

AGENDA

LANDMARKS & DESIGN COMMISSION

June 17, 2025

Hybrid Meeting In-person and via Zoom



<https://us02web.zoom.us/j/83923134464?pwd=r6MWfIAsB5OLwPw1REHsTKRbiXvWJk.1>

Accessibility

The City of Ellensburg strives to make our services, programs, and activities readily accessible.

- Closed Captioning is available to Zoom viewers. To enable closed captioning, you will need to click on the "CC" button at the bottom of your Zoom screen and then select either "Show Subtitle" or "View Full Transcript."
- Members of the public who do not speak English or who have limited proficiency may request an interpreter if they wish to participate in public meetings.
 - The City will provide reasonable accommodation for members of the public with disabilities.

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

**CITY OF ELLENSBURG
LANDMARKS & DESIGN COMMISSION AGENDA
Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Tuesday, June 17, 2025
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 5/20/25 LDC Meeting Minutes
- 4. New Business**
 - 4.A Public hearing for consideration of a Certificate of Appropriateness (COA), for the installation of a sign at 300 N. Pearl St, Parcel ID #777033
- 5. Unfinished Business**
- 6. Public Comment**
- 7. Staff Update/Discussion Items**
 - 7.A LDC Commissioner Reappointment/Appointment Status
 - 7.B 2026 Periodic Update - Historic Preservation Chapter
- 8. Commission Representative Update**
- 9. Adjournment**



For more information on the Landmarks & Design Commission, contact Associate Planner Chace Pedersen at 509-962-7108.



CITY OF ELLENSBURG

Minutes of Landmarks & Design Commission, Regular Meeting

Date of Meeting

May 20, 2025

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 by Commissioner Redmon at 5:45 p.m.

Present: Vicki Sannuto, Fred Redmon, Marty Blackson, Jeff Watson, Teresa Chanes

Absent: Julia Stringfellow (excused); Cathy Poshusta (excused)

Others Present: Stacey Henderson-Planning Manager; Kathy Boots-Planning Technician; Scott Carlson, Sadie Thayer, Chace Pedersen, Adam Rynd

Commissioner Watson motioned to excuse the absence of Commissioners Stringfellow and Poshusta. Motion passed 5-0.

2. Approval of Agenda

Commissioner Blackson motioned to approve the agenda. Motion passed 5-0.

3. Approval of Minutes

3.A 3/18/25 LDC Meeting Minutes

Commissioner Sannuto motioned to approve the LDC meeting minutes from 3/18/2025. Motion passed 5-0.

3.B 4/1/25 LDC Meeting Minutes

Commissioner Chanes motioned to approve the LDC meeting minutes from 4/1/2025. Motion passed 5-0.

3.C 4/15/25 LDC Meeting Minutes

Commissioner Watson motioned to approve the LDC meeting minutes from 4/15/2025. Motion passed 5-0.

4. New Business

4.A Public hearing for consideration of a Certificate of Appropriateness (COA), for the restoration of second floor windows, removal of a fabric awning, and removal of a sign at 114 W. 4th Ave, Parcel ID #797033

The appearance of fairness was reviewed. The staff read a staff report. Staff recommended approval with no conditions. Adam Rynd was present and is

excited to restore the windows. Public comment opened. No public comment. Commissioner Redmon asked if the windows would be clear glass. Adam confirmed the glass was clear. Public comment closed. Commissioner Blackson motioned to approve the Certificate of Appropriateness with the findings of fact in the agenda packet for the restoration of the second floor windows, removal of a fabric awning, and removal of a "furniture" sign at 114 W 4th Ave, Parcel ID 797033. Motion approved 5-0.

5. Unfinished Business

None

6. Public Comment

None

7. Staff Update/Discussion Items

Stacey Henderson introduced Scott Carlson, who is interested in becoming a Commissioner on the Landmarks & Design Commission. Mr. Carlson introduced himself.

7.A Preservation Month Updates

Staff gave a summary of the awards ceremony and let the Commission know that the history questionnaire is still open.

8. Commission Representative Update

None

9. Adjournment

The meeting was adjourned at 6:07 p.m.



