

AGENDA LANDMARKS AND DESIGN COMMISSION

October 19, 2021, 5:45 pm

Hybrid Meeting In-person and via Zoom



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

<https://us02web.zoom.us/j/81850302973?pwd=MGNRKzkwYzVvc0VFemRmOENPdWJTQT09>

Password: **650974**

Phone participation is also available by calling **1-253-215-8782**,
and entering webinar ID: **818 5030 2973**
When prompted, the password is: **650974**

**AGENDA OF THE REGULAR MEETING OF THE
LANDMARKS AND DESIGN COMMISSION
October 21, 2021, 5:45 pm**

Hybrid Meeting- Held via Zoom and in City Hall Council Chambers

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. Approval of Minutes from the September 21, 2021 LDC Meeting

4. NEW BUSINESS

A. Review of 2022 Historic Preservation Grants Program Proposals.

5. OLD BUSINESS

6. CITIZEN COMMENT

7. STAFF UPDATE/DISCUSSION ITEMS

A. Reminder of “work session” addressing 2022 goals for Landmarks and Design Commission, November 2, 2021.

B. Commission Member Update

8. COMMISSION REPRESENTATIVE UPDATE

A. Ellensburg Downtown Association Update

9. ADJOURNMENT



For more information on the Planning Commission, contact the Department of Community Development at 509-962-7232 or e-mail address: sackettk@ci.ellensburg.wa.us

The Contents of this agenda have been photocopied on recycled paper. ♻️

The City of Ellensburg strives to make our services, programs, and activities readily accessible and usable by individuals with disabilities. Reasonable accommodations will be made upon request. Please furnish the ADA Coordinator with your request in sufficient time for the City to provide a reasonable accommodation. A "Request for Accommodation" form may be obtained from City Clerk Beth Leader (First Floor - City Hall) by calling 509-925-8614.



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

MINUTES OF THE LANDMARKS & DESIGN COMMISSION REGULAR MEETING

Date and Time: Tuesday, September 21, 2021, 5:45 p.m.
Place of Meeting: Hybrid Meeting In Person and via Zoom
Present-In Person: Stacey Henderson
Present-Via Zoom: Mollie Edson, Dorothy Stanley, Megan West, Lathan Wedin, Zane Kanyer
Absent: Marty Blackson, Amy McCoy,
Others Present: Stacey Henderson, Senior Planner – Historic Preservation; David Miller, City Council Liaison; Monica Miller, Director Gallery One

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 August 17, 2021.

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

All in favor, motion passed.

4. New Business

a. Extension request for the Historic Preservation Grant, awarded by City Council to Gallery One, from the 2020 grant cycle.

Senior Planner Henderson presented the staff report and shared her screen to display the grant extension request and exhibits. The applicant has requested an extension, Exhibit B, to utilize their 2020 grant funds in 2022. The grant amount of \$5,000 was awarded to Gallery One for the 2020 grant cycle, to go towards repainting the exterior of the Stewart Building. Per the letter provided, it was explained that the applicant has sought additional grants from other sources to help cover the cost, and they have also applied for a 2022 City grant to also go towards painting. The applicant has requested the extension, due to the tenuous state of the pandemic and its impacts on the organization, and the challenges of attaining a contractor at this point in the year. The applicant has stated in their extension request that the funds will have to be forfeited if they cannot be extended into the year 2022.

Staff recommends approval of the proposed extension of the Gallery One 2020 grant into the 2022 calendar year grant cycle. The awarded grant money will still be utilized for the same exterior painting as originally proposed, and the work will be done per the Secretary of Interior Standards. Extending the grant to 2022 will provide the applicant with more time to acquire resources and funding to complete the project. The Stewart Building is a historic contributing building to the Downtown National Register and Local Landmarks Districts, and painting this building will help preserve the condition of the exterior for years to come.

If the Commission approves and recommends the extension then it goes to City Council for their approval.

Applicant Monica Miller thanked Senior Planner Henderson for her report and had no other information to add. Chair Edson, as a board member of Gallery One recused herself from voting. Commissioner Wedin made a motion to approve the proposed extension of the Gallery One 2020 grant into the 2022 calendar year grant cycle. Commissioner West 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

- a. Planner Henderson mentioned that the City of Ellensburg Historic Preservation Grant Applications will be reviewed at the October 19, 2021 Landmarks and Design Commission Meeting. There were seven applications submitted, but only five qualified to move forward for review. Proposals and scoring matrixes will be sent to commissioners before the meeting.
- b. Planner Henderson also suggested that the commission plan a “work session”, to discuss 2022 goals and priorities. This will help expand the focus of the commission beyond the scope of reviewing COAs. Commission members in attendance agreed to have this conversation at the November 2 meeting.

