



WENATCHEE CITY COUNCIL

Thursday, March 28, 2019

Wenatchee City Hall
Council Chambers
301 Yakima Street, 2nd Floor
Wenatchee, WA 98801

AGENDA

5:15 p.m. Regular Meeting

1. Call to Order, Pledge of Allegiance, and Roll Call.

2. Consent Items:

- Motion to approve agenda, vouchers, and minutes from previous meetings.

Vouchers:

Claim checks #189741 through #189803 in the amount of \$186,061.54 for March 14, 2019
Payroll distribution in the amount of \$347,180.00 for March 20, 2019
Claim checks #189804 through #189917 in the amount of \$643,508.98 for March 21, 2019
Wire #1460 and #1461 in the amount of \$35,473.05 for March 25, 2019
Payroll distribution in the amount of \$12,487.91 for March 29, 2019

3. Citizen Requests/Comments.

The "Citizen Comments" period is to provide the opportunity for members of the public to address the Council on items either not on the agenda or not listed as a public hearing. The Mayor will ask if there are any citizens wishing to address the Council. When recognized, please step up to the microphone, give your name and mailing address, and state the matter of your interest. If your interest is an agenda item, the Mayor may suggest that your comments wait until that time. Citizen comments will be limited to three minutes.

4. Presentations.

- National Service Recognition Day Proclamation

5. Work Session Items.

- A. Security Camera Results – David Erickson
- B. Methow Park Project Overview – David Erickson
- C. Parks, Arts, Culture & Cemetery Work Plan – David Erickson

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

6. Action Items.

- D. Multi-Family Housing Limited Property Tax Exemption Agreement – 1688 Stella Avenue
Presented by Planning Manager Stephen Neuenschwander and Housing & Community Planner Brooklyn Holton

Motion for City Council to approve Resolution No. 2019-13, authorizing the execution of a Multi-Family Housing Limited Property Tax Exemption Agreement.

- E. Proposed Addition of Property to Wenatchee Register of Historic Places – 30 South Wenatchee Avenue
Presented by Community Development Staff

Motion for City Council to approve Resolution No. 2019-14, adding 30 South Wenatchee Avenue to the Wenatchee Register of Historic Places.

- F. LaVergne Annexation
Presented by Community Development Director Glen DeVries and Housing & Community Planner Brooklyn Holton

Motion for City Council to approve Resolution No. 2019-11, providing for notice of intention to annex an unincorporated area located on the southeast corner of the intersection at McKittrick Street and Pershing Street also known as the LaVergne Annexation.

- G. Appointment to Lodging Tax Advisory Committee
Presented by Executive Services Director Allison Williams

Motion for City Council to approve Resolution No. 2019-15, appointing a member of the Lodging Tax Advisory Committee for a two (2) year term.

- H. 2020 Pavement Preservation Project No. 1913 Budget Authorization
Presented by Engineering Services Manager Jacob Huylar

Motion for City Council to approve the proposed budget for City Project 1913.

- I. Iron Adjustments, City Project No. SW18-11
Presented by Engineering Services Manager Jacob Huylar

Motion for City Council to award the construction contract for the Iron Adjustments, Project No. SW18-11, to Road Products, Inc. in the amount of \$148,892.82 and authorize the Mayor to sign the construction contract documents.

7. Reports.

- a. Mayor's Report
- b. Reports/New Business of Council Committees

8. Announcements.

9. Adjournment.



WENATCHEE CITY COUNCIL MEETING

Thursday, March 14, 2019
Wenatchee City Hall
Council Chambers
301 Yakima Street, 2nd Floor
Wenatchee, WA 98801

DRAFT

MINUTES

In attendance:

Mayor Frank Kuntz
Councilmember Jim Bailey
Councilmember Ruth Esparza
Councilmember Lyle Markhart
Councilmember Keith Huffaker
Councilmember Mark Kulaas
Councilmember Linda Herald
Councilmember Mike Poirier

Staff in attendance:

Executive Services Director Allison Williams
City Attorney Steve Smith
Deputy City Clerk Annagrisel Alvarez
IS Support Tim McCord
Community Development Director Glen DeVries
Planning Manager Stephen Neuenschwander
Utilities Manager John Ricardi
Community Planner Brooklyn Holton
Finance Director Brad Posenjak
Engineering Services Manager Jacob Huyler
Senior Engineer Jeremy Hoover
Public Works Director Rob Jammerman
Economic Development Director Steve King
Facilities Manager Elisa Webb
Operations Manager Aaron Kelly

5:15 p.m. Regular Meeting

1. Call to Order, Pledge of Allegiance, and Roll Call.

Mayor Frank J. Kuntz called the meeting to order at 5:15 p.m. Councilmember Bailey led the pledge of Allegiance. All Councilmembers were present.

2. Consent Items:

- Motion to approve agenda, vouchers, and minutes from previous meetings.
- Motion for City Council to accept the work performed by the contractor, Hurst Construction, on the McKittrick Street Rebuild, City Project No. 1501, and further authorize the Mayor to sign the Final Contract Voucher.
- Motion for City Council to accept the work performed by the contractor, Hurst Construction, LLC, on the North Miller Storm Drain Replacement Project No. 1803, and further authorize the Mayor to sign the Final Contract Voucher Certification on behalf of the City of Wenatchee.

Motion to approve the consent items by Councilmember Mark Kulaas. Councilmember Linda Herald seconded the motion. Motion carried (7-0).

3. Citizen Requests/Comments. None.

4. Presentations.

- Washington State Apple Blossom Festival Royalty Proclamation read by Councilmember Keith Huffaker and presented to the 2019 Royalty who entertained everyone with the theme song.

5. Public Hearing Items.

The Mayor explained the public hearing process.

A. Western Foothills-Maple Street to Springwater Street Island Annexation

Presented by Community Development Director Glen DeVries and Economic Development Director Steve King. Council asked questions.

The Mayor asked for public comment.

David Beck, 1398 Westview Drive, Wenatchee commented on the matter. Mr. Beck requested that this resolution be placed on hold until the boundary review board can review. He left a letter for the record.

Bart Clennon, 2350 Maple Street, Wenatchee, spoke in support of the annexation.

Councilmembers Jim Bailey and Mark Kulaas had comments.

Motion by Councilmember Mark Kulaas to adopt Ordinance No. 2019-14, providing for the annexation of an island of territory known as Western Foothills-Maple Street to Springwater Street Island Annexation. Motion seconded by Councilmember Ruth Esparza. Motion carried (7-0).

B. Interim Control for Neighborhood Centers, Auditoriums, Places of Public Assembly, and Places of Public Worship in the Residential Zoning Districts

Community Development Staff presented the staff report.

The Mayor asked for public comment. No members from the audience wished to comment on the matter.

Motion by Councilmember Keith Huffaker for City Council to continue the interim official control for assembly uses and outdoor amplification according to the work plan as incorporated in Ordinance No. 2019-13. Councilmember Linda Herald seconded the motion. Motion carried (7-0).

6. Action Items.

C. Coleman Oil Temporary Discharge Agreement

Utilities Manager John Ricardi presented the staff report. Council asked questions.

Motion by Councilmember Jim Bailey for City Council to authorize the Mayor's signature on the Agreement for Temporary Discharge of Treated Groundwater to the City of Wenatchee Publicly Owned Treatment Works. Motion seconded by Councilmember Lyle Markhart. Motion carried (7-0).

D. Annexation 10 Percent Petition – White Annexation

Presented by Community Planner Brooklyn Holton

Motion by Councilmember Linda Herald for City Council to approve the annexation boundary proposed in the ten percent (10%) annexation petition for the proposed annexation area located in an unincorporated area within the urban growth boundary, to require the adoption of the proposed zoning regulations as it is set forth in the Comprehensive Plan of the City as Residential Moderate, and to require the assumption of existing indebtedness of the City by the area to be annexed. Motion seconded by Councilmember Ruth Esparza. Motion carried (7-0).

E. SR 285 Pedestrian Crossing Improvements, City Project No. 1601

Presented by Engineering Services Manager Jacob Huylar

Motion by Councilmember Ruth Esparza to award the construction contract for the SR 285 Pedestrian Crossing Improvements, Project No. 1601, to DW Excavating, Inc. in the amount of \$496,873.66 and authorize the Mayor to sign the construction contract documents. Councilmember Linda Herald seconded the motion. Motion carried (7-0).

F. Change Order No. 1 – Convention Center Restroom Upgrade, Project No. 1619

Presented by Operations Manager Aaron Kelly and Facilities Manager Elisa Webb

Motion by Councilmember Keith Huffaker to authorize the Mayor to approve Change Order No. 1 in the amount of \$23,300.58. Councilmember Jim Bailey seconded the motion. Motion carried (7-0).

7. Reports.

a. Mayor's Report

- City business is going along okay. It has been busy!
- The Library held a meeting regarding its relocation.

- Allison spoke about the Transportation Council meeting that was held on Thursday morning.
 - The Mayor reported on the Our Valley Our Future meeting.
 - There will not be a council meeting next week due to the Chamber of Commerce annual banquet.
 - Allison reported that the work session items for Parks and Recreation will be placed on the March 28 agenda.
 - There was a conversation regarding coverage of boards and committees for when councilmembers will be absent.
 - TPA/LTAC meeting will take place on Wednesday, March 20.
 - Next Tuesday at 5:30 PM the housing presentation will take place, Glen encouraged council members to attend.
 - Reminder about the St. Patrick's Parade on March 17th.
 - Allison provided a quick update regarding the Housing Bill in the Legislature.
- b. Reports/New Business of Council Committees
- Councilmember Mark Kulaas will cover Mike Poirier's meetings during his absence.
 - Rivercom is still in the review process for another location.
 - Councilmember Linda Herald gave kudos to City Staff and the Homeless Steering Committee, which has been meeting every Wednesday for three weeks. Councilmember Herald stated the work that is taking place is remarkable.

8. Announcements. None.

9. Adjournment. With no further business the meeting adjourned at 6:13 p.m.

Frank J. Kuntz, Mayor

Attest:

Annagrisel Alvarez, Deputy City Clerk

**COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

TO: Mayor Frank Kuntz
City Council Members

FROM: Stephen Neuenschwander, Planning Manager
Brooklyn Holton, Housing & Community Planner

SUBJECT: Resolution 2019-13; Multi-family Tax Exemption Agreement – 1688 Stella Ave

DATE: March 25, 2019 **MEETING DATE:** March 28, 2019

I. OVERVIEW

The attached Resolution 2019-13 authorizes the City of Wenatchee and FNWD Brookstone 2 LLC to enter into an agreement under the City’s Multi-Family Tax Exemption (MFTE) program found in WCC 5.88 and RCW 84.14.

In summary, the agreement authorizes the Community Development Director to issue a Conditional Certificate of Acceptance of Tax Exemption associated with the construction of a 65 unit, market rate, multi-family apartment complex located at 1688 Stella Avenue.

Upon completion of the project and fulfillment of the terms of the agreement, the City will issue a Final Certificate of Tax Exemption that exempts the completed project from property tax for a period of eight years. The exemption applies to housing improvements and does not include the land.

An annual report is required to be completed each year the tax exemption is in active, to document compliance with the requirements of the program.

II. BUDGET IMPACTS

No direct impacts to the City Budget. The City will receive annual property tax on the land where the completed project is located. The amount of property tax for the land is anticipated to be greater than or equal to the current assessed value of the vacant property.

III. ATTACHMENT(S)

Resolution 2019-13

IV. SAMPLE MOTION

I move to adopt Resolution 2019-13 authorizing the execution of a Multi-Family Housing Limited Property Tax Exemption Agreement with FNWD Brookstone 2 LLC.

V. ADMINISTRATIVE ROUTING

Tammy Stanger
Kim Schooley

RESOLUTION NO. 2019-13

A RESOLUTION, authorizing the execution of a Multi-Family Housing Limited Property Tax Exemption Agreement.

WHEREAS, the City has, pursuant to RCW 84.14 et. seq. designated a Residential Target Area for the allowance of a limited property tax exemption for new multi-family residential housing; and

WHEREAS, the City of Wenatchee has codified in Wenatchee City Code (WCC) Chapter 5.88, a program whereby property owners in a Residential Target Area may qualify for a Final Certificate of Tax Exemption which certifies to the Chelan County Assessor that the owner is eligible to receive a limited property tax exemption; and

WHEREAS, FNWD Brookstone 2 LLC proposes to construct 65 multi-family residential housing units at 1688 Stella Ave, Wenatchee, Washington; and

WHEREAS, 1688 Stella Ave is within the Residential Target Area; and

WHEREAS, FNWD Brookstone 2 LLC has applied to the City to receive an eight (8) year limited property tax exemption for the proposed project; and

WHEREAS, the City's tax exemption program requires FNWD Brookstone 2 LLC to enter into an agreement with the City regarding the terms and conditions of the project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE that the Mayor, or his/her designee, of the City of Wenatchee shall be and hereby is authorized to execute a Multi-Family Housing Limited Property Tax Exemption Agreement with FNWD Brookstone 2 LLC, substantially in the form attached hereto as Exhibit "A", which agreement shall provide for the development of FNWD Brookstone 2 LLC's

development of the above-described project in accord with certain terms and conditions, in consideration for which the property related to the new multi-family housing will be certified by the City as qualifying for an eight (8)-year property tax exemption as provided by RCW 84.14.020.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE this _____ day of March 2019.

CITY OF WENATCHEE, a municipal corporation

By _____
FRANK KUNTZ, Mayor

ATTEST:

By _____
TAMMY L. STANGER, City Clerk

APPROVED:

By _____
STEVE D. SMITH, City Attorney

EXHIBIT "A"

MULTIFAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION AGREEMENT

THIS AGREEMENT is entered into on the date signed below between FNWD Brookstone 2 LLC, hereinafter referred to as the "Applicant," and the City of Wenatchee, Washington, a municipal corporation hereinafter referred to as "City."

