

**WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
October 4, 2023**

AGENDA

- I. **CALL TO ORDER:** 5:30 PM

- II. **ADMINISTRATIVE AFFAIRS**
 - A. Approval of the minutes from the regular meeting of September 6, 2023

- III. **PUBLIC COMMENT PERIOD (10 MINUTES)**

Comment for any matters not identified on the agenda.

- IV. **OLD BUSINESS**

None

- V. **NEW BUSINESS**
 - 1. Sign Code Update
 - 2. Historic Home Tour Planning
 - 3. General Staff Update

- VI. **OTHER**

- VII. **ADJOURNMENT**

Wenatchee City Hall is open for the public to attend meetings in person. The public may also participate in the meeting via phone by calling: (509) 888-3298, passcode 98368#. If you have questions about participating in the meeting, please contact Kirsten Larsen, Senior Planner, at klarsen@wenatcheewa.gov or (509) 888-3249.

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.)

MINUTES

I. CALL TO ORDER

The meeting was called to order at 5:30 p.m. with the following members in attendance: Heather Ostenson, Mark Seman, Blythe Kelly, Darlene Baker, Bob Culp, and Jon Campbell. City Planning staff was represented by Stephen Neuenschwander, Planning Manager; Kirsten Larsen, Senior Planner; Eva Osburn, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of August 2, 2023.

Ostenson asked for amendments and none were given. Consensus was given for approval in lieu of a motion and vote. Minutes are adopted as distributed.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

There was no public comment.

IV. NEW BUSINESS

A. Public Hearing: HP-23-04 – Certificate of Appropriateness (30 S Miller Street)

Kirsten Larsen, Senior Planner, gave a presentation. Roger Iverson, representing the owner was available to answer questions. None were asked.

Board member Darlene Baker moved to approve HP-23-04, a Certificate of Appropriateness for 30 S. Miller based upon the findings of fact, conclusions of law, and conditions of approval contained within the August 30, 2023 staff report. Board member Jon Campbell seconded the motion. The motion carried unanimously.

B. Public Hearing: HP-23-05 – Certificate of Appropriateness (500 King Street)

Kirsten Larsen, Senior Planner, gave a presentation and answered questions of the board. Duff Bangs with modFORM Architecture represented the owner and gave a presentation.

Board member Jon Campbell moved to approve HP-23-05, a Certificate of Appropriateness for 500 King Street based upon the findings of fact, conclusions of law, and conditions of approval contained within the August 30, 2023 staff report and with the removal of condition of approval #4. Based on the supplemental staff memorandum. Board member Blythe Kelly seconded the motion. The motion carried unanimously.

C. Staff update on outreach discussion on outreach and education, and coordination with the museum.

Kirsten Larsen, Senior Planner, gave a presentation and an update on outreach and education. Kirsten attended a webinar. She will send the link for anyone who wants to view it. The owner of 500 King Street's sister (Alison Hardy) will be giving a presentation on preserving wood windows on September 26 at 3pm at the Wells House. RSVP to Kirsten Larsen if you would like to attend. Space is limited and there is no fee.

Kirsten will be meeting with the Museum for coordination of tours in the spring.

V. OTHER

VI. ADJOURNMENT

With no further business to come before the Historic Preservation Board the meeting was adjourned at 6:20 p.m.

Respectfully submitted,
CITY OF WENATCHEE
COMMUNITY DEVELOPMENT DEPARTMENT
Eva Osburn, Administrative Assistant

DRAFT



**City of
Wenatchee**

DEPARTMENT OF COMMUNITY DEVELOPMENT

City Hall

301 Yakima Street, Suite 100

Wenatchee, WA 98801

(509) 888-3200

Fax (509) 888-3201

TO: Wenatchee Historic Preservation Board

FROM: Community Development Staff

SUBJECT: Sign code amendment in the Historic Entertainment Overlay (HEO)

DATE: September 27, 2023

The city is considering amendments to the Wenatchee City Code (WCC) that would allow digital message signs in the HEO. The HEO is located generally between 2nd Street to the north, Chelan Ave to the west, the alley behind the buildings on Wenatchee Ave to the east, and Kittitas St. to the south. See map.



Apple Capital of the World

The designation of the HEO is in the downtown core where the "...community seeks a vibrant mix of active storefronts featuring specialty stores, restaurants and entertainment. The development character is of historic buildings retained and restored. New infill structures will complement and build on the existing architectural character. Entertainment uses will feature colorful signs, lit building fronts and inviting entries." WCC 10.40.015. The district also includes specific development standards to support this purpose, such as zero setback requirements along the streets, building details, parking, and prohibitions on backlit signs and backlit awnings.

The current city code does not allow digital message signs in the HEO. There are several existing businesses such as the Performing Arts Center and the Liberty Theater that do have digital signs. The city is proposing to allow digital message signs in the HEO. Digital signs are only allowed when incorporated into a permitted monument sign. Monument signs have specific design criteria such as setbacks, height, size, framing, width at the ground and design of the base. Monument signs must be located a minimum of five (5) feet from the property line or right-of-way. These standards would not change with the proposed code change.

The core downtown properties would not be affected by this amendment as most buildings are already setback at the edge of the sidewalk and would not have space for a new monument sign. There are several properties along Chelan, Mission and South Wenatchee Avenue that could benefit from a new digital message sign.

As this sign code amendment is proposed for the HEO, which is within the National Downtown Historic District and also home to many locally listed historic structures, the Community Development Department is soliciting the feedback from the board. It is within the duties of the board to comment on code amendments that may impact historic properties. The amendments will have a 60-day comment period, a public hearing before the planning commission, and the city council in December.

Questions?

If you have any questions for staff please don't hesitate to contact Stephen Neuenschwander, Planning Manager, at (509) 888-3285 or SNeuenschwander@WenatcheeWA.Gov