



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

MINUTES OF THE LANDMARKS & DESIGN COMMISSION REGULAR MEETING

Date and Time: Wednesday, July 7, 2021, 5:45 p.m.
Place of Meeting: Remote Meeting via Zoom
Present: Mollie Edson, Dorothy Stanley, Amy McCoy, Megan West, Zane Kanyer
Absent: Lathan Wedin, Marty Blackson
Others Present: Stacey Henderson, Senior Planner – Historic Preservation; Kirsten Sackett, Community Development Director; David Miller, City Council Liaison; Renee Fyall, Applicant; Tedd Hansen, Applicant

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

1. Call to order and roll call of members

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

2. Approval of the agenda

Commissioner Stanley made a motion to approve the agenda as submitted. Commissioner West seconded.

All in favor, motion passed.

3. Approval of the minutes of the Meeting of June 1, 2021.

Commissioner Stanley made a motion to approve the minutes of June 1, 2021. Commissioner McCoy seconded.

All in favor, motion passed.

4. New Business

- a. Public Hearing for Consideration of a Certificate of Appropriateness (COA) for the proposed repainting of the Thayer-Case building at 221 E 4th Ave and 223 E 4th Ave, Parcel ID #497033 and ID #507033.**

Chair 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 and describe the project. This proposal is to paint the Thayer-Case building which has two addresses - 221 E 4th Ave and 223 E 4th Ave. The storefront has 3 separate businesses and they would like to distinguish each of the businesses with different colors. Along 4th Avenue, the applicant has proposed to paint the body of the storefront Sherwin Williams "Pewter

Green”, with the window trim, door trim, and planter box remaining white. The body of the building at 223 E. 4th Ave is proposed as Sherwin Williams “Merlot” with the window trim, door trim, and kick plates along the bottom of the storefront windows being painted “Deep Indigo” (Benjamin Moore 1442).

Along Ruby Street, the applicant has proposed to paint the entire body of the building, including the columns, with “Merlot”, with the planter boxes being painted “Deep Indigo”. The back of this building, which faces the parking lot and Lunchbox Café, is proposed to be painted three separate colors to help further distinguish the separate businesses. The “Merlot” will be painted on the eastern third of this edifice associated with 223 E. 4th Ave., “Green Pewter” will be painted in the middle third associated with 221 E. 4th Ave, and the western third will be painted “Hale Navy” which is the current color of the façade facing the alley and the storefront at 215 E. 4th Ave. (Previously approved COA P19-059)

Henderson said that the business on the west end, Collective Interior, had already received approval from the LDC to repaint their 4th Street storefront façade back in 2019.

Henderson shared some photos of the building on her screen, in addition to the paint chip colors. She stated that staff found that while the proposed colors are distinctly different from the existing colors of the facade, they are not out of character with the historic feel of 4th Ave. or the Downtown Ellensburg Historic District, and can be found in the City of Ellensburg historic paint manual. However, she referred to ECC 15.530.020(B)(1), noting that it is important for proposed alterations to enhance the historic character of these buildings and the surrounding neighborhood. She said that staff recognized the fluted Art Deco columns as an important character defining feature of this building. Although the overall paint proposal appears compatible with the character of the downtown district, the dark “Merlot” color will reduce the visual presence of these columns.

Henderson then stated that Staff recommends that the recessed flute details of the columns be differentiated from the rest of the proposed “Merlot”, to help enhance these character defining features. The recommendation would be that the recessed flutes on the columns either be left white as seen in the historic photograph, or be painted “Deep Indigo”, to subtly indicate the vertical detail of the column design while matching the rest of the proposed building trim details.

Chair Edson asked if the applicant had anything to add. Applicant Renee Fyall said she may not stick with the Pewter for the planter boxes if she has to paint the columns details in pewter. She said one of the main reasons for this painting request is because D&M is moving into the storefront that used to house Centerpoint Realty. It is important to them to distinguish the 3 separate storefronts, as it will help each separate businesses. The applicant stated that they would prefer to wait to paint Head to Toe, and figure out a different paint scheme, in lieu of the staff recommendation.

Edson opened the floor to testimony from the public, and there was no comment. She then opened it up for questions from the commission.

Commissioner West asked for clarification on which features of the buildings would be painted “merlot”. Where is the deep indigo color going? The applicant stated that along the Ruby Street façade will be merlot, and the planters would be painted “Deep Indigo”. Commissioner Edson asked to view the historic photograph, discussion on the historic photo and how it looked ensued. The applicant stated that after reviewing the historic photograph, they are open to going back to the drawing board for the Head to Toe building, as they have additional projects to work on anyways before painting that building. They also stated that painting 221 E 4th (D&M) is the more pressing matter, and would like to make sure to be able to paint it as soon as possible.

