1, which was subdivided as part of the original development of the plat. The east 60-feet of this lot became 1014 Stevens and the west 68-feet is 941 S Highland Drive. Block sizes are 128 (block 1) and 130 (block 2) by 617 feet. Lots are 50 feet wide except the two lots at the north end of the plat which are each just over 62 feet wide. This extra width allowed for standard widths on the rest of the lots for each block and placed the largest two lots flanking the north entrance to the neighborhood. Houses along the west side of S Highland Drive are set back from 40-feet from the street. Houses along the east side are set back 35-feet from the street (this block is slightly narrower 128 versus 130-feet than the west block). House setback from lot lines to either side ranges from 7 to 15 feet.

Trees

By 1957, large trees lined both sides of S Highland Drive. Remaining today are at least 5 Norway Maples that pre-date 1957. Existing trees also include Birch trees planted in the 1960s, a Bronze Beech tree, several more recent additions.

INTEGRITY

The historic district exhibits a high level of integrity showcasing the built-out plat with only one lot change.

The location remains intact, with no history of relocating streets or houses. Boundaries that historically defined the plat remain intact along with the location of streets. The size and shape of house lots remain intact. The plat retains its historic proximity to the transportation corridors.

The design remains largely intact. The arrangement and hierarchy of streets and arrangement of blocks remain intact. The spatial organization of the plat around the automobile remains evident through the streets,

driveways, and garages. The design of the original plat remains largely intact except for one lot subdivision that created two lots (1014 Stevens and 941 S Highland Drive). This occurred during the period of significance. The street, alleys, and sidewalks remain intact. The buildings remain largely intact. There is no infill construction.

The setting remains largely intact with surrounding residential developments. Landscape character is consistent with single family residential subdivisions, with front and rear yards, and building setbacks from the street.

The district retains integrity of materials. Building, roadway, sidewalks, curbing, and some Norway Maples remain. Most buildings retain key exterior materials related to their original construction. These materials are readily evident when walking through the historic district.

The original workmanship within the district remains largely intact and is evident in the design and quality of the buildings.

The historic district retains a remarkable historic feeling. When walking or driving down S Highland Drive, the houses fronting the street remain largely intact and define the visual character of the streetscape.

The district retains integrity of association as the plat remains in continued residential use. The plat and buildings convey the period when they achieved importance and continue to reflect design principles that shaped them.

Explanation of Contributing and Noncontributing Resources

Overall the historic district has a high level of historic integrity. Only one of the 25 properties is considered non-contributing. Contributing properties are those built within the period of significance that retain integrity and convey the historical associations for which the district is historically significant.

Historic non-contributing buildings are those buildings built within the period of significance but have experienced substantial alterations to their exterior visual character. In assessing buildings, the plan, cladding, and windows are the key elements to convey integrity of design, materials, and workmanship. None of the buildings are known to have been moved. This assessment occurred from the public right of way since the visual character evident when walking or driving along the streets is the measure of the integrity of feeling within the historic district. Generally, if two of the three key elements had been substantially altered, then the building was found to be non-contributing, unless there was another factor such as a unique design or historical association that remained intact. Substantial implies that all the element being altered has been lost, such as replacing all the windows as opposed to just a single window on a side facade.

Secondary detached buildings such as garages were evaluated as part of each property since they are functionally related. Attached garages were evaluated as part of the house and not treated as a separate detached structure. Most detached garages were built in conjunction with the original house but have been expanded and altered over time.

CLASSIFICATION OF PROPERTIES

Table 1. Contributing and Non-contributing Resources

Address	Year Built	Style	Status
900 S Highland Drive	1926	Tudor - Cottage	Historic Contributing
901 S Highland Drive	1928	Tudor – Composite	Historic Contributing
903 S Highland Drive	1926	Colonial Revival	Historic Contributing
904 S Highland Drive	1927	Tudor – Composite	Historic Contributing
907 S Highland Drive	1926	Craftsman	Historic Contributing
908 S Highland Drive	1927	Colonial Revival	Historic Contributing
912 S Highland Drive	1927	Tudor – Cottage	Historic Contributing
913 S Highland Drive	1927	Tudor – Cottage	Historic Contributing
915 S Highland Drive	1928	Colonial Revival	Historic Contributing
916 S Highland Drive	1926	No Style	Historic Contributing
920 S Highland Drive	1928	Tudor – Composite	Historic Contributing
921 S Highland Drive	1928	Tudor – Cottage	Historic Contributing
923 S Highland Drive	1930 ca.	Tudor – Composite	Historic Contributing
924 S Highland Drive	1930	Colonial Revival	Historic Contributing
926 S Highland Drive	1931	Tudor – Composite	Historic Non-contributing
931 S Highland Drive	1930 ca.	Tudor – Composite	Historic Contributing
932 S Highland Drive	1929 ca.	Tudor – Composite	Historic Contributing
933 S Highland Drive	1931	Tudor – Cottage	Historic Contributing
934 S Highland Drive	1928	Tudor – Composite	Historic Contributing
937 S Highland Drive	1938	Colonial Revival - Garrison Revival	Historic Contributing
939 S Highland Drive	1938	Minimal Traditional	Historic Contributing
941 S Highland Drive	1930 ca.	Minimal Traditional	Historic Contributing
942 S Highland Drive	1932 ca.	Tudor – Composite	Historic Contributing
946 S Highland Drive	1931	Tudor – Composite	Historic Contributing
1014 Stevens Street	1929 ca.	Tudor - Cottage	Historic Contributing

PROPERTY DESCRIPTIONS

S Highland Drive

900 S Highland Drive

Historic Name: ***Jones, Wilder R. and Verna L., House***
Year built: 1926
Status: Historic Contributing
Secondary Buildings: garage
Style: Tudor Revival, Tudor Cottage subtype
Builder: Bagdon, Chris

Significance

The Bagdons, Chris F. and Sylvian J., purchased the lot from Nellie May Brown in May of 1926 and then took out a mortgage in 1926 which they were released from on January 8, 1927 when they sold the property to the Jones.

The Jones, Wilder R. and Verna L., lived in the house from 1927 through ca. 1933 along with Cora Rice, a widow. Wilder was the manager of the J. C. Penney Company. He was born ca. 1885 in Wisconsin. Verna was born ca. 1895 in Washington; both of her parents were from Germany. The couple has a son, W. Richard, born ca. 1930 while they lived at the house.

The Cristensens, Clifford R. and Florence, also lived in the house with the Jones from ca. 1931 to ca. 1932. Clifford operated Christensen's Bootery at 3 Wenatchee Avenue S.

The McCrackens, Delmas J. and Leone R., lived in the house from ca. 1936 through ca. 1941. They were not listed in the city in the 1942 city directory. Delmas was vice president and manager of The Men's Store at 30 Wenatchee Avenue S, and by 1940 the store was known as McCracken's Men's Store and located at 19 Wenatchee Avenue N.

The Kopps, Clark E. and Mildred M., lived in the house from ca. 1942 through ca. 1951. Clark worked as a manager for Washington Fruit Growers.

The Sumerfords, Wooten T. and Alice A., lived in the house briefly by 1952. Wooten worked as a chemist.

The Bakers, Everett L. and Elizabeth A., had one of the longest tenures at the house, living there from ca. 1952 through ca. 1975. Everett was owner of the Commercial Collection Service.

Cindy Liebert lived in the house by 1980, followed by Alvin L. Frederick from ca. 1981 through ca. 1991. Delores J. Hodge lived in the house by 1994. The current owners, Francisco P. and Sara G. Garcia, lived in the house by 2005 through 2019.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a cross gable roof with a front side wall chimney. The walls are clad in stucco. Asphalt composition shingles clad the roof. The house has front and north entrance stoops. Wood and vinyl windows provide daylighting. The house stands on a corner lot, fronting S Highland Drive with the north side along Russell Street. Landscaping reflects contemporary preferences.

Exterior walls are carried on a parged concrete foundation. A narrow wood trim board wraps the base of the walls. Stucco with a light sand texture clads the walls with a small section of wood shingles in the gable ends. Wood louvers in the gable ends with narrow wood casings vent the attic.

The cross-gable roof is clad with asphalt composition shingles. The main roof has flush gable ends with a decorative rake molding that extends below the shingles in the gable end. Eaves have slight overhangs with exposed, decoratively cut rafter ends. Metal gutters extend along the front eaves. The front and north gable stoop roofs feature the same eave detailing as the main roof; however, their gable ends feature thin dentils along and plain rake moldings. The rear cross gable has a clipped gable and steps down at the west end to a smaller gable with a dual-pitch north roof slope.

The main front brick chimney features sloped shoulders with a tall main stack rising above the ridgeline. A recessed panel with a rowlock brick border accents the base with a soldier course band transitioning from the base to the shoulders and stack. A projecting brick cap highlights the top of the chimney. A second chimney services the rear of the house and the former heating system and is located on the north slope of the rear cross gable. This is a small brick chimney.

Windows feature narrow casings with a decorative raised outer profile and mitered corners with projecting wood sills. Most windows have aluminum storms. There are only two window openings on the front east facade, with most window openings occurring along the south and north side facades. A single window opening is in the half story at the west end of the cross gable providing day lighting for the half story at the rear of the house. Windows consist of single 8-lite casement windows and paired and single 6:6 double hung windows. Wood mullions separate the paired windows. A wood window box carried on projecting brackets is located below the easternmost north facade windows.

The front entrance consists of a projecting gable roofed stoop enclosed on two sides with a concrete porch extending across the south half of the front facade. A flight of three concrete steps lead up to the porch. The deck of the porch has a slight overhang around the outer edges. A round arched entrance on the enclosed stoop leads to the front door. The doorway has a contemporary metal screen door and a wood door with a low flush panel and a tall single lite. The north entrance consists of a projecting gable roofed stoop enclosed on three sides with round arched openings on the east, west, and north sides. Subsequent alterations closed off the lower portions of the arched openings. A flight of concrete stairs remains off the north side of the stoop, and an original metal light remains above the former north doorway. The rear west entrance consists of a stoop enclosed with multiple lite tall windows.

The garage is located at the west edge of the site with the doorway and associated driveway both oriented north to Russell Street. The frame building is clad with stucco matching the house and features a front, clipped gable roof clad with asphalt composition shingles with flush gable ends and modest eave over hangs matching the house. A 12 lite window on the west facade originally provided day lighting but has been painted out. The opening features the same casings and sill as windows on the house.

Landscaping consist of lawn around the front, rear and sides of the house. A curvilinear flagstone sidewalk leads form the street to the front entrance. Low hedges extend along S Highland Drive and the east end of the site along Russell Street. Trees include two at the front yard, and a larger tree off the northwest corner of the house. Foundation plantings around the house consist of low shrubs and a rhododendron. A wood fence separates the back yard from the alley and Russell Street.

Alterations based on building permits include 1953, wiring upgrades for 15 outlets; 1961, removal of three street trees; 1981, 200-amp service and electrical circuits upgrades; and 1985, sprinkler system installed for the

yard. Undated alterations include replacement of the northernmost east facade window with an aluminum window, replacement of the easternmost north facade windows with fixed single panes, and replacement of the north basement window with a horizontal vinyl slider window. A shed roof extension projects off the rear facade, this consists of wood posts supporting north/south running beams carrying the asphalt composition shingle clad roof. Installation of a new metal garage doorway. Partial blocking off the north entrance.

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901 S Highland Drive

Historic Name: ***Schroeder, Fred H. and Ruth, House***
Year built: 1928
Status: Historic Contributing
Secondary Buildings: Garage
Style: Tudor Revival
Builder: Bagdon, Chris

Significance

Chris F. and Sylvian J. Bagdon purchased the lot from Nellie May Brown in August of 1926 and then took out a mortgage in March of 1927 to build the house. They sold the property to the Schroeders on the April 23, 1928.

The Schroeders, Fred H. and Ruth, lived in the house in 1928 through 1930. Fred worked as an assistant agency manager at Equitable Life Assurance Society. Ruth worked as a teacher at the high school. Fred was born ca. 1894 in Iowa to German parents and served in World War I. Ruth was born ca. 1900 in Wisconsin to a father from Pennsylvania and a mother from Vermont.

The Corbins, Alexander N. and Stella H., lived in the house from 1931 through ca. 1932. Alexander was a lawyer with an office in the 10 Widby-Hadley Building. Their daughter, Noelle Corbin was a student and lived with her parents at the house.

The Justs, William O. and Gladys F., lived in the house by 1935 through 1942, with only Glady's returning to the house ca. 1963 following William's passing and remaining through 1985. Gladys was the daughter of David and Hannah Fraser. During this period the Frasers, David M. and Hannah, also lived in the house from 1935 through 1942 and then in 1958 through 1963. William worked as a Salesman with the Wenatchee Truck and Tractor Company and by 1942 was secretary of the company. William was born December 3, 1903 in Dickinson, North Dakota and was the son of a Lutheran minister who served in Ritzville. During the 1950s William was a Highline school (near Seattle) instructor in string instruments and concert master of the Highline Philharmonic Symphony orchestra. William graduated cum laude from Washington State University in 1925 and died January 20, 1962 at age 58 in Seattle. Gladys was born ca. 1904 and worked as the bookkeeper for her parents' truck and tractor company and completed four years of college.

The Frasers lived in the house from 1935 through ca. 1945. David was secretary treasurer and sales manager of the Wenatchee Truck and Tractor Company at 211 Wenatchee Ave N. By 1946 the Frasers moved to 708 S Highland Drive. Hannah was born ca. 1876 in Pennsylvania. David was born ca. 1878 in Canada to parents from Nova Scotia.

Mattie L. Hilt was listed as living in the house in 1952. Mattie was the widow of Ralph J. and worked as a saleswoman at J. C. Penneys, the couple had previously lived at 903 S Highland Drive up through 1950.

The Frasers, David and Hannah, were once again listed as living in the house by 1958 through 1963. They were followed by Gladys F. Just, following William's passing in Seattle, by 1966 through 1985.

By 1986 Gordon Helmick resided in the house, followed by K. Paul and Joni A. Jones by 1994. The current owner as of 2019 is Michael L. Carroll.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a cross gable roof with a side wall brick chimney. The walls are clad in stucco with a brick veneer wainscot and carried on a concrete foundation. Asphalt composition shingles clad the roof. The house has front and north entrance stoops. Wood double hung windows provide daylighting. The house stands on a corner lot, fronting S Highland Drive with the north side along Russell Street. Landscaping reflects contemporary preferences. A detached garage is located at the rear of the site along the alley.

Stucco cladding the exterior walls had a light sanded finish. A narrow rowlock brick course surrounded by stucco highlights the elliptical arch above the front entrance. The brick wainscot consists of a soldier course band above the concrete foundation, with a projecting rowlock course along the top as both a cap for the wainscot and a sub-sill for first story windows. Both courses project slightly with the field brick laid up flush with the plane of the stucco finish. Field brick are deep red with darker fired brick at the two decorative courses. All bricks have a raked finish.

The cross-gable roof features a single dominant front gable facing west with a curved roof pitch on the west and north facing slopes. A large cross gable extends to the rear with a secondary smaller rear facing gable along the south side of the house. Gable ends are flush with a slightly rounded peak, decorative rake moldings, and a thin fascia board below the moldings. This fascia ends with decoratively cut ends at the eaves. Eaves are open with enclosed rafters and minimal overhang. Metal gutters extend along the eaves.

The main chimney consists of brick with a pointed arched brick cap and is in the north gable end. The chimney base consists of a stucco clad center panel with a soldier course of buff brick along the base and outlined with buff colored rowlock brick course. An ash clean-out is located at the base of the chimney. A secondary brick chimney servicing the building's heating system is located on the north slope of the main rear cross gable.

Windows provide day lighting to the first and half stories. All are deeply recessed within the walls with plain brick moldings and projecting wood sills. Windows occur in single, paired, and triple groupings with wood mullions at paired and triple groupings. Most of the windows feature exterior wood storms. Windows are casement and double hung in operation with a band of multiple lites above a tall lower lite. Wood louvers in the west gable end feature the same casings and sill and provide ventilation for the attic.

The front facade features a pair of double hung windows within the recessed front entrance, a group of three at the north and south ends of the facade and a group of three casement windows at the half story. All are 3:1. The half story windows feature a recessed round arched wood trim band above the center window. The south facade features a pair of double hung windows at the west end, a single center window, and a group of three casement windows at the half story gable end. These half story windows feature a recessed round arched wood trim band above the center window. All are 4:1, except the single window, which is 5:1. At the east end of the facade are a group of two and three, 4:1 double hung windows. East facade windows visible from the street consist of a group of three 4:1 double hung windows at the half story gable end and a small 1:1 double hung window in the same gable end. The southeast corner of the house has a group of three 4:1 double hung windows at the first story.

The front entrance is recessed below the main roofline and consists of an entrance stoop and narrow porch with a concrete landing and two flights of stairs west of the roofline. The front entrance consists of an elliptical arched opening that leads to the stoop with a multiple lite stained wood door providing access to the interior. A

walls sconce flanks the entrance, with original ceiling hung pendant lights within the stoop and porch. Northeast corner entrance is set below the main roofline and consists of a low porch with an original pendant light fixture.

The garage features a front gable roof with a cross gable on the west side facing the house. A 8:1 window on the east facade provides day lighting. A wood door with a recessed lower panel and two upper-horizontal lites provides personnel access. The frame garage is clad with stucco with a soldier course brick band at the base of the wall along the concrete foundation. This course projects out slightly from the stucco wall plane. The garage is oriented north towards Russell Street with a concrete driveway.

Landscaping consists of lawn along the front west, north side, and east rear portions of the site. The house is set back from the south property line leaving a 9-foot wide space. A concrete sidewalk extends out from the front entrance to the street at the northwest corner of the site. Several trees are located along the north side of the house providing a buffer from traffic along Russel Street, with smaller trees off the east side of the house. Large evergreen shrubs extend as foundation plantings along the front west side of the house.

Alterations based on building permits include the 1953, composition roof repair; 1957, heating conversion to natural gas, including new piping; 1962, built a 10-foot wood frame, stucco clad extension on the existing garage extending the building to the south; 1970, upgraded the building's electrical service to 200 amps; 1985, replaced the sidewalk; and, 1991, replaced the furnace.

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903 S Highland Drive

Historic Name: ***Hilt, Ralph Joseph, and Mattie Lee, House***
Year built: 1926
Status: Historic Contributing
Secondary Buildings: Garage
Style: Colonial Revival
Builder: Bagdon, Chris

Significance

Built in 1926 according to the real estate contract between the Bagdons and Jarman, Beck and Hilt recorded June 4, 1926. Ambrose R. Beck, Frank Y. Jarman, and Ralph J. Hilt purchased the house form the Bagdons based on approval of changes to the garage, sleeping porch, and completing of the concrete sidewalks, with work projected to be completed close to July 1, 1926.

Jarman was a widower and worked as a meat cutter and by 1931 a bookkeeper at Inland Meat Company. In 1935 he sold his one third interest in the property for $100 to R. A. Beck, then a bachelor, and R. J. and Mattie Hilt so that each of the grantees owned an undivided one-half interest in the property. By 1936 Frank was no longer listed in the city directory.

Richard B. Beck was born ca. 1853 in Missouri. Beck was listed as retired in the late 1920s and the father-in-law to Ralph, retired. By 1936 Beck a was a clerk at the New Deal Food Shop.

The Hilts, Ralph Joseph, and Mattie Lee lived in the house through 1952, with Mattie living in the house through 1978 when she died. Ralph was born ca. 1887 to 1900 in Missouri and died March 4, 1947. He worked as a salesman at McBridge's, a dry goods store at 6 Wenatchee Avenue S, before owning his own retail shoe store by 1931, the Central Boot Shop at 6 Wenatchee Ave S. By 1936 Ralph was manager of Alaska Dress Shop at 8 Wenatchee Ave N, specializing in exclusive ladies' wearing apparel, shoes, hats, foundation garments, and hosiery. By 1942, Ralph worked as a clerk at the J. C. Penny Company. Mattie was born ca. 1897 in Missouri. The

couple had a daughter, Susan Louise Hilt Bryan, born September 1920 in Washington and died May 20034. By 1940 she was attending her first year of college.

Living in the house during the 1930s were several other relatives. Gwendolyn Jarman, born ca. 1915 in Missouri, and niece to Ralph and Mattie, lived with the Hilts in 1930. Frank Jarman, born ca. 1889 in Missouri, and brother-in-law to Ralph, and widowed, worked as accountant and lived with the family in 1930.

The Becks, brother and sister, Richard Ambrose and Estes Sarah, lived in the house from 1930 through 1991.

Richard Ambrose Beck was born August 9, 1897 in Missouri and died August 9, 1982. He was Mattie Lee Hilt's brother. Richard worked as a manager at a retail grocery. By 1952 he worked as a clerk at K&R Market.

Estes Sarah Beck was born May 2, 1900 in Bolivar Missouri and died July 2, 1992. She was Mattie Lee Hilt's younger sister and the sister of Richard Ambrose Beck. She attended Springfield Missouri high school and Springfield College, learned secretarial skills, and moved to Wenatchee in 1920. She worked as stenographer with the railroad department. By 1936 Estes worked as a public stenographer and worked for D. Howard Davis. Davis was responsible for building the Wenatchee Post Office; she was also a stenographer to a federal construction engineer. In 1942 she worked for the Alloy Defense Plant at Rock Island. She attended New Life Center Church of God.

By 1992 Susan Bryan lived in the house, followed by Neil A. and Tamara L. Caulkins by 1994. By 2012 J. Carroll lived in the house. The owner as of 2019 is Bruce H. Moulton.

Physical

The house is a 1 story, frame, 20th Century Revival period, Colonial Revival style residence with a rectangular plan, a cross gable roof with gable end and rear brick chimneys. The walls are clad in stucco and carried on a concrete foundation. Asphalt composition shingles clad the roof. The house has three-quarter facade front porch. Vinyl windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear northeast corner of the site along the alley, with the driveway extending along the north side of the site to S Highland Drive, rather than to the alley.

