

AGENDA

LANDMARKS & DESIGN COMMISSION

August 6, 2024

Hybrid Meeting In-person and via Zoom



Join Zoom Meeting

<https://us02web.zoom.us/j/81660919315?pwd=RO1lwMu4XGcfAysgeNM3dtnAy9euuY.1>

Meeting ID: 816 6091 9315

Passcode: 926744

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, August 6, 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 July 2, 2024 meeting minutes.
- 4. New Business**
 - 4.A Public Hearing for Consideration of a Certificate of Appropriateness (COA) for the proposed development of the back courtyard behind 417 N Pearl St, Parcel ID #316933.
 - 4.B Public Hearing for Consideration of a Certificate of Appropriateness (COA) for the proposed replacement of the upstairs windows of the historic Lindeman Building (Butterfield Garage), located at 425 N. Main Street, Parcel ID #106933.
 - 4.C Public Hearing for Consideration of a Certificate of Appropriateness (COA) for the proposed new construction of an informational Kiosk, at the corner of N. Main St & W 4th Ave.
 - 4.D Welcome New Members- Introductions
- 5. Unfinished Business**
- 6. Citizen Comment**
- 7. Staff Update/Discussion Items**
 - 7.A Next Meeting- August 20. 3-COAs to review
 - 7.B The LDC/City of Ellensburg has been awarded \$15,000 from the DAHP CLG grant funds, for the proposed mapping project. More to come at future meetings.
- 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: August 6, 2024

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

Agenda Subject: Review of July 2, 2024 meeting minutes.
Submitted by:
Department: Community Development

Suggested Motion/Action:
Review and approve the July 2, 2024 meeting minutes.

Background/Summary:

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:
1. 7.2.24 LDC Minutes



CITY OF ELLENSBURG

Minutes of Landmarks & Design Commission, Regular Meeting

Date of Meeting

July 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 of Members

The meeting was called to order at 6:03 p.m. by Redmon.

Present: Cathy Poshusta, Fred Redmon, Mary Blackson

Absent: Zane Kanyer, Jeff Watson (he has not been reappointed by City Council for a new term)

Others Present: Stacey Henderson-Senior Planner-Historic Preservation; Kathy Boots-Planning Technician; Sadie Thayer, Teresa Chanes, Vicki Sannuto

New members Teresa Chanes and Vicki Sannuto were introduced and spoke. They have not yet been appointed by the City Council.

2. Approval of Agenda

Poshusta motioned to approve the agenda. Motion passed 3-0.

3. Approval of Minutes

3.A Review of June 4, 2024 Meeting Minutes

Poshusta motioned to approve the June 4, 2024, LDC Regular Meeting Minutes. Motion passed 3-0.

4. New Business

4.A Review of information packet to send to First Railroad District residents
Staff member Henderson showed an old pamphlet that was created for residents in the historic district and suggested changes. The Commission wanted to update the brochure and suggestions were made. A letter will accompany the brochure. Henderson will create the letter and update the brochure and bring it back to the Commission. A separate handout will be made for commercial owners.

4.B Review letter to award recipients encouraging listing property to register.
Staff member Henderson discussed a letter to be sent to this year's award

recipients congratulating them on the award. The letter would provide them with benefits that could be available if the recipients applies to be on the local historic district registry.

- 4.C Advertisement for Historic Preservation Grant Applications- Due August 31. Staff member Henderson provided an update. The application is due August 31, 2024. The grant will be advertised on the City of Ellensburg website in addition to being in the Ellensburg Downtown Association newsletter.

5. Unfinished Business

None

6. Citizen Comment

None

7. Staff Update/Discussion Items

- 7.A Next Meeting- July 16, 2024
The meeting for July 16, 2024, may be canceled. There are several Certificate of Appropriateness permits that may be ready for the August meeting or a special meeting may be scheduled.

Commission members were reminded of the PLACES conference later this year. They were asked to check their schedules and decide if they would like to attend.

The Planning Manager, Jeremy Johnston, will be updating the Comprehensive Plan next year. There is a historical preservation chapter. Johnston would like one member of each Commission to participate in a task force. The task force will be held between September to March and will meet approximately once a month and will have additional reading in relation to the extra meetings.

Code changes will be brought to the Commission next month regarding murals and signs.

8. Commission Representative Update

None

9. Adjournment

The meeting was adjourned at 6:35 p.m.



Meeting Date: August 6, 2024

City of Ellensburg

Landmarks & Design Commission Agenda Report

Agenda Subject: Public Hearing for Consideration of a Certificate of Appropriateness (COA) for the proposed development of the back courtyard behind 417 N Pearl St, Parcel ID #316933.

Submitted by:

Department: Community Development

Suggested Motion/Action:

Move to grant the Certificate of Appropriateness for the proposed gazebos, fencing, and sign installation, as proposed, at 417 N. Pearl St, with **one condition**:

1) The masonry bolts and anchors for the sign are to be carefully installed in the wall mortar joints as much as possible, to reduce the number of holes placed in the historic terra cotta.

Background/Summary:

TYPE OF REVIEW:

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

1. 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 (ECC 15.280.110).
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 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.

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 historic Dickenson Block, located at 415, 417, North Pearl Street, and built ca. 1919, is a one-part commercial block with a rectangular footprint, and flat roof with a parapet. This building is considered historic contributing to the Downtown National and Local Landmarks historic district, and is brick masonry construction with a concrete foundation. Character defining features of this building include three bays separated by shallow pilasters, brick embellishments on the upper portion of the parapet, and above two of the bays original transom windows remain intact, but are temporarily covered. The building has housed many businesses over the years including restaurants, mercantile, jewelry, and bookstores.

The applicant has proposed multiple improvements to the back patio behind 417 North Pearl Street, all of which are visible from the alley public right of way, within the downtown historic district. First, the applicant would like to construct two new gazebo structures (Exhibit B.5), to provide shade for patrons. These

proposed gazebos appear to satisfy the historic district design guidelines, and are not altering historic fabric by attaching to the building in any way. The modern design is compatible to the adjacent building without creating a false historic appearance, and the materials are compatible with the surrounding neighborhood. Similar style and materials can be seen on several other detached gazebos throughout the historic district.

Second, the applicant has proposed to install fencing (Exhibit B.4) around the seating area, and around the dumpster along the alley. The proposed black fence on page 2 of Exhibit B.4 is the proposed fence for around the seating area. This fence is compatible with the historic district as it is open, does not obstruct view, and is compatible in looks to historic wrought iron fencing found throughout the district. The chain link fence on page three of (Exhibit B.4) is the proposed chain link fence with privacy plastic to surround the dumpster. Although not compatible with the historic district, there are specific safety requirements when involving fencing around a dumpster, and this fence is acceptable considering those requirements.

Third, the applicant has proposed to hang a sign on the back of the historic building at the courtyard. The sign itself is 2.5' tall, by 8' wide, metal, and would be attached in six locations with masonry bolts and anchors. To reduce damage, bolts and anchors must be attached through the mortar joints as much as possible, to limit the number of holes placed in the historic terra cotta.

In review of the criteria found in ECC 15.530.020(B)(1), staff finds that the proposed gazebos, fencing, and sign installation are compatible, do not create a false historical appearance, and are minimally invasive to the historic building fabric.

Therefore, this project meets the following criteria of said section:

b) 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 one of the required building design standards of ECC 15.530.020, specifically that it:

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 417 N. Pearl 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. If approved, 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. P24-054 EXHIBIT A_LOCATION MAP
2. P24-054 EXHIBIT B.1_APPLICATION
3. P24-054 EXHIBIT B.2_NARRATIVES
4. P24-054 EXHIBIT B.3_SITE PLAN
5. P24-054 Exhibit B.4_FENCE RENDERING
6. P24-054 EXHIBIT B.5_GAZEBO PLANS
7. P24-054 EXHIBIT B.6_SIGN RENDERING

Exhibit A- Location Map

417 N. Pearl St.



Exhibit B.1- Application

RECEIVED 6/25/24
COMMUNITY DEVELOPMENT
P24-054

Landmarks & Design

Certificate of Appropriateness Application

PA-10
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:	6/25/24
Fee Total:	N/A
LDC FILE #:	P24-054
Associated Permit File #:	B24-293

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

Legal Owner Name(s):	Jodi Goodrich	Day Phone:	
Mailing Address:	77513 Hoosier RD Starfield OR 971375		
E-mail:		Cell Phone:	

*APPLICANT: ☐ Owner ☐ Contractor ☒ Tenant ☐ Other

Name:	James Jones	Day Phone:	
Mailing Address:	PO Box 503 S. Cle Elum WA 98943		
E-mail:	James @ Smoke-Searborn	Cell Phone:	206 786 0082

CONTACT PERSON: ☐ Owner ☐ Contractor ☐ Tenant ☐ Other

Name:		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:	
☒	Site Address:	417 N Pearl St Ellensburg WA
☐	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 <i>Chain Link Fence "Black"</i> 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, *Laura Jones*, (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)

Laura Jones

Date:

06/10/2024

4/22/2024

I Jodi Goodrich, owner of 417 N Pearl St
give James Jones authorization to
install back patio, gazebos, fence
etc. for improvements to Smokey's BBQ

Jodi Goodrich
(541) 980-3300

Exhibit B.2- Narrative

Dear Members of the Historic Committee,

I hope this letter finds you well. We are writing to inform the committee of our plans to enhance the outdoor patio area of our restaurant, Smokey's, located at 417 N Pearl Street. As a valued establishment in the community, we are committed to maintaining the historical integrity of our property while also meeting the needs of our patrons.

