

AGENDA

LANDMARKS & DESIGN COMMISSION

March 5, 2024

Hybrid Meeting In-person and via Zoom



Join Zoom Meeting

<https://us02web.zoom.us/j/85774114687?pwd=amxwNnRtS2xPRktld0d3dTBFZExZZz09>

Meeting ID: 857 7411 4687

Passcode: 259816

AMERICANS WITH DISABILITIES ACT

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**CITY OF ELLENSBURG
LANDMARKS & DESIGN COMMISSION AGENDA**

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Tuesday, March 5, 2024
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 February 6, 2024 LDC Meeting Minutes.
- 4. New Business**
 - 4.A Public Hearing for Consideration of a Certificate of Appropriateness (COA) for the proposed new construction of a detached 64sf gazebo, at 109 E 10th Ave, Parcel ID #083434.
- 5. Unfinished Business**
 - 5.A Discussion- Possible Comp Plan Changes
 - 5.B Community Award Nomination Review
- 6. Citizen Comment**
- 7. Staff Update/Discussion Items**
 - 7.A Next Meeting: March 19, 2024.
- 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: March 5, 2024
City of Ellensburg
Landmarks & Design Commission Agenda Report

Agenda Subject: Review of February 6, 2024 LDC Meeting Minutes.
Submitted by:
Department: Community Development

Suggested Motion/Action:
Move to approve February 6, 2024 meeting minutes as presented.

Background/Summary:

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:
1. 2.6.24 LDC Meeting Minutes



CITY OF ELLENSBURG

Minutes of Landmarks & Design Commission, Regular Meeting

Date of Meeting

February 6, 2024

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

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

Present: Fred Redmon, Cathy Poshusta, Andy Polak, Dorothy Stanley, Marty Blackson, Jeff Watson

Absent: Zane Kanyer

Also Present: Stacey Henderson-Senior Planner-Historic Preservation; Kathy Boots-Planning Technician; Jeremy Johnston-Planning Manager; Sadie Thayer

2. Approval of Agenda

Commissioner Stanley motioned to approve the agenda as presented. Motion passed 6-0.

3. Approval of Minutes

3.A Review of January 18, 2024 minutes

Commissioner Stanley motioned to approve the January 18, 2024, meeting minutes as presented. Motion passed 6-0.

4. New Business

4.A Introduction to periodic comprehensive plan update

Johnston discussed the 2026 Comprehensive Plan update. The Historic Preservation chapter will be updated in 2024. Johnston will email the chapter out to the members to review. The focus is primarily on the goals, policies, and procedures with a 20-year vision in mind. Public participation is a part of the Comp Plan update. Johnston would like the members' feedback on this chapter at the next meeting. Once changes are made, the chapter will go before the Planning Commission and City Council for approval.

4.B CLG Grant Application Discussion

Henderson stated the CLG grant is due in April. She has been signed up for a training session next week to learn more about the grant. After discussion, the members expressed interest in applying for the grant to utilize it for the creation

of a GIS map infrastructure for Historic Preservation data and photos. The Commission members were in consensus on the project.

5. Unfinished Business

None

6. Citizen Comment

None

7. Staff Update/Discussion Items

Henderson stated the February 22, 2024, meeting has been canceled. The next meeting is March 5, 2024.

The call for nominations for the community award for preservation month has started. A flyer has been created, and an ad will be run in the newspaper. The deadline is the end of February. At the second meeting in March the Commission will make their final selection of nominations.

Staff asked if members would like a binder made that has codes and other regularly used information. The Commission members are not interested in having binders.

8. Commission Representative Update

The Ellensburg Downtown Association is interested in possibly having a workshop in the future to discuss Historic Preservation in the Downtown area.

9. Adjournment

The meeting was adjourned at 6:24 p.m.



Meeting Date: March 5, 2024

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

Agenda Subject: Public Hearing for Consideration of a Certificate of Appropriateness (COA) for the proposed new construction of a detached 64sf gazebo, at 109 E 10th Ave, Parcel ID #083434.

