

AGENDA LANDMARKS & DESIGN COMMISSION

May 18, 2021, 5:45 pm

Remote Meeting via Zoom



In-person attendance at public meetings is currently prohibited per guidance from the Washington State Governor's office.

Members of the public who wish to participate in this meeting may do so by registering in advance for the Zoom meeting at the following link:

<https://us02web.zoom.us/j/81999051171?pwd=OFI3Ty90dWRsMEdkbnY0OWN1OVJrZz09>

Password: 990149

Phone participation is also available by calling **1-253-215-8782**,
and entering webinar ID: **819 9905 1171**
When prompted, the password is: **990149**

**AGENDA OF THE REGULAR MEETING OF THE
LANDMARKS AND DESIGN COMMISSION
Remote Zoom Meeting
Tuesday, May 18, 2021
5:45 PM - Landmarks & Design Commission**

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

2. APPROVAL OF THE AGENDA

3. APPROVAL OF MINUTES

A. Approval of Minutes from the May 4, 2021 LDC Meeting

4. NEW BUSINESS

- A. Public Hearing for Consideration of a Certificate of Appropriateness (COA) for the proposed repainting of The Botany Shop storefront, and replacement of the storefront door, at 209 W. 3rd Ave., Parcel ID #247033.
- B. Public Hearing for consideration of a Certificate of Appropriateness (COA), for the proposed reconstruction of a dormer and restoration of original dormer side walls, at 109 E. 10th Ave, (Parcel ID #083434). (P21-056)
- C. Public Hearing for Consideration of a Certificate of Appropriateness (COA) to install a vinyl mural and construct a courtyard roof, behind the building at 416 N. Main St. Ellensburg, WA 98926. Parcel ID # 286933.

5. OLD BUSINESS

6. CITIZEN COMMENT

7. STAFF UPDATE/DISCUSSION ITEMS

8. COMMISSION REPRESENTATIVE UPDATE

A. Ellensburg Downtown Association Update

9. ADJOURNMENT



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

MINUTES OF THE LANDMARKS & DESIGN COMMISSION REGULAR MEETING

Date and Time: Tuesday, May 4, 2021, 5:45 p.m.
Place of Meeting: Remote Meeting via Zoom
Present: Members: Mollie Edson, Dorothy Stanley, Marty Blackson, Lathan Wedin, Amy McCoy and Zane Kanyer
Absent: Megan West
Others Present: Stacey Henderson, Senior Planner – Historic Preservation; Kirsten Sackett, Community Development Director, Sadie Thayer, Director Kittitas County Historical Museum

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

3. Approval of the minutes of the Meeting of April 6, 2021.

Commissioner Wedin made a motion to approve the minutes of April 6, 2021. Commissioner McCoy seconded.

All in favor, motion passed.

4. New Business

a. Historic Preservation Month – Project Recognition Discussion

Chairwoman Edson introduced the topic of recognizing some of the historic structures that have been rehabilitated over the past year. She said the idea was to read a letter during the next City Council meeting to acknowledge specific property owners for their work.

Senior Planner Henderson said that the subcommittee decided to recognize three commercial and three residential projects. She shared her screen to display photos of the Geddis Building, McCormack Building and the New York Café.

The residential buildings included the Redmon House, the Ames House and the Anderson House.

Edson noted that there were a couple of additional homes that should be recognized, and some additional photos were displayed. Henderson noted that there should be some rationale for including the buildings. She said the subcommittee had talked about only including buildings that have been completed. Edson said that the group talked about acknowledging buildings that had been completed this year, and that the Commission should start doing this on an annual basis.

Edson asked Sadie Thayer if she had any additional recommendations, and Thayer responded that she felt that all of the properties discussed were wonderful examples of exemplary restoration.

Commissioner Blackson said that he believes this is great to acknowledge this important work that was done.

Edson thought that in future years it would be a nice idea to put a sign in the yards of the residential homes that were acknowledged. Henderson read through the letter that had been included in the packet. Edson thought it would be nice to include the historical museum as co-sponsors in the letter. Thayer said that the museum's board of directors was in full support of the LDC's plan to honor the work completed on these historic structures.

Commissioner McCoy offered to be the commissioner presenting on behalf of the LDC at the Council meeting. Henderson would create a PowerPoint with before and after photos of all of the buildings. She would provide additional details about the actual work that was completed on each structure during the presentation.

5. Old Business

None.

6. Citizen Comment

Commissioner Kanyer advised the commission that the Main Street Now conference is next week. It's all on-line so he encouraged everyone to check it out. He will send info to the rest of the commission.

7. Staff Update/Discussion Items

Henderson shared a rendering of a temporary art installation approved by City Council during their meeting last night. It is art work that will go on the inside of the windows of the old bank building in the downtown park. This would not be going before review of the LDC, but she wanted to make the Commissioner's aware.

Council liaison Miller said that during the approval process, City Council suggested that the artist be put in touch with Sadie Thayer to capture themes and photos that were authentic and representative of the Ellensburg area.

Henderson noted that the demolition ordinance has been sent to a land use attorney for review, in addition to our new CLG coordinator at the state. She offered to provide her own feedback on the proposed changes as well.

8. Commission Representative Update

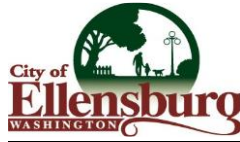
Chairwoman Edson said she is concerned about the downtown park and what role the LDC will play in developing the design and look of the park in the historic downtown area. She would like to be kept more in the loop with what is going on in the park. She asked staff how they could make their desire known. Director Sackett responded that she would forward their request on to

P&R Director Brad Case. She noted that there would likely not be any work done on the park this year beyond the demolition of the drive-thru portion of the building. She said that Case was aware of the need to come before the LDC to receive final approval of the design, but she was certain he had every intention of being as transparent as possible in how the final design was developed. A great deal of community input would be solicited and that would certainly include feedback from the LDC.

Thayer said that the Historical Museum has the historic columns from the Olympic Block Building. These columns were part of the original building built in 1889 that was destroyed in 1979. The museum has offered those columns up for inclusion in the park, and Director Case has taken them up on the offer. She doesn't yet know what those plans will look like, but she is excited to see the columns incorporated into the final design.

9. Adjournment

McCoy made a motion adjourn the meeting. Blackson seconded. All in favor. Meeting adjourned at 6:24 pm.



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

AGENDA REPORT

MEETING DATE: May 18, 2021

TO: Landmarks and Design Commission

THRU: Kirsten Sackett, Community Development Director

FROM: Stacey Henderson, Senior Planner – Historic Preservation

APPLICANT: April Rohrbach, Agent for Owner

PROJECT TITLE: Public Hearing for Consideration of a Certificate of Appropriateness (COA) for the proposed repainting of The Botany Shop storefront, and replacement of the storefront door, at 209 W. 3rd Ave., Parcel ID #247033.

PROJECT DESCRIPTION: The applicant has proposed to paint part of the storefront and replace the front door at 209 W. 3rd Ave, Parcel ID#247033. The proposal includes painting the bottom shingled portion of the storefront, the window and door trim, and the metal beam above the front door, with the C2 paint color “Flash” (C2-400).(Exhibit B.4) The proposed replacement door would have a dark bronze anodized finish and a clear glass plate. This storefront is located on the historic Shoudy-Cadwell building, built ca. 1889, and faces 3rd Ave near the corner of 3rd and Main (Exhibit A). This building is located within the Downtown Ellensburg National Register Historic District and Local Landmark District, for which it is a contributing building. The application (Exhibit B.1) was received by the Department and determined to be complete per ECC 15.280.090(C)(2)(b), on April 29, 2021.

TYPE OF REVIEW:

Review of proposed changes to structures within landmarks districts is required per **ECC 15.280.090(A)**, as follows:

A. Review Required

- 1) 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** or mural pursuant to subsection (A)(2) of this section, without review by the landmarks and design commission and issuance of a COA. In the case of murals, the

arts commission shall first review and provide its recommendations to the landmarks and design commission of 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.

- 2) 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.
- 3) 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.]

STAFF COMMENTS:

The Shoudy-Cadwell Block is located at 303 N. Main Street on the northwest corner of 3rd and Main St, and is a historic- contributing building located within the Ellensburg National Register Downtown Historic District, and Local Ellensburg Downtown Landmarks District. This 1889 building is brick masonry construction, and displays basic Italianate style brick details including, an elaborate brick entablature, and double hung wood windows with arched brick details above. The Shoudy-Cadwell Block has seven large bays along Main Street, and five bays along 3rd Ave.

The applicant is the owner of The Botany Shop, moving in to 209 W. 3rd Ave. within the Shoudy Cadwell Building. They have proposed to paint part of the storefront and replace the front door. The proposed paint color is C2 paint color "Flash" (C2-400), and is proposed to be applied to the bottom shingled portion of the storefront, the window and door trim, and the metal beam above the front door. All of the proposed paint is in locations where the substrate material is already painted, as seen in Exhibit B.3. The applicant has also proposed to replace the existing front door with an aluminum, dark bronze anodized finish door with a clear glass panel. Per the applicant's narrative (Exhibit B.2), the current front door is unsafe, difficult to maneuver, and the threshold is raised, which creates a tripping hazard.

In review of the criteria found in ECC 15.530.020(B)(1), staff finds that the proposed paint color and replacement door will not detract from the overall historic character of the building, and are compatible with the surrounding neighborhood. 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 Approval be **granted** by the Commission for the proposed paint color and replacement door, with **no conditions**.

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 15.280.090 and 15.530.020, the LDC has jurisdiction to review this project.
2. 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.
3. The Applicant is the agent for the owner of this building and can pursue this action. The storefront is addressed as 209 W. 3rd Ave., located in the Downtown Ellensburg National Register District and the local Downtown Historic District.
4. It is in the interest of the City of Ellensburg to have historic buildings maintained. This proposal, if approved with no conditions, would not negatively alter the character-defining features of the historic building, but rather, enhance them.

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.