We are excited to share our proposed upgrades, which include the following:

1. Addition of Two Costco Gazebos: We intend to install two gazebos purchased from Costco in our back patio area. These gazebos will provide our guests with comfortable outdoor seating options while adding a touch of elegance to the ambiance.
2. Installation of a Four-Foot Wooden Fence: In compliance with Washington state liquor laws, we will be adding a four-foot fence around the outdoor patio area. This fence will ensure the safety and security of our patrons while enjoying their dining experience.
3. Enclosure of Dumpster Area: To maintain cleanliness and aesthetics, we plan to construct a fence to enclose the dumpster area on three sides. This will not only improve the visual appeal of the outdoor space but also help in managing waste disposal more efficiently.
4. Attachment of Smokey's BBQ Sign: Above the patio area, we propose to affix a Smokey's BBQ sign to the rear of the building. This sign will serve as a focal point, adding character to the outdoor dining area and contributing to the overall branding of our establishment.

We have attached documents illustrating the proposed additions for your review.

We assure the committee that these upgrades have been carefully considered to ensure they align with the historical significance of the property and adhere to all relevant regulations. We remain committed to preserving the charm and heritage of our establishment while enhancing the experience for our valued patrons.

Thank you for your time and consideration. We look forward to any feedback or guidance you may provide regarding our proposed upgrades.

Sincerely,

James Jones

Smokey's on Pearl Street

Kathy Boots

From: james smokeysbarbque.com <james@smokeysbarbque.com>
Sent: Wednesday, June 12, 2024 10:52 AM
To: Kathy Boots
Subject: [Ext] RE: Landmarks & Design Permit
Attachments: x600-78545.jpg; 4 foot metal fence.jpg; s-l1200.jpg; 417 N Pearl Back Patio Plan.pdf

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

Kathy,

Thank you for your email, we have decided to go with an all metal (black) fence, the portion that will enclose the dumpsters will be a 6-foot chine link black fence with a black mesh screen. The portion that will enclose the patio will be a 4-foot black metal fence, see attached pictures. I am also attaching the site plan drawing, I will take a picture of the back of building and draw in where the sign will be located, along with the attachment points and material used to attach. The sign is made of a sheet of aluminum and is 2" X 8'. I will include this information on the drawing.



James Jones
CEO Smokey's Bar-B-Que
Phone: 509-201-1339
Mobile: 206-786-0082
Email: james@smokeysbarbque.com
PO Box 508
South Cle Elum, WA 98943
www.smokeysbarbque.com



From: Kathy Boots <bootsk@ci.ellensburg.wa.us>
Sent: Wednesday, June 12, 2024 9:40 AM
To: james smokeysbarbque.com <james@smokeysbarbque.com>
Subject: RE: Landmarks & Design Permit

James,

I apologize for so many emails. I'm sure your site plan will demonstrate where your wooden fence is proposed to be put up. Please provide a picture of what the fence would look like. What is the fence around your dumpster going to be made of? Please provide an image (rendering) of what the dumpster fence will look like including details of height and setbacks from dumpster. I will also need a rendering of the sign location on the building. What is the size of the sign, how is it being proposed to be attached to the building, and what the sign is made of?

Thank you

Kathy Boots
Planning Technician

(509)962-7231

Bootsk@ellensburgwa.gov

501 N Anderson Street
Ellensburg, WA 98926



From: Kathy Boots

Sent: Wednesday, June 12, 2024 9:22 AM

To: james smokeysbarbque.com <james@smokeysbarbque.com>

Subject: RE: Landmarks & Design Permit

James,

I see at the back of the application there was a narrative. My apologies. I thought it was just the application.

From: Kathy Boots

Sent: Wednesday, June 12, 2024 9:16 AM

To: james@smokeysbarbque.com

Cc: Alicia Winbauer <winbauera@ci.ellensburg.wa.us>

Subject: Landmarks & Design Permit

James,

I know you are working with Alicia on the site plan for this project. I wanted to let you know that for the LDC permit we will need a narrative and the owners' signature on the application. Once I have the narrative, site plan, and owners' signature, I can move forward with intake of your permit.

Thank you

Kathy Boots

Planning Technician

(509)962-7231

Bootsk@ellensburgwa.gov

501 N Anderson Street
Ellensburg, WA 98926



Exhibit B.3- Site Plan

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COMMUNITY DEVELOPMENT
P24-054

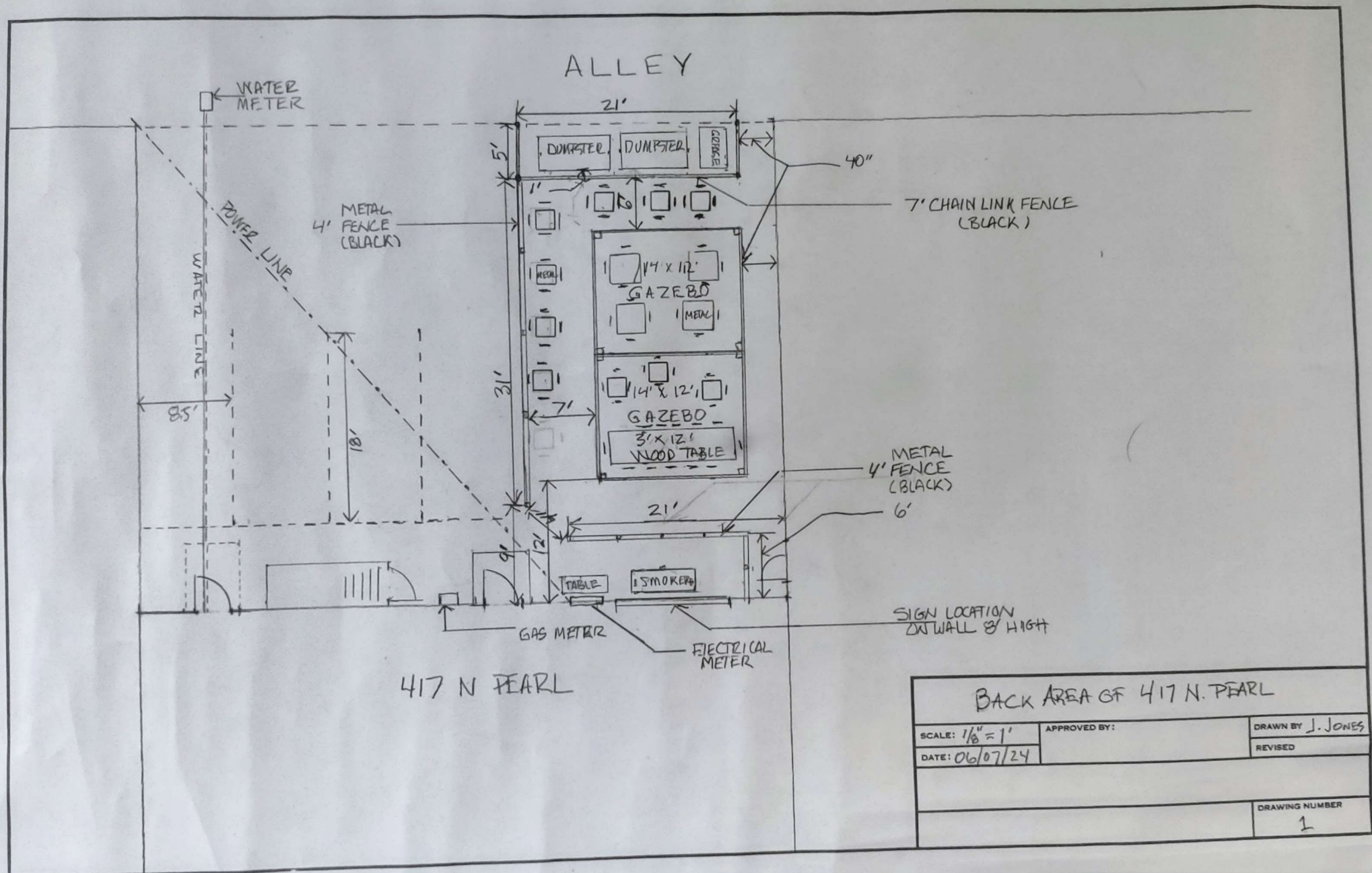


Exhibit B.4- Fencing

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P24-054







Exhibit B.5- Gazebo

My Warehouse
Spokane
Open until 8:30 PM

Delivery Location
99201

P24-054

B24-293 Lists / Buy Again

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05/31/2024
COMMUNITY
DEVELOPMENT
B24-293

Share

Home / Patio, Lawn & Garden / Patio Covers & Shade Structures / Gazebos

Costco Direct

Yardistry 12' x 14' Contemporary Gazebo with Aluminum Roof

Item 2127608



Online Price

\$2,699.99

Less

-\$300.00

Your Price

\$2,399.99

Delivery Only* (installation NOT included) ?

May be available In-Warehouse at a lower non-delivered price ?

\$300 OFF

Qualifies for Costco Direct Savings. See Product Details.

\$300 savings is valid 5/25/24 through 5/31/24. While supplies last. Limit 5 per member. [Terms & Conditions](#)

Features:

- 100% FSC Certified Wood
- Water-Based Stain
- Black Powder-Coated Steel Roof Trusses

- Assembly Required
- Overall Roof Dimensions (L x W): 12'1" x 14'

Delivery



Earliest Tuesday, June 4 if ordered now.

Delivery ZIP Code: **99201** [Change](#)

Your delivery date is not secured until you complete your order. ⓘ

—

1

+

Add to Cart

Add to List

Product Details

Costco Direct Savings

Purchase multiple [Costco Direct items](#) on the same order to receive additional savings. Items must ship to the same address to receive savings.

- Buy 2 Items, Save \$100
- Buy 3 Items, Save \$200
- Buy 4 Items, Save \$300
- Buy 5 or more Items, Save \$400

While supplies last. Online-Only. Limit 2 redemptions per member. Costco Direct Savings can be combined with other promotions.