Submitted by:
Department: Community Development

Suggested Motion/Action:

Move to approve the Certificate of Appropriateness (COA) for the new construction of the detached 64 sf gazebo, as proposed, at 109 E. 10th Ave, with **no conditions**.

Background/Summary:

TYPE OF REVIEW:

Review of proposed changes to structures within landmarks districts is required per **ECC 15.280.100(A)**, as follows:

A. Review Required.

1. No person shall alter, repair, enlarge, newly construct, relocate, or demolish any registered landmark building, or any structure located on a property within a landmark district, nor install any exterior sign or mural pursuant to subsection (A)(2) of this section, without review by the commission and issuance of a COA or a demolition permit (ECC15.280.110).
2. In the case of murals, the arts commission shall first review and provide recommendations to the commission regarding 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.
3. This review shall apply to all exterior features of the building visible from a public right-of-way. This review applies whether or not a permit from the city of Ellensburg is required.
4. 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.

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 ANALYSIS

The house and barn, located at 109 E. 10th Ave (built ca. 1900) are an excellent example of Second Empire Vernacular Style with two stories, the distinctive French mansard roof, multiple dormers, and a wraparound porch. The original house had wooden shiplap siding,

decorative shingles and details around the dormers.

The applicant seeks to construct a detached 64 sf gazebo on their property at 109 East 10th Ave. As seen in the rendering (Exhibit B.3), the applicant is proposing a 12' tall by 10' diameter, hexagonal gazebo, with shingle roofing and turned decorative posts. The applicant has proposed structural forms and details to match the existing house on the property, including matching colors of the house with classical yellows, whites, and blacks. (Exhibit B.2) The existing house and barn were restored and listed on the Ellensburg Landmarks Historic Register in 2022 (P22-088). The structures are located on Parcel ID #083434, in Residential Low (R-L) zoning.

Due to the compatible details, materials, and colors, the proposed gazebo appears to retain and preserve the overall historic character of the property and neighborhood by not distracting or contrasting to the existing styles and colors of the historic structures.

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 15.280.100, 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 does not create a false historical appearance.
3. The Applicant is the owner of this building and can pursue this action. The building is addressed as 109 E. 10th Ave, and is located in the First Railroad National Register and Local Landmarks historic 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:

N/A

Budget Adjustment: No

Attachments:

1. P24-007 Exhibit A_Location Map
2. P24-007 Exhibit B.1_APPLICATION
3. P24-007 Exhibit B.2_Narrative
4. P24-007 Exhibit B.3_Site Plan

EXHIBIT A- Location Map

109 E. 10th Ave



Exhibit B.1- Application



Landmarks & Design Certificate of Appropriateness Application



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:	1-25-24
Fee Total:	N/A
LDC FILE #:	P24-007
Associated Permit File #:	

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

Legal Owner Name(s):	JOHN & LINDA GRAF	Day Phone:	
Mailing Address:	109 E. 10TH AVE.		
E-mail:	JOHNNY.GRAF88@GMAIL.COM	Cell Phone:	509 899 0833

***APPLICANT:** ☒ Owner ☐ Contractor ☐ Tenant ☐ Other

Name:	JOHN GRAF	Day Phone:	
Mailing Address:	SAME AS ABOVE		
E-mail:		Cell Phone:	

CONTACT PERSON: ☐ Owner ☐ Contractor ☐ Tenant ☐ Other

Name:		Day Phone:	
Mailing Address:	SAME AS ABOVE		
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:	083434	
☐	Site Address:	109 E. 10TH AVE.	
☐	City Zoning Designation:		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:

I, John G. G. G., (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:

1/25/24

Exhibit B.2- Narrative

Johnny and Linda Graf Gazebo Project:

We intend to construct a small gazebo (64 sq ft) to sit in our garden space in the southeast corner of our property to provide shelter from the sun and rain. The gazebo will share design elements with our historic home “The Harriet House”, including a French Mansard style roof, turned wooden posts, period railing and balusters, along with corresponding colors.