Stucco cladding the exterior walls features a light sanded finish. The building walls step out slightly at the foundation level providing a projecting base around the building. Original wood brackets project from the walls on the front facade below the window openings, carrying contemporary planter boxes. A single-story bay projects off the north facade of the house.

The roof consists of a front side gable with clipped gable ends and a large cross gable extending the rear. A smaller front gable projects out over the front entrance portico. The projecting gable ends feature rake moldings with a decorative profile, a plain barge board, and wood soffit. Eaves are boxed with tongue and groove board soffits, a prominent cornice, and a fascia along the top of the wall below the soffit. The clipped gable ends feature eave cornice returns. The fascia along the top of the wall also serves as the header for first story window openings. The main chimney is brick with a tapered stack and located at the north gable end. A soldier course band wraps the top of the stack. A smaller internal brick chimney located to the rear of the house services the building's heating system.

Window openings are arranged in symmetrical pairs on the front facade, in a triple grouping on the north bay, and in pairs and single units along the south facade. Window openings feature narrow casings with a decorative concave profile and a wood sill. Wood louvers with the same casings and sills as the windows are in the north and south gable ends and provide ventilation for the attic. Half story windows on the rear facade consist of a

pair of 4:1 double hung windows with a dividing mullion. Front, south, and north window are vinyl. Refer to the rear porch below for additional windows.

The front entrance consists of a three-quarter facade front porch comprised of a concrete foundation and deck. The deck has a slight overhang around the outer edges. An elliptical arched soffit portico projects off the centrally placed front entrance. Paneled posts with decorative capitol trim support beams projecting from the house. Each beam is classically composed to with an architrave, frieze, and the bed molding of a cornice. The peak of the soffit features a decorative raised keystone panel. Bead board clads the soffit. A contemporary multi-paneled door flanked by original 5-lite side lites with exterior storms provides access to the interior. Metal railings extend along the steps from the sidewalk to the posts. Concrete stairs lead up to the portico and porch. Contemporary wall sconces flank the entrance.

The rear entrance consists of a hip roof enclosed porch extending nearly the full width of the east facade. Enclosing the porch is a solid stucco clad lower wall with 3:1 wood windows in the upper portion. Previous alterations converted some of the windows in the south portion of the porch to a solid wall and a single vinyl window. A continuous wood sill and header extend the full length of the porch. A centrally placed door provides access to the interior.

The hipped roof frame garage is clad with stucco and has boxed eaves matching the house, with a fascia board along the top of the walls. A multiple lite wood window on the north facade provides day lighting for the building. A wood door on the south end of the building provides personnel access. An added gable roof garage extends off the west side of the garage.

Landscaping consists of a front and rear lawn. An 8-foot wide space along the south side of the house is utilized for storage. The concrete driveway extends along the north side of the site to the garage at the rear. A concrete sidewalk extends from the front porch to the street, with a branch sidewalk extending north to the driveway along the front of the house. A wood fence encloses the rear of the site along the alley. Trees occur off the northwest and southwest corners of the house, along the back fence, and centered in the back yard.

Alterations based on building permits include 1992, upgraded the building's electrical service to 200 amps and upgraded circuits to the hot water tank, dryer, washer, range, basement, and two kitchen receptacles; 1994, installed a gas furnace and associated piping; and 2012, gas piping installation. Undated alterations include replacement of the front and side windows with vinyl (which followed the original window configuration and retained original trim); replacement window boxes on the front facade; the garage extension off the west side of the original garage.

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904 S Highland Drive

Historic Name: ***Welin, Eric Louis and Myrtle C., House***
Year built: 1927
Status: Historic Contributing
Secondary Buildings: Garage
Style: Tudor Revival, Composite Tudor subtype
Builder: Bagdon, Chris

Significance

Built in 1927 based on the mortgage taken out to build the house by the Bagdons in May of 1926.
The Welins, Eric Louis and Myrtle C., lived in the house from ca. 1928 through 1975. The couple moved to Wenatchee ca. 1927.

Eric worked as an engineer with the Great Northern Railway. He was born ca. 1885 in Minnesota to parents from Sweden and passed away by 1966. Myrtle was born ca. 1896 in Minnesota to parents from Minnesota. In 1930 Ruth A. Arlander also lived in house as a lodger. She was born ca. 1903 in Nebraska to parents from Sweden. She worked in 1930 as a teacher at the public school. Wilmas Tart, born ca 1865, also lived with the family. He was widowed and was Myrtle's father.

By 1976, Michael Salmon lived in the house, followed by John D. Ringler from 1980 through 1991, then Bill and Mickey Cunningham by 1994, and David Holland by 2010. As of 2019 the current owners are Donald K. and Judith E. G. Miller.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a side gable roof with gable end and rear brick chimneys. The walls are clad in stucco with shingles at the dormers and carried on a concrete foundation. Asphalt composition shingles clad the roof. The house has a projecting front stoop. Wood windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear northwest corner of the site along the alley, with the driveway extending along the north side of the site to S Highland Drive, rather than to the alley.

Stucco cladding the exterior walls features a light sanded finish. A wood board set flush with the stucco wall plane wraps the base of the walls above the concrete foundation. Coursed wood shingles of varied widths clad the dormers.

The side gable roof features gabled eyebrow dormers (without side walls) on the east and west slopes. Gable ends feature rake moldings with a decorative profile and are flush. Eaves have minimal overhangs with a narrow shingle molding and exposed rafter ends. The projecting front stoop has a steeply pitched gable roof with boxed soffits that return at the gable end. Wood louvers in the gable ends with narrow concave casings and wood sills provide ventilation for the attic. The gable end brick chimney has been painted and features decorative corbeling at the cap and metal step flashing along the roof juncture. The rear service chimney is brick with a decorative corbeled cap and projects from the west roof slope above the ridgeline. Metal gutters extend along the eaves on the west facade.

Window placement relates to interior functions rather than exterior symmetry. All first story window openings have narrow concave casings with projecting wood sills. Shutters are later additions. The front facade features a picture window flanked by 8-lite casements in the north part of the facade with a pair of 6:1 wood windows in the south portion. Dormer windows on the east facades consist of a pair of 6-lite casements, with a 6:1 window on the west dormer. Dormer window casings consist of flat casings with a raised outer edge. North facade windows consist of a 6:1 wood window in the half story. South facade windows consist of a 6:1 at the west end of the first story, a central multi lite leaded casement window, and a pair of 2:2 wood windows in the half story gable end. West facade windows include a pair of 6:1 wood windows at the south end of the faced.

The projecting front stoop features pairs of slender posts carrying the gable roof with single engaged posts against the house. A frieze wraps around the base of the roof above the posts. The landing consists of a concrete deck with a projecting lip, concrete stairs, and concrete deck foundation walls. A wood door with lower vertical panels and an upper textured glass lite provides access to the interior. A pair of multiple lite French doors serves as the rear entrance.

The hip roof frame garage features projecting eaves and is clad with stucco.

Landscape consists of a front and rear lawn with mature trees in the front and rear yards. The driveway consists of two concrete tracks and extends to the garage from S Highland Drive along the north side of the site. A concrete sidewalk leads from the street to the front entrance. A wood fence separates the back yard from the alley.

Alterations based on building permits include: 1976, upgraded the building's electrical service to 200 amps; 1980, electrical upgrades for the building's furnace, and installation of a 2-1/2 ton heat pump; and, 2010, upgrades to the connection to the city's water system. Undated alterations include installation of the black shutters on the front facade and painting of the brick chimney.

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907 S Highland Drive

Historic Name: ***Vandewater, Merton S. and Delnore, House***
Year built: 1926
Status: Historic Contributing
Secondary Buildings: Garage
Style: Craftsman
Builder: Bagdon, Chris

Significance

Built in 1926 based on the sale of the house by the Bagdons to the Vandewaters on recorded August 5, 1926. The Vandewater's, Merton S. and Delnore, lived in the house for approximately 40-years, through 1966. Merton was born ca. 1886 in Canada. He immigrated in 1887 and worked as an accountant, with a Fruit Wrap Company. Delnore was born ca. 1890 in North Dakota to parents from Iowa. The couple had two children. Their daughter, Marjorie, was born ca. 1921 in Washington. Their daughter Virginia was born ca. 1927, just after they purchased the house. Delnore's mother, Mary Lamb, born ca. 1857 in Iowa lived with the family after her husband Warren H. died. Her father was from Pennsylvania and her mother from Northern Ireland. By 1929, Merton worked as an auditor with Washington Farmers Union Inc. From ca. 1930 through ca. 1936 he was secretary of the Columbia Paper Supply Co. (Arthur J. Lavell was president). The company sold fruit packing supplies, and had offices at room 6 in the First National Bank building at 36 Wenatchee Avenue S. By 1952 Merton worked as an auditor at Wenatchee Bottling Works.

The Cheneys, Troy E. and Opal, lived in the house from ca. 1967 through ca. 1991. By 1967 they were retired. Troy had previously worked for Columbia Concrete Pipe company and lived at 903 S Chelan Avenue. Troy passed away by 1980.

By 1994, Carl W. and Dianne M. Forcier lived at the house. The owner as of 2019 is Kirby Hoyt.

Physical

The house is a 1 story, frame, 20th Century American Revival period, Craftsman style residence with a rectangular plan, a low-pitched side gable roof with an elliptical arched front stoop roof and gable end and ridgeline brick chimneys. The walls are clad in stucco and carried on a concrete foundation. Asphalt composition shingles clad the roof. The house has a projecting front stoop. Wood and vinyl windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear southeast corner of the site along the alley, with the driveway extending along the south side of the site to S Highland Drive, rather than to the alley.

Stucco cladding the exterior walls and foundation has a light sand texture. A wood board marks the transition from the foundation to the wall. Wood brackets project out from the front facade below the window openings

and carry wood planter boxes. A cantilevered, gable roofed bay projects off the south facade. A wood grid type vent in the peak of the gable ends provides ventilation for the attic.

The roof features gable and eave overhangs with exposed rafter ends. Purlins project out at the gable ends to support the wide barge boards. V-groove boards clad the soffit. Both chimneys are clad with stucco. The end wall chimney features a decorative brick band at the top of the stack with tapered shoulders below the roofline.

Windows feature narrow wood casings with a decorative profile and wood sills. Placement corresponds to interior space layout rather than symmetry. The rear facade features two 1:1 and a 4:1 (faux muntins) vinyl windows. South facade windows consist of a multi lite wood window west of the chimney, and a 5:1 wood double hung window within the cantilevered bay. The north facade has two multi:1 lite wood double hung windows. Wood multiple lite windows set within window wells provide basement day lighting.

The front entrance stoop consists of a concrete landing with a perimeter lip and concrete stairs. Brick plinths with concrete caps are located at the outer corners of the landing and have been painted. Added metal hand-railings flank the stairs up to the landing. An original wood door with four vertical-upper lites with elliptical arched headers provides access to the interior. Metal wall sconces flank the doorway. The elliptical arched roof projects out over the landing and is carried on exposed rafters.

A single door on the rear facade provides access to the interior. An added corrugated metal clad shed roof projects out over this entrance and is carried on metal posts.

The hip roof frame garage is clad with stucco. The roof features boxed eaves with a fascia board along the top of the walls. A 4:1 wood window on the north facade provides day lighting. The window opening has the same casings as the house.

Landscaping consists of a front and rear lawn, with a mature Norway Maple in the front southwest corner of the site. A concrete sidewalk extends from the front entrance to the street. A curvilinear sidewalk extends from the added rear porch to the driveway. A wood fence encloses the back yard and separates the site from the alley.

Alterations based on building permits include: 1950, wiring upgrades; 1967, gas furnace and associated piping installation; 1980, 200-amp electrical service upgrades, and installation of a 22kw electric furnace; 1985, sidewalk replaced; and 1986, rear porch constructed. Undated alterations include installation of vinyl windows on the front facade and a new metal garage door.

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908 S Highland Drive

Historic Name: ***Bakke, Noel and Marian, House***
Year built: 1927
Status: Historic Contributing
Secondary Buildings: Garage and shed
Style: Colonial Revival
Builder: Bagdon, Chris

Significance

Built in 1927 based on the September 26, 1927 sale of the house by the Bagdons to H. Noel and Marian Bakke.

The Bakkes, Noel and Marian, lived in the house through ca. 1932. Noel was born ca. 1895 in Minnesota to parents from Minnesota. He worked as manager of a fruit company and then moved to Seattle by 1936 and worked in advertising. He was a veteran of WWI. Marian was born ca. 1897 in Massachusetts to parents from Massachusetts. The couple had two children. Their son, Jack L., born ca. 1922 in Wenatchee and their daughter,

Mariellen, born ca. 1930 in Wenatchee while they lived at the house. From ca. 1929 through 1932, Noel worked as the manager of Wenoka Federation a fruit shipping company with an office at room 317 in the Wenatchee Savings & Loan building at 5 Wenatchee Ave S. He was also the general manager of Wenatchee Okanogan Co-Operative Federation with an office in room 316 in same building. Noel was also the manager of the Wenatchee-Okanogan Cooperative Federation. Fruit and vegetable cooperatives from around the country met at the farm board in Washington to consider the feasibility of commodity organizations to manage sales and marketing on a nationwide basis. The Wenatchee District was represented by by J.R. Everett, president of the North Central Washington Growers Association; I.H. Logue, president of the Wenatchee-Okanogan Cooperative Federation; and Noel Bakke, manager of the Wenatchee-Okanogan Cooperative Federation.

The Boyds, Gordon N. and E. Eleanor, lived in the house by 1936 through ca. 1952. Gordon worked as a salesman with Wells & Wade, a hardware and orchard supply company located at 211 Wenatchee Avenue S.

By 1954, Leonard E. and Joan A. Evans lived in the house. Leonard worked as a foreman with Saddler Construction Co. They were followed in 1956 by Patricia Brown, a teller at National Bank of Commerce. From ca. 1957 through 1958, Allen and Patricia H. Wallin lived in the house. He worked as a meterman with the Public Utility District. By 1960, Kenneth K. Cornett lived in the house. In 1963 the house was vacant. By 1966 through 1967, C. C. Wyatt lived in the house, followed by Ray Tope from 1968 through ca. 1975, then Charles E. McKay from 1980 through ca. 1986. The building was vacant by 1991. Mark T. and Sandy Hedges lived in the house by 1994. As of 2019 Jesse and Taryn Gold own the house.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Colonial Revival style residence with a rectangular plan, a side gable roof with clipped gable ends and gable end and rear internal brick chimneys. The walls are clad in clapboard siding with alternating exposure widths and carried on a concrete foundation. Asphalt composition shingles clad the roof. The house has a projecting gable roof front stoop. Wood windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear southwest corner of the site near the alley, with the driveway extending from the west side of the garage to the alley.

Clapboard siding with mitered outer corners with metal covers clads the building. The alternating exposure consists of a narrow exposure followed by a wide. A gable roofed bay projects off the south faced. Clapboard clads this bay; however, the outer corners feature contemporary corner boards and the gable end does not have a barge board.

The side gable roof features eave overhangs with a fascia board along the outer face. Gable ends feature barrage boards carried on projecting purlins. A cross gable with a clipped gable end projects off the southwest portion of the rear facade. The north gable end chimney consist of brick with a raked finish and a stack rising above the roofline. The portion of the chimney above the roofline has been painted.

Windows feature flat casings with a raised outer edge and projecting sill. Most windows have wood storms. The glazing pattern within each sash consists of a large center pane with square outer corner panes and long top, bottom and side panes all set within wood muntins. Metal brackets carry planter boxes below the s front window openings, with the planter box missing at the north window opening. The front facade features two pairs of casements and a multi:1 double hung sash at the south end of the facade. The portico landing and stairs are wood frame and have been rebuilt. Rear facade windows consist of two single multi:1 double hung windows, and two single and a grouping of approximately three casement windows at the projecting cross

gable. The south bay features a pair of casements on the east facade, with class block in the south window opening.

The projecting front portico entrance features a cluster of three slender outer posts on each side of the landing supporting the gable roof. The roof has an elliptical arched soffit clad with narrow boards. A decorative keystone is located at the peak of the arch. Beams along the outer edges of the roof consist of a simple fascia. The posts have decorative capitol and base moldings. The front doorway consist of a paneled wood door with flat casings having a raised outer decorative edge around the doorway. There is a small lite in the upper portion of the door. Metal wall sconces flank the doorway. An added deck projects off the rear facade with access to the deck from a doorway on the projecting cross gable portion of the house.

The hip roofed frame garage is clad with clapboard siding with corner boards. The roof features modest eave overhangs with a fascia board along the outer edge. A shed roof extension from the main roofline projects off the west facade. An added frame shed clad with T1-11 and having a gable roof stands in the northwest corner of the site.

Landscaping consists of a front lawn with a rear patio area. A wood fence encloses the back yard. A mature Norway Maple is in the southeast corner of the site with a tree off the northeast corner of the house and another off the northwest corner of the garage. Perennials and a Rhododendron provide foundation plantings. The sidewalk from the front entrance jogs north and then extends to the street.

Alterations based on building permits include the 1968 conversion to a gas furnace. Undated alterations include the rebuild of the front stoop landing and stairs; installing a metal garage door; adding the shed in the northwest corner of the site; and painting the upper portion of the gable end chimney.

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912 S Highland Drive

Historic Name: ***Battey, Gershom Gardner and Maizie, House***
Year built: 1927
Status: Historic Contributing
Secondary Buildings: Garage
Style: Tudor Revival, Tudor Composite subtype
Builder: Bagdon, Chris

Significance

Built in 1927 based on the purchase of the house by Archie and Elizabeth McDougall from the Bagdons on March 22, 1927. Sylvia Bagdon, was the daughter of Archie and Elizabeth McDougall, which was her family name.

The Batteys, Gershom Gardner and Maizie, lived in the house from ca. 1929 through 1942. Gershom worked in the family business, for F. E. Battey & Son. Gershon was born May 5, 1898 in Illinois. He worked as a salesman for his family's fruit packing supply company and was veteran of WWI. He died in 1937. Mazie was born July 15, 1903 in Iron River, Michigan. The couple had children, Lorraine (born ca. 1926) and Marrian (born ca. 1929). The F. E. Battey & Son company owned Battey Apartments at 549 Chelan Avenue S and specialized in fruit growers equipment. Other family members in the business included Fred E., the father, and Nixon W. and Robert O. Battey.

The Rideouts, Harry L. and Anne R., lived in the house by 1946 through ca. 1950. Harry worked as a chemist for General Chemical Company. The Murrays, Edward D. and Barbara C., lived in the house by 1952 through ca. 1960. He worked as an assistant general manager at Columbia Tractor. The Huggins, Donald N. and Marian,

lived in the house by 1963 through ca. 1980. They owned Huggins Shoes at 21 N Wenatchee Avenue. By 1986 through 1994, John J. Baz-Dresch lived in the house. The owner as of 2019 is Sherri Schneider.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a side gable roof with clipped gable ends, a front cross gable, and gable end and rear internal brick chimneys. The walls are clad in stucco and carried on a concrete foundation. Asphalt composition shingles clad the roof. The house has a projecting gable roof front stoop. Wood windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear southwest corner of the site near the alley, with the driveway extending from the west side of the garage to the alley.

Stucco cladding the exterior walls and foundation has a light sand texture. A wood board marks the transition between the foundation and the walls. Small curved wing walls extend south and north off the southeast and northeast corners of the house with the former coal chute access behind the south wall. A shed roof bay projects off the north facade.

The roof has flush gable ends with decorative rake moldings. Eave projections are minimal with boxed eaves that return at the gable ends. Wood vents in the gable end provide ventilation for the attic. A shed roof dormer projects off the rear roof slope.

The main gable end chimney is clad with stucco, with brick utilized at the sloped shoulder and as accents projecting from the stack. These have all been painted. The rear internal brick chimney services the heating system and is clad with stucco.

Windows consist of wood sash in a variety of configurations. Window openings feature narrow wood casings with a concave profile and mitered corners and projecting wood sills. Most window openings have wood storms. The glazing pattern for most casement windows consist of three tall vertical panes with three short panes along the top of the sash all set within wood muntins. All grouped windows are separated by wood mullions. Front facade windows consist of a group of three casements at the north end with a picture window flanked by casements at the south end, and a round arched opening in the half story gable end containing paired 8-lite casements South facade windows include a small casement adjacent the chimney, and a pair of multi:1 double hung windows in the west portion of the facade and at the half story attic. North facade windows include a group of three multi:1 double hung windows at the bay, with two multi:1 windows in the central and west portions of the facade and a pair of multi:1 double hung windows in the half story gable end. West facade windows include multi:1 window in the dormer.

The front entrance stoop is enclosed on the sides with a broad, round arched front opening leading to the inner landing. Soldier course bricks with a raked finish extend around the inner edge of the opening and have been painted. A flight of concrete stairs flanked by low concrete cheek walls with concrete caps having a projecting lip lead up to the landing. Wood casings with a concave profile and mitered corners extend around the doorway. A round arched opening in the south side of the stoop opens to the nearly half facade long concrete porch, which has stucco clad walls and a projecting lip at the deck. A round arched opening on the north side of the vestibule provides a window opening. A rear entrance provides access to an internal landing leading to the basement and the first floor.

A frame hip roofed garage is in the northwest corner of the site, set back from the alley. Asphalt composition shingles clad the roof.

Landscaping consists of a front and rear yard with a two large trees in the front yard, and a large tree along the south side of the rear yard, with several smaller trees off the southeast corner of the garage. A concrete driveway extends from S Highland Drive along the north side of the site to the garage. Sidewalks extend from the front and rear of the house to the street and alley. Foundation plantings consist of low shrubs and small conifers. A wood fence encloses the rear yard.

Alterations based on building permits include the 1982, installation of a 225-amp furnace.

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913 S Highland Drive

Historic Name: ***McPhee, Douglas and Vera, House***
Year built: 1927
Status: Historic Contributing
Secondary Buildings: Garage
Style: Tudor Revival, Tudor Cottage subtype
Builder: Bagdon, Chris

Significance

Built in 1927 based on the release of the Bagdons from their mortgage on January 14, 1928.

