

AGENDA

LANDMARKS & DESIGN COMMISSION

November 7, 2023

Hybrid Meeting In-person and via Zoom



Join Zoom Meeting

<https://us02web.zoom.us/j/86262566358?pwd=UTRIZ2xSSHJ3K1EreHpkRmIDWmppedz09>

Meeting ID: 862 6256 6358

Passcode: 207550

AMERICANS WITH DISABILITIES ACT

The City of Ellensburg strives to make our services, programs, and activities readily accessible and usable by individuals with disabilities. Reasonable accommodations will be made upon request. Please furnish the ADA Coordinator with your request in sufficient time for the City to provide a reasonable accommodation by calling the City of Ellensburg ADA Coordinator at (509) 962-7222 or email ADACoordinator@ellensburgwa.gov.

CITY OF ELLENSBURG
LANDMARKS & DESIGN COMMISSION AGENDA
Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Tuesday, November 7, 2023
5:45 PM - Regular Meeting

- 1. Call to Order and Roll Call of Members**
- 2. Approval of Agenda** (No Public Comment)
- 3. Approval of Minutes**
 - 3.A Review of October 3, 2023 Landmarks and Design Commission Minutes.
 - 3.B Review of October 17, 2023 Landmarks and Design Commission meeting minutes.
- 4. New Business**
 - 4.A Public Hearing for Consideration of a Certificate of Appropriateness (COA) to install a removable panel system around the outdoor seating at 416 N. Main Street, submitted by Darren Nelson, agent for owner.
- 5. Unfinished Business**
 - 5.A LDC Project Updates
- 6. Citizen Comment**
- 7. Staff Update/Discussion Items**
 - 7.A November 21, 2023 LDC Meeting Cancelled
- 8. Commission Representative Update**
- 9. Adjournment**



For more information on the Landmarks & Design Commission, contact Senior Planner Stacey Henderson at 509-925-8608.



Meeting Date: November 7, 2023

**City of Ellensburg
Landmarks & Design Commission Agenda Report**

Agenda Subject: Review of October 3, 2023 Landmarks and Design
Commission Minutes.

Submitted by:
Department: Community Development

Suggested Motion/Action:
Move to approve October 3, 2023 regular meeting minutes.

Background/Summary:

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:

1. 10.3.23 LDC Minutes



CITY OF ELLENSBURG

Minutes of Landmarks & Design Commission, Regular Meeting

Date of Meeting

October 3, 2023

Time of Meeting

5:45 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

1. Call to Order and Roll Call of Members

Chair Blackson called the meeting to order at 5:45 p.m.

Roll call present: Fred Redmon, Andy Polak, Marty Blackson, Dorothy Stanley

Other present: Stacey Henderson-Senior Planner- Historic Preservation, Kathy Boots- Planning Technician, Monica Miller-Council Liason

Absent: Jeff Watson, Zane Kanyer, Cathy Poshusta

2. Approval of Agenda

Stanley motioned to approve the agenda as presented. Motion passed 4-0.

3. Approval of Minutes

3.A Review of September 6, 2023 regular meeting minutes.

Stanley motioned to approve September 6, 2023 minutes as presented. Motion passed 4-0.

3.B Review of September 19, 2023 regular meeting minutes

Redmon motioned to approve September 19, 2023 minutes as presented. Motion passed 4-0.

4. New Business

4.A Public Hearing for Consideration of a Certificate of Appropriateness (COA) for the proposed window repair and painting at 307 N. Pine St.

Appearance of fairness reviewed. Staff report read with findings of fact. Exhibit B was introduced. Staff recommend approval with no conditions. Applicant Russ Humprey clarified broken window locations and reglazing. Public comment opened. No public comment. Public comment closed. Redmon motioned to approve the Certificate of Appropriateness request for the proposed window repair and painting as proposed at 307 N Pine Street with no conditions. No deliberation. Motion passed 4-0.

4.B Public Hearing for consideration of a Certificate of Appropriateness (COA) for the proposed awning replacment at 400 N. Pearl St., Parcel ID #397033.

Appearance of fairness reviewed. Staff report read with findings of fact. Staff recommends approval with no conditions. Applicant Mike Kelly presented the project showing the fabric, fabric fire rating data, and indicated only the awning material would be replaced. Public comment opened. No public comment. Public comment closed. Polak motioned to approve the Certificate of Appropriateness request for the proposed awning fabric replacement at 400 N Pearl Street, as proposed, with no conditions. No discussion. Motion passed 4-0.

5. Citizen Comment

No citizen comment

6. Staff Update/Discussion Items

On October 17, 2023, Historic Preservation Grant applications will be reviewed. Watson and Polak have recused themselves from reviewing the applications.

7. Commission Representative Update

Monica Miller updated the Commission on the flag and banner ordinance that the City Council will be developing. A draft committee will be developed.

The First Railroad survey, historic house inventory, and website were discussed. The historical house inventory subcommittee will be meeting in November.

Several members of the EDA will be going to the Revitalize training

8. Adjournment

Meeting adjourned at 6:21 p.m.



Meeting Date: November 7, 2023

**City of Ellensburg
Landmarks & Design Commission Agenda Report**

Agenda Subject: Review of October 17, 2023 Landmarks and Design
Commission meeting minutes.

Submitted by:
Department: Community Development

Suggested Motion/Action:
Move to approve October 17, 2023 meeting minutes.

Background/Summary:

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:

1. 10.17.23 LDC Minutes



CITY OF ELLENSBURG

Minutes of Landmarks & Design Commission, Regular Meeting

Date of Meeting

October 17, 2023

Time of Meeting

5:45 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

1. Call to Order and Roll Call of Members

Chair Redmon called the meeting to order at 5:45 p.m.

Present: Fred Redmon, Marty Blackson, Dorothy Stanley, Jeff Watson (recused himself from Grant application review and left meeting at 5:52 p.m.), Zane Kanyer, Cathy Poshusta

Absent: Andy Polak (excused- recused himself from Grant application review)

Others Present: Dan Carlson-Community Development Director, Stacey Henderson-Community Development Senior Planner Historic Preservation, Kathy Boots-Community Development Planning Technician, Monica Miller-City Council Liaison, Fenelle Miller (Public)

2. Approval of Agenda

Commissioner Stanley motioned to approve the agenda as presented. Motion passed 5-0.

3. New Business

3.A Review of 2024 City of Ellensburg Historic Preservation Grant Applications.

The Landmarks and Design Commission has a stipend for 2024 of \$18,908.62. Henderson reviewed the process and goals of the program.

1. The grant application from Richard Mack on behalf of the Independent Order of Odd Fellows was received on 8/30/23. The grant is proposing work to be done at 307 North Pine Street to consist of repairing and repainting the historic wood windows on the upper story and replacing only the glass. A Certificate of Appropriateness was approved for this work on October 3, 2023. The request is for \$11,760.00. \$500 in cash and a match of \$4,390.00 in-kind has been secured, for a total project cost of \$16,550.00. Richard Mack and Russ Humphrey were present and discussed the grant application and the history of the building.

2. The grant application from Jodi Polak was received on 8/31/23. The grant is proposing work to be done at 300 N Main Street to consist of replacing the

existing single pane storefront windows and door along the front of their building. The request is for \$17,500.00. \$2,391.40 in cash and a match of \$570 in-kind has been secured, for a total project cost of \$20,461.40. Jodi Polak was present and presented the proposed project including damage to the door, brick, outside plaster, and floor.