As mentioned, all surfaces will be painted to match the colors of The Harriet House...

Body – Sherwin and Williams 2865 Classical Yellow

Trim – Sherwin Williams 2829 Classical White

Fascia – Sherwin Williams 6258 Tricorn Black

Turned Posts to match wraparound porch posts on the Harriet House.

Turncraft 5.25” x 8’ Primed Round Column

Roofing Material

Pabco Advantage Weathered Wood

Decking

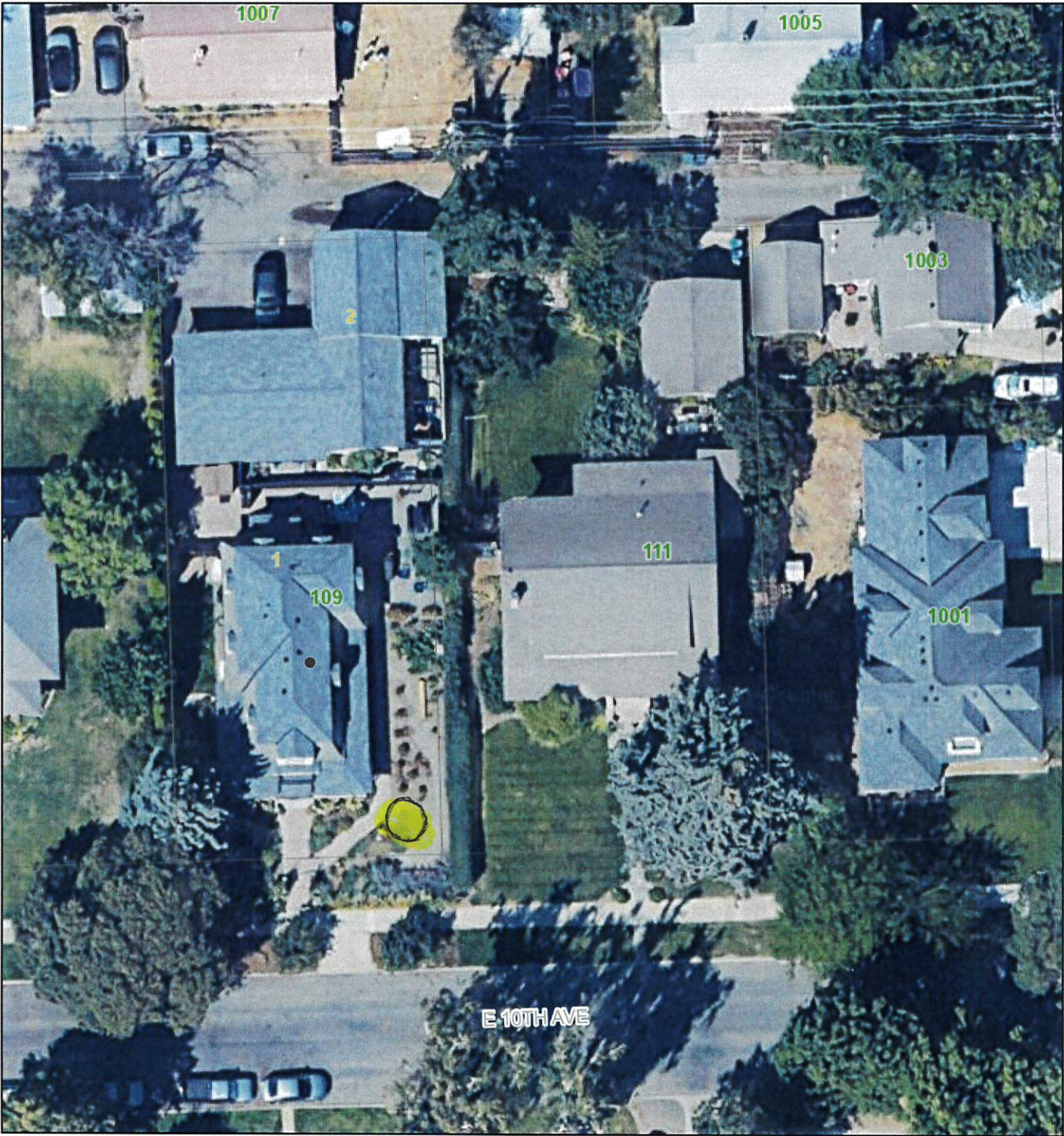
Brown Trex Composite Decking

Railing and Ballusters

Custom cut to match the porch on the Harriet House.