8. Commission Representative Update

- a. Commissioner West updated the commission on the EDA. The EDA has a new director who will start September 27, 2021. Her name Brenda DeVoer and she is moving to the area with her family. She has already volunteered with the EDA on previous projects, and she also has past Main Street experience. They are looking forward to working with her. Commissioner West will bring her to the next meeting for introductions. She said that Hoe Down was very successful and the Buskers in the Burg is coming up.
- b. Commissioner Stanley asked about the 5th & Water project. Planner Henderson updated the commission on the status of that SEPA application.
- c. Commissioner Edson asked about the KCHS grant for plaques. Planner Henderson was unsure if that project will be completed before the end of the year.
- d. Commissioner Stanley wondered about the property at 11th and Water. She knows it is unbuildable because of the creek, but would like to see it turned into a park. This may be

a discussion for the 2022 work session. Planner Henderson discussed that this would require agreement from the property owner, and investigation into whether or not the City had the resources to help develop the property into a park at this time.

- e. City Council Member David Miller updated the commission on the approval that has been granted for the Affordable Housing project at 1st and Pine. Councilman Miller mentioned the community garden will have to be moved because of this project, and there is no plan at this time for a new location. He suggested that commissioners keep in mind other locations that might work. Miller also brought up that streateries are a continuing topic of conversation at the Council level, and knows that the commission would like to be a part of that conversation as it unfolds.
- f. City Council Member David Miller also mentioned Unity Park, and the interest to keep that project moving.

9. Adjournment

Commissioner Stanley made a motion to adjourn the meeting. Commissioner Wedin seconded. All in favor. Meeting adjourned at 6:30 pm.



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

MEMO

MEETING DATE: October 19, 2021

TO: Landmarks and Design Commission

FROM: Stacey Henderson, Senior Planner – Historic Preservation

THRU: Kirsten Sackett, Community Development Director

RE: **2022 Historic Preservation Grants Program**

BACKGROUND:

Each year, the City Council-established and funded “Community Grants Program” provides a means “to support community efforts to address community needs and build the capacity of the City of Ellensburg.” There are three (3) goals the grant program seeks to accomplish:

- 1) Foster civic engagement and involvement,
- 2) Develop responses and solutions which steward the community’s health, environment and social network and resiliency, and
- 3) Develop programs which support community asset building and provide outreach through education and information which support program goals.

The Landmarks and Design Commission’s stipend for 2022 is \$15,617, which is up slightly from the 2021 amount of \$15,310. The **Historic Preservation Grant Program Goals** are outlined on page 1 of the attached Historic Preservation Grant Outline. The Commission shall review the applications received by the August 31, 2021 deadline.

DISCUSSION:

Seven (7) grant applications were received for the 2022 Historic Preservation Grants Program. After review of the proposals by staff, it was agreed that two of the requests do not qualify, per the grant application requirements and guidelines. All requests are outlined below in the attached applications. **The task of commission members will be to read and review the standards and goals discussed previously (as outlined in the attached Historic Preservation Grant Program Guidelines), then review and score each proposal based on**

its merits under the standards and those contained within the “**Secretary of the Interior’s Standards for Rehabilitation.**” Based on these scores, the Commission can decide the amount, if any, to be awarded to each organization for its proposed project.

RECOMMENDATIONS:

- 1) Review the submitted grant applications for the appropriateness of the proposal on a Landmarked property or in a Landmarked District per the Secretary of the Interior’s Standards for Rehabilitation and the Historic Preservation Grants Program Guidelines (attached) and the City Grants Program Goals overall.
- 2) Complete the attached rating sheet by scoring each section per the standards; then tally the total score. Enter any comments in the applicable box on the sheet.
- 3) **Bring your completed rating sheets, ready to discuss at the next meeting of the Landmarks and Design Commission.**

ATTACHMENTS:

- 1) Grant application received on 8/28/21, from Monica Miller. The grant request is for work at 408 N Pearl St, the Stewart Building (built ca. 1889), a contributing structure to the Ellensburg Downtown National Register District and local Landmarks District. The applicant seeks \$10,000 (or the maximum allowed- \$15,617), to help with the expenses of hiring a professional contractor to paint the exterior the Stewart Building. The applicant has also applied for an extension of their 2020 Grant funds of \$5,000 to utilize in 2022, which would also go towards the painting. This extension request has been recommended for approval by the LDC, to go to City Council on November 1, 2021. The applicant plans to contribute \$24,303.36 of matching cash funds as well as in-kind labor.
- 2) Grant application received on 8/22/21 from Jodi Polak. The grant request is for work at 317 ½ N Pearl Street, the Geddis building, a contributing structure to the Ellensburg Downtown National Register District and Local landmarks District, built ca. 1889. The applicant seeks \$15,617 to help offset the cost of removing peeling paint from iron columns, wood doors, and wood trim, and repainting these items. The applicant will provide \$19,854.01 cash amount of matching funds.
- 3) Grant application received on 8/31/21, from Jonathan and Kristine Miller. The grant request is for work at 110 West 9th Avenue, the Otto Klug House, a contributing structure to the First Railroad National Register District, and Local Landmarks District, built ca. 1909. The applicant seeks \$5,000 to help offset the cost of exterior maintenance work such as replacing soft pieces of siding, removing peeling paint, and painting the house. The applicant will provide \$13,000-\$15,000 cash amount matching funds.