3. The grant application from Joe Chanes representing The Ellensburg Downtown Association and Kleinburg owners was received on 8/31/23. The grant is proposing work to be done at 307 North Pearl Street to consist of restoring a historic downtown mural. The request is for \$18,908.00. Joe Chanes arrived at 6:00 p.m. and presented the project. They have paid the artist \$1,479 to date and other funding is TBD, for a total project cost of \$48,900.00. Joe has secured a lift machine to use and paint donations totaling \$50,000. A go-fund-me account has \$8000 in donations. Chanes has a T-Mobile grant that is pending. The mural was approved by the Arts Commission on 5/11/23 and a Certificate of Appropriateness was approved on 7/5/23. He stated that if he does not get the full amount for the project he will continue to seek investors.

4. The grant application from Chris Gough was received on 8/31/23. Chris Gough arrived via zoom at 6:18 p.m. and reviewed the project. The grant is proposing work to be done at 309 W 5th Avenue to consist of 1. replacing windows and back door (last winter the utility bill was \$1300 a month) 2. The leak of the roof (which was repaired) created water damage to the drywall. Chris will be doing the labor himself on most of the project as in-kind and the company that gave him the quote for windows will drop their charge by \$10 an hour as an in-kind donation.

Public comment opened. Fenelle Miller submitted written comments prior to the meeting. Miller supports the IOOF and Shoudy applications. Miller would like a historic door replaced on the Shoudy home if possible. Miller stated the 300 N Main Street building is not a historic contributing building. Miller does not support the funds going to 307 N Pearl mural until more funding is secured. Richard Mack stated if they do not receive the full funding they will repair as many windows as they can. Gough emailed photos during the meeting which were shared with the Commission which showed the gap in the door. Gough liked the idea of a historical door. The Commission took a 5 minute break (6:39 p.m.) to complete scoring sheets. Public comment closed.

Commissioner Kanyer motioned to approve IOOF application in full (\$11,760.00) and Shoudy Mansion in full (\$6,000) with the balance of the funding to approve Polak's application by funding in-part (\$1,148). Blackson suggested dividing up the funding to be distributed between IOOF, Shoudy, and Polak so each receive 50% of project cost requested. Kanyer expressed full support of historic buildings that have been supported with prior funding to continue to be funded for preservation. After discussion, the Commission agreed to focus funding distributions to repair on building structures and not on the mural project. Commissioners expressed the mural project needs more funding secured.

Blackson motioned to approve the full funding amount of \$11,760 to IOOF, \$6,000 to Shoudy Mansion, and \$1,148 to Polak with Ellensburg Preservation Grant monies totaling \$18,908.62. Motion passed 5-0.

4. Citizen Comment

None

5. Staff Update/Discussion Items

5.A 2024 Work Planning Meeting

The next meeting, a work plan for 2024 will be developed along with a Certificate of Appropriateness. The second meeting in November will be cancelled. The First Railroad committee agreed to meet again. Henderson and Kanyer informed the Commission about their great Revitalize training experience. Stanley would like the link to the catalog of old wood windows. The 1897 maps are now available and have more extensive data.

6. Commission Representative Update

6.A EDA Update- Revitalize WA No members present

7. Adjournment

Meeting was adjourned at 7:23 p.m.



Meeting Date: November 7, 2023

City of Ellensburg

Landmarks & Design Commission Agenda Report

Agenda Subject: Public Hearing for Consideration of a Certificate of Appropriateness (COA) to install a removable panel system around the outdoor seating at 416 N. Main Street, submitted by Darren Nelson, agent for owner.

Submitted by:

Department: Community Development

Suggested Motion/Action:

Move to approve the panel system as proposed, at 416 N. Main St. Parcel ID #286933, with **no conditions.**

Background/Summary:

TYPE OF REVIEW:

Review of proposed changes to structures within landmarks districts is required per **ECC 15.280.090(A)**, as follows:

A. Review Required

1. No person shall **alter**, repair, enlarge, newly construct, relocate, or demolish any registered landmark, **or any property located within a landmark district,** nor **install any exterior sign** or mural pursuant to subsection (A)(2) of this section, without review by the landmarks and design commission and issuance of a COA. In the case of murals, the arts commission shall first review and provide its recommendations to the landmarks and design commission of any proposal for a mural to be located on a registered landmark or within a landmark district. Factors to be considered by the arts commission include media to be used, method of application, stability, building/site, mural location and practicability of project.
2. This review shall apply to all exterior features of the property visible from a public right-of-way. This review applies whether or not a permit from the city of Ellensburg is required.
3. Review of alterations to Ellensburg landmarks register properties under this chapter is in lieu of design review required for projects and sign review per ECC 15.210.050(B).

Additionally, the Commission shall also review the Building Design criteria as found in ECC Chapter 15.530. More specifically, the building design criteria which is applicable to historic buildings and districts in found in ECC 15.530.020, as follows:

ECC 15.530.020 Building Design: Historic Buildings and Districts

A. Purpose. To preserve and reinforce the historic character of Ellensburg's downtown and older residential areas.

B. Historic Buildings and Districts Standards and Guidelines.

1. All development projects identified on the Ellensburg landmarks register are subject to review by the Ellensburg landmarks and design commission per Chapter 15.280 ECC and conformance with the following design standards for rehabilitating existing buildings.
 - a. Retain and preserve the overall historic character of the building;
 - b. Ensure that proposed alterations are compatible with the building's own architectural character, and do not create a false historical appearance;
 - c. Retain and preserve early alterations which have architectural significance in their own right;
 - d. Treat distinctive original features, finishes, and examples of skilled craftsmanship with sensitivity;
 - e. Repair rather than replace deteriorated architectural features whenever possible;
 - f. Use the gentlest means possible when surface cleaning exterior masonry;
 - g. Protect and preserve significant archaeological sites affected by the project, or provide mitigation for their disturbance; and
 - h. Design new additions to existing buildings and new infill construction to be compatible with the massing, scale, materials, and architectural features of adjacent historic structures.

These standards are supplemented and further defined or explained by that document entitled "Design Standards for the City of Ellensburg," as currently enacted.

2. Property owners of historic district buildings are also encouraged to use the Secretary of the Interior's Standards for the Treatment of Historic Properties (web: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>) (hard copy also available at City Hall) as a guide to preserve, rehabilitate, restore, reconstruct, or add to historic properties. These standards provide detailed recommendations on restoration, maintenance, repair, replacement, design, alterations, building materials, roofs, interiors, etc. [Ord. 4656 § 1 (Exh. O2), 2013.]

Previous Council Action:

N/A

Analysis:

STAFF COMMENTS:

The vernacular commercial building at 416 N. Main Street was constructed ca. 1937, and is a historic contributing building within the Ellensburg Downtown National Register district and Local Landmarks District. This small building is brick masonry construction, and the main

design characteristic is a parapet featuring a brick soldier course and brick details. A centered wood door with full-height glass is flanked by two wood-frame, horizontally oriented windows. This storefront has housed many restaurants and cafes over the years.

The applicant is proposing to install clear framed polycarbonate panels around the perimeter of the existing pergola, to provide a weather barrier for customer seating on the back patio through the winter months. (Exhibit B.2) The applicant is proposing to attach the panels to the existing pergola structure with eye bolts and hooks, making the panels easily removable in warmer weather. As proposed, the panels do not connect to or physically alter the existing historic structure in any way, and will require attaching minimal hardware to the existing pergola.

The applicant narrative explains the reasoning for the panels, panel materials, and the time of year for their planned use, (Exhibit B.2). The applicant has also provided product information, indicating their selection of clear polycarbonate panels, and stained wood frames. The proposed removable weather panels would occupy a smaller footprint than the black tarp enclosure used last winter, and would reside entirely within the patio perimeter.