Attention: As the purchaser and/or installer of this product, you are advised to consult your local city, municipality and applicable HOA guidelines for guidance on building codes and/or zoning requirements for your area before purchase. This structure may require a permit.

Furniture not included.

Product details have been supplied by the manufacturer and are hosted by a third party.

12' x 14' Contemporary Gazebo

Add a striking piece of modern design to your backyard with the 12' x 14' Contemporary Gazebo.

It creates an ideal space for dining, entertaining, or adding a stunning center piece to your yard. Sturdy, 7" x 7" posts with premium black plinths offer plenty of stability and structural integrity. The black steel trusses provide much greater structural integrity than wood. The welded ladder design delivers a more contemporary and airier aesthetic, all while providing a strength and stiffness that can endure high winds and tough weather.

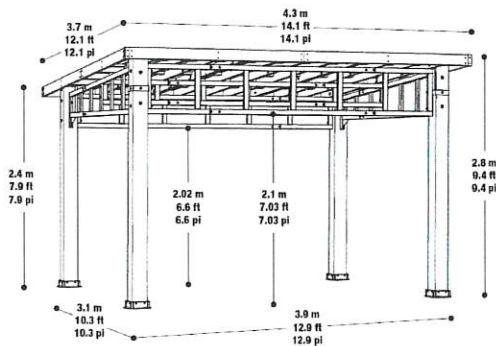
The metal components for our Contemporary Gazebo are powder coated. The paint coating is electrostatically applied and heat treated with a process that allows for the textured finish. The exterior grade outdoor lumber will stand up to the elements and look great for years to come. You can feel good knowing this gazebo is built with 100% FSC Certified Premium Outdoor Lumber, which means it comes from sources employing sustainable forestry practices.

The graphite gray aluminum roof shields everyone below from the sun and the rain and it has an appealing sloped design that provides excellent water drainage. Stained in an attractive mocha brown color, all wood sections are pre-cut and pre-drilled for easier assembly. The gazebo comes with simple to follow illustrated instructions and Yardistry has created a helpful hints video to make your installation process easier as well.

If you need an outdoor gazebo that truly stands out and delivers a higher level of modernism, the 12' x 14' Contemporary Gazebo will be the perfect addition to your outdoor living space.







Dimensions

- **Roof Dimensions:** 12' 1½" L x 14' ½" W x 9' 5" H
- **Base Dimensions (outside to outside of posts):** 10' 4 1/16" L x 12' 11 13/6" W
- **Base Dimensions (inside to inside of posts):** 9' 2 1/16" L x 11' 8 13/16" W

Warranty

5 Year Limited Wooden Component Warranty

Customer Experience Team

At Yardistry, we take our customer experience seriously. Whether you have a product related question, warranty claim or need replacement parts, our Customer Experience Team will ensure your request is handled thoroughly.

Email: support@yardistrystructures.com

Website: www.yardistrystructures.com

Call: 1-888-509-4382

Hours: Monday – Friday 8:30 AM – 5:00 PM, excluding holidays

Extended hours during Peak Season; April-August

Instructions

3.7m x 4.3m (12.1' x 14.1') FLAT TOP GAZEBO

Installation and Operating Instructions – YM12900



IMPORTANT, RETAIN FOR FUTURE REFERENCE: READ CAREFULLY

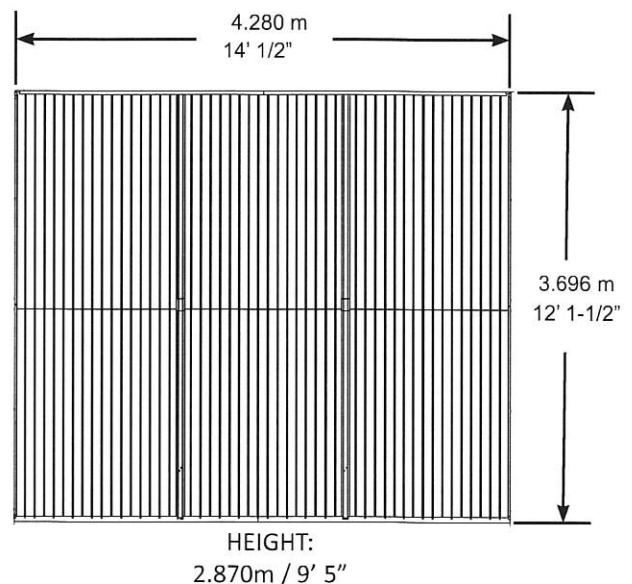
08-29-2022

YARDISTRY®

Yardistry – North America
Toll Free Customer Support:
1.888.509.4382
info@yardistrystructures.com
www.yardistrystructures.com

Regular Hours: Mon - Fri, 8:30 am - 5:00
pm EST (excl. holidays)
(For extended hours see our website)
English and French Spoken

Patents Pending



Important Safety Notice!

Yardistry components are intended for privacy, decorative and ornamental use only.

Product is NOT INTENDED for the following:

- A safety barrier to prevent unsupervised access to pools, hot tubs, spas or ponds.
- As load bearing support for a building, structure, heavy objects or swings.
- Used in structures that trap wind, rain or snow that would create extra load on the product.

Accumulated snow must be removed from roof.

DO NOT climb or walk on roof for any reason.

Permanent structures may require a building permit. As the purchaser and or installer of this product you are advised to consult local planning, zoning and building inspection departments for guidance on applicable building codes and/or zoning requirements.

Wood is NOT flame retardant and will burn. Grills, fire pits and chimineas are a fire hazard if placed too close to a Yardistry structure. Consult user's manual of the grill, fire pit or chiminea for safe distances from combustible materials.

Wear gloves to avoid injury from possible sharp edges of individual elements before assembly.

During installation, follow all safety warnings provided with your tools and use OSHA approved safety glasses. Some structures may require two or more people to install safely.

Check for underground utilities before digging or driving stakes into the ground!

During assembly it is important to closely follow the instructions. Complete the assembly on a solid, level surface and follow the instructions to square up, level and anchor the structure. This will reduce the gaps at wood connections during assembly.

General Information

General Information: Wood components are manufactured with Cedar (C. Lanceolata) which is protected with factory applied water-based stain. Knots, small checks (cracks) and weathering are naturally occurring and do not affect the strength of the product. Annual application of a water-based water repellent sealant or stain is important and will help reduce weathering and checks.

www.yardistrystructures.com

Questions?

Call toll free or write us at:

1 (888) 509-4382

support@yardistrystructures.com

Regular Hours: Mon - Fri, 8:30 am - 5:00 pm EST
(excl. holidays)

(For extended hours see our website)

English and French Spoken

Patents Pending

Permanent Installation Examples

Note: It is critically important you start with square, solid and level footings, concrete pad or deck to attach your Pergola Room.

We supply Post Mounts with this structure which gives you the flexibility to permanently install your structure to a pre-existing or new wood or concrete surface.

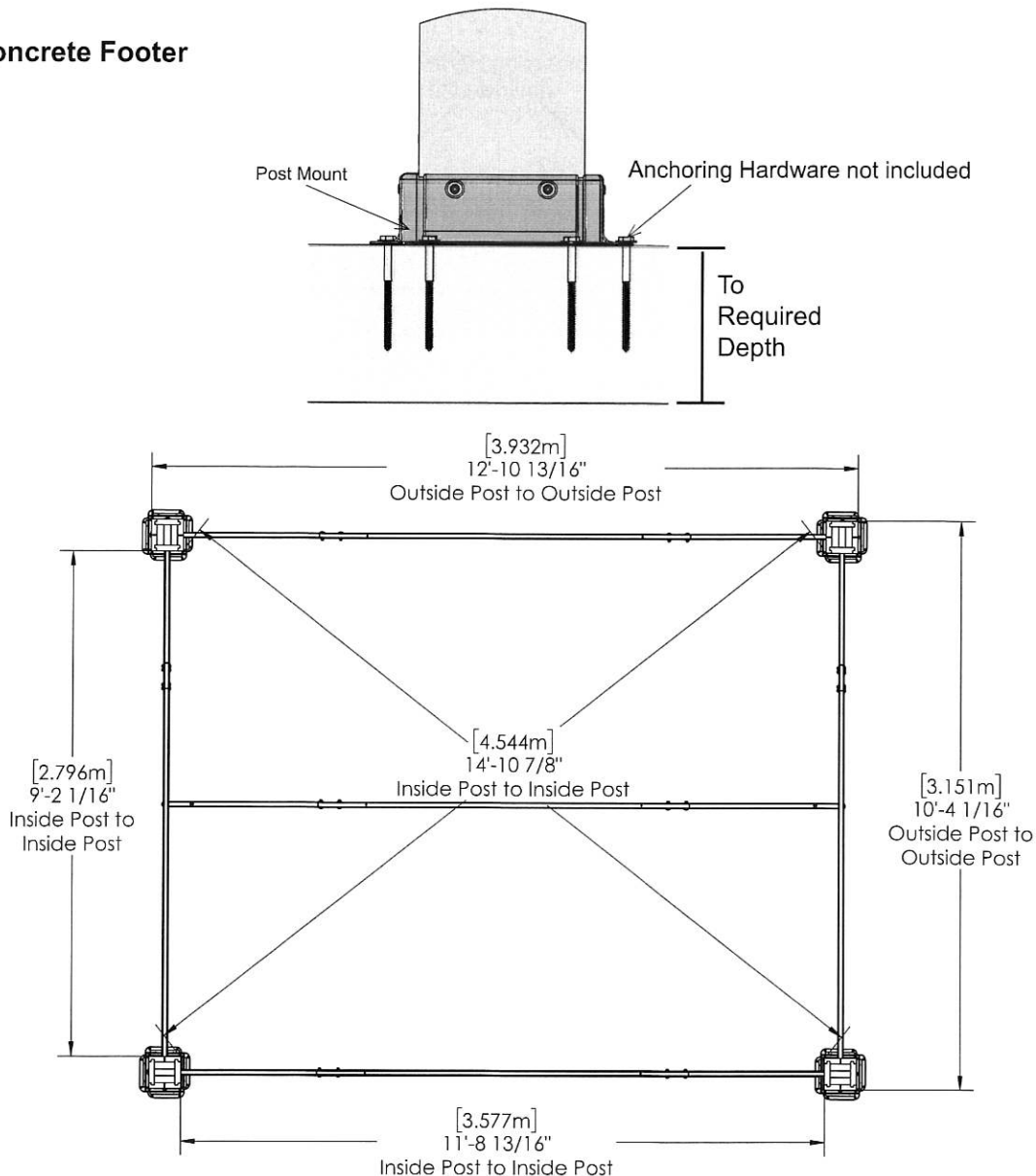
- The hardware to attach the Post Mount to the structure is included.
- The hardware to mount the structure permanently will need to be purchased separately at your local hardware store.