The McPhees, Douglas and Vera, lived in the house by 1931 through ca. 1940. Douglas was born ca. 1892 in Massachusetts. He worked as a farmer in the fruit industry. His father was from Canada and his mother from England. Vera was born ca. 1898 in South Dakota. Her parents were from Canada. By 1931 Douglas was president of Realty Associates, with an office in room 429 of the Doneen Building, at 5 Wenatchee Avenue N. By 1936 he was listed as a rancher.

By 1936 through ca. 1938, Abbie S. Westover also lived at house, she was the widow of Newbary E. Westover.

By 1942, Mildred T. Mills, widow of William lived in the house, followed by Jess E. and Wanda N. Miller. He worked as a manager of Richfield Oil Company.

Paula Burdick lived in the house from 1950 through ca. 1975. She was the widow of Ernest W. and worked as a librarian at the Christian Science Reading Room. By 1980 Roger W. Bumps lived in the house, followed in 1986 by Allen J. Martin, then Dean Jenkins by 1987, and John W. Nelson from ca. 1990 to ca. 1991. John P. Doran lived in the house by 1994. Owners as of 2019 are Taryin Oliver and Jesse Gold.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a cross gable roof with a main dual pitched front and rear cross gable, and gable end and rear internal brick chimneys. The walls are clad in stucco and carried on a concrete foundation. Asphalt composition shingles clad the roof. The front entrance stoop is set below the cross-gable roofline. Wood windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear northeast corner of the site near the alley, with the driveway extending from the garage to S Highland Drive.

Stucco cladding the exterior walls has a light sand texture. A board at the base of the walls marks the transition from the foundation. The coal chute door is located on the north facade, at the west end.

The side gable portion of the roof features clipped gable ends. A shed roof dormer projects on the front west roof slope. The flush gable ends feature prominent rake moldings. Eaves are flush with closed rafter ends. Metal

gutters extend along the eaves. The brick gable end chimney features metal step flashing at the roof juncture and fired clay stacks projecting above the brick. The chimney's shoulders consist of stepped brick courses.

Windows feature narrow casings with a decorative profile and a wood sill. Most windows have exterior storms. Paired windows are separated by wood mullions. The front facade features a pair of 6:1 windows in the north portion, a picture window flanked by 6-lite casements in the south portion, a 4-lite casement window in the half story gable end, and a vinyl window in the dormer. The north facade features two pairs of 6:1 double hung windows at the east end, and three multiple lite casements at the west end. The south facade features a small window adjacent the chimney with two pairs of 6:1 double hung windows in the east portion and a pair in the gable end half story. The east facade features a single 4:1 double hung window in the half story gable end along with first story windows. Basement windows on the north and south facade consist of 3-lite windows.

The front entrance consists of an enclosed stoop set below the roofline with an elliptical arched opening providing access to the interior landing and front door. A flight of concrete steps leads up to the landing. An elliptical arched doorway on the south side of the vestibule provides access to the front patio. The rear entrance opens to an exterior patio area.

The garage has an unusual configuration, with the existing footprint existing by 1928 based on a 1928 Sanborn Fire Insurance map. The two-car garage consists of a hipped roof north half and a flat roof with a stepped front parapet south half. The frame building is clad with the same stucco as the house. The hipped roof portion has boxed eaves. The parapet portion has a metal parapet cap. The north portion has a new metal garage door, with the original side-hinged paneled with upper lites garage doors in the south half. A wood sash window on the north side of the building provides day lighting. Both garage doorways retain their original wood casings with mitered corners.

Landscaping consists of front and rear lawns with a low concrete block retaining wall along the front sidewalk. A mature Norway Maple is located at the front west side of the site. A concrete driveway extends along the north side of the site to S Highland Drive from the garage. A concrete walkway leads from the front entrance to the street. There is a small patio area off the rear of the house. A wood fence encloses the back yard.

Alterations based on building permits include: 1965, gas furnace installation; 1987, gas furnace upgrades; 1990, 200-amp electrical service upgrades; and the 2005, back flow check installation. Undated alterations include installing the vinyl window at the dormer. A pergola added off the front of the house. It stands on a concrete patio area off the front of the house. The east portion of the pergola connects to the house through a ledger board connected to the top plate of the house framing. Wood posts support the outer west edge.

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915 S Highland Drive

Historic Name: ***Woodrow, Walter and Nettie M., House***
Year built: 1928
Status: Historic Contributing
Secondary Buildings: Garage
Style: Colonial Revival
Builder: Bagdon, Chris

Significance

Built in 1928 based on the mortgage taken out to build the house by the Bagdons in September of 1927.

The Woodrows, Walter and Nettie M., lived in the house by 1930 through ca. 1940. Nettie was born ca. 1898 in Scotland and immigrated in 1910. Harrison (W. Harrison Woodrow) was born ca. 1896 in Iowa. He worked as a

sales manager with the Northwestern Fruit Exchange and was a veteran of WWI. The couple had a daughter, Peggy, born ca. 1925. Walters sales work included the "Skookum" and "Blue Goose" brand fruits. His office was at 301 Wenatchee Ave S. By 1936 Walter was vice president secretary of Driver & Woodrow, fruit buyers.

The Andersons, Otto E. and Mary E., lived in the house by 1942 through 1975. Otto worked as president of Anderson Hardware Co. the couple had moved to the house from 608 Okanogan Avenue. Otto passed away by 1958.

By 1980 Cecelia F. Merchant lived in the house, followed by Frank J. and Kathy R. Peryea from ca. 1986 through 1994. The owners in 2019 are Aaron and Karen MacKenzie.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Colonial Revival style residence with a rectangular plan, a side gable front roof with a front gabled eyebrow dormer (no side walls) and a rear cross gable, and gable end and rear internal brick chimneys. The walls are clad in brick with shingles in the gable ends. Asphalt composition shingles clad the roof. The recessed corner entrance porch is set below the main roofline. Vinyl windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear southeast corner of the site near the alley, with the driveway extending from the garage to S Highland Drive.

The red brick Flemish bond veneer over frame construction is carried on a parged concrete foundation. The bonding consists of darker fired headers alternating between one and two stretchers in a course. These bonding courses occur every fourth course. The brickwork features a decorative header course above the foundation with a rowlock band of yellow brick around the house at the first-floor level. Bricks have a raked finish with recessed mortar joints. Shingles in the gable ends are of varying widths. Wood brackets on the front facade support wood window boxes below the window openings.

The roof features eave and gable overhangs with exposed rafter ends and projecting purlins and bargeboards at the gable ends. The overhangs have bead board soffits. The front dormer features wood louver vents for the attic.

The main chimney is predominately internal with a slight projection off the south facade. The tapered stack rises through the roof. Raised brick pattern-work utilizing a slightly yellow colored brick outlines a decorative panel on the chimney base. The chimney cap has decorative corbeling with a fired clay pot.

Window openings at the first story feature rowlock brick sills with soldier course headers and brick moldings, and a header border along the sides of the openings. Brick used for these elements is slightly higher fired with a yellow tint that subtly contrasts with the red field brick. Plywood shutters flank the front windows. The front facade features two large window openings, with a series of smaller window openings on the north and south facades, and single window openings in the half story gable ends.

The recessed front porch features an outer brick post supporting the northwest corner of the house roofline. A flight of concrete steps with metal railings and brick cheek walls with concrete caps lead up to the porch. A metal railing with decorative metal work extend along the north side of the porch. Flat, soldier course brick headers span the north and west porch openings. The porch has a bead board soffit with a central pendant light fixture. The front entrance consists of a doorway flanked by multiple lite side lites. The rear entrance is located at the south end of the east facade.

The side gable frame garage features boxed eaves and common bond brick cladding. The garage consists of common bond brick work with the bonding course every seventh course. The building was constructed in

conjunction with the garage to the south, for 921 S Highland Drive and shares a party wall. Plywood covers the window opening on the east facade. Asphalt composition shingles clad the roof.

Landscaping consists of a front and rear lawn. There is a mature Norway Maple at the front of the site. A concrete sidewalk leads from the front entrance to the street, and a shorter sidewalk leads from the rear entrance to the driveway. An above grade pool is in the northeast corner of the site. Foundation plantings consist of low shrubs and perennials with two small trees off the front facade.

Alterations based on building permits include: 1991, 200-amp electrical service and furnace upgrades; 1993, electrical circuits upgraded within the house; 1995, upper floor remodel including upgrades to wiring; and 2002, re-sheathed the roof. Undated alterations include installing a new garage door and replacing all the windows with vinyl.

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916 S Highland Drive

Historic Name: ***Backus, Wayne T. and Adele L., House***
Year built: 1926
Status: Historic Contributing
Secondary Buildings: Garage
Style: No Style
Builder: Bagdon, Chris

Significance

Built in 1926, based on the sale of the house by the Bagdons to Wayne T. and Mary A. Backus, recorded on December 21, 1926. The Backus, Wayne T. and Adele L., lived in the house through ca. 1932. Wayne was born ca. 1896 in Iowa and owned a welding shop. He was a veteran of WWI. Adele was born ca. 1895 in Maryland. The couple had a daughter, Ruth A., born ca. 1924 in Washington. Wayne's welding company was at 310 Wenatchee Avenue N. By 1936 the family moved to East Wenatchee.

The Otts, Emil E. and Esther, lived in the house by 1936 through 1950. Emil was born ca. 1896 in Illinois. He worked as a broker for a brokerage company. They rented the house. Esther was born ca 1893 in Minnesota. They had two children, Willys, born ca. 1924, and Emily, born ca. 1932 while they lived at the house. From 1938 through 1942, Emil worked as sales manager at Atlantic Commission CO., fruit buyers.

By 1952 through 1954, George N. and Agnes M. Love lived at the house. He worked as an assistant secretary and assistant treasurer for the Growers Credit Corporation.

The Luderers, Paul and Anna L., lived in the house by 1956 through 1999. Paul worked as a fileman with Keokuk. By 1994 Anneliese K. Luderer lived in the house, followed by H. Luderer by 1999. The owner in 2019 is Hannelore K. Luderer.

Physical

The house is a 1.5 story, frame, residence with a rectangular plan, a side gable roof with a front gabled stoop and front and rear gable roof eyebrow dormers (no side walls), and a gable end brick chimney. The walls are clad in stucco and supported on a board formed concrete foundation. Asphalt composition shingles clad the roof. Vinyl windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear northwest corner of the site near the alley, with the driveway extending from the garage to S Highland Drive.

Stucco cladding the exterior walls has a light sand texture. The stucco walls overhang slightly the concrete foundation, with a wood board marking the transition.

The roof features eave and gable overhangs with decorative rake moldings at the gable ends and exposed rafter ends along the eaves. Metal gutters extend along the eaves. The brick gable end chimney features stepped shoulders and is constructed of red brick.

Window openings retain narrow wood casings with a decorative profile and wood mullions between grouped windows. Openings occur in single and paired units at both the first story and in the half story.

The front entrance stoop consists of a contemporary enclosure built out on a plywood formed concrete foundation and clad with sheeting (plywood or similar) and finished with a thin cementitious parge coat that has been painted. A north side entrances consists of a single door exiting to a concrete landing with a short flight of stairs descending to the west. Contemporary metal and wood railings enclose the landing and extend along the stairs.

The hipped roof garage has east and south additions. The frame garage is clad with stucco and features asphalt composition shingle roofing. The eaves are open with a fascia board around the perimeter.

Landscaping consists of front and rear lawns. A mature conifer is located off the northeast corner of the house. A wood fence encloses the back yard.

Alterations based on building permits include: 1960, remodeled the attic converting it to a bedroom and bathroom; 1961, 200-amp electrical service upgrade along with the replacement of 30 outlets within the house and an electric heater; 1963, conversion to gas heating, including a new furnace and associated piping; 1975, constructed a 6-foot tall fence around the rear yard; 1979, covered the front porch and upgraded the furnace; 1981, constructed a carport to the rear of the house and added a storage shed, these project off the south and east sides of the garage; and in 1999, upgrades to the gas piping. Undated alterations include: construction of the front wood frame deck and metal railings; vinyl window installation on all facades; and adding an air conditioning unit through the north gable end wall.

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920 S Highland Drive

Historic Name: ***McBeth, William J. and Adelaide M., House***
Year built: 1928
Status: Historic Contributing
Secondary Buildings: Garage
Style: Tudor Revival, Composite Tudor subtype
Builder: Bagdon, Chris

Significance

Built 1928 based on the Bagdon's purchase of the of the lot in May of 1927 and the building shown in the March 1928 Sanborn Fire Insurance Map.

The McBeths, William J. and Adelaide M. lived in the house from ca. 1928 through 1938. Adelaide was born ca. 1874 in Wisconsin. William was born ca. 1873 in Missouri. He worked in the wholesale meat industry and was the owner of Enterprise Meat Company.

By 1940, Clarence F. and Bess L. Hummel lived in the house. He was assistant manager at the Wenatchee Valley Branch Seattle-First National Bank. By 1942 the couple moved to 15 Garfield Avenue N.

In 1942 through ca. 1945, Richard A. and Alice Dewe lived in the house. He worked as a clerk. By 1946 the couple were no longer listed in the city directory.

The Speckers, Dwight E. and Louis M. lived in the house from 1946 through 1960. Dwight worked as a mechanic with Wells & Wade, fruit company and orchard supplier.

By 1963 S. J. Gilbertson lived in the house.

By 1966 through 1970 Jimmy L. and Marian J. Anderson lived in the house. Jimmy was assistant manager at Zitting's, a supermarket, hot bakery, pharmacy, housewares, clothing, shoes, barbershop and buffet, at 212 5th Street.

By 1973 through 1994, Gary E. and Louise C. Mertes lived in the house. As of 2019, Jeremy Goforth owned the house.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a cross gable roof with a recessed front stoop and front and rear gable dormers, and a gable end brick chimney. The walls are clad in stucco and wood shingles with half timbering in the gable ends and supported on a concrete foundation. Asphalt composition shingles clad the roof. Wood windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear northwest corner of the site near the alley, with the driveway extending from the garage to S Highland Drive.

Stucco cladding the walls features a pebble dashed finish consisting of a smooth float finished field with round sections of small round aggregate pressed into the stucco. Wood shingles feature a wide exposure and either thick butts or wood spacer along their lower edge to provide the deeper reveal. A wood fascia wraps the top of the walls below the roofline and across the front end-wall.

The roof features flush gable ends with decorative rake moldings and narrow barge boards with decoratively cut ends. At the dormer the decorative cuts are made on the front fascia board with the barge boards terminating into the top edge of the fascia. This same configuration occurs on the northeast corner of the front cross gable. Eaves have minimal overhang and are boxed with a narrow fascia along the outer edge. The south slope of the front cross gable has a curved pitch. The brick end wall chimney is centered on the ridge line and consists of red brick with decorative corbeling at the cap.

Window openings feature a narrow, decorative casing with projecting wood sills. Most openings have exterior wood storms. Front facade windows consist of three 4:1 casements in the cross gable end wall, with a two-lite corner window at the northeast corner, a 7:1 picture window flanked by 3:1 casements in the south end of the first story, and a 5:1 double hung window in the dormer. South facade windows consist of a single window opening at the east end, with a pair of windows at the west end, and window openings in the gable end on either side of the exterior chimney with 5:1 double hung windows. West facade windows consist of a pair of 6:1 double hung windows in the gable end, with multiple window openings at the first story.

The front stoop is set below the south slope of the front cross gable. A curvilinear concrete sidewalk leads up to a short flight of concrete stairs ascending to an exterior concrete landing. A doorway on the south side of the stoop leads to the interior landing and front doorway. An opening in the east side of the stoop consists of a central arched header with flanking square shoulders supported on two slender colonettes. A doorway centrally placed on the south facade with a wood door with multiple upper lites provides access to the back yard.

The frame, front gable two-car garage is clad with shingles with stucco matching the house in the gable end. A paneled personnel door on the west facade provides access to the alley. A fascia board with decoratively cut ends wraps the top of the walls at the gable ends. Asphalt composition shingles clad the roof. The front east facade retains the two sets of folding garage doors. Each door consists of three leaves having two vertical lower panels with 6 upper lites. A 4-lite casement window in the east gable end provides day lighting.

Landscaping consists of a front and rear lawn. A Norway Maple is located at the front of the site. A wood fence encloses the back yard. A concrete driveway services the garage. There are several trees in the back of the site.

Alterations based on building permits include: 1957, upgraded to gas heating including installation of a new furnace and associated piping; 1977, 200-amp electric service upgrade and circuit upgrades; 1978, wiring upgrades in the attic; 1981, extended electrical circuits; and in 2008, installed a back-flow check on the sewer system. Undated alterations include the repair of a section of stucco at the front gable end with textured added by using a round flat surface and suction to lift up the plaster surface slightly; window replacement on the north facade at the first and half story with aluminum sash sliders; and skylights installed on the front roof slope.

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921 S Highland Drive

Historic Name: ***Keim, Icel and S. A., House***
Year built: 1928
Status: Historic Contributing
Secondary Buildings: Garage
Style: Tudor Revival, Tudor Cottage subtype
Builder: Bagdon, Chris

Significance

Built in 1928 based on the sale of the house by the Bagdons to Icel and S. A. Keim recorded on April 3, 1928.

The house was not listed in 1929 or 1930 in the city directory, so it is not known if Icel L. and S. A. Keim lived in the house.

From 1931 through 1932, Lester H. and Jean Anderson and Edward A. and Dorothy Lee lived in the house.

Lester was born ca. 1897 in Nebraska. In 1930 he lived at 527 Yakima Street. His parents were from Sweden. He worked as a landscape architect and as a landscape gardener at Columbia Okanogan Nursery Company, growers and distributers of a general line of nursery stock, offices and sales yard at 2nd and Mission. He was a veteran of WWI. Jeanette was born ca. 1903 in Kansas. Her parents were from Sweden. She worked as a public-school teacher.

Edward was president of Universal Fruit Co. Inc. (office at 130 Columbia S) and district manager of J & H Goodwin Ltd.

By 1936, Charles F. and Katherine B. Bennett lived in the house along with their daughters Dorothy J. and Virginia L., students. Charles owned Bennett's Cascadian Garage.

By 1938 through ca. 1941 Corwin T. Wilburn lived in the house, followed by Walter H. and Lenore E. Lund by 1940. Walter worked as supervisor with US Forest Service. The Lunds were not listed in city directory by 1942.

By 1942 through ca. 1945 William V. and Maybelle E. Hukill lived in the house. He worked as a refrigeration engineer with the USDA. The couple were not listed in the city directory by 1946.

From ca. 1946 through ca. 1951 Dorotha E. Clay lived in the house. She worked as a bookkeeper with Farmers Insurance Group.

From ca. 1952 through ca. 1962 Cecil C. and Carolyn E. Clements and Vernon C. and Clarette Clements lived in the house. Vernon worked as a parts man with North Central Chevrolet and Clarette worked as a bookkeeper at MacDougall's.

From ca. 1963 through ca. 1972 Robert A. and Yvonne R. Wines lived in the house. Robert was a salesman for Northwest Wholesale.

From 1973 through ca. 1994 Michael R. and Susan C. Larson lived in the house. By 2019 James B. Smelley owned the house.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a cross gable roof with a gable roofed front stoop, and a front facade brick chimney. The walls are clad in brick and aluminum siding and supported on a concrete foundation. Asphalt composition shingles clad the roof. Wood windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear northeast corner of the site near the alley, with the driveway extending from the garage to S Highland Drive.

Exterior walls feature decorative brickwork at the first story and front gable end. A soldier course wraps the base of the first story above the parged concrete foundation. This course is interrupted at the outer building corners with stretcher bonded brick. Three common bonded rowlock courses with a slight projection occur every seventh course with a final header course at the window headers. A band above the window headers consists of alternating soldier bricks with three stacked bricks. A final rowlock course marks the top of the first story. The side and rear facades at the half story level feature added aluminum siding.

The roof features a large rear cross gable. Gable ends are flush with decorative rake moldings. Eaves are nearly flush with boxed soffits. The main front gable is clad with brick with a stacked brick filled faux round arched window in the gable end. Shed roof dormers project off the north and south rear cross gable roof slopes. The front facade brick chimney rises adjacent to the front entrance with the stack rising above the roofline and ending in two fired clay chimney pots.

Window openings feature projecting casings (wood or cast-in-place concrete, or parged brick) with rowlock brick sills. Windows occur as single and paired openings at the basement, first and half story.

The front entrance features a flight of brick steps projecting out in concentric flights and ascending to the round arched, wood batten front door. A round light occurs in the upper portion of the door. A gable roof carried on wood brackets projects out over the entry stairs below the main front gable. A small single-lite round arched window is located immediately north of the doorway. Projecting brick quoins extend up the doorway jambs to the solider course round arched brick header (with tapered bricks to follow the arch). A wall sconce is located directly above the doorway. A shed roof projects out over the rear entrance.

The side gable frame garage features boxed eaves and common bond brick cladding. Shingles clad the south gable end. The garage consists of common bond brick work with the bonding course every seventh course. The building was constructed in conjunction with the garage to the south, for 915 S Highland Drive and shares a party wall. A 6-lite steel sash window in the east facade provides day lighting. Wood shingles clad the roof.

Landscaping consists of a front lawn and rear patio area. Low shrubs serve as foundation plantings with small trees of the northwest corner of the house and in the southeast corner of the site. A sidewalk extends diagonally northwest from the front entrance to the street. A concrete driveway along the north side of the site serves the garage. A wood fence encloses the back yard.

Alterations based on building permits include: 1951, upgraded the kitchen range wiring; 1958, repaired the roof; 1967, converted the heating system to gas; 1968, installed a gas clothes dryer; 1979, added a free-standing fireplace; 1989, upgraded electrical service to 225-amps; 2000, changed electrical service to 200-amps; and in 2008, installed a backflow preventer on the sewer system. Undated alterations include replacing all windows with vinyl and aluminum; and adding a small pergola off the south end of the garage.