In review of the criteria found in ECC 15.530.020(B)(1), staff finds that the proposed panel system does not detract from the overall historic character of the building, and is compatible with materials found in the surrounding neighborhood. The design and location is minimally visually intrusive to the historic character of the building, and the installation of the panels would not physically impact or connect to the historic fabric of the main building in any way. Therefore, this project meets the following two criteria of said section:

1. Retains and preserve(s) the overall historic character of the building, and
2. Ensure(s) that proposed alterations are compatible with the building's own architectural character and do **not** create a false historical appearance.

FINDINGS OF FACT:

If the Commission should choose to follow the recommendation of Staff and approve the COA, Staff would advise the Commission that the following Findings of Fact are applicable to this project:

1. Per ECC Sections 15.280.090, and 15.530.020, the LDC has jurisdiction to review this project.
2. The project has been found to be in keeping with two of the required building design standards of ECC 15.530.020, specifically that it:
 - a) Retains and preserve(s) the overall historic character of the building, and
 - b) Ensure(s) that proposed alterations are compatible with the building's own architectural character and do not create a false historical appearance.
3. The applicant is the agent for the owner of this building and can pursue this action. The

building is addressed as 416 N Main St and is located in the Ellensburg Downtown National Register District and Local Landmarks District.

4. It is in the interest of the City of Ellensburg to have historic buildings maintained and preserved. This proposal would not negatively alter the character-defining features of the historic building.

In addition, if no public comment is received during the public hearing portion of the meeting, the following Finding of Fact would also be applicable:

5. No public comment was received.

After the close of the public hearing, if it is determined that additional findings of fact are pertinent, they should consist of concise statements of the underlying facts in support of the decision made by the Landmarks & Design Commission. Findings of Fact should be made by the Commission, regardless of whether the project is approved or denied.

When making the final motion, the Commission may also include any conditions of approval that are appropriate to this application.

Financial Impact:

Budget Adjustment: No

Attachments:

1. P23-114 Exhibit A_LOCATION MAP
2. P23-114 Exhibit B.1_APPLICATION
3. P23-114 Exhibit B.2_NARRATIVE
4. P23-114 Exhibit B.3_PHOTO
5. P23-114 Exhibit B.4_SITE PLAN AND PLANS
6. P23-114 Exhibit B.5_PRODUCT INFORMATION

Exhibit A- Location Map

416 N. Main Street





Landmarks & Design

Certificate of Appropriateness Application

RECEIVED

OCT 16 2023
PA-10

COMMUNITY DEVELOPMENT

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning) commdev@ci.ellensburg.wa.us

The City of Ellensburg Landmarks and Design Commission, per Section 15.280.020 of the ECC, has jurisdiction over historic districts. It safeguards the heritage of the city as represented by those buildings, districts, objects, sites and structures which reflect significant elements of Ellensburg's history.

Review of changes to Landmarks Register properties is **required**, per Section 15.280.090. "No person shall alter, repair, enlarge, newly construct, relocate or demolish any registered landmark or any property located within a Landmark District nor install any exterior sign...without review by the Landmarks and Design Commission and approval of a **Certificate of Appropriateness**". This review shall apply to **all** exterior features of the property visible from a public right-of-way. **This review applies whether or not a permit from the City of Ellensburg is required.**

OFFICIAL USE ONLY:

Staff Person:	KB
Date Submitted:	10/17/23
Fee Total:	N/A
LDC FILE #:	P23-114
Associated Permit File #:	B23-409

PROPERTY OWNER: (Note: If the Applicant is not the Owner, attach written authorization from the legal owner(s).)

Legal Owner Name(s):	Ross Anderson	Day Phone:	
Mailing Address:			
E-mail:	rossa@architect.com	Cell Phone:	206-369-2030

*APPLICANT:

☒ Owner
 ☐ Contractor
 ☐ Tenant
 ☐ Other

Name:	Darren Nelson	Day Phone:	
Mailing Address:	441 Ridge Rd Ellensburg		
E-mail:	enchantmentbrewing@gmail	Cell Phone:	503-881-7148

CONTACT PERSON:

☐ Owner
 ☐ Contractor
 ☒ Tenant
 ☐ Other

Name:	Darren Nelson	Day Phone:	
Mailing Address:			
E-mail:		Cell Phone:	

PROJECT INFORMATION:

This application shall be submitted, with all required information, to Community Development Staff and deemed a complete application, to be considered for a public meeting. At the duly-noticed public hearing, the Landmarks and Design Commission will make a decision of whether to approve, approve with conditions or deny the Certificate of Appropriateness application. Per Section 15.210.050.B, a denial may be appealed to the City Council. Please consult with the Senior Planner for Historic Preservation if you have any questions. All projects must meet the City of Ellensburg Design Standards (Title 15) and ECC 15.70, Landscaping Requirements. A copy of the Design Standards is available at the Community Development Department or located online at www.codepublishing.com/wa/ellensburg.

☐	Parcel Number of Site:	286933
☐	Site Address:	416 N Main Ellensburg WA
☐	City Zoning Designation:	CC
	Is a building permit required:	☐ Yes ☐ No

(OVER)

PROJECT INFORMATION:

☐	Project Description:	In a separate narrative, please describe how your project complies with the guidelines for historic properties listed in Sections 15.280.090, 15.530.020 & 15.530.030.
☐	Site Plan:	1. All building locations and dimensions to property lines and other structures. 2. Property lines and easements. 3. Setbacks, open space and landscaping. 4. Rights of way, curbs, parking sidewalks. (The site plan shall be legibly drawn to a minimum scale of 1:20 on substantial paper a minimum 11" x 17" size)
☐	Parking Lot Plan:	Must have preliminary approval by Public Works for parking lot plan.
☐	Exterior Lighting:	Identify the location, design, wattage and lighting orientation.
☐	Exterior building alterations, rehabilitation or restoration:	1. Scaled building elevations of all building sides. 2. Samples of types of materials to be used in the construction. 3. Paint colors & design (each paint color applied to 8-1/2" x 11" poster board. 4. Type of paint removal method (i.e. water, chemical, mechanical). 5. Repointing mortar joints – pointing styles and method. 6. Window repair/replacement/alteration detail.
☐	Signage:	1. Colored design 2. Dimensions 3. Location – Drawing or photograph depicting sign(s) on the building or pole. 4. Type of illumination.
☐	Dumpster:	1. Screening materials & colors 2. Location
☐	Special Valuation	Submit documentation for application for Special Valuation for Historic Purposes per ECC 15.280.110 if applicable.

PLEASE NOTE: Items marked above shall be submitted to the Community Development Department **Twenty-One (21) Calendar Days before** the regular scheduled meeting of the Landmarks & Design Commission to allow time for review, processing and advertising according to WA State Statute. The Landmarks & Design Commission meets on the first Tuesday of each month and, if needed, on the third Tuesday of each month.

Stacey Henderson, Senior Planner/ Historic Preservation, is the staff liaison to the Landmarks & Design Commission.

Telephone: (509) 925-8608

FAX: (509) 915-8655

E-mail: hendersons@ci.ellensburg.wa.us

SIGNATURE OF LEGAL OWNER or REPRESENTATIVE AS AUTHORIZED BY THE LEGAL OWNER:

Ross Anderson

I, _____, (print name) affirm that the above responses are made truthfully and to the best of my knowledge. I hereby apply for this permit application and acknowledge that I have read this application and state that the information is correct and that I agree to comply with all city ordinances pertaining to this permit if granted.

I further affirm that I am the owner of record of the area proposed for the above-identified land use action or, if not the owner, attached herewithin is written permission from the owner(s) authorizing my actions on his/her/their behalf.