WITNESSETH:

WHEREAS, the Applicant has applied for a limited property tax exemption as provided for in Chapter 84.14 RCW and WCC 5.88, as amended, for constructing multifamily residential housing in Wenatchee's designated residential target area; and

WHEREAS, the Applicant has submitted to the City preliminary site plans and floor plans for new or rehabilitated multifamily residential housing to be constructed on property situated approximately at 1688 Stella Avenue and described more specifically as follows:

PARCEL A: 23-20-33-783-217

LOT 1, AS DELINEATED ON NORTH STELLA SHORT PLAN NO. 2007-095-WE CHELAN COUNTY, STATE OF WASHINGTON, RECORDED DECEMBER 20, 2007 IN BOOK 21 OF SHORT PLATS, PAGE 83.

EXCEPT THE NORTH 20.0 FEET OF LOT 1, AS DELINEATED ON NORTH STELLA SHORT PLAN NO. 2007-095-WE CHELAN COUNTY, STATE OF WASHINGTON, RECORDED DECEMBER 20, 2007 IN BOOK 21 OF SHORT PLATS, PAGE 83

TOGETHER WITH A PORTION OF LOT 2, AS DESCRIBED ON NORTH STELLA SHORT PLAN NO. 2007-095-WE CHELAN COUNTY, STATE OF WASHINGTON, RECORDED DECEMBER 20, 2007 IN BOOK 21 OF SHORT PLATS, PAGE 83; BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, A REBAR NAD CAP; THENCE NORTH 01°13'25" EAST A DISTANCE OF 67.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°27'21" EAST A DISTANCE OF 282.00 FEET TO THE WESTERLY RIGHT OF WAY OF NORTH STELLA AVENUE; THENCE NORTH 00°04'56" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°27'21" EAST A DISTANCE OF 11.56 FEET TO THE POINT OF BEGINNING.

hereinafter referred to as the "Property;" and

WHEREAS, the City has determined that the improvements will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption.

NOW, THEREFORE, in consideration of the mutual promises herein, City and Applicant do mutually agree as follows:

1. City agrees, upon execution of this Agreement following approval by the City Council, to issue a Conditional Certificate of Acceptance of Tax Exemption, which conditional certificate shall expire three (3) years from the date of approval of this Agreement by the Council unless extended by the Community Development Director as provided in WCC 5.88.
2. Agreement to construct improvements.
 - a. The Applicant agrees to construct on the Property multifamily residential housing substantially as described in the site plans, floor plans, and elevations attached hereto, subject to such modifications thereto as may be required to comply with applicable codes and ordinances, that in no event shall such construction provide fewer than four new multifamily residential units for permanent residential occupancy, nor shall such permanent residential housing comprise less than fifty percent of the space intended for housing within a residential or mixed-use structure constructed pursuant to this Agreement.
 - b. The Applicant agrees to comply with all applicable zoning requirements, land use regulations, and building and housing code requirements in effect at the time of new construction, rehabilitation or conversion, and further agrees that approval of this Agreement by the City Council, its execution by the Mayor or his/her designee, or issuance of a Conditional Certificate of Acceptance of Tax Exemption by the City pursuant to WCC 5.88 in no way constitutes approval of proposed improvements on the Property with respect to applicable provisions of said ordinance or obligates the City to approve proposed improvements.
 - c. The Applicant agrees that the improvements will be completed within three years from the date of approval of this Agreement by the City Council, unless extended by the Community Development Director for cause as provided in WCC 5.88.

3. Requirements for Final Certificate of Tax Exemption.

The Applicant agrees, upon completion of the improvements and upon issuance by the City of a temporary or permanent Certificate of Occupancy, to file with the City's Department of Community Development the following:

- a. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;
- b. A description of the completed work and a statement of qualification for the exemption; and
- c. If applicable, a statement that the project meets the affordable housing requirements as described in Chapter 84.14 RCW; and
- d. A statement that the work was completed within the required three-year period of the issuance of the conditional certificate of tax exemption or any authorized extension.

4. Agreement to Issue Final Certificate.

The City agrees to file a Final Certificate of Tax Exemption with the Chelan County Assessor if the Applicant has successfully completed the improvements in accordance with the terms of this Agreement, has filed the materials described in Paragraph 3 above, has paid to the County a fee in the amount of \$50.00 to cover the Assessor's administrative costs, and has met all other requirements as provided in WCC 5.88.

5. Annual Certification.

The Applicant agrees, within 30 days after the first anniversary of the date of filing the final certificate of tax exemption and each year thereafter, for the tax exemption period, the property owner shall file a notarized annual report declaration with the Director of Community Development indicating the following:

- a. A statement of occupancy and vacancy of the multifamily units during the prior 12 months ending with the anniversary date; and
- b. A certification that the property continues to be in compliance with the contract with the city, including that it has not changed use, and, if applicable, that the property has been in compliance with the affordable housing requirements as described in WCC [5.88.015](#) since the date of the certificate approved by the city; and
- c. A description of any subsequent improvements or changes to the property after issuance of the certificate of tax exemption; and
- d. The total monthly rent or total sale amount of each unit produced; and

- e. The income of each renter household at the time of initial occupancy and the income of each initial purchaser of owner-occupied units at the time of purchase for each of the units receiving a tax exemption.
- f. Any additional annual reporting requirements that may be required for consistency with RCW 84.14.100, as applicable.

6. Notification of transfer of interest or change in use.

Applicant agrees to notify the Department of Community Development promptly of any transfer of Applicant's ownership interest in the Property or in the improvements made to the Property under this Agreement. Applicant further agrees to notify the Department of Community Development and the Chelan County Assessor within 60 days of any change of any or all of the permanent multi-family housing developed on the Property to another use. Such change in use may result in cancellation of the tax exemption and imposition of additional taxes, interest and penalty pursuant to State law.

7. Cancellation of Exemption - Appeal.

The City reserves the right to cancel the Final Certificate of Tax Exemption if at any time the property no longer complies with the terms of this Agreement or with the requirements of WCC 5.88, or for any other reason no longer qualifies for an exemption. If the exemption is canceled for non-compliance an additional tax will be imposed that includes: (a) the difference between the tax paid and the tax that would have been owed if it had included the value of the nonqualifying improvements dated back to the date that the improvements became nonqualifying; (b) a penalty of 20% of the difference; (c) interest at the statutory rate on the tax and penalties calculated from the date the tax would have been due without penalty if the improvements had been assessed without regard to the exemptions provided by Chapter 84.14 RCW and WCC 5.88. Upon determining that a tax exemption shall be canceled, the Mayor, on behalf of the City Council, shall notify the property owner by certified mail, return receipt requested. The property owner may appeal the determination in accordance with WCC 5.88.

8. Entire Agreement and Amendments.

This document represents the entire agreement of the parties as to the subject matter of this agreement.

No modification of the Agreement shall be made unless mutually agreed upon by the parties in writing.

9. Severability.

In the event that any term or clause of this Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement which can be given effect without the conflicting terms or clause, and to this end, the terms of the Agreement are

declared to be severable.

10. No Third Party Beneficiary Created.

Nothing in this agreement is intended to create a third party beneficiary relationship with any person or entity, known or unknown, as of the date of this agreement.

11. Attorney Fees.

In the event any formal litigation is commenced between the parties to this agreement, arising out of the obligations imposed by this agreement or the interpretation of this agreement, each party shall bear their own attorney's fees and costs incurred therein.

12. Binding Effect.

This agreement shall be binding upon and inure to the heirs, successors and assigns of the parties hereto.

13. Recording.

The parties agree that this agreement shall be recorded with the Chelan County Auditor.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates indicated below.

CITY OF WENATCHEE

APPLICANT

 Glen DeVries
 Director, Department of
 Community Development

 By _____
 (printed name)
 Title: _____

 Date

 Date

STATE OF WASHINGTON)
) ss.
 COUNTY OF CHELAN)

On this _____ day of _____, 2018 personally appeared before me _____, to me known to be Director of Community Development, for the City of Wenatchee, the municipal corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said municipal corporation.

WITNESS my hand office seal the date and year first above written

 Print Name
 NOTARY PUBLIC in and for the State of
 Washington, residing at _____
 My Commission expires _____

STATE OF WASHINGTON)
) ss.
 COUNTY OF CHELAN)

On this _____ day of _____, 2019 personally appeared before me _____, to me known to be that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said party, for the uses and purposes therein mentioned, and on oath stated that she/he was authorized to execute said instrument.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Print Name

NOTARY PUBLIC in and for the State of
Washington, residing at _____

My Commission expires _____

**AGENDA REPORT
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Wenatchee City Council

FROM: Community Development Staff

SUBJECT: Proposed Addition of Property to Wenatchee Register of Historic Places

DATE: March 25, 2019 HEARING DATE: March 28, 2019

I. OVERVIEW

On, January 30, 2019 the City of Wenatchee Community Development Department received a nomination request from Rory Turner representing the owners Wenatchee Downtown Investments, LCC to add their property located at 30 S. Wenatchee Avenue, also known as the Seattle First National Bank Building, to the Wenatchee Register of Historic Places. Wenatchee City Code Section 2.36.120 provides the process for designating properties to the Wenatchee register of historic places which states that the Historic Preservation Board will make a recommendation to the city council. The Wenatchee Historic Preservation Board held a public hearing on March 6, 2019 and unanimously voted to recommend approval of the request to add the property to the Wenatchee Register of Historic Places. Attached to this agenda is the staff report reviewed by the Historic Preservation Board.

The purpose of your meeting is to consider the recommendation of the Historic Preservation Board to add the property to the Wenatchee Register of Historic Places. A resolution has been prepared that would add the property to the register.

ACTION REQUESTED

Planning staff has provided suggested findings of fact and conclusions of law in support of the Historic Preservation Board recommendation incorporated within the proposed Resolution. The original staff report has been enclosed for your review.

Draft Motion: I move to accept the Historic Preservation Board recommendation to add the property located at 30 S. Wenatchee Avenue to the Wenatchee Register of Historic Places based upon the findings of fact and conclusions of law contained within Resolution 2019-14.

II. FISCAL IMPACT

No known fiscal impacts can directly be attributed to the proposed addition of the subject property to the Wenatchee Register of Historic Places.

III. PROPOSED PROJECT SCHEDULE

Not applicable.

IV. REFERENCE(S)

1. Resolution No. 2019-14.
2. Community Development staff report dated February 27, 2019.

RESOLUTION NO. 2019-14

A RESOLUTION, adding 30 S. Wenatchee Avenue to the Wenatchee Register of Historic Places.

WHEREAS, the Wenatchee Historic Preservation Board, after duly publicized public hearing on March 6, 2019, has made certain recommendations to the City Council as to the addition of 30 S. Wenatchee Avenue to the Wenatchee Register of Historic Places; and

WHEREAS, the Wenatchee City Council having considered the recommendations of the Wenatchee Historic Preservation Board and in support hereof makes the following findings of fact and conclusions of law with request to the addition of 30 S. Wenatchee Avenue to the Wenatchee Register of Historic Places.

Findings of Fact:

1. The subject property is commonly known as the Seattle First National Bank Building and located at 30 S. Wenatchee Avenue, WA and is identified as Assessor Parcel Number: 222003590664.
2. The applicant/owner is Rory Turner, Wenatchee Downtown Investments, LLC, 135 N. Wenatchee Ave. Wenatchee, WA 98801.
3. A complete application was submitted in accordance with Wenatchee City Code on January 30, 2019.
4. The application is a nomination of the subject property to be placed on the Wenatchee Register of Historic Places.
5. Appropriate notice was accomplished in accordance with Wenatchee City Code Title 13.
6. The Seattle First National Bank Building was construct in 1955 at the conclusion of a period of significance in Downtown Wenatchee.
7. The 1955 Seattle First National Bank Building is listed as a contributing structure to the Downtown Wenatchee National Historic District.
8. The listing of the 1955 Seattle First National Bank Building to the Wenatchee Register of Historic Places is consistent with WCC 2.36.110(1) due to its historic use as a bank at this site and providing these services to the community.
9. The listing of the 1955 Seattle First National Bank Building to the Wenatchee Register of Historic Places is consistent with WCC 2.36.110(2) because it embodies the distinctive architectural characteristics of the modern movement.

10. The Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC), Title 2 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to, the recommendation of nominations of properties for the Wenatchee Register of Historic Places to the Wenatchee City Council.
11. On March 6, 2019, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request to add the property located at 30 S. Wenatchee Avenue to the Wenatchee Register of Historic Places.
12. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Conclusions of Law:

1. The Historic Preservation Board has been granted authority to render this Decision.
2. WCC 2.36.110 provides the guidelines for adding properties to the Wenatchee Register of Historic Places.
3. The request for nomination is from the property owner to add the property from the Wenatchee Register of Historic Places.
4. The application is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
5. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE as follows:

The Wenatchee Register of Historic Places is amended to add 30 S. Wenatchee Avenue, as more particularly described in attachment "A" attached hereto and incorporated herein as though fully set forth.

BE IT FURTHER RESOLVED, that this resolution shall be effective immediately.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE

at a regular meeting thereof this ____ day of _____, 2019.

CITY OF WENATCHEE, a Municipal
Corporation

By: _____
FRANK KUNTZ, Mayor

ATTEST:

By: _____
TAMMY L. STANGER
City Clerk

APPROVED:

By: _____
STEVE D. SMITH
City Attorney

ATTACHMENT A

The subject property is located at 30 S. Wenatchee Avenue, Wenatchee, WA and legally described as Lots 13 thru 22, Block 13 Great Northern Amended Plat of the City of Wenatchee, Chelan County, Washington, according to the plat thereof recorded in Volume 1 of Plats, page 15. The property is approximately 0.72 acres in area. The parcel is identified as Assessor's Parcel Number: 222003590664.

STAFF REPORT
HP-19-01, 30 S. WENATCHEE AVENUE

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Nomination of 30 S. Wenatchee Avenue to be placed on the Wenatchee Register of Historic Places
DATE: February 27, 2019

I. SUMMARY OF REQUEST

Description of Request:

The City of Wenatchee has received a nomination submitted by Rory Turner and Wenatchee Downtown Investments, LCC to list both the Seattle First National Bank Building (constructed in 1955) and the drive-through building (constructed in 1975) located at 30 S. Wenatchee Avenue on the City of Wenatchee Register of Historic Places.