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923 S Highland Drive

Historic Name: ***Cooper, Frank H. and Pauline A., House***
Year built: 1930 ca.
Status: Historic Contributing
Secondary Buildings: Garage
Style: Tudor Revival, Composite Tudor subtype
Builder: Bagdon, Chris

Significance

Built ca. 1930 based on the 1929 purchase date of the lot by the Bagdons and the Coopers living in the house by the April 1, 1930 census date.

The Coopers, Frank H. and Pauline A. lived in the house by 1930 through 1940.

Pauline was born ca. 1896 in Canada and immigrated in 1903. Frank was born ca. 1893 in Washington. The couple owned the house. Frank worked as a buyer in the fruit industry. The couple had two children, Betty C. born ca. 1919 and Randall A. born ca. 1924. Jean Hayes lived with the family as a lodger in 1930 and worked as a bookkeeper with a fruit company. By 1931 Frank was secretary of the Cascadian Fruit & Produce Company, with an office in room 7 of the Commercial Bank building at 103 Palouse. By 1936 Thomas and Rita Atchison also lived at house and were no longer listed in the city directory in 1938. By 1938, James F. and Lillian G. Alcorn also lived at house.

The Cornells, Charles A. and Mary C. lived in the house by 1942 through ca. 1951. He worked as an accountant and was part owner of Cornell & Cornell (along with Richard P.) and Cornell & Hopkins (along with Henry H.).

The Waldbjorns, Gordon W. and Melba M. lived in the house by 1952 through 1967. He worked as a painter and operated Valley Paint Co. with N. T. Waldbjorn. The business was located at 231 S Chelan Avenue.

By 1968 through 1970, Robert N. Farquhar lived in the house. Followed by Linda C. Davis by 1973, and then M. Ross Stockwell from ca. 1973 through 1975, then James R. Sell by 1980, and James C. Blankenship from ca. 1983 through 1991. Lorie Carmichal lived in the house by 1994. Building owner John F. Sefick has lived in the house since 2001.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a cross gable roof with a shed roof dormer and gable roofed front stoop, and a gable end brick chimney. The walls are clad in stucco and lap siding and supported on a concrete foundation. Asphalt composition shingles clad the roof. Wood windows provide daylighting. The house is on a mid-block lot, fronting

S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear northeast corner of the site near the alley, with the driveway extending from the garage to S Highland Drive.

Exterior walls are clad with lap siding having mitered outer corners. Sand textured stucco clads the projecting front stoop and the front gable end of the cross gable. Stucco clads the concrete foundation. The fascia board at the front gable transitioning between the lap siding and stucco has a peaked top edge. The first story projects slightly beyond the foundation wall plane.

The roof is steeply pitched with two steeply pitched front cross gables consisting of the main cross gable and the front stoop. Gable ends are flush with decorative rake moldings. Eaves are flush and enclosed. Shed roof dormers project off the north and south sides of the rear cross gable. Vents in the east gable end provide ventilation for the attic. The gable end chimney consists of red brick and projects above the roofline.

Window openings consist of flat casings with a raised outer profile and projecting wood sills. Front facade windows consist of four replacement 8-lite windows with leading applied to the interior surface of a fixed pane at the first story. This same window type occurs at the east end of the south facade. Other window openings occur in pairs and single, all with replacement wood 1:1 windows that retained the original exterior casings.

The front entrance stoop consists of a flight of concrete stairs leading to an exterior concrete landing. Metal railings flank the stairs and the outer edges of the landing. The doorway is slightly recessed with casings and a peaked header. A wall sconce is located directly above the doorway. A paneled wood door with an elliptical arched upper lite provides access to the interior.

The frame, front gable garage is clad with v-groove siding with corner boards. Asphalt composition shingles clad the steeply pitched roof. The roof has flush gables and closed eaves. A garage door on the east side provides access to the alley.

Landscaping consist of a front yard and rear patio and lawn area. A Norway Maple is located at the front of the site. A concrete sidewalk leads from the front entrance to the street and the driveway with a concrete driveway along the north side of the site. A wood fence encloses the back yard. Foundation plantings consist of low shrubs. There is a tree in the southeast corner, and along the south side of the site.

Alterations based on building permits include: 1956, upgraded the electrical service to 100-amps and added 5 outlets; 1962, constructed an 18 by 28-foot addition for a recreation room, including associated wiring for an electric heater and 10 outlets; 1973, converted to gas heating; 1983, upgraded to 225-amp electrical service, and installed a 20kw electric furnace, and upgraded insulation within the house; and 2001, converted to 200-amp electrical service, and rewired the house after a fire. Undated alterations include a shed roof extension added to the south side of the garage; and replacement of all windows.

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924 S Highland Drive

Historic Name: ***Satterberg, Frank F. and Lorraine, House***
Year built: 1930
Status: Historic Contributing
Secondary Buildings: Garage
Style: Colonial Revival
Builder: Bagdon, Chris

Significance

Built in 1930 based on the sale of the house by the Bagdons to Frank F. Satterberg recorded on June 12, 1930.

The Satterbergs, Frank F. and Lorraine lived in the house from 1931 through 1954. Lorraine was born ca. 1901 in South Dakota and in 1930 lived at 925 Methow Street prior to moving to 924 S Highland Drive. Frank was born ca. 1899 in Washington. His parents were from Sweden. He worked as a commercial salesman in auto accessories. The couple had two children, Helen born ca. 1921 and Jack born ca. 1925.

By 1956 through 1957, Otis V. Kelley lived in the house, followed by Ivan and Ruth Chapman in 1958 through ca. 1962. Ivan was superintendent with J. M. Harder Contractors out of Portland. Ruth was a public-school teacher.

The Kelleys, Ottis V. and Gladys M. lived in the house by 1963 through ca. 1994. Ottis worked with Skookum Pakers. Michael Newton owned the property by 2019.

Physical

The house is a 2 story, frame, 20th Century American Revival period, Colonial Revival style residence with a rectangular plan, a side gable roof and a gable end brick chimney. The walls are clad in lap siding and supported on a concrete foundation. Asphalt composition shingles clad the roof. Leaded-lite wood windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear northwest corner of the site near the alley, with the driveway extending from the garage to S Highland Drive.

Exterior walls are clad with lap siding having mitered outer corners. Arched vents in the gable ends provide ventilation for the attic.

The roof features eave overhangs with a boxed soffit. Gable ends are flush with wide barrage boards and eave returns.

The gable end chimney is centered on the south facade and projects above the roofline. The chimney has a tapered stack with decorative corbeling at the top.

Window openings have flat casings with a raised edge profile and projecting sills. Shutters are later additions. Most windows have exterior storms. Windows are symmetrically arranged on each facade. The front facade has 10:1 upper story and 12:1 first story double hung windows. All upper sash have leaded lites. North facade windows consist of 14:1 double hung windows at the east portion with smaller 8:1 windows in the west portion at both stories. South facade windows consist of 12:1 windows at both stories.

The front entrance consists of a projecting portico carried on a concrete landing with a flight of concrete stairs leading up to the landing. Fluted posts carry the outer end of the portico. The soffit is a pointed arch, with a wood soffit. A pendant light fixture provides lighting for the landing. Leaded 6-lite side lites flank the paneled entrance door. The door retains its metal knocker and mail slot.

The hip roof frame two-bay garage retains the front garage doors having two lower panels with four upper lites. V-groove siding clads the garage. Eaves are boxed.

Landscaping consists of a front and rear lawn. Mature trees to the front and rear of the house provide shade during the summer. The front tree is a birch. A gravel driveway with concrete curbs extends along the north side of the site. Concrete walkways extend from the front and rear of the house to the street and alley, respectively.

Alterations based on building permits include: 1982, upgraded to 225-amp electrical service; and 1987, gas furnace and piping installation. Undated alterations include the added exterior shutters.

926 S Highland Drive

Historic Name: ***Cheever, Herbert J. and Genevieve W., House***
Year built: 1931
Status: Historic Non-contributing
Secondary Buildings: Garage
Style: Tudor Revival, Composite Tudor subtype
Builder: Bagdon, Chris

Significance

Built in 1931 based on the sale of the property by the Bagdons to H. J. Cheever recorded on September 19, 1931.

The Cheevers, Herbert J. and Genevieve W. lived in the house from 1931 through ca. 1947. Genevieve was born ca. 1888 in New York. In 1930 the couple rented a house at 521 Ding Street. She worked as a high school teacher. Herbert was born ca. 1883 in Minnesota. He worked as cashier at bank. By 1940 he worked as teller at Columbia Valley Branch of the National Bank of Commerce, at 104 Wenatchee Ave S. They owned the house by 1935.

By 1948 through ca. 1953, Henry O. and Mary E. Prange lived at the house. Henry was listed as a farmer by occupation.

Louis P. and Frances I. Kunz lived in the house from ca. 1954 through 1963. He was secretary treasurer of Davis Furniture Company and later vice president. Marguerite C. lived with them as a lodger. The furniture company was located at 125 S Wenatchee Avenue.

By 1966 through 1968 Donald and Gretchen Johnson lived in the house. The building was vacant in 1970. By 1973 through 1975 Daniel Knutsen lived in the house, followed by Melvin L. Sitton by 1980, then Larry A. Marzullo by 1986, and Cheryl Yeager by 1991, and then Pam Cole by 2004. The owners as of 2019 are Andrew D. and Heather D. Hubbs.

Physical

The house is a 1.5 story, frame, residence with a rectangular plan, a cross gable roof and a gable end brick chimney. The walls are clad in fiber cement board siding and wood shingles and supported on a concrete foundation. Asphalt composition shingles clad the roof. Vinyl windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear northwest corner of the site near the alley, with the driveway extending from the garage to S Highland Drive.

Exterior walls are clad with fiber cement boards with corner boards. New shingles clad the gable ends.

Gable ends feature decorative rake moldings. Eaves are closed with slight overhangs.

The red brick gable end chimney extends above the roofline and is located immediately east of the ridgeline. The cap features decorative brick corbeling utilizing buff colored bricks. The chimney has sloped shoulders.

Window openings feature new wood casings with vinyl windows.

The front entrance consists of a new wood landing and stairs leading up to the front door. A shed roof projects out over the stoop. An added gable roof projects out over the north side entrance.

The front gable, frame garage retains its shingle cladding. The gable end features decorative rake moldings. Wood casings wrap around the garage doorway.

Landscaping consists of a front and rear lawn. A mature Norway Maple is located at the front of the site with three large trees at the rear of the site. A gravel driveway extends along the north side of the site, flanked by a concrete curb along the north and a concrete sidewalk along the south edge. The sidewalk does not connect to the front entrance.

Alterations based on building permits include: 1952, changed out the oil burner; 1956, 200-amp electrical service upgrade; and 2004, alterations to the 200-amp electrical service. Undated alterations include a rear single story addition; recladding of the building with the existing siding; and installing vinyl windows.

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931 S Highland Drive

Historic Name: ***Johnson, Benjamin J. and Elizabeth F., House***
Year built: 1930 ca.
Status: Historic Contributing
Secondary Buildings: Garage
Style: Tudor Revival, Composite Tudor subtype
Builder: Bagdon, Chris

Significance

Built ca. 1930 based on the lot purchase by the Bagdons recorded on October 18, 1929 and the Johnson's having moved into the house by 1931.

Benjamin J. and Elizabeth F. Johnson lived in the house from 1931 through ca. 1933. He worked as an agent with Sun Life Assurance Co.

By 1936 through 1942, Clark W. and Mary M. Johnson lived in the house. The Clarks owned Johnson's Singer Sewing Machine Shop at 10-1/2 S Mission. By 1938 Robert W. Johnson was also listed at house. He was a bookkeeper with Columbia Valley Branch of National bank of Commerce.

Jesse H. and Evelyn Fullmer lived in the house by 1946. He worked as manager of Montgomery Ward & Company store in Wenatchee.

Henry C. and Easter N. Barrigan lived in the house by 1948 through ca. 1956. He was a sales manager with Wells & Wade Fruit Company.

Albert C. Jr. and Helenanne Roth lived in the house by 1952 through 1957. He was president Coca Cola Bottling Co. in Wenatchee and his father was secretary treasurer and manager of the Wenatchee Bottling Works.

By 1958 through ca. 1959 Eddie W. and Virginia R. Riley lived in the house. He was a service man at Mandley Refrigerator Company.

Thomas V. and Yvonne Smith lived in the house by 1960 through 1966. He worked as a miner with Northwest Ventures Mining Company. Yvonne worked as a bookkeeper with Wenoka Sales.

By 1967 through 1968 Joan S. Burfitt lived in the house, followed by Clifford R. Lowe a building contractor in 1970, and then Sam L. Profit and Joseph H. Profit from 1972 through 1986. By 1991 Karen Backstrom lived in the house. Owners of the house as of 2019 are Gordon H. Jr. and Linda S. Congdon.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a front gable roof with a shed roof dormer on the north side. The walls are clad in lap siding and supported on a concrete foundation. Corrugated metal clads the roof. Wood windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear northeast corner of the site near the alley, with the driveway extending from the garage to S Highland Drive.

Exterior walls are clad with lap siding having mitered outer corners with metal covers at the mitered joints. An added canted bay with a hipped roof projects off the south facade and is clad with fiber cement board siding.

Window openings feature flat casings with a raised outer edge profile and projecting wood sills. All windows are vinyl.

The front entrance consists of a projecting gable stoop roof carried on wood brackets over a concrete landing and stairs. Metal railings extend along the north side of the stairs and landing. A new paneled wood door with decorative upper lites provides access to the interior.

A gable roof projects off the north facade towards the east end of the facade. A low concrete landing and concrete stairs lead up to this entrance. Wood brackets support the gable stoop roof. A new paneled door with upper lites provides access to the interior.

The front gable garage has two bays and a personnel entrance. The gable end and eaves overhang with barge boards at the gable ends.

Landscaping consists of a front lawn with three mature trees. A rear lawn and patio area project to the back of the house. Foundation plantings wrap the base of the building. A planting strip extends along the front west portion of the site along the sidewalk. The rear of the house is enclosed with a metal and wood fence and has four large trees. A concrete driveway extends along the north side of the site to the street. A concrete sidewalk extends from the front of the house to the street. The driveway originally consisted of two concrete tracks, with later concrete infill to widen the driveway added around the original tracks.

Alterations based on building permits include: 1963, conversion to gas heating including a new furnace and associated piping; 1972, moved the electrical panel and service connect, and constructed a 3 by 6-foot roof over the front steps; 1978, built a garage and installed associated electrical circuits, and added two plumbing fixtures; and 1983, upgrades to the house insulation. Undated alterations include installing vinyl windows; and adding the south bay.

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932 S Highland Drive

Historic Name: ***Beatty, Ralph E. and Bess S., House***
Year built: 1929 ca.
Status: Historic Contributing
Secondary Buildings: Garage
Style: Tudor Revival, Composite Tudor subtype
Builder: Bagdon, Chris

Significance

Built ca. 1929 based on the first city directory listing and the 1930 census data for the house.

Ralph E. and Bess S. Beatty lived in the house from 1930 through 1950. Ralph was born ca. 1885 in Iowa. The couple owned the house. He worked as an attorney and police judge with an office in room 210 of the Savings & Loan Building. Bess was born ca. 1887 in Michigan. She worked as proofreader at the newspaper. Her mother, Fannie G. Sly, born in Michigan ca. 1860 to parents from England, lived with the couple. The couple had two children, Jean E., daughter, born ca. 1916 in Washington and Frances D. daughter born ca. 1919 in Michigan.

Rex C. and Sophia B. Price lived in the house from ca. 1950 through ca. 1971. He was vice president Wenatchee Truck and Tractor. By 1966 Rex had died with only Sophia living in the house.

By 1973 through 1980 Burt Walker lived in the house, followed by N. Warren Travis from 1986 through 1994. The owners as of 2019 are Joseph L. and Merry A. Roy.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a cross gable roof with front and rear dormers, a gable roof front stoop and gable end wall chimney. The walls are clad in shingles with stucco and half timbering in the gable ends and supported on a concrete foundation. Asphalt composition shingles clad the roof. Vinyl windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear of the site near the alley, with the driveway extending from the garage to S Highland Drive.

Exterior walls are clad with shingles at the first story. A fascia board transitions between the shingles and sand textured stucco in the gable ends. The gable ends feature some half timbering as accent elements. A canted cantilevered bay with a standing seam metal clad hip roof projects off the south facade.

The steeply pitched roof has flush gable ends with decorative rake moldings and narrow barge barges attached to the gable end walls. Eaves are boxed with slight overhangs. A shed roof extension projects off the rear of the house.

The gable end-wall chimney is brick with stucco cladding at the lower portion and exposed brick above the roofline.

Window openings feature flat casings with a raised outer profile and projecting sills.

The front entrance stoop features a flight of concrete stairs leading up to a concrete landing. Metal railings flank the stairs and landing. An added shed roof projects out over the landing. The gable end above the doorway features a slightly recessed blank niche. The doorway has an exterior wood screen door, with an inner paneled round arched door.

The front gable garage has a garage door on the west side opening to the alley. A low-pitched gable roof building is located off the northwest corner of the garage. T1-11 siding clads the garage.

Landscaping consists of a front and rear lawn. A driveway extends along the south side of the site. A mature tree is in the northeast corner of the site and another to the rear of the house. A concrete block fence encloses the back yard.

Alterations based on building permits include: 1957, conversion to gas heating, including a new furnace and associated piping; 1962, installed a new garage roof and door; and 1970, constructed a 12 by 16-foot bedroom addition and upgraded the house to 200-amp service. Undated alterations include a rear half story deck addition, installing replacement vinyl windows, and the building off the northwest corner of the garage.

933 S Highland Drive

Historic Name: ***Woldenberg, Harold F. and Winifred L., House***
Year built: 1931
Status: Historic Contributing
Secondary Buildings: Garage
Style: Tudor Revival, Tudor Cottage subtype
Builder: Bagdon, Chris

Significance

Built in 1931 based on the sale of the property by the Bagdons to Harold F. Woldenberg recorded on October 8, 1931. The Woldenbergs had paid off the mortgage by December 30, 1935.

Harold F. and Winifred L. Woldenberg lived in the house through 1937. Harold was born ca. 1899 in Iowa to parents from Germany. In 1930 the couple lived at 851 Walker Street. Winnefred was born ca. 1899 in Ohio. The couple had a daughter, Carol G. daughter, born ca. 1927 in Washington. The family moved to Newport Beach, Orange County, by 1940. He worked as manager of Great Northern Lumber Company of Wenatchee. By 1938 they moved to 15 Garfield Avenue N, and he operated Woldenberg Sales Agency, a wholesale labor company.

Russell V. and Celeste J. Lawler lived in the house from ca. 1938 through ca. 1939. He worked as a salesman. By 1940 through 1942 Frank A. and Minnie Foster lived in the house. He worked as a trucker.

Len B. and Evelyn S. Wooton lived in the house for over 47 years from 1946 through ca. 1994. He was assistant manager at Ninth Street Skookum Growers Inc.

The owner as of 2019 is Kimberly I. Neher.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a cross gable roof with a gable end wall chimney. The walls are clad in lap siding and supported on a concrete foundation. Asphalt composition shingles clad the roof. Wood windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear of the site near the alley, with the driveway extending from the garage to S Highland Drive.

Exterior walls are clad with lap siding having mitered outer corners. A cantilevered shed roof bay projects off the north facade.

The roof has flush gable ends with decorative rake moldings and flush closed eaves.

The gable end chimney has stepped shoulders and is comprised of red brick with a raked finish. Decorative brick pattern work consisting of a soldier course band with projecting outer corners wraps the top of the chimney base below the shoulders.

Window openings have flat casings with a raised outer edge profile and projecting wood sills. Windows consists of 6:1 double hung windows with leaded upper lites. Groupings of multiple windows have wood mullions between windows. The front facade has a pair of windows on the south portion and a group of three on the north portion. The south facade has a 6:1 window at the west end and half story, with a 1:1 window in the mid-portion of the facade, and a new fixed single lite window at the east end. Basement windows consist of vinyl horizontal sliders.

The front entrance stoop features flight of concrete stairs leading to a concrete landing. Metal railings flank the stairs and landing. The doorway consists of a paneled wood door with a round arched upper lite and wood casings matching the window openings. A wall sconce is located above the entrance.

The frame two-bay garage has a front gable roof. The gable ends are flush with rake moldings. One of the garage bays has a new metal door, with the original paneled wood doors remaining in the other bay. The paneled doors consist of three leaves, each having three lower horizontal panels and a single upper lite. Casings wrap the garage bays.

Landscaping consists of a front and rear lawn. A mature tree is located in the southwest corner of the site. A driveway extends along the south side of the site to the garage in the southeast corner of the site. A wood and metal fence enclose the back yard.

Alterations based on building permits include: 1956, constructed a 9 by 6-foot rear and a 2-1/2 by 11-foot north bay additions, along with three new plumbing fixtures and upgraded the house to 100-amp service with 12 additional outlets, and converted to gas heating with a new furnace and piping; 1963, constructed a 12 by 18-foot rear shed roof addition to expand an existing bedroom and provide space for a bathroom, this work included four new plumbing fixtures and 28 electrical outlets; and 1981, upgraded the house to 200-amp service. Undated alterations include vinyl windows at the basement and the new south facade window.

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934 S Highland Drive

Historic Name: ***Carey, John H. and Eva C., House***
Year built: 1928
Status: Historic Contributing
Secondary Buildings: Garage
Style: Tudor Revival, Composite Tudor subtype
Builder: Bagdon, Chris

Significance

Built in 1928 based on the sale of the property by the Bagdons to John and Eva C. Carey recorded on October 10, 1928.

John H. and Eva C. Carey lived in the house from 1929 through 1938. Eva was born ca. 1898 in Washington. Her parents were from Wisconsin and Minnesota. John was born ca. 1885 in Ohio. His parents were from Ohio and Pennsylvania. The couple had a son John R. born ca. 1920. In 1930 the family also had a border, Alice Asbury, boarder in 1930, born ca. 1911, who worked as a stenographer at a law office. In 1938, Abbie L. Roderick also lived at the house. The Careys owned Jack & Jill Barber Shop (107 Orondo Ave) and Mecca Barbers and Beauty Parlor (17 Wenatchee Ave S).

