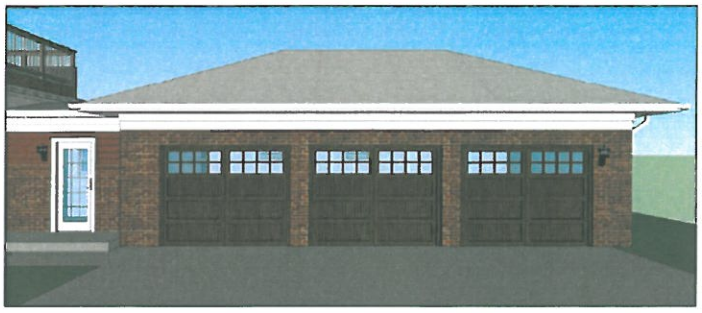
Item 4—Agenda of September 18, 2014 **September 11, 2014**

PROPOSAL:
Sara and David Moshman request a certificate of appropriateness for work at 1901 Pepper Avenue, generally located at the southwest corner of Pepper Ave and Franklin St, in the Franklin Heights Landmark District.

DISCUSSION:
The Wachter House was built in 1913 by architect John R. Smith of University Place. Smith's most prominent buildings are University Place's Old City Hall and former Carnegie Library, at 48th and Baldwin and 48th and Madison, respectively. In the Near South neighborhood, he also designed 1727 D Street, and the nearby Faith Lutheran Church at 28th and Franklin.

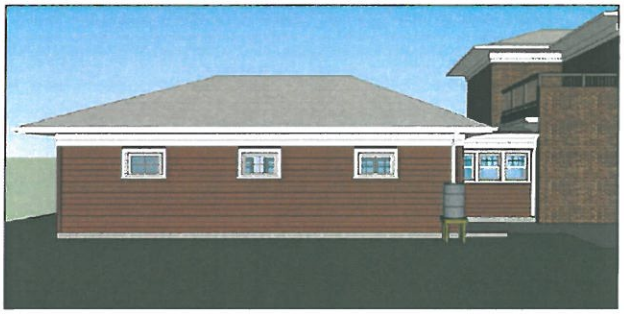
This Prairie Box was built for John A. Wachter, a banker from Pender, Nebraska, for $5,000. Mr. Wachter lived here until he sold the house in Oct. 1937, just months before his death in Jan. 1938. The house has fine details, including the leaded glass window at the center of the second floor on the east front, and the brickwork of the chimney on the south side.

The present proposal is to demolish the existing garage (see right) and replace it with a larger, three-stall garage (see below). The garage is located to the rear (west) of the house along Franklin Street. The Preservation Guidelines for the Franklin Heights Landmark District encourage owners to consider compatibility with the historic character of the district in making changes to rear facades and rear yards visible from public streets.



NORTH ELEVATION
NO SCALE 0"

BREEZEWAY ENTRY
NO SCALE 0"



SOUTH ELEVATION
NO SCALE 0"

PERSPECTIVE LOOKING NORTHWEST
NO SCALE 0"

Some minor demolition is proposed for the house in order to connect the new garage with a breezeway. Bricks will be salvaged from the demolition and used on the north façade of the garage and breezeway, meeting the requirement in the guidelines that exterior wall materials of accessory buildings shall replicate the appearance of the exterior materials of the existing building. The inconspicuous south and west walls of the garage will be faced with lap siding.

Proposed changes to the site include widening of the driveway to provide access to the three-stall garage. The driveway widening makes it necessary to remove the tree immediately west of the existing drive. This tree does not appear to be in good health.

Recommended finding:
The proposed work is consistent with the district guidelines and compatible with the overall character of the Franklin Heights historic district.

Recommended action:
Approval of a certificate of appropriateness.