Exhibit B.3- Site Plan and Renderings

Graf Parcel



2/8/2024, 11:35:21 AM

Road Names

Addresses

Parcels

Active

SubAddresses

City Limits

Active

Urban Growth Area

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

1:564

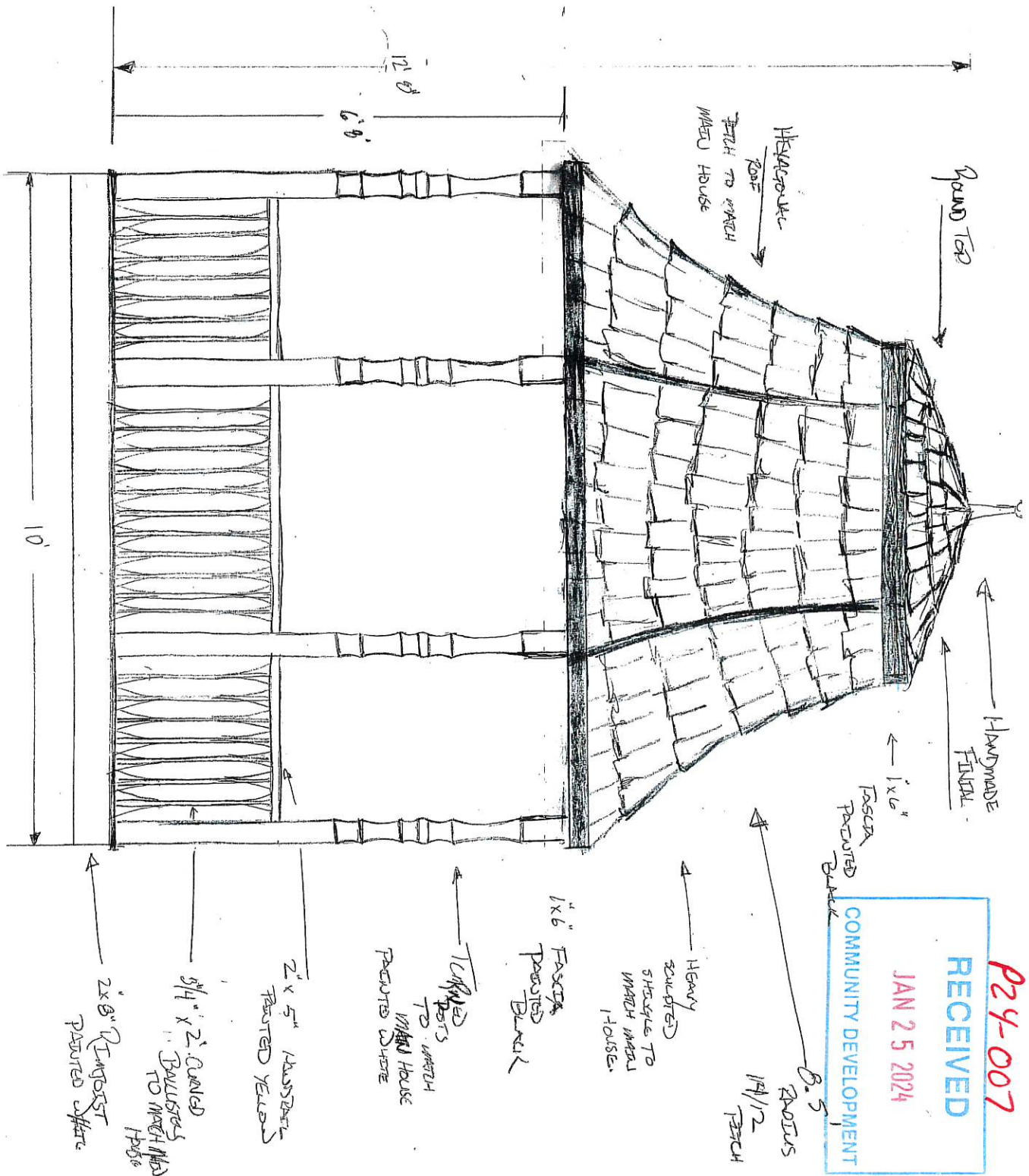
COE GIS, Google Maps

P24-007

RECEIVED

JAN 25 2024

COMMUNITY DEVELOPMENT

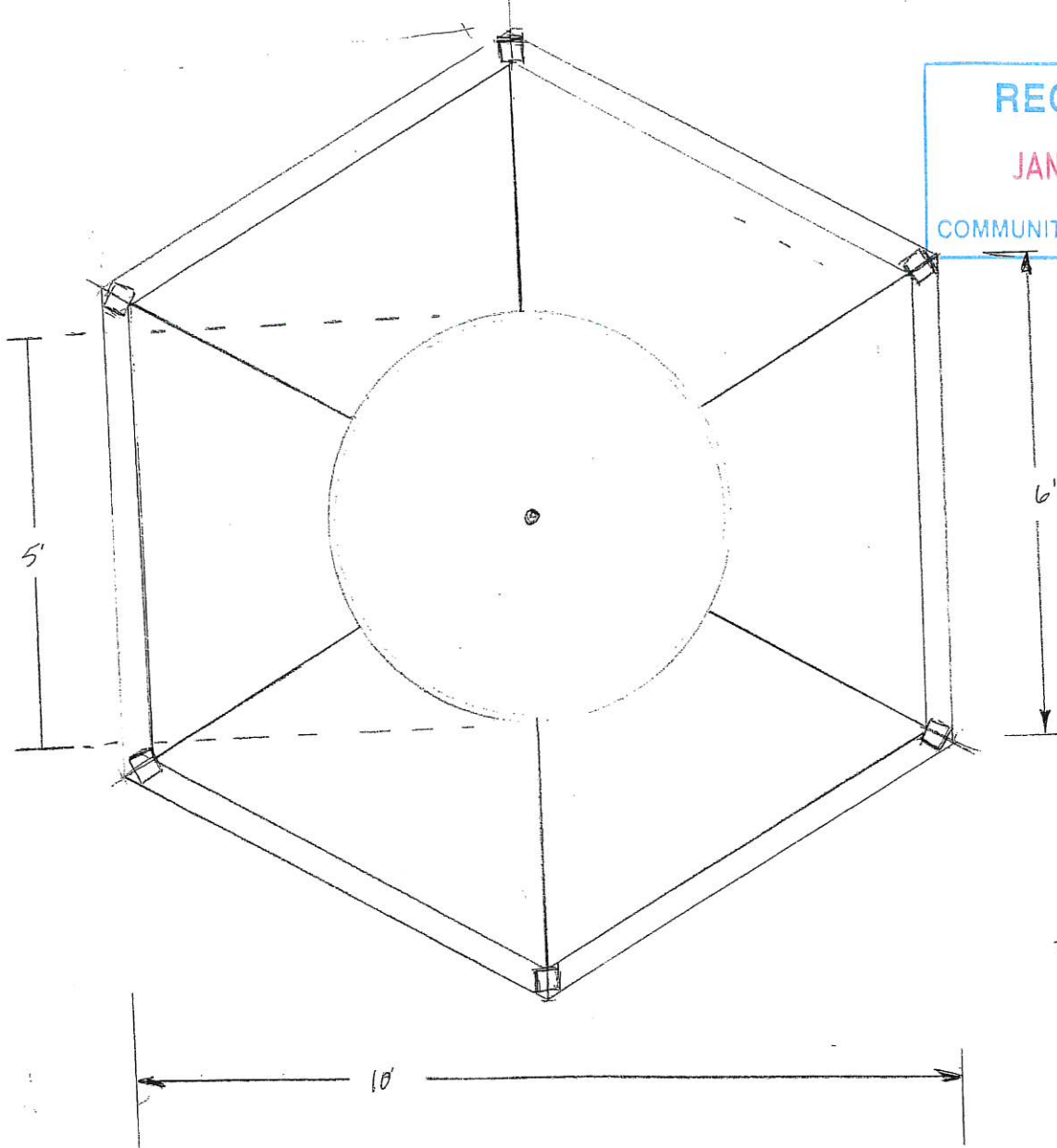


P24-007

RECEIVED

JAN 25 2024

COMMUNITY DEVELOPMENT



$$7.25 = 10$$

$$4.25 =$$



Meeting Date: March 5, 2024

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

Agenda Subject: Discussion- Possible Comp Plan Changes
Submitted by:
Department: Community Development

Suggested Motion/Action:

Please review the attached Historic Preservation Comp Plan chapter before the meeting. Planning Manager Jeremy Johnston will walk through the goals and policies section of this chapter with you, and discuss possible changes you are interested in seeing.

Background/Summary:

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:

1. 11_Chapter 8 Historic Preservation_202204281337356762



CHAPTER 8 HISTORIC PRESERVATION

WHAT YOU WILL FIND IN THIS CHAPTER

- Information about Ellensburg's historic preservation program.
- Policies and programs that seek to help Ellensburg identify and protect historic sites and structures.
- Policies that provide a framework for the adaptive reuse of historic sites and structures.