If you are mounting to concrete footers see below for the correct locations and placement. Please double check for possibility of any underground utilities such as gas, telephone, cable or sprinkler lines.

Following are some examples of how to mount the structure to wood or concrete surfaces.

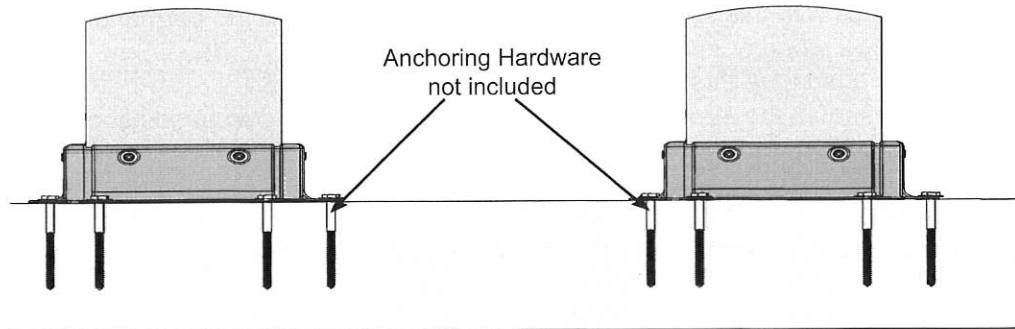
Refer to your local building and city codes, ordinances, neighbourhood covenants, or height restrictions regarding this type of structure for guidance on acceptable installation requirements.

Concrete Footer

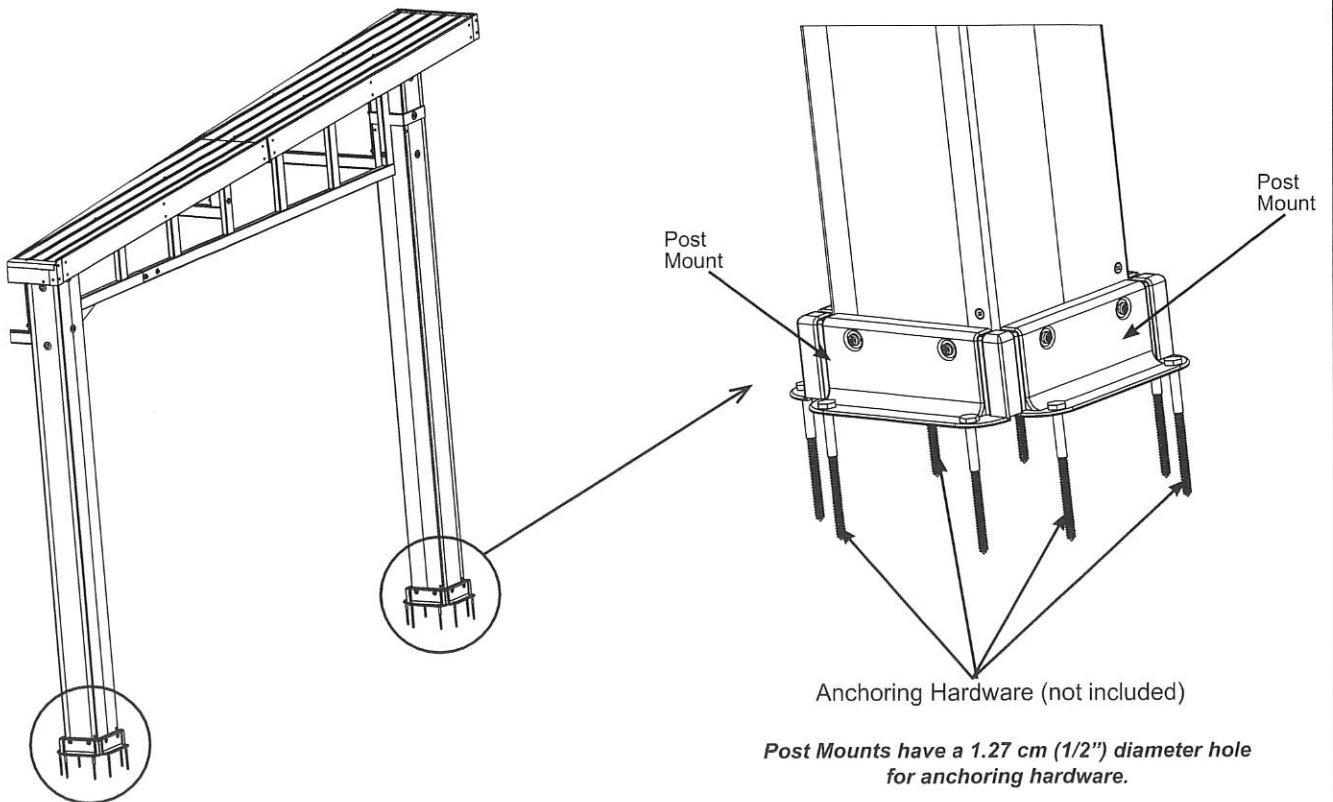
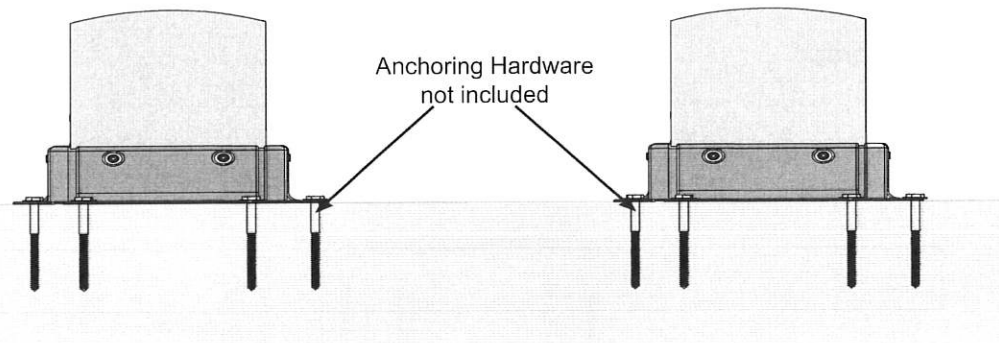


Permanent Installation Examples cont.

Concrete Patio [min. 3.456 m x 4.237 m (11' 4-1/16" x 13' 10-13/16")] with 15.24 cm (6") clearance on all sides



Wood Deck [min. 3.456 m x 4.237 m (11' 4-1/16" x 13' 10-13/16")] with 15.24 cm (6") clearance on all sides





Move sign to here.

COME TRY OUR AWARD WINNING BBQ
Smokey's
BAR-B-QUE



Meeting Date: August 6, 2024

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

Agenda Subject: Public Hearing for Consideration of a Certificate of Appropriateness (COA) for the proposed replacement of the upstairs windows of the historic Lindeman Building (Butterfield Garage), located at 425 N. Main Street, Parcel ID #106933.

Submitted by:
Department: Community Development

Suggested Motion/Action:

Move to grant approval of the Certificate of Appropriateness, to replace all second floor windows, as proposed, at 425 N. Main street, 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 (ECC 15.280.110).
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 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 is 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 Lindeman Building (Butterfield Garage), was constructed in 1925. It is a two-part commercial block with a rectangular footprint and a 'cutout' at the northeast corner at the first level. This building sits at the southwest corner of N. Main Street and W. 5th Avenue, and is a historic contributing building to the Downtown National Register Historic District and Local Ellensburg Landmarks district. The exterior of the building has blonde brick masonry, as well as structural terra cotta clay tile. The Lindeman Building was one of Ellensburg's earliest automobile showrooms, Ellensburg Chevrolet. The recessed corner was where cars could pull in for gas, and the Chevrolet showroom was in the front of the building. Exhibit C.1 Includes several historic photographs, as provided by the Kittitas County Historical Society.

The applicant seeks to replace all of the windows on the upper level of the Lindeman building (Butterfield Garage) with fiberglass windows clad with wood on the interior, and metal on the exterior. (Exhibit B.2-Narrative) Per the narrative, the applicant has proposed to replace the existing windows with similar grid patterned windows, and to paint them black to match the main floor windows. Currently, some of the upper windows are original, and some have been replaced by non-gridded vinyl windows. Many of the upstairs windows have deteriorated frames and broken glass. The applicant has included photographs of the

windows (Exhibit B.3), and a quote for the proposed new windows (Exhibit B.4), to further demonstrate the proposed new grid pattern, materials, and dimensions.