- 4) Grant application received on 8/31/21 from Mollie Edson. The grant request is for work at 420 N Pearl St, a contributing structure to the Ellensburg Downtown National Register District and local Landmarks District, built ca. 1930. The applicant seeks \$1,422.49 to begin the process of reinstalling historical lighting to backlight the ornamental design on the exterior windows of the 420 building. The applicant will provide \$3,287.00 in matching cash funds for the project.
- 5) Grant application received on 8/31/21 from Darren Reid. The grant request is for work at the Ames House, 109 E. 6th Ave, a contributing structure to the local Ellensburg Downtown Historic Landmarks Register, built ca. 1885. He has requested \$15,617 to help complete exterior restoration and maintenance work including painting, window upgrades, and decorative ironwork. The applicant has been notified that ironwork will only qualify for grant funds if it is on the structure, not in the yard. The applicant will be contributing their own labor, and has already spent over \$200,000.00 renovating the interior of the structure.
- 6) ** Not a Qualified Project**
Grant application received on 8/30/21 from Linda and John Graf. The grant request was for work at their house at 109 East 10th Ave. The proposed work was to install paver paths, large paver patio, fence, and custom arbor on the grounds around the house.

On the grant application, under qualifying types of projects, it states: “*Construction projects aimed at preserving, rehabilitating, or restoring the exterior character-defining features of structures designated as historic (or located within an historic district), or aimed at maintaining the structural integrity of a historic structure.*” In the interest of being consistent with project requirements listed on the application, and past determinations of non-qualifying projects, this proposal was deemed by City Staff to not qualify for Historic Preservation Grant funds. This is because the items listed for work do not restore an exterior character defining feature of the structure, but rather, enhance the surrounding yard.

- 7) ** Not a Qualified Project**
Grant application received on 8/30/21 from Andrew Van Den Hoek. The grant request was for work at the United Methodist Church, at 210 N. Ruby Street. The proposed work was to replace an exterior lamp post.

On the grant application, under qualifying types of projects, it lists “*Construction projects aimed at preserving, rehabilitating, or restoring the exterior character-defining features of structures designated as historic (or located within an historic district), or aimed at maintaining the structural integrity of a historic structure.*” In the interest of being consistent with project requirements listed on the application, and past determinations of non-qualifying projects, this proposal was deemed by City Staff to not qualify for Historic Preservation Grant funds. This is because the proposal listed for work does not restore an exterior character defining feature of the structure, but rather, restores an aspect of the surrounding yard.

- 8) Scoring Matrix (you will need to make 5 copies of it).
- 9) Copy of **Historic Preservation Grant Program Guidelines** with Introduction, Grant Program Goals, Type of Projects allowed, Program Guidelines, Project Timelines, Application Process, Review Process and Reporting Requirements and Accountability.
- 10) The Secretary of the Interior's Standards have been updated. The 240 page paper is here: <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf> .

Attachment 1: Exterior Paint- Monica Miller

City of Ellensburg Community Development Department 2022 Historic Preservation Grants Program Project Description

Project Information (Attach additional sheets as needed)

Description of the project (please be as detailed as possible). A separate page may be attached to provide a more in-depth narrative:

see attached

Does this project involve a property listed on the Ellensburg Landmarks Register? If not, please specify if the subject property is proposed for nomination. If the property is not listed on the Ellensburg Landmarks Register, please describe how the project meets the goals of the grant program:

yes

Contact Person

Name: Monica Miller

Organization Representing: Gallery One

Contact Address: 408 N Pearl St

City/State/Zip: Ellensburg, WA 98926

Phone (two numbers preferred): 509-925-2670 / 509-933-1324

E-mail:

Project Cost

Amount Requested from the City: \$ \$10,000 (or maximum allowed)

Cash Amount from Applicant: \$ \$23,503.36

"In-Kind" Amount from Applicant: \$ \$637.75

Cash from other Sources: \$ \$5,000

Please list other sources: 2019 funding extension

Total Project Cost: \$ 39,141.11

Attachment 1: Exterior Paint- Monica Miller

Return completed Application to:

Stacey Henderson, Senior Planner – Historic Preservation
City of Ellensburg Community Development Dept.
501 N. Anderson St.
Ellensburg, WA 98926

hendersons@ci.ellensburg.wa.us

Due Date: Tuesday, August 31, 2021

City of Ellensburg Community Development Department Historic Preservation Grants Program - Work Plan

Steps	Responsible Party	Start Date	Completion Date
confirm dates	GI	Dec 2021	—
prep surface	GI	April 2022	—
paint exterior	contractor	May/June 2022	

Attachment 1: Exterior Paint- Monica Miller

City of Ellensburg Community Development Department Historic Preservation Grants Program - Budget Plan

1. Personnel				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
Staff	\$800		\$800	
Coordination				
Volunteer Support	\$637.75	\$637.75		
Sub Total	\$1437.75	\$	\$	\$

2. Supplies/Equipment Materials				
	Total Cost	Applicant "In-Kind"	Applicant Cash	City's Cash Match
Sub Total	\$	\$	\$	\$

3. Professional Services				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	
Contractor	\$38,503.36 (attached)		\$23,503.36	\$15,000*
Sub Total	\$38,503.36	\$	\$23,503.36	\$15,000

* total is equal to possible \$5,000 carry over from 2021 and \$10,000 2022 request

Project Total	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
		\$1637.75	\$24,303.36	\$10,000

Attachment 1: Exterior Paint- Monica Miller



Application Supplement for the City of Ellensburg Community Development Department Historic Preservation Grants Program

The Project:

Gallery One is requesting funds to offset the expenses of hiring a professional contractor to paint the exterior of our historic building located at 408 N Pearl St. Given its historic designation and size, the scope is beyond the means of our dedicated volunteers. We seek to maintain the Stewart Building's functionality and integrity for our visitors, young and old from near and far to meet our mission of providing access to the arts for all.

The Stewart Building:

In 1997, Gallery One purchased the Stewart Building where the organization had occupied the second floor for twenty-five years. Since purchasing the building, constructed in 1889 after the great Ellensburg fire, Gallery One has been responsible stewards of the historic building (as designated in 1977 as part of the Ellensburg Historic District). In 2001, the organization took on the renovation and preservation of this downtown gem to expand our offerings to the community. To the exterior, parapets were reinforced, the mortar was tuck-pointed and the façade was redesigned appropriate to the period of construction. To the interior, a seismic upgrade was done as well as other measures to ensure structural integrity. Plumbing and electrical systems were replaced and an elevator was added making the entire building ADA accessible. This renovation project cost near \$1,000,000,000 and was achieved with support from the Department of Commerce's Building for the Arts, Heritage Preservation program, and the National Endowment for the Arts in addition to significant community contributions. Since the renovation, Gallery One has continued to upgrade and upkeep the building through energy efficient windows on the top floor, LED lights in the entire building, as well as the replacement of the main skylight. As part of Gallery One's operations and maintenance plan as conducted by the facilities committee, we need to now upkeep the exterior of the building's paint.

Public Benefit:

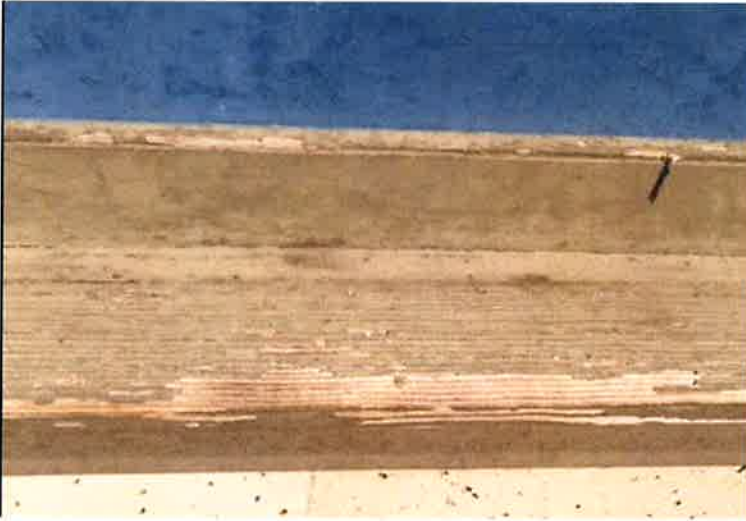
Located in the heart of downtown Washington, Gallery One serves as a resource to residents and visitors alike through community events, exhibits and classes. In addition to artwork, this well loved and used building generates friendships, economic development and community. On average 25,000 people step into the doors for weddings, art shows, to meet their neighbors and explore their creative side. We are community partners at major downtown events such as Brewfest and Jazz in the valley and have become over the past 50 years a community hub. Beyond our walls, we work with the school district to enhance arts education and run a thriving art after school program.