EXHIBITS:

- A.** Location Map
- B.** COA Application Materials submitted by the applicant, including:
 1. Application
 2. Narrative
 3. Existing Facade
 4. Proposed Rendering
 5. Proposed Paint Color
 6. Similar Doors Nearby

Exhibit A- Location Map

209 W 3rd Ave. Parcel ID # 247033



The Botany Shop Storefront

Exhibit B.1- Application



Landmarks & Design Certificate of Appropriateness 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:	AW
Date Submitted:	4/28/21
Fee Total:	N/A
LDC FILE #:	P21-054
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):	SHULTZ AND FAUST PARTNERS	Day Phone:	206-478-9675
Mailing Address:	1620 BROADMOOR DR. E., SEA., WA. 98112		
E-mail:	matthewjsweeney@comcast.net	Cell Phone:	206-478-9675

*APPLICANT: ☐ Owner ☐ Contractor ☒ Tenant ☐ Other

Name:	April Rohrbach	Day Phone:	
Mailing Address:	505 N Poplar St. Ellensburg, Wa 98926		
E-mail:	aprilmayrohrbach@gmail.com	Cell Phone:	509-945-3276

CONTACT PERSON: ☐ Owner ☐ Contractor ☒ Tenant ☐ Other

Name:	April Rohrbach	Day Phone:	
Mailing Address:	505 N Poplar St. Ellensburg, Wa 98926		
E-mail:	aprilmayrohrbach@gmail.com	Cell Phone:	509-945-3276

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:	247033		
☐	Site Address:	209 W. 3rd Ave Ellensburg, Wa 98926		
☐	City Zoning Designation:	C-C	Is a building permit required:	☒ Yes ☐ No

(OVER)

I, Matthew J. Sweeney, (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 this permit if granted.

Exhibit B.2- Narrative

P21-054
RECEIVED
4/28/2021
COMMUNITY
DEVELOPMENT

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

Hi Alicia,

I finally have my COA application ready for you regarding The Botany Shop at 209 W 3rd Ave! Please let me know if you need any other information, or if I need to fix anything. Thanks!

The completed COA application is attached here. The owners have filled out the owner portion of the application.

The following are my proposed building improvements for 209 W 3rd Ave:

I would like to make a couple of improvements to my new shop at 209 W. 3rd Ave. First of all, I would like to paint the storefront with the C2 paint color Flash (C2-400). I will be painting the bottom shingled portion of the storefront, window and door trim, and the upper metal beam of the storefront.

I would also like to replace the storefront door. The existing door is a safety hazard and makes the building inaccessible to people of all ages and abilities. The door threshold is raised about 2.5 inches making it a tripping hazard, and the door itself is extremely heavy and difficult to open. Aside from the physical downsides of the existing door, the appearance is lacking as well. I would like to replace the existing door with a newer, all glass, aluminum framed door. The proposed new door will be safer, easier for patrons of all abilities to use, and will allow patrons to physically see another patron or passerby on the other side before opening the door. It will also make it more inviting for a retail space.

The proposed new door and frame will be an aluminum commercial storefront door, with dark bronze anodized finish with clear glass, that will better match the existing window frame finish. It will also include a small matching window above the door that will replace the existing one. (Not pictured in rendering.)

Included are photos of all other neighboring storefronts on the 3rd Ave block between Main St. and Water St. All having a very similar type of aluminum door.

Exhibit B.3- Existing Facade

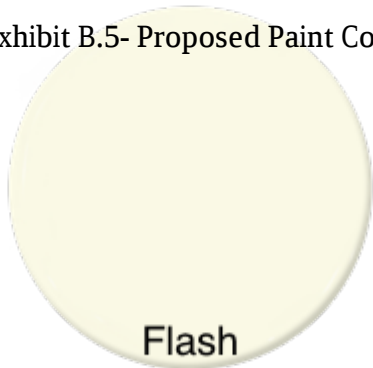


Current

Exhibit B.4- Proposed Rendering



Exhibit B.5- Proposed Paint Color



Flash
(C2400)

Exhibit B.6- Similar Doors Nearby







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

AGENDA REPORT

MEETING DATE: January 19, 2021

TO: Landmarks and Design Commission

THRU: Kirsten Sackett, Community Development Director

FROM: Stacey Henderson, Senior Planner – Historic Preservation

APPLICANT: John and Linda Graf, owners

PROJECT TITLE: Public Hearing for consideration of a Certificate of Appropriateness (COA), for the proposed reconstruction of a dormer and restoration of original dormer side walls, at 109 E. 10th Ave, (Parcel ID #083434). (P21-056)

PROJECT DESCRIPTION: The applicant seeks approval to remove the existing dormer on the east side of the house, and reconstruct a dormer more in keeping with the original design of the structure (Exhibit B.3). The proposal also includes the removal of the side wings on all of the existing dormers, and restoration of the original vertical dormer sidewalls with period molding and siding. The applicant notes in the project narrative (Exhibit B.2), that the dormer they are proposing to remove is not original to the house (ca. 1970's), and is not structurally sound. This house was built ca. 1908, and sits within the First Railroad Addition National Register and Local Landmarks Historic Districts, but is not considered a contributing structure to the districts. The application (Exhibit B.1) was received by the Department and determined to be complete per ECC 15.280.090(C)(2)(b), and April 29, 2021.

TYPE OF REVIEW:

Review of proposed changes to landmarks register properties is required per Ellensburg City Code (**ECC**) 15.280.090(A), as follows:

A. Review Required

- 1) 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 or mural pursuant to subsection (A)(2) of this section, without review by the landmarks and design commission and issuance of a COA. In the case of murals, the arts commission shall first review and provide its recommendations to the landmarks and design commission of 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.

- 2) 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.
- 3) 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 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.]

STAFF COMMENTS:

This house, construction circa 1905-1909, has suffered severe “remuddling” over the years. Many of the distinctive features of the Second Empire style were removed as the decades went by (Exhibit C.1). While the mansard (or dual-pitched, hipped) roof remains, the front porch, original windows, projecting gable dormer windows and other distinctive elements are gone (Exhibit C.1). In addition, asbestos siding was placed over the original shiplap siding. Fortunately, an historic photograph indicates what architectural features the dwelling once had (Exhibit C.2).

In 2018, applicants John and Linda Graf proposed to begin restoration and reconstruction on this historic home. With COA permit number P18-081, they were approved to reconstruct the house back to the early twentieth century look, rehabilitate the barn in the back yard, and construct an ADU on the property as well. They are here today to get the proposed, more specific dormer work approved. As they have worked on this house, they have uncovered more about its original construction and design, and have more concrete details to show to the commission.

The applicants are requesting approval for two items, the first of which is to remove the front dormer on the east side of the house (Exhibit C.1), and reconstruct a dormer in its place (Exhibit B.3). The applicants explain in their narrative (Exhibit B.2), that the dormer they are proposing to remove is not original to the house (constructed ca. 1970’s), and is not structurally sound. The intention of the proposed design is to reconstruct a dormer as close to original as possible, which they are able to do by learning from original structural elements they uncover, and from historic photographs.

The second item the applicants are requesting approval for, is to remove the side wings on all of the dormers, and reconstruct the original sidewalls adorned with period molding and siding. The applicant is utilizing historic photographs and structural clues to understand how to design and reconstruct the sidewalls. The applicants have also found original 1908 siding they will apply to the dormer sidewalls once completed. The color of the house and sidewalls is proposed to be yellow, with black trim and white accents, similar to the ADU currently on the property. The applicant is also proposing to resurface the roof, once complete, with natural finish wood shingles on the steep section of roof, and composite roof on the less sloped areas of the roof.

In review of the criteria found in ECC 15.530.020(B)(1), staff finds that the removal of the dormer, and reconstruction of the new dormer and sidewalls will not detract from the overall historic character of the dwelling, nor create a false historical appearance. 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 removal of the dormer, and reconstruction of new dormer and sidewalls with **no conditions**.

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 15.280.090 and 15.530.020, the LDC has jurisdiction to review this project.
2. 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.
3. The Applicants are the owners of this dwelling and can pursue this action. The house is addressed as 109 E. 10th Ave, located in the First Railroad Addition National Register and Local Landmark Districts.
4. It is in the interest of the City of Ellensburg to have historic buildings maintained and preserved. This proposal would not negatively alter the character-defining features of the historic building, but rather, enhance them.

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.

EXHIBITS:

- A. Location Map
- B. COA Application Materials submitted by the applicant, including
 1. Application Form
 2. Project Narrative
 3. Architectural Plans
- C. COA Application Materials submitted by staff
 1. Existing Photographs
 2. Historic Photograph

Exhibit A- Location Map

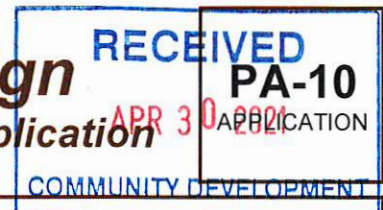
109 E 10th Ave (Parcel ID #083434)



Exhibit B.1- Application



Landmarks & Design Certificate of Appropriateness 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:	AW
Date Submitted:	4/30/21
Fee Total:	N/A
LDC FILE #:	P21-056
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):	John and Linda Graf	Day Phone:	509-899-0833
Mailing Address:	109 East 10th Ave #2 Ellensburg, WA 98926		
E-mail:	grafffamily1990@gmail.com	Cell Phone:	509-899-0833

*APPLICANT:

☒ Owner

☐ Contractor

☐ Tenant

☐ Other

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

CONTACT PERSON:

☒ Owner

☐ Contractor

☐ Tenant

☐ Other

Name:	Same as above	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:	083434	
☒	Site Address:	109 East 10th Ave #1 Ellensburg, WA 98926	
☒	City Zoning Designation:	R-L	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.		

Jonathan Kesler, Senior Planner - Historic Preservation, is the staff liaison to the Landmarks & Design Commission.

Telephone: (509) 925-8608

FAX: (509) 915-8655

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

SIGNATURE OF LEGAL OWNER or REPRESENTATIVE AS AUTHORIZED BY THE LEGAL OWNER:		
I, <u>John Graf</u>, (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: 4-28-2021

Exhibit B.2- Narrative

P21-056
RECEIVED
04/30/21
COMMUNITY
DEVELOPMENT

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

Stacey,

It was great to see you yesterday. Thank you for supporting us through this process.

I received the revised drawings last night from David Wheeler.

The basics of this project is that we have a large dormer on the east side of the house that is both structurally unsound and an unfortunate addition to a beautiful home. We suspect the dormer was added to the home in the 70's as I have retrieved several newspapers that are dated 1974.

We are proposing that we remove the existing dormer and replace it with a dormer that matches the rest on the home.