Although it is ideal to repair, rather than replace the existing window material, this can be a lengthy and expensive process. The applicant has explored window repair and replacement options, and has decided on a fiberglass option with wood and metal cladding. Often times fiberglass are the best alternative if repairing is not an option. They are a higher quality, and maintain the historic character of the building better than vinyl. Due to the severity of the condition of the windows, a top priority is to have functioning windows and to maintain the exterior envelope of the building. These improvements will help prevent water and weather damage to the structure.

The proposed window replacement will help to protect the building by strengthening the building envelope, and the selected design and characteristics are in keeping with the existing style and shapes. In review of the criteria found in ECC 15.530.020(B)(1), staff finds that the proposed window replacement appears compatible with the design and character of the Lindeman building, and will help protect the building well into the future.

Therefore, this project meets the following criteria of said section:

- a. Retain(s) and preserve 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.

FINDINGS OF FACT:

After the close of the public hearing, the Commission may also choose to add any other conditions of approval that may be warranted.

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 one of the required building design standards of ECC 15.530.020, specifically that it:
 - 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 425 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. If approved, 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. P24-059 EXHIBIT A_SITE MAP
2. P24-059 EXHIBIT B.1_APPLICATION
3. P24-059 EXHIBIT B.2_NARRATIVE
4. P24-059 EXHIBIT B.3_PHOTOS
5. P24-059 EXHIBIT B.4_QUOTE
6. P24-059 EXHIBIT C.1_HISTORIC PHOTOGRAPHS

Exhibit A- Site Map

City of Ellensburg Map: 425 N. Main St

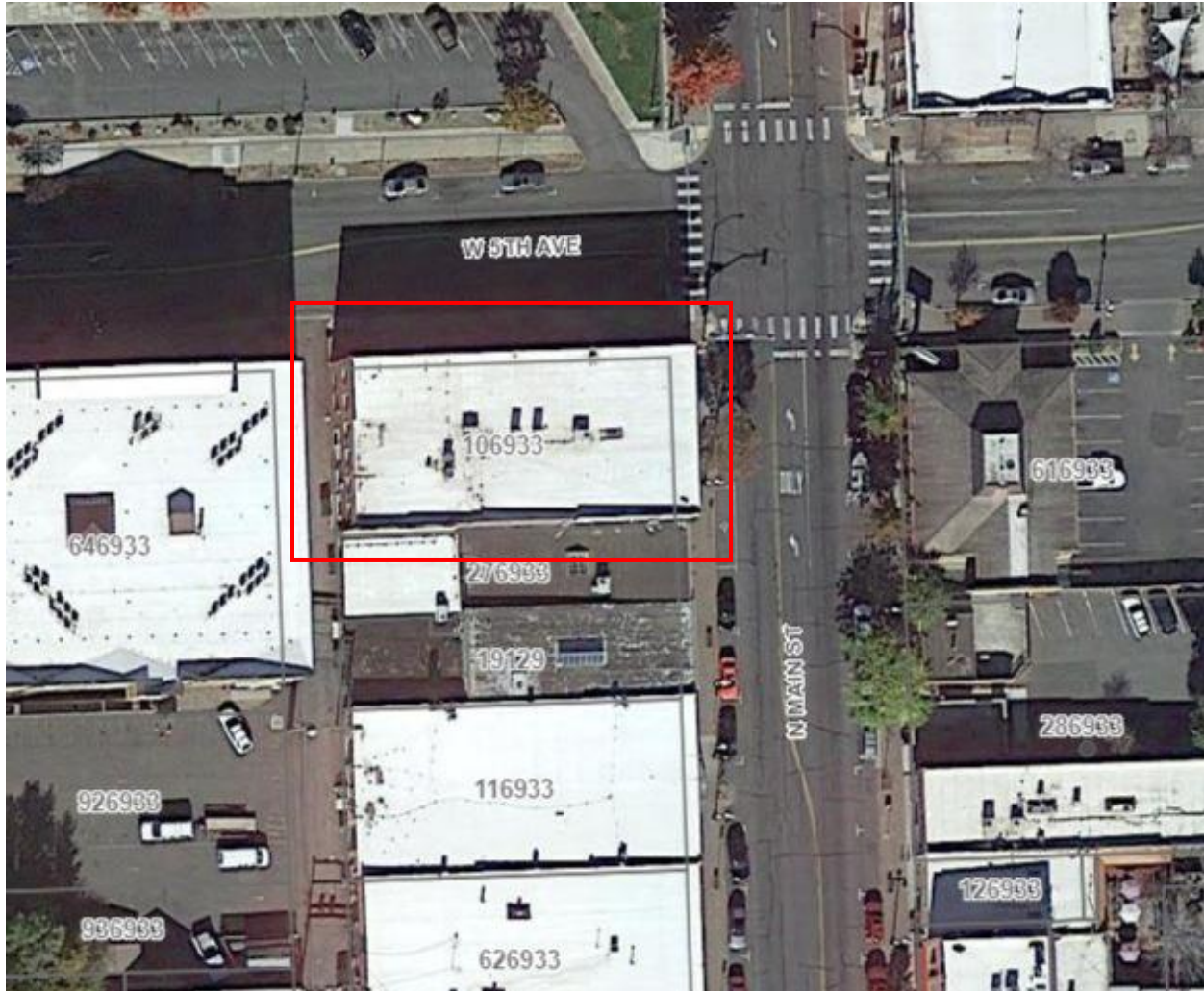


Exhibit B.1- Applications

RECEIVED 7/1/24
COMMUNITY DEVELOPMENT
P24-059

Landmarks & Design

Certificate of Appropriateness Application

PA-10
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:	7/1/24
Fee Total:	N/A
LDC FILE #:	P24-059
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):	RWX 1907 LLC	Day Phone:	509-304-4125
Mailing Address:	PO Box 724 Ellensburg, WA 98926		
E-mail:	jodi@realworks.us	Cell Phone:	509-304-8209

*APPLICANT: ☒ Owner ☐ Contractor ☐ Tenant ☐ Other

Name:	same as above	Day Phone:	
Mailing Address:			
E-mail:		Cell Phone:	

CONTACT PERSON: ☒ Owner ☐ Contractor ☐ Tenant ☐ Other

Name:	Jodi & Andy Polak	Day Phone:	509-304-8209
Mailing Address:	PO Box 724. Ellensburg, WA 98926		
E-mail:	andy@realworks.us, jodi@realworks.us	Cell Phone:	509-304-4125

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:	106933	
☐	Site Address:	425 N Main Street. Ellensburg, WA	
☐	City Zoning Designation:	Central Commercial	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, Jodi Polak, (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:	6/28/2024
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Lindeman Building Proposal for Upper Widows

425 N Main St. Ellensburg

Landmarks & Design Application - June 28th, 2024

Built around 1925, the building located on the southwest corner of 5th Avenue and Main Street in Ellensburg housed the Lindeman Power Equipment Company until 1937. This company built tractor engines and machinery, and was eventually purchased by John Deere. The building currently houses Maximus Gym, Udderly Espresso Downtown, The May Salon, Julep, and Egley's Bail Bonds.

Below: Current



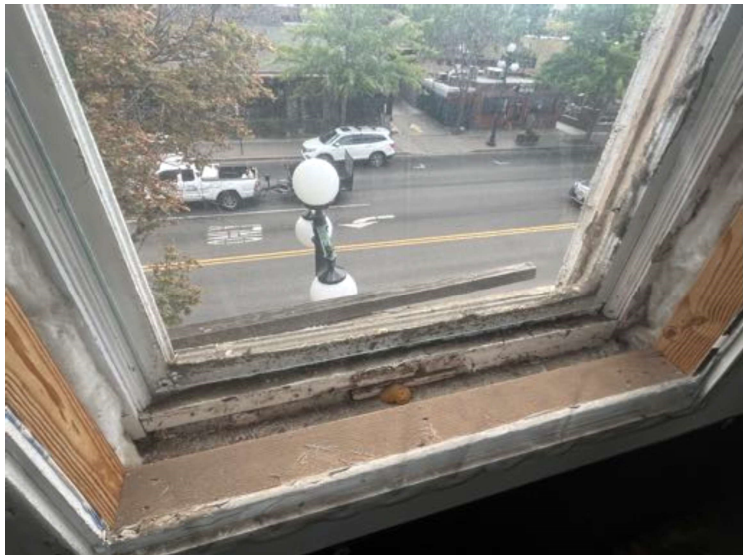
The existing main floor windows, doors, and trim are black, the body is white.

Some of the existing upstairs windows have broken glass and deteriorated frames. Some of the gridded windows have been replaced by non-gridded vinyl windows. We would like to replace all of the windows with gridded windows to return the building to its original look. The new windows will be wood on the interior, clad on the exterior. The exterior will be black to match the main floor windows.



Existing Building Photos.





Existing Window Conditions.