gallery
one
visual arts center

Attachment 1: Exterior Paint- Monica Miller

Photo examples of repair needed and photos of building:



Attachment 1: Exterior Paint- Monica Miller



Estimate

Date	Estimate #
9/8/2019★	2536

resent via email on 5/25/2021

Name / Address
Galler One Monica Miller 408 North Pearl Ellensburg, WA 98926

Project
Exterior Re-paint

Item	Description	Total
Materials	Materials: Prep and masking materials Caulking (Clear Big Stretch) Primer (XIM Peel Stop, heavy body primer for badly weathered areas) Primer (PPG Seal Grip, cast Tinted) Paint (Benjamin Moore Regal Low Luster) Color TBD, But matching existing color scheme ***All latex materials to be used, no oil based products*** Also included in materials cost is City permitting to complete work	5,314.45T
Labor	Labor: Pressure wash Prep sills, epoxy fill as necessary to solidify and restore substrate Sand and prep for primer Apply 2 coats of Peel Stop, to bring substrate back to solid paintable surface at badly weathered areas Spot prime as needed with Seal Grip Caulk Paint body of exterior or larger facade areas (Back and front and uppers) Paint windows jambs (2 coats, brushed) Paint trim Details Paint in final details Complete touch ups Remove any masking and clean up *This bid is good for 30 days and is subject to scheduling	33,348.16T

*This bid is for the work specified. Any changes in work or materials requested by customer will affect overall cost.

*Any increase in cost will be discussed before work begins.

Sales Tax (8.3%)

Total

FRYEPP1935MO

501 North Willow Street
Ellensburg, WA 98926

Office: (509) 962-3809
Cell: (509) 899-3581

Customer Signature

Date	Estimate #
9/8/2019	2536

Name / Address
Galler One Monica Miller 408 North Pearl Ellensburg, WA 98926

Project
Exterior Re-paint

Item	Description	Total
Equipment Rental	Equipment Rental: Cost of man lift to complete upper floor work in front of building Back court yard work will be completed by ladders due to access ****As discussed with Sarah, this bid is built based on prevailing wage labor rates due to grant funding. If publicly funded by any government agency they will require prevailing wage be paid. If grant funding is privatized, the wage rate will drop to FPI's standard billing rate. This was done to give an accurate representation of cost depending on funding at the highest cost in order to get accurate possible cost. If the grant funding is split, cost to complete work can be split based on funding and work completed in phases in order to fall within those guidelines. Any questions or concerns with bidding, please give us a call.*****	5,529.89T
Credit	Credit: Labor rate deduction for non prevailing wage rate	-8,640.00T
	*This bid is good for 30 days and is subject to scheduling	

Sales Tax (8.3%)	\$2,950.86
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Total	\$38,503.36
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Office: (509) 962-3809
Cell: (509) 899-3581

Customer Signature

Attachment 2: Paint Removal and Painting- Jodi Polak

City of Ellensburg Community Development Department 2022 Historic Preservation Grants Program Project Description

Project Information (Attach additional sheets as needed)

Description of the project (please be as detailed as possible). A separate page may be attached to provide a more in-depth narrative:

Please see attached.

Does this project involve a property listed on the Ellensburg Landmarks Register? If not, please specify if the subject property is proposed for nomination. If the property is not listed on the Ellensburg Landmarks Register, please describe how the project meets the goals of the grant program:

Yes, The Geddis Block, located at 311 N Pearl Street, is listed as a contributing property in the Downtown Ellensburg National Register Landmark District.

Contact Person

Name: *Jodi Polak*
Organization Representing: *MJSS LLC, Property Owner*
Contact Address: *PO Box 724*
City/State/Zip: *Ellensburg, WA 98926*
Phone (two numbers preferred): *509-304-8209; 509-304-4125*
E-mail: *jodi@realworks.us*

Project Cost

Amount Requested from the City: \$ *15,617.00*
Cash Amount from Applicant: \$ *19,854.01*
"In-Kind" Amount from Applicant: \$
Cash from other Sources: \$
Please list other sources:
Total Project Cost: \$ *35,471.01*

Attachment 2: Paint Removal and Painting- Jodi Polak

Project Description:

In June 2020 restoration of the exterior of the Geddis Block began. A remaining piece of this restoration project is to lightly scrape the peeling paint from the iron columns, wood doors, and wood trim, then repaint them, the mid-band cornice and its flashing. High quality exterior Benjamin Moore paint will be used for the specific material being painted (wood and metal) in order to provide a long lasting protective coating to help preserve the materials being painted from rust, weather, and sun damage and to tie the colors of the entire building together so that it will contribute as a visually attractive aspect of the historic downtown. This Landmarks and Design Commission approved painting project P19-110 will begin after the upstairs windows have been replaced in the spring of 2022 and the exterior wood trim has been repaired where it is currently damaged or missing.