In 1939 the Carey's sold to the Saddlers, who lived in the house through 1956. Perry L. Saddler worked as a logging contractor.

By 1957 Stanton D. and Clara P. Fraser lived in the house. He worked as carpenter superintendent for Rocky Reach Construction.

John J. and Laura M. Thomson lived in the house by 1958 through 1980. He was owner of Cascade Tire Company. Laura worked as a secretary at Columbia Elementary School.

By 1986 Grace G. Helmer lived at the house, followed by Michael K. and Sharon L. Fries from 1987 through 1994. As of 2019 the owner is John E. Galbraith.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a cross gable roof with a gable end wall chimney. The walls are clad in vinyl siding and shingles and supported on a concrete foundation. Asphalt composition shingles clad the roof. Wood windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear of the site near the alley, with the driveway extending from the garage to S Highland Drive.

Exterior walls are clad with vinyl siding with shingles remaining in the gable ends. Round arched, wood louvers in the gable ends provide ventilation for the attic.

The roof has flush gable ends with decorative rake moldings. Eaves are boxed with minimal overhangs. Metal gutters extend along the eaves. A shed roof dormer projects on the front roof slope. The gable end chimney is encased in a vine.

Window openings have flat casings with a raised outer edge profile. The elliptical arched front window retains the leaded lite transom and leaded lite casements flanking a center picture window.

The enclosed projecting front stoop has a gable roof with a small hipped metal roof over the front doorway. Concrete steps lead up to the doorway. Wall scones flank the entrance.

The frame front gable garage is in the northwest corner of the site. The 1.5 story garage has a steeply pitched roof with a 1:1 window on the west facade, a 6:1 wood window in the south shed roof dormer, and 6-lite casement at the first story of the south facade. The building is clad in stucco with vertical contemporary sheeting material in the half story. Shingles clad the side walls of the dormer. Asphalt composition shingles clad the roof.

Landscaping consists of a front and rear lawn. Mature trees are in the northeast corner of the site and behind the house, with a smaller tree off the southeast corner of the house. A low concrete retaining wall wraps the east and north sides of the front lawn with an added metal light standard at the steps up to the front walkway. A concrete walkway leads from the front entrance to the street. Foundation plantings consist of small conical evergreens and tall shrubs. A concrete driveway extends to the garage along the north side of the site. A metal fence encloses the back yard. There is a small two-car parking area off the alley at the rear of the site.

Alterations based on building permits include: 1958, converted to gas heating including a new furnace and associated piping; 1965, installed a gas powered hot water heater and associated piping; 1987, upgraded the house to 400-amp service, installed a new furnace and air conditioning; 1989, upgraded the gas piping within the house; 1998, removed the previous garage and constructed a new garage. Undated alterations include vinyl windows in the gable end, side facades and dormer of the house.

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937 S Highland Drive

Historic Name: ***DiGiorgio, Salvatore Armond and Helen Marie, House***
Year built: 1938
Status: Historic Contributing
Secondary Buildings: None
Style: Colonial Revival, Garrison Revival subtype
Builder: Bagdon, Chris

Significance

Built in 1938 based on the sale of the property by the Bagdons to Salvatore Armond and Helen Marie DiGiorgio recorded August 10, 1938.

Salvatore Armond and Helen Marie DiGiorgio lived in the house from 1938 through ca. 1951. Salvatore was born ca. 1905 in Maryland. He worked as an office manager for Earl Fruit Company of Cashmere. Helen was born ca. 1906 in California. The couple had three children, Ben, born ca. 1933, Pauls, a daughter, born ca. 1936, and Bessie.

By 1952 through ca. 1955 Donald M. Jr. and Carolyn B. Kirby lived in the house. He workedas an assistant manager Wenatchee Valley Branch Seattle-First National Bank.

By 1956 Walter C. Gale lived in the house.

Richard D. and Lorne M. Bartram lived in the house from 1958 through ca. 1994. He was an administrative agent with the County Agricultural Extension Service.

The owners as of 2019 are Paul Heffernan and Erin McCool.

Physical

The house is a 2 story, frame, 20th Century American Revival period, Colonial Revival style residence with a rectangular plan, a side gable roof with a gable end wall chimney. The walls are clad in brick and lap siding and supported on a concrete foundation. The second story overhangs the first at the front facade. Asphalt composition shingles clad the roof. Wood windows with leaded upper lites provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. An attached garage is located off the northeast corner of the house, with the driveway extending from the garage to S Highland Drive.

Exterior walls are clad with stretcher bonded brick veneer at the front facade first story with tapered engaged wood pilasters with tall plinths at the outer corners. The second story overhangs the brick clad first story. All other facades are clad with lap siding with narrow corner boards having a decorative rounded profile. The corner boards are also used at the inner corner transition between the house and garage. Round arched wood vents provide ventilation at the gable ends for the attic.

The gable ends are flush with narrow rake moldings and slight decorative trim returns at the eaves. The eaves are boxed with minimal overhang. The gable end brick chimney featured brick capped sloped shoulders with a decorative projecting brick band at the cap. Metal step flashing transitions at the roof juncture.

Window openings feature flat casings with a raised outer profile and projecting wood sills. Windows have leaded upper lites and consist of 8:1 double hung sash. Most windows have exterior storms. Windows are arranged symmetrically on each facade. The wood shutters on the front facade at the first story appear to be original. Windows at the brick cladding have narrow brick moldings and rowlock sills. The front facade has a window on either side of the doorway with three windows in the second story. The south facade has two windows at each story, placed on either side of the chimney. The east facade has three second story and two first story windows. The north facade features two second story windows with a small double hung and a small leaded 8-lite window at the first story.

A gable roofed portico projects off the front facade. A flight of concrete stairs leads up to the concrete landing with metal railings around the edge of the landing. Wood pilasters flank the paneled wood doorway having

decoratively arched upper lites. A wall sconce is located above the doorway. Decorative metalwork supports the outer west end of the roof.

A full facade one story shed roof porch extends across the east facade. Lattice encloses the south end of the porch. Two doorways provide access to the porch. Wood posts support the outer edge of the porch roof.

The attached shed roof garage extends off the northeast corner of the house. The frame building is clad with horizontal lap siding and has a tilt up wood garage door. Wood casings wrap the garage doorway. Asbestos shingles clad the north facade of the garage.

Landscaping consists of a front and rear lawn with a large rear patio area adjacent the house. A low concrete retaining wall extends along front and sides of the front lawn. A concrete driveway along the north side of the site connects to the garage. A concrete sidewalk from the front entrance connects to the driveway. A wood fence encloses the back yard.

Alterations based on building permits include: 1980, installed a 2-1/2 ton heat pump and upgraded the house service to 225-amps. Undated, post 1949 alterations include an east gable roof masonry addition to the garage.

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939 S Highland Drive

Historic Name: ***Taylor, Howard W. and Faith, House***
Year built: 1938
Status: Historic Contributing
Secondary Buildings: Garage
Style: Minimal Traditional
Builder: Bagdon, Chris

Significance

Built in 1938 based on the sale of the property by the Bagdons to Howard W. and Faith Taylor recorded February 14, 1939.

Howard W. and Faith Taylor lived in the house from 1939 through ca. 1941. He worked as resident manager of Centennial Flouring Mills Company and by 1942 was vice president and general sales manager and had moved to Seattle but still worked in Wenatchee.

Edwin H. and Kathryn B. Smith lived in the house by 1942 through ca. 1945. He worked as assistant manager at Centennial Flouring Mills Co.

W. Harrison and Nettie M. Woodrow lived in the house from 1946 through 1956. He worked as vice president and secretary of Driver & Woodrow, fruit buyers. He was business partners with Orland E. Driver, who lived just down street.

John C. and M. Margot Hozack lived in the house from 1957 through 1963. He was manager of Bean Electric.

Eugene L. and Verla R. Salley lived in the house from 1966 through 1973. They owned Plaza Seafoods and had a daughter, Karen Salley. Eugene had passed by 1970.

By 1979 through ca. 1980 Rev. James H. Misirian lived in the house, followed by J. K. Schoenhofen by 1986. The owner as of 2019 is Judith T. Martini.

Physical

The house is a 1 story, frame, Modern, Minimal Traditional style, WWII Era Cottage form residence with a rectangular plan, a hip gable roof with an internal brick chimney. The walls are clad in lap siding and supported

on a concrete foundation. Asphalt composition shingles clad the roof. Wood and vinyl windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear of the site near the alley, with the driveway extending from the garage to S Highland Drive.

Exterior walls are clad with lap siding with narrow corner boards having a curved center profile. The outer corners of the siding are mitered above the corner windows.

A hip roof projects off the front of the main hip roof. Eaves are boxed with a slight projection. Gutters wrap along the outer edges of the eaves. The chimney consists of a decoratively banded stack with alternating recessed brick courses.

Window openings have square stock moldings built out in a stepped profile at the jambs with a narrow flat stock header and a thin projecting wood sill. The front facade has windows at the outer corners with smaller window openings along the side facades. Window openings on the north and south facade provide day lighting to the basement.

The front entrance is recessed slightly from the west wall plane. Wood trim boards matching those used at the outer building corns wrap jambs with a narrow flat stock header. The doorway has an exterior screen door over a flush panel wood door with a small upper lite. A round 3-lite wood sash window flanks the doorway. A flight of concrete steps lead up the concrete landing. Metal railings wrap the landing. The stairs are oriented north, with a sidewalk leading to the driveway. The stairs and landing have a margin troweled smooth edge finish around a rougher finished field. A metal light standard is located along the sidewalk near the driveway.

The frame, front gable garage is clad with T1-11 or similar siding and has front and rear garage doors with wood casings. The gable ends are flush with barge boards.

Landscaping consists of a front and rear lawn. There are mature trees in the front southwest corner (a birch) and rear southeast corner of the site. Foundation plantings wrap around the base of the house and include a Japanese maple adjacent the front entrance. A driveway extends along the north side of the site to the garage.

Alterations based on building permits include: 1968, converted to gas heating including a new furnace and associated piping; and, 1979, upgraded to 220-amp service. Undated alterations include replacing windows with vinyl; the rear shed roof addition; and painting the chimney.

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941 S Highland Drive

Historic Name: ***Bailey, Amanda Wenger and Letice C., House***
Year built: 1930 ca.
Status: Historic Contributing
Secondary Buildings: None
Style: Minimal Traditional
Builder: Bagdon, Chris

Significance

Built ca. 1930 based on the sale of the property by the Bagdons to Amanda Wenger and Letice C. Bailey recorded January 2, 1931 and the city directory listing of the Putnams at the house by 1931

Robert W. and Beatrice E. Putnam lived in the house by 1931 through ca. 1932. Robert worked as a forester with the U.S. Department of Agriculture.

Cecil J. and Nina Dunham lived in the house by 1936 through 1942. He worked as a printer, and by 1942 was printer at Whitman School.

Raymond Floyd and Anna Pilcher lived in the house by 1946 through 1954. He was a teacher at Wenatchee City Schools.

By 1956 through 1970, Mildred E. Stache lived at the house. She was a teacher at Stevens School and by 1966 was retired.

By 1975 Nedra Hill lived in the house, followed by Tom W. Gausman from 1980 through 1986, and then Patrick Kichler by 1994. The owners in are Jacob N. and Kasandra L. Gillaspie.

Physical

The house is a 1 story, frame, Modern period, Minimal Traditional style residence with a rectangular plan, a side gable roof with an internal and gable end wall chimneys. The walls are clad in lap siding and supported on a concrete foundation. Asphalt composition shingles clad the roof. Vinyl windows provide daylighting. The house is on a corner lot, fronting S Highland Drive with Stevens Street along the south, and 1014 Stevens Street abutting on the east. Landscaping reflects contemporary preferences. An attached garage is located at the rear of the house, with the driveway extending from the garage to Stevens Street.

Exterior walls are clad with lap siding having mitered outer corners. Wood vents in the gable ends provide ventilation for the attic.

The roofline steps down at the south end. Gable ends are flush with plain rake moldings. Eaves have minimal overhangs and are closed. Gutters extend along the eaves. A shed roof projects over the attached garage. The rear slope of the roofline is curved as it extends out over the north end of the garage.

The gable end chimney is comprised of red brick with a decorative white pattern at the base and stepped shoulders. The cap has decorative brick corbeling.

Window have flat casings with mitered corners. Window openings consist of large front picture windows with smaller windows on the side and rear facades.

The front entrance consists of a small stoop with a projecting shed roof that extends from the main roofline. A flight of concrete steps lead to the concrete landing. Metal railings flank the stairs and landing. A contemporary paneled door leads to the interior. Plain wood casings with mitered corners wrap the doorway. The north facade features two doorways at grade, one from the house and the other from the garage. Both have contemporary paneled doors. A small shed roof carried on wood brackets projects out over the doorway from the house. The south entrance is on the south end of the east facade and opens to a small concrete landing and a flight of concrete stairs. The entrance has a wall sconce above the doorway. Plain wood casings with mitered corners wrap the doorway.

The attached garage has wood casings around the doorway with a new metal garage door.

Landscaping consists of a front and south lawn. A concrete driveway extends from the garage south to the street. A mature birch is in the southwest corner of the site with smaller trees along the south side. A curvilinear concrete sidewalk leads from the front entrance to the street. There is a small concrete patio area off the south entrance. Foundation plantings wrap the west and south side of the house.

Alterations based on building permits include: 1952, reroofed the building with thick butt asphalt composition shingles; 1981, upgraded to 200-amp service and extended a circuit; and 1983, extended a circuit. Undated alterations include installing vinyl windows, and new doors at all the doorways.

942 S Highland Drive

Historic Name: ***Cannon, John L. and Grace, House***
Year built: 1932 ca.
Status: Historic Contributing
Secondary Buildings: Garage
Style: Tudor Revival, Composite Tudor subtype
Builder: Bagdon, Chris

Significance

Built ca. 1932 based on Suzanne Rich, executrix of Nellie Brown's estate, transferring via Statutory Warranty Deed recorded on October 23, 1931 to the joint trustees L. B. Fuller and O. R. Young, the property. The house had not been built at this time. Suzanne stipulated that developers could only build a residence, and that it could not cost less than $2,500. The Trustees then transferred via Quit Claim Deed the property to C.F. Bagdons to then build the house.

John L. and Grace Cannon and Delila Spencer, widow of Saul Spencer lived in the house by 1935 through 1936. John was born ca. 1888 in South Dakota. By 1940 the family moved to 711 Cedar Avenue Mason City. He was a construction superintendent. Grace was born ca. 1880 in Illinois.

Robert F. and Beulah S. Johnson lived in the house from 1938 thorugh ca. 1940. He was president of Wenatchee Paint & Glass Company. Robert was born in Missouri. Beulah was born ca. 1891 in Washington. The couple owned the house and had two children, Mary Jane Johnson, born ca. 1926, and Robert E.

By 1942, Frank B. and Ethelyn G. Folsom lived at the house. He worked as supervisor with US Forest Service.

Orland E. and Ethel J. Driver lived in the house from 1946 through 1948. He was president and treasurer of Driver & Woodrow, fruit buyers. Woodrow lived just down the street.

Clark W. and Mary M. Johnson lived in the house by 1950 through 1952. He owned and worked at Columbia Valley Realty.

By 1954 through 1956, William C. and Florence M. Shirran lived in the house. He worked as a construction worker at Bonneville Power Administration

By 1954 through 1975, Harry O. and Lettie Barber owned and lived in the house. He was an engineer at Stone & Webster. The Shirrans were also listed as residing in the house during the early part of the Barbers ownership.

By 1980 John Sande lived in the house, followed by Larry A. Heins by 1986, then Carol Creed by 1991, and Peter G. and Julie M. Sanderson by 1994. The owner as of 2019 is Mary Woods.

Physical

The house is a 1 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a cross gable roof and a gable end brick chimney. The walls are clad in brick with stucco at the gable ends and supported on a concrete foundation. Asbestos shingles clad the roof. Leaded-lite wood windows provide daylighting. The house is on a mid-block lot, fronting S Highland Drive with an alley along the rear. Landscaping reflects contemporary preferences. A detached garage is located at the rear northwest corner of the site near the alley, with the driveway extending from the garage to S Highland Drive.

Exterior walls are clad with stretcher bond brick veneer having a raked finish. A soldier course band wraps the base of the wall above the foundation and is interrupted at the outer corners by stretcher bond corners. Brick corbels project out on the front facade below the two picture windows to carry window boxes, both of which

are missing. The gable end stucco has a smooth finish with a fascia board transitioning between the stucco and brick.

The gable ends are flush with thin rake moldings and barge boards having decoratively cut rounded ends. Eaves are closed with minimal overhang.

The red brick chimney is located on the north gable end and has sloped shoulders. The internal brick chimney is brick with a projecting band at the cap.

Window openings have rowlock brick sills, soldier course flat headers, and brick moldings. Windows on the front facade consist of two large picture windows each with a decorative leaded upper lite spanning the width of the picture window. Flat steel lintels span these window openings. A small leaded lite fixed sash flanks the front entrance. A basement window on the north facade consists of glass block. The south facade has a pair of double hung, leaded lite over a single lite windows. Upper lites consist of a large center pane with narrow top and side panes and small upper corner panes. A narrow mullion separates the windows. The north facade features several small double hung window openings, each with a leaded upper lite. The west facade features a pair of windows at the south end, with two single windows in the center and north portion.

The front stoop consists of a front gable roof with V-groove vertical siding in the gable end and curved extension to the north slope of the roof to extend out over the north end of the landing. A flight of concrete stairs lead up to the concrete landing. Metal railings extend along the east side of the stairs and wrap the landing. Slender metal posts support the outer edge of the gable roof. The stairs oriented north with a short sidewalk connecting to the concrete driveway. The porch roof soffit is stained bead board. A through wall mail slot is in the brick wall adjacent the doorway. The doorway features a soldier course header with stacked bond brick jambs.

The north side entrance consists of a concrete stoop landing and stairs with metal railings. This entrance is set below and added shed roof.

Red brick matching the house clads the front of the garage. A wood panel door in the east facade provides access. A concrete block addition extends to the south and west of the garage. The addition has a shed roof off the south side and 2:2 steel sash windows with an upper awning sash. There are two garage doors on the west facade of the garage.

Landscaping consists of front and rear lawns with a mature tree in the southeast corner of the site and the southwest corner of the site. A metal fence encloses the back yard with a concrete fence between the alley and the back yard. A concrete driveway along the north side of the house leads from the street to the garage.

Alterations based on building permits include: 1954, installed a water heater; 1955, constructed a 22 by 24-foot concrete block garage replacing the previous garage, though this work appears to have retained the front portion of the original garage; 1957, installed a covered the porch, upgraded to 200-amp service, added a heater and 5 outlets; 1969, installed an electric dryer and associated wiring upgrades; and 1994, insulation upgrades in the attic, and knob and tube wiring inspection. Undated alterations include the shed roof added off the north side at the entrance stoop; adding the stone cladding and metal railings at the front stoop; free standing pergola added off the east side of the garage; and adding a shed roof with awnings off the rear west facade.

946 S Highland Drive

Historic Name: ***Kemp, Stella and John P., House***
Year built: 1931
Status: Historic Contributing
Secondary Buildings: Garage
Style: Tudor Revival, Composite Tudor subtype
Builder: Bagdon, Chris

Significance

Built in 1931 based on the April 21, 1931 purchase of the house by the Kemps from the Bagdons. The house was under construction as of this time, with the contract stipulating that the Bagdons would complete the second story of the house by installing a toilet and bowl in the bathroom, casings, floors will be laid and finished, and a 4.5 foot wide sidewalk in front of/parallel to the house built along with and 3.5 foot wide sidewalk from the street line to the front door, grade the yard, and seed the lawn. The contract stated that all of this would be done by May 1, 1931.

John P. and Stella Kemp lived in the house from 1931 through ca. 1933. Stella was born ca. 1900 in North Carolina. In 1930 the couple lived at 1002 Park Street in Lincoln, Chelan County. John was born ca. 1891 in England and immigrated in 1897. He worked as a fruit broker. The couple had two children, Gwendoline S, daughter, born ca. 1918 in Washington and Martha M. Thompson, Stella's daughter from a previous relationship, born in Washington. By 1940 the couple had divorced and Stella lived in Seattle and worked as a waitress. John also lived in Seattle.

In 1933 John and Stella Kemp conveyed the property in quit claim to L. B. Fuller and Harold Woldenburg as trustees. The reason for this transfer is not known.

Karl F. and Paula A. Reiniger lived in the house by 1935 through ca. 1945. They owned Reiniger's Grocery (820 Wenatchee Ave N), Reiniger's Cash Groceries (841 Wenatchee Ave S), and Wenatchee Drive-In Market (606 Wenatchee Ave N, also shared with Wenatchee Drive-In Meats owned by William C. Whisnand). Carl was born ca. 1895 in Montana. The couple owned the house. Paula, also Paula A. Spanton, was born ca. 1907 in Minnesota. Paula worked as a designer at a women's Apparel shop. Paula's mother, Mary Alice Spanton, born ca. 1872 in Iowa and widowed, lived with the family. The couple had three children, Calvin, born ca. 1926, Donna Mary, born ca. 1932 just before moving into house, and Noyce Wyman Reiniger, son, born ca. 1934.

By 1946 through 1956, Edward and Christine Richter lived in the house. He worked as farmer.

Larry R. and Virginia B. Walsh lived in the house by 1958. He worked as staff manager at Prudential Life Insurance of America.

Thomas E. Deepar lived in the house by 1959 through 1960, followed by Marshall A. Sandercok by 1963, then Donald E. and Josephine E. Garvik from 1966 through 1973. Donald worked for the U.S. Department of Agriculture. By 1975 Terry A. Sorom lived in the house, followed by David M. Sands by 1980, then John Worthington by 1983, and Rosalie Dwyer by 1991 through 1994. The owners in 2019 are Joseph and Jennifer Beach.