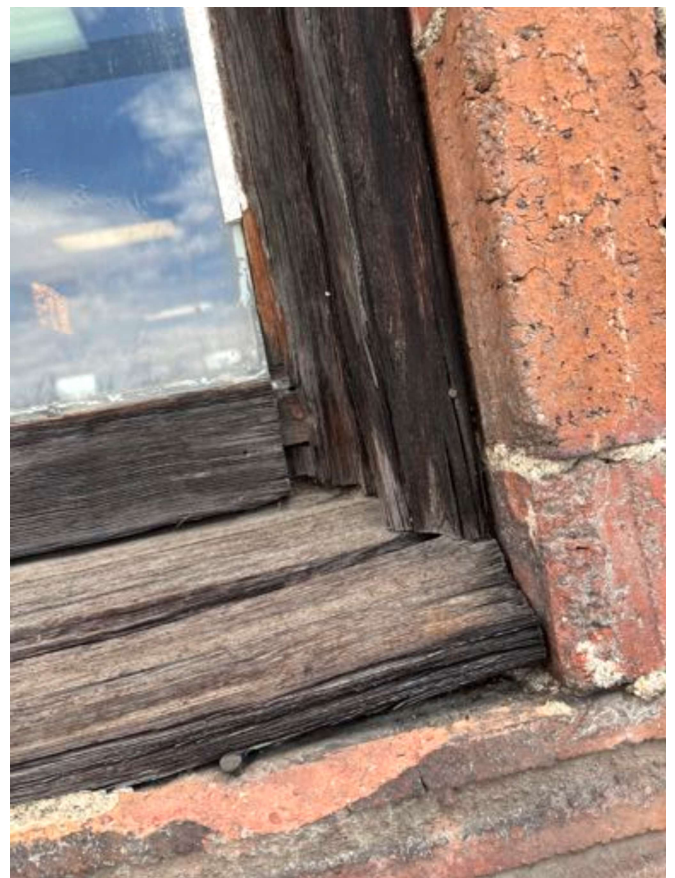


Exhibit B.4- Quote



MCKINNEY GLASS
2220 Goodman Rd.
Union Gap, WA 98903
509-248-2770
www.mckinneyglass.com

RECEIVED 7/2/24
COMMUNITY
MILGARD
WINDOWS and DOORS
DEVELOPMENT
P24-059

Quote Name:	Lindeman Building	Quote Number:	SQPGF009491_1
Customer:	Retail 40	Created Date:	6/5/2024
Payment Terms:	Net 30	Modified Date:	6/5/2024
Sales Representative:	Mike McKinney Mobile: 509-961-6389 mikem@mckinneyglass.com	PO Number:	
Weighted Average:	U-Factor: .32, SHGC: .19, VT: .42	Total Windows:	38
Comments:		Total Doors:	
		Total Sq Ft:	1,032.00
		Total Perim Ft:	838
		Est. Delivery:	

For warranty information please visit www.milgard.com/warranty/

Billing Information	Shipping Information
Name: Retail 40	Name:
Address:	Address:
Phone:	Phone:
Fax:	Fax:
Email:	Email:

Line: 1	Location:	
Quantity: 24	Ultra C650, 3310U, PW, No Fin with Sloped Sill Adapter, Ext Black Bean / Int Black Bean, U-Factor: .31, SHGC: .19, VT: .42	\$885.25
	1/8" SunCoatMAX (Low-E) over 1/8" Clear	\$42.88
	Standard Vintage, Ext Black Bean/Int Painted Wood, Colonial Top Half Only 3W2H	\$314.68
	No Fin with Sloped Sill Adapter	\$20.75
	Tariff	\$1.62
	Install: Installation	\$750.00
	Item Total:	\$2,015.17
	Line Total:	\$48,364.16

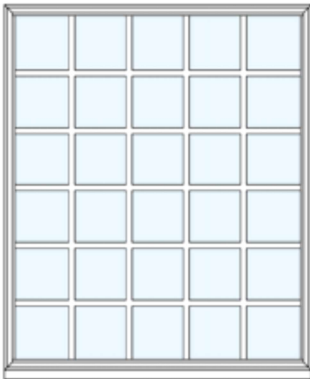


Viewed From Exterior

Model = Picture
Size = Net Frame: 42" x 80"
Energy Star Zone(s) = Southern
Glass = 1/8" SunCoatMAX (Low-E) over 1/8" Clear with Gray Foam Spacer
Glazing = 7/8" OA Dual Glaze
Grids = Standard Vintage, Ext Black Bean / Int Painted Wood, Colonial Top Half Only 3W2H
Ratings = STC: 28, OITC: 24, PG: CW-PG40
Calculations = Unit Area (Sq. Ft.): 24, Unit Perimeter (nominal in lineal ft): 21'
Other Ratings = CPD: MIL-A-150-04250-00003

Customer Approval: _____

Line:	2	Location:		
Quantity:	6	Ultra C650, 3310U, PW, No Fin with Sloped Sill Adapter, Ext Black Bean / Int Black Bean, U-Factor: .31, SHGC: .19, VT: .42		\$885.25
		1/8" SunCoatMAX (Low-E) over 1/8" Clear		\$42.88
		Standard Vintage, Ext Black Bean/Int Painted Wood, Colonial Top Half Only 3W2H		\$314.68
		No Fin with Sloped Sill Adapter		\$20.75
		Tariff		\$1.62
		Reframe openings and install		\$1,200.00
		Model = Picture	Item Total:	\$2,465.17
		Size = Net Frame: 42" x 80"	Line Total:	\$14,791.04
		Energy Star Zone(s) = Southern		
		Glass = 1/8" SunCoatMAX (Low-E) over 1/8" Clear with Gray Foam Spacer		
		Glazing = 7/8" OA Dual Glaze		
		Grids = Standard Vintage, Ext Black Bean / Int Painted Wood, Colonial Top Half Only 3W2H		
		Ratings = STC: 28, OITC: 24, PG: CW-PG40		
		Calculations = Unit Area (Sq. Ft.): 24, Unit Perimeter (nominal in lineal ft): 21'		
		Other Ratings = CPD: MIL-A-150-04250-00003		
				
	Viewed From Exterior	Reframe openings and trim out. Does not include paint.	Customer Approval:	_____

Line:	3	Location:		
Quantity:	8	Ultra C650, 3310U, PW, No Fin with Sloped Sill Adapter, Ext Black Bean / Int Black Bean, U-Factor: .33, SHGC: .19, VT: .41		\$1,497.31
		1/4" SunCoatMAX (Low-E) over 1/4" Clear		\$69.85
		Standard Vintage, Ext Black Bean/Int Painted Wood, Colonial 5W6H		\$1,348.62
		No Fin with Sloped Sill Adapter		\$33.89
		Tariff		\$1.62
		Install		\$950.00
		Model = Picture	Item Total:	\$3,901.29
		Size = Net Frame: 68" x 81"	Line Total:	\$31,210.35
		Energy Star Zone(s) = None		
		Glass = 1/4" SunCoatMAX (Low-E) over 1/4" Clear with Gray Cardinal Box Spacer		
		Glazing = 7/8" OA Dual Glaze with Argon		
		Grids = Standard Vintage, Ext Black Bean / Int Painted Wood, Colonial 5W6H		
		Ratings = STC: No Rating, OITC: No Rating, PG: CW-PG40		
		Calculations = Unit Area (Sq. Ft.): 39, Unit Perimeter (nominal in lineal ft): 26'		
		Other Ratings = CPD: MIL-A-150-09921-00001		
				
	Viewed From Exterior		Customer Approval:	_____

Line:	4	Location:		
Quantity:	11	Film: Add Satin Film on 11 windows	Item Total:	\$290.00
			Line Total:	\$3,190.00
			Customer Approval:	_____

Line:	5	Location:		
Quantity:	1	Lift Rental: Lift Rental	Item Total:	\$3,300.00
			Line Total:	\$3,300.00
			Customer Approval:	_____



MCKINNEY GLASS
2220 Goodman Rd.
Union Gap, WA 98903
509-248-2770
, www.mckinneyglass.com

MILGARD
WINDOWS and DOORS

Submitted By: _____

Accepted By: _____

Date: _____

Material Subtotal:	\$68,055.55
Labor Subtotal:	\$32,800.00
Material Tax 8.3%:	\$5,648.61
Labor Tax 8.3%:	\$2,722.40
Grand Total (USD):	\$109,226.56

For warranty information please visit www.milgard.com/warranty/

Please note that actual NFRC energy values may vary from those reported in CTB Quote Plus due to variations that may occur during the manufacturing process. In most cases variations will be minimal. Please contact your Milgard location with questions or concerns regarding this potential variation.

Painted Vinyl Note: For stucco applications, please follow the Milgard Stucco Tape Guidelines
https://www.milgard.com/sites/milgard/files/u/u57666/stucco_taping_guidelines_0920.pdf.

Handing is viewed from outside looking in.

ADDITIONAL INFORMATION:

Exhibit C.1- Historic Photographs



1941





Meeting Date: August 6, 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 an informational Kiosk, at the corner of N. Main St & W 4th Ave.

Submitted by:
Department: Community Development

Suggested Motion/Action:

Move to grant approval of the Certificate of Appropriateness to construct the informational kiosk, as proposed, at 4th and Main, 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 (ECC 15.280.110).
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 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 is 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:

Although a small, free-standing structure, the proposed informational Kiosk would be permanently located within the Downtown National Register Historic District, and Local Landmarks District. As a permanent fixture in the downtown, this proposal requires a design review and approved COA, as well as a building permit through the City of Ellensburg building department.

The applicant has proposed to construct a free-standing informational Kiosk within the landscaped node on the corner of N. Main St & W 4th Ave. Per the Narrative (Exhibit B.4), the applicant seeks to construct an informational kiosk to promote EDA and their partner's downtown activities to share with the public. The Kiosk will also include a downtown map highlighting businesses, points of historical significance, murals, and other areas of interest in the Downtown core.

The proposed kiosk is roughly 8.2' tall, and 4' wide. (Exhibit B.5) The displays utilize locking display cases salvaged from the exterior of the old downtown bank building, and will include low-voltage rope lighting within the cases. The structural material selected is a composite wood material to help reduce maintenance and increase durability, and the kiosk will be secured to post anchors in concrete for each foot.

In review of the criteria found in ECC 15.530.020(B)(1), staff finds that the proposed kiosk, as new infill, is compatible in style to the building directly adjacent at 400 N. Main St., and the surrounding historic district. The proposed placement, size, and design are simple, and do not create a false historical appearance, nor do they detract from the surrounding historic buildings. In addition, the proposed kiosk is intended to help communicate information to the public, including an educational aspect such as a map with historic sites

and murals of the downtown, which is in the interest of the commission to encourage.

Therefore, staff finds this proposal to satisfy the following standard from ECC 15.530.020(B)(1)(h):

- 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.