Attachment 2: Paint Removal and Painting- Jodi Polak

Return completed Application to:

Stacey Henderson, Senior Planner – Historic Preservation
City of Ellensburg Community Development Dept.
501 N. Anderson St.
Ellensburg, WA 98926

hendersons@ci.ellensburg.wa.us

Due Date: Tuesday, August 31, 2021

City of Ellensburg Community Development Department Historic Preservation Grants Program - Work Plan

Steps	Responsible Party	Start Date	Completion Date
<i>Replace 2nd floor windows</i>	<i>MJSS LLC</i>	<i>Spring 2022</i>	<i>Spring 2022</i>
<i>Repair damaged wood trim</i>	<i>MJSS LLC</i>	<i>Spring 2022</i>	<i>Spring 2022</i>
<i>Clean and scrape old paint</i>	<i>MJSS LLC</i>	<i>Spring 2022</i>	<i>Spring 2022</i>
<i>Paint trim and columns</i>	<i>MJSS LLC</i>	<i>Spring 2022</i>	<i>Spring 2022</i>

Attachment 2: Paint Removal and Painting- Jodi Polak

City of Ellensburg Community Development Department Historic Preservation Grants Program - Budget Plan

1. Personnel				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
Sub Total	\$	\$	\$	\$

2. Supplies/Equipment Materials				
	Total Cost	Applicant "In-Kind"	Applicant Cash	City's Cash Match
Sub Total	\$	\$	\$	\$

3. Professional Services				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	
<i>Frye Painting</i>	<i>\$35,471.01</i>		<i>\$19,854.01</i>	<i>\$15,617.00</i>
Sub Total	\$ 35,471.01	\$	\$ 19,854.01	\$ 15,617.00

Project Total	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
	<i>\$35,471.01</i>		<i>\$19,854.01</i>	<i>\$15,617.00</i>

Attachment 2: Paint Removal and Painting- Jodi Polak



Estimate

Date	Estimate #
6/17/2021	2910

Name / Address
Jodi Polak

Project
Geddis Exterior

Item	Description	Total
Materials	Materials: Prep and masking materials Caulking Big Stretch Primer (XIM Peel Bond and PPG Seal Grip) Paint for exterior cornice (Benjamin Moore Aura) Paint for window and door details (Benjamin Moore Regal Low Luster) Paint for Metal columns details (Benjamin Moore Regal Low Luster) ---All colors TBD and or matched to existing cornice color	4,186.23T
Labor	Labor: Mask and prep as required to complete appropriate work Touch up cornice from install Prep lower metal columns and beams as needed to accept paint Prime metal as needed Paint columns and corresponding beams for continuity (2 coats required) Prep door opening and entry Prime as needed Paint door openings and entries (Differing colors may be used here) After new windows have been installed, brick molding will be painted, following these specs Prep brick molding Prime with Peel Bond, then PPG Seal grip (Seal Grip will be cast tinted) Caulk gaps in brick molding, then caulk to brick with clear big stretch Paint brick moldings, 2 coats required	24,700.00T
Equipment Rental	*This bid is good for 30 days and is subject to scheduling Equipment Rental: Lift rental required for overhead work	3,866.31T

*This bid is for the work specified. Any changes in work or materials requested by customer will affect overall cost.

*Any increase in cost will be discussed before work begins.

Sales Tax (8.3%) \$2,718.47

Total \$35,471.01

FRYEPP1935MO

501 North Willow Street
Ellensburg, WA 98926

Office: (509) 962-3809
Cell: (509) 899-3581

Customer Signature _____

Attachment 2: Paint Removal and Painting- Jodi Polak



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

Kirsten Sackett, Director

Phone: (509) 962-7232 Fax: (509) 925-8655 Email: comdev@ci.ellensburg.wa.us

October 17, 2019

Jodi Polak
MJSS, LLC
PO Box 994
Kittitas, WA 98934

RE: P19-110 - **Certificate of Appropriateness (COA) approval** for the proposed exterior repainting of the columns and trim on the north and east facades of the Geddes Block (1889), addressed as 317 ½ N. Pearl St., the Downtown Ellensburg National Register District and the Local Downtown Landmark District, for which it is a contributing building.