II. GENERAL INFORMATION

Applicant/owner: Rory Turner, Wenatchee Downtown Investments, LCC
135 N. Wenatchee Ave
Wenatchee, WA 98801

Department Review: City of Wenatchee Community Development

Location and/or legal description: The subject property is located at 30 S. Wenatchee Avenue, Wenatchee, WA and legally described as Lots 13 thru 22, Block 13 Great Northern Amended Plat of the City of Wenatchee, Chelan County, Washington, according to the plat thereof recorded in Volume 1 of Plats, page 15. The property is approximately 0.72 acres in area. The parcel is identified as Assessor's Parcel Number: 222003590664.

Zoning District: Central Business District (CBD) and Historic/entertainment overlay (HEO)

Comprehensive Plan Designation: CBD and HEO

Application Date: An application was submitted on January 30, 2019 and determined complete on January 30, 2019.

III. NOTICE AND PUBLIC COMMENT

The notice of application and notice of hearing for March 6, 2019 was posted on the subject property, mailed to surrounding property owners, and published in the newspaper in accordance with the requirements of Title 13, Wenatchee City Code (WCC).

IV. APPLICABLE POLICIES AND ANALYSIS

The Wenatchee City Code in Section III of Chapter 2.36 outlines the designation criteria, the designation process, the removal process, and the effects of listing properties on the local register.

2.36.110 Criteria for determining designation in the register.

Any building, structure, site, object or district may be designated for inclusion in the city of Wenatchee register of historic places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; if it has integrity; is at least 50 years old, or is of a lesser age and has exceptional importance; and if it falls into at least one of the following categories:

- (1) Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- (2) Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- (3) Is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- (4) Exemplifies or reflects special elements of the city of Wenatchee's cultural, social, economic, political, aesthetic, engineering, or architectural history.
- (5) Is associated with the lives of persons significant in national, state, or local history.
- (6) Has yielded or may be likely to yield important archaeological information related to history or prehistory.
- (7) Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
- (8) Is a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person.
- (9) Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns.
- (10) Is a reconstructed building that has been executed in a historically accurate manner on the original site.
- (11) Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

Staff Analysis: The nomination seeks to list two separate structures on the same property to the local register. The buildings include the Seattle First National Bank Building constructed in 1955 and the drive-through building constructed in approximately 1975.

To be considered for nomination, structures must meet the criteria in the city code including:

- significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community;
- if it has integrity;

- is at least 50 years old, or is of a lesser age and has exceptional importance; and
- if it falls into at least one of the 11 listed categories in WCC 2.36.110.

Staff will analyze each structure separately.

1955 Seattle First National Bank Building

This building is listed as a contributing structure to the Downtown Wenatchee National Historic District. The National District nomination form states the following regarding the period of significance for the district:

The period of significance begins in 1902 with the construction of the Wells Morris Hardware Building (the earliest extant building) and ends in 1955 with the construction of Seattle First National Bank. The Modern style bank building represents a shift in architectural styles for downtown Wenatchee.

The Seattle First National Bank Building bookends the period of significance for the National District and is identified as a modern style building that represents a shift in the architectural style of downtown.

The nomination form for the Local District Nomination further highlights the significance of the buildings architectural style and contribution to the history of the City:

Built in 1955, the existing Seattle First National Bank building sites on a site previously occupied by First National Bank of Wenatchee, built in 1924. In 1938, the First National Bank of Seattle took an interest in the property and eventually merged with the First National Bank of Wenatchee in 1940, creating Seattle's first bank in Wenatchee.

The first bank was much smaller and occupied the corner only facing Wenatchee Avenue and partially up Orondo. The Owl Drug building was just north of the bank. Both structures were demolished in the mid-1950's to make way for the present building. Behind the First National Bank building were several buildings that housed saloons and other businesses. At the Mission Street corner was the Harlin Building, a three-storied brick office building. All these buildings were demolished as Sea-First developed the parking lot and later, the drive thru banking building. Bank of America occupied the building per the Inventory Report in 2006.

This property is significant due to its long time use as a bank at this site, providing these services to the community. Its architecture is also reflective of the Modern movement and has specific details that define the style. (Section Number 8, Page 3)

The 1955 building meets the criteria in the city code and should be listed on the local register of historic places.

1975 Drive-through Building

The nomination form provides a good description of the physical characteristics of the structure, the brief history of the building, plans for expansion, and the intended use as a drive-through coffee shop.

The application describes its significance in the following statements:

The bank's drive-up teller structure and walk-up automated teller machine are located west of the parking structure and accessed from Mission St. This structure, built with compatible materials as the bank and utilizing the arched "skeleton structure" and marblecrete or crushed rock siding, was constructed in 1975 per Chelan County Assessor records. (Section 7, page 4)

This entire property, with the bank building noted as contributing, is included in the Wenatchee Downtown National Register District formed in 2008. The drive-thru building, while similar in style to the bank building is 44 years old and while not listed as contributing, should remain in the same materials on the exterior to maintain its character (aggregate and concrete "skeleton" and alterations to it should mimic and not remove original design features. (Section 8, page 3)

The nomination form does not provide much detail as to the historical significance of the 1975 drive-through building. The drive-through building was not included in the National District survey. As the drive-through structure is less than 50 years old, the city code also required that it must have "exceptional importance" to be considered for nomination and ultimately included on the Wenatchee Register of Historical Places. The nomination form did not include information identifying the drive-through structure as having "exceptional importance" or being "...significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community."

2.36.120 Process for designating properties or districts to the city of Wenatchee register of historic places.

- (1) Any person may nominate a building, structure, site, object, or district for inclusion in the city of Wenatchee register of historic places. Members of the historic preservation board or the board as a whole may generate nominations. In its designation decision, the board shall consider the Wenatchee historic inventory and the city of Wenatchee comprehensive plan.
- (2) In the case of individual properties, the designation shall include the UTM reference and all features – interior and exterior – and outbuildings which contribute to its designation.
- (3) In the case of districts, the designation shall include description of the boundaries of the district; the characteristics of the district which justify its designation; and a list of all properties including features, structures, sites, and objects which contribute to the designation of the district.

- (4) The historic preservation board shall consider the merits of the nomination, according to the criteria in WCC 2.36.110 and according to the nomination review standards established in rules, at a public meeting.

Adequate notice will be given to the public, the owner(s) and the authors of the nomination, if different, and lessees, if any, of the subject property prior to the public meeting according to standards for public meetings established in rules and in compliance with Chapter 42.30 RCW, Open Public Meetings Act. Such notice shall include publication in a newspaper of general circulation in the Wenatchee area and posting of the property. If the board finds that the nominated property or district is eligible for the city of Wenatchee register of historic places, the board shall make a recommendation to the Wenatchee city council that the property or district be listed in the register with the owner's consent. In the case of a district nomination, a simple majority of property owners within the district must approve the establishment of the district. The public, property owner(s) and the authors of the nomination, if different, and lessees, if any, shall be notified of the listing.

- (5) Properties listed on the city of Wenatchee register of historic places shall be recorded on official zoning records with an "HR" (for historic register) designation. This designation shall not change or modify the underlying zone classification.

Staff Analysis: The application and public hearing were noticed to the public in accordance with Title 13. The owner's consent is required for the Wenatchee City Council to list a property on the register. The owner nominated the building.

2.36.140 Effects of listing on the register.

- (1) Listing on the city of Wenatchee register of historic places is an honorary designation denoting significant association with the historic, archaeological, architectural, engineering, or cultural heritage of the community. Properties are listed individually or as contributing properties to an historic district.
- (2) Prior to the commencement of any work on an individually listed register property, excluding exempt activities identified in WCC 2.36.160, the owner must request and receive a certificate of appropriateness from the city for the proposed work. Violation of this rule shall be grounds for the board to review the property for removal from the register.
- (3) Register properties listed as part of the Grandview historic district shall be subject to review requirements and applicable standards listed in the Wenatchee Zoning Code, WCC Title 10, in lieu of being subject to the provisions at WCC 2.36.150 through 2.36.170.
- (4) Prior to whole or partial demolition of a register property, the owner must request and receive a waiver of a certification of appropriateness.
- (5) Once the city of Wenatchee is certified as a certified local government (CLG), all properties listed on the city of Wenatchee register of historic places may be eligible for a special tax valuation on their rehabilitation (WCC 2.36.190 through 2.36.230).

Staff Analysis: The effect of listing the structures on the local register are outlined in the above code. Certificates of Appropriateness for any work are required and properties are eligible for special tax valuation. The 1955 Seattle First National Bank Building is already eligible for the special tax valuation as it is a contributing structure to the Wenatchee Downtown Historic District. If listed on the local register, remodel work to the 1975 drive-through building could be eligible for special tax valuation.

Policies - Wenatchee Urban Area Comprehensive Plan

CULTURAL AND HISTORIC RESOURCES ELEMENT

HISTORIC PRESERVATION - Preserve, maintain and honor the city's significant historic resources.

Policy 3: Identify and implement incentives to private property owners for the preservation and rehabilitation of historic buildings, structures, sites, districts and objects.

Policy 5: Leverage Wenatchee's historic character as an economic development tool through heritage tourism, cultural events, creative class business recruitment, and the adaptive reuse of buildings.

Policy 7: Promote historic preservation to provide for the identification, evaluation, and protection of historic resources within the City of Wenatchee and preserve and rehabilitate eligible historic properties within the City for future generations.

Staff Analysis: Buildings listed on the Wenatchee Register of Historic Places are eligible to apply for tax credits based on the cost of rehabilitation. The rehabilitation of the building will preserved it for future generations and continues to contribute to the economic wellbeing of Wenatchee's downtown.

V. RECOMMENDATION

City staff recommends that the nomination of the 1955 Seattle First National Bank Building to the Wenatchee Register of Historic Places be forwarded to the City Council for adoption. At the time of staff analysis, the application materials for the 1975 drive-through building did not appear to provided sufficient information to demonstrate that it is a building of "exceptional importance" nor significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community to be included on the register. Staff is of the opinion that this would be a matter for the Board and the applicant to deliberate together and enter findings based on the final deliberations.

Draft Motion: I move to recommend that the City Council accept the nomination of the 1955 Seattle First National Bank Building at 30 S. Wenatchee Avenue and that it be added to the Wenatchee Register of Historic Places based upon the findings of fact and conclusions of law contained within the February 27, 2019 staff report.

Suggested Findings of Fact:

1. The subject property is located at 30 S. Wenatchee Avenue, WA and is identified as Assessor Parcel Number: 222003590664.
2. The applicant/owner is Rory Turner, Wenatchee Downtown Investments, LCC, 135 N. Wenatchee Ave. Wenatchee, WA 98801.
3. A complete application was submitted in accordance with Wenatchee City Code on January 30, 2019.
4. The application is a nomination of the subject property to be placed on the Wenatchee Register of Historic Places.
5. Appropriate notice was accomplished in accordance with Wenatchee City Code Title 13.
6. The Seattle First National Bank Building was construct in 1955 at the conclusion of a period of significance in Downtown Wenatchee.
7. The 1955 Seattle First National Bank Building is listed as a contributing structure to the Downtown Wenatchee National Historic District.
8. The listing of the 1955 Seattle First National Bank Building to the Wenatchee Register of Historic Places is consistent with WCC 2.36.110(1) due to its historic use as a bank at this site and providing these services to the community.
9. The listing of the 1955 Seattle First National Bank Building to the Wenatchee Register of Historic Places is consistent with WCC 2.36.110(2) because it embodies the distinctive architectural characteristics of the modern movement.
10. Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC), Title 2 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to the recommendation of nominations of properties for the Wenatchee Register of Historic Places to the Wenatchee City Council.
11. On March 6, 2019, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request to add the property located at 30 S. Wenatchee Avenue to the Wenatchee Register of Historic Places.
12. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Suggested Conclusions of Law:

1. The Historic Preservation Board has been granted authority to render this Decision.
2. WCC 2.36.130 provides the guidelines for removing properties from the Wenatchee Register of Historic Places.
3. The request for nomination is from the property owner to add the property from the Wenatchee Register of Historic Places.
4. The application is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
5. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

**WENATCHEE REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. For completing Wenatchee Register of Historic Places registration form, see applicable instructions in "Guidelines for Completing National Register Forms, National Register 16."
Complete each item by marking "x" in the appropriate space of by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space, use continuation sheets. Type all entries.

1. NAME OF PROPERTY

Historic Name: Seattle First National Bank Building

2. LOCATION

Street & Number 30 S. Wenatchee Avenue _____ Not for publication
City/town Wenatchee State WA County Chelan Zip Code 98801

3. RECOMMENDATIONS

Wenatchee Historic Preservation Board Staff Recommendations:
In my opinion, the property meets the Wenatchee Register criteria.

CITY OF WENATCHEE
JAN 30 2019

WHPB Staff Date

Wenatchee Historic Preservation Board Recommendations:
In the opinion of the Wenatchee Historic Preservation Board, the property meets the Wenatchee Register criteria.

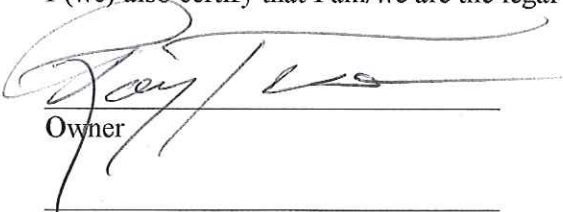
WHPB Chair Date

4. CONSENT AND CERTIFICATION

Owner Consent for Listing

I (we) consent to the listing of the above property on the Wenatchee Register of Historic Places.

I (we) also certify that I am/we are the legal owner(s) of the above property.