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 one of the required building design standards of ECC 15.530.020, specifically that:
 - h. New additions to existing buildings and new infill construction to be compatible with the massing, scale, materials, and architectural features of adjacent historic structures.
3. The Applicant is the agent for the owner of the property and can pursue this action. The location is 4th Ave and 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 the historic district maintained and preserved. If approved, this proposal would not negatively alter or detract from the character-defining features of the surrounding buildings.

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. P24-061 EXHIBIT A_LOCATION
2. P24-061 EXHIBIT B.1_APPLICATION
3. P24-061 EXHIBIT B.2_SITE PLAN
4. P24-061 EXHIBIT B.3_Location Rendering
5. P24-061 EXHIBIT B.4_NARRATIVE
6. P24-061 EXHIBIT B.5_PRODUCT INFORMATION

Exhibit A- Location Map



Exhibit B.1- Application

P24-061



Landmarks & Design Certificate of Appropriateness Application

RECEIVED
PA-10
APPLICATION
JUL 17 2024

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:	7/17/24
Fee Total:	N/A
LDC FILE #:	P24-061
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):	CITY OF ELLensburg	Day Phone:	(509) 925-8639
Mailing Address:	501 N ANDERSON		
E-mail:	caseb@cityofellensburg.org	Cell Phone:	

*APPLICANT:

☐ Owner ☒ Contractor ☐ Tenant ☐ Other

Name:	Ellensburg Downtown Association	Day Phone:	
Mailing Address:	109 E 3rd Ave, Suite 1		
E-mail:	joechanes@gmail.com	Cell Phone:	509-312-8081

CONTACT PERSON:

☒ Owner ☐ Contractor ☐ Tenant ☐ Other

Name:	BRM CASE	Day Phone:	(509) 925-8639
Mailing Address:	" "		
E-mail:	caseb@cityellensburgwa.gov	Cell Phone:	(509) 899-0879

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:	
☒	Site Address:	NE corner Node of N Main St & W 4th Ave
☐	City Zoning Designation:	CBZ
	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, Brian Case, (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.

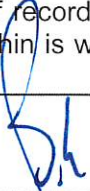
Signature of Legal Owner: (or Authorized Agent)		Date:	7/17/24
--	---	-------	---------

Exhibit B.2- Site Plan

P24-061



SITE MAP



LOCATION IS BEING MOVED TO THE EMPTY TREES WELL
EAST OF THE NODE.

Brad Case

P24-061

Subject:

FW: Downtown Kiosk

From: Craig Jones <jonesc@ci.ellensburg.wa.us>

Sent: Tuesday, July 16, 2024 8:55 AM

To: Brad Case <caseb@ci.ellensburg.wa.us>

Subject: RE: Downtown Kiosk



Brad, Public Works does not have concerns with the kiosk in the below planter. We would like the kiosk pushed north as much as possible for better pedestrian visibility.



Thanks,

Craig

From: Brad Case <caseb@ci.ellensburg.wa.us>

Sent: Monday, July 15, 2024 2:58 PM

To: Craig Jones <jonesc@ci.ellensburg.wa.us>

Subject: FW: Downtown Kiosk

Exhibit B.3- Location Rendering



I can sign off on the COA application if this agreeable to the EDA. If it's a deal breaker we'll need to talk about next steps.

Sincerely,

Brad Case
Parks & Recreation Director
City of Ellensburg
501 North Anderson Street
Ellensburg, WA 98926
509-925-8639
caseb@ci.ellensburg.wa.us
www.ci.ellensburg.wa.us





Dear Landmarks & Design Commission,

Subject: EDA Kiosk at N. Main St & W. 4th Ave

Project Description:

The Ellensburg Downtown Association Design Committee is proposing to install a new informational Kiosk at the core of Downtown Ellensburg within the node on the corner of N. Main St & W. 4th Ave. This Kiosk intends to promote EDA and their partner's Downtown events and activities to share with the public. This Kiosk will also include a downtown map highlighting businesses, points of historical significance, murals, and other areas of interest in the Downtown core.

The Kiosk will utilize two display cases salvaged from the exterior of the old bank building (demoed for Unity Park). They will include a low-voltage rope lighting system within the cases wired to a photocell to illuminate the information during evening hours. The structural material selected is a composite wood material that offers minimal maintenance and long-lasting durability. The installation method to secure the Kiosk to the node will be post anchors in concrete for each foot. The node itself will be re-landscaped to provide an area for foot traffic to the Kiosk along with drought-tolerant vegetation.

The EDA Design Committee voted on the design and color of the Kiosk to ensure it ties in with the surrounding architecture and remains neutral.

The Ellensburg Downtown Association Design Committee recommends the attached rendering to the Landmarks Committee for approval.

Thank you for your consideration,

Joe Chanes

EDA Design Committee Member

Exhibit B.5- Product Information

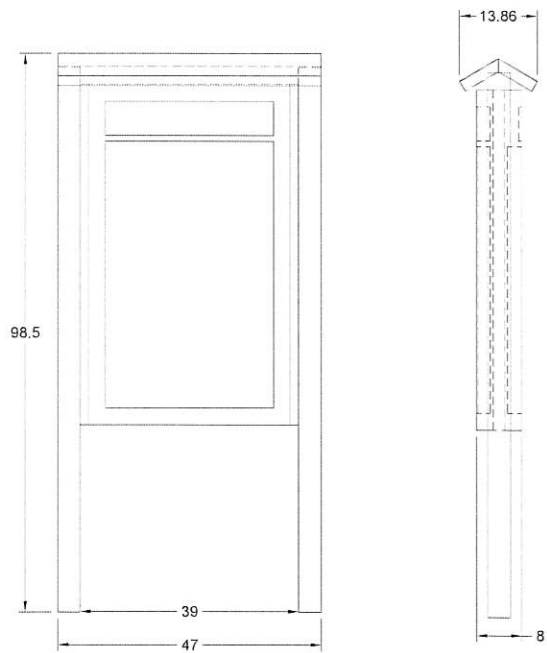
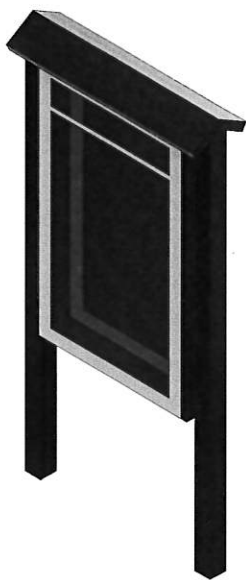
P24-061

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JUL 17 2024
COMMUNITY DEVELOPMENT

6/3/24, 10:51 AM

Print





		PROJECT		
		Ellensburg Downtown Assoc.		
		TITLE		
		Informational Kiosk		
APPROVED	SIZE	CODE	DWG NO	REV
CHECKED	B			
DRAWN	Jeremy Hochstein 6/6/2024	SCALE 1:16	WEIGHT	SHEET 1/1



BearBoard™
Commercial Plastic Lumber

REPLACING TRADITIONAL LUMBER WITH BEARBOARD

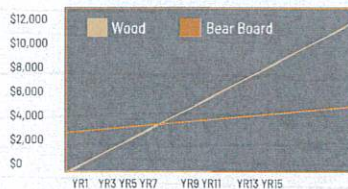
There are many advantages to using plastic lumber over traditional wood lumber. **BearBoard** is extremely durable and will not rot, crack, splinter or peel. Because no organic fills are used, there is nothing for mold or mildew to adhere to and nothing for water to decompose. Bacteria, insects and other organisms that thrive in areas with outdoor exposure and lots of moisture cannot permeate the surface or interior of the board. There's no need to replace the boards and they are guaranteed to last a half of a century.



COMPLETELY SYNTHETIC BOARDS

BearBoard uses innovative extrusion technology to combine a mineral-fill compound with high density polyethylene plastic. This formula allows us to manufacture solid non-porous dimensional profiles that are extremely durable and that will not rot, crack, splinter or peel. Because no organic fills are used, there is nothing for mold or mildew to adhere to and nothing for water to decompose. Bacteria, insects and other organisms that thrive in areas with outdoor exposure and lots of moisture cannot permeate the surface or interior of the board. **BearBoard** can endure prolonged submersion in saltwater and freshwater and is protected by our 50 Year Warranty even in these conditions.

Cost of BearBoard vs. Cost of Wood



CLEANING AND CARE

One of the primary advantages to using **BearBoard** is that the boards require almost no maintenance whatsoever after their installation. When dirt or debris begin to accumulate hose it off or lightly wash the boards with soap and water. Any standard household cleaner can be used. Occasionally, mold and mildew will form on dirt that has built up on the boards, but it will not permeate the surface of the board and can be removed with a light pressure washing.

BearBoard requires no special tools for installation. Standard carpentry tools will do the trick and no pre-drilling is necessary. All of our boards feature rounded edges to help hide straight-line imperfections sometimes caused during installation.



Authorized Distributor/Dealer

BearBoard Commercial Plastic Lumber
885 Church Road, Elgin, IL 60123

Visit bearboardlumber.com or call 800-480-2327



Find us on Facebook at
www.facebook.com/bearboardlumber

A product of
Engineered Plastic Systems LLC
a CDS company

©2022 BearBoard Commercial Plastic Lumber



BearBoard™
Commercial Plastic Lumber



BearBoard™

Commercial Plastic Lumber

BearBoard is a synthetic dimensional lumber made from the unique combination of HDPE plastic and a natural mineral fill material.