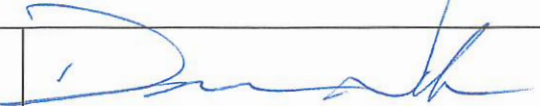
Signature of Legal Owner: (or Authorized Agent)		Date:	10/24/2023
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PROJECT INFORMATION:		
☐	Project Description:	In a separate narrative, please describe how your project complies with the guidelines for historic properties listed in Sections 15.280.090, 15.530.020 & 15.530.030.
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Stacey Henderson, Senior Planner/ Historic Preservation, is the staff liaison to the Landmarks & Design Commission.

Telephone: (509) 925-8608 FAX: (509) 915-8655 E-mail: hendersons@ci.ellensburg.wa.us

SIGNATURE OF LEGAL OWNER or REPRESENTATIVE AS AUTHORIZED BY THE LEGAL OWNER:		
I, <u>Darren Nelson</u> , (print name) affirm that the above responses are made truthfully and to the best of my knowledge. I hereby apply for this permit application and acknowledge that I have read this application and state that the information is correct and that I agree to comply with all city ordinances pertaining to this permit if granted.		
I further affirm that I am the owner of record of the area proposed for the above-identified land use action or, if not the owner, attached herewithin is written permission from the owner(s) authorizing my actions on his/her/their behalf.		
Signature of Legal Owner: (or Authorized Agent)		Date: 10/16/2023

Kathy Boots

From: darren nelson <enchantmentbrewing@gmail.com>
Sent: Monday, October 16, 2023 1:48 PM
To: Kathy Boots
Subject: [Ext] Description 416 Main

CAUTION - EXTERNAL EMAIL: The email below is from an external source. Please exercise caution before opening attachments, clicking links, fulfilling requests, or following guidance.

Hi Kathy nice chatting with you today, here's the description you requested:

The intent of the proposed patio enclosure is to provide a temporary weather barrier for customer seating on the back patio under the pergola. The structure will NOT attach to any part of the historic building, only the new pergola.

The structure is clear and occupies a smaller footprint than the black trap enclosure currently in use, the structure will reside entirely within the patio and is clear, thus creating far less visual impact.

The ridged nature of the clear framed panels offers a better weather barrier than flexible panels which are more susceptible to wind. The structure is designed to be removed once favorable weather returns as we love the open-air environment on the patio as do our customers.

Thank you very much for considering our proposal.

