



**COMMUNITY DEVELOPMENT DEPARTMENT
501 N. Anderson St., Ellensburg WA 98926**

MINUTES OF THE LANDMARKS & DESIGN COMMISSION REGULAR MEETING

Date and Time: Tuesday, March 16 2021, 5:45 p.m.
Place of Meeting: Remote Meeting via Zoom
Present: Members: Mollie Edson, Dorothy Stanley, Marty Blackson, Lathan Wedin, Zane Kanyer, Amy McCoy
Absent: Megan West
Others Present: Stacey Henderson, Senior Planner – Historic Preservation; Kirsten Sackett, Community Development Director; Brad Case, Parks & Recreation Director; David Miller, City Council Liaison; Applicants Jodie & Andrew Polak; and Applicant Jonathan Chandler

Note: These are **Summary** Minutes *not* Verbatim Minutes

1. Call to order and roll call of members

Meeting called to order by Chairwoman Edson at 5:45 pm.

All in favor, motion passed.

2. Approval of the agenda

Commissioner Blackson made a motion to approve the agenda as submitted. Commissioner McCoy seconded.

All in favor, motion passed.

Commissioner McCoy made a motion to amend agenda to move item 4.A to item 4.D
Commissioner Blackson seconded.

All in favor, motion passed.

3. Approval of the minutes of the Meeting of March 2, 2021.

Commissioner Blackson made a motion to approve the minutes of March 2, 2021. Commissioner McCoy seconded.

All in favor, motion passed.

4. New Business

- A. (P21-018) Public hearing for consideration of a Certificate of Appropriateness (COA) to repaint the exterior of the first floor windows and doors, and repaint the two structural steel lintels, on the main level of the Lindeman building (Butterfield Garage) at 425 N Main Street, Ellensburg WA 98926.

Chairwoman Edson opened the public hearing and explained the procedures of the hearing. In response to the questions, Commissioner Kanyer stated for the record that he works for the applicant but is not involved with this project and did not feel it would affect his ability to be fair and objective. No one in the audience objected to the participation of any of the Commissioners.

Senior Planner Henderson presented the Staff report and shared her screen to display the application exhibits and describe the project. The Lindeman Building is a contributing building to the Historic Downtown District. The paint on the trim is weathering and needs to be redone. The applicants are submitting a change of color to the trim around the windows and doors on the 1st floor of this building.

The applicants didn't have any additional information to provide. There were no public comments and no questions from the Commissioners.

Commissioner McCoy read the Findings of Fact as outlined within the Staff report and made a motion that the Certificate of Appropriateness be **granted** by the Commission for the repainting of the exterior of the first floor windows and doors, and repaint the two structural steel lintels, as proposed, with **one condition**:

1. The applicant shall do any painting over wood using the best available procedures per the Secretary of Interior's Standards for Rehabilitation, *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*.

Commissioner Kanyer seconded. There was no discussion amongst the Commission.

All in favor; motion passed.

- B. (P21-019) Public Hearing for Consideration of a Certificate of Appropriateness (COA) to replace all of the 2nd story windows of the Geddis Building with new, fiberglass windows.

Chairwoman Edson opened the public hearing and explained the procedures of the hearing. In response to the questions, Commissioner Kanyer stated that he has a conflict of interest in this matter as he is working for the applicant on this specific project. He recused himself from participating in this matter. No other issues were raised, and no one in the audience objected to the participation of the remaining Commissioners.

Senior Planner Henderson presented the Staff report and shared her screen to display the application exhibits which included pictures of the windows that were put in the building in the 1990's. These windows are deteriorating which has created water and air leakage because they have no proper window frames. Applicants had nothing to add. Commissioner Edson asked about the trim around the windows and the applicants said that they would be replaced by what they have left from previous remodels.

Commissioner McCoy read the Findings of Fact as outlined within the Staff report and made a motion that the Certificate of Appropriateness be **granted** by the LDC for the replacement all of the 2nd story windows of the Geddis Building with new, fiberglass windows with **no conditions**.

Commissioner Wedin seconded. There was some discussion on the use of fiberglass versus wood windows that are more reflective of the original windows.

Commissioners Wedin, McCoy, Blackson and Edson voted in favor; Commissioner Stanley voted against.

Motion passed 4-1.

Commissioner McCoy made a motion to amend the amended agenda to hear the Item pertaining to the Pergola next. Commissioner Wedin seconded.

All in favor; motion passed.