Owner

1/17/19

Date

Owner Date

City of Wenatchee Certification: I, hereby certify that this property is:

- entered in the Wenatchee Register
- determined eligible for the Wenatchee Register
- determined not eligible for the Wenatchee Register
- removed from the Wenatchee Register
- other (explain): _____

Signature of local elected official Date of action

5. CLASSIFICATION

Ownership of Property Category of Property
Check as many boxes as apply Check only one box

private building
 public-local district
 public-state site
 public-federal structure
 object

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

Contributing	Noncontributing	
<u>one</u>	<u>one</u>	buildings
		sites
	<u>one</u>	structures (parking)
		objects
<u>one</u>	<u>two</u>	Total

6. FUNCTION OR USE

Historic Functions
Enter categories from instructions
Banking/Commerce

Current Functions
Enter categories from instructions
Vacant

7. DESCRIPTION

Architectural Classification
Enter categories from instructions
Modern

Materials
Enter categories from instructions
Foundation: Concrete-poured
Walls: Concrete, aggregate panels
Roof: asphalt/tar/build-up

Narrative Description:

Describe the historic and current condition of the property on one or more continuation sheets.

 See Continuation sheet.

8. STATEMENT OF SIGNIFICANCE**Applicable Wenatchee Register Criteria**

Mark "X" in one or more boxes for the criteria qualifying the Property for Wenatchee Register listings.

1. It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
2. It embodies the distinctive architectural characteristics of a type, period, style or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
3. It is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
4. It exemplifies or reflects special elements of the City's cultural, special, economic, political, aesthetic, engineering or architectural history.
5. It is associated with the lives of persons significant in national, state, or local history.
6. It has yielded or is likely to yield important archeological information.
7. It is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
8. It is a birthplace or grave of a historical fixture of outstanding importance and is the only surviving structure or site associated with the person.
9. It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events
10. It is a reconstructed building that has been executed in an historically accurate manner on the original site.
11. It is a creative and unique example of folk architecture and design created by persons not formally trained in architectural or design professions, and which does not fit in formal architectural or historical categories.

Areas of Significance:
Enter categories from instructions:
Commerce, Architecture

Period of Significance:
1955

Significant Persons:

Complete if criterion 5 is marked

Significant Dates:
1955

Cultural Affiliation

Architect/Builder:
unknown

Narrative Statement of Significance:

Describe the historic and current condition of the property on one or more continuation sheets.

 -See Continuation sheet

9. STATEMENT OF SIGNIFICANCE**Bibliography**

Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.

Chelan County Assessor's office

National Register of Historic Places Registration Form – Downtown Wenatchee Historic District, 2008

City of Wenatchee Historic Preservation Office, Downtown Historic Property Inventory Reports, 1997, updated 2006

Previous documentation on file (WHPB):

Preliminary determination of individual listing has been requested

Previously listed in the Wenatchee Register

Previously determined eligible for the Wenatchee Register

Recorded in the Wenatchee Inventory of Historic Places

Previously listed in the Wenatchee National Register District

Primary location of additional data:

State Historic Preservation Office

Other State Agency: Specify _____

City

University

Other: Specify Wenatchee Valley Museum

Name of repository: Archives

10. GEOGRAPHICAL DATA**Acreage of property****UTM References**

Place additional UTM references on a continuation sheet

Zone 10, Spatial Type: point, Acquisition Code: TopoZone.com

See continuation sheet

Sequence: 1, Easting: 702920, Northing: 5255540

Verbal Boundary Description

The parcel is located on the west side of Wenatchee Avenue, south of Orondo Avenue

Orondo Avenue west to Mission, Mission north to the alley.

Parcel No: 222003590664

See continuation sheet

11. FORM PREPARED BY:

Name/Title: Kris Bassett, Consultant

Organization:

Street & Number: 908 Idaho

City/Town/State/Zip: Wenatchee, WA 98801

PROPERTY OWNER:

Name/Title: Rory Turner

Organization: Wenatchee Downtown Investments, LLC

Street & Number: 135 N. Wenatchee Avenue

City/Town/State/Zip: Wenatchee, WA 98801

Additional documentation submitted with form: *Check as many boxes as apply*

Continuation Sheets

Slides

Maps: USGS and/or Sketch

Other: National Register listing, Historic Property Inventory Report, field site #55, Chelan County Assessor's appraisal card

Photographs (Black & White, Color)

**WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7 Page 2
Site Name (Historic): Sea-First Bank/
Drive Thru Banking Building
Address: 30 S. Wenatchee Avenue, Wenatchee,

Owner's Name: Wenatchee Downtown Investments
Date of Construction: 1955/1975
Architect/Engineer/Builder: Unknown

Description

Exterior – Main Building

This Modern style, concrete building rises from a poured concrete foundation and is rectangular in plan. Oriented to the east, the marblecrete-clad building is situated on the northwest corner of Wenatchee and Orondo Avenues. It is serviced by a two-story parking structure to the west of the building and accommodates Orondo Avenue's sloped brick road with the first floor of the building and large parking lot underground with the second-floor parking lot partially at grade approaching Mission.

The front (east facing) façade features an off-center entrance at the north end of the building and five concrete columns. Behind the five columns the building is recessed, allowing room for square concrete and metal planters in front. The simple lines of this Modern building with its five, almost skeletal columns are a distinctive character-defining architectural element that arch into the top horizontal roofline of the building. Equally distinctive are the aggregate panels on the walls and accented each other in compatible colors of muted shades of cream and browns.

Recently the building was completely painted a dark gray color and the horizontal wood boards were added by the entrance door, across the ceiling of the roof, down the south recessed wall and at the ceiling of the second-floor level in the SW (back) of the building. This wood did not replace original wood as the original finishes were concrete.

A decorative concrete screen, typical of the era, characterizes the south façade and features two tall concrete designs in an openwork pattern, (at east and west ends) with supporting metal bracing at the top, ends and middle for support. Recently, the framing was opened as there were panels covering the windows and debris collected in the space from birds getting caught inside the (formerly) enclosed area. Concrete planters are seen at the corner under the windows and side entrance doors. This patterned concrete is also seen inside the wall of the south wall entrance foyers and staircases and is another character-defining feature.

The building arches, the south side decorative concrete patterned "screen" and its metal support system were painted originally a cream color which set off the brown/beige aggregate panels on the walls of the structure.

Aluminum frame windows on the east façade are almost floor to ceiling in height are divided into 6 parts. The 3-part divided windows are seen on the south façade on the first and second floor offices. Those windows are flanked by the decorative concrete panels.

The building has two entries with glass doors. The main entrance off Wenatchee Avenue is accessed at the north end of the recessed section and features two sets of double aluminum framed doors with a foyer in between. The door handles are fabricated of brass in a "freeform" style with one piece overlapping another. Each of the four entry doors has these brass handles on both sides of the doors. These appear to be custom made and are elements of the bank's original construction. At this entry, the bank had a fabric canopy at the door entrance that has been removed. The second entry doors are off the south wall east of the entrance to the underground parking area and recessed under the structure. This is a set of double door aluminum framed doors, with matching brass handles matching the front doors. They open to a foyer to access the first and second floors by staircases but is elevated above the first floor and a staircase leads down to a glass boxed foyer before entering the main level floor.

WENATCHEE REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Number 7 Page 3

Site Name (Historic): Sea-First Bank/
Drive Thru Banking Building

Address: 30 S. Wenatchee Avenue, Wenatchee,

Owner's Name: Wenatchee Downtown Investments

Date of Construction: 1955/1975

Architect/Engineer/Builder: Unknown

Interior: The building is two stories above a full basement. The first floor is the main banking area and is two stories tall. Seen on the first floor is teller stations, bank vaults, safety deposit vaults, customer areas for the safety deposit vault. The second floor and basement contain work areas, offices, restrooms, storage, meeting rooms equipment, boiler room/ductwork and kitchen spaces as described in more detail below.

Basement:

The basement is entered via the elevator or the staircase on the south end of the building. This area was remodeled in 1965-67 for additional work space, supply room and record storage. The janitor's room, and equipment room, telephone equipment and "waste" paper room are on this level as well as the boiler room, all of which are on the perimeter walls. In the middle of this floor is a large computer room for data entry workers along with a supervisor's office with a vestibule entry. There is a small staircase to the main floor at the north side. The remodel plans reflect increased worker spaces, bathroom, and a "proof" room.

First Floor:

The main floor was the former business area for customer banking and access to tellers and safe deposit vaults. The space is defined by the open area being accented by the near floor to ceiling glass, aluminum-framed windows. These windows are divided into 6-sections and are character-defining features and follow the same pattern of the glass above and beside the front entry doors. On the opposite west, south and north walls, the wall space above the bank vaults, safety deposit box areas as well as the glass box foyer and south wall is defined at the near 2nd floor level with vertical trim boards spaced to form an open grid-like box in wood with three horizontal boards at top, bottom and mid-level. The ceiling is highly textured, the floor is terrazzo tiles and glue down carpet squares.

On the south wall is an entrance door to a large conference room and offices finished in carpet, two of the south windows at the corner are visible, there is wood paneling walls and doors and a dropped ceiling. A small vault finished in a wood paneled box is seen at the SE corner. There is also a bathroom off the office area. The south facing windows are in three-parts, framed in aluminum also. These windows were recently exposed when the framed enclosure was recently removed.

An aggregate wall in smaller tile sections highlights the wall for the safety deposit vault and on the south end of the teller stations where the glass entrance to the side foyer leading to the second floor. Wood panel walls and matching doors and recessed lighting are also seen by the bank vault doors. The ceiling of the safe deposit area is dropped to the second floor above it. Customer rooms (2) for private opening of safe deposit boxes are papered in wallpaper in brown tones with wood paneling details and a glass/metal fixed table. A customer counter is immediately south in the lobby from the entrance door and a block of 6 teller stations are on the east wall and additional employee work areas feature a curved counter area and held books or other banking registers plus an access gate for the employee to enter the safe deposit area. The remodel of 1965-67 brought in the wood trim elements as well as the wood paneled walls and doors as well as additional storage and counters.

To the Second Floor:

As noted above, the second floor is accessed by leaving the main room through an enclosed glass box, which functions for heat conservation. A stairway leads up to this common area for the elevator with the same aggregate wall tile on the north, south and west walls as seen inside the main room of the bank. One can also turn to the south and access a staircase to the second floor and to the outside entrance. The notable detail in this staircase and foyer area up the second floor is the detailed concrete wall which copies the detail wall on the south wall outside. This wall features angled ovals set deeper than the surrounding end-capped sections. It is very “organic” in feeling and is a character-defining feature of this building. The metal stairs and railing system feature beveled rails and are capped with beveled wood hand railing. This beveled metal railing is seen outside on the tops of each of the planters.

Second Floor:

Turning to the north, is a long hallway behind the tellers’ area with many office spaces. Seen here are 12” tile flooring, recessed lighting, carpets, metal doors. The furnace/venting, water control and electrical, and other equipment takes up a large room. Some rooms are concrete floors only and one large area was used for permanent file storage. There is a large kitchen area and bathrooms are located on this floor. The second floor has fewer office areas, one with dark green carpentering and limited wood trims around office windows and doors. There is one large area that appears to have held at least three or more work stations. From the staircase area, is access to a second conference room and two office paneled in wood, each with a large glass window.

Exterior –Underground and second level parking

There is a parking lot underground for parking 40+ cars. The area is lit with panel lighting between the concrete posts and beams. There is an entrance to the parking area off of Orondo and an exit into the alley at the north side of the building.

Exterior – Drive Up Banking Building The bank’s drive-up teller structure and walk-up automated teller machine are located west of the parking structure and accessed from Mission St. This structure, built with compatible materials as the bank and utilizing the arched “skeleton structure” and marblecrete or crushed rock siding, was constructed in 1975 per Chelan County Assessor records.

This building is a square 352 sq. ft. building with three attached covered car lanes for the pneumatic tube system banking by car on the north side of the building. The building also has two additional parking spaces for using the ATM machine that used to be mounted on the exterior wall (west wall facing Mission) and another walk up window and door on the south wall. Another section of marblecrete was removed above that panel and appears to have had a light fixtured mounted from it. There is a camera mounted on the north and south corner walls. Exposed can lighting is under the roofline facing Mission.

A flat roof covers the building and extends across the car port drive thru sections. Seen in the roof of the carport are wide wood ceiling boards, the pneumatic piping to each canister receptacle and box panel lighting. From the carport, are seen a double window looking into the building and one slider box for transferring money receipts and likely an earlier version of making banking transactions before the pneumatic tubes were installed. Attached Assessor’s cards detail the square footages for the drive thru banking lanes.

Today, the building wall finishes appear to be largely intact with only the NW corner facing Mission damaged at the bottom. It is currently empty, and a new developer/investment group are marketing it for a potential drive through coffee shop. Plans are to enlarge the building north into one bay and improve the interior spaces. As it is over 40 years old, consideration of retaining original features should be made.

Interior – Drive Thru Bank Building

The interior spaces are divided into 3 rooms - the work area for the tellers with one vault, a bathroom and mechanical room. Finishes are painted walls, wood cabinetry with Formica countertops in pale pink, orange-red glue down carpet. This interior needs to be upgraded and is currently not habitable.

**WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8 Page 3

Site Name (Historic): Seattle First National Bank

Address: 30 S. Wenatchee Avenue, Wenatchee,

Owner's Name: Wenatchee Downtown Investments LLC

Date of Construction: 1955

Architect/Engineer/Builder: Unknown

Statement of Significance

Built in 1955, the existing Seattle First National Bank building sites on a site previously occupied by First National Bank of Wenatchee, built in 1924. In 1938, the First National Bank of Seattle took an interest in the property and eventually merged with the First National Bank of Wenatchee in 1940, creating Seattle's first bank in Wenatchee.

The first bank was much smaller and occupied the corner only facing Wenatchee Avenue and partially up Orondo. The Owl Drug building was just north of the bank. Both structures were demolished in the mid-1950's to make way for the present building. Behind the First National Bank building were several buildings that housed saloons and other businesses. At the Mission Street corner was the Harlin Building, a three-storied brick office building. All these buildings were demolished as Sea-First developed the parking lot and later, the drive thru banking building. Bank of America occupied the building per the Inventory Report in 2006.