Darren

Exhibit B.3- Photograph



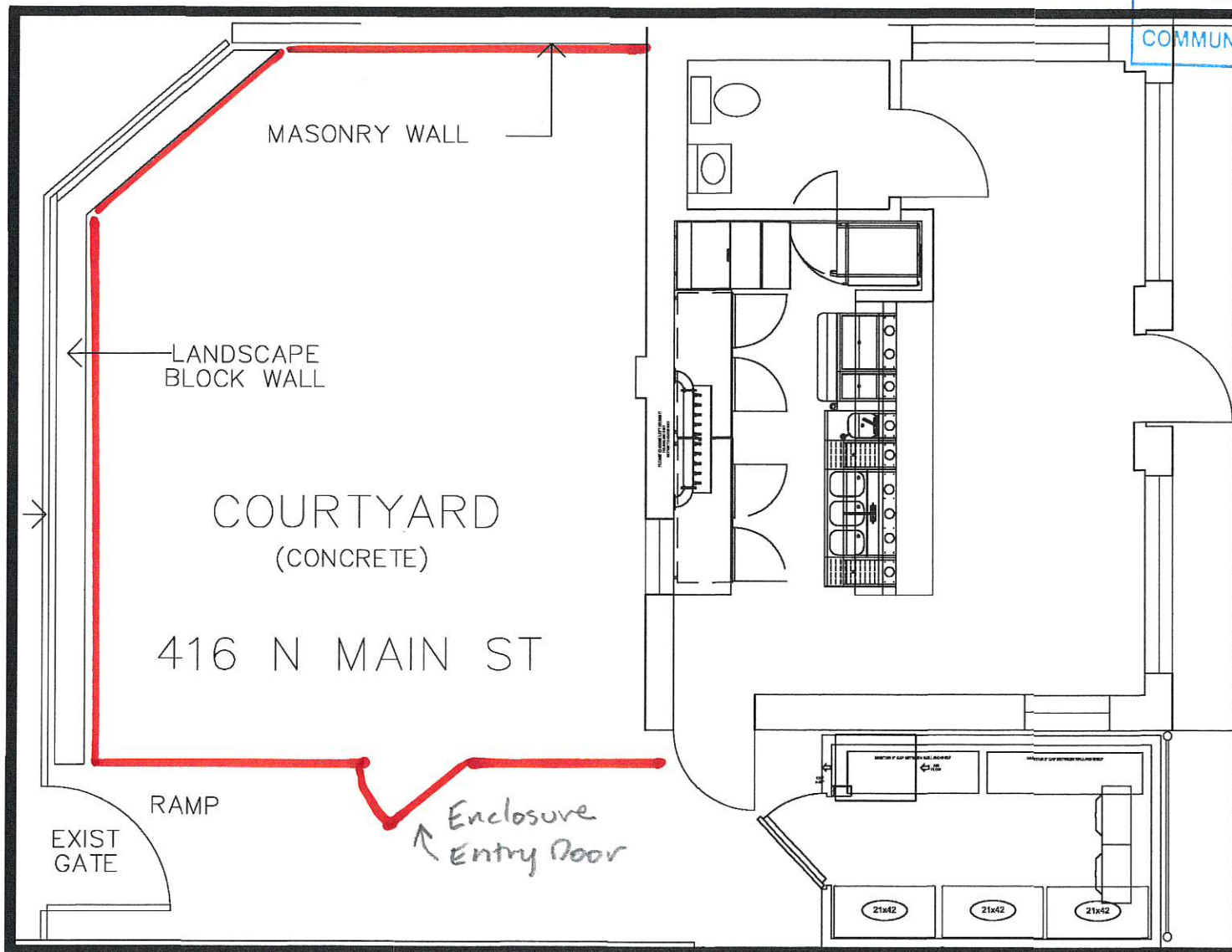
Exhibit B.4- Plans

PATIO ENCLOSURE TO PROVIDE
WEATHER BARRIER

RECEIVED

OCT 16 2023

COMMUNITY DEVELOPMENT



RECEIVED

OCT 16 2023

COMMUNITY DEVELOPMENT

29SEP23
ROSSA

416 NORTH MAIN STREET

PATIO WINDSCREEN

EYEBOLT LAG WITH
BOLT & NUT THRU
PLEXIGLASS

REMOVABLE 3/8 INCH
CLEAR PLEXIGLASS.
HANG FROM DECKING
WITH EYEBOLT

Secured with
2x4 framing

Pressure Treated
lumber at ground Attachment

TEMPORARY 8 INCH x 8 INCH
NOTCHED CONCRETE AT BASE

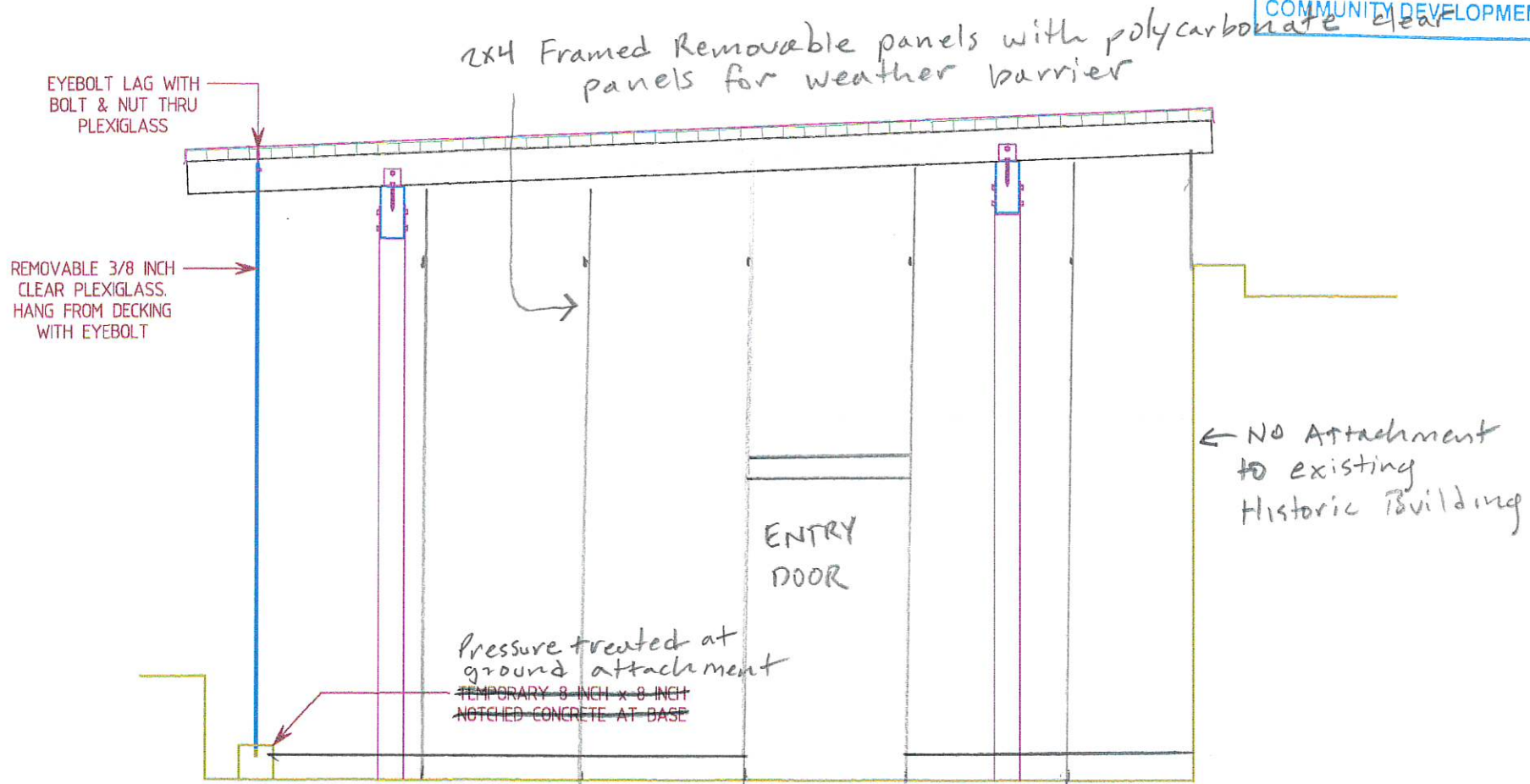
EAST ELEVATION

SCALE 1/2" = 1'-0"

RECEIVED

OCT 16 2023

COMMUNITY DEVELOPMENT



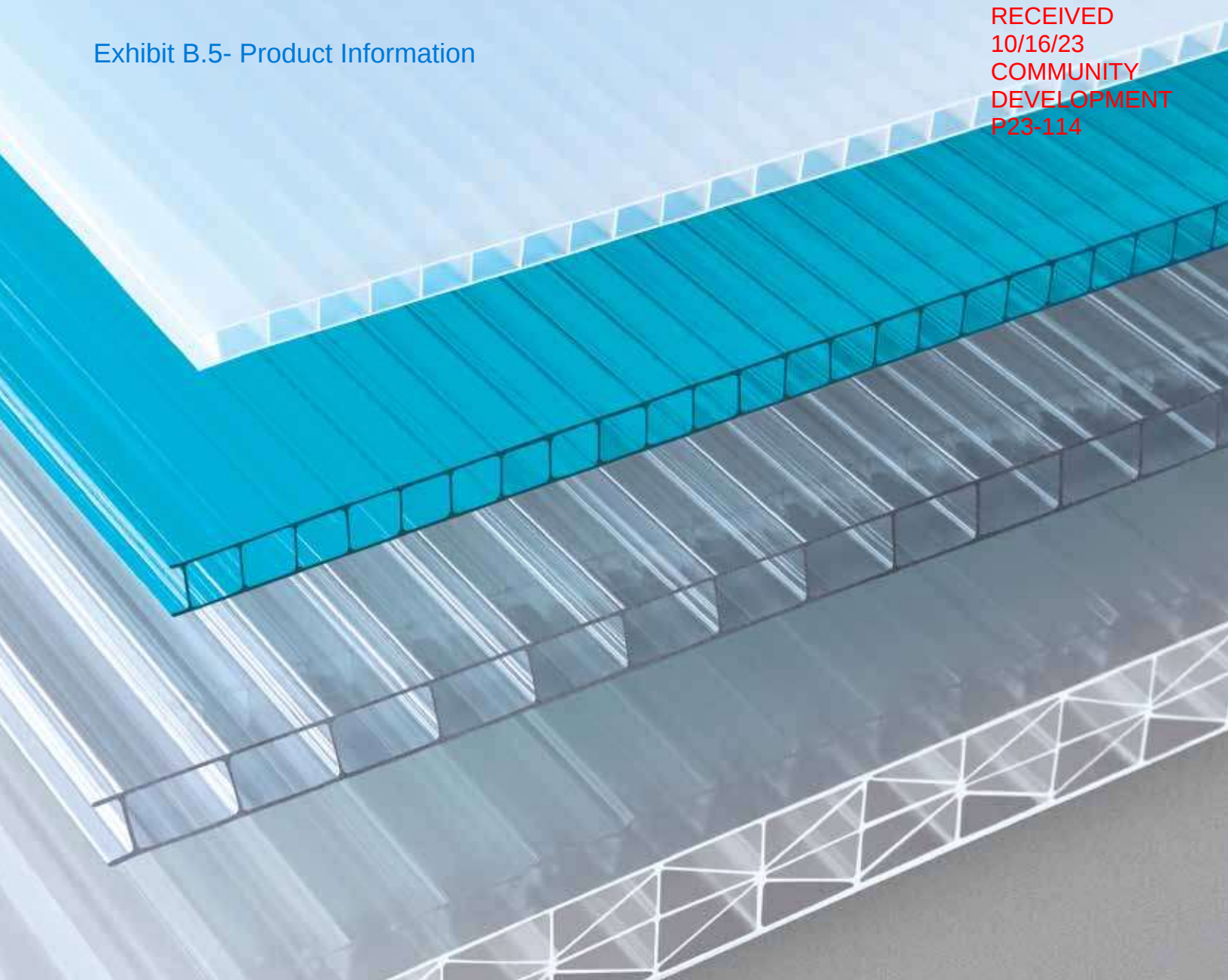
SECTION

SCALE 1/2" = 1'-0"

416 NORTH MAIN STREET

29SEP23
ROSSA

PATIO WINDSCREEN



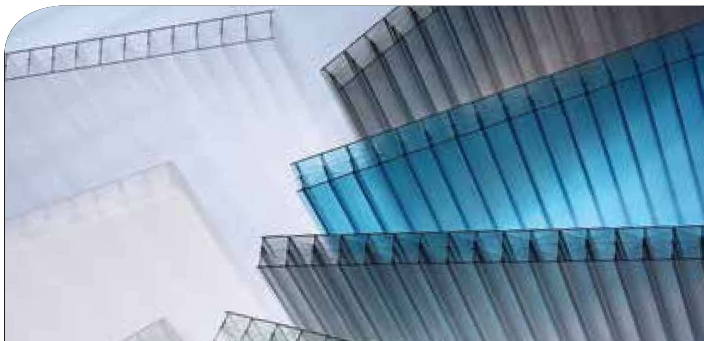
 **Macrolux[®]**

**MULTI WALL
POLYCARBONATE SHEETS**

COEXTRUDED THERMOGLAZING

Multiwall (Twin, Triple, Five, X-Strong and M-wall) polycarbonate panels from Macrolux USA are assuming a more and more important role in the transparent building materials market. To meet your growing requirements and to serve you more efficiently, we have a fully staffed customer service department. Let us show you what an enjoyable experience it can be to work with Macrolux USA!

