

Frank-Jensen Summer Home (Yarger Cabin)
17423 North Lake Shore Drive
Wenatchee National Forest
Telma Vicinity
Chelan County
Washington

HABS No. WA-207

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

**Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94107**

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HISTORIC AMERICAN BUILDINGS SURVEY
FRANK-JENSEN SUMMER HOME (Yarger Cabin)

HABS No. WA-207

Location: 17423 North Shore Drive
Lot 3, North Shore Lake Wenatchee Summer
Home Tracts
Wenatchee National Forest
Telma Vicinity
Chelan County
Washington

U.S.G.S. Lake Wenatchee Quadrangle (7.5')
Universal Transverse Mercator Coordinates:
10. 664940. 5300180

**Present Owner/
Occupant:** Richard and Barbara A. Yarger
4908 Douglas Drive
Yakima, WA 98908

Present Use: Summer cabin. Scheduled for imminent demolition.

Significance: The Frank-Jensen summer home is an early manifestation of the recreation incentive newly fostered by the National Forest Service in the late 1910s. Its simple vernacular construction is illustrative of summer cabin design throughout the Wenatchee National Forest from the 1920s to the early 1940s.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The construction date of the Frank-Jensen summer home is uncertain. According to numerous local informants, the cabin was built by the Great Northern Railway at a crew camp in the vicinity of Stevens Pass. Oral tradition holds that, by the early 1920s, the cottage had been moved to the north shore of Lake Wenatchee to serve as a summer residence (Minard, Sanford).

2. Architect: None.

3. Original and subsequent owners: The early history of the cabin remains undocumented. Local residents familiar with the structure concur that it originated in a Great Northern crew camp where it served as a bunkhouse or an office building. There is disagreement among informants as to the location of that camp, said variously to have been at Chiwaukum, Winton, Merritt, Cascade, in Tumwater Canyon, or up the Chumstick Valley. Which phase of railroad construction was associated with original use of the cabin is likewise uncertain.

Informant Gretchen Minard, the daughter of Emil and Clara Frank, stated that it was her father, Emil, and her brother, Alfred, who moved this building and the cores of two homes sitting to the east onto Lots 1, 2, and 3 of the North Shore Lake Wenatchee Tract. According to Mrs. Minard, her father and brother bought the three sleeping unit/bunkhouses from a Great Northern Railroad work camp up the Tumwater. Alfred's cabin is the current Yarger home. The structure on Lot 2 was the Emil Frank cabin and is still owned by Mrs. Minard. The third cabin, on Lot 1, was used by a family friend who had a hardware store in Leavenworth, and is known as the Krollpfeiffer cabin.

Mrs. Minard thought the camp these cabins came from was associated with the building of the 8-mile tunnel. But her family began visiting the Lake around 1919-1920. She said the cabins were brought up there around 1920-1921, before the railroad changed their line from Tumwater Canyon to the Chumstick (1925-1929, the same years of the 8-mile tunnel construction). They were using those buildings before 1924, the year she was married. "Heck, we were swatting mosquitoes up there in 1922," remarked her sister, Marie Frank Sanford (Freiberg, 1992).

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Ownership of the land on which the cabin stands remains in the hands of the Wenatchee National Forest, as it has since the platting of the North Shore Lake Wenatchee Summer Home Tract in 1924. Ownership of the cabin itself, following Alfred Frank's 20-year occupancy, is documented by Special Use Permits in the files of the Wenatchee National Forest's Supervisor's Office. The following transfers of permits for the use of Lot 3 are recorded there:

- 1941 Alfred Frank to Harry Jensen.
- 1959 Harry Jensen to D.A. and Margaret O'Dell.
- 1991 D.A. O'Dell to Richard and Barbara Yarger

4. **Original construction:** The cabin moved to Lake Wenatchee in the early 1920s by Emil and Alfred Frank was a rudimentary shelter that consisted only of the present-day living room and a portion of the present-day kitchen. According to information passed down through the Frank and Jensen families, the only improvement Alfred Frank made was the addition of the screened sleeping porch on the south side of the cabin facing the lake.