- ▶ Completely Synthetic
- ▶ Commercial Plastic Lumber
- ▶ No Organic Fills or PVC
- ▶ Available in Twelve Bold Colors
- ▶ Minimal Maintenance
- ▶ No Sanding, Staining or Painting
- ▶ Impenetrable Waterproof Surface
- ▶ Unaffected by Insects and Bacteria
- ▶ Impervious to Mold, Mildew or Rot
- ▶ No Permanent Staining
- ▶ No Noticeable Fading
- ▶ Will Not Crack or Peel
- ▶ Made Partly from Recycled Materials

Recommended OEM Applications:



REFRIGERATION
BearBoard is ideal for refrigeration applications including: inside door panels for insulated door manufacturing, refrigeration blocking for roof installations, baseboard for inside cold storage rooms. It can be submerged in water and moisture, no need to replace rotting wood.



AGRICULTURE
BearBoard is the perfect product to construct: horse stalls, pig pens, dog kennels and the flooring in manure spreaders. It is also used to make zoo enclosures. Since our product is plastic it is completely moisture resistant, easily cleaned and sanitized. It will not crack or splinter, is impervious to insects, rot and bacteria.



FLOORING
BearBoard can be used as truck bed flooring. It is not affected by weather exposure so it will last for many years. BearBoard is also used as shed and storage building flooring. The building can then be placed anywhere, including areas that have moisture, since BearBoard does not rot.



SHIPPING
Plastic pallets are free of bugs, bacteria, fungi and other pathogens, all of which can cause quarantine delays, increasing your shipping costs, not to mention the health and safety risks themselves. Many agricultural industries and food producers are now using plastic pallets for this essential reason. Plastic pallets can also be reused many times. Other uses for BearBoard in shipping include: spacer boards, dunnage and custom shipping crates.



TURF NAILERS
When installing synthetic turf, BearBoard makes the perfect nailer boards. Since it is buried in the ground, you need a material that will not break down over time. BearBoard is used for K9 grass and sport fields.



FURNITURE
Plastic outdoor furniture made with BearBoard requires minimal maintenance. It is graffiti-resistant, won't crack, rot or splinter, and have the strength and durability to withstand severe weather and heavy public use. It can also be used for landscape equipment.

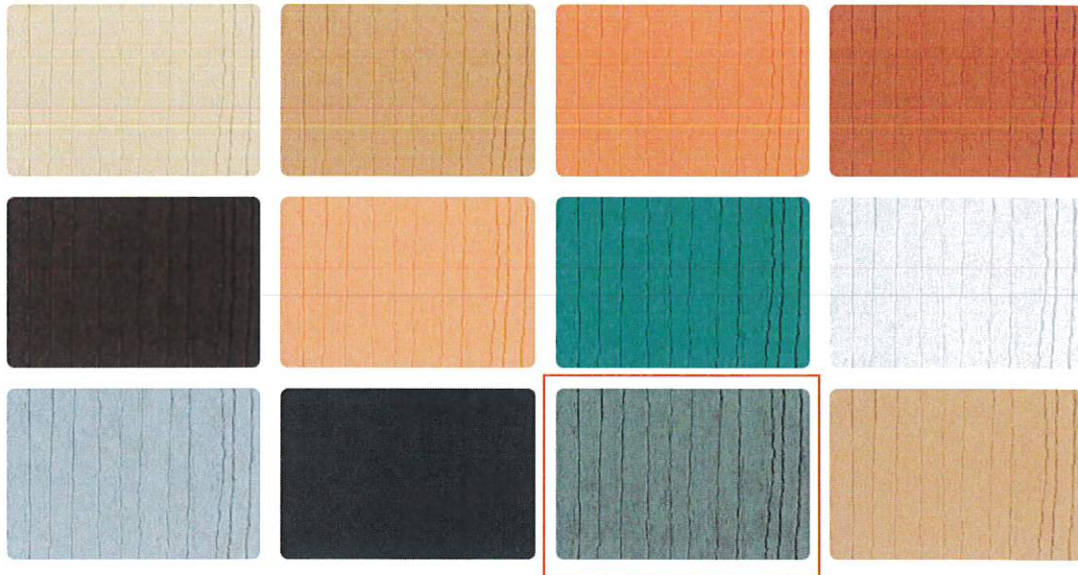


FENCING
BearBoard will create a beautiful, private plastic fence around your home or business. Our plastic lumber mimics the natural look of traditional wood, without the maintenance and decay. Your fence will provide peaceful seclusion for years and is backed by our 50 Year Limited Warranty. The mineral-added HDPE formula used to create BearBoard guarantees increased strength and durability so your plastic fencing can withstand harsh weather conditions while being impervious to insects, mold, mildew and rot.

BACKED BY OUR
Limited Lifetime Warranty

Available Colors:





Anchor Gray Color
Selection

Additional Information

▲ Advantages of Mineral-Filled HDPE Plastic Lumber

Mineral-added high density polyethylene plastic lumber that outperforms the competition. Here are just a few reasons why municipalities, government organizations like NASA, and companies like Coca-Cola choose BearBoard's HDPE plastic lumber:

- Easy to maintain (unlike wood, HDPE plastic lumber does not require sanding, staining, painting, or chemical treatments)
- Does not contribute to deforestation like wood and wood composite
- Non-toxic (PVC boards are toxic and leak dangerous materials that are bad for the environment)
- Easier to recycle than wood composite and PVC boards
- Does not have to be replaced, like wood and wood composite
- Unlike PVC boards, wood, or composite boards, BearBoard Lumber is free of any fibrous material
- Impervious to water, unlike wood and wood composite



Fire Resistance Test Results

ABSTRACT

Test Specimen: Lumberock 5/4, 2x6, 1 formulation

Test Standard: ASTM E84-05

Test Date: September 1, 2006

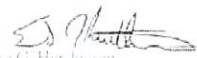
Test Sponsor: EPS Plastic Lumber

Test Results:

FLAME SPREAD INDEX = 60

SMOKE DEVELOPED INDEX = 1100

= N/A ft Beyond Burners Centerlin


Eric G. Hutchinson
Project Manager
Reviewed and approved:

September 5, 2006


C. Anthony Peterson
Environmental Testing Technologist

September 5, 2006



ASTM Test Results

Compressive Strength (psi) @2.6% Strain	1287
Compressive Modulus (psi)	62600
Flexural Strength (psi) @ 3% Strain	1200
Flexural Modulus (psi)	61700
Specific Gravity	0.694
Density (g/cm ³)	0.692
Density (lbs/ft ³)	43.2
Nail Withdrawal (lbf)	184
Screw Withdrawal (lbf)	360
Linear Thermal Expansion (in/in)°F	0.000044
Shear Strength (psi)	1440

We recommend 24" span distance for 2x6 boards and 16" span distance for 5/4x6 boards. These spans are for residential use only and we recommend 16" on-center and 12" on-center for all commercial applications.



Expansion/Contraction Formula & Example

Expansion & Contraction Formula:

Total board length (inches) x Change in Board Temperature (°F) x 0.000045 (in/in-°F) = Total Board Movement (inches)

Example Calculation:

Board Length (in feet) = 12ft

Board Length (in inches) = 12ft x 12 (in/ft) = 144in

Board Temperature at Install = 80°F

Estimated Change in Board Temperature to Cause Expansion = 120°F - 80°F = 40°F

Total Board Movement = 144in x 40°F x 0.000045 (in/in-°F) = 0.259in ≈ 1/4"

Board Movement on Each End = 0.259in / 2 = 0.1295in ≈ 1/8"

Note - Contraction can be calculated in a similar manner as shown above.



ICC Testing and Evaluation Results

The product test results, together with the applicable requirements of ICC-ES AC 174 are listed below in Table 1. A full set of data may be requested.

Property	Test Result				Requirement	Pass/Fail
Baseline Flexural Tests						
	MOR (psi)	MOE (psi)			N/A	*Note 1
1"x5 1/2"	1825	88182				
1.5"x 5 1/2"	1458	90799				
Mechanical Fasteners (safety factor of 3 used to determine allowable capacity)						
	Ult. Load	Allowable Capacity			*Note 1	N/A
	(lbf)	(lbf)				
Withdrawal	477	159				
Pull Through	1586	529				
Lateral Resistance	736	245				
Flame Spread						
1.5"x 5 1/2"	Flame Spread Index = 60				Flame Spread Index < 200	Pass
Duration of Load						
1"x5 1/2"	No failure of tertiary creep evident				Zero failure or evidence of tertiary creep	Pass
1.5"x 5 1/2"	No failure of tertiary creep evident					Pass
Temperature and Moisture Effects						
	MOR (psi)	Percent Change	MOE (psi)	Percent Change		
1"x5 1/2" Baseline	1825	N/A	88182	N/A		
1"x5 1/2" Cold	3742	105%	228066	159%	*Note 3	N/A
Temp Effect						
1"x5 1/2" Elev. Temp Effect	1215	-33%	56531	-36%		
1"x5 1/2" Moisture Effect	1791	-2%	94868	8%		N/A
Ultraviolet (UV) Resistance						
	MOR (psi)	Percent Change	MOE (psi)	Percent Change		
1"x5 1/2" ripped to 1"x1"	1645	N/A	96851	N/A		
1"x5 1/2" ripped to 1"x1"	1640	0%	93191	0%	*Note 3	N/A
Freeze - Thaw Resistance						
	MOR (psi)	Percent Change	MOE (psi)	Percent Change		
1"x5 1/2" Baseline	1931	N/A	104286	N/A		
1"x5 1/2" Freeze Thaw Effect	1596	-17%	82996	-20%	*Note 3	N/A

Notes: 1) No pass/fail requirement - results are reported. 2) Load and span adjusted from actual calculated load of 92psf at 24" test span. The span was multiplied by the adjustment factor of 92/100 to assume that the reduction of span by that factor will sustain a load of 100psf. 3) Environmental effects are used to calculate adjustment factors for end-use. There are no pass/fail requirements since the results are factored into the performance ratings of the product.