Physical

The house is a 1.5 story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a cross gable roof with north and south dormers, and a gable end wall chimney. The walls are clad in brick, lap siding, and shingles and supported on a concrete foundation. Asphalt composition shingles clad the roof. Wood and vinyl windows provide daylighting. The house is on a corner lot, fronting S Highland Drive with Stevens Street along the south, and an alley on the west. Landscaping reflects contemporary preferences. A detached garage is located at the rear southwest corner of the site, with the driveway extending from the garage to Stevens Street.

Exterior walls are clad with shingles with brick at the front cross gable entrance stoop and lap siding in the gable ends.

The roof has flush gable ends with rake moldings and boxed eaves with minimal overhangs. There are slight returns at the gable ends. The north and south dormers consist of a pair of gable roofs with a connecting shed roof. Each dormer has three window openings.

The gable end chimney is comprised of red brick with a raked finish and decorative corbeling at the cap. The internal chimney is brick and located on the north slope of the rear cross gable.

Window openings have flat casings. The two original leaded 3:1 double hung windows remain on either side of the gable end chimney. The front facade has two large picture windows with contemporary glass. Window openings on the side and rear facades all feature vinyl windows and occur in single and pairs corresponding to internal building layout.

The front entrance consists of a projecting stoop with a concrete landing and stairs. Cream colored brick quoins highlight the entrance jambs and the flat header, with a red brick keystone. A wall sconce flanks the entrance. An original 6-lite wood window is in the gable end above the doorway. A wood batten door with a small upper lite provides access to the interior. The inner walls of the vestibule consist of scored plaster.

The front gable frame, two-bay garage is clad with shingles at the first story and lap siding at the half story. An added shed roof projects off the west side of the garage. The roof has flush gable ends with narrow rake moldings and boxed eaves. A fascia board at the gable ends transitions between the two siding materials. Doorways feature flat casings. A metal wall sconce is located on the wall east of the garage doorways.

Landscaping consists of a front and rear lawn. There is a mature tree in the southeast corner and south side of the site, and west of the house. A wood fence encloses the back yard. A concrete walkway leads from the front entrance to the street. Concrete retaining walls extend along the outer edge of the front yard.

Alterations based on building permits include: 1951, installed a new dryer and associated wiring; 1958, upgrades to the side sewer; 1959, conversion to gas including a new furnace and piping; 1971, upgrade to 200-amp service; and, 1983, wiring upgrades for the furnace. Undated alterations include adding skylights, installing vinyl windows, adding a shed roof off the north facade and a deck off the northwest corner of the house.

Stevens Street

1014 Stevens Street

Historic Name: ***Birk, Thomas C. and Olga C, House***
Year built: 1929 ca.
Status: Historic Contributing
Secondary Buildings: None
Style: Tudor Revival, Tudor Cottage subtype
Builder: Bagdon, Chris

Significance

Built ca. 1929 by the Bagdons according to the Polk's Wenatchee City and Chelan County Directory listing Chris F. and Sylvia J. Bagdon, builders, at the house in the 1929-1930 directory. Platted in 1926 as a single lot that included the current 941 S Highland Drive lot and house, the Bagdons purchased the entire lot from Nellie May Brown in September of 1928 and took out a mortgage that year for construction of both the 941 S Highland Drive and 1014 Stevens Street houses. The Bagdons sold the 1014 Stevens House to Thomas C. and Olga C. Birk ca. 1930. The house was first listed in city directories as 945 S Highland Drive and changed to 1014 Stevens in 1945.

The Birks, Thomas C. and Olga C., lived in the house from ca. 1931 through ca. 1935. Thomas worked as an electrician with the Great Northern Railway. Thomas was born ca. 1900 in Norway and immigrated in 1923. Alga was born in Washington state ca. 1908, though both of her parents were from Norway.

The Singers, Wallace W. and Ina D. lived in the house briefly by 1936 through ca. 1937. Wallace worked as a resident engineering for the State Highway Department, but by 1938 the couple was no longer listed within the city directories.

The Patons, Kenneth D. and Norine S., lived in the house briefly by 1938. Kenneth worked as a transit man for an engineering company.

Marjorie Robison, although married to Dwight Robison, bought the property as her own on September 25, 1939 for 10 dollars. The Robison's lived in the house through 1945 when Marjorie sold the property to the Barnett's on January 24, 1945 for $6,000.

The Barnetts, Lindon F. and Irene R, lived in the house from 1945 through ca. 1949. No occupation was listed for the couple.

The Samples, Albert P. and Pearl M., lived in the house by 1950, however no occupation was listed.

The Spurgeons, Kenneth M. and Barbara, lived in the house by 1952 through ca. 1953. The couple owned The Orondo a tavern at 111 Orondo Avenue, which is different from the Orondo Café at the same location but owned by L. D. Clinton.

The Heyles, Allen T. and Virginia, lived at the house by 1954 through 1956. Allen worked as a field representative for the Department of Labor and Industries.

The house stood vacant in 1957 and 1958. By 1960, the Ayers, William T. and Ann L., lived in the house. William worked as a salesman for the Western Gas & Power company. By 1973 through ca. 199, Robert O. Hawkes lived in the house. As of 2019, Justin and Hailee Pell are listed as the property owners.

Physical

The house is a 1.5-story, frame, 20th Century Revival period, Tudor Revival Cottage style residence with a rectangular plan, a front gable roof with clipped gable ends, shed roof dormer on the west slope, a shed roof enclosed stoop, and a hip roof carried on decorative brackets at the front stoop. A shed roof extends to the rear. The walls are clad in lap siding. Asphalt composition shingles clad the roof with features prominent rake moldings and boxed eaves. A concrete foundation supports the structure. Wood multiple lite double hung and casement and vinyl and aluminum single hung and horizontal slider windows provide day lighting. An external sidewall brick chimney services the building. The house fronts south on to Stevens Street with an open lawn along the south, north, and west sides and the alley along the east side. Landscaping reflects contemporary preferences with a mature tree in the southeast corner of the parcel planted early in the site's development. An added car port is in the southwest corner of the site. This was one of only three houses built in Brown's First Addition with an attached garage, and the only house oriented towards Stevens Street.

Exterior walls are frame and clad with lap siding with mitered outer corners having metal caps. This siding extends to the rear addition with a thin vertical board marking the transition. A board formed concrete foundation supports the structure.

The roof features flush gable ends with decorative rake moldings and slight returns at the eaves. Eaves on the main roof and shed roof dormer have minimal overhang and are boxed with a thin fascia board along the outer edge. The shed roof at the rear former garage (converted post 1949 to living space) continues the same boxed eave overhang with metal flashing along the top edge of the eaves. The hip roof at the front stoop is carried on built-up decorative brackets. The enclosed west side entrance stoop features a shed roof with exposed rafter ends, slight eave overhang and metal flashing around the outer edge.

Windows feature flat casings with a raised outer decorative profile, and projecting wood sills. Most of the original windows have exterior aluminum storms. The house has a pair of 8-lite casements. The front facade features a pair of double hung first and half story windows. The first story windows have decorative muntins in their upper sash and a single lower pane. The half story windows are 6:1. Added shutters flank the window openings.

The east facade features wood louvers flanking the chimney, with a 2:2 wood window north of the chimney. Added window openings at the north end of the facade and at the former garage consist of vinyl and aluminum horizontal sliders with an aluminum slider at the basement. At least one wood 1:1 window provides day lighting on the north facade at the first story. The shed roof dormer has a pair of 2:2 double hung wood windows. The west stoop features a pair of 4-lite casements on the south facade and a large 4-lite fixed sash on the west.

The front entrance is in the west half of the facade and accessed via two concrete steps and a landing. The doorway features flat casings with an inner raised decorative profile. A two panel with an upper lite door provides access to the interior. A new wall sconce and soffit light provide lighting at the doorway. Concrete sidewalks connect to the street and to the new garage in the southwest corner of the site. The west entrance consists of an enclosed stoop.

The side wall exterior chimney has stepped shoulders with a wide main stack. The chimney consists of red brick with a raked finish and clinker bricks decoratively interspersed within the main field and along the outer edges of the chimney. An ash clean out is located at the base of the chimney. Metal flashing transitions between the chimney and the main roof. A metal tie rod connects the stack to the roof framing.

An added carport and associated concrete driveway occupy the southwest corner of the site. A contemporary low wood slat fence extends around the front of the property and between the carport and the back yard. The tree in the front yard is a Norway Maple or similar.

Alterations include conversion of the former garage to living space; installation of aluminum and vinyl windows; construction of the carport, associated driveway, and the wood fence around the site; and adding the vinyl shutters and exterior lighting on the front facade.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1926 - 1938

Significant Dates

1926, platted and first buildings constructed

1938, last buildings constructed within the plat

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Bagdon, Christopher "Chris" F. (Builder)

Statement of Significance Summary Paragraph
(Provide a summary paragraph that includes level of significance and applicable criteria.)

The Brown's First Addition District in Wenatchee, Washington is significant at the local level under Criterion A as a cohesive residential development that represents the broad pattern of Wenatchee's residential growth and as a streetcar suburb. The District is also eligible under Criterion C as a collection of single-family residences all constructed within a 12-year period by master builder, Christopher "Chris" Ferdinand Bagdon. The homes embody the distinctive characteristics of their period of construction and reflect popular architectural styles and house forms from the late 1920s through the 1930s.

The period of significance begins in 1926, the date of construction of the oldest houses (900, 916, 903, and 907 S Highland Drive) within the plat and ends in 1938, the construction date of the last houses in the plat (937 and 939 S Highland Drive).

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

BROWN'S FIRST ADDITION

The Brown's First Addition is a residential development located within the city of Wenatchee in Chelan County. The Addition is located southwest of Wenatchee's historic downtown core. The city of Wenatchee is located on the western shores of the Columbia River, south of the river's confluence with the Wenatchee River. The rivers flow through the Wenatchee Valley and two dams along the Columbia River, Rocky Reach to the north and Rock Island to the south, define the north and south borders of the valley. The Wenatchee Mountains wrap the valley to the south and west. Although the foothills of the Cascade Range rise to the west of the community, Wenatchee is within the range's rain shadow. The area has a semi-arid climate, with cold winters and hot summers. The nearby rivers and irrigation projects provide water to the city and its surrounding agricultural land.

Wenatchee History: Pre-contact, Settlement, and Early Residential development

The Wenatchi people have called the area now known as Wenatchee (both the city and the surrounding valley) home since time immemorial. The confluence of the Wenatchee and Columbia rivers was a key council and trading area for the Wenatchi and other Columbia Plateau tribes. The Wenatchi hunted, fished, and gathered food according to the seasons. They were accomplished basket weavers, crafting intricate baskets with different forms and designs.[1]

Nonnative traders arrived in the region in the 1810s, seeking to profit from the area's natural resources. Northwest Company explorer and fur trader, David Thompson, and his crew arrived at the mouth of the Wenatchee River in 1811.[2] However, the first nonnative settlement in the Wenatchee area occurred in the early 1870s when Samuel C. Miller and brothers Franklin and David Freer established the Wenatchee Trading Post in 1871 or 1872 at the mouth of the Wenatchee River. Miller and the Freers purchased the business from two men

[1] Richard Scheuerman and John Clement, *The Wenatchee Valley and its First Peoples: Thrilling Grandeur, Unfulfilled Promise* (Walla Walla, WA: Color Press, 2005), 36-37.
[2] Scheuerman and Clement, 52.

named Ingram and McBride. Miller served as the first postmaster beginning in 1884 for the fledgling community (misspelled as "Wanatchee" before being corrected in 1889).[3]

Rapids on the Columbia River hampered travel up the river to Wenatchee and limited settlement in the valley at first. Eventually, steamboats did service the area by the 1890s, but river conditions could delay travel. Don Carlos Corbett platted the first Wenatchee townsite in August 1888. Eight more additions were platted and added to the town between 1889 and 1892 and the population grew from 108 in May 1891 to 300 by January 1892.[4]

Seattle entrepreneurs began to pursue railroad development in the area forming the Wenatchee Improvement Company in 1890 to buy up land in anticipation of the Great Northern Railway constructing a depot in the area. The investors in the Wenatchee Improvement Company reorganized as the Wenatchee Development Company in November 1891 and consulted with the Great Northern Railway in surveying and platting a townsite, south of the original Wenatchee townsite. The new plat was filed with Kittitas County (Chelan County had not yet been formed) on May 6, 1892.[5] The town's street grid paralleled the railroad and the Columbia River. Businesses made the move to the new townsite and the railroad arrived from Spokane on October 17, 1892. The line was completed to Seattle in 1893. The town was incorporated in January 1893 following a vote in December 1892. The community grew during the 1890s, despite the financial depression that swept the nation in 1893 (i.e. the Panic of 1893). By 1900, Wenatchee's population had grown to 451.[6] In 1899, Kittitas County was divided to create a new county—Chelan County—reflecting the growth of Wenatchee and the surrounding area as well as the difficulty in navigating westward to the Kittitas County seat in Ellensburg. Wenatchee was made the county seat of the new county.

Irrigation projects in the early 1900s, like the construction of the Highline Canal in 1903, expanded the agricultural success of the Wenatchee Valley. Coupled with its railroad connection, Wenatchee soon became a prominent agricultural region well known, in particular, for its apples. In 1904, Wenatchee shipped out nearly 600 rail cars of apples and shipped over 2,000 cars in 1909—each car could carry 630 boxes of apples.[7] The apple industry, along with other agricultural operations, was more than just growing and harvesting; as production increased, the industries grew to include large packing houses to process, pack, store, and then ship the produce.

The population soared with this agricultural and economic growth over the next three decades, reaching 4,050 in 1910, 6,324 in 1920, and 11,627 in 1930. Construction in the city boomed to keep pace with the population growth, reflected in the number of domestic, commercial, social, and civic buildings built during the first half of the twentieth century.[8] Growth in the city steadily grew between 1900 and 1914, but had dipped by 1916, likely a result of the U.S. involvement in World War I.[9] Following the end of World War I, property values in the city

[3] Laura Arskey, "Wenatchee – Thumbnail History," *The Free Online Encyclopedia of Washington State History,* June 10, 2008, https://www.historylink.org/File/8634 (accessed July 30, 2019).
[4] Michael Sullivan and Eugenia Woo, "Downtown Wenatchee Historic District," National Register of Historic Places nomination (listed TKTK), Section 8, Page 3.
[5] Sullivan and Woo, Section 8, Page 4.
[6] Washington State Office of Financial Management, Forecasting Division, "Decennial Census Counts of Population for Cities and Towns," https://www.ofm.wa.gov/washington-data-research/population-demographics/population-estimates/historical-estimates-april-1-population-and-housing-state-counties-and-cities (accessed July 31, 2019).
[7] Amanda L. Van Lanen, "'We Have Grown Fine Fruit Whether We Would Or No': The History of the Washington State Apple Industry, 1880-1930," PhD diss., Washington State University, 2009, 83.
[8] Sullivan and Woo, Section 8, Pages 7 and 8.
[9] R.L. Polk & Co., Inc., "Polk's Wenatchee City and Chelan County, Directory, 1925-26" Vol. XI (Seattle: R.L. Polk & Co., Inc, 1925), 6. The assessed value of property in 1914 was $3.49 million, dropped to $2.67 million in 1916, but had crept back up to $2.85 million in 1918.

increased, nearly doubling between 1918 and 1924, from $2.85 million in 1918 to $5.5 million in 1924.[10] While it appears there may have been a decrease in the sheer volume of construction in the city as the fallout from the 1929 stock market crash reverberated across the nation during the Great Depression, Wenatchee was mostly unscathed due to the continuing success of the region's apple orchards as well as the construction of the nearby Rock Island Dam (opened in 1933).[11] Demand for apples continued to grow, with Wenatchee shipping out over 24,000 rail cars of apples in 1930.[12] And the prominence of apples in Wenatchee over other produce allowed Wenatchee growers to focus their marketing efforts primarily on apples increasing brand recognition nationwide—unlike growers in the city's prime competitor, Yakima, who had to market cherries, pears, peaches, and plums.[13]

As the city grew in population, it also grew in physical size with residential neighborhoods expanding out to the west, north, and south of downtown. The earliest residential construction in the city occurred either close to the downtown commercial core or were scattered further afield as part of small farmsteads. Residential construction through the early 1920s generally followed this earlier precedent, but with construction occurring more consistently near the city center and fewer scattered residences constructed. By the mid-1920s, residential construction had pushed out from the city center, to the west of downtown, in clearly defined plats and additions including Brown's First Addition. While there was some infill continuing in older plats between the mid-1920s and 1930s, most of the residential construction occurred in these new developments to the west. The pattern of new developments extending to the north and west of the commercial core and oldest residential neighborhoods continued after World War II redeveloping the former fruit orchards west of downtown.

Platting and Construction in the Brown's First Addition

The future site of Brown's First Addition was first owned by John Thomas (ca.1856-1921) and Nellie May Brown (ca.1859-1931).[14] John was born ca. 1856 in Illinois to English parents. Nellie was born ca. 1859, also in Illinois. They married ca. 1880 and had three children together: Gracie, Susanne M. and Ailene. Through their children's birthplaces, one can trace the Brown's steady move westward from Illinois. Gracie was born ca. 1882 in Illinois, Susanne M. was born ca. 1895 in Kansas, and Ailene was born ca. 1903 in Colorado. By 1910, the couple had moved to Wenatchee where John worked as a farm rancher. They had a mortgage on the home at 156 Emerson Street South.

Around the turn-of-the-century the Brown's sold part of their land holdings to R. and B.M. Livingstone who platted the Morningside Addition in 1905.[15] For reasons unknown, the Brown's purchased Lots 1 and 2 of Block 2 within the Morningside Addition in 1912. After John died in 1921, Nellie took over ownership of the property.

Eventually, Nellie decided to replat Lots 1 and 2 into several sub lots in 1926; which she named Brown's First Addition. The plat was two blocks, each with 12 lots, for a total of 24 lots. At the time Wenatchee was experiencing its biggest population boom, gaining over 5,000 people in 10 years.[16]

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[10] "Polk's Wenatchee City and Chelan County, Directory, 1925-26," 6.
[11] Arskey, "Wenatchee—Thumbnail History."
[12] Van Lanen, 131.
[13] Van Lanen, 196-197.
[14] "Brown's First Addition to Wenatchee Chelan Co. Wash.," Plat, Wenatchee, Washington (1926), via City of Wenatchee.
[15] "Morning Side Addition to Wenatchee," Plat, Wenatchee, Washington (April 1905), via City of Wenatchee.
[16] Sullivan and Woo, Section 8, Page 8.

Shortly after platting, Nellie began selling individual lots. Per a *Spokesman Review* article, it was noted that "Mrs. J.T. Brown sold 24 lots on Highland Drive to C.F. Bagdon."[17] Reportedly Bagdon had plans to build modern bungalows costing between $3,500 and $5,000 on each lot. The total investment would be around $100,000.

Upon Nellie's death, her daughter, Suzanne (Susanne) Rich (executrix of Nellie's estate) sold Lot 9 of Block 1 to the Bagdons as well. L.B. Fuller who had purchased Lot 10 of Block 1, sold it to the Bagdons in 1938. Its sale led the Bagdons to acquire all of the property within Brown's First Addition.

According to the Bagdons' grandson, Larry Bagdon, grandfather would acquire a lot, construct a house on the property, and then move the family into the completed house while constructing the next house. Once the next house was complete, they would move into that house and then sell the previous house. While the Bagdon family may not have actually lived in all 24 houses within the Brown's First Addition, according to the city directories they at least lived in 908 Highland Drive (in 1927) and 945 Highland Drive (now 1014 Stevens Street, in 1929). By 1931, the Bagdons moved at 530 Kittitas St, outside of Brown's First Addition. All 24 houses within the Brown's First Addition were constructed by Chris Bagdon between 1926 and 1938. Chris did not design the houses. Instead most likely he utilized designs from plan books or local lumber yard, or hired an architect.

After Construction - Ownership and Occupancy within the Brown's First Addition

Many of the occupants of the houses within the Brown's First Addition over the years owned, managed, or worked at local Wenatchee businesses. The occupations of the property owners and residents were largely white collar and fell within the middle class. Occupations included:

- Store and business managers
- Small retail shop owners
- Teacher
- Lawyer
- Salesmen
- Store clerks
- Railroad engineer

The houses constructed within the Brown's First Addition were typically sold to couples, many of whom had young children.

Architectural Styles

The following architectural styles are common throughout the Brown's First Addition, with most houses constructed in the Tudor Revival style. Subtypes are identified under each style as applicable.

Colonial Revival. An enduring style within the United States, Colonial Revival houses recall the Federal and Georgian style buildings constructed during the nation's early years. Colonial Revival houses are not direct copies of these styles; instead they utilize key design elements, including symmetrical main facades, double-hung windows, side gabled or hipped roofs, cornices with dentils or modillions, and prominent front entrances that may feature sidelights, fanlights, pediments, and columned porches or porticos.[18] Colonial Revival houses may be two to two-and-a-half stories or may be single story bungalows. The two Colonial Revival bungalows within the historic

[17] "20 Acre Orchard Sold for $40,000" – Spokesman Review, Feb 18, 1926.

18. Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 321-326.

district are 903 S Highland Drive (1926) and 908 S Highland Drive (1927). The two 2-story Colonial Revival houses are 924 S Highland Drive (1930) and 937 S Highland Drive (1938), of which the later is an example of Garrison Revival a subtype of the broader Colonial Revival style.

Garrison Revival gained popularity for residential construction in the United States from ca. 1930 through the early 1970s. This subtype drew inspiration from early New England homes built in the 17th Century, including Paul Revere's House (ca. 1680) and William Boardman's House (1692). A key characteristic is the overhanging second story along the front facade, often with turned pendants hanging at the outer corners or spaced evenly along the facade. Typically, side gable in form, the buildings generally have flush to minimal eave and gable overhangs. Gabled wall dormers can interrupt the roofline on the front facade. Double hung wood windows, symmetrically arranged, with multiple panes in the upper sash are the common window configuration. Examples can also include shutters, and bay or box windows at the first story. Entrances are often either recessed or flush and can have decorative surrounds.[19]

Craftsman. This architectural style sprang form from the Arts & Crafts movement, a design movement that gained popularity in the United States through the work of furniture designer Gustav Stickley. Stickley published *Craftsman* magazine, which showcased his furniture designs and even included house plans. This style was popular with American working-class families during the early 1900s. Craftsman-style houses are typically one to one-and-a-half stories. Craftsman houses often feature asymmetrical façades, low-pitched roofs, porches with tapered or squared piers, and exposed or decorative structural members.[20] The Craftsman house within the historic district is 907 S Highland Drive (1926), built toward the later end of the style's popularity.

