

JOINT AGENDA LANDMARKS & DESIGN AND AFFORDABLE HOUSING COMMISSION April 2, 2024

Hybrid Meeting In-person and via Zoom



Join Zoom Meeting

<https://us02web.zoom.us/j/89148620065?pwd=OEk4U3NuaHN3bHViTz09>

Meeting ID: 891 4862 0065

Passcode: 068685

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, April 2, 2024
5:45 PM - Regular Meeting**

- 1. Call to Order and Roll Call of Members**
 - 1.A Roll Call of Affordable Housing Commissioners
- 2. Approval of Agenda** (No Public Comment)
- 3. Approval of Minutes**
 - 3.A Review of March 5, 2024 Landmarks and Design Commission Meeting Minutes.
- 4. New Business**
 - 4.A Presentation by John Chatburn of the Spokane Housing Authority: Affordable Housing and Historic Preservation
- 5. Unfinished Business**
 - 5.A 2024 Historic Preservation Awards recipient discussion and decisions.
- 6. Citizen Comment**
- 7. Staff Update/Discussion Items**
 - 7.A Preservation Month Event- May 4
 - 7.B Historic Preservation Month Scavenger Hunt
 - 7.C Next Meeting: April 16, 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: April 2, 2024

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

Agenda Subject: Review of March 5, 2024 Landmarks and Design Commission Meeting Minutes.

Submitted by:

Department: Community Development

Suggested Motion/Action:

Move to approve the March 5, 2024 meeting minutes.

Background/Summary:

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:

1. 3.5.24 LDC Meeting Minutes



CITY OF ELLENSBURG

Minutes of Landmarks & Design Commission, Regular Meeting

Date of Meeting

March 5, 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 Poshusta called the meeting to order at 6:00 p.m.

Present: Cathy Poshusta, Andy Polak, Dorothy Stanley, Zane Kanyer

Absent: Marty Blackson, Jeff Watson, Fred Redmon

Others Present: Stacey Henderson-Senior Planner-Historic Preservation; Kathy Boots-Planning Technician; Dan Carlson-Community Development Director; Sadie Thayer; Joshua Thompson-City Council Liaison; John and Linda Graf

2. Approval of Agenda

Poshusta motioned to approve the agenda. Motion passed 4-0.

3. Approval of Minutes

3.A Review of February 6, 2024 LDC Meeting Minutes.

Stanley motioned to approve the regular meeting minutes from February 6, 2024. Motion passed 4-0.

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.

Appearance of fairness reviewed. Staff member Henderson read the staff report and recommended approval with no conditions. The applicants did not have additional information to add. Public comment opened. No public comment. Public comment closed. Kanyer motioned to approve a Certificate of Appropriateness for the proposed new construction of a detached 64sf gazebo, at 109 E 10th Avenue, Parcel ID #083434. No discussion. Motion passed 4-0.

5. Unfinished Business

5.A Discussion- Possible Comp Plan Changes
Item was tabled

- 5.B Community Award Nomination Review
Item was tabled

6. Citizen Comment

None

7. Staff Update/Discussion Items

- 7.A Next Meeting: March 19, 2024.

8. Commission Representative Update

None

9. Adjournment

Commissioner Kanyer was unable to attend the meeting after the Certificate of Appropriateness was reviewed. All other times were tabled.

Commissioner Poshusta adjourned the meeting at 6:12 p.m.



Meeting Date: April 2, 2024

City of Ellensburg

Landmarks & Design Commission Agenda Report

Agenda Subject: Presentation by John Chatburn of the Spokane Housing Authority: Affordable Housing and Historic Preservation

Submitted by:
Department: Community Development

Suggested Motion/Action:

Background/Summary:

Affordable housing is a resource needed in communities across the state. There are many different types of affordable housing, as well as different approaches to pursuing and funding affordable housing projects. The Affordable Housing Commission and the Landmarks and Design Commission staff, have invited John Chatburn of the Spokane Housing Authority, to present case studies in Spokane that can speak to the process, lessons learned, and funding, of affordable housing projects that utilized historic buildings and preservation resources.

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:

None



Meeting Date: April 2, 2024
City of Ellensburg

Landmarks & Design Commission Agenda Report

Agenda Subject: 2024 Historic Preservation Awards recipient discussion and decisions.

Submitted by:

Department: Community Development

Suggested Motion/Action:
Commission to decide the recipients of 2024 Historic Preservation Awards.

Background/Summary:
The commission needs to discuss nominations and make final decisions for the 2024 historic preservation award recipients. The categories are: Commercial Award, Residential Award, and Commission Award (can be a person or project). Dorothy Stanley has submitted a few suggestions. Attached are Dorothy's suggestions and staff recommendations as presented at the March 5 meeting.