Also, we are requesting to remove the wings that have been added to each of the dormers and restore the original vertical sidewalls with period molding and shingle sides.

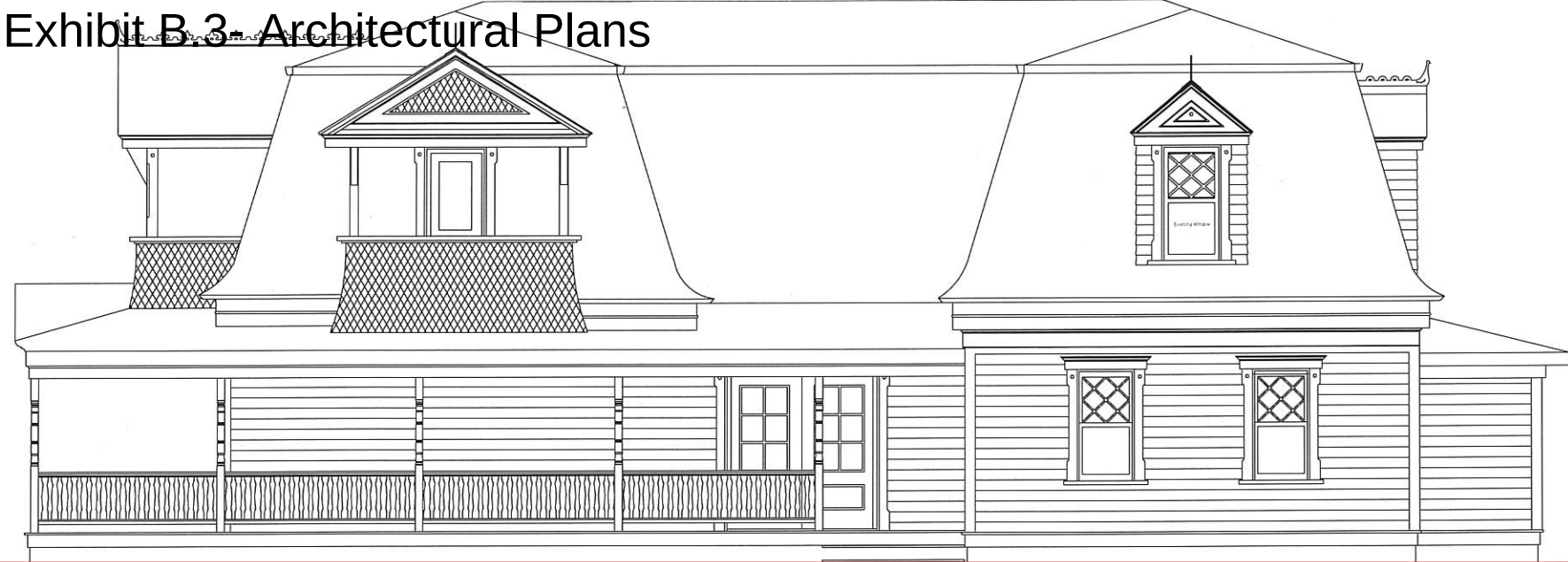
If you have further questions please do not hesitate to contact me (John) at 509 899 0833.

John and Linda Graf.

Application is coming in a separate email.