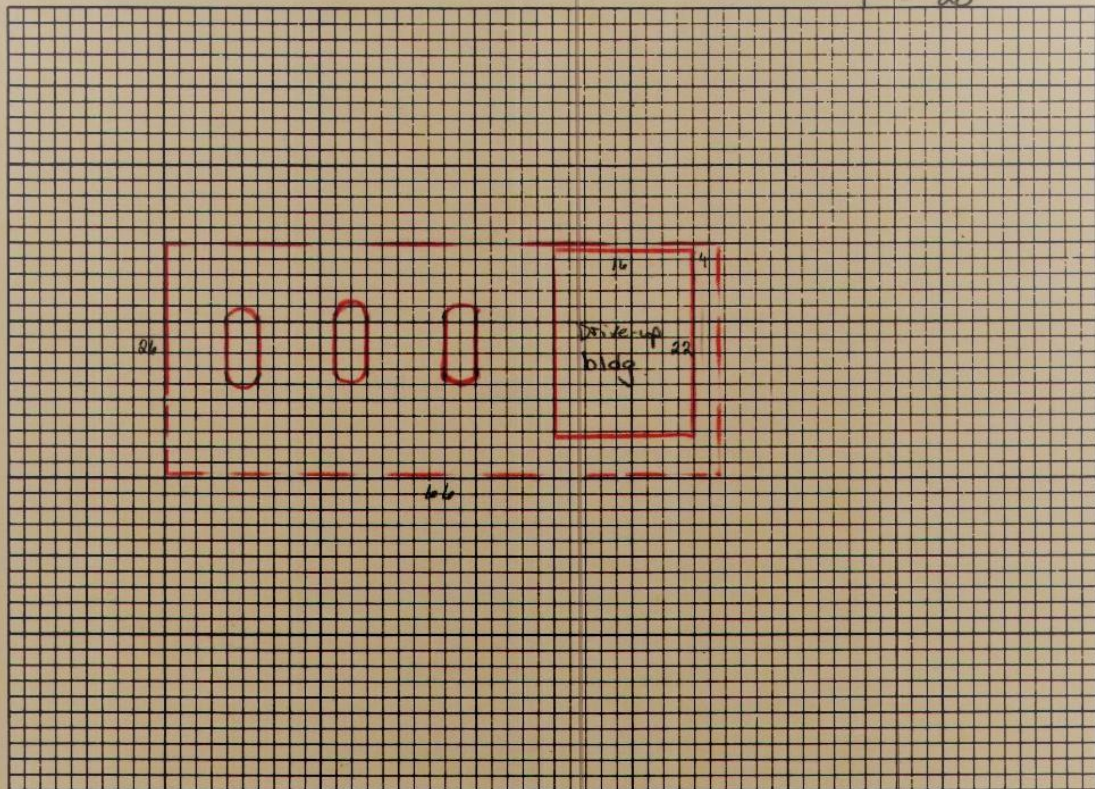
This property is significant due to its long time use as a bank at this site, providing these services to the community. Its architecture is also reflective of the Modern movement and has specific details that define the style.

This entire property, with the bank building noted as contributing, is included in the Wenatchee Downtown National Register District formed in 2008. The drive-thru building, while similar in style to the bank building is 44 years old and while not listed as contributing, should remain in the same materials on the exterior to maintain isn't character (aggregate and concrete "skeleton" and alterations to it should mimic and not remove original design features.



COMMERCIAL APPRAISAL
Unit-in-Place Build-up Form

1" = 20'



Mission St.

Sec. 52 Pg 4 1/83

3 pneumatic Chutes = 37,000

1@ 13,300 2nd @ 11,970, 3rd @ 11,230

? 2 Visual auto Teller @ 23,500 = 47,000

black top 4,000 @ .75 = 3,000

87,000 @ 1.05 = 91,350 to front

Walk-up window - base

Drive-up - base

Canopy 26x66 - base

Note: underground tunnel for electrical & 4' diameter steel pipe & pneumatic tubing - allows for repairs -

rate for drive-up bank includes canopy, AC, viewing window & tunnel area

Seattle First Bank at 30 S Wenatchee Ave, Wenatchee, WA 98801

Historic Property Inventory Report for

LOCATION SECTION

Historic Name: Seattle First Bank Common Name: Bank of America Comments:
Property Address: 30 S Wenatchee Ave, Wenatchee, WA 98801 OAHF No.:
County Chelan Township/Range/EW Section T22R20na 1/4 Sec 03 1/4 1/4 Sec WENATCHEE UTM Reference
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com
Sequence: 1 Easting: 702920 Northing: 5255540
Tax No./Parcel No. 222003590664 Plat/Block/Lot 590/131/Lots 13 thru 22 Supplemental Map(s) Acreage
Less than one

IDENTIFICATION SECTION

Field Recorder: Eugenia Woo Survey Name: Wenatchee Downtown Date Recorded: 11/14/2006
Owner's Name: FIRST STATES INVESTORS.5200 LLC Owner Address: 1725 THE FAIRWAY JENKINTOWN, PA 190460000 City/State/Zip:

Classification: Building Resource Status Survey/Inventory Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION

Historic Use: Commerce/Trade - Financial Institution

Current Use: Commerce/Trade - Financial Institution

Plan: Rectangle No. of Stories: 1

Structural System: Concrete - Poured

Changes to plan: Intact

Changes to original cladding: Intact

Changes to interior: Slight

Changes to other: Modern

Form/Type

Commercial



View of East (front) facade

taken 11/14/2006

Photography Neg. No (Roll No./Frame No.): Nov_06-041

Comments:

**Historic Property
Inventory Report for**

Seattle First Bank

at 30 S Wenatchee Ave, Wenatchee, WA 98801

Changes to windows: Intact

Other (specify):

Cladding

Concrete
Veneer

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition

Roof Type

Flat with Parapet

NARRATIVE SECTION

Study Unit

Architecture/Landscape Architecture

Other

Date Of Construction: 1955

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): Yes - Local

Property potentially contributes to a historic district (National and/or local): Yes

**Statement of
Significance**

Built ca. 1955, the Seattle First Bank Building sits on a site previously occupied by the First National Bank of Wenatchee. In 1938, the First National Bank of Seattle took an interest in the property and eventually merged with the First National Bank of Wenatchee in 1940, creating Seattle's first bank in Wenatchee. First National Bank of Seattle demolished the 1924 building in the mid-1950s and constructed the current building on this site, the home of the Wenatchee branch of Seattle First National Bank. Bank of America currently owns the property and maintains the building as its main Wenatchee branch.

**Description of
Physical
Appearance**

This one-story, Modern style, concrete building rises from a poured concrete foundation and is rectangular in plan. Oriented to the east, the marblecrete-clad building is situated on the northwest corner of Wenatchee Ave. and Orondo St. and is serviced by a parking structure to the west. The building currently houses a Bank of America branch. The bank's drive-up teller structure and walk-up automated teller machine are located west of the parking structure and are accessed from Mission St. They are of more recent construction and are not included in this survey. The front (east) facade features an off-center entrance and five concrete columns. This east facade is recessed, allowing room for planters. A decorative concrete screen typical of the era characterizes the south facade. Aluminum-frame windows on the east facade are almost floor-to-ceiling in height. There are no windows on the other facades. The building has two entrances with glass doors. The main entrance off Wenatchee Avenue is recessed and sheltered by a canopy. The rear, west entrance provides access into the building from the parking structure.

**Major
Bibliographic
References**

Wenatchee World
Chelan County Assessor's Office
Polk's City Directories
Sanborn Fire Ins. Co. Maps

CITY OF WENATCHEE

JAN 30 2019

DT 220

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Downtown Wenatchee Historic District

Other names/site number _____

2. Location

street & number Roughly bounded Columbia St, Mission St, N. 1st St, & Kittitas St n/a not for publication

city or town Wenatchee _____ vicinity

State Washington code WA county Chelan code 007 zip code 98901

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets _____ does not meet the National Register criteria. I recommend that this property be considered significant _____ nationally statewide locally. (____ See continuation sheet for additional comments.)

[Signature]
Signature of certifying official/Title

11-4-08
Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
____ See continuation sheet
- determined eligible for the National Register.
____ See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain:) _____

Signature of the Keeper

Date of Action

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DOWNTOWN WENATCHEE HISTORIC DISTRICT
CHELAN COUNTY, WASHINGTON

Section number 7

Page 41 of 57

for the amenities in the plaza. The brick for the plaza was from the old train depot landing and was laid by volunteers. The Arts Commission commissioned the ironwork on the top of the back wall of the plaza. The "theme" for the park project was "It's All About Time" which ties in the names—Centennial Park and Millennium Plaza, and connects to the adjacent Museum and history.

102 S. Wenatchee Ave. Historic Name: Columbia Valley Bank Built: 1951
Great Northern Amended Block 26 Lots - 8 thru 17 + N - 5' of Lot 7 Legal 222003590860
Style: Modern Builder: Unknown Architect: Unknown
Classification: Historic, Non-Contributing Site ID #: 64

Description: This two-story, Modern style building rises from a poured concrete foundation and is rectangular in plan. Oriented to the east, the red brick clad building is situated on the southwest corner of Wenatchee Avenue and Orondo Avenue. A drive-up ATM is located on the west side. Fixed, bronzed aluminum windows on the first and second stories are separated by concrete spandrels. Scored cast concrete panels run the height of the building above the two main entrances on the east facade. The recessed entrance into the bank's offices is sheltered by a curved awning. The entrance into the bank for customers is located at the north end of the east facade.

Cultural Data: Built in 1951, the Key Bank Building has undergone several name changes due to bank mergers over the last five decades. Originally built by the National Bank of Commerce from Seattle when it needed a new building to house growing interests in Wenatchee, the new steel and concrete building replaced an earlier building built in 1909. Wenatchee's Columbia Valley Bank had merged with the National Bank of Commerce in 1936, the first instance of a bank in Wenatchee merging with an outside institution. Founded by Wenatchee pioneer Arthur Gunn, Columbia Valley Bank was one of Wenatchee's first businesses. Gunn was also the local representative for the Wenatchee Development Company (WDC). The WDC was an organization of Seattle businessmen, led by Thomas Burke, who bought land in Wenatchee after the railroads came and invested in the town. Gunn also formed the City's first water power company, helped found the Farmer's Telephone Co., served as a state representative, and was editor of the Wenatchee Advance, the town's first newspaper. The existing building was renovated in the late 1960s. In 1969, the National Bank of Commerce changed its name to Rainier Bank. Rainier Bank was involved in a merger in 1988 that changed the name of the bank to Security Pacific. In 1990, Security Pacific changed its name to Key Bank.

30 S. Wenatchee Ave. Historic Name: Seattle First Bank Building Built: 1955
Great Northern Amended Block 131 Lots 13 thru 22 Legal 222003590664
Style: Modern Builder: Unknown Architect: Unknown
Classification: Historic, Contributing Site ID #: 65

Description: This one-story, Modern style, concrete building rises from a poured concrete foundation and is rectangular in plan. Oriented to the east, the marblecrete-clad building is situated on the northwest corner of Wenatchee Ave. and Orondo St. and is serviced by a parking structure to the west. The building currently houses a Bank of America branch. The bank's drive-up teller structure and walk-up automated teller machine are located west of the parking structure and are accessed from Mission St. They are of more recent construction and are not included in this survey. The front (east) facade features an off-center entrance and five concrete columns. This east facade is recessed, allowing room for planters. A decorative concrete screen typical of the era characterizes the south facade. Aluminum-frame windows on the east facade are almost floor-to-ceiling in height. There are no windows on the other facades. The building has

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DOWNTOWN WENATCHEE HISTORIC DISTRICT
CHELAN COUNTY, WASHINGTON

Section number 7 Page 42 of 57

two entrances with glass doors. The main entrance off Wenatchee Avenue is recessed and sheltered by a canopy. The rear, west entrance provides access into the building from the parking structure.

Cultural Data: Built ca. 1955, the Seattle First Bank Building sits on a site previously occupied by the First National Bank of Wenatchee. In 1938, the First National Bank of Seattle took an interest in the property and eventually merged with the First National Bank of Wenatchee in 1940, creating Seattle's first bank in Wenatchee. First National Bank of Seattle demolished the 1924 building in the mid-1950s and constructed the current building on this site, the home of the Wenatchee branch of Seattle First National Bank. Bank of America currently owns the property and maintains the building as its main Wenatchee branch.

22 S. Wenatchee Ave.	Historic Name: S.H. Kress & Co. Building	Built: 1929
Great Northern Amended Block 13	Lots 11 & 12	Legal 222003590660
Style: Art Deco	Builder: Unknown	Architect: John G. Fleming
Classification: Historic, Contributing		Site ID #: 66




Description: This two-story, one part commercial block, Art Deco style, masonry building rises from a poured concrete foundation and is rectangular in plan and oriented to the east. The front (east) facade is clad in yellow brick and the south (side) and west (alley) facades are clad in red brick. The north side abuts the adjacent building and is not visible. The symmetrical east facade features character-defining elements such as a stepped parapet with terra cotta cap, pilasters that divide window bays, slightly protruding end bays, and terra cotta ornament and trim. Above the center window bay is the "Kress" logo in gold leaf set into a rectangular terra cotta panel. All windows on the east facade are original, double hung wood sash. A couple windows on the south facade have replaced the original ones. Metal spandrels separate the second story and mezzanine windows on the east facade. Each window surround terminates with terra cotta rectilinear blocks in low relief. The blocks bear on a single course of stacked brick which forms the side surround. Center bay, second story, east facade windows are six-over-six while the end bays are four-over-four. Second story windows also feature fixed, transom windows. Center bay, mezzanine windows are six-over-three while end bay mezzanine windows are four-over-two. The original storefront features the signature Kress Company elements—the curved display windows and two deep, recessed entries with non-historic, aluminum double doors. Access to the alley is provided by entrances on the west side. Above the storefront windows is a retractable canvas awning. The building is listed on the Wenatchee Register of Historic Places.