5. **Alterations and additions:** Harry Jensen was responsible for a series of alterations to the cabin during his ownership. The recollections of surviving family members, along with a collection of snapshots in family albums, indicate that most of these changes took place between 1941 and 1943. Jensen expanded the original kitchen to the east and added a bathroom to the west. He installed a septic system, constructed an exterior rock chimney on the north wall, and added a small rustic deck at the kitchen entry.

Jensen also completed a number of interior improvements. He finished the wall surfaces with knotty pine and the ceilings with stained plywood. In the living room, kitchen, and sleeping porch he created built-in bookshelves, cupboards, and cabinets. Jensen also designed and built some simple furniture, including bunkbeds, a dining table, and chairs. On the north wall of the living room he fashioned a brick-faced fireplace with a wooden mantle.

At an unknown point in his ownership, Harry Jensen constructed a concrete retaining wall along the bank just north of the house. The wall ties into the rock chimney and was intended to prevent run-off from the road from undermining the chimney and fireplace.

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Minor changes were made by the O'Dells during their 30-year ownership of the cabin. In 1961 they installed a standing-seam metal roof over earlier layers of wood shingles. They removed Jensen's rustic deck and replaced it with one of standard lumber. On the interior, they carpeted in the living room and added electric wall heaters. The open storage area under the sleeping porch was partially finished off.

No changes to the cabin were made by its most recent owners, the Yargers. Their intention has been to construct a new summer home on the site, and that work is nearing completion.

B. Historical Context:

Summer home construction in the National Forests was authorized by Act of Congress in 1915:

Hereafter the Secretary of Agriculture may, upon such terms as he may deem proper, for periods not exceeding 30 years, permit responsible persons or associations to use and occupy suitable spaces or portions of ground in the National Forest for the construction of summer homes, hotels, stores, or other structures needed for recreation or public convenience, not exceeding five acres to any one person or association. (As cited by Carter, 1992.)

The establishment of summer home tracts on National Forest lands was a significant change in direction for the Forest Service in the early 1910s. Though the "greatest good to the greatest number of people" was a guiding principle, the recreational use of the Forest Reserves had been limited by the difficulties of access. The reserves had been primarily used by loggers, grazers, and miners. But with the proliferation of the automobile, and the steady improvement of roads in the 1910s:

There came a demand for summer homes in a few of the more accessible places, and we surveyed out several score lots where the applicants wished. Spots were left here and there between the lots for wagon campers. Soon we found that city folks and campers' mules in the same area did not mix, so we had to start making recreation plans to better handle these antagonistic groups. (Fred Cleater, 1936, as cited in Carter, 1992.)

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The Act of March 4, 1915 made it official policy to encourage recreation buildings and as a consequence, made planning for these areas a necessity. Recreation was now a legitimate use of the forest; laying out tracts for this use was the means of preparation.

Most of the summer residence tracts in the Wenatchee National Forest were surveyed by the 1920s and 1930s (Carter, 1992); the North Shore Lake Wenatchee Tract was platted by 1924. But it is likely that the three Emil and Alfred Frank cabins had been moved to the site before the tract was even officially laid out. Expansion of transportation systems in the Lake Wenatchee area--both railroad and automobile--went hand in hand with the development of recreation homes. The county road along the north shore of the lake was under constant improvement from the early 1910s. The Cascade Scenic Highway (later called Stevens Pass Highway) had been under development from 1911 until its opening in 1925. By the mid-1920s, automobile access to the forest lands by people from distant urban areas became possible. With the establishment of the summer home permits, people were encouraged to spend extended recreational time in the National Forests.

The Frank-Jensen summer home, and those surrounding it on the North Shore Lake Wenatchee Tract, were part of a nationwide movement that gained particular popularity in the scenic forests of the Pacific Northwest.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. **Architectural character:** The Frank-Jensen summer home is a modest wood-frame cottage with no particular architectural refinements. Its rustic simplicity is compatible with the forested lakeshore setting.

2. **Condition of fabric:** The overall condition of the building fabric is fair, reflecting a continued level of maintenance over the years.

B. Description of the Exterior:

1. **Overall dimensions:** This one-story cabin is rectangular in plan with exterior dimensions of 30' X 21'. The structure is built into a 30° slope, allowing for a partially-excavated ground-floor space 12' X 6 1/2' in size below the sleeping porch.

2. **Foundations:** The floor framing rests variously on upright logs and 4" X 6" posts with a mixture of concrete and rock footings. One floor joist near the east end of the cabin is supported by a rotting stump 3' in diameter.