Sent from [Mail](#) for Windows 10

Exhibit B.3- Architectural Plans



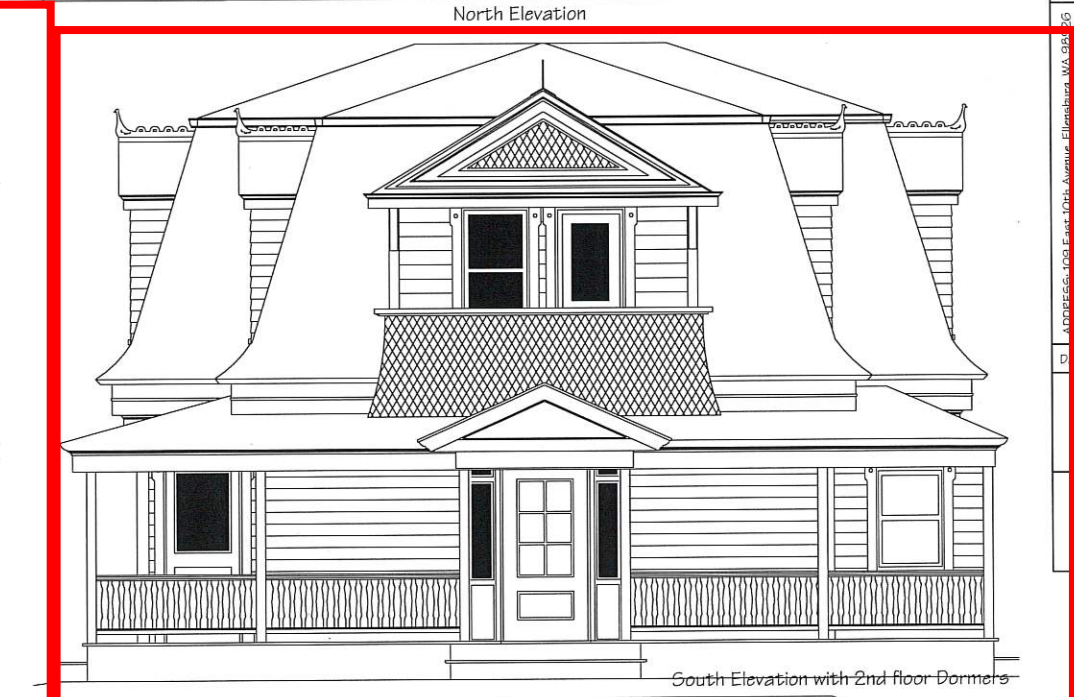
East Elevation with Porch Proposal



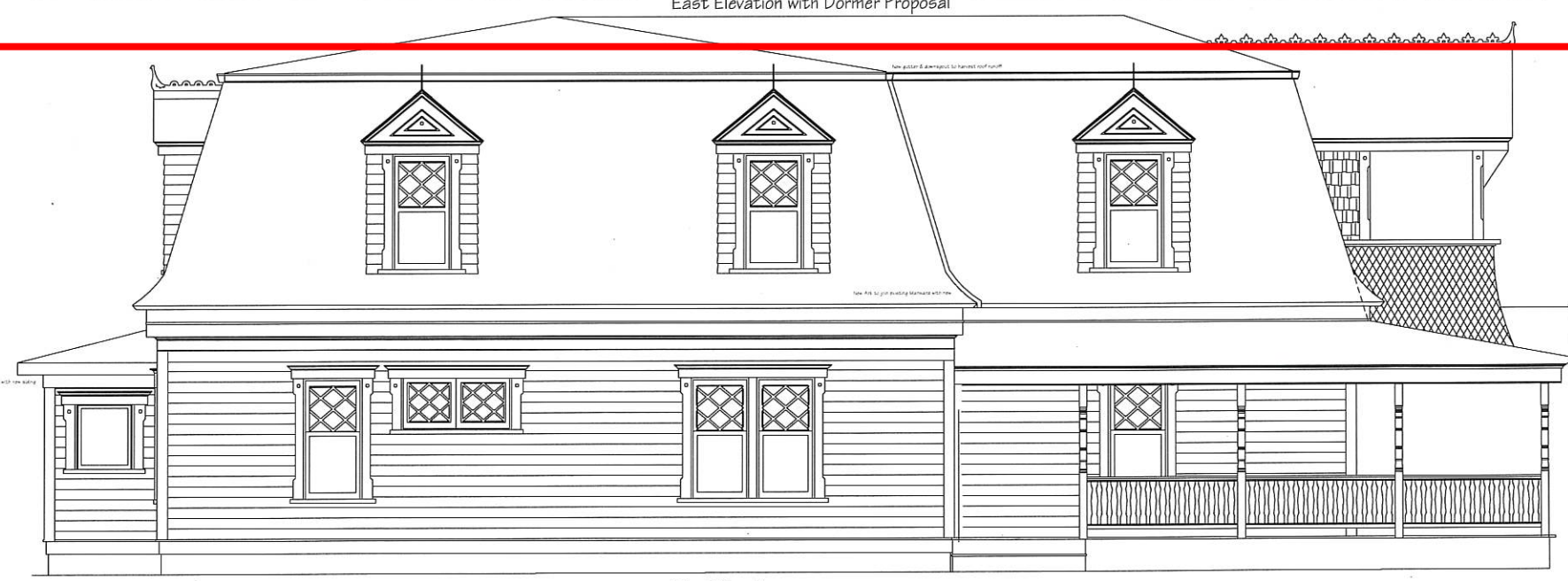
North Elevation



East Elevation with Dormer Proposal



South Elevation with 2nd floor Dormers



West Elevation



South Elevation with two 2nd floor Porches

P21-056
RECEIVED
APR 30 2021
COMMUNITY DEVELOPMENT

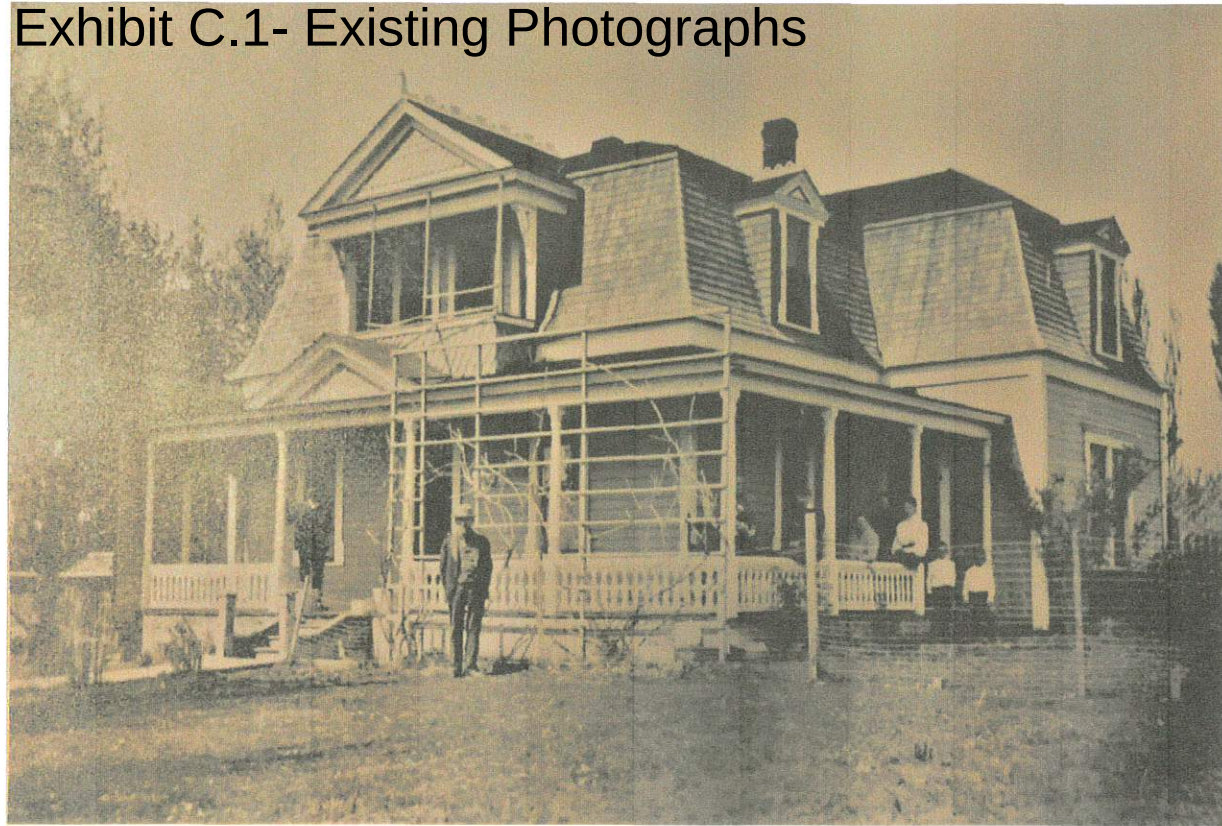
JOHN & LINDA GRAD RESIDENCE

ADDRESS: 1001 East 10th Avenue, Ellensburg, WA 99026
PARCEL NUMBER: 083454
MAP NO.: 18-18-35007-2011

Date: 4/25/2021

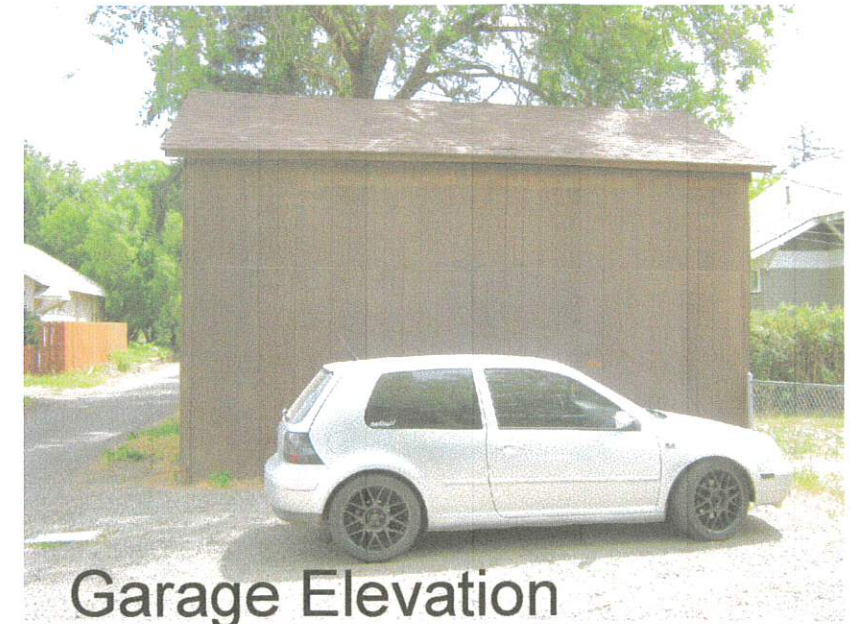
6

Exhibit C.1- Existing Photographs



Historic Elevation

Back Elevation



Garage Elevation



Garage Elevation



Existing Street Elevation
Front East corner

109 East 10th Avenue, Ellensburg, Wa.

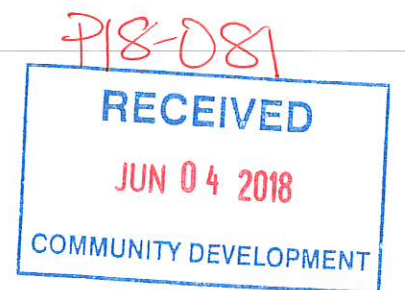
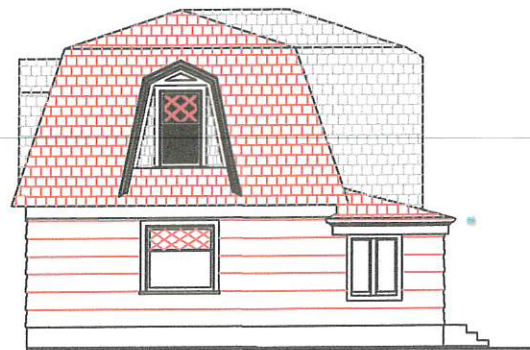
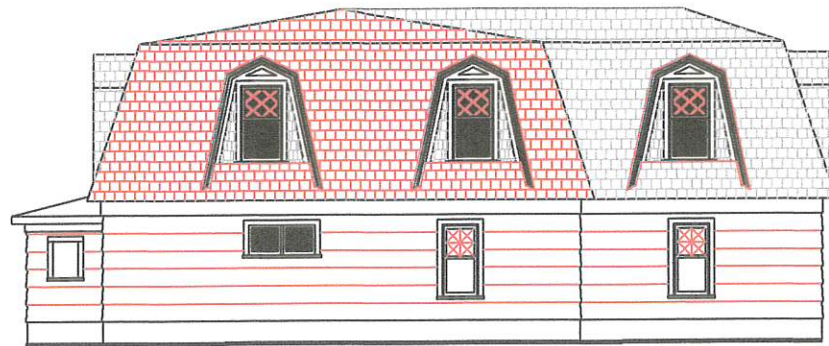
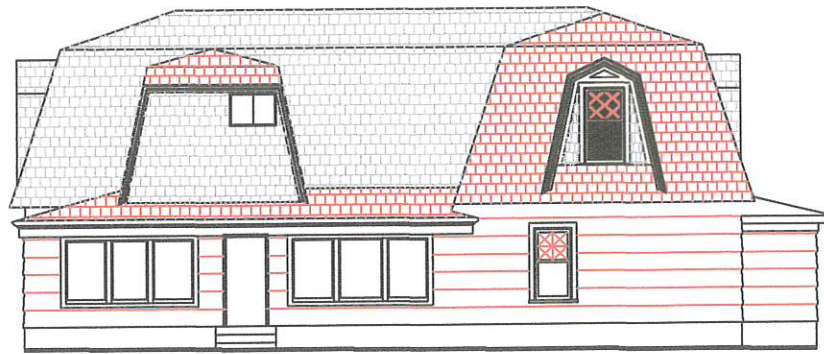
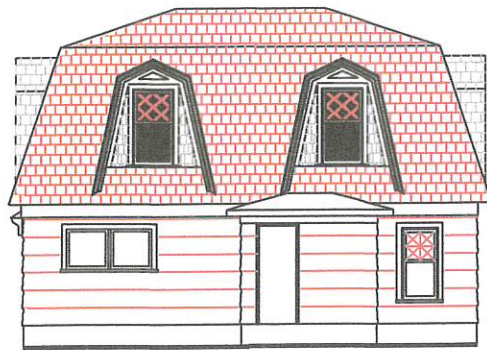


Exhibit C.2- Historic Photograph





North

RECEIVED

JUN 04 2018

COMMUNITY DEVELOPMENT

P8-081

John & Linda Graf Residence

House Restoration Plan
Restoration Plan By: David Wheeler

109 East 10th Avenue
Ellensburg, WA 98926
Tax parcel #083434

Sheet 2



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

AGENDA REPORT

MEETING DATE: Tuesday, May 18, 2021

TO: Landmarks and Design Commission

THRU: Kirsten Sackett, Community Development Director

FROM: Stacey Henderson, Senior Planner – Historic Preservation

APPLICANT: Darren Nelson: Application #P21-055

PROJECT TITLE: Public Hearing for Consideration of a Certificate of Appropriateness (COA) to install a vinyl mural and construct a courtyard roof, behind the building at 416 N. Main St. Ellensburg, WA 98926. Parcel ID # 286933.

PROJECT DESCRIPTION: The applicant wishes to install a vinyl adhesive mural, and construct a wood and metal courtyard roof above the outdoor seating area, behind the building at 416 N Main St., Parcel ID #286933, in Central commercial (C-C) zoning. (Exhibit A) The proposed location for this work sits within the Downtown Ellensburg National Register Historic District, and Local Landmarks District. The proposed design is 20' by 27' by 12' high (total height), and would be constructed of steel posts, wood beams, and wood car decking roof.(Exhibit B.4) The support posts of the structure would sit upon the patio of the courtyard, and the structure is free standing from the building. (Exhibit B.3) The application (Exhibit B.1) was received by the Department and determined to be complete per ECC 15.280.090(C)(2)(b), on April 29, 2021.

TYPE OF REVIEW:

Review of proposed changes to structures within landmarks districts is required per **ECC 15.280.090(A)**, as follows:

A. Review Required

- 1) 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** or mural pursuant to subsection (A)(2) of this section, without review by the landmarks and design commission and issuance of a COA. In the case of murals, the arts

commission shall first review and provide its recommendations to the landmarks and design commission of 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.

- 2) 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.
- 3) 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.]

Additionally, the Commission shall also review the Mural Design criteria as found in ECC Chapter 15.720, Murals. More specifically, the mural standards and guidelines.

ECC 15.720.030(A)(D) Mural Standards and guidelines.

Murals shall conform to the following requirements:

- A. Permit Required. Prior to installation, all murals require submission of an application and issuance of a permit subject to the following provisions:

1. Applications for murals not on landmarks register properties and not in districts listed on the Ellensburg landmarks register or on the National Register of Historic Places shall first be reviewed by the arts commission in a public meeting for a recommendation which shall be forwarded to the community development department when issuing a permit.

2. Applications for murals located on landmarks register properties or in districts listed on the Ellensburg landmarks register or on the National Register of Historic Places shall first be reviewed by the arts commission in a public meeting, as referenced in subsection (A)(1) of this section, and shall also obtain a certificate of appropriateness (COA) from the landmarks and design commission.