- Policies that seek to maintain our community character and heritage.

OVERVIEW

The historic preservation chapter defines Ellensburg's preservation goals, policies, and programs that provide a framework for the preservation and active use of historic structures to enhance the city's quality of life, economic vibrancy, and environmental sustainability. The purpose of this chapter is to support the acquisition, preservation, restoration, redevelopment, and continued use of historic properties.

This chapter contains goals, policies, and programs to support the City's role in preserving and protecting the character and integrity of its historic buildings, sites, landscapes, and neighborhoods.

BACKGROUND & CONTEXT

Ellensburg has a well-established preservation program including the Downtown Historic District (1980), Residential Historic District (1984), Ellensburg Landmarks Register (2000), the landmarks and design ordinance (2000), the attainment of Certified Local Government status (2001), and the ordinance for special valuation of improvements to historic property (2002). In 2007 Ellensburg was named one of America's dozen distinctive destinations by the National Trust of Historic Preservation and maintains a Certified National Main Street Community. In addition, the City's Community Development Department, the Ellensburg Public Library, the Kittitas County Historical Museum, and state databases, provide extensive information that address the distinctiveness of local architectural features and how different styles relate to each other.

Many of Ellensburg's historic structures are located within a 16-block area of the Downtown Historic District, an area rebuilt shortly after the fire of 1889. There are also historic structures located on the Central Washington University campus, in the industrial district along the railroad, and in the residential neighborhoods in and surrounding the downtown area. Preservation and rehabilitation efforts are a means of retaining and enhancing our community's unique attributes, and of encouraging development of high quality structures. Many buildings in Ellensburg's downtown that date back to the late 1800s and early 1900s have been restored, and are being used as restaurants, galleries, shops, offices, residences, and community gathering places.

This plan includes the adoption of the downtown historic district, residential historic district, and landmarks register by reference.

GOALS, POLICIES, & PROGRAMS

These historic preservation goals, policies, and programs are designed to work with the other elements to help support the acquisition, preservation, restoration, reconstruction, and rehabilitation of historic property.

Goal HP-1: Identify and protect archaeological and significant historic properties.