Applications



Macrolux® is perfect for applications requiring a material which offers; high light transmission, thermal insulation, lightness of weight with strength, high shock resistance, flame retardance, great economy, vandal resistance and design flexibility. Consider using Macrolux® panels in your next project.



HORTICULTURAL

For greenhouse coverings where good thermal insulation is necessary together with high light transmission.



ARCHITECTURAL GLAZING

With the ability to be cold-formed into arches, Macrolux® offers architects true design freedom. Consider the possibilities of using Macrolux® for walkways, indoor shopping centers, swimming pool coverings, skylights, and other enclosures.



INDUSTRIAL BUILDING

For various glazing applications, skylights, walkways, windows, shelters, and insulated roofing.



HOME IMPROVEMENT

For easy do-it-yourself projects like window replacements, shower enclosures, hobby greenhouses, partitions, light covers, patio covers, carports and more.



Macrolux® sheeting has been designed as a glazing product. It is the sole responsibility of the customer to confirm with their own architect, engineer or other professional consultants that the goods offered by Macrolux USA meet the requirements and specifications of the particular project and use for which they are being purchased.

Features and benefits

Virtually unbreakable

You can be assured that from transport to installation, Macrolux® will maintain its durability. Even when exposed to elevated outdoor temperatures over a long period of time, it will maintain its structural integrity. It resists cracking and splintering during fabrication, assuring you a high degree of safety and it can be cold formed on site.



Impact resistance

Among the thermoplastic products used in the building industry, Macrolux® coextruded thermoglazing has a high impact resistance - 200 times greater than glass and 10 times greater than acrylic.

A Macrolux® 8mm panel is so strong it can withstand the impact of a 16 lb. weight, falling 25 feet onto the

panel, with no breakage. It will maintain its impact strength over a wide temperature range from -40°F to 250°F.



Saves energy

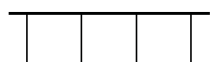
The Multiwalled construction of the Macrolux® sheet offers high thermal resistance, giving excellent thermal insulating values while blocking UV transmission.



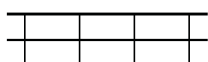
Condensation control

A factory applied condensation control is available on Macrolux® panels. Reducing surface tension, the condensation control allows water to spread into a thin sheet rather than form into droplets. It is available for all applications from greenhouses to backyard patio covers.

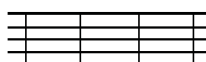
Structure Type



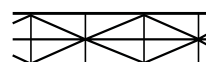
Twin Wall



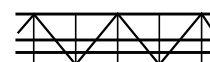
Triple Wall



Five Wall



X-Strong



Five M Wall

Technical Data

Immediate delivery of sheets in 4 and 6 foot widths. Other widths are available by special order. Sheets may be supplied cut to your exact size specifications. Length tolerance for custom produced materials is -0 +30mm. (Sheets over 236.25" (6m) have a tolerance of -0 +30mm)

CHARACTERISTICS	TWIN WALL				TRIPLE WALL			FIVE WALL		X- STRONG	FIVE M-WALL	
Sheet Thickness mm	4*	6	8	10	6*	8	10	16	25	16	32	35
inch	5/32	1/4	5/16	3/8	1/4	5/16	3/8	5/8	1	5/8	1 1/4	1 3/8
Rib Spacing (inch)	0.236	0.236	0.354	0.354	0.315	0.315	0.315	0.787	0.787	0.551	1.26	1.26
U factor (Btu/ft² h°F)	0.634	0.616	0.560	0.528	0.600	0.528	0.475	0.335	0.264	0.350	0.250	0.229
R-Value R = 1/U	1.58	1.62	1.79	1.89	1.67	1.89	2.10	2.98	3.79	2.84	4.05	4.36
Min. Bending Radius (inch)	24	36	48	60	36	48	60	95	148	95	189	207
Light transmission (%)												
Clear	82	80	80	80	75	75	75	62	60	62	60	60
Bronze	25	25	25	25	23	23	23	25	20	20	15	15
Opal	60	60	60	55	60	60	55	40	25	40	20	15

Tolerances: Thickness ± 5% , Length ± 1/4", Width ± 1/8", Weight ± 5%

*SPECIAL ORDER ITEM

Features and benefits



Easy to install

Macrolux® panels resist cracking and splitting during cutting and drilling.



Extra wide panels

Standard widths of 4 feet and 6 feet are available with lengths up to 39'.



Light transmission

Offering up to 82% light transmission in clear. Also available in bronze, opal, and custom colors by special order.

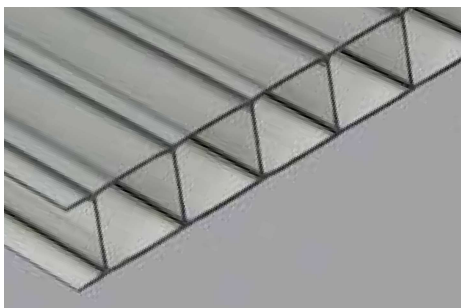
Macrolux® multiwall sheets are available in a wide variety of thicknesses and colors providing up to 82% visible light transmission.

Macrolux® multiwall sheets are essentially opaque at all wavelengths below 385 nanometers limiting the damaging effects of UV light. They have a clear co-extruded outer surface which provides high stability against the effects of UV radiation and gives excellent durability to outdoor weathering. This unique protection insures long term optimal quality under intensive UV exposure.



Lightweight

Weighing just one-eighth the weight of glass, polycarbonate panels do not need the extensive structural support that a heavier glass wall or glazing material requires.



UV Co-Extrusion

Macrolux® co-extruded thermoglazing incorporates new technology which results in exceptional resistance to aging.

Macrolux® multiwall is a high performance polycarbonate sheet. During manufacturing, a layer of UV absorber is co-extruded onto the surface of the sheet, forming a barrier against UV radiation.

This gives Macrolux® multiwall exceptional resistance to ageing without affecting the mechanical properties and impact strength.



Flammability

Macrolux® polycarbonate sheets are classified in accordance with ASTM standards. Compared with other plastic products used in the building industry, Macrolux® multiwall sheets have an exceptional fire performance and most importantly, do not give off toxic gasses.



Bending RADII

Macrolux® multiwall sheets can be cold formed and used in many curved applications, for example, arched walkways. Sheets must always be bent longitudinally, never across the width of the sheet.

In applications of this nature it is important to avoid over tensioning of the sheet. Therefore, when Macrolux® multiwall is cold formed,

the minimum radius should not be less than 150 times the thickness of the sheet.