Please come prepared to discuss any other possible nominations, as well as vote on award recipients.

Staff will also present the Community Selected Preservation Award- as voting ends March 31!

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

- Attachments:**
- 1. Staff Recommendations
 - 2. Dorothy_BLDR_Heckert_Lundstrom
 - 3. Dorothy_DES_Cowan
 - 4. Dorothy_RES_209 N Alder_Cowan
 - 5. Dorothy_1107 Franklin

STAFF RECOMMENDATIONS

Commercial: Masonic Temple- 110 W 6th Ave

Recently completed interior restoration, façade restoration, and structural repairs.



Commercial: Lyons Block- 300 N Main St

Recently underwent maintenance, restoration, painting, and updating.



Residential: Houses- 100/102 S. Main St.

These homes have quite a bit of history. They were homes to two African American Families in about 1910-1917. Jimmy Gratton, who was born 1860 lived at 102 South Main, and later became a community treasure in the 1940's and 1950s for walking in the parade with his pet goose, Sam. The home at 100 S Main was home to George Wilbur Brewer and his wife.





Beverly Heckart
906 E. 1st Ave
Mailing Address
P.O. Box 37
Ellensburg, WA 98926
Paul Hunstrom
Builder

Paul Lunstrum Dies

Paul N. Lunstrum, 1101 Brooklane, well known Ellensburg builder, died Thursday from an apparent heart attack.

Lunstrum, 60, was taken to Kittitas Valley Community Hospital by ambulance from the Jay Bachrach residence where he was working. He was dead on arrival at the hospital.

Lunstrum, born in Prescott, Ariz., came to Ellensburg in 1911, where he has been a builder in the Kittitas Valley for many years.

He is survived by his wife, Cora, Ellensburg, who he married in 1931; two sons, Nels, Tacoma and Richard of Ellensburg; two daughters, Mrs.

Grace Urfer, Severna Park, Md., and Mrs. Pauline Atterbury, Seaside, Ore.; 13 grandchildren; three brothers, David, Long Island, N.Y., Joel, Ellensburg, and Elwood, Staten Island, N.Y.; and four sisters, Mrs. Lois Vondriski, Chloride, Ariz., Mrs. Eva Thomas, Mexico, Mrs. Alice Babcock, Ellensburg, and Mrs. Francis Kozelisky, Pasco.

Funeral services are pending.

Guest Editorial

A Tribute To Paul Lunstrum

Paul Lunstrum will build no more houses in Ellensburg. Those of us fortunate enough to have lived in a Lunstrum house accepted its good carpentry and fine finish as a matter of course. We knew that there was something right about the look of the house, without noting perhaps the exact level of horizontal siding that followed a true and single course all the way around the house. It was unremarkable; one took it for granted.

In a way Paul himself followed a true and single course—an unremarkable man that one took for granted. He loved carpentry. He often showed up mornings before six o'clock to lay out the day's work or measure the space for the shelving, molding, or cabinet once again. How characteristic that on his last day he was on the job.

His work seems to me truly to have been a labor of love. I have seen him work, painting a fourth coat on a light and glowing interior, off-white by the indefinable shade of a dusky rose—his own freehand creation—or carving a panel that must exactly meet the irregular rockwork of a fireplace. It is not only the faithfulness of his work that I admire—though that indeed is remarkable in this or any other age—it is the beauty of his work. You can tell a Lunstrum house once you've known one. Paul's last home perches just off Craig Hill with the most beautiful roof in all Ellensburg, perhaps in all of Central Washington. Classically simple, it rises to a quiet height that completes the hill.

We should all be thankful that Paul Lunstrum has lived among us and built a substantial number of homes for us. His work speaks to us with dignity and it speaks of a spirit fulfilled.

—Keith Rinehart

https://www.yakimaherald.com/news/local/yakima-architect-known-for-mid-century-modern-designs-would-have-turned-100-this-month/article_f4833073-0fde-571a-817c-90ca10994616.html

Yakima architect known for mid-century modern designs would have turned 100 this month

TAMMY AYER Yakima Herald-Republic
Jun 14, 2020



A photo of the predecessor to today's Eisenhower High School in Yakima, taken from an old yearbook. Opened in 1957, wing of the building and Wilson Junior High School in the west wing. A few years later, Wilson students moved into their
Courtesy of Laurie Cowan

SIGN UP FOR OUR MORNING NEWSLETTER

A daily 7 a.m. roundup of top stories in our community, plus puzzles, local opinion and a snapshot of area events.