Policy A	Identify and protect significant archaeological and historic landmarks during the review process.
<i>Program 1</i>	Review and update the inventory of historic properties and murals that will inform proposals for new historic districts in Ellensburg.
<i>Program 2</i>	Use the inventory of historic properties in support of the continued application of an independent review process based on National, State, and local standards for historic preservation.
<i>Program 3</i>	Implement and expand the historic properties mitigation program.
<i>Program 4</i>	Develop criteria and review local guidelines to ensure project review for demolition, remodels, and infill development.
<i>Program 5</i>	Publicize and promote education programs on the definition of archaeological and historic properties and guidelines that set forth appropriate materials and architectural design standards reflecting the spacing, scale, and architectural characteristics of the National Register Historic district.
Policy B	Provide education materials that describe the history and distinctiveness of existing and proposed Historic Districts.
<i>Program 1</i>	Document and make use of technology and data platforms to publicize the existing architectural styles, building materials, spacing, and proportion within historic districts.
<i>Program 2</i>	Complete educational materials available in a variety of formats that outline the benefits of historic preservation and encourage renovation, restoration, and infill construction throughout the community. Materials should also include the necessary steps for renovation, restoration, landscaping, and street/access projects.

Goal HP-2: Maintain the integrity and reuse of historic properties.

- | | |
|------------------|---|
| Policy A | Continue to encourage and facilitate adaptive reuse of historic buildings. |
| <i>Program 1</i> | Enhance and publicize the program of incentives to apply to renovation, rehabilitation and reuse of historic buildings. |
| <i>Program 2</i> | Administer and review for effectiveness existing tax relief programs, new market housing credits, and property tax deferrals that encourage development of housing in the Downtown Historic District in a manner consistent with the area's historic character. |
| <i>Program 3</i> | Provide education on possible regulatory relief that may be available when conducting work on historic buildings. |
| <i>Program 4</i> | Investigate building code requirements from other municipalities for historic buildings to address fire suppression, exiting, and access requirements. |
| <i>Program 5</i> | Partner with local organizations to provide education programs for local designers and contractors in residential, industrial, and commercial historic building renovation techniques and opportunities that adhere to Secretary of Interior standards. |
| <i>Program 6</i> | Encourage mixing residential and non-residential uses in the Downtown Historic District and explore prohibiting first floor residential in commercial and mixed use buildings. |
| <i>Program 7</i> | Create new historic districts in residential areas bordering the existing downtown historic district. |
| <i>Program 8</i> | Uphold and reinforce design standards that help complement the appearance and design patterns in the immediate neighborhood of infill development projects. |
| <i>Program 9</i> | Encourage and support green building policies and practices, including but not limited to consideration of recycling materials from demolition projects, energy efficient building design, LEED, Built Green, and encouragement for deconstruction (the piece-by-piece disassembly of an existing building with reuse/recycling of much of the material). |

Goal HP-3: Retain clear physical evidence of our community's history, traditions and heritage.

- | | |
|------------------|---|
| Policy A | Encourage development that contributes to the distinctive and mixed visual fabric of the City's architectural character. |
| <i>Program 1</i> | Identify historic buildings and land ownership to accommodate new uses. |

Program 2 Review design guidelines and identify mechanisms or designs which can be used to accommodate and inform the design of larger tenants or connect them to the Downtown Historic District.

Policy B Encourage new development that complements the architectural design of existing neighborhoods.

Program 1 Provide design guidelines that promote compatible development.

Goal HP-4: Maintain and create civic buildings that reflect sense of community and public purpose.

Policy A Reuse existing public buildings in such a way that civic and historic design elements are preserved.

Program 1 Encourage school districts, CWU, City and County to reuse buildings or sale of buildings which allow the exterior of the building to be preserved and the interior modernized and/or preserved for current and future needs of the entity or organization rather than tear down.

Program 2 Prepare inventory and feasibility studies for future reuse of the city buildings.

Policy B New public buildings should recognize historic design traditions present in the community.

Program 1 Expand the land development code design standards to address public buildings both within and outside the historic core.