Commissioner Edson thanked the Polak's for their contributions to their buildings in the Historic downtown.

- C. (P21-016) Public Hearing for Consideration of a Certificate of Appropriateness (COA) to construct a pergola above the outdoor seating area at 412 N Main St, Ellensburg, WA 98926.

Chairwoman Edson opened the public hearing and explained the procedures of the hearing. No issues were raised, and no one in the audience objected to the participation of any of the Commissioners.

Senior Planner Henderson presented the Staff report and shared her screen to display the application exhibits. This pergola will be roughly 20 X 30 feet with support posts that are bolted to the wall around the outdoor area and attached to a ledger board that will be attached to the building. The partition wall is not original so it won't do any damage the original building. It is planned to be in a natural wood shade.

The applicant added that he would be contributing to the downtown in a good way.

Commissioner Kanyer asked about the height of the pergola attached to the building, is it attached below the roof line? Is the block reinforced? Applicant said it will be about 7 feet below the roof line and mostly standing on its own. He has not inspected the block to see if it is reinforced. Commissioner Wedin asked about the lighting and speaker system that is in the pictures. Applicant said that the lighting and speakers will be removed and there is no plan at this time to reinstall them. There was also a question about what would be needed if they add any lighting back after the pergola is built. Discussion about the heating of the area- will they be using propane heaters? Applicant does not have any information about that use. Commissioner Edson asked about the wall around the courtyard- was it original to the building. Commissioner Stanley mentioned that it was put in by the owner Ross Anderson.

Commissioner McCoy read the Findings of Fact as outlined within the Staff report and made a motion that the Certificate of Appropriateness be **granted** by the LDC for the construction of a pergola above the outdoor seating area at 412 N Main St, Ellensburg, WA 98926, with **one condition**:

1. That the ledger board proposed to be fastened to the 412 N. Main building, shall be carefully attached in a way that creates the least amount of impact and damage to the north façade of the building.

Commissioner Stanley seconded.

Commissioner McCoy asked about the propane heaters under the pergola, and whether it was a fire hazard. It was noted that the heaters were under the purvey of the Fire Marshall.

Commissioner Kanyer only wanted to make sure that the attachments wouldn't adversely impact the building.

All in favor; motion passed.

- D. Preliminary meeting to discuss the proposed COA (P21-025) for the demolition of the drive through portion of the old Wells Fargo Bank building.

Senior Planner Henderson presented the Staff report and described the partial demolition proposal submitted by the Parks & Recreation Department to remove the drive through portion of the Wells Fargo bank building for the Rotary Park. Brad Case, the applicant contributed to the discussion of what the park will be like after the demolition.

Commissioner Blackson made a motion to move forward with this item and bring the demolition back before the LDC for a COA during a public hearing at the next available meeting.

Commissioner McCoy seconded.

All in favor; motion passed.

5) Old Business - None.

6) Citizen Comment – None

No comments from the public.

7) Staff Update/Discussion Items

a. Demolition Ordinance Update

Staff explained that the demolition ordinance had been reviewed with the City Attorney who requested additional edits from the historic preservation consultant. After the revised version is received, another legal review will take place prior to meeting again with the LDC subcommittee.

8) Commission Representative Updates.

A. Ellensburg Downtown Update

There was no representative of the EDA available to provide an update.

B. Historic Preservation Month Update

Commissioner Edson talked with Sadie Thayer of the Historical Museum about putting articles in the newspaper during HP month. She also reminded everyone to start looking for good downtown photos for the scavenger hunt. Edson asked Henderson if she could send a reminder to the Commissioner's mid-month, as they would need to be prepared to make plans at the next LDC meeting, in advance of HP month.

C. Other items

Commissioner Stanley said that she had talked to Ms. Thayer at the museum about the two buildings at the northwest corner of 5th and Water. She heard that the two buildings will be torn down. She also recommended people drive by the building being restored by Jon Graff.

Edson wanted to bring up the aesthetic standards of the streateries. She said in Walla Walla there is a consistency in the design, and thought that we should consider adding design standards to the streateries. Director Sackett explained the background of how the streateries came to be, and also why it could be problematic to add design standards to temporary structures that will be required to come down after the governor lifts the indoor dining restrictions.

9) Adjournment

Commissioner McCoy made a motion to adjourn the meeting. Commissioner Stanley seconded. All in favor, motion passed. Chair Edson adjourned the meeting at 7:30 pm.