Chair Edson closed the public hearing and opened up deliberation among the Commission. Commissioner McCoy said she would like to provide approval for the applicant to paint the front of the D&M business, in addition to the back side of Collective Interior.

Commissioner McCoy read the Findings of Fact as outlined within the Staff report and made a motion that the Certificate of Appropriateness (COA) be **granted** by the Commission for the proposed painting of portions of the Thayer-Case building. The pewter green color may be painted on the D&M building and Hale Navy on the back of the Collective Interior building with **one condition**:

1. Any removal of existing paint or cleaning of the building be done utilizing the gentlest means possible per National Park Service Historic Preservation Brief 1 *"Assessing, Cleaning, and Water-Repellent Treatments for Historic Masonry Buildings."*

Commissioner West seconded. No discussion. **All in favor; motion passed**

b. Proposed extension of historic preservation grants awarded by City Council to Ellensburg Masonic Temple Association, from the 2020 and 2021 grant cycles.

Senior Planner Henderson stated that Tedd Hansen, agent for the Masonic Temple, has requested extensions of his grants awarded in 2020 and 2021. She noted that the applicant has received an Ellensburg Historic Preservation grant in varying amounts every year from 2016 through 2021. They have requested extensions in past years but they have always completed their projects. The request for these particular grants is rather unique, the only reason the 2020 has not been used yet is because of the circumstances of the COVID19 Pandemic. The applicant was awarded a Capital Budget Request grant from the State of Washington, which includes enough funding to renovate a substantial portion of the downstairs retail spaces of the historic Masonic Temple.

Henderson reminded the commission of the specific work that was approved in the previous grants. They are not changing the scope of the work with the City grant funding, but they have stated that if they do all of the work (for the City and the State grants) simultaneously, it will result in a more streamlined construction process.

The applicant said that one additional benefit to consolidating the work would be to reduce the hardship on the existing business – Better Life Natural Foods. There were no questions of the applicant.

Commissioner Kanyer stated that he feels that it makes sense to efficiently utilize the funds and time involved with work and allow the applicant to have the extension.

Commissioner McCoy made a motion to recommend approval of an extension of the funds to be used by the Masonic Temple.

Commissioner Kanyer seconded. There was no discussion. **All in favor; motion passed.**

Planner Henderson stated that the request will next be taken to City Council.

5. Old Business-None.

6. Citizen Comment- No one in the audience.

7. Staff Update/Discussion Items

Director Sackett noted that beginning in August the LDC meetings will be held in hybrid fashion. The meetings will be available for meeting in person and zoom. They will have a month to get ready for the changes. Staff will send out an email with directions to access the hybrid meetings.

8. Commission Representative Update

- a. Ellensburg Downtown Association Update. Commissioner West reported that they do have a new member of the EDA board who joined a month ago. There has been a lot of work at the board level discussing the relevancy of the EDA and how they can be of service to the community. They now have 4 new board members and new staff, and they are moving forward with their 2021 Strategic Plan and a budget that wasn't finished. They are going to plan to hit heavy in 2022 with how they can best serve the community and the businesses. West said that she is no longer EDA president, and the new president is Kelle Vandenberg. There are exciting times ahead with plans for new connections with non-profits in the city.
- b. Commissioner Edson said she would like to see a report back from all of the grant applicant's with the work that was completed with the grant funding. She was a grant recipient herself and she feels that her project turned out really great. She feels that it would be nice to share the projects for the community to see the work that has been completed in the community. Commissioner West noted that the applicants should have the opportunity to show what they do with the money that the commission awarded. Commissioner West asked if the commission knew what the amount of grant money- Director Sackett had the number of for the grant as \$15,617 and the deadline is August 31, 2021. The idea of having a report out from applicants probably wouldn't be added to this year's grant application criteria but it could be change it in 2022. There was discussion about highlighting the awards given by the commission possibly in May during Historic Preservation Month.
- c. Commissioner Kanyer said the Revitalize WA conference is happening virtually this year in 3 separate locations on September 27. He will be attending in Prosser and encourages others to participate. The awards ceremony will happen virtually in the evening.

9. Adjournment

Commissioner Kanyer made a motion adjourn the meeting. Commissioner Stanley seconded. All in favor. Meeting adjourned at 6:40 pm.