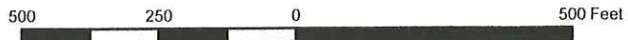
Cultural Data: Built in 1929, the Kress Building was constructed by the S.H. Kress & Co. to house the Wenatchee branch of its national five and dime store chain. The store was a well-established anchor in the city's main retail core, providing affordable merchandise for forty-five years to generations of Wenatchee citizens. The building was designed by Kress' in-house architect John G. Fleming. The S.H. Kress & Co. was distinguished for building stores that signified the company's taste for elegant design, offering customers a nice shopping experience without spending much money. Kress stores became fixtures across America's small towns and in large urban areas. The company was purchased by Genesco Co. in 1964, and the Kress stores were then used as outlets for its manufactured clothing. The decline of the Kress stores was gradual and the S.H. Kress & Co. was liquidated in 1981. The Wenatchee store closed in 1974 when the building was purchased by Kamp Enterprises and turned into a small shopping center. A series of businesses have been housed in the building since the Kress store was closed. These include Tom's Family Fun Spot, Johnson's Inc., office furniture and gift store, Wenatchee Office Supply Store, and Potpourri Crafter's Mall. Nine Kress Buildings are extant in Washington State and Wenatchee's Kress

Downtown Wenatchee Cultural Resource Survey Map



Legend

-  Parks
-  Parks
-  Downtown Parcels



Historic photos of First National Bank Building, Wenatchee Ave. & Orondo and Harlin Bldg.

Street Scene, July 4th.



Dirt streets

1410—Wenatchee Ave., Wenatchee, Washington.

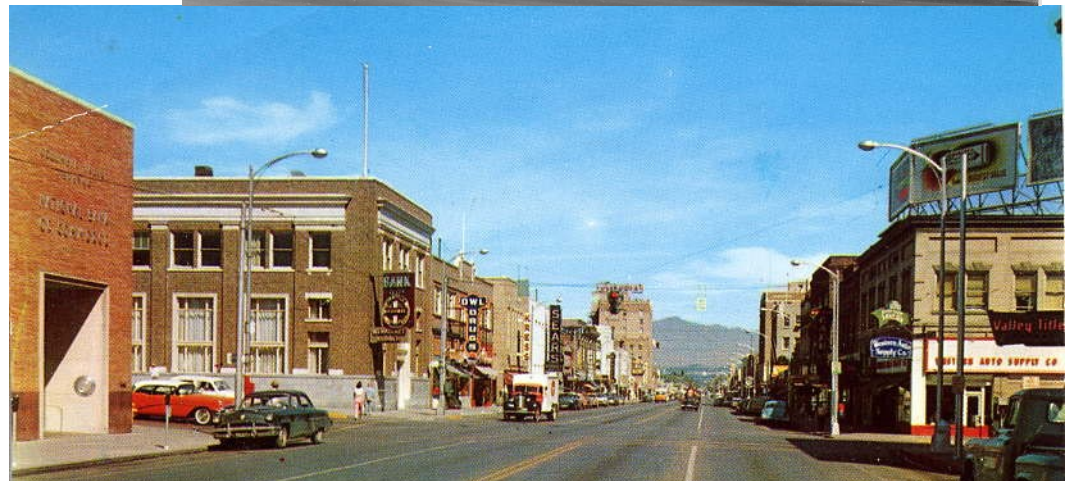


Wood block streets





First National Bank,
Owl Drug Building
1960's era



Harlin Building, corner
of Mission and
Orondo, demolished,
site of Drive-Thru bank
building & parking lot,
plus created alley.

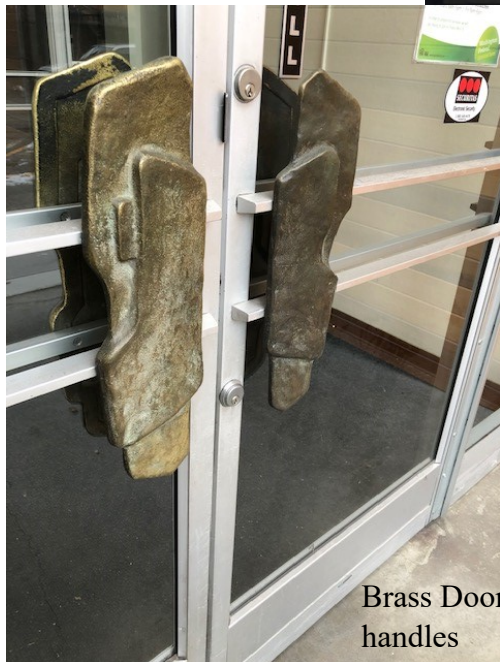
SeaFirst Bank Building, 1955



Wenatchee Avenue



Orondo Street

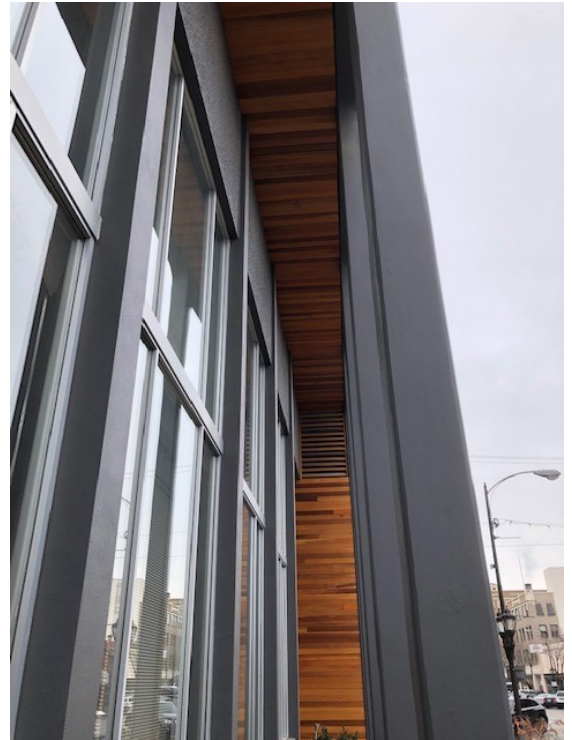


Brass Door handles



Alley side/

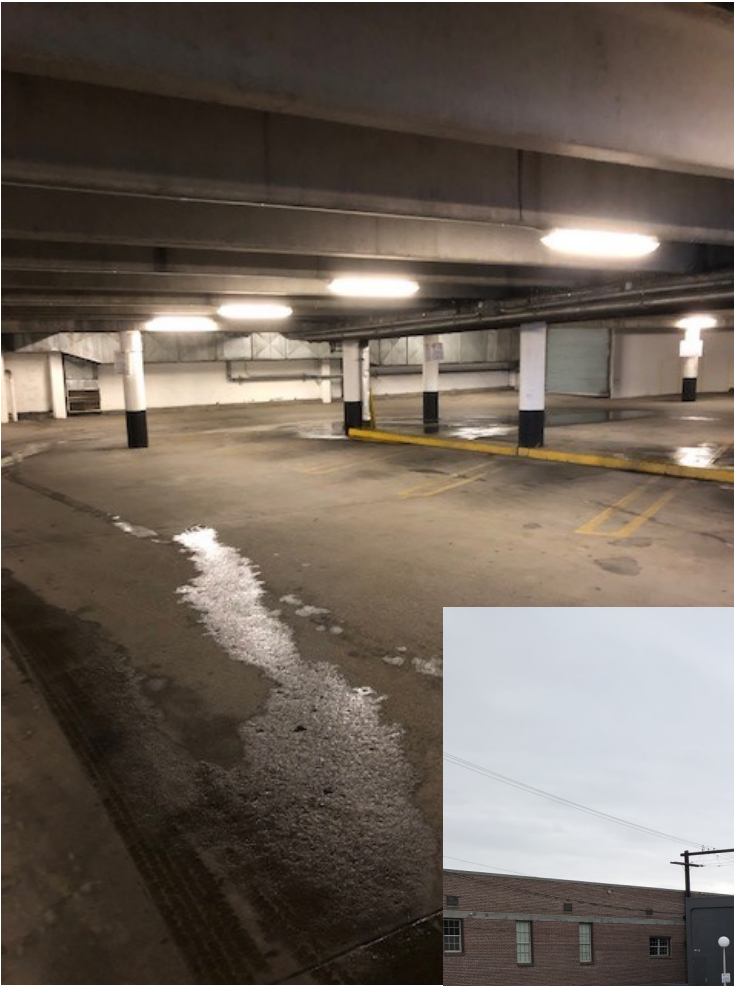




New Wood installed on entrance walls, ceilings, south wall, ceiling above side entrance



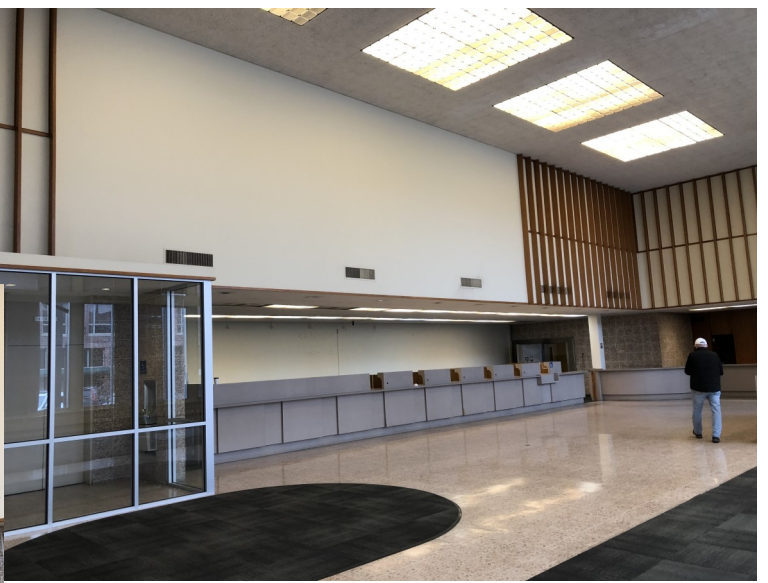
Side entrance, off Orondo



Parking Lot, underground to west of side entrance

Top parking lot, looking east





From first floor interior, looking out front doors, door handle details (there are a total of 24 in building), lobby space and wood trim detail.



Office off front lobby, bathroom

Looking West



Looking South





Vault doors, safety deposit box vault, private customer room





Exit to Orondo Street side 2nd floor entrance



Interior staircases from main floor landing.



Detail of concrete wall in stairway from first floor entrance off Orondo St. side of building to main floor.



Second floor, SE corner office

Data processing center

Heating and air handling ductwork





Basement level, hall, offices, central file storage, kitchen, boiler and water mains and electrical room.



SeaFirst Bank Drive Thru Building, 1975



Mission St. side (West)



Orondo Ave. side (South)



Under car port (North side)



East Side



South Side parking



East Side drive-thru lanes, carport

SeaFirst Bank Drive Thru Building, 1975



Pneumatic tubes, lighting under carport



Aggregate material on walls



Interior, electrical room



Interior, bathroom



Interior, west, looking out to carport



Interior looking east out to carport

**COUNCIL AGENDA REPORT
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Mayor Frank Kuntz
City Council Members

FROM: Glen DeVries, Director
Brooklyn Holton, Housing and Community Planner

SUBJECT: Annexation, Resolution 2019-11, Setting a Public Hearing Date

DATE: March 25, 2019

MEETING DATE: March 28, 2019

I. OVERVIEW

On September 10, 2018 a ten percent (10%) annexation petition was brought before the Wenatchee City Council for property located in an unincorporated area located on the southeast corner of the intersection at McKittrick Street and Pershing Street. The approving motion set the annexation boundary, adopted the existing land use designation as Residential Moderate and required the annexation area to assume existing city indebtedness.

A 60 percent annexation petition was established and circulated following approval of the 10 percent petition. The petition has been signed by the majority property owners for the annexation area and certified by the Chelan County Assessor.

State law establishes when a legally sufficient petition is filed, the city council may consider it and:

1. Fix a date for a public hearing, and
2. Provide notice specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation. The notice is to be:
 - a. Published in one or more issues of a newspaper of general circulation in the city; and
 - b. Posted in three public places within the territory proposed for annexation

II. ACTION REQUESTED

Staff is requesting the City Council approve Resolution 2019-11 to establish a date of March 28, 2019 for a public hearing to consider final action on the subject annexation.

III. BUDGET IMPACTS

No anticipated budget impacts.

IV. ATTACHMENT(S)

1. Resolution 2019-11
2. Legal Description
3. The 60% Map
4. The 60% Petition
5. Determination of Sufficiency of Petition for Annexation

V. MOTION

I move to approve Resolution 2019-11, providing notice of intention to annex an unincorporated area located on the southeast corner of the intersection at McKittrick Street and Pershing Street also known as the LaVergne Annexation.

COUNCIL AGENDA REPORT
COMMUNITY DEVELOPMENT DEPARTMENT

VI. ADMINISTRATIVE ROUTING

Tammy Stanger
Kim Schooley

RESOLUTION NO. 2019-11

A RESOLUTION, providing for notice of intention to annex an unincorporated area located on the southeast corner of the intersection at McKittrick Street and Pershing Street also known as the LaVergne Annexation.

WHEREAS, a petition to annex the real property hereinafter described was filed with the City Council of the City of Wenatchee, signed by owners representing 60% of the assessed valuation in the area for which annexation is petitioned, and

WHEREAS, said property is contiguous to the City of Wenatchee and has not heretofore been incorporated as a city or town; and

WHEREAS, said petition has been certified by the Chelan County Assessor as reflected in Exhibit “C”; and

WHEREAS, the applicable zoning for the annexed property will be Residential Single Family as designated on the pre-annexation zoning map, and

WHEREAS, a public hearing on the petition for annexation was scheduled and held on March 28, 2019 before the City Council of the City of Wenatchee; and

WHEREAS, the City Council of the City of Wenatchee considered all factors relative to the proposed annexation; and

WHEREAS, Chelan County has established a boundary review board pursuant to Chapter 36.93 RCW; and

WHEREAS, said property is entirely within the boundaries of the City’s Urban Growth Area and subject to the City’s comprehensive plan; and

WHEREAS, the applicants have expressed a need and desire for municipal services to said property.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
WENATCHEE DO RESOLVE** as follows:

SECTION I

That it is the intention of the City of Wenatchee that the following described real property located in Chelan County, Washington, contiguous to the City of Wenatchee, to-wit:

See legal description attached as Exhibit "A" and assessor's map attached as Exhibit "B," and incorporated herein by reference as if fully set forth;

and each and every part thereof be annexed to the City of Wenatchee; and that the corporate limits of the City of Wenatchee be extended so as to include the property and territory hereinbefore fully described.