Sign Up & Continue Reading

In high school, Laurie Cowan got a part-time job working for her father, James D. Cowan. It wasn't much, just handling some light duties in his offices on the 11th floor of the A.E. Larson Building.

The Art Deco structure was the city's first skyscraper, built by its namesake in 1931. Outside, sleek motifs and subtly different shades of brick guide eyes upward. Inside, geometric designs in glossy materials give the petite lobby glamour and depth.

Its architect, John W. Maloney, was James Cowan's first boss. In December 1956, Cowan and William E. Paddock bought Maloney's Yakima architectural practice from their former employer, going into business as Cowan & Paddock, Architects. In 1963, after a joint venture with Moses Lake architect Donald R. Hollingbery, the firm became Cowan, Paddock & Hollingbery, with Cowan its lead architect.

Laurie Cowan graduated from Eisenhower High School, a building her father's firm completed in 1957. She grew up in a house her father designed in the Gilbert Park area.

"Even at the age of 6, I was very proud that my father designed the house that we lived in."

“That’s kind of a mid-century trait. We have a lot of glass in this house, floor to ceiling on the east and south walls,” Faulkner said, noting that an 8-foot overhang shades the glass on one side. “The architect was very conscious about sunlight” and blending indoor and outdoor spaces while ensuring residents’ privacy, he added.

Faulkner especially likes the entryway. The front door is a solid wood panel with a large sheet of glass adjacent to it, under which river rock continues from outside to the home’s interior.

“It’s fun when we decorate it for Halloween; some get really confused” by the glass next to the door, he said. “They’ll be knocking on the glass. It’s kind of different.”

Reach Tammy Ayer at tayer@yakimaherald.com or on Facebook.

Notable projects

James Douglas Cowan began as an architect in Yakima and moved to Seattle in 1967. He worked for The Richardson Associates (TRA), McKinley and Associates and Seafirst National Bank in Seattle before retiring in 1985.

Notable projects by Cowan & Paddock and Cowan, Paddock & Hollingbery:

- James Cowan residence, Yakima, 1952
- Dr. James Devney residence, Ellensburg, 1957
- Yakima Valley College, Yakima, 1957-1969
- Eisenhower High School/Wilson Junior High, Yakima, 1957 (demolished 2013)
- Stephens-Whitney Hall, Central Washington University, Ellensburg, 1958-1961
- Hardy Residence, Yakima, late 1950s
- Stuart Semon residence, Yakima, late 1950s
- Bank of Yakima, Yakima, 1960
- Central Valley Bank, Toppenish, 1962
- Big Bend Community College Campus, Moses Lake, 1963



209 N. Alder
James Cowan
Architect



KITTITAS COUNTY
WASHINGTON



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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

Assessor Treasurer Appraisal MapSifter

Parcel

Parcel#:	336533	Owner Name:	FAULKNER, SCOTT A ETUX
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	209 N ALDER ST ELLENSBURG	Address2:	16637 14TH AVE SW
Map Number:	17-18-01058-2007	City, State:	BURIEN WA
Status:		Zip:	98166
Description:	TWN EBURG; SUNNYSLOPE ADD. E 1/2 LOT 7; ALL LOT 8; BLOCK 20		
Comment:	RM-10/30/97-CORRECT LAST NAME PER TREAS.		

Land

Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Res SF	Square Feet	10500.00000000		75.00	140.00

Single Family Residence

One Story - Single-family Residence

Total Area		Year Built	Remodel Year	Quality	Condition	
3109		1957		3.0 - Average	3.5 - Average/Good	
Components				Building Data		
Code	Description	Units	Percent			
108	Frame, Siding, Wood	0	100%	Architecture		
202	Built-up Rock	0	100%	Bedrooms	5.00	
301	Baseboard, Hot Water	0	100%	Bathrooms	3.00	
402	Automatic Floor Cover Allowance			Total Rooms		
502	Automatic Appliance Allowance			Foundation	Concrete Slab	
601	Plumbing Fixtures (#)	12		Garage Stalls	2	
621	Slab on Grade (% or SF)	0	100%			
641	Single 1-Story Fireplace (#)	2				
904	Slab Porch (SF) with Roof	484				
904	Slab Porch (SF) with Roof	240				
1618	Paving, Concrete w/Base (SF)	546				
723	Carport, Gable Roof (SF)	441				

Single Family Residence

Misc Improvements

Improvement	Year In	Size
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Assessor

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Appraisal

MapSifter

Parcel

Parcel#:

336533

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DOR Code:

11 - Residential - Single Family

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Situs:

209 N ALDER ST ELLENSBURG

Address2:

16637 14TH AVE SW

Map Number:

17-18-01058-2007

City, State:

BURIEN WA

Status:

Zip:

98166

Description:

TWN EBURG; SUNNYSLOPE ADD. E 1/2 LOT 7; ALL LOT 8; BLOCK 20

Comment:

RM-10/30/97-CORRECT LAST NAME PER TREAS.