- D. Location, Design and Style of Murals on Landmark Structures or in Historic Districts.

1. The design (not content) of murals on landmarks register properties and in districts listed on the Ellensburg landmarks register or on the National Register of Historic Places must be consistent and compatible with the architectural and historical character of the historic district and the architectural features (column bays, windows, planar walls, cornices, beams, columns, trim, windows, doors, etc.) of the building on which they are located.

2. Murals shall not be permitted to be placed directly on unpainted brick, unpainted or painted stone, wood sidings with surface detail, or any other material that does not have a planar or flat character. An exception to this provision may be allowable

in instances where new paint is applied onto the existing paint of a historic mural for the purpose of restoration, and for which a COA has been obtained. Prior to the installation, the surface to which the mural will be applied must be in a condition that would allow the permanent attachment of the proposed mural.

3. Murals may not have electrical or mechanical components.

4. Three-dimensional murals are not allowed.

5. Murals shall not be located on those facades of buildings that are immediately adjacent to a street. A mural may be permitted on the side or rear of a building if it is (a) noncontributing and (b) is not immediately adjacent to the sidewalk.

6. Murals must not damage or lead to accelerated deterioration of the building surface.

STAFF COMMENTS:

The vernacular commercial building at 416 N. Main Street was constructed ca. 1937, and is a historic contributing building within the Ellensburg Downtown National Register district and Local Landmarks District. This very small building is brick masonry construction, and the main design characteristic is a parapet featuring a brick soldier course and brick details. A centered wood door with full-height glass is flanked by two wood-frame, horizontally oriented windows. This storefront has housed many restaurants and cafes over the years.

The first item the applicant is proposing, is to construct a courtyard roof behind the building at 416 N. Main St. Per the building plans provided by the applicant (Exhibit B.3), the proposed roof structure would be roughly 20' by 27' by 12' high (total height). The structure would be freestanding, supported by concrete pier foundations, and would be constructed of steel posts, wood beams, and a wood car decking roof.(Exhibit B.4)

The second item being proposed, is the installation of an adhesive vinyl mural to the side of the concrete block wall behind the building facing the courtyard. The mural design has been selected by the applicant, and was approved by the Ellensburg Arts Commission on May 13, 2021. The applicant has provided product information (Exhibit B.5), and has selected a section of wall to apply the mural that is compliant with Ellensburg City Code. This concrete block wall already has a dark colored stucco/paint over it, and the wall itself is exposed to the elements and deteriorating. Adding the mural design to this wall will not further damage the wall, as only one side of the exposed wall is being covered. The mural would be added in strips, and once positioned, heat and pressure are applied with a foam roller and paddle.

In review of the criteria found in ECC 15.530.020(B)(1), staff finds that the construction of this courtyard roof and installation of vinyl mural will not detract from the overall historic

character of the building, and is compatible with the surrounding neighborhood. 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 LDC for the proposed construction of the courtyard roof and installation of vinyl mural, with **three conditions**.

1. The applicant shall only apply the mural to the gray concrete brick wall in the courtyard, avoiding disruption or damage to the red brick of the actual building.
2. The mural shall be installed per the guidelines of ECC 15.720.040(C), "Installation and Maintenance of All Approved Murals."
3. The applicant or building owner shall submit a maintenance plan for the mural, per ECC 15.720.040(B)(6), to the Community Development Dept. of the City of Ellensburg before the building permit is completed for the Courtyard Roof.

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 15.280.090, 15.530.020, and 15.720.030, the LDC has jurisdiction to review this project.
2. 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.
3. The Applicant is the agent for the owner of this dwelling and can pursue this action. The building is addressed as 416 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. This proposal would not negatively alter the character-defining features of the historic building, but rather, enhance them.

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.

EXHIBITS:

- A.** Location Map
- B.** COA Application Materials submitted by the applicant, including:
 - 1. Application
 - 2. Narrative
 - 3. Proposed Architectural Drawings
 - 4. Proposed Roof Finishes
 - 5. Proposed Mural Design
- C.** Additional Information Supplied by Staff
 - 1. Additional courtyard photograph

Exhibit A- Location Map

P21-055
RECEIVED
APR 29 2021
COMMUNITY DEVELOPMENT

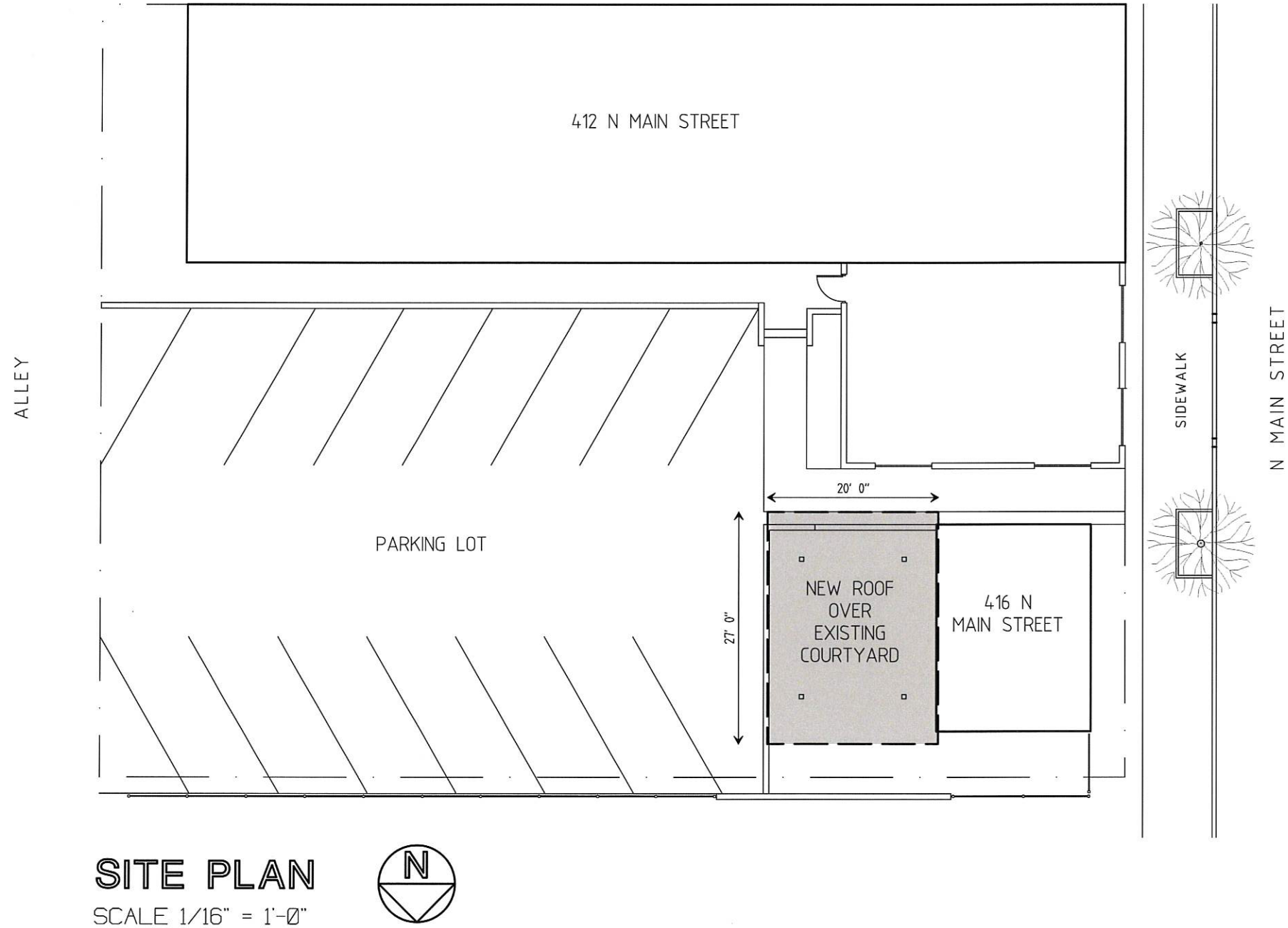
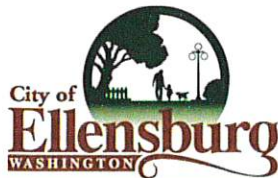


Exhibit B.1- Application



Landmarks & Design Certificate of Appropriateness Application

RECEIVED

APR 29 2021

PA-10

APPLICATION 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:	AW
Date Submitted:	4/29/21
Fee Total:	N/A
LDC FILE #:	P21-055
Associated Permit File #:	B21-183

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

Legal Owner Name(s):	Ross Anderson	Day Phone:	
Mailing Address:			
E-mail:	rossa@acarchitect.com	Cell Phone:	206-369-2030

*APPLICANT: ☐ Owner ☐ Contractor ☒ Tenant ☐ Other

Name:	ENCHANTMENT BREWING LLC	Day Phone:	503-881-1148
Mailing Address:	441 Ridge Rd Ellensburg WA 98926		
E-mail:	darren.nelson@dutchbros.com	Cell Phone:	

CONTACT PERSON: ☐ Owner ☐ Contractor ☐ Tenant ☐ Other

Name:	Darren Nelson	Day Phone:	503-881-1148
Mailing Address:	441 Ridge Rd Ellensburg WA 98926		
E-mail:	darren.nelson@dutchbros.com	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:	286933		
☒	Site Address:	416 N Main St. Ellensburg WA 98926		
☐	City Zoning Designation:	C-C	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

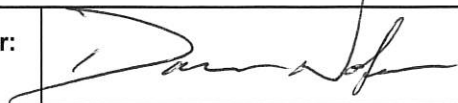
FAX: (509) 915-8655

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

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

I, Darren Nelson, (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:	4/29/2021
--	---	-------	-----------

- 07 - Project Description: New Courtyard Roof 20' x 27' built with metal beams, wood beams, car decking (similar to tongue & groove) on under side of roof. Natural wood stains to be used. (metal beams on vertical / wood beams on horizontal)
- Vinyl Artwork proposed on back brick wall, vinyl product is removable. 10' x 10' size.

