



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

MINUTES OF THE LANDMARKS & DESIGN COMMISSION REGULAR MEETING

Date and Time: Tuesday, August 17, 2021, 5:45 p.m.
Place of Meeting: Hybrid Meeting In Person and via Zoom
Present-In Person:
Present-Via Zoom: Mollie Edson, Dorothy Stanley, Amy McCoy, Megan West, Marty Blackson
Absent: Lathan Wedin, Zane Kanyer
Others Present: Stacey Henderson, Senior Planner – Historic Preservation; Alicia Winbauer, Community Development Secretary; David Miller, City Council Liaison; Renee Fyall, 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 July 7, 2021.

Commissioner West made a motion to approve the minutes of July 7, 2021. Commissioner Blackson seconded.

All in favor, motion passed.

4. New Business

a. Public Hearing for consideration of a Certificate of Appropriateness (COA) for the proposed mural on the back of the Case building, Parcel 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. The applicants have proposed to paint a mural on the back of Collective Interiors, which is located within the historic Case building, built ca. 1948, Parcel ID #507033, in Central Commercial (C-C) zoning. Per the applicant submittal (Exhibit B.3) the proposed artwork is a floral design, which will be applied with white paint, to most of the back

of Collective Interiors. The Case building is located within the Downtown Ellensburg Local Landmarks District, for which it is a contributing building. The application (Exhibit B.1) was received by the Community Department and determined to be complete per ECC 15.280.090(C)(2)(b), on June 30, 2021. This project was taken before the Arts Commission on July 10th, 2021 and approved by them.

The applicant noted for the commission that the mural will wrap around the building towards 4th avenue so that it would be more visible to the public during Farmer's Market days.

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

Chair Edson noted that in future, it would be great to have the information directly from the Arts Commission for our records as well.

Chair Edson closed the public hearing and opened up deliberation among the Commission.

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 the mural, with **one condition**.

1. 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, within one year of COA approval.

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

The applicant asked staff what would be required for the maintenance plan. Planner Henderson noted that it should be a pretty simple description of how the mural will be maintained in the future.

b. Public Hearing for consideration of a Certificate of Appropriateness (COA) for the proposed repainting of part of the Thayer-Case building at 223 E 4th Ave, Parcel ID #497033.

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. The applicants have submitted a new proposal for repainting 223 E 4th Ave, Parcel ID #497033, located in Central Commercial (C-C) zoning. At the Landmarks and Design Commission Meeting on July 7, 2021, the applicant proposed to repaint the Thayer-Case building, including 215, 221, and 223 E. 4th Ave (See P21-080- Exhibit C.1). At the July 7 meeting, the LDC approved part of the proposal, and agreed with the applicant to review a new paint proposal for 223 E 4th Ave at a future meeting. This new proposal includes painting the storefront of 223 E. 4th Ave, the side façade along Ruby St., and the back of the building which is visible from Ruby Street. Per the applicant's narrative, they would like to paint the body of the building in Deep Indigo (BM 1442), with the columns and upper portion of the front façade painted "Merlot" (SW 2704). (Exhibit B.2) The proposed painting is on the historic Thayer-Case building, built ca. 1940, located within the Downtown Ellensburg Local Landmark District, for which it is a contributing building. The application (Exhibit B.1) was received by the

Community Department and determined to be complete per ECC 15.280.090(C)(2)(b), on July 30, 2021.

Henderson noted that the staff recommendation gives the applicant the option to implement the original proposal, or the new proposal. The commission can make the decision to approve one or the other, or both and leave it up to the applicant to decide which design to use, or to offer suggestions to change either proposal.

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

The applicant noted that they were glad to have the chance to look at their proposal again and change the design and colors. They feel the columns will pop with the colors chosen.

Chair Edson closed the public hearing and opened up deliberation among the Commission.

Commissioner West 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 the mural, 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 amended the motion to include the approval of the design proposal from P21-098.

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

5. Old Business-None

6. Citizen Comment- No one in the audience.

7. Staff Update/Discussion Items

Planner Henderson noted that the commission meetings would continue to be Hybrid for the foreseeable future.

Planner Henderson also noted that there is a Preservation webinar next week that she will send a link to the commissioners if they are interested in attending.

Chair Edson asked for an update on the Demo ordinance status. Planner Henderson noted that she is awaiting a legal review and further recommendations.

8. Commission Representative Update

- a. Ellensburg Downtown Association Update. Commissioner West gave a report about the EDA's search for a new Executive Director, they have had some good applicants and will be interviewing soon. Until a new ED is hired the board has stepped up to take over the planning and implementation of the EDA's fall events. Hoedown in the Downtown is happening with Dusty 45's. Buskers in the Burg will be happening in September with the Puppets (which are currently on display at Gallery One through the end of August). The EDA is also trying to figure out what they will do for Halloween Trick or Treating. More info to come.

- b. Chair Edson noted that the EDA volunteer program will be having a meeting/fair in January of 2022 to bring all of the organizations that need volunteers and the volunteers themselves together.

9. Adjournment

Commissioner West made a motion adjourn the meeting. Commissioner McCoy seconded. All in favor. Meeting adjourned at 6:30pm.