Minimal Traditional. Houses designed in this architectural style bridge the gap between the more traditional period revivals of the 1920s and the modernism of the 1950s and 1960s. Minimal Traditional houses, with their simplified architectural features and compact form, became popular during the Great Depression. These houses are typically one-story with close eaves, small to nonexistent front porches, and usually a front-facing gable and large chimney.[21] The two Minimal Traditional houses within the historic district are 939 S Highland Drive (1938) and 941 S Highland Drive (1930).

Tudor Revival. The houses represent several subtypes within the over-arching Tudor Revival style reflecting the popularity of these subtypes. Common features of the Tudor Revival style, which loosely interprets the decorative elements of the Jacobean and Elizabethan buildings of the of late Medieval period in England, include: a dominant cross-gable on the front façade, steeply pitched roofs, decorative half-timbering, tall narrow windows often grouped, and massive chimneys. Gable details, patterned brickwork, and round or Tudor arches are also trademarks of the style.[22]

The Tudor Cottage subtype consist of a smaller-scale, compact form ranging in height from one to one-and-a-half stories with arched entrances and doorways. Roofs tend towards side gables, often with clipped gable ends or shingles in the gable ends, and a steeply pitched cross gable over the front entrance. Chimneys occupied

19. Michael, Houser, "Garrison Revival, Architectural Style Guide," *Washington State Department of Archaeology and Historic Preservation*, https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/garrison-revival (accessed July 24, 2019); McAlester, *A Field Guide to American Houses,* 322.
20. Caroline T. Swope, *Classic Houses of Seattle: High Style to Vernacular, 1870-1950* (Portland, OR: Timber Press, Inc., 2005), 102.
21. Swope, *Classic Houses of Seattle,* 204; McAlester, *A Field Guide to American Houses,* 478.
22. McAlester, 355-358.

prominent front facade or end wall locations with decorative brickwork.[23] Good examples include 921 S Highland Drive (1928), 912 S Highland Drive (1927), and 933 S Highland Drive (1931).

The Composite Tudor subtype blended Tudor Revival and Colonial Revival design elements and were larger in scale that the Tudor Cottage subtype. This included using brick detailing to mimic Palladian window configurations, double front gables, front entrance porticos, and the use of shutters. Good examples include 904 S Highland Drive (1927), 923 S Highland Drive (1930), and 920 S Highland Drive (1928).[24]

Developers and Builders – Bagdon Family

Christopher F. Bagdon (1889-1963) and his wife, Sylvia Bagdon (1892-1993), native Minnesotans, moved to Wenatchee sometime between 1920 and 1925. Christopher "Chris" was born on December 5, 1889, in Redwood Falls, Minnesota to German-born parents. He married Sylvia Jane McDougall on November 12, 1912, in Redwood, Minnesota. Also from Minnesota, Sylvia was born in 1892 to Canadian-born parents Archibald and Elizabeth McDougall. Together the Bagdon's had three children: Harriet Faye (1919-2012), Donald Patrick (1926-2006) and Robert Lee "Blue" (1930-2011).

Before moving to Wenatchee, Chris owned and managed a general store. He transitioned to home building while still in Minnesota. According to the Bagdon's grandson Larry Bagdon, Chris and Sylvia had a relative already living in Wenatchee, which prompted their move westward.[25] During their first decade in Wenatchee, Chris worked as a home builder, constructing the properties within the Brown's First Addition starting in 1926. He was one of at least two-dozen contractors working in the city of Wenatchee during the late 1920s and 1930s.

While working on the properties within the Brown's First Addition, Chris and Sylvia also platted Bagdon's First Addition in 1931. This addition established 30 lots between Yale Avenue and Miller Street, 20 along Lindy Street and 10 along Cherry St (only the north side of Cherry Street). The Bagdons owned the property, along with Jacob H. and Minnie Miller. It is unclear if Chris built any of the properties within this addition. Other known Bagdon projects are limited to two homes on Columbine Street (1938-39) and a home on Columbia Street (1939). The specific locations of these properties are unknown.

In 1939, after completing the work in the Brown's First Addition, Chris Bagdon left the day-to-day contractor world and purchased the former Wenatchee Sash & Door Company (760 S Wenatchee Avenue) which had been repossessed by the bank. They renamed the business Bagdon's Builders Supply. The company supplied builders with materials and also constructed wood windows. At the beginning of World War II, the company received a lucrative contract from the U.S. Army to construct wood windows for barracks in Alaska. This contract carried the business through the war years. After the war, the company eventually morphed into the cabinet making, operating in the same building on Wenatchee Avenue (as of 2019). Eventually Chris's two sons—Don and Bob—

23. Robert Schweitzer and Michael W. R. Davis, *America's Favorite Homes: Mail-Order Catalogues as a Guide to Popular Early 20th-Century Houses* (Detroit: Wayne State University Press, 1990), 182-184.
24. Schweitzer and Davis, *America's Favorite Homes*, 185-187; Michael Houser, "Tudor Composite, Architectural Style Guide," *Washington State Department of Archaeology and Historic Preservation*, https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/tudor-composite (accessed August 1, 2019).
25. Larry Bagdon interview.

took over the family business. Bob's son, Larry Bagdon, and son-in-law Rick Nieman, took over the business upon Bob's retirement in 1990 and today the company continues to be run by members of the Bagdon family.[26]

Conclusion

The Brown's First Addition is significant as an example of an intact builder-designed residential neighborhood with a high level of integrity. The addition reflects both the effort of the Bagdons to develop each property themselves utilizing then popular architectural styles and general residential patterns occurring in Wenatchee during in the 1920s and 1930s.

26. Larry Bagdon interview; The Wenatchee World Staff, "Robert Lee 'Blu' Bagdon," *The Wenatchee World*, August 21, 2001, https://www.wenatcheeworld.com/tributes/obituaries/robert-lee-blu-bagdon/article_6ad3ec4d-e71d-5b3a-8a7d-b213b6a96b82.html (accessed July 30, 2019).

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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demographics/population-estimates/historical-estimates-april-1-population-and-housing-state-counties-and-cities. Accessed July 31, 2019.

"Wenatchee Student Tops Honor Roll – *Spokesman Review*: Jan 28, 1939.

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X_State Historic Preservation Office
____Other State agency
____Federal agency
_X_Local government
____University
_X_Other
Name of repository: Chelan County Assessor

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 5 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates
(enter coordinates to 6 decimal places)

	Latitude	Longitude		Latitude	Longitude
1	47.411569	-120.315926	3	47.409719	-120.314571
2	47.411541	-120.314598	4	47.409743	-120.315901

Verbal Boundary Description (Describe the boundaries of the property.)

The east edge starts at the center of Stevens Street at the south end, extends north along the center line of the 20-foot wide alley east of S Highland Drive to the center of Russell Street. The north edge continues west along the center line of Russell Street. The west edge continues south along the center line of the 20-foot wide alley west of S Highland Drive to the center of Stevens Street. The south edge continues east along the center line of Stevens Street to the starting point. This boundary encompasses the original plat blocks and lots. Total acreage within this boundary is 5. The historic district resides within Township 22, Range 20 East, section 10.

Boundary Justification (Explain why the boundaries were selected.)

The boundary for the historic district encompasses the entirety of the original Brown's First Addition.

11. Form Prepared By

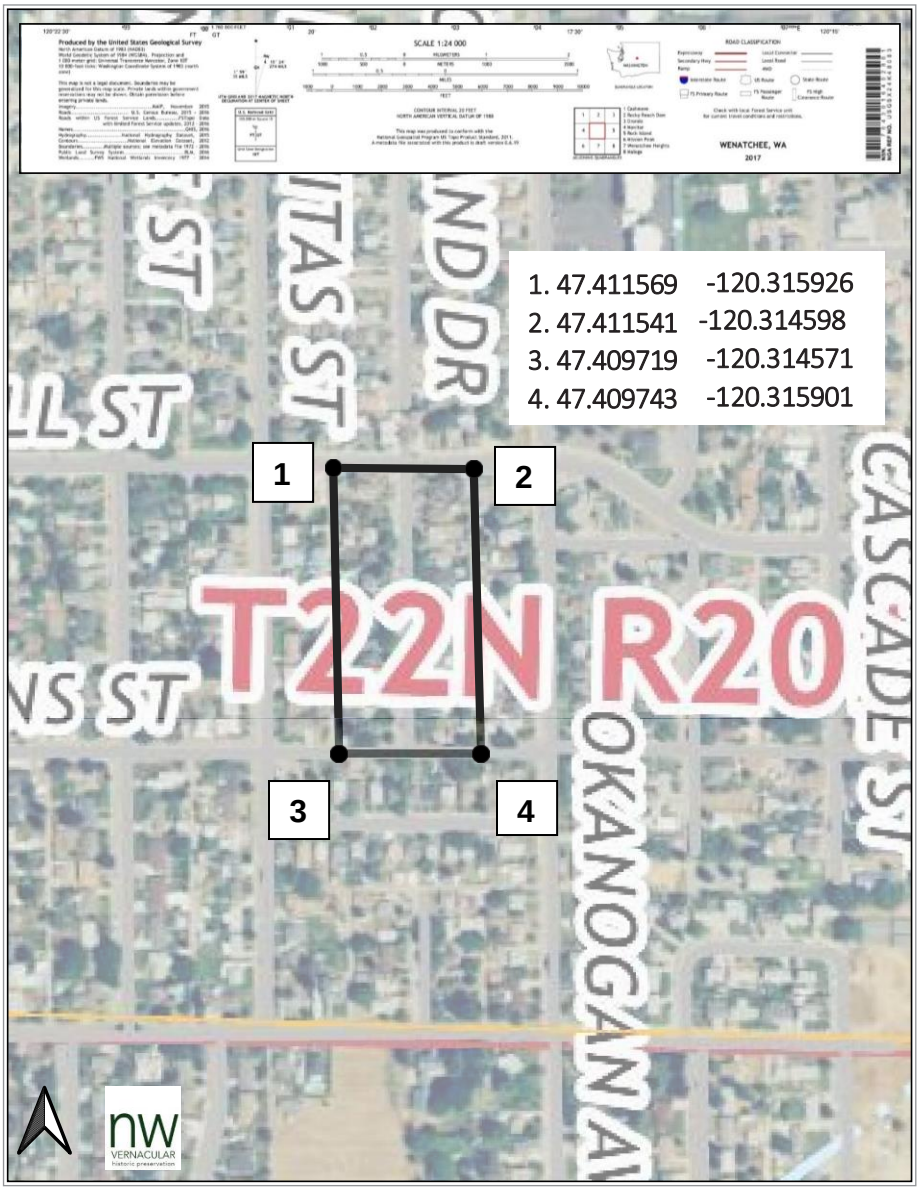
name/title Spencer Howard and Katie Pratt (Edited by DAHP Staff)
organization Northwest Vernacular, Inc. date June 10, 2020
street & number 3377 Bethel Rd SE Suite 107 #318 telephone 360-813-0772

city or town Port Orchard state WA zip code 98366
e-mail spencer@nwvhp.com

Additional Documentation

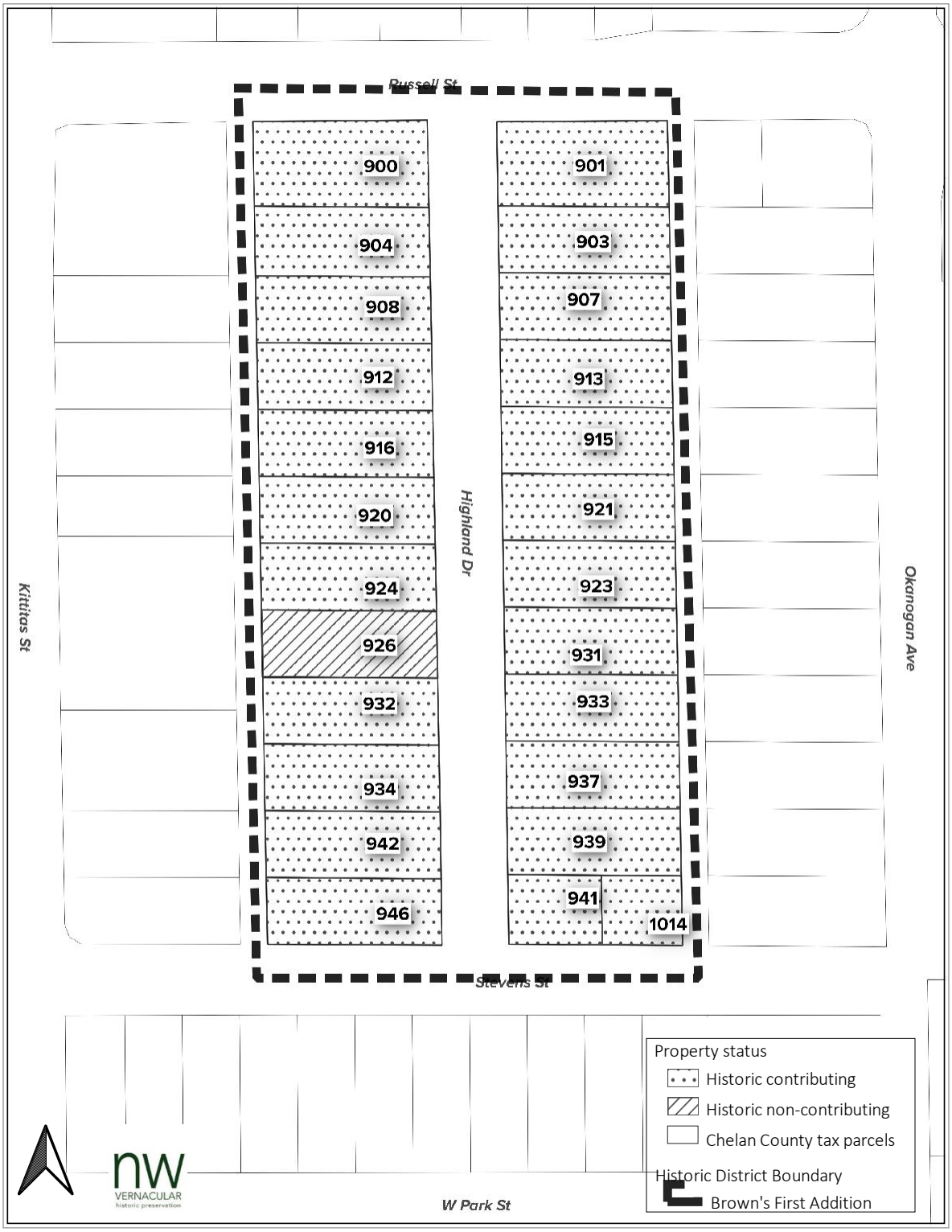
Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.

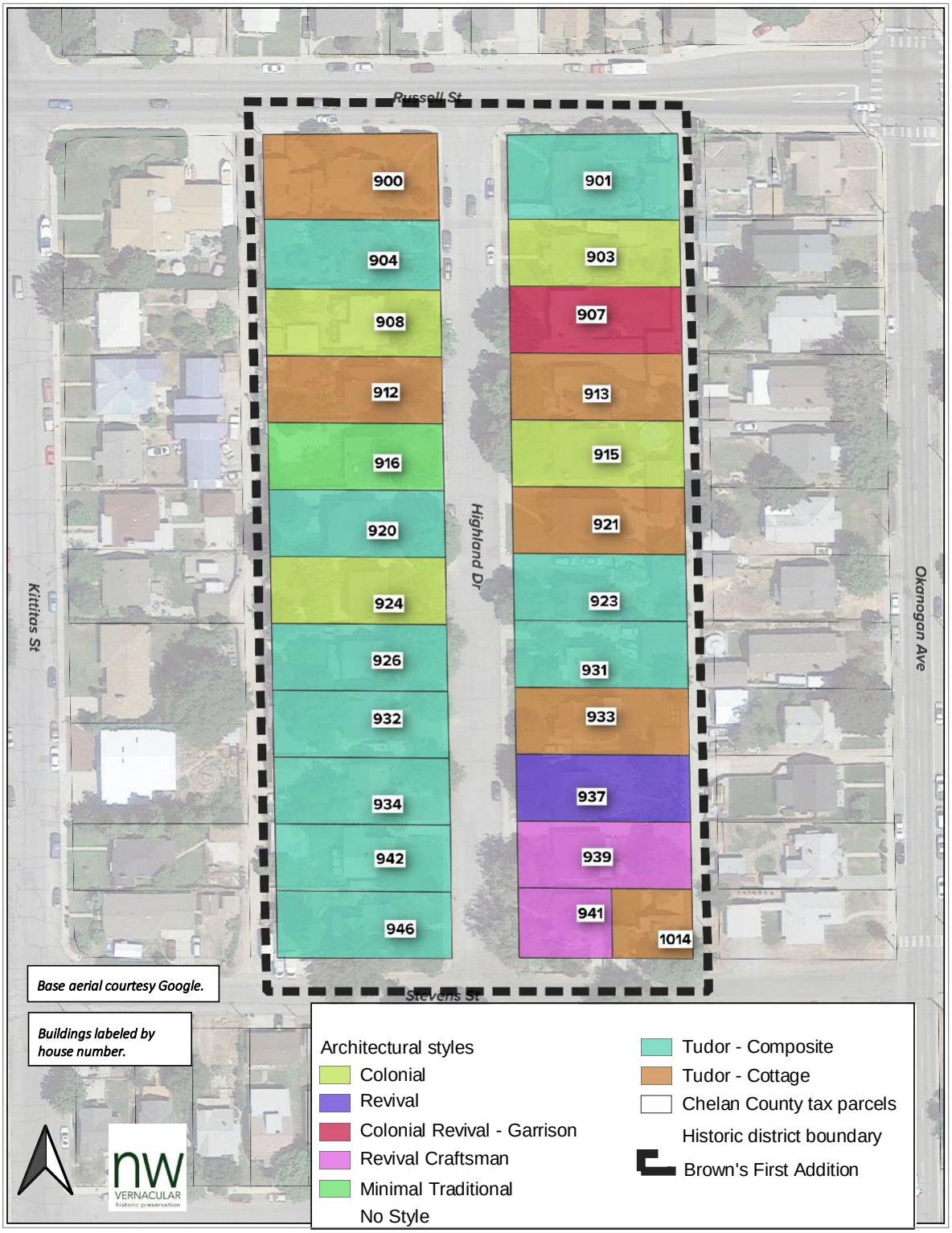


USGS Topographic Map detail with latitude and longitude points shown relative to the historic district boundary. An inset detail of the full topographic map legend is at the top.