3. **Walls:** The exterior walls are clad with vertical board and batten siding, roughly 1" X 12" boards with 1" X 3" battens. The surface is stained barn red. Applied to the wall at the east gable end are white wooden letters reading "Lazy Lodge."

4. **Framing system:** The cabin is a simple wood-framed structure with rafter and purlin roof framing.

5. **Porches and stoops:** A recently reconstructed deck at the east end of the cabin was removed just prior to this photographic record. It was 12 1/2' in length and 7 1/2' in width. It featured standard-dimensioned lumber decking, posts, and rails. Stairs led off the lakeside end of the deck.

At the west end of the cabin at its north corner are rotting steps which once provided assistance up the steep grade.

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6. **Chimneys:** An external chimney sits roughly in the middle of the north side. The base is quasi-coursed rubble; the upper part is random rubble. Both are uncut native stone except on the outside edges of the chimney where the rock has been trimmed square. The base is 70" wide, the chimney section is 36" wide. An internal chimney emerges through the roof at the northeast corner. It is 12" concrete block, painted green like the roof, but is not in use; it has been capped with galvanized metal.

7. **Openings:** One door provides access to the cabin at its east end, off the deck (now removed). The door is 86" in height and 31" in width. It is of simple vertical board construction with two strap hinges along its southernmost edge.

There are five windows in addition to the screened porch. All have plain molding with lugsills. The exterior trim surfaces are stained a dull yellow. Three of the windows (from the kitchen and bathroom) are 3-over-3 light, single sash hinged from above and opening inward. The other two windows (located on either side of the stone chimney) are 2-over-2 light, double casement sash. Five screened openings from the sleeping porch occupy 19' of the 30' length of the lakeside facade. Because of the sloped site, these openings are some 8' above the ground.

8. **Roof:** The roof is a medium-pitched gable, its ridgeline oriented east-west, with a shed extension over the sleeping porch addition on the south side. Two layers of wood shingles have been sheathed with green, standing-seam metal roofing. There is a 1' overhang along with the north and south elevations.

C. **Description of the Interior:**

1. **Floor plan:** The main floor of the cabin interior is simply laid out, and consists of a living room, kitchen, sunporch, bathroom, and large storage closet. See sketch plan, p. 11.

2. **Flooring:** All of the cabin floors are of painted wood. The living room floor is covered with inexpensive carpeting.

3. **Wall and ceiling finish:** The main rooms have walls of vertical, knotty-pine sheathing with notched shiplap joints. All of the cabin's ceilings, as well as the walls of the walk-in storage closet, are of stained plywood.

4. Openings: The cabin's interior doors are constructed of simple vertical boards, and the window trim is rudimentary. The partition between the living room and sleeping porch, once an exterior wall, is pierced by five 4-light casement windows which open into the living room.

5. Decorative features and trim: Woodwork details fashioned in the early 1940s by Harry Jensen can be found in all rooms in the cabin. The kitchen features cabinetry, closets, and shelving in knotty pine. The kitchen counters are entirely of wood with early linoleum surfaces.

In the living room and bathroom are built-in bookshelves and magazine holders, and the sleeping porch has built-in cabinets below the screened windows along the east wall.

Other details of interest include the brick-faced fireplace with its concrete hearth and simple wood mantelpiece. The words "Lazy Lodge" appear on the paneling above the fireplace opening. The overhead light in the living room is a brass lantern fixture that appears to date to the cabin's 1940s remodeling.

D. Site:

1. General setting and orientation: The cabin is located in the North Shore Lake Wenatchee Summer Home Tract, in the SE 1/4 - NW 1/4 - SW 1/4 of Section 13, T27N, R16E, Willamette Meridian. It is one of the six summer cabins in the tract. This particular residence occupies Lot 3, which is 1/4 acre in size. The cabin overlooks Lake Wenatchee to the south, although its compass orientation is slightly to the southwest (see plat map, photo no. 16).