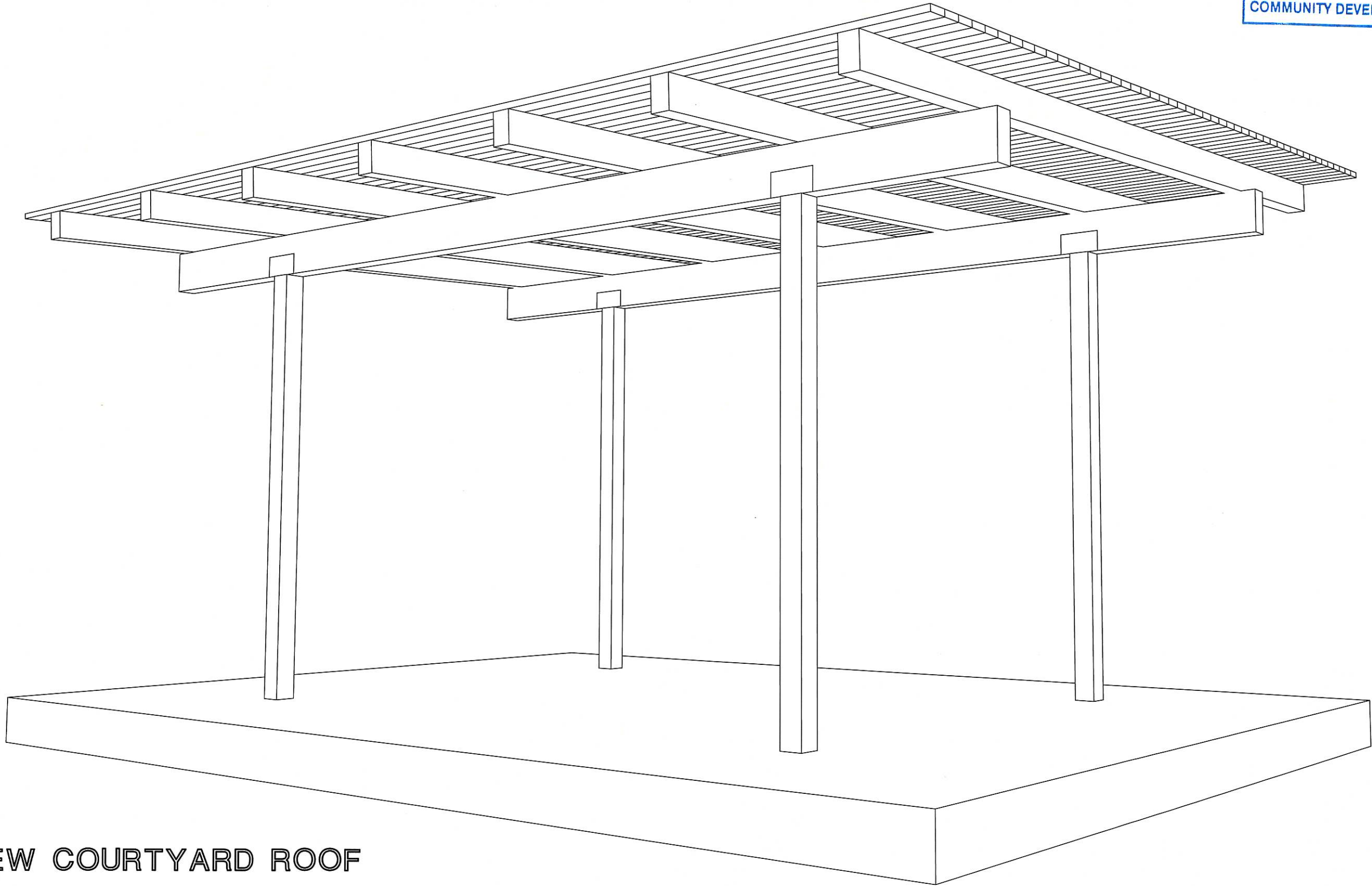
Exhibit B.2- Narrative



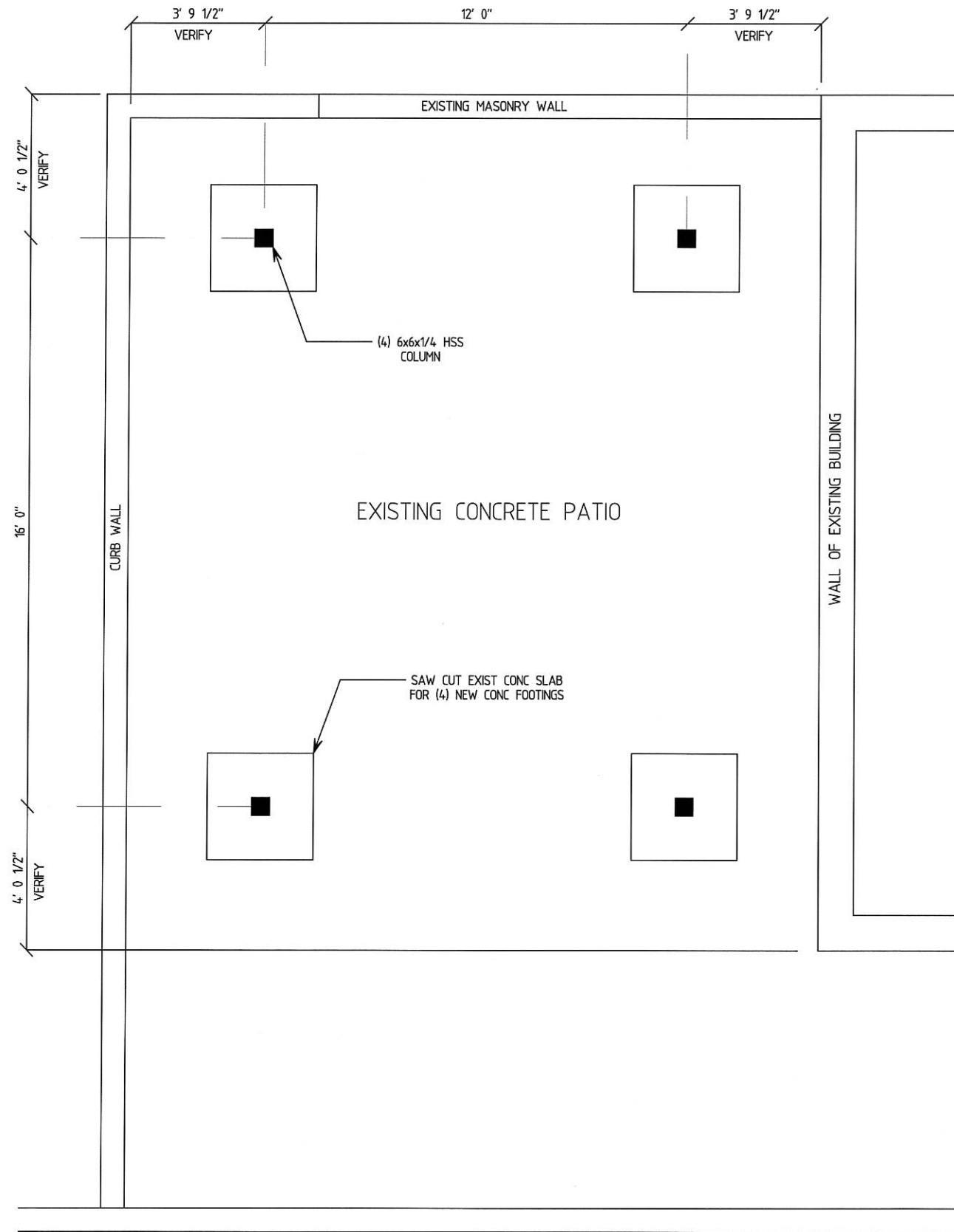
Exhibit B.3- Proposed Drawings

B21-083

RECEIVED
APR 29 2021
COMMUNITY DEVELOPMENT

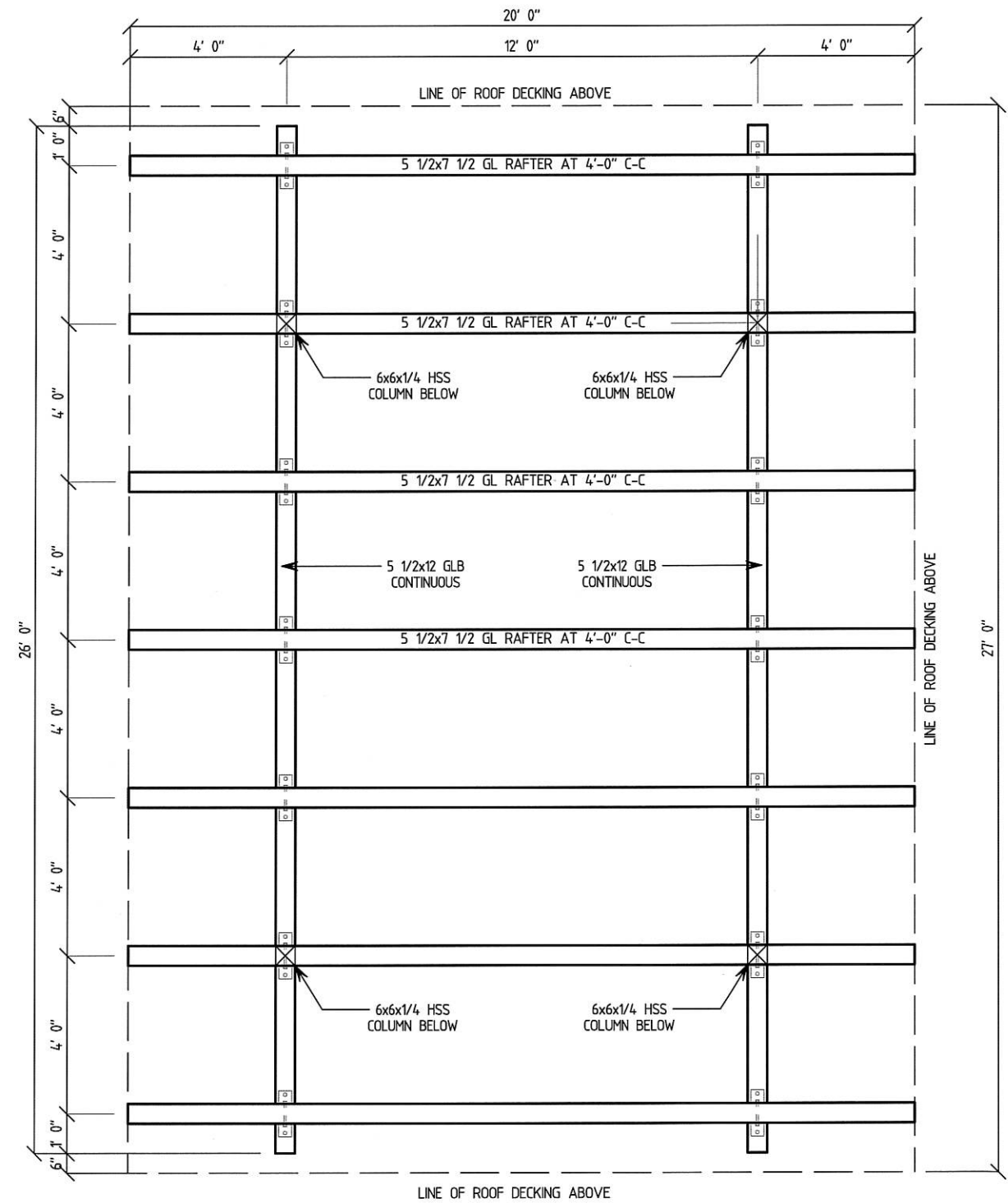


NEW COURTYARD ROOF



FOOTING/COLUMN PLAN

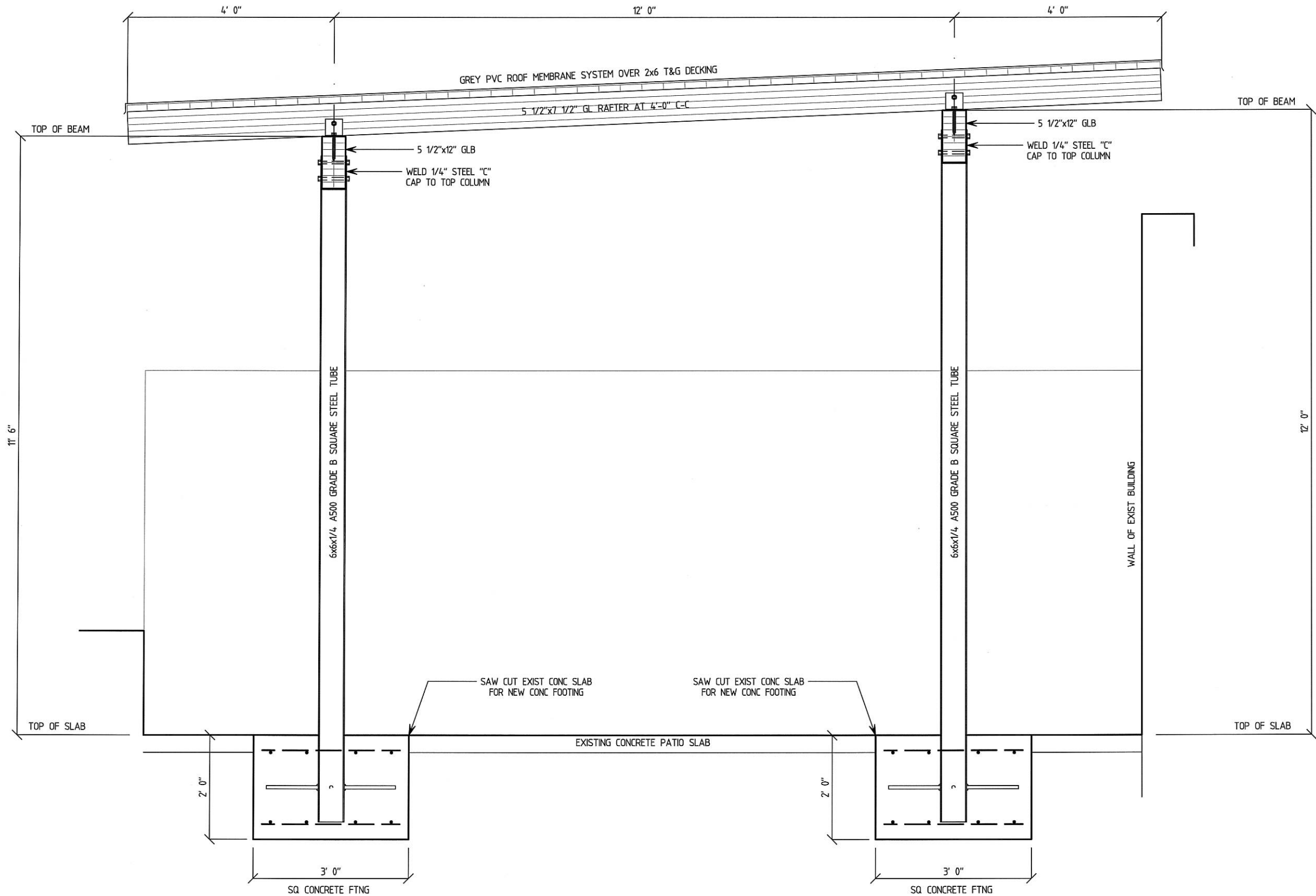
