



**City of
Wenatchee**

**DEPARTMENT OF
COMMUNITY DEVELOPMENT**

Public Services Center
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Wenatchee, WA 98801

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MEMORANDUM

To: City of Wenatchee Historic Preservation Board
From: Community Development Staff
Date: April 30, 2019
Subject: Historic Building Floating Zone for proposed wall signs at 30 S. Wenatchee Avenue

This is a request from the North Central Regional Library for the placement of two wall signs on the commercial building located at 30 S. Wenatchee Avenue. The building, also known as the Seattle First National Bank Building, is listed on the City of Wenatchee Register of Historic Places¹. The Library will be located at 30 S. Wenatchee Avenue temporarily, for up to one year, while the permanent location at 310 Douglas Street is renovated.

There are two proposed wall signs, 19 square feet each, located on the S. Wenatchee Avenue and Orondo Avenue facades. The signs are constructed of Dibond, which is a brushed aluminum composite sheeting. The Dibond is painted gray (Sherwin Williams 7674) and the individual letters are vinyl. The signs are proposed to be located vertically along the building façade, in alignment with the vertical concrete panels, and will extend above the sill of the second story windows. The placement of the signs does not appear to impact the significant architectural features of the building. Note that the photo renderings in Attachment A reflect the size and scale of the sign, but are not reflective of the proposed sign design.

The sign standards in Wenatchee City Code (WCC) Section 10.50.015 prohibit the location of wall signage above the sill of the second story window. However, WCC Section 10.48.250 (Attachment B) provides authorization for the Community Development Director to waive certain aspects of the City Code in order to provide flexibility in the restoration and adaptive re-use of historic commercial and large multifamily residential buildings. The Director may waive certain components of the code only after the proposal has been reviewed by the Historic Preservation Board and certified as being in compliance with the Secretary of the Interior's Standards for Historic Preservation.

Pursuant to WCC Section 10.50.015, Graybeal Signs, on behalf of the North Central Regional Library, has submitted the request to the Historic Preservation Board to review the proposed wall signs and to certify that the location of the signs is consistent with the Secretary of the Interior's Standards for Historic Preservation.

¹ The nomination of the Seattle First National Bank Building to the Wenatchee Register of Historic Places was recommended for approval by the Historic Preservation Board on March 6, 2019 and approved by the City Council on March 28, 2019.

The Secretary of the Interior's Standards for Historic Preservation are available for review at the following links:

- Technical Preservation Services: <https://www.nps.gov/tps/standards.htm>
- Preservation Brief # 25 – The Preservation of Historic Signs: <https://www.nps.gov/tps/how-to-preserve/briefs/25-signs.htm>

The Board is tasked with providing a recommendation to the Community Development Director of whether or not the proposed signage complies with the historic preservation standards. This recommendation will assist the Director in determining the applicability of the Historic Building Floating Zone to the proposed wall signs on the building located at 30 S. Wenatchee Avenue.

Attachments

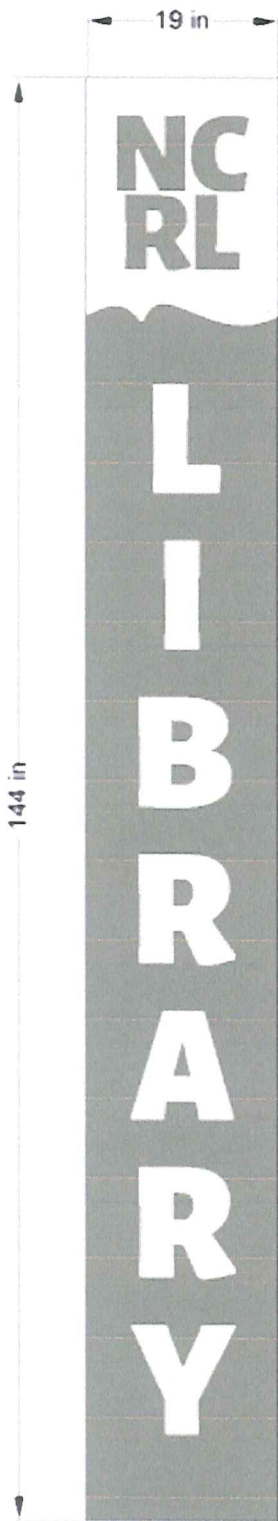
- A. Wall sign narrative and details
- B. Wenatchee City Code Section 10.48.250, Historic building floating zone