Dear Ms. Polak:

The Landmarks and Design Commission of the City of Ellensburg, Washington, met in a public hearing on Tuesday, October 15, 2019, to consider your request for a Certificate of Appropriateness (COA) for the proposed exterior repainting of the columns and trim on the north and east facades of the Geddes Block (1889). The Geddes Building is an iconic building in the heart of the Downtown Historic District. Built in 1889, it is on the southwest corner of Pearl Street and 4th Avenue, with large facades facing both. The entire building is known as the Geddes Block and is located within the Downtown Ellensburg National Register District and the Local Downtown Landmark District, for which it is a contributing building. It is addressed as 317 ½ N. Pearl St., Ellensburg, WA 98926, Parcel ID #837336, in the Central Commercial District (C-C) Zoning. This review requirement is per the Ellensburg City Code, Section 15.280.090.A. *Review of Changes to Landmarks Register Properties*.

After consideration of the application per the guidelines of ECC Sections 15.280.090(C) and 15.530.020, the Commission, in a Findings of Fact and Decision, **APPROVED** the COA with **one** condition. Preservation Brief #10 which is referenced in the condition, has been attached for your review. The **approval certificate** is also enclosed for your reference. Please note, that due to the required appeal period, the **COA is effective fourteen (14) days after mailing**. This means that the repainting of the edifice should not commence until **Thursday, October 31, 2019** or later.

Your cooperation on this project has been greatly appreciated. If you have any questions, please feel free to contact me in the Community Development Department by calling 509-962-7231 or via email at sackettk@ci.ellensburg.wa.us

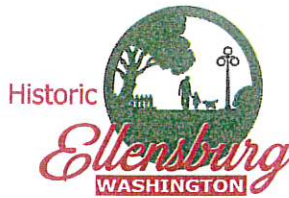
Sincerely,

A handwritten signature in blue ink that reads "Kirsten Sackett".

Kirsten Sackett
Community Development Director

Enclosures

Attachment 2: Paint Removal and Painting- Jodi Polak



THE LANDMARKS & DESIGN COMMISSION

Findings of Fact and Decision Application for a Certificate of Appropriateness (COA) Submitted by owner Jodi Polak, MJSS, LLC

This matter, having come before the City of Ellensburg Landmarks & Design Commission (hereinafter, LDC) for a **Certificate of Appropriateness** (hereinafter, COA), in an open record public hearing on Tuesday, October 15, 2019 to consider the application (P19-110) submitted by owner Jodi Polak, MJSS, LLC, for a proposed exterior repainting of the columns and trim on the north and east facades of the Geddes Building circa 1889, known historically as the Geddes Block, an iconic building in the heart of the Downtown Historic District addressed as 317 ½ N. Pearl St. The entire building known as the Geddes Block is located within the Downtown Ellensburg National Register and the Local Downtown Landmark District, for which it is a contributing building and can be further identified by Parcel ID #837336. The property is located in the Central Commercial (C-C) Zoning District.

The LDC, having taken evidence at the hearing, makes the following **Findings of Fact** and **Decision** related to the above referenced matter:

FINDINGS OF FACT

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 owner of this property and can pursue this action. The dwelling is addressed as 317 ½ N. Pearl Street, located within the Downtown Ellensburg National Register and the Local Downtown Landmark District, for which it is a contributing building.
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 dwelling, but rather, enhance them.

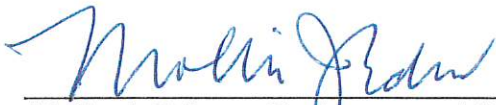
Attachment 2: Paint Removal and Painting- Jodi Polak

5. No public comment was received.

DECISION

Based upon the above Findings of Fact, the LDC hereby **approves** the **Certificate of Appropriateness (COA)** for the proposed repainting of the columns and trim on the north and east facades of the Geddes Building (1889), addressed as 317 ½ N. Pearl St., with **one condition**:

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


Mollie J. Edson, Chairwoman, LDC

October 17, 2019

Appeals: Per ECC 15.280.090(C)(2)(e) and 15.230.070(A), an appeal of this decision may be filed with the City Clerk within 14 calendar days after written notice of the decision is mailed, accompanied by a non-refundable fee of **\$425.00**. The requirements for the contents of an appeal are set forth in ECC 15.230.070(D). The City Council shall consider the appeal at a scheduled closed record public hearing. The City Council may affirm, modify or reverse the decision of the Commission, or remand the decision to the Commission for further proceedings. Filing of an appeal shall suspend the issuance of any building or other required permit until the City Council has taken final action on the appeal.