SCALE 1/4" = 1'-0"



BEAM PLAN

SCALE 1/4" = 1'-0"





SECTION A-A

SCALE 1/2" = 1'-0"

A 3.0

29APR21

ROSSA

ENCHANTMENT BREWING

NEW COURTYARD ROOF

1124 NW 50TH STREET
SEATTLE, WA 98107

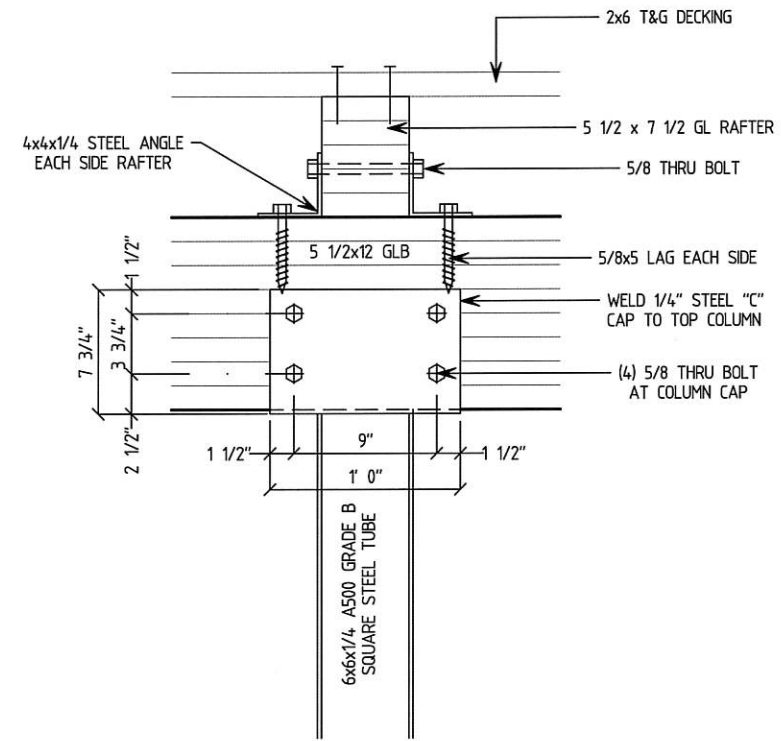
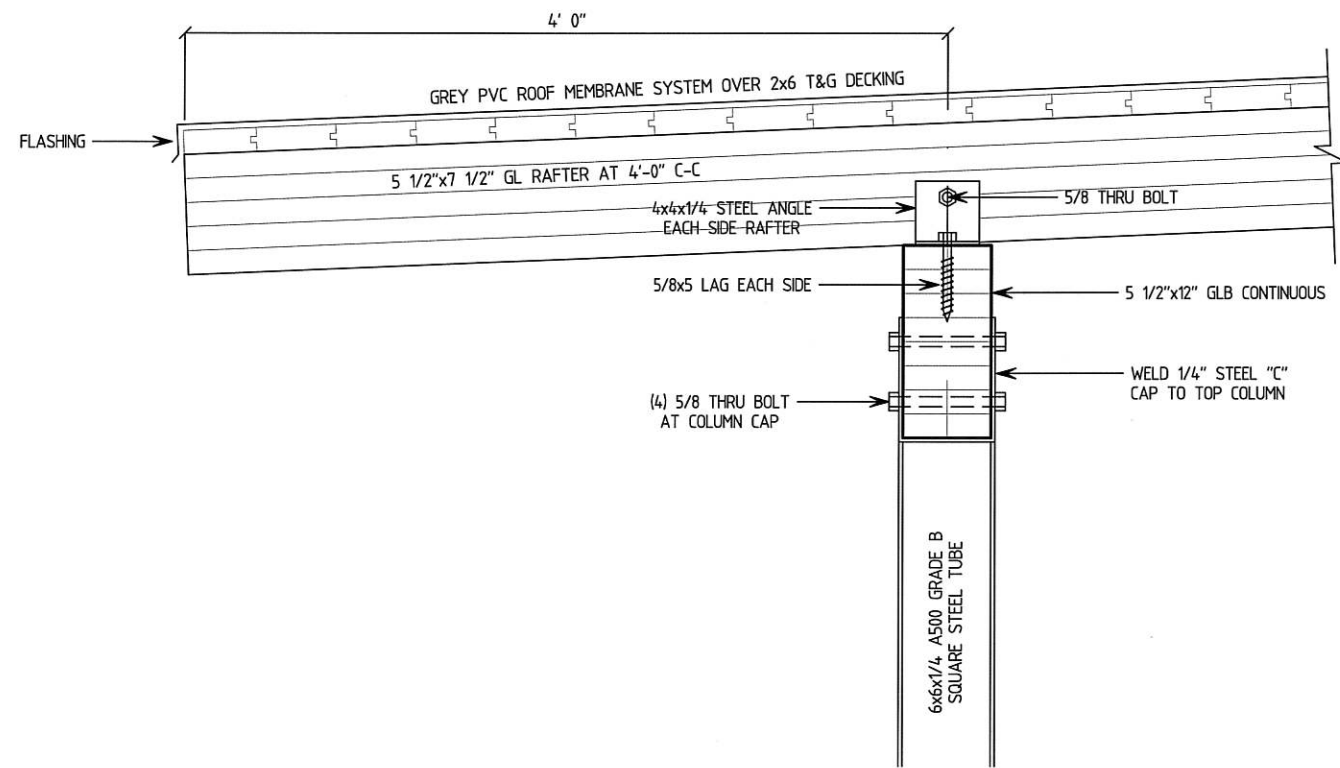
P 206.937.1002

