



CITY OF ELLENSBURG Minutes of Landmarks & Design, Regular Meeting – Joint Meeting with the Affordable Housing Commission

Date of Meeting **April 2, 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

Commissioner Watson called the meeting to order at 5:46 p.m.

Present: Andy Polak, Jeff Watson, Dorothy Stanley, Cathy Poshusta (departed at 6:42pm), Fred Redmon (joined at 6:40pm)

Absent: Zane Kanyer (excused), Marty Blackson (excused)

Affordable Housing Commissioners present: Kim Funston, Courtney Garzone, John Perrie, Peter Stone, Delano Palmer – Council liaison

Absent: Sarah Bedsaul (excused), Dan Witkowski (excused)

Also present: Stacey Henderson- Senior Planner-Historic Preservation, Dan Carlson- Community Development Director, Jeremy Johnston-Planning Manager, Lily Frey- Housing & Grants Administrator, Sadie Thayer, Joshua Thompson – LDC Council liaison

2. Approval of Agenda

Commissioner Stanley moved to approve the agenda. Motion passed 4-0.

3. Approval of Minutes

Commissioner Stanley moved to approve the March 5, 2024 minutes. Motion passed 4-0.

4. New Business

4A. Presentation by John Chatburn of the Spokane Housing Authority: Affordable Housing and Historic Preservation

Chatburn provided an overview of the affordable housing development process, noting that different resident groups have different needs and challenges. Chatburn noted that adding additional project goals or sources of funding adds complexity and expense; however most projects will require at least a mix of funding sources, known as a capital stack. Process stages include feasibility, funding, underwriting, closing and construction.

Chatburn presented four examples of historic buildings converted to affordable housing in Spokane and managed by the Spokane Housing Authority:

1. Cornerstone Courtyard, adaptive reuse of a historic warehouse,

2. The Pearl on Adams, which had been housing but was renovated and restored,
3. Parsons, originally a single room occupancy hotel rehabilitated in 2016, and
4. Agnes Kehoe Place, a converted high school and neighborhood revitalization project.

Commissioners asked about different affordable housing funding mechanisms, including historic tax credits, low-income housing tax credits (LIHTC) and HUD section 202 and 811 funding, and effects on residents' rents.

Chatburn recommended coordinating with other bodies to ensure new historic preservation housing developments are part of broader neighborhood investment plans to increase impacts and discussed options for managing the complexity of mixed-use building redevelopment.

5. Unfinished Business

5A. 2024 Historic Preservation Awards

Henderson presented results of the community site for the preservation awards: the Oddfellows building received 127 votes and the windmill building received 134 votes.

Commercial Award

- Staff recommended the Masonic Temple at 110 W 6th Ave
- Staff recommended the Lyons Block at 300 N Main.
- Commissioner Watson recommended the Kittitas County Museum, building, the Cadwell.
- Commissioner Polak noted interior renovations were part of the Masonic and Oddfellows renovations. Stanley asked whether the voting focus should be on interior or exterior features and Henderson noted generally exterior but interior work can be included where known.

Residential Award

- Staff recommended 100/102 S Main Street, which housed two African American families in 1910-1917.
- Commissioner Stanley recommended 906 E 1st Ave, built by Paul Lundstrom.
- Commissioner Stanley recommended 209 N Alder, designed by James Cowan.
- Commissioner Stanley recommended 1107 Franklin Ave for its mid-century landscaping.

Commission Award

Commissioner Watson recommended adding Lynne McCowin to the ballot.

Commissioner Watson suggested adding award categories to recognize various types of historic structures such as turn-of-the-century and mid-century buildings for future award years.

Henderson offered to gather before and after photos on the commercial projects where possible and to circulate an electronic survey to commissioners to select the final award winners.

6. Citizen Comment

None

7. Staff Update/Discussion Items

7A. Preservation Month event – May 4

A preservation month event is scheduled for May 4 and will be noticed as a public meeting to enable all commissioners to attend. Henderson asked for volunteers to present the preservation awards.

Henderson will email commissioners with more information and an event flyer will cover selected projects. Commissioner Stanley mentioned that the first railroad addition garage sale is also scheduled for May 4. Commissioner Stanley recommended outreach to the *Daily Record* about preservation month.

7B. Historic Preservation Month Scavenger Hunt

Thayer shared details about the scavenger hunt that will launch at the May 4 event. The activity is modeled after examples from the City of Tacoma and Clark County; it will use riddles or cryptic clues to suggest historic features or buildings and will be accessible to non-experts. Thayer has had success with using scavenger hunts to help museum visitors engage with items and displays.

7C. Next meeting: April 16, 2024

The next Landmarks & Design Commission meeting is scheduled for April 16 as commissioners were not available for a meeting on April 9. It will include the Certificate of Appropriateness review rescheduled from March 19 and may be a short meeting.

Henderson confirmed that Landmarks & Design Commission has the library windows reserved for May. The Ellensburg Downtown Association has also offered its storefront windows for preservation month displays.

8. Commission Representative Update

Commissioner Redmon attended the Unity Park groundbreaking and noted it was successful event for the historic district.

9. Adjournment

Commissioner Watson adjourned the meeting at 7:04 p.m.