SECTION II

That this resolution providing for notice of intention to annex real property be transmitted to the Chelan County Review Board forthwith.

SECTION III

That the proposed annexation be brought back to the City Council of the City of Wenatchee for final action upon completion of the requirements set forth in Chapter 36.93 RCW.

**PASSED BY THE CITY COUNCIL OF THE CITY OF
WENATCHEE**, at a regular meeting thereof, this ____ day of March, 2019.

CITY OF WENATCHEE, a Municipal
Corporation

By: _____
FRANK KUNTZ, Mayor

ATTEST:

By: _____
TAMMY STANGER, City Clerk

APPROVED:

By: _____
STEVE D. SMITH, City Attorney

EXHIBIT A

City of Wenatchee, Washington

LAVERNE ANNEXATION BOUNDARY DESCRIPTION

January 22, 2019

A parcel of land being that portion of the southwest one quarter of the southeast one-quarter of the northwest one-quarter of Section 33, in Township 23 North, Range 20 East of the Willamette Meridian, Situate the County of Chelan, State of Washington, set forth and described within that certain Statutory Warranty Deed recorded August 10th, 1993 under Auditor's File Number 2234457, records of said county, being more particularly described as follows:

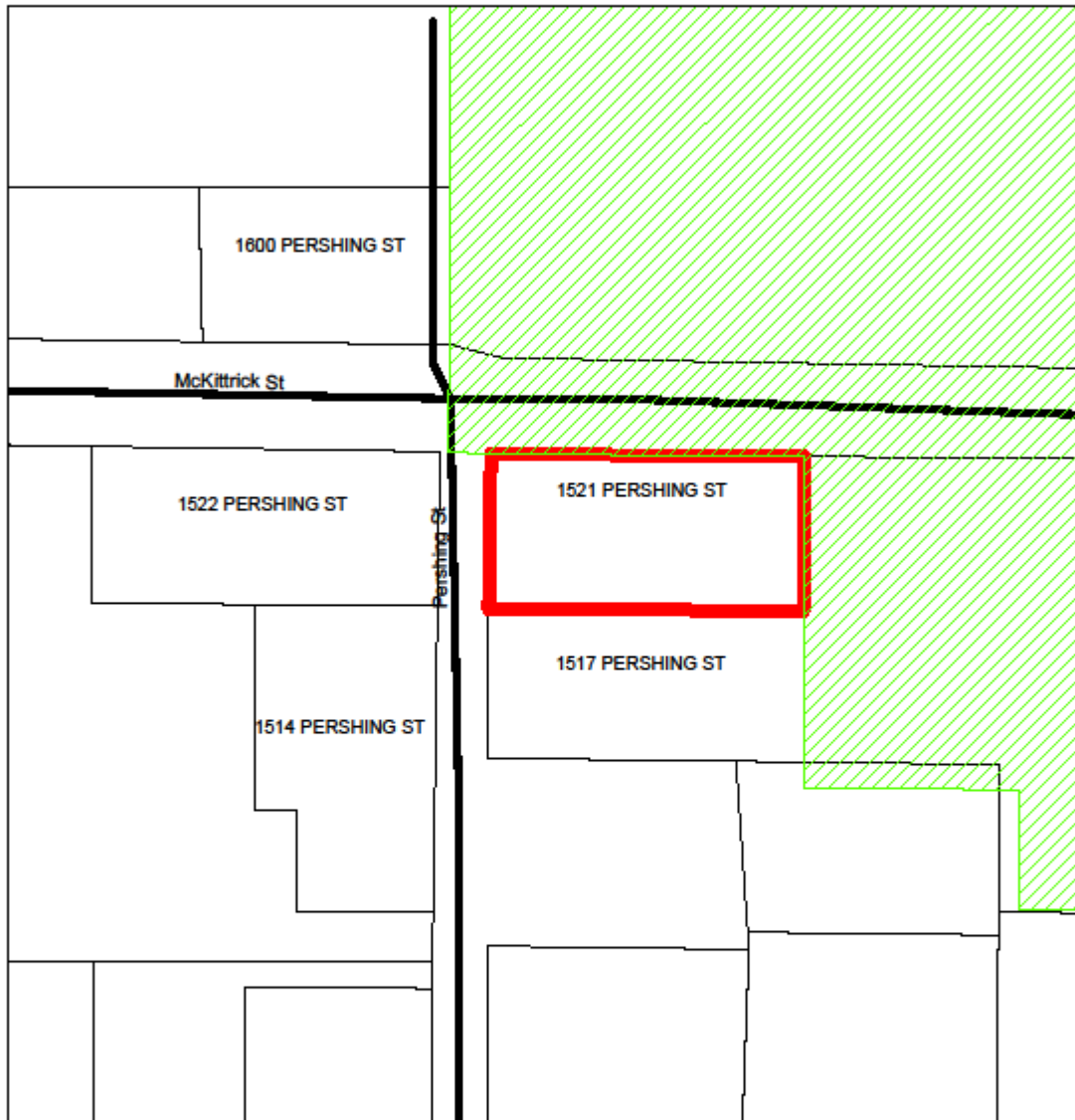
The west 182 feet of the north 117.8 feet of Lot 7, Block 2, as defined by Powell's Addition to Wenatchee, according to the plat thereof recorded in Volume 1 of Plats, at page 7, records of said County,

Except the west 22 thereof as conveyed to said County as set forth and described within that certain Warranty Deed recorded September 30th, 1951 under Auditor's File Number 465568,

Also Except those parcels of land conveyed to said County as set forth and described within that certain Quit-Claim Deed recorded October 13th, 1977 under Auditor's File Number 778638.

Area contained within afore described parcel being 0.34 Acres more or less.

Exhibit B LaVergne Annexation



Legend



EXHIBIT "C"



Deanna C. Walter
CHELAN COUNTY ASSESSOR

350 Orondo Ave, Suite 6
Wenatchee, WA 98801-2885
PHONE: 509-667-6365 FAX: 509-667-6664
WEBSITE: <http://www.co.chelan.wa.us/assessor>

**DETERMINATION OF SUFFICIENCY OF PETITION
FOR ANNEXATION
(RCW 35.21.005 / RCW 35A.01.040)**

**DIRECT PETITION METHOD
(RCW 35.13 / RCW 35A.14)**

Date petition submitted to County Assessor: 1/30/2019
Terminal Date (RCW 35.31.004): 1/30/2019
Assessment Date: 1/1/2018

The petition DOES meet the required minimum 60% of assessed value.

Total Assessed Value of proposed annexation area: \$113,209

Total Assessed Value of petition: 113,209

Percent of Assessed Value: 100%

Deanna Walter
Deanna Walter, Assessor

1/30/19
Date

EXHIBIT _____

City of Wenatchee, Washington

LAVERNE ANNEXATION BOUNDARY DESCRIPTION

January 22, 2019

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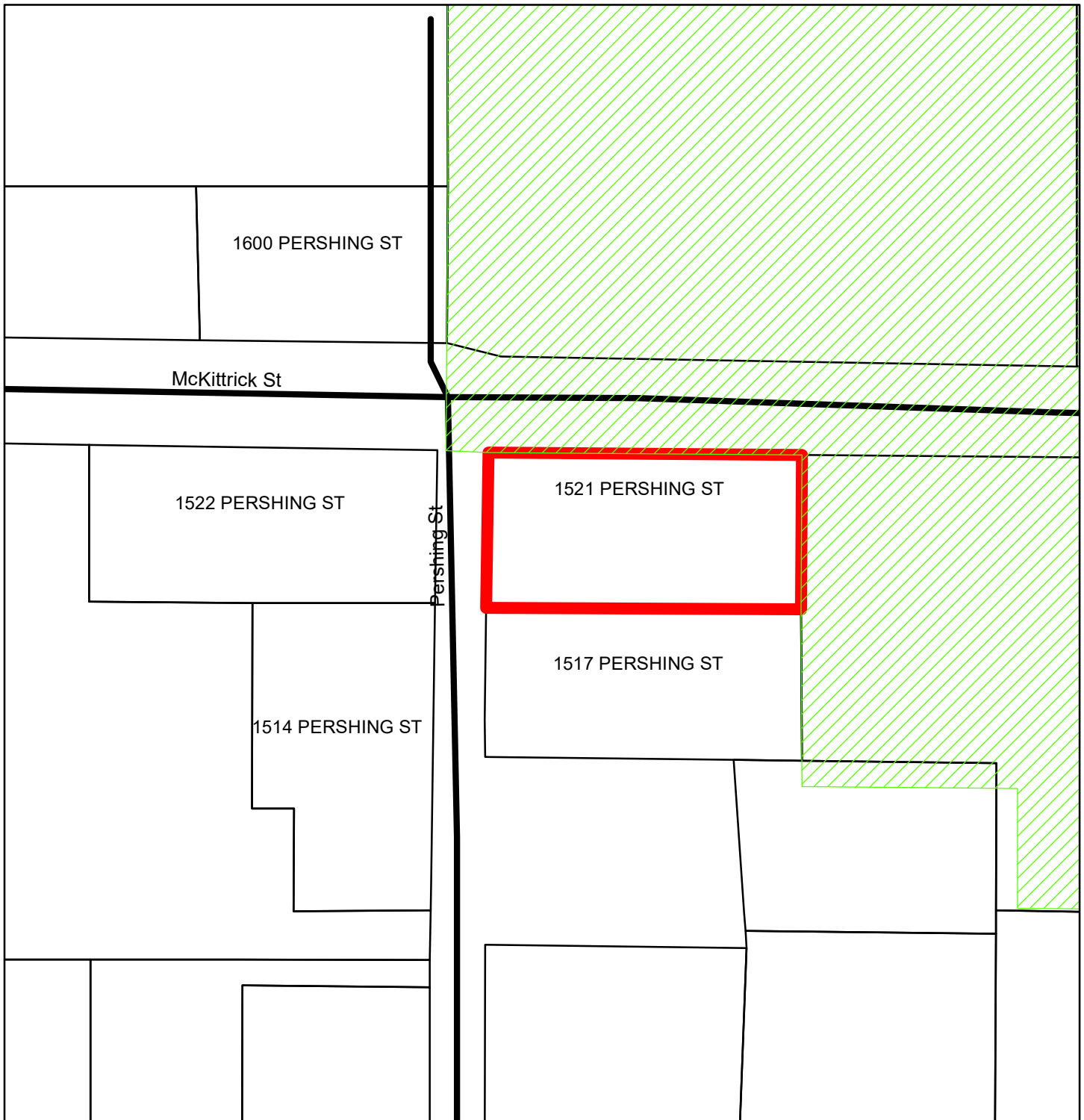
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Area contained within afore described parcel being 0.34 Acres more or less.

Exhibit B LaVergne Annexation




Legend

 City Limits

 LaVergne Annexation Proposed Boundary

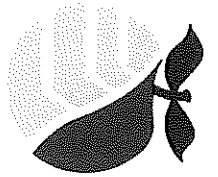
 Parcels

 Streets

 Urban Growth Area

0 50 100 200 Feet





City of Wenatchee

Community Development Department
1350 McKittrick Street/ P.O. Box 519
Wenatchee, WA 98801/ 98807
(509) 888-3200 FAX – (509) 888-3201

PETITION TO COMMENCE ANNEXATION (DIRECT PETITION METHOD)

- We, the undersigned, are owners of real property lying outside of the corporate limits of the City of Wenatchee, Washington, but contiguous thereto and designated as part of the Wenatchee Urban Growth Area. A legal description (Exhibit A) and map (Exhibit B) of this area are attached to this petition.
- We, the undersigned, who together, are the owners of not less than 60% assessed valuation of the real property described herein (Exhibit A), do hereby petition that such property(ies) be annexed to the City of Wenatchee under RCW 35A.14.120. The Wenatchee City Council held a public hearing on February 22, 2018 to accept a notice of intention to commence annexation subject to the conditions specified below. The following text is a quote of the motion made at the February 22 meeting as documented in the minutes:

Motion by Councilmember Mark Kulaas for City Council to approve the annexation boundary proposed in the ten percent (10%) annexation petition for the proposed annexation area located in an unincorporated area within the urban growth boundary to require the adoption of the proposed zoning regulations as it is set forth in the Comprehensive Plan of the City as Residential Moderate, and to require the assumption of existing indebtedness of the City by the area to be annexed. Councilmember Keith Huffaker seconded the motion. Motion carried (7-0)

WARNING

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Parcel Number	Physical Address	Property Owner	Signature	Title of Representative	Date
232033783230	1521 Pershing Street Wenatchee, WA 98801	Matt Lavergne	<i>Matt L. Lavergne</i>	Matt Lavergne Owner	1/4/19



Deanna C. Walter
CHELAN COUNTY ASSESSOR

350 Orondo Ave, Suite 6
Wenatchee, WA 98801-2885
PHONE: 509-667-6365 FAX: 509-667-6664
WEBSITE: <http://www.co.chelan.wa.us/assessor>

**DETERMINATION OF SUFFICIENCY OF PETITION
FOR ANNEXATION
(RCW 35.21.005 / RCW 35A.01.040)**

**DIRECT PETITION METHOD
(RCW 35.13 / RCW 35A.14)**

Date petition submitted to County Assessor: 1/30/2019
Terminal Date (RCW 35.31.004): 1/30/2019
Assessment Date: 1/1/2018

The petition DOES meet the required minimum 60% of assessed value.

Total Assessed Value of proposed annexation area: \$113,209

Total Assessed Value of petition: 113,209

Percent of Assessed Value: 100%

Deanna Walter
Deanna Walter, Assessor

1/30/19
Date

COUNCIL AGENDA REPORT

TO: Frank Kuntz, Mayor
City Council Members

FROM: Allison Williams, Executive Services Director

SUBJECT: Resolution 2019-15

DATE: March 25, 2019

The City of Wenatchee's Lodging Tax Advisory Committee had Position #8 open for a two year term. This position is required to be a generator of lodging tax. The city had one application from Miguel Cuevas of Springhill Suites. The application was considered at the regular joint meeting with the TPA on March 20th and recommended for to the City Council for appointment.