Goal HP-5: Use historic preservation as a means to economic vitality.

Policy A Publicize historic preservation projects and highlight the economic benefits.

Program 1 Continue to strengthen partnerships with state and other government agencies and funding sources for preservation, infill, energy efficiency and revitalization.

Policy B Partner with local organizations to create and provide resources for downtown businesses that take full advantage of the mixed historic character of the community.

Program 1 Create work plan and provide design assistance and review for the creation, renovation, and installation of 1) public lighting 2) signage – commercial and public, including wall murals 3) parking 4) public art 5) landscaping 6) access, including ADA, elevator and fire suppression and escape.

ACTION ITEMS

Historic Preservation Annual Work Plan

In conjunction with the Landmarks and Design Commission, develop an annual historic preservation and landmarks and design commission work plan.

POLICY CONNECTIONS

Policies and programs that address affordable and diverse housing options are in the **Housing** chapter.

The **Economic Development** chapter includes policies relating to maintaining downtown as a destination for visitors and residents.



Meeting Date: March 5, 2024

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

Agenda Subject: Community Award Nomination Review
Submitted by:
Department: Community Development

Suggested Motion/Action:

Select three buildings to go forward for final award selection by the public.

Background/Summary:

The month of February, the community nominated the IOOF Building and the Windmill building as candidates for the Community Award. Please review the nominations, and come prepared to discuss how you would like to move forward with this award.

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:

1. Exhibit A- IOOF Nomination
2. Exhibit B- Windmill Building

Exhibit A- IOOF Building Community Award Nomination



Nomination for the I.O.O.F Building and Recent Renovation

Description:

The I.O.O.F Building, a cornerstone of downtown Ellensburg since 1913, has undergone a recent renovation while maintaining its historic allure. With its original features intact, including high ceilings and dark-stained woodwork, the building offers a versatile space spanning 14,400 square feet across its second floor.

Reason for Nomination:

The I.O.O.F Building represents both Ellensburg's past and its future. The dedication of its members to preserve its historic charm while enhancing community access underscores its significance.

Community Impact:

With rooms capable of hosting up to 319 people, the building serves as a hub for various events. Moreover, the lodge's commitment to community welfare, evidenced by initiatives like wheelchair access ramps and support for local charities, cements its role as a pillar of Ellensburg.

Preservation and Adaptation:

Recent refurbishments inside the hall reflect the lodge's commitment to preserving its history while embracing modern needs. By upgrading facilities and increasing public use opportunities, the Odd Fellows ensure the building remains a vital part of Ellensburg's evolving downtown.

Conclusion:

In essence, the I.O.O.F Building stands as a testament to Ellensburg's heritage and resilience. Through its timeless architecture and unwavering community service, it embodies the spirit of civic pride and stewardship, ensuring its legacy endures for generations to come.

Exhibit B- Windmill Building



Description:

The windmill building was built as a gas station and motel office in the 1940's, and is an excellent example of roadside architecture in Ellensburg. Roadside architecture became popular as car travel increased around the country. Whimsical design of a building shaped like a windmill was used to help advertise and call attention to the business from those traveling on the road. This building has been utilized as a gas station, and then a service station and septic tank service business until the 90's when a coffee shop briefly took over.

Reason for Nomination:

Many articles have been written about this building over the years, and recently, this building was highlighted on "Ellensburg Connect" facebook page as a building of interest. On that comment thread, many community members shared their love for the building, and memories of all the past uses. This thread was then shared with the museum as a community member's official nomination for the building.

Community Impact:

This building has become a landmark for many members of the community, and is an excellent example of roadside architecture. Highlighting this building could help garner additional community support and attention as to why it should be preserved for future generations.

Preservation and Adaptation:

The current owners are working on restoring the interior, and have recently painted the exterior. They are also trying to figure out how to restore the windmill blades. This has proven to be an intensive project, as the blades are easily left exposed to the elements, and will need to withstand the Ellensburg Wind.