Attachment A

NCR Library Signage

Narrative by Aaron Payne:

Our goal with the signage is to be minimalistic and clean but with a touch of playfulness. With the signage running vertically it stands out as playful, but with the simplicity, absence of color (only being white) it is clean, professional and friendly, as a result un-offensive in character. The sans-serif font as well as the slight angles in the icon gives a nod to the buildings architectural style. Since this is a temporary location, we're a non-profit, and our funds come from local tax dollars we are attempting to have signs completed that are professional but also conservative in price. The Wenatchee Public Library is a library of the community, so we hope that the signage aids in a welcoming feel, but we also hope that it adds a touch of pride in our community to have such an asset available to all.



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S/F Dibond

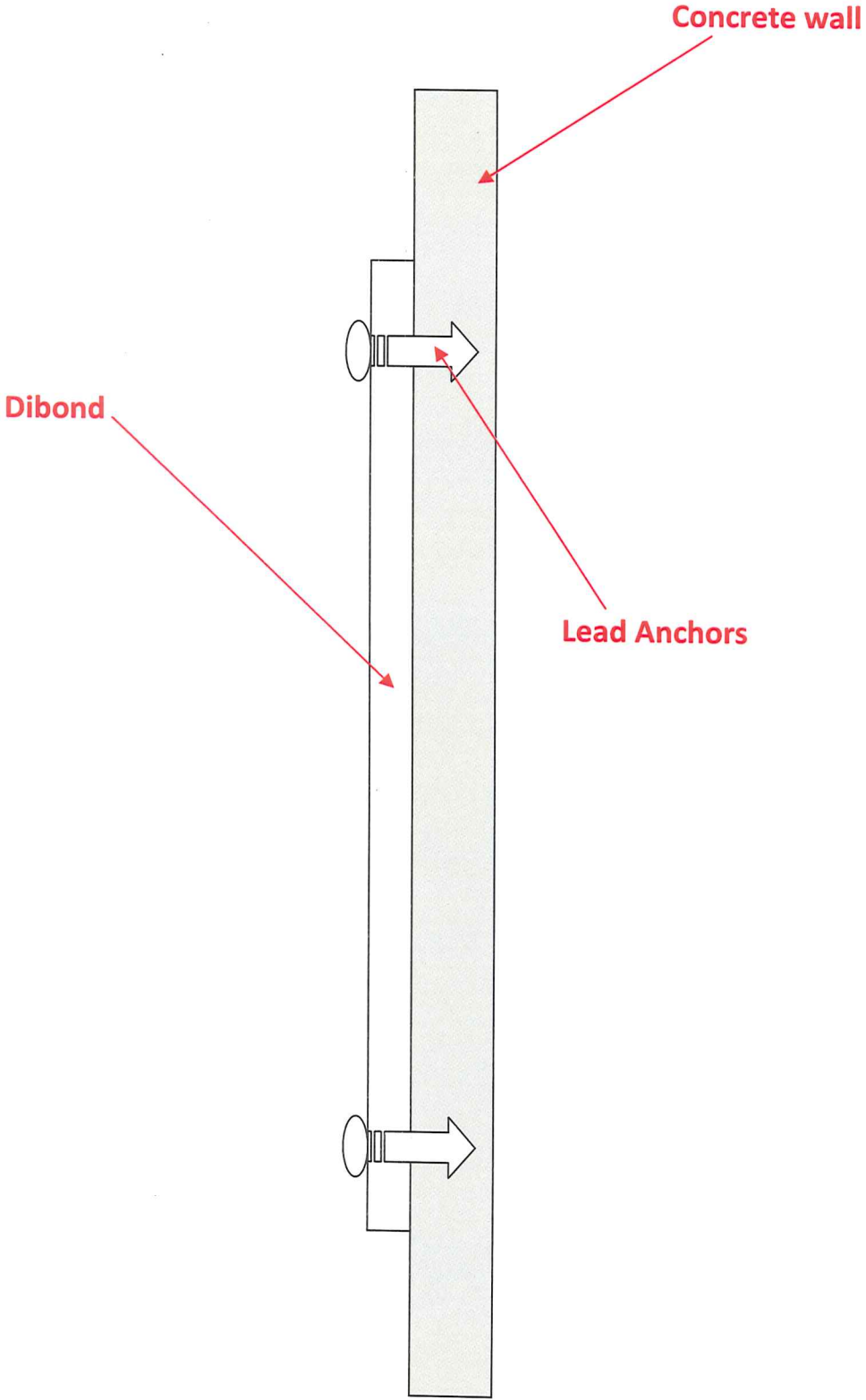
SW 7674



White



Mounting detail for Dibond attached to a concrete wall



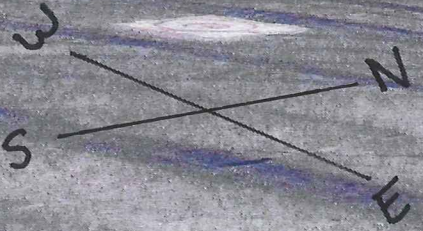
Both signs pictured



66'

171'

32'



Sign to be centered in column space

South Elevation



Sign to be centered in column space

East Elevation

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Attachment B

10.48.250 Historic building floating zone.

The following regulations apply, at the election of the property owner, to any commercial or multifamily building with six or more dwelling units which is on the national, state or Wenatchee register of historic places or is certified as a contributing structure within a national, state or local historic district. These optional regulations are intended to provide flexibility in the restoration or adaptive reuse of historic commercial and large multifamily residential buildings.

(1) Parking, when required, shall meet the applicable standards for off-street parking found in Chapter 10.60 WCC except that:

(a) The on-street parking located directly adjacent to the building site may be used to deduct on a space for space basis from the off-street parking requirement, except when attributed to residential uses. Partial on-street parking spaces located adjacent to more than one property shall not be counted toward any parking reduction.

(b) The community development director may allow some required improvements to off-site parking lot(s) to be deferred, for not more than 24 months, subject to execution of a legally binding agreement which shall be recorded and run with the land.

(2) For buildings at or near maximum lot coverage, some required improvements, including, but not limited to, landscaping, pedestrian amenities, stairs and access ramps, may be located on public property with the consent of the city engineer and execution of a right-of-way encroachment permit.