Most of the homes in this tract are built on a second bench or terrace above Lake Wenatchee, at about 1890 feet above sea level. The slope between the benches is about 30%. The forest composition on this slope is typical of the *Abies grandis* zone of the North Cascades Province: Grand fir is the predominant overstory, with a few ponderosa pines scattered about. Vine maple, ocean spray, wild rose, and other shrubs fill in the gaps between the trees. Ground cover consists of species that thrive in the darkish, relatively high snowfall (14 feet) of this environment-- ferns, trillium, oregon grape, snowberry, orchids, and very little grass. Balsam, yarrow, lupine, and ceanothus grow in the more open west end of the tract. The overall setting is wooded and shady.

PART III. SOURCES OF INFORMATION

A. Historic Views:

Photograph album of Dewey and Betty Jensen Chandler, Yakima, WA. Snapshot views of the Frank-Jensen summer home in the 1940s.

Plat maps, 1924, 1960. Wenatchee National Forest Supervisor's Office, Wenatchee, WA.

B. Interviews:

All interviews conducted by Susan D. Freiberg for Wenatchee National Forest.

Chandler, Dewey and Betty Jensen. April 27 and 28, 1992
1006 S. 32nd Ave., Yakima, WA
Son-in-law and daughter of Harry Jensen

Jensen, Norman. May 1, 1992
1707 Springwater Ave., Wenatchee, WA
Brother of Harry Jensen

Minard, Gretchen Frank. April 21, May 7 and 8, 1992
321 Chatham Hill Rd., Wenatchee, WA
Daughter of Emil and Clara Frank

O'Dell, Margaret. April 21 and 30, 1992
2056 Crestmont, Moses Lake, WA
Previous owner of cabin

Ross, Alla. May 1, 1992
132 S. Delaware, Wenatchee, WA
Owner of summer home on Lot 4, North Shore Lake Wenatchee Tract

Sanford, Marie Frank. May 7 and 8, 1992
263 Mine, Leavenworth, WA
Daughter of Emil and Clara Frank

Walker, Barbara Jensen. May 1, 1992
Redmond, WA
Daughter of Harry Jensen

C. Bibliography:

- Carter, Susan (1992). Administrative History of the Wenatchee National Forest. Wenatchee National Forest Supervisor's Office, Wenatchee, WA.
- Chelan County Courthouse, Auditor's Office Records, Grantor/Grantee Books.
- Federal Archives and Records Center, General Services Administration, Seattle, WA.
- Franklin, Jerry F. & C. T. Dyrness (1988). Natural Vegetation of Oregon and Washington. Oregon State University Press, Corvallis, OR.
- Freiberg, Susan D. Cultural Resource Site Report. Forest Service No. 06-17-06-078. Wenatchee National Forest Supervisor's Office, Wenatchee, WA.
- Freiberg, Susan D. Determination of Eligibility Report, Yarger Summer Home. Wenatchee National Forest Supervisor's Office, Wenatchee, WA.
- Hull, Lindley M. (1929). A History of Central Washington. Shaw and Borden Co., Spokane, WA.
- Special Use Permit Files, Lake Wenatchee Ranger District Files and Wenatchee National Forest Supervisor's Office Files.
- Steele, Richard F. (1904). An Illustrated History of Stevens, Ferry, Okanogan, and Chelan Counties, State of Washington. Western Historical Publishing Co.

PART IV. PROJECT INFORMATION

Richard and Barbara Yarger, present-day owners of the Frank-Jensen summer home, hold a Special Use Permit from the Wenatchee National Forest to own and occupy a residence on National Forest land. When the Yargers acquired the cabin in 1991, they proposed to demolish the structure and replace it with a new summer home. This request resulted in the preparation by Forest Service Archaeologist Susan D. Freiberg of a Cultural Resource Site Report and a Determination of Eligibility Report in the spring of 1992.

With this documentation in hand, the Wenatchee National Forest requested a Determination of Significance and Effect from the Washington State Historic Preservation Officer. In June and July of 1992, SHPO concurred with the cabin's National Register eligibility and with the adverse impact of the proposed undertaking. As a result, a Memorandum of Agreement was drafted stipulating HABS documentation of the cabin as a required mitigation measure under Section 106. This MOA is currently under review by the signatory parties, including the Wenatchee National Forest, SHPO, and the Advisory Council on Historic Preservation.