www.acarchitect.com

ANDERSON/COLLIER

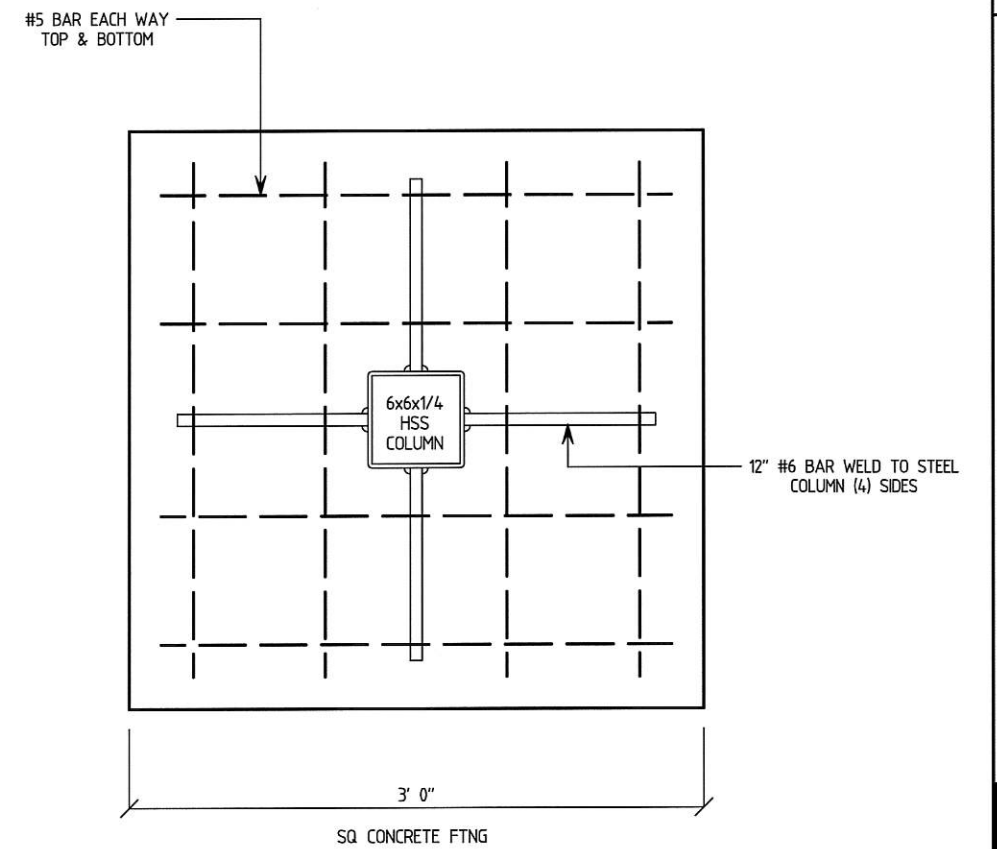
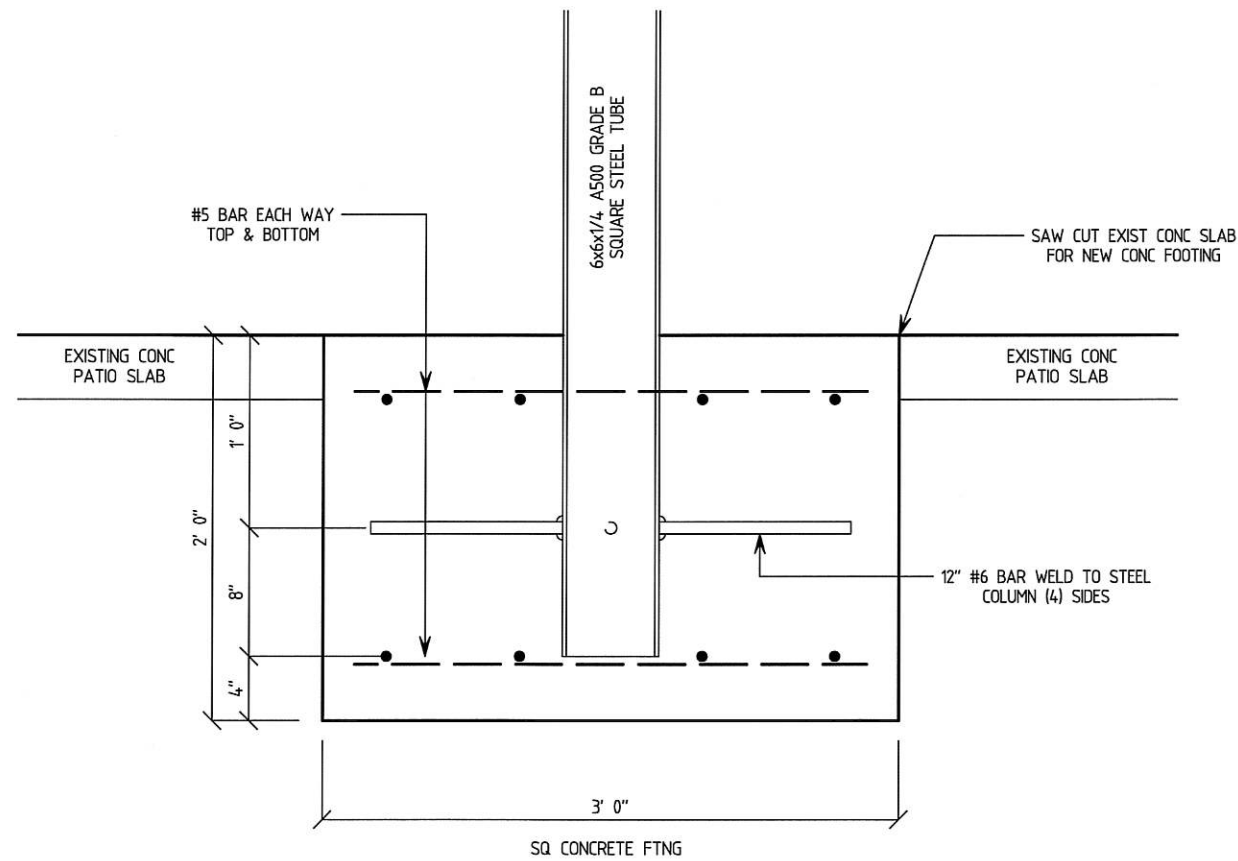
ARCHITECTS





COLUMN-BEAM-RAFTER

SCALE 1" = 1'-0"



FOOTING-COLUMN

SCALE 1" = 1'-0"

A 4.0

29APR21

ROSSA

ENCHANTMENT BREWING

NEW COURTYARD ROOF

1124 NW 50TH STREET
SEATTLE, WA 98107

P 206.937.1002

www.acarchitect.com

ANDERSON/COLLIER
ARCHITECTS



Exhibit B.4 Proposed Finishes



PROPOSED MATERIAL PALETTE



Proposed Car Decking

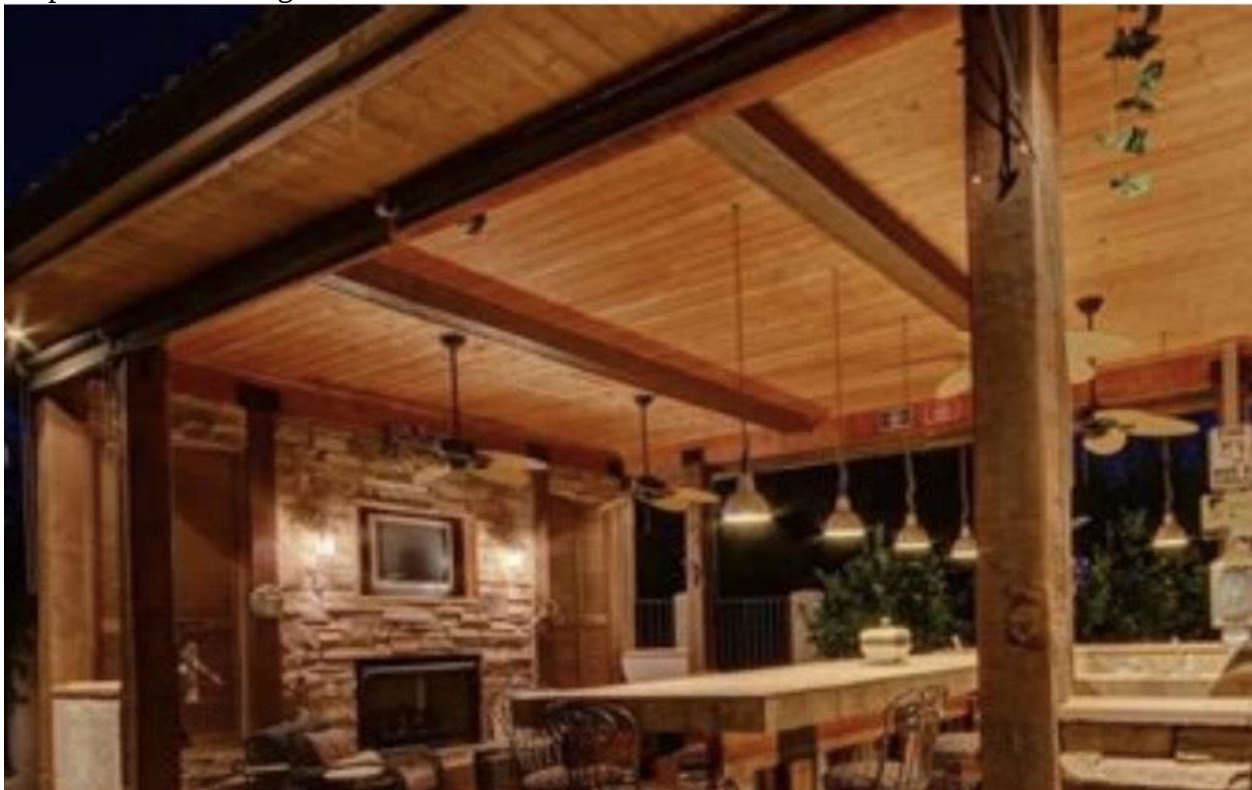


Exhibit C.1- Additional Photographs



Exhibit C.1- Additional Photographs