Warranty

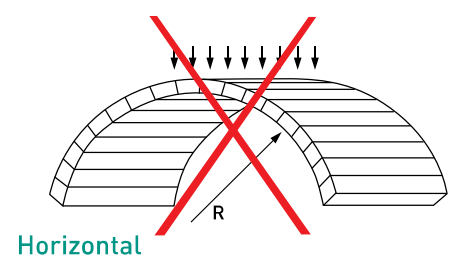
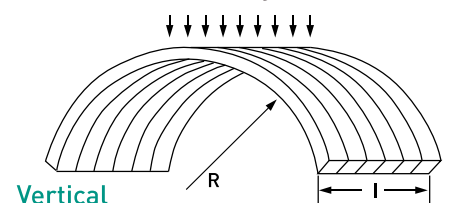
Macrolux® is backed by a 10 year warranty on light transmission and breakage caused by hail.

Proper installation

Macrolux® is supplied with a protective PE film which should be kept on until the sheet is installed. The UV protected side is to be faced towards the sun and is marked with a white printed film, light blue film or a sticker saying Macrolux® multiwall polycarbonate sheet. Macrolux® crates or sheets should be stored in an area not exposed to the sun, or indirect heat from the sun, which could make the removal of protective film difficult.

Stiff fixing by means of adhesive or putty is to be avoided. Top and bottom ends of a sheet must always be sealed by means of aluminum tape to prevent dust or dirt penetrating the inside of the ribs. Aluminum tape must be protected with proper polycarbonate "U" profiles.

Ribs should always run vertical



Chemical resistance

The compatibility tests are carried out by immersing the polycarbonate sample piece for 180 days in the substance to be tested at a constant temperature of 20°C. The esthetical aspect (dulling, fissures) is then evaluated and the mechanical characteristics are compared with the original values of the polycarbonate.

CHART KEY:

Resistant

Partially resistant

NOT resistant

CHEMICALS

Acetic acid 5%
Acetylene
Alum
Aluminium alum
Aluminium chloride
Aluminium oxalate
Aluminium sulphate
Ammonium chloride
Ammonium nitrate
Ammonium sulphate
Ammonium trichloride
Antimony pentachloride
Arsenic acid 20%
Arsenous acid 20%
Borax
Boric acid
Butane
Butanol
Butilic alcohol
Butylenic glycol
Calcium chloride
Calcium hydrate
Calcium hypo chloride
Calcium nitrate
Calcium soap
Carbonic acid
Carbon oxide
Chloride of lime
Chrome alum
Chromic acid 20%
Citric acid 10%
Concrete
Copper chloride
Coppers sulphate
Coppery chloride
Decalin
Ethilenglycol
Ethyl alcohol 96%
Ethylenic glycol
Fluosilicic acid 30%
Formalin
Glycol
Glycolic acid
Heptane
Hexane
Hydrochloric acid 10%
Hydrogen sulphide
Iron chloride
Iron sulphate
Kerosene
Lactic acid 5%
Ligroin
Magnesium chloride
Magnesium sulphate
Manganese sulphate
Mercury
Mercury chloride
Methylisobutylketone
Naphtha
n-butyl alcohol
Nickel sulphate
Oleic acid
Oxalic acid
Oxygen

Ozone
Pentane
Perchloric acid 10%
Phosphoric acid
Phosphoric Oxychloride
Potassium alum
Potassium bromide
Potassium carbonate
Potassium chloride
Potassiummetabisulphite 4%
Potassium nitrate
Potassiumperchlorate 10%
Potassiumpermanganate 10%
Potassium persulphate
Potassium Rhodanate
Potassium sulphate
Propane
Propargylic alcohol
Propyl alcohol
Soda
Sodium bisulphate
Sodium bisulphite
Sodium carbonate
Sodium chlorate
Sodium chloride 10%
Sodium hydrate 1%
Sodium hypo chloride
Sodium sulphate
Sulphuric acid at 50%
Synthetic saliva
Synthetic sweat
Tartaric acid
Turpentine
Water
Zinc chloride
Zinc oxide
Zinc sulphate
Acetic acid 30%
Amilacetate
Aniline
Benzoic aldehyde
Bromine
Bromobenzol
Chlorobenzol
Cresol
Diamlphthalate
Diethyl ether
Dimethylformaldehyde
Dyburylphthalate
Ether
Ethilenchloride
Ethyl bromide
Etilencloridrina
Hydrofluoric acid
Iodine
Methanol
Methylamine
Methylene chloride
Methylic ester
Methylketone
Nitrobenzole
Nitrous gases
Perchlorethylene
Sodium hydrate 10%
Sulphoral chloride
Sulphurous acid 10%
Sulphur
Tetrahydrofuran
Trichlorethylamine
Trichloro-ethylene

Acetaldehyde
Acetic acid
Acetone
Acrylic nitrile
Acrylonitrile
Allylic alcohol
Ammonia
Ammonia water
Ammonium fluoride
Ammonium hydrate
Ammonium sulphide
Benzene
Benzoic acid
Benzole
Benzyl acid
Benzyl alcohol
Bromobenzene
Butyl acetate
Butylstearate
Butyric acid
Carbon sulphide
Carbon tetrachloride
Caustic potash 5%
Caustic soda 5%
Chlorine gas
Chloroform
Cyclohexane
Cyclohexanon
Cyclohexaol
Cyclohexene
Dimethyl Fluorinamide
Dinonilphthalate
Dioxane
Diocetyl adipate
Diocetyl phtalate
Diphyl
Ethyl chloridrine
Ethyl ether
Ethylamine
Ethylene chloride
Formic Acid 30%
Glycerine
Hydrochloric acid 35%
Industrial petrol
Isoamyl alcohol
Isopropyl alcohol
Lime wash
Methyl alcohol
Methyl metacrylate
Nitric acid 10%
Nitrobenzene
Perchloric acid
Petroleum
Petroleum ether
Phenic acid
Pheniletylic alcohol
Phenol
Phosphor trichloride
Phosphorus chloride
Potassium cyanide
Potassium dichromate
Potassium sulphocyanide
Propionic acid
Pyridine
Sodium bicarbonate
Sodium sulphide
Sulphur dioxide
Sulphuric acid 70%
Styrol
Tetrachlorethane

Tetralin
Thricloroacetic acid
Thrimetilic acid
Tiophen
Toluol
Tri cresyl phosphate
Trichlorethylphosphate
Triethanolamine
Urea
Vinyl acetate
Xylene

DETERGENTS

Ajax
Bleach
Dor
Fewa
Horolih M
Into-Fensterklar
Laundry soap
Natrill
Parifex 2%
Pril
Rei
Riseptin
Sidolin
Suwa
Trisilin F
WK 60
Calgonit
P3 Aseptol
Impact
Omo
Persil
Rapdosept
Somat
Tiba

DISINFECTANTS

Chloramine
Delegol
Lysoform 2%
Maktol
Menfen
Oktozon 1%
Perhydrol
Pure alcohol
Resorcina 1%
Sublimate
Trosilin G extra 1,5%
Baktol
Carboxylic Acid
DDT
Hydrogen peroxide 10%
TB-Lysoform
Dimamin
Sagrotan 5%
Tincture of iodine
Zephirol
FOODS
Apple juice
Beer
Beet
Bovine tallow
Butter
Castor oil
Chocolate
Cinnamon
Coffee
Cognac
Cucumbers
Fish

Fruit juice
Gin
Glucose
Grapefruit juice
Linseed oil
Liquors
Liver oil
Maggi
Margarine
Meat
Mustard
Olive oil
Onions
Orange juice
Raspberry syrup
Rum
Salt
Tea
Tobacco
Tomato sauce
Vanilla
Vegetable juices
Vegetable oils
Vinegar
Vodka
Wine
Clove
Nutmeg
Pimento