Meeting Date: June 17, 2025

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

Agenda Subject: Public hearing for consideration of a Certificate of Appropriateness (COA), for the installation of a sign at 300 N. Pearl St, Parcel ID #777033

Submitted by:
Department: Community Development

Suggested Motion/Action:

Move to approve COA for Devin Shannon, authorized agent, for the installation of a new sign at 300 N. Pearl St, as proposed, with **one condition**:

1. The sign shall only be illuminated from dusk to 10:00pm.

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 or not a permit from the city of Ellensburg is required.
4. Review of alterations to Ellensburg landmarks register properties under this chapter is in lieu of design review required for projects and sign review per ECC 15.210.050(B).

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

ECC 15.530.020 Building Design: Historic Buildings and Districts

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

B. Historic Buildings and Districts Standards and Guidelines.

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.]

Review Required:

All signs erected in the C-C and C-C II zones shall undergo a design review process prior to the issuance of said sign permit according to the following requirements, except for those signs erected on buildings or premises which are identified as landmarks or are situated within a landmarks district which shall be governed by the requirements of the landmarks and design ordinance, Chapter 15.280 ECC.

- A. The applicant for the sign permit shall submit a scaled drawing of the sign along with information regarding the type of material involved, color scheme, type of lettering or symbols used, method of illumination and proposed location of mounting.
- B. The landmarks and design commission review will take into account the appropriateness of the design and appearance of the sign as it relates to the buildings and area surrounding the location.
- C. The landmarks and design commission shall meet and review with the applicant the

proposed sign within 15 days from the date a written application for a sign permit is received by the city. The landmarks and design commission shall respond in writing to the applicant no later than five working days after the expiration of the said 15-day review period. The administrator shall not approve any sign permit application undergoing the design review until a written recommendation is received by the applicant or expiration of the above 20-day time limit, whichever comes first. The applicant's compliance with any recommendation made by the landmarks and design commission shall be voluntary. [Ord. 4573 § 3, 2010; Ord. 4245, 2000; Ord. 3402 § 1, 1983.

Previous Council Action:

Analysis:

STAFF COMMENTS:

The Kreidel Block at 300 N. Pearl St. is a historic contributing building within the Ellensburg Downtown National Register district and Local Landmarks District. This building was constructed ca. 1889, and was heavily remodeled in the 1940's. It is a brick masonry building finished in stucco, with a corner entry that faces southwest. The characteristic of the streamlined modern style includes simplistic details, stucco walls, and a flat roof.

The applicant seeks approval for update sign graphics on an existing installed sign at 300 N Pearl St., Parcel ID #777033, in Central Commercial (CC) zoning. The proposed work is to install new vinyl graphics on the existing sign at the corner 300 N Pearl Street. The sign currently reads "Commercial Space for Lease" and will be replaced with graphics for "Country Financial". The existing sign has dimensions of 6' by 14'. The sign is backlit but illumination is not currently operating. The applicant intends to repair the sign illumination.

In review of the criteria found in ECC 15.530.020(B)(1), staff finds the new sign graphics do not detract from the overall historic character of the structure. In addition, staff finds the proposal to not detract from the overall historic character of the surrounding district. Therefore, this project meets the following two criteria of said section:

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

RECOMMENDATION:

Staff has reviewed the criteria in the Code and recommends that the Certificate of Appropriateness (COA) be granted by the Commission for the installation of new sign graphics, as proposed, at 300 N. Pearl St., with one condition:

1. The sign shall only be illuminated from dusk to 10:00pm.

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, and 3.12.200, the LDC has jurisdiction to review this project.
2. The project has been found to be in keeping with one of the required Sign Code standards of ECC 3.12.200(B), specifically that:
 - a. The landmarks and design commission review will take into account the appropriateness of the design and appearance of the sign as it relates to the buildings and area surrounding the location.
3. The project has been found to be in keeping with two of the required building design standards of ECC 15.530.020, specifically that it:
 - a) Retains and preserve(s) the overall historic character of the building, and
 - b) Ensure(s) that proposed alterations are compatible with the building's own architectural character and do not create a false historical appearance.
4. The Applicant is an authorized agent of the building owner and can pursue this action. The building is addressed as 300 N. Pearl St. and is located in the Downtown Ellensburg Historic District and Downtown Ellensburg National Register.
5. 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 of the surrounding historic district.

