

**WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
January 10, 2024**

AGENDA

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

- II. **ADMINISTRATIVE AFFAIRS**
 - A. Approval of the minutes from the regular meeting of December 6, 2023
 - B. Election of chair and co-chair

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

Comment for any matters not identified on the agenda.

- IV. **OLD BUSINESS**

None

- V. **NEW BUSINESS**
 - A. Historic Signs
 - B. 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, Blythe Kelly, Jon Campbell, Mark Seman and Darlene Baker. Bob Culp was absent. City Planning staff was represented by Stephen Neuenschwander, Planning Manager; Kirsten Larsen, Senior Planner.

II. ADMINISTRATIVE AFFAIRS

- A. Approval of the minutes from the regular meeting of November 1, 2023.

Ostenson asked for amendments and none were given. The minutes were approved.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

None

IV. NEW BUSINESS

- A. Public Hearing: HP-23-08 – Certificate of Appropriateness (100 S Emerson)

Kirsten Larsen, Senior Planner, gave a presentation. Amy Jones, owner, Mike Stubblefield and Steven Grudier from 500 King Street presented.

Board member Mark Seman moved to recommend approval of HP-23-08, a Certificate of Appropriateness for 100 S. Emerson based on the findings of fact, conclusions of law contained within the November 29, 2023 staff report, to include a correction to Finding of Fact 11 to read: On December 6, 2023, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness, and striking the work “not” in Finding of Fact 13 and 14, in Conclusion of Law 2 adding the word “not” between does and adversely, striking the word “not” from Conclusion of Law 3, and removing the Condition of Approval, and adding a Finding of Fact that the project is consistent with WCC 10.40.060(6)(b). Board member Darlene Baker seconded. The motion passed 4 to 1. Board members in favor were Seman, Baker, Kelly, Campbell and board member Ostenson in opposition.

- B. Public Hearing: HP-23-09 – Certificate of Appropriateness (103 Palouse Street)

Kirsten Larsen, Senior Planner, gave a presentation.

Board member Darlene Baker moved to recommend approval of HP-23-09, a Certificate of Appropriateness for 103 Palouse Street based upon the findings of fact, conclusions of law, and conditions of approval contained within the November 29, 2023 staff report, to include a correction to Finding of Fact 10. to read: On December 6, 2023, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness. Board member Blythe Kelly seconded. The motion carried unanimously.

C. Public Hearing: HP-23-10 – Certificate of Appropriateness (914 Idaho Street)

Kirsten Larsen, Senior Planner, gave a presentation. Mike Stubblefield provided comments.

Board member John Campbell moved to recommend approval of HP-23-10, a Certificate of Appropriateness for 914 Idaho Street based upon the findings of fact, conclusions of law, and conditions of approval contained within the November 29, 2023 staff report to include a correction to Finding of Fact 10. to read: On December 6, 2023, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness. Mark Seman seconded. The motion carried unanimously.

V. OTHER

VI. ADJOURNMENT

With no further business to come before the Historic Preservation Board the meeting was adjourned at 7:35 p.m.

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



**City of
Wenatchee**

**DEPARTMENT OF
COMMUNITY DEVELOPMENT**

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MEMORANDUM

TO: Wenatchee Historic Preservation Board
FROM: Kirsten Larsen, Senior Planner
RE: Proposed Historic Signs
DATE: 1/3/2024

Background

The City of Wenatchee adopted revisions to the Wenatchee City Code (WCC) Chapter 10.50 Signs in 2019 that established the current requirements for the types and locations for signs within the city. The code revisions added a section 10.50.130 requires businesses that move or cease operation to remove text and displays prior to a new business opening; and that is the premise is vacant for more than six months all non-conforming signs need to be removed. Exempt from this section is historic signs that have been recognized by the Historic Preservation Board consistent with Section 10.50.140.

10.50.140 Historic signs.

WCC 10.50.130 does not apply to signs recognized by the historic preservation board as having a significant historical value to the community. Such signs may be moved to another building or location within the central business district, South Wenatchee business district, and North Wenatchee business district. (Ord. 2019-50 § 2 (Exh. A))

The city also under this code section provided for businesses that had existing pole and pylon signs a 10-year period following the codes adoption on January 10, 2020 to remove those signs that were nonconforming unless they were recognized under WCC 10.540.140.

Lastly, it has been identified by the city that as public improvements are undertaken such as road widening some signs which may have historical significance may be required to be removed and the Historic signs sections provides a means for those businesses to relocate those signs within the city's business districts.

Historic Preservation Ordinance

Responsibilities of the Historic Preservation Board included in WCC Section 2.36070(2)(i) Review and comment to the city of Wenatchee council on land use, housing and redevelopment, municipal improvement and other types of planning and programs undertaken by any agency of the city of Wenatchee, other neighboring communities, the Chelan County, state or federal governments, as they relate to historic resources of the city of Wenatchee; and (m) Officially recognize excellence in the rehabilitation of historic buildings, structures, sites and districts, and new construction in historic areas; and encourage appropriate measures for such recognition.

Within the historic preservation chapter, the criteria for determination appropriateness for designation to the register would be appropriate guidance for reviewing the appropriateness of determining if a sign has significant historical value to the City of Wenatchee. The criteria have been provided below and staff has used this criterion in providing a suggested list of signs to be considered by the Historic Preservation Board.