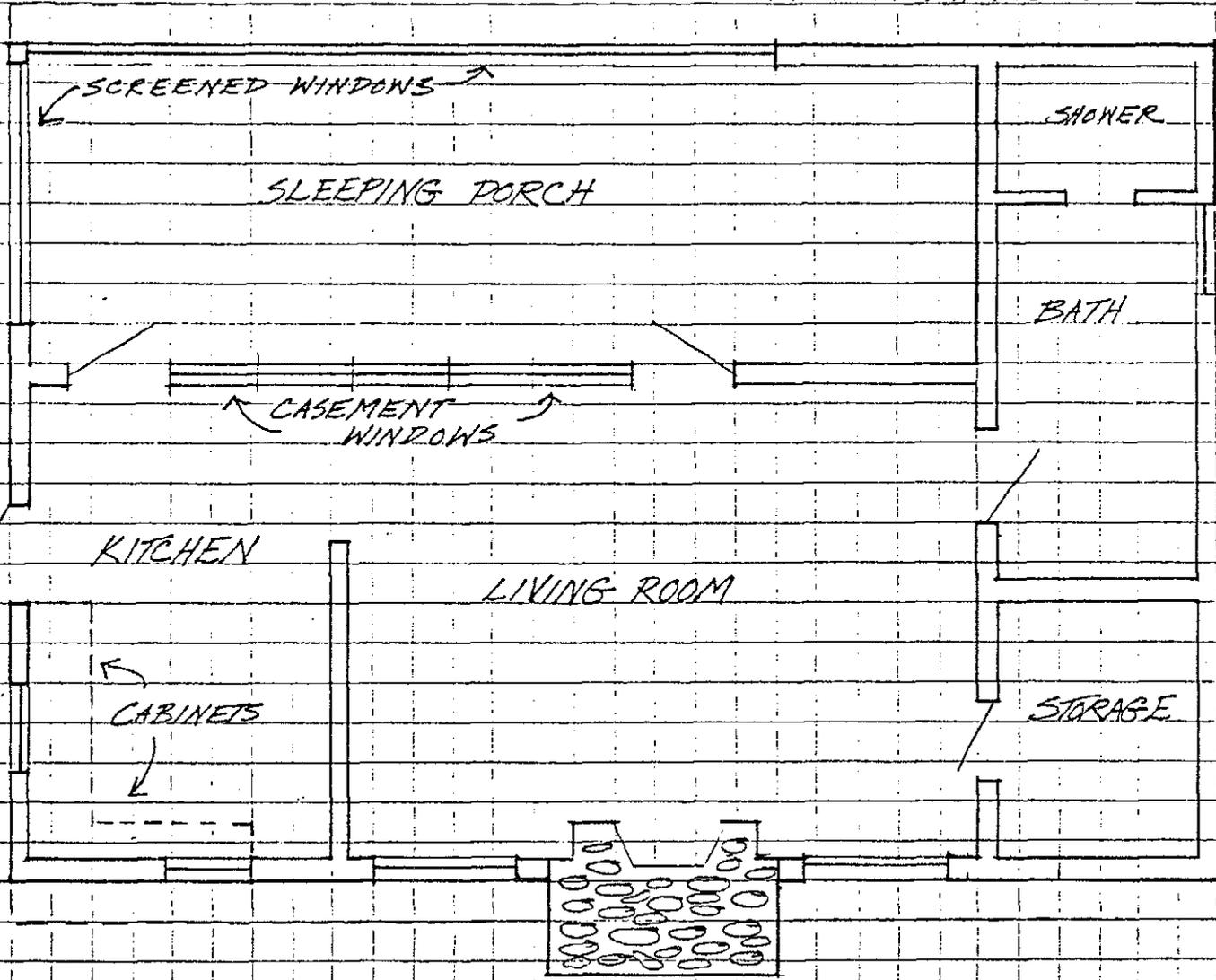
To move forward with the required documentation, the Yargers contracted with Florence K. Lentz, Cultural Resource Consulting, of Ellensburg, Washington, in the spring of 1994. The written historical data supplied herewith was compiled by Ms. Lentz from reports on the property previously completed by Susan Freiberg for the Wenatchee National Forest. Photo-documentation was completed by John Stamets, Photographer, of Seattle, Washington.

TO LAKE ↗

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30'-2"

ROOF OVERHANG ↘



FRANK-JENSEN SUMMER HOME
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NORTH ↘

5/2/94

TO ROAD ↘