(3) Upon certification by the historic preservation board for compliance with the Secretary of the Interior's Standards for Historic Preservation the community development director may waive or modify exterior standards including but not necessarily limited to open space, architectural design, landscaping, exterior building materials, and sidewalks as required by zoning and development standards. No waivers on modifications, under this section, shall be permitted for requirements related to compliance with building code life safety regulations or ADA requirements. (Ord. 2011-25 § 5; Ord. 2010-03 § 1 (Exh. A); Ord. 2009-17 § 3. Formerly 10.48.241)

From: [Kris Bassett](#)
To: [Ruth Traxler](#)
Subject: 922 Idaho Street COA
Date: Tuesday, April 30, 2019 10:04:29 AM

Greetings,

This email is a response to the proposed project at 922 Idaho Street.

As a matter of record, when the former owners (Rudy Mueller) removed their original siding from this property, I watched the wood flying through the air from my backyard, just three houses away. I later talked with Mrs. Mueller about the (then) proposed historic district and that with the removal of historic materials and putting up vinyl siding on this house, they had moved the house to a non-contributing status in the district. Fast forward to today and with the interest of the current owners, Andy Kahn and Carin Smith to now remove this siding and use a compatible material of a HardiPlank product, they will move this house status back toward "contributing."

The HardiPlank siding has been an approved product on another property in the historic district, specifically used at 150 S. Franklin, a property owned by Mike Kaputa. This product offers a lap siding in a near-original width and has been successfully tied into the original parts of the house and been successfully painted. I believe this is an important detail for the board's consideration of this Certificate of Approval for use of this product at 922 Idaho. Added to the support of using this product is that the home at 922 Idaho faces south, which in the summer is very hot. I know that the Mueller family was tired of painting their home and therefore took off the original siding which was blistering from that sun exposure.

I support the re-siding of this home at 922 Idaho Street and applaud Andy and Carin for taking on this expensive task. They have already done a great deal of improvements to the home inside and out and have strived to do the "right thing" with their historic home. I would hope that the Historic Preservation Board would also move to place this property back to "contributing" to the district with this work, which would make them eligible for property tax credits for this and future work, should they desire to pursue that.

Kris Bassett

908 Idaho

Wenatchee, WA 98801

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