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:

6. No public comment was received.

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

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

Financial Impact:

Budget Adjustment: No

Attachments:

1. Exhibit A - Location Map
2. Exhibit B.1 - APPLICATION
3. Exhibit B.2 - NARRATIVE

4. Exhibit B.3 - RENDERING
5. Exhibit B.4 - PHOTO
6. Exhibit B.5 - OWNER AUTHORIZATION

Exhibit A - Location Map - 300 N. Pearl St.



6/10/2025, 9:36:08 AM

Alley

County Parcels

City Parcels

Addresses

Active

Retired

Owner Address

Site Address

1:1,340

00.010.020.04

mi

00.010.030.06

km

COE GIS, Google Maps

Page 10 of 22



Landmarks & Design

Certificate of Appropriateness Application

RECEIVED 5/16/25
COMMUNITY DEVELOPMENT
P25-056

PA-10
APPLICATION

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning) comdev@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:	5/16/25
Fee Total:	N/A
LDC FILE #:	P25-056
Associated Permit File #:	P24-107

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

Legal Owner Name(s):	Mike Hunter	Day Phone:	
Mailing Address:	PO Box 855 Ellensburg, WA		
E-mail:	mikeH509@gmail.com	Cell Phone:	509-607-1732

***APPLICANT:**

☐ Owner ☐ Contractor ☒ Tenant ☐ Other

Name:	Devin Shannon	Day Phone:	509-933-3000
Mailing Address:	806 N C St. Ellensburg WA		
E-mail:	devin.shannon@countryfinancial.com	Cell Phone:	

CONTACT PERSON:

☐ Owner ☐ Contractor ☐ Tenant ☐ Other

Name:	Devin Shannon	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:	777033	
☒	Site Address:	300 N Pearl St.	
☐	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

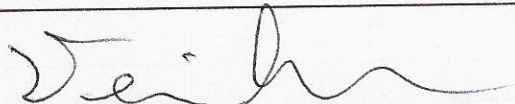
E-mail: hendersons@ci.ellensburg.wa.us

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

I, Devin Shannon, (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:

5/12/25

Project Description

This project is to install new vinyl graphics on the sign that is on the corner of 300 N pearl st. The project does not involve making any changes to the existing sign that has been there for many years but just updating the graphics as you can see in the attached illustrations. The updated vinyl graphics are the only thing changing and they are replacing the current sign that reads "COMERCIAL SPACE FOR LEASE"

SIGNAGE:

1. Colored design – included in attached mock up
2. Dimensions: 6' x 14'
3. Location – see attached
4. Type of illumination – the sign is backlit. It is set on a timer to come on at night. They are not currently working but we do plan to re-activate the lighting using the same lights that previously illuminated the sign.

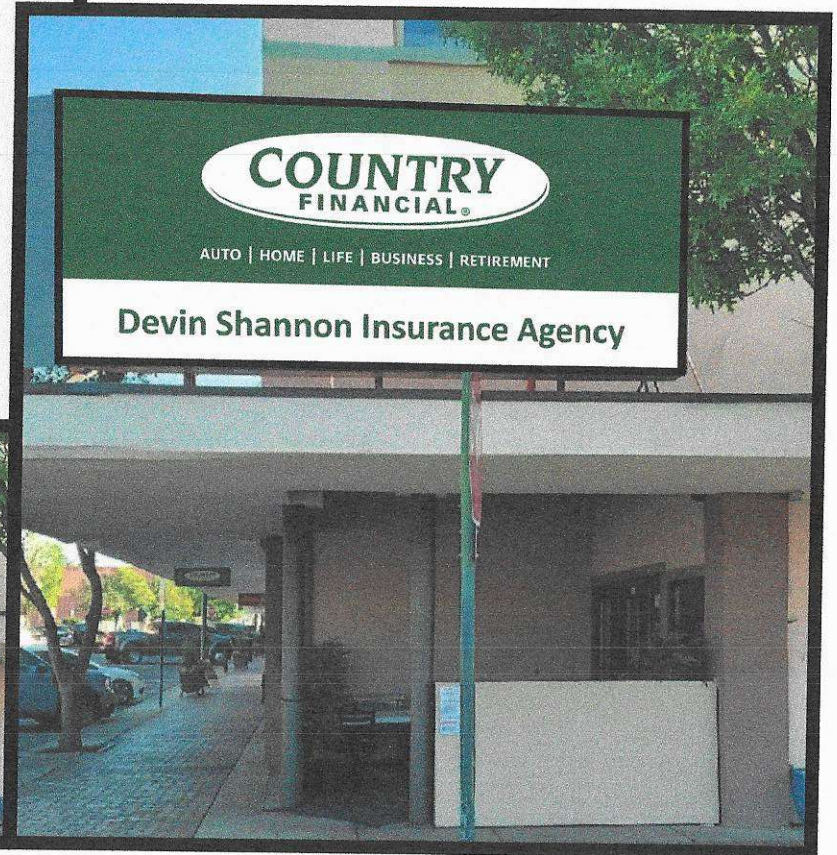
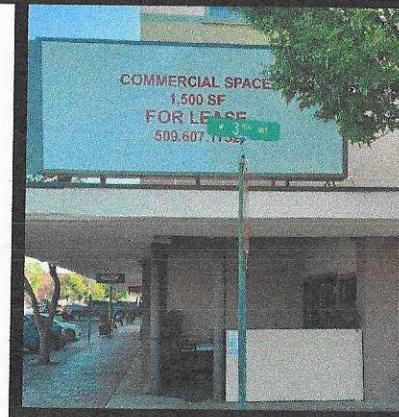