Land

Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Res SF	Square Feet	10500.00000000		75.00	140.00

Single Family Residence

One Story - Single-family Residence

Total Area	Year Built	Remodel Year	Quality	Condition	
3109	1957		3.0 - Average	3.5 - Average/Good	
Components				Building Data	
Code	Description	Units	Percent		
108	Frame, Siding, Wood	0	100%	Architecture	
202	Built-up Rock	0	100%	Bedrooms	5.00
301	Baseboard, Hot Water	0	100%	Bathrooms	3.00
402	Automatic Floor Cover Allowance			Total Rooms	
502	Automatic Appliance Allowance			Foundation	Concrete Slab
601	Plumbing Fixtures (#)	12		Garage Stalls	2
621	Slab on Grade (% or SF)	0	100%		
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Single Family Residence

Misc Improvements

Improvement	Year In	Size
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1107
FRANKLIN
AVENUE

Mid-Century
Landscape



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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

Assessor Treasurer Appraisal MapSifter

Parcel

Parcel#:	415733	Owner Name:	DE KREI, CHERYL
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	1107 FRANKLIN AVE, ELLENSBURG 98926	Address2:	116 W 3RD AVE #204
Map Number:	17-18-01055-0214	City, State:	ELLENSBURG WA
Status:		Zip:	98926
Description:	TWN EBURG; REEDS ADD; TAX 6 OF LOT 5 BLK B		
Comment:			

Land

Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Res SF	Square Feet	9168.00000000			6900.00

Single Family Residence

One Story - Single-family Residence

Total Area	Year Built	Remodel Year	Quality	Condition
1773	1950		3.5 - Average/Good	4.0 - Good

Components				Building Data	
Code	Description	Units	Percent		
108	Frame, Siding, Wood	0	100%	Architecture	
219	Wood Shake	0	100%	Bedrooms	3.00
309	Forced Air Furnace	0	100%	Bathrooms	2.50
402	Automatic Floor Cover Allowance			Total Rooms	
502	Automatic Appliance Allowance			Foundation	Concrete
601	Plumbing Fixtures (#)	13		Garage Stalls	3
622	Raised Subfloor (% or SF)	0	100%		
641	Single 1-Story Fireplace (#)	1			
737	Garage Finish, Detached (SF)	720			
803	Partition Finish Area (SF)	1522			
706	Detached Garage (SF)	720			
903	Wood Deck (SF)	525			
901	Open Slab Porch (SF)	498			
901	Open Slab Porch (SF)	246			
903	Wood Deck (SF)	110			
801	Total Basement Area (SF)	1522			



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Comment:			

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$81,390	Land:	\$81,390	District:	18 - CIEB SD401 F2 H1 CO COF ST
Improvements:	\$460,210	Improvements:	\$460,210	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$541,600	Total	\$541,600	Total Acres:	0.16000

Ownership

Owner's Name	Ownership %	Owner Type
DE KREI, CHERYL	50 %	Owner
SCHNELL, MICHAEL	50 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
05/03/23	2023-617	2	2023-617	HIBBARD, JOSHUA & NICHOL K	DE KREI, CHERYL	\$735,000
08/05/21	2021-2055	2	2021-2055	LAMPLEY, JONATHAN M ETUX &	HIBBARD, JOSHUA & NICHOL K	\$605,700
01/19/07	2007-0109	2	2007-0109	NASSER, ABDUL ETUX	LAMPLEY, JONATHAN M ETUX &	\$310,000
07/01/97	3922	2	3922	BUCHAN, LYLE K ETUX	NASSER, ABDUL	\$235,000
07/01/97	3973	2	3973	NASSER, ABDUL	NASSER, ABDUL ETUX	\$0
01/01/94	56679702	1	56679702	ROBERT TOBIN ETUX	MELINDA TOBIN	\$0
12/01/93	3743200	2	3743200	ROBERT TOBIN ETUX	LYLE BUCHAN ETUX	\$215,000

Building Permits

Permit No.	Date	Description	Amount
B23-300	8/17/2023	INSTALL DUCTLESS HEAT PUMP	
E2021-376	11/3/2021	GAS HOT WATER HEATER	
E2018-145	6/13/2018	REROOF	
E2016-319	9/21/2016	REROOF	
E2011-062	3/22/2011	FURNACE	

Historical Valuation Info