LARD

OILS AND FATS

Aral BG
Baysolin
BP Energol
Brunofix
Darina
Esso Estic
Machine oil
Mobil DTE
Molikote
Paraffin oil
Polyran
Rhenocalor N
Shell Spirax 90
Silicone oil
Texano Regal
Brake liquid
Camphor oil
Drill oil
Skydrol
Combustible oil
Diesel oil
Oily paint
Shell Tellus 11-33
Turpentine oil

PHARMACEUTICALS

Ambra solare
Blood plasma
Conditioner
Hydroplex
Lanoline
Odol mouthwash
Periston
Vaseline
Wick-Vaporuf
Nailpolish solvent
Methanol 90%

Recommended Loading

Maximum Deflection 1"

Thickness	Wall Structure	Load (lb./ft ²)											
		15	30	45	60	15	30	45	60	15	30	45	60
		2' Width				4' Width				6' Width			
6mm, 1/4"	Twin, Triple Length (inch)	25	21	20	15	18	16	-	-	18	-	-	-
8mm, 5/16"		31	22	18	16	21	17	-	-	20	-	-	-
10mm, 3/8"		98	34	26	23	27	21	19	17	24	21	18	-
16mm, 5/8"	Five Length (inch)	118	66	36	30	32	24	21	18	29	23	20	18
25mm, 1"		465	150	126	120	44	32	29	26	37	29	26	19
32mm, 1-1/4"	Five M Length (inch)	465	197	146	110	50	37	31	28	40	32	29	25
35mm, 1-3/8"		465	236	157	118	58	42	34	31	44	33	30	26

Maximum Deflection 2"

Thickness	Wall Structure	Load (lb./ft ²)											
		15	30	45	60	15	30	45	60	15	30	45	60
		2' Width				4' Width				6' Width			
6mm, 1/4"	Twin, Triple Length (inch)	66	27	23	16	22	17	-	-	20	-	-	-
8mm, 5/16"		65	33	24	18	25	19	-	-	22	-	-	-
10mm, 3/8"		132	67	45	36	34	26	23	21	26	23	20	-
16mm, 5/8"	Five Length (inch)	177	98	54	41	41	30	26	23	35	27	23	19
25mm, 1"		465	164	146	133	70	43	37	32	44	35	31	20
32mm, 1-1/4"	Five M Length (inch)	465	217	162	134	88	50	40	36	49	39	34	27
35mm, 1-3/8"		465	297	189	148	108	62	47	41	55	42	37	28

Maximum Deflection 3"

Thickness	Wall Structure	Load (lb./ft ²)											
		15	30	45	60	15	30	45	60	15	30	45	60
		2' Width				4' Width				6' Width			
6mm, 1/4"	Twin, Triple Length (inch)	106	32	26	17	26	18	-	-	21	14	-	-
8mm, 5/16"		98	44	30	19	29	21	-	-	23	16	12	-
10mm, 3/8"		165	100	63	49	40	31	27	25	28	25	21	14
16mm, 5/8"	Five Length (inch)	236	130	71	51	50	36	31	28	40	31	25	20
25mm, 1"		465	177	165	146	96	54	44	38	51	41	36	21
32mm, 1-1/4"	Five M Length (inch)	465	236	177	157	126	62	48	44	58	45	39	28
35mm, 1-3/8"		465	357	221	177	157	82	60	50	65	50	44	29

The information contained in these charts has been drafted on the basis of our best knowledge. Macrolux USA reserves the right to change specifications and data, without notice, if deemed necessary in the evolution of its products. It is the sole responsibility of the customer to confirm with their own architect, engineer or other professional consultants that the materials offered for sale meet the requirements and specifications of the particular project and use for which they are being purchased.

Other fine products by Macrolux®

Macrolux® Polycarbonate Profiles

Macrolux® Profiles are available to get the best performance from Macrolux® sheeting. The U-profile closes the cut edge of the multiwall sheet while the H, Snap-H and Ridge Profiles make joining simple and efficient.



Macrolux® Corrugated Polycarbonate

Macrolux® polycarbonate corrugated sheet provides design professionals, greenhouse growers, and do-it-yourselfers with an easily fabricated and installed building product. Unique physical, mechanical, thermal and optical properties combine to make Macrolux® flexible and strong yet light in weight.



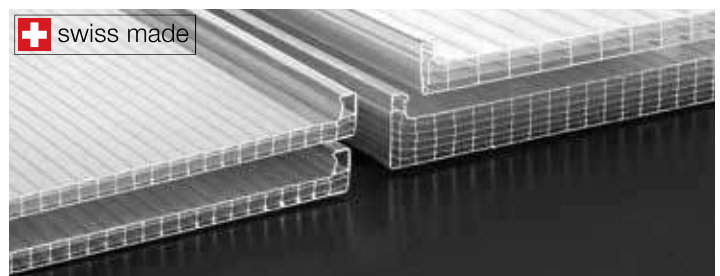
Macrolux® MB Corrugated Skylight

The Macrolux® MB panel is designed to match typical metal building profiles in both 9" and 12" patterns, so it easily creates skylights and sidelights. Macrolux MB® features all the benefits of our standard Macrolux® corrugated panels.



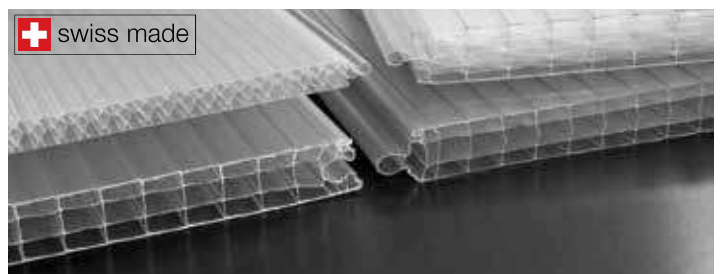
BDL Translucent Polycarbonate Multiwall Panel Systems

BDL is a system of standing seam modular panels used to create vertical and sloped glazing. It is suited for a range of applications from curved skylights to interiors. Thanks to its variety of accessories, the system is complete, versatile, lightweight and easy to install.



Modulit 500 LP Wall System

MODULIT 500 LP system is suitable for any translucent glazing application such as clerestory glazing, external translucent walls and internal translucent partitions.





This information and our product application recommendations
are illustrative and must be verified for each project.
The pictures presented are merely illustrative.



Meeting Date: November 7, 2023

City of Ellensburg

Landmarks & Design Commission Agenda Report

Agenda Subject: LDC Project Updates
Submitted by:
Department: Community Development

Suggested Motion/Action:

No action necessary- staff updates on projects.

Background/Summary:

LDC City Website Page: Staff will be meeting with the City Information Officer on Tuesday, November 7, to begin discussing the LDC City Website page, and creating a new draft layout. Changes will be based on the September 19 meeting suggestions provided by commissioners, and a draft layout will be presented to the commission at a later date.

Demolition Ordinance: The current draft will be presented at the November 9, 2023 Planning Commission meeting. Continuing to move forward through the adoption process.

First Railroad Survey Subcommittee Update: The First Railroad Subcommittee has been reviewing and revising the property inventory forms, context report from the 2022 survey, and plans to meet in the coming weeks to discuss what they have found.

2024 Work Planning Meeting: LDC will discuss goals for 2024 at a meeting in December- possibly December 5- TBD.

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:

None



Meeting Date: November 7, 2023

**City of Ellensburg
Landmarks & Design Commission Agenda Report**

Agenda Subject: November 21, 2023 LDC Meeting Cancelled
Submitted by:
Department: Community Development

Suggested Motion/Action:
No action needed- Update.

Background/Summary:
No COAs to review, so this meeting has been canceled due to the upcoming holiday.

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:
None