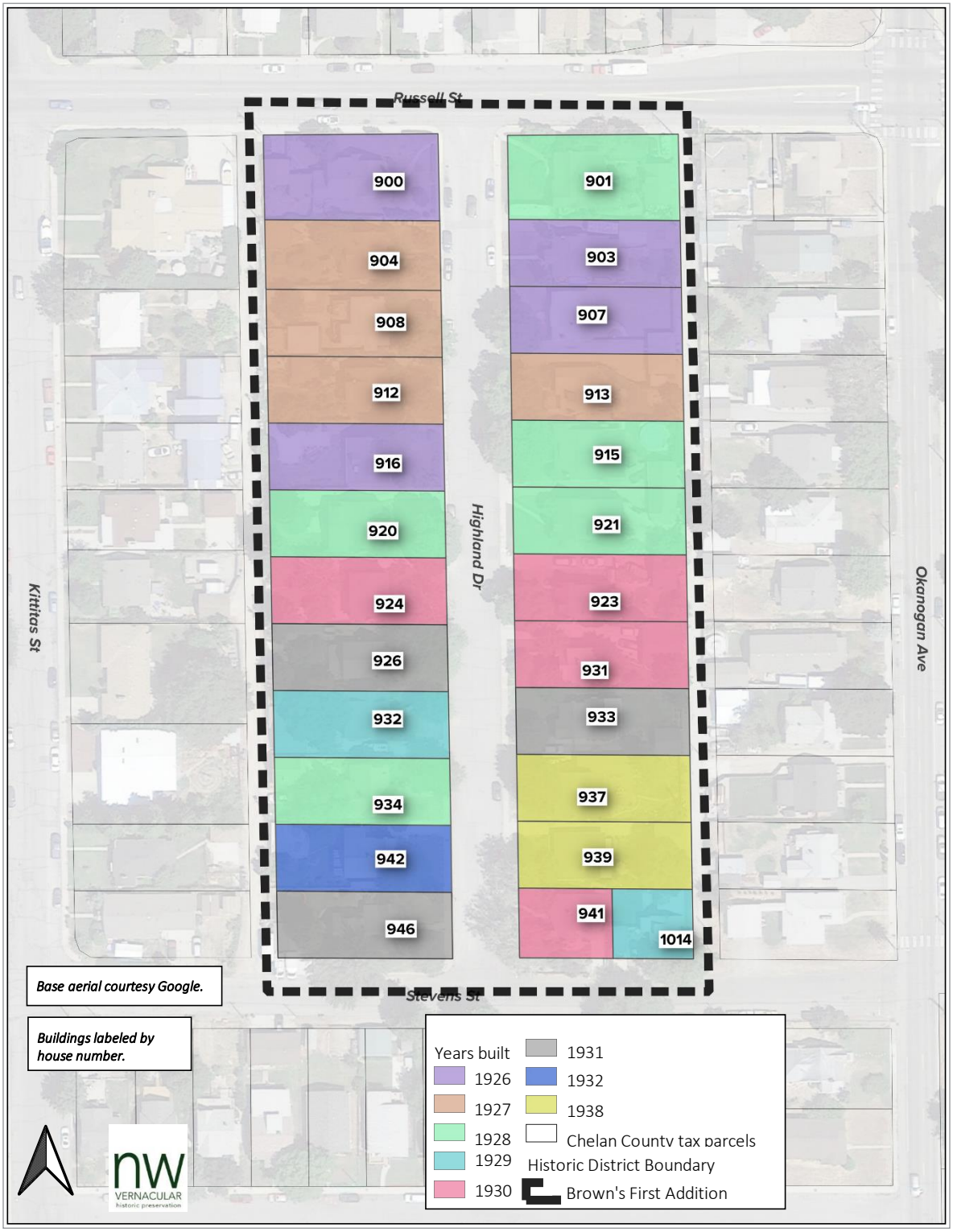
USGS Topographic Map overlaid with the historic district boundary



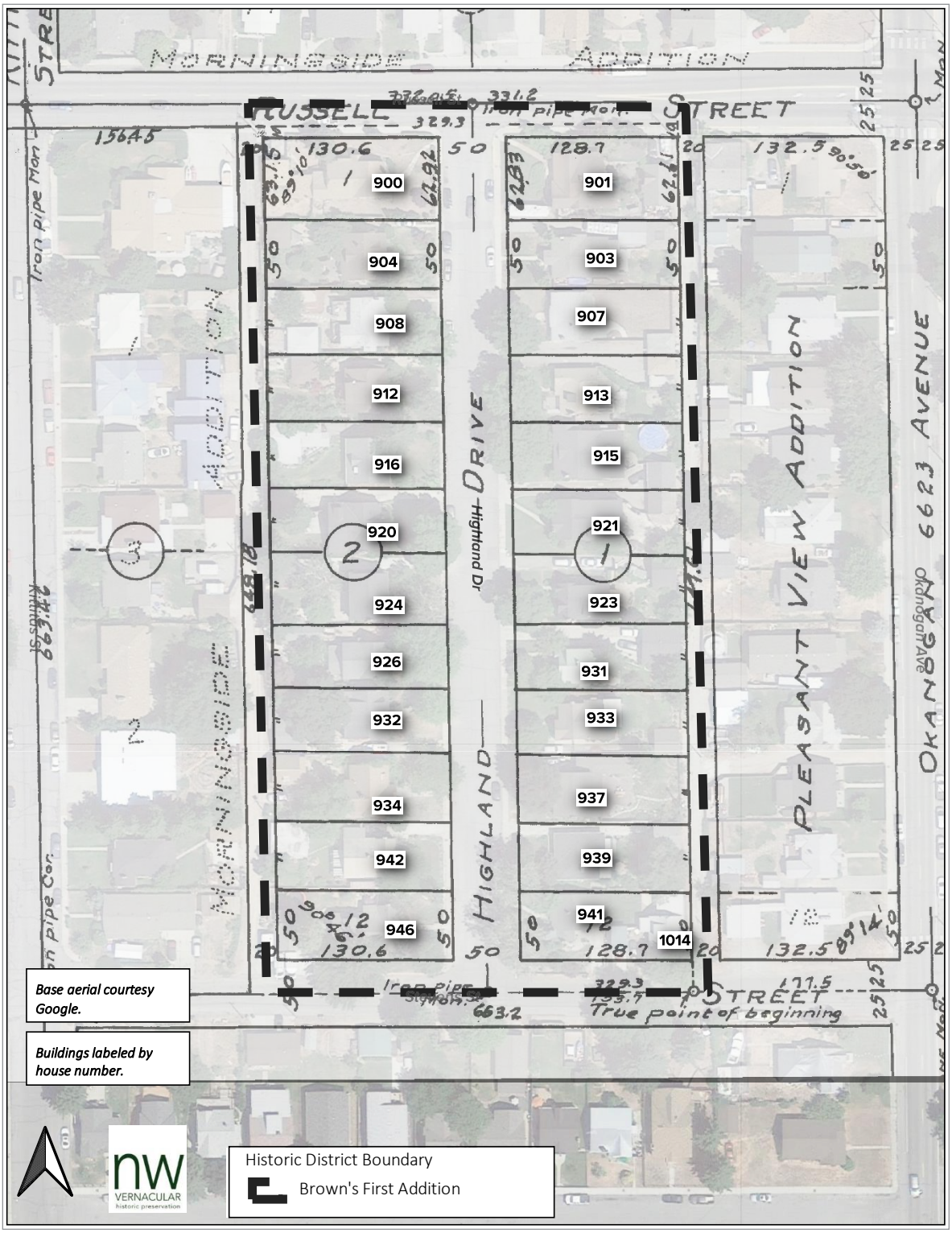
Browns First Addition Historic District overview map identifying contributing and non-contributing resources within the historic district.



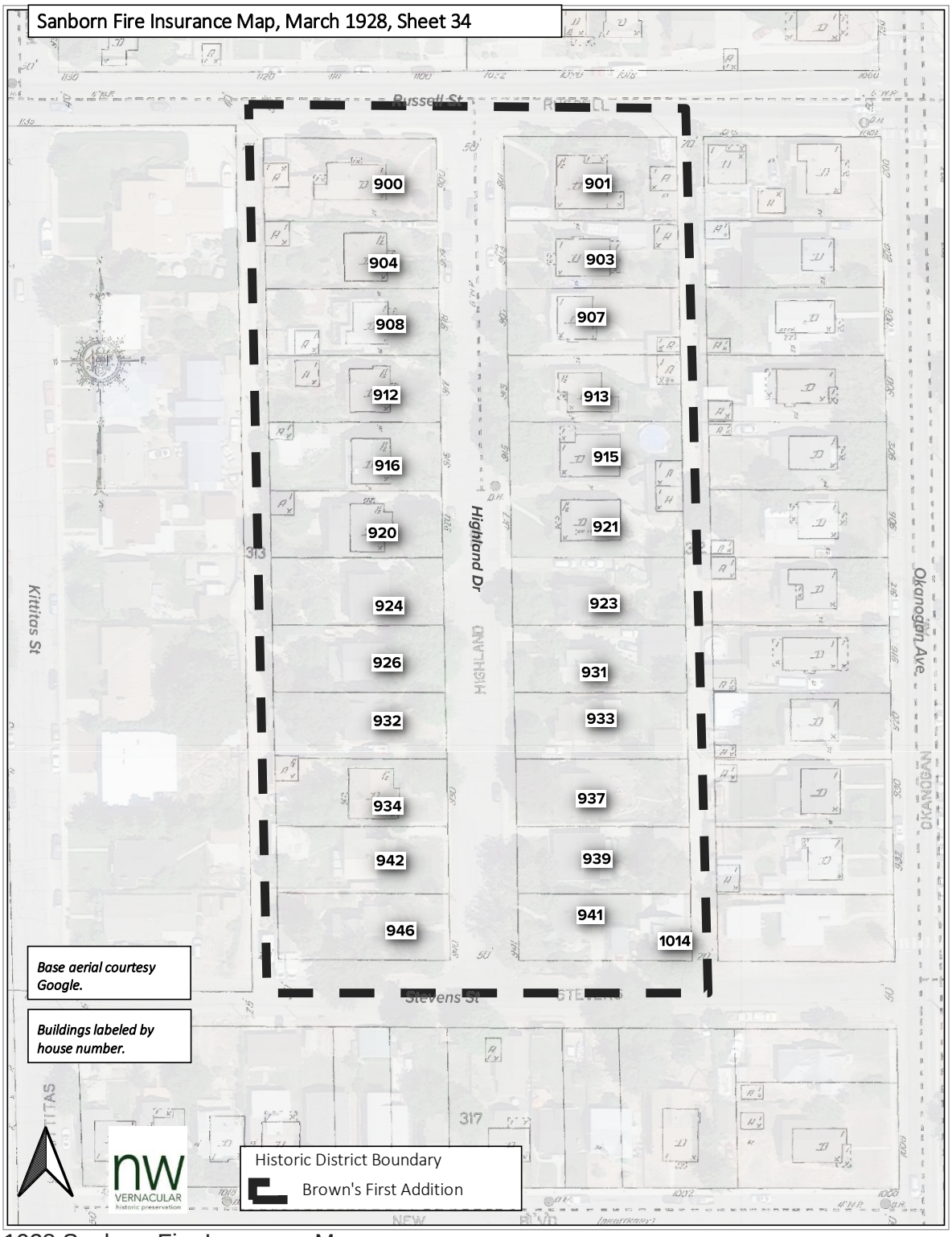
Properties mapped by architectural style.



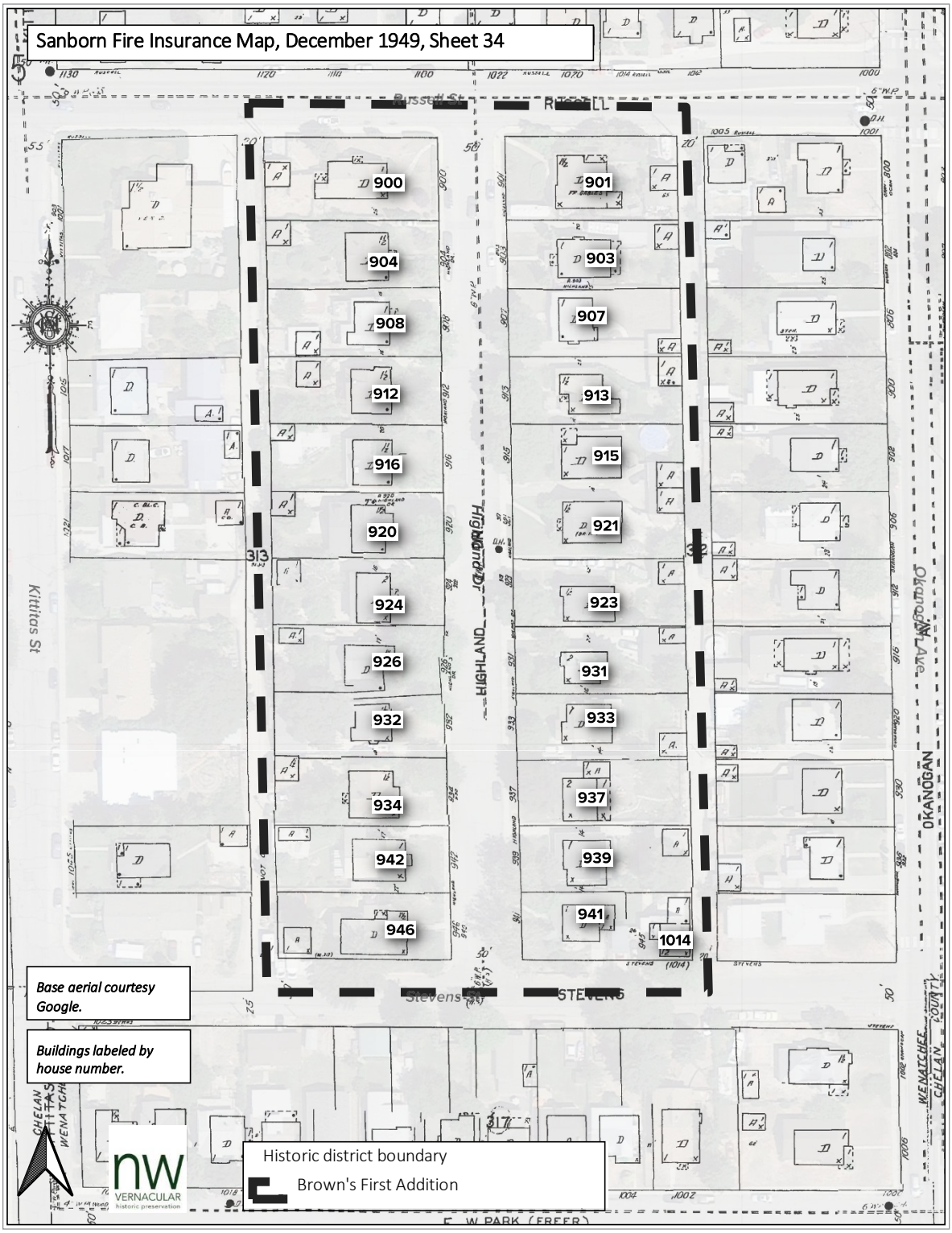
Properties by year built.



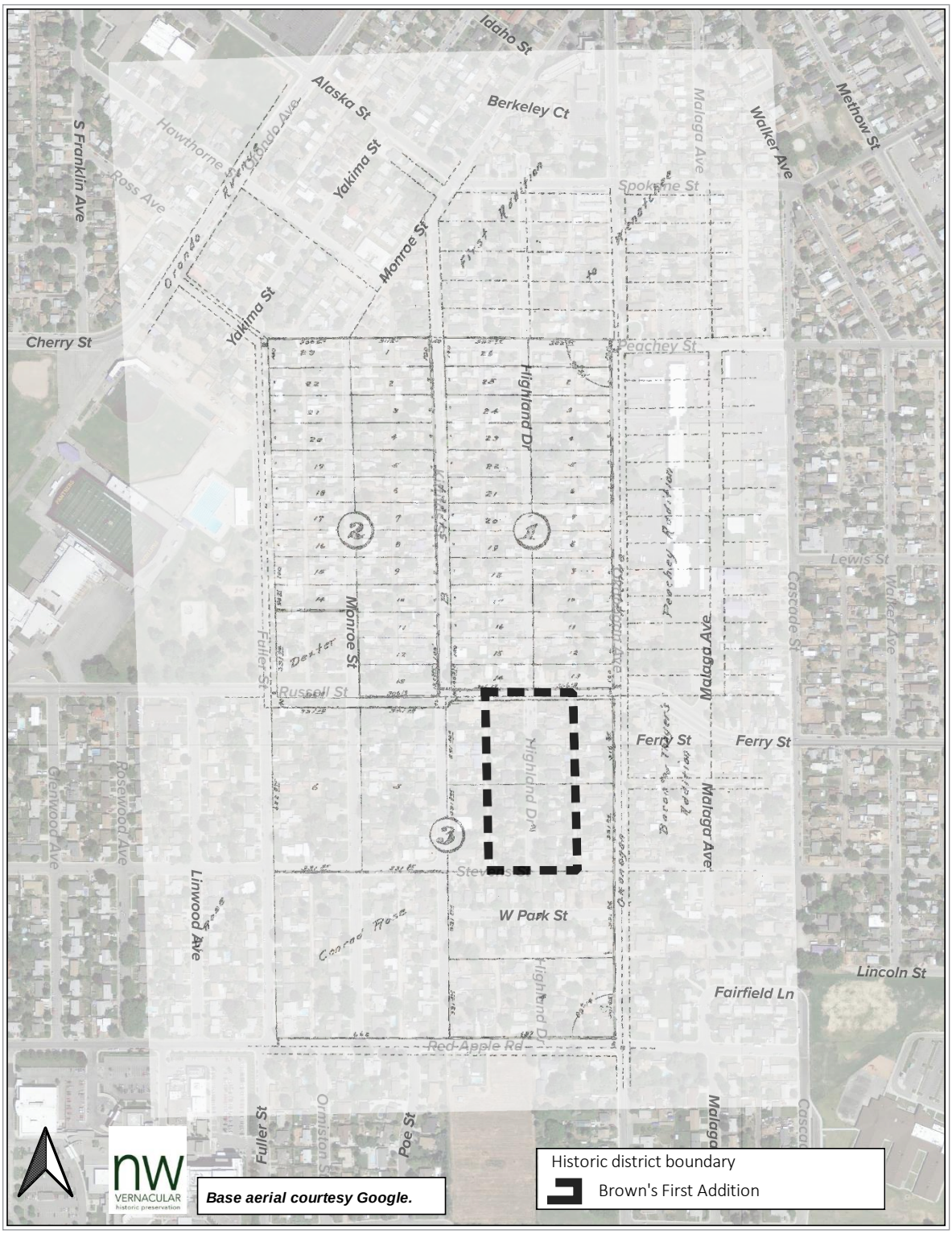
Browns First Addition plat.



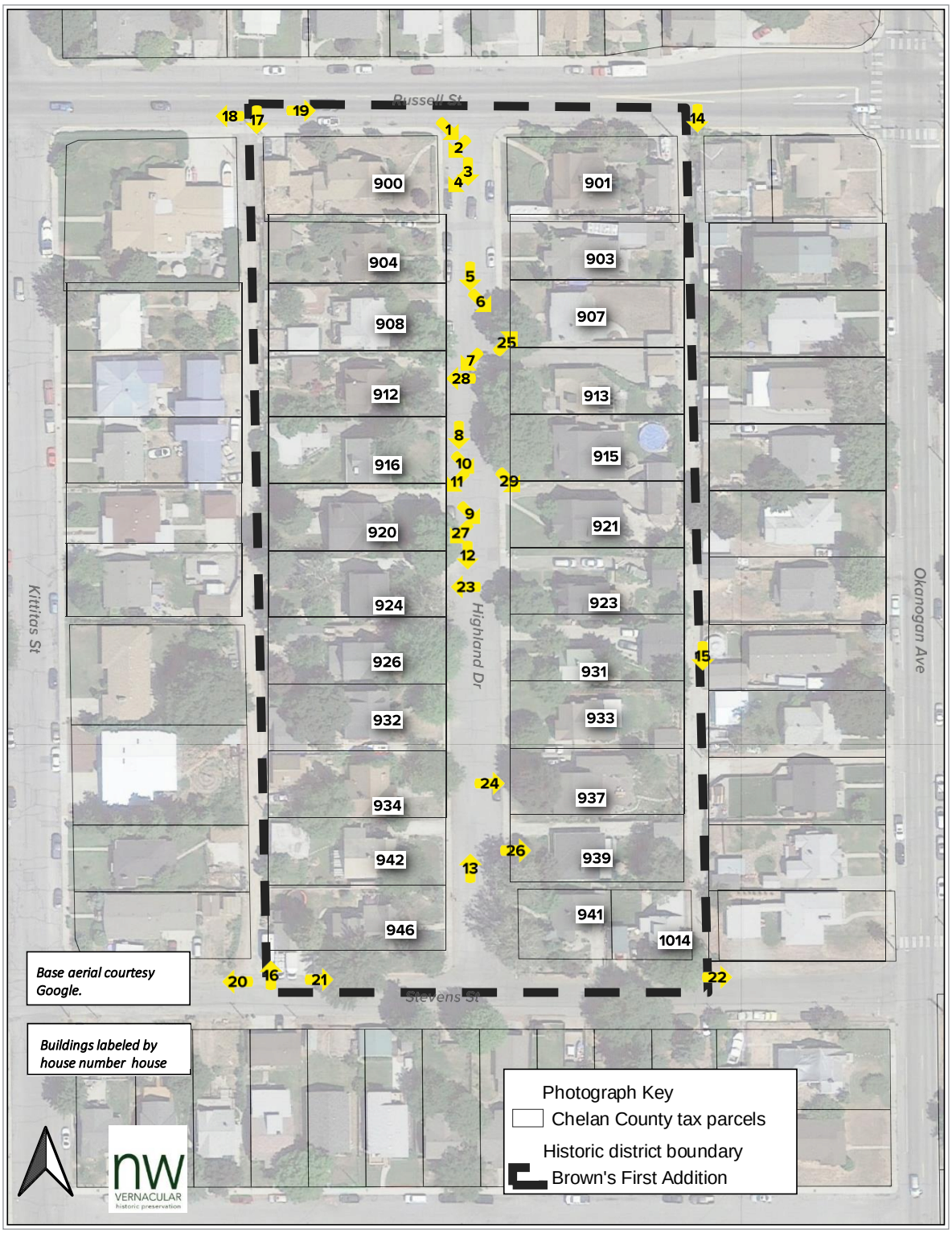
1928 Sanborn Fire Insurance Map.
Note half of block of houses to the south not yet built.



1949 Sanborn Fire Insurance Map.



Morningside Addition plat.



Browns First Addition Historic District Photo Key. The above map identifies where the following contemporary photographs were taken within the historic district.

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Brown's Addition Historic District

City or Vicinity: Wenatchee

County: Chelan **State:** WA

Photographer: Spencer Howard, Northwest Vernacular, Inc.

Date Photographed: June 6, 2019

Description of Photograph(s) and number:

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_01,
S Highland Drive looking southeast towards 901 and 903 S Highland Drive.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_02,
View looking southwest towards 900 and 904 S Highland Drive.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_03,
S Highland Drive looking south.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_04,
Looking southwest towards 900 and 904 S Highland Drive.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_05,
S Highland Drive looking south.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_06,
S Highland Drive looking south towards 907 and 913 S Highland Drive.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_07,
S Highland Drive looking southwest towards 912 and 916 S Highland Drive.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_08,
S Highland Drive looking south.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_09,
S Highland Drive looking south.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_10,
S Highland Drive looking southeast towards 921 and 923 S Highland Drive.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_11,
S Highland Drive looking southwest towards 920 and 924 S Highland Drive.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_12,
S Highland Drive looking north.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_13,
S Highland Drive looking north from near Stevens Street.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_14,
East alley looking north from Russell Street.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_15,
East alley looking north towards Stevens Street.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_16,
West alley looking north from Stevens Street.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_17,
West alley looking south from Russell Street.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_18,
Russell Street looking west.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_19,
Russell Street looking east.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_20,
Stevens Street looking west.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_21,
Stevens Street looking east from near the intersection with the west alley with the southwest corner of 946 S Highland Drive visible at left.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_22,
Stevens Street looking east towards S Okanogan Avenue.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_23,
Front east facade of 924 S Highland Drive.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_24,
Southwest corner of 937 S Highland Drive.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_25,
Southwest corner of 907 S Highland Drive.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_26,
Northwest corner of 939 S Highland Drive.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_27,
Northeast corner of 920 S Highland Drive.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_28,
Front east facade of 912 S Highland Drive.

WA_ChelanCounty_BrownsFirstAdditionHistoricDistrict_29,
Northwest corner of 921 S Highland Drive.

BROWN'S FIRST ADDITION HISTORIC DISTRICT
Name of Property

CHELAN COUNTY, WA
County and State

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name Various

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.