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 an 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. (Ord. 3048 § 5(A), 1994)

Impact of Recognition Under WCC Section 10.50.140

- Exempts from requirements of WCC Section 10.50.130 Defunct businesses and vacated premises.
- Exempts existing nonconforming pole and pylon signs from removal when subject to 10.50.150(9) *Pole and Pylon Sign Amortization*. *Notwithstanding any other provisions of this title, an existing nonconforming pole or pylon sign may continue to be used for a period of 10 years after January 10, 2020. No structural alterations may be made after January 10, 2020, and the said pole or pylon signs must be brought into conformity by removal before 10 years after January 10, 2020. This section does not apply to signage which has been determined to be historic under WCC [10.50.140](#), Historic signs. Nonconforming pole multi-tenant signs or pylon multi-tenant signs are exempted from the amortization provisions of this section. (Ord. 2019-50 § 2 (Exh. A))*

Staff Analysis and Recommendation

Utilizing google earth street view, building permit records, museum records, and historic photos, staff has compiled a list of signs that appear to meet the criteria for appropriateness for designation for the register. It is staff recommendation that the Historic Preservation Board utilize this information to establish a list to be utilized by the Community Development Department of signs for which WCC Section 10.50.140 Historic signs apply. This listed would be able to be amended by the Historic Preservation Boards as necessary.

Request for Board Action

Staff is requesting that the Historic Preservation Board take action to provide a list of historically significant signs that can be utilized by the Community Development Department.






















ATTACHMENTS

- A. Historic Sign Spread Sheet

10.50.140 Historic signs.

WCC 10.50.130 does not apply to signs recognized by the historic preservation board as having a significant historical value to the community.

Such signs may be moved to another building or location within the central business district, South Wenatchee business district, and North Wenatchee business district. (Ord. 2019-50 § 2 (Exh. A))

Name	Address	Zoning	Sign Type	Date Installed	Other	Picture
1 Vue Dale Drive In	1546 S Wenatchee Avenue	SWBD	Pole/pylon	Drive-in established in 1951, sign unknown		 Ariel photo from 1954
2 Neal's Shore Store	811 S Wenatchee Avenue	SWBD	Projecting		Oct-59	 Article from Wenatchee World - Old News 1960 - Grand opening in it's new building at 811 S Wenatchee Ave
3 Bagdon's	760 S Wenatchee Avenue	SWBD	Wall	Approx. 1952 or 1959 original signs installed		 
4 Stan's Merrymart	733 S Wenatchee Avenue	SWBD	Pole	Approx. 1959		 
5 Empire Hotel/Wally's Tavern	322 S Wenatchee Avenue	SWBD	Projecting	Empire Hotel established in 1950 and Wally's sign in 1963		 
6 KPQ	231 N Wenatchee Avenue	CBD	Projecting	Installed in 2007		 On Building at 32 N Mission
7 Bernie's Burgers and Brews	603 N Wenatchee Avenue	NWBD	Pole	Installed in 1963?		  
8 Motel 6	610 N Wenatchee Avenue	NWBD	Pole	Western Lodge built in 1963		  
9 Avenue Motel	720 N Wenatchee Avenue	NWBD	Pole	Installed 1964		 
10 Lyles Motel	924 N Wenatchee Ave	NWBD	Pole	Sign permit in 1975		 
11 Igloo	1308 N Miller Street	NWBD	Pole	Historic photo taken in 1966 - already been moved for road realignment:		 

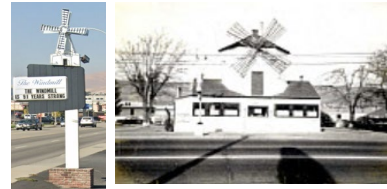
12 Denny's 1337 N Wenatchee Ave NWBD Pole Built in 1969



13 Leonard Evans 1424 Wenatchee Ave NWBD Pole/Roof Original building 1963

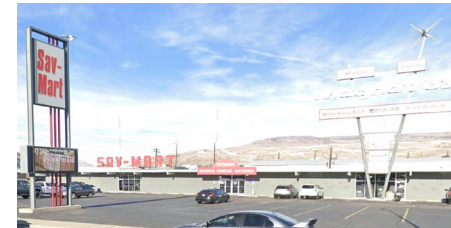


14 Windmill 1501 N Wenatchee Ave NWBD Pole Built in 1929



Old photo from Pete's Sign Shop

15 SavMart 1729 N Wenatchee Ave NWBD Pole/Roof Built in 1961



16 Ezs 1950 N Wenatchee Ave NWBD Roof Built in 1992



17 Cottage Inn 134 Easy St NWBD Pole Built in 1985



18 Wells & Wade Fruit Co. 2 Kittitas St CBD Projecting Listed structure, but sign in not noted on the inventory



19 Swap Shop 509 S Mission St SWBD Roof/Projecting Built in 1920



20 Bruce Hotel 206 Palouse St/4 Mission St CBD Projecting Around 1950s?



21 Poolside 101 N Mission St CBD Roof Unknown, building 1960s



22 Mission Bell Apartments 114 N Mission St CBD Between facades Permit for sign in 1955



23 IOOF 601 N Chelan Ave NWBD Roof Built in 1957



24 Libke 600 N Chelan Avenue NWBD Pole Built in 1964 - Sign permit 1969



25 Labor Temple 27 N Chelan Avenue CBD Roof/Projecting Sign permit in 1958



26 Firefly 21 N Chelan Ave CBD Pole Sign Permit 1971