Action Requested: City Council motion to approve Resolution 2019-15 appointing Miguel Cuevas to a new two year term in Position #8 (Generator) ending December 31, 2020.

RESOLUTION NO. 2019-15

A **RESOLUTION**, appointing a member to the Lodging Tax Advisory Committee for a two (2) year term.

WHEREAS, Miguel A. Cuevas has expressed an interest and is well qualified to serve as a member of the City of Wenatchee Lodging Tax Advisory Committee for a two (2) year term.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF WENATCHEE makes the following appointment to the Lodging Tax Advisory Committee for the term noted:

NAME & ADDRESS

Miguel A. Cuevas (Position #8)
924 N. James Ave.
East Wenatchee, WA 98802

TERM EXPIRES

December 31, 2020

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a regular meeting thereof this 28th day of March, 2019.

CITY OF WENATCHEE, a Municipal
Corporation

By _____
FRANK KUNTZ, Mayor

ATTEST:

By _____
TAMMY L. STANGER
City Clerk

APPROVED:

By _____
STEVE D. SMITH, City Attorney

**COUNCIL AGENDA REPORT
PUBLIC WORKS DEPARTMENT**

TO: Frank Kuntz, Mayor
City Council

FROM: Jacob Huylar, Engineering Services Manager

SUBJECT: 2020 Pavement Preservation, Project #1913
Budget Authorization

DATE: March 20, 2019

MEETING DATE: March 28, 2019

I. OVERVIEW

The city's 2020 Pavement Preservation, Project 1913, is intended to overlay streets identified by the StreetSaver Pavement Management program.

The attached Preliminary Project Map was presented to the City Council during a Work Session on January 17, 2019. The map shows various roadway segments that are identified for either chip seal or thin overlay during the years of 2020 and 2021. Rather than combining multiple preservation efforts into one project, the initial plan for the 2020 project is to include all of the thin overlay segments in one project. The segments identified for chip seal in 2020 will be shifted to a larger chip seal project in 2021.

II. ACTION REQUESTED

Staff recommends that the City Council approve the proposed budget for City Project 1913.

III. FISCAL IMPACT Yes No

The proposed project budget, attached, will be presented to the Finance Committee at its March 28, 2019 meeting. The \$4,700,000 budget is based on guidance from the city's Finance Director. Based on costs identified in the StreetSaver program, the segments shown on the Preliminary Project Map will exceed available funding by roughly \$100,000. As the design progresses, more detailed estimates will be developed to determine if the scope of the project needs to be altered.

IV. PROPOSED PROJECT SCHEDULE

The project is scheduled for construction in 2020. Preliminary engineering will take place throughout the rest of 2019 and early 2020.

**COUNCIL AGENDA REPORT
PUBLIC WORKS DEPARTMENT**

V. REFERENCE(S)

1. Proposed Project Budget
2. Preliminary Project Map

VI. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Rob Jammerman, Public Works Director
Brad Posenjak, Finance Director
Gary Owen, City Engineer
Jake Lewing, Project Engineer
Natalie Thresher, Contracts Coordinator
Ruta Jones, Administrative Assistant

2019 Capital Improvement Project Budget

Date: March 18, 2019

Project Name: 2020 Pavement Preservation **Project Category:** Street Capital Projects

Project Description: Overlay various city streets as identified by the city's Streetsaver Pavement Management Program.

Lead Engineer:	Jake Lewing	Start Year:	2019
Assigned Department:	Engineering	End Year:	2020
Original Project Budget:	\$4,700,000	Project Number:	1913
Budget Amendment:		Total City Funding:	\$4,700,000
		Other Funding:	\$0

Revenue Notes and/or Requests for Budget Changes:

Project Expenditures by Category	Original Budget	Amended Budget	Prior Years Spent	ESTIMATES			Project Total
				2019	2020	2021	
Design Engineering	470,000			423,000	47,000		470,000
Right of Way Acquisition							
Construction Contract	3,855,450				3,855,450		3,855,450
Construction Engineering	336,000				336,000		336,000
Miscellaneous							
Art Fund	38,550				38,550		38,550
Total Project Expenditures	4,700,000			423,000	4,277,000		4,700,000

Project Revenues by Category		Original Budget	Amended Budget	Prior Years	ESTIMATES			Project Total
					2019	2020	2021	
Fund:	#108 - Street Maintenance	2,000,000				2,000,000		2,000,000
Fund:	#111 - Street Overlay	1,700,000			423,000	1,277,000		1,700,000
Fund:	#119 - TBD	1,000,000				1,000,000		1,000,000
Fund:								
Fund:								
GRANTS:								
	Federal							
	TIB							
Total Project Revenues		4,700,000			423,000	4,277,000		4,700,000

Approved by: _____
Brad Posenjak, Finance Director

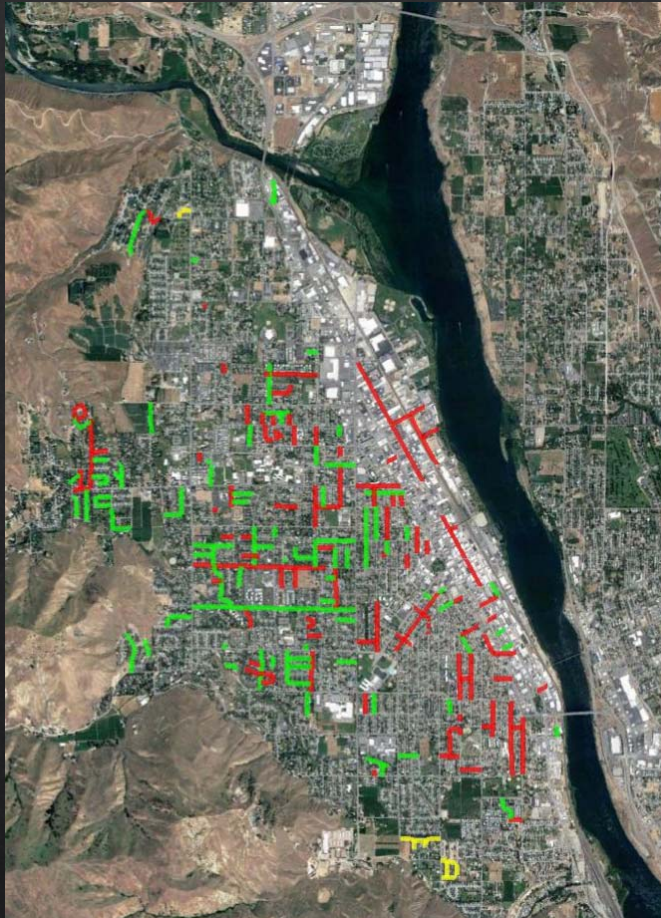
Date: _____

PRELIMINARY PROJECT MAP

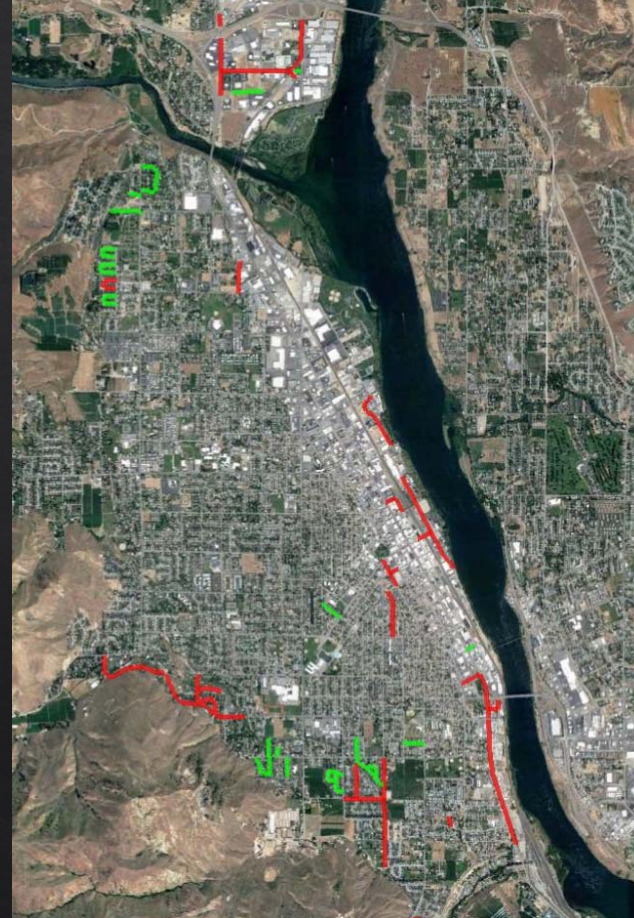
Presented at January 17, 2019 Council Work Session

2020/21 Proposed Projects

- ◇ 2020
- ◇ \$5.1M
- ◇ Chip Seals (red) and Thin Overlays (green)



- ◇ 2021
- ◇ \$2.1M
- ◇ Chip Seals (red) and Thin Overlays (green)



The preliminary scope of the 2020 Pavement Preservation project will address thin overlays (shown in green) that are identified in 2020 and 2021 of the Streetsaver Pavement Management Program. Overlays trigger the requirement to upgrade non-compliant ADA facilities, and therefore require much more design and construction effort. By consolidating overlays into one year, the city should see efficiencies gained in both phases of the project. Chip seal projects identified in 2020 will be scheduled for 2021.

**COUNCIL AGENDA REPORT
PUBLIC WORKS DEPARTMENT**

TO: Frank Kuntz, Mayor
City Council

FROM: Jacob Huylar, Engineering Services Manager



SUBJECT: Iron Adjustments, City Project No. SW18-11
Authorization to Award Construction Contract

DATE: March 25, 2019

MEETING DATE: March 28, 2019

I. OVERVIEW

Over five miles of city streets received a thin asphalt skin patch in 2018 primarily in preparation for future pavement management projects. During this work, numerous utility castings such as manholes, water valves, and monument cases were paved over. The city's maintenance crews have not had the capacity to undertake adjusting these utility castings, and therefore the decision was made to complete the work via a small works project. This concept and the anticipated budget were presented to council on January 10, 2019.

The project was distributed to MRSC's Small Works Roster on February 14, 2019, and four bids were received on March 6, 2019. Road Products, Inc. out of Spokane Valley, WA is the low bidder.

II. ACTION REQUESTED

Staff recommends that the City Council award the construction contract for the Iron Adjustments, Project No. SW18-11, to Road Products, Inc. in the amount of \$148,892.82 and authorize the Mayor to sign the construction contract documents.

III. FISCAL IMPACT

Road Products' bid of \$148,892.82 is 5.4% over the approved project budget (see attached).

IV. PROPOSED PROJECT SCHEDULE

The construction contract includes 50 working days. Work will begin this spring.

V. REFERENCE(S)

1. Approved Project Budget
2. Bid Tabulation
3. Project Map

**COUNCIL AGENDA REPORT
PUBLIC WORKS DEPARTMENT**

VI. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Rob Jammerman, Public Works Director
Gary Owen, City Engineer
Rachael Ivie, Public Works Business Manager
Natalie Thresher, Contracts Coordinator

2019 Project Budget

Date: January 9, 2019

Project Name: Iron Adjustments Project Category: Overlay & Utilities

Project Description: The small works project will vertically adjust manholes, water valves & monuments affected by the 2018 pavement preservation and maintenance efforts.

Original Project Budget:	\$141,250	Project Number:	SW18-11
Budget Amendment:		Total City Funding:	\$131,637
		Other Funding:	\$9,613

Revenue Notes and/or Requests for Budget Changes:

Project Expenditures by Category	Original Budget	Amended Budget	Prior Years Spent	ESTIMATES			Project Total
				2018	2019	2020	
Construction Contract	141,250				141,250		141,250
Total Project Expenditures	141,250				141,250		141,250

Project Revenues by Category	Original Budget	Amended Budget	Prior Years	ESTIMATES			Project Total
				2018	2019	2020	
Fund: #111 - Overlay	19,913				19,913		19,913
Fund: #401 - Water	19,225				19,225		19,225
Fund: #405 - Sewer	46,250				46,250		46,250
Fund: #410 - Storm Drain Utility	46,250				46,250		46,250
Fund:							
External Funding:							
Chelan County PUD	9,613				9,613		9,613
Total Project Revenues	141,250				141,250		141,250

Approved by: 
Brad Posenjak, Finance Director

Date: 3/7/2019

Project SW18-11 - Iron Adjustments				Engineer's Estimate		Road Products, Inc.		Shamrock Traffic, Inc.		Smith Excavation		Raptor Excavating and Contracting LLC	
Item #	Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 25,000.00	\$ 25,000.00	\$ 13,000.00	\$ 13,000.00	\$ 10,000.00	\$ 10,000.00	\$6,000.00	\$ 6,000.00
2	Project Temporary Traffic Control	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 36,250.00	\$ 36,250.00	\$ 60,000.00	\$ 60,000.00	\$ 40,000.00	\$ 40,000.00	\$25,000.00	\$ 25,000.00
3	Adjust Manhole	EA	96	\$ 750.00	\$ 72,000.00	\$ 500.00	\$ 48,000.00	\$ 425.00	\$ 40,800.00	\$ 800.00	\$ 76,800.00	\$1,000.00	\$ 96,000.00
4	Adjust Valve Box	EA	58	\$ 500.00	\$ 29,000.00	\$ 385.00	\$ 22,330.00	\$ 325.00	\$ 18,850.00	\$ 770.00	\$ 44,660.00	\$930.00	\$ 53,940.00
5	Adjust Monument Case and Cover	EA	15	\$ 500.00	\$ 7,500.00	\$ 385.00	\$ 5,775.00	\$ 400.00	\$ 6,000.00	\$ 750.00	\$ 11,250.00	\$930.00	\$ 13,950.00
Subtotal:				\$	143,500.00	\$	137,355.00	\$	138,650.00	\$	182,710.00	\$	194,890.00
WA State Sales Tax (8.4%):				\$	12,054.00	\$	11,537.82	\$	11,646.60	\$	15,347.64	\$	16,370.76
Total Bid:				\$	155,554.00	\$	148,892.82	\$	150,296.60	\$	198,057.64	\$	211,260.76

Iron Adjustments Project No. SW18-11 Project Map