MANUFACTURE AND INSTALL NEW VINYL GRAPHICS ONTO EXISTING FACE.
SPECIFICATIONS:

New cut and applied Emerald Green 230-126 vinyl graphics applied to existing faces.

*Survey Required

*Existing vinyl to be removed. (Ghosting of old vinyl likely to be visible)



509-453-5511
TOLL FREE 1-800-693-2453
FAX: 509-453-7912
1511 S. KEYS RD. YAKIMA WA 98901
www.eaglesignsllc.com

All projects include 3 proof revisions. Thereafter billed at our hourly rate.

DATE	LOCATION	CLIENT
7/8/2024	Ellensburg	Country Financial
DRAWN BY	REVISION	
Jason Cooper	COUNTRY-EBURG24-A4	

ATTENTION! READ

This drawing depicts the concept of what the end product will look like. Final colors and dimensions may vary due to printing and material limitations.

Your project will be produced based from the art provided. We rely solely on your approval of the proof as final verification and acceptance of the project. Please review proof carefully. Check that all spelling, punctuation, phone numbers, etc. are correct prior to approval. Colors are only a representation of actual colors. Appearances may vary due to the settings and limitation of the viewing and printing output devices. Any changes made after approval may be subject to additional charges. We cannot accept financial responsibility for items approved by you that may be later found in error.

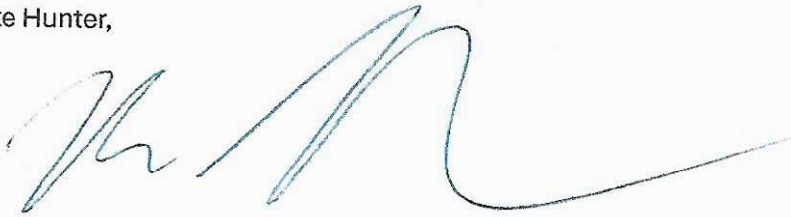
©2019 Eagle Signs. All rights reserved. This design is property of Eagle Signs and are the results of original work of its employees. Use of this design to create a design that is similar without written approval from Eagle Signs is a violation of copyright and subject to legal penalties for copyright infringement.



RECEIVED 5/16/25
COMMUNITY
DEVELOPMENT
P25-056

I, Mike Hunter am the owner of the building at 300 N Pearl St. Parcel number 777033. The property has been under contract and the tentative plan is to close and record the sale with county on 8/19/2024. Consider this my written permission authorizing Devin Shannon of Country financial and to apply for and install new vinyl graphics.

Mike Hunter,

 8-14-24

 5-15-25





CHAPTER 8 HISTORIC PRESERVATION

WHAT YOU WILL FIND IN THIS CHAPTER

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

OVERVIEW

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

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

BACKGROUND & CONTEXT

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

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

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

GOALS, POLICIES, & PROGRAMS

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

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

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

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

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

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

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

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

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

Program 1 Provide design guidelines that promote compatible development.

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

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

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

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

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

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

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

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

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

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

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

ACTION ITEMS

Historic Preservation Annual Work Plan

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

POLICY CONNECTIONS

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

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