Attachment 2: Paint Removal and Painting- Jodi Polak

Geddis Apartment Entrance and Column Paint

317 1/2 N Pearl St. Ellensburg

Landmarks & Design Application - September 25, 2019



Existing Apartment EntranceColors

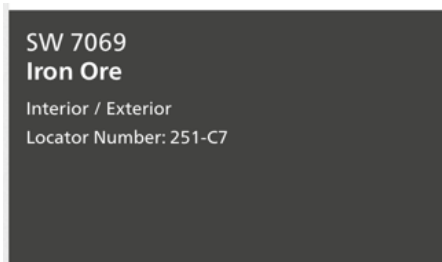
Proposed Apartment Entrance Painted

Attachment 2: Paint Removal and Painting- Jodi Polak Project Description

Geddis Building Apartment Entrance

The existing exterior colors of the Geddis Building include a green color on the columns of the ground floor commercial spaces and the ground floor entrance to the apartments. We would like to change the green to a dark grey (SW 7069 “Iron Ore”) in order to give the impression of iron columns. We would also like to paint the apartment entrance, window, and door in a taupe color (SW 7514 “Foothills”).

Proposed Colors



Column Color



Apt Entrance Color

Geddis Building Columns

If these colors are acceptable we would like to change all of the green columns of the building to this same dark grey (SW 7069 “Iron Ore”).



Existing Pearl Street View

Attachment 2: Paint Removal and Painting- Jodi Polak



Proposed Pearl Street View



Existing 4th Ave View



Proposed 4th Ave View

Attachment 3: Exterior paint- Jonathan and Kristine Miller

City of Ellensburg Community Development Department 2022 Historic Preservation Grants Program Project Description

Project Information (Attach additional sheets as needed)

Description of the project (please be as detailed as possible). A separate page may be attached to provide a more in-depth narrative:

We purchased the home at 110 W 9th Ave in September of 2020. The home had undergone interior work and refurbishment, but little was done to the exterior. Neighbors informed us the individuals that owned the home for many years had painted the home section by section over time, but our understanding is the home has not had exterior work or a professional paint job in some time. This is indicated by the verbal accounts of the neighbors as well as visual inspection of the home which reveals areas that were primed but not painted, areas where paint does not match/is clearly not professionally/expertly applied, and areas where paint is noticeable and ignorantly peeling, showing previous paint colors and/or exposing the original wood underneath.

We are concerned with the state of the façade and want to ensure that we maintain and protect the exterior of the home, to include the original wood (siding, shingles, architectural features, etc.) and that we preserve the historic integrity and original appearance of the property. Per the Historic Property Inventory Form: “Exterior retains original appearance except for slight window alterations at rear of house”. It is of the utmost importance that we continue to preserve and maintain this original appearance and the historic character of the home, as recorded in the Historic Property Inventory Form.

Frye Painting, who has painted the historic homes of our immediate neighbors to the left and right of our home (112 West 9th Ave and 106 W 9th Ave) as well as the large historic Victorian “painted lady” on 108 E 9th Ave and several other historic homes in the Kittitas Valley, has inspected the home and is currently working on a quote. During the inspection several areas of concern were identified as follows:

- shingles on the west, upper side of the home that are curling and need to be replaced
- several “soft” pieces of siding (likely water damage) on the bottom south side of the home that need to be repaired
- and several pieces of wood under the eaves of the front upper dormer window that need to be addressed
- peeling paint and weathered and/or damaged decorative features in several areas of the home

In addition to repair and preservation work (which would repair and replace shingles and siding as needed and would be done in keeping with the present architectural details) the home needs to be washed (to remove the old chipped paint which is present in several areas), primed twice, and professionally painted.

The quote is forthcoming from Frye Painting and can be remitted to the Board. Photos showing the areas noted above are attached to the application email.

Attachment 3: Exterior paint- Jonathan and Kristine Miller

Does this project involve a property listed on the Ellensburg Landmarks Register? If not, please specify if the subject property is proposed for nomination. If the property is not listed on the Ellensburg Landmarks Register, please describe how the project meets the goals of the grant program:

Yes, the Otto Klug House at 110 W 9th Ave Ellensburg, WA 98926. The property is listed as part of the First Railroad Addition Historic District, listed on May 8, 1987. Paperwork confirming this is attached to the email application.

Contact Person

Name: Kristine Miller

Organization Representing: Otto Klug House at 110 W 9th Ave Ellensburg, WA 98926

Contact Address: 110 W 9th Ave

City/State/Zip: Ellensburg, WA 98926

Phone **(two numbers preferred):**

509.306.5023

915.342.2462

E-mail: kristine.l.miller@gmail.com

Project Cost

Amount Requested from the City: \$ 5,000

Cash Amount from Applicant: \$ 13,000 -15,000

"In-Kind" Amount from Applicant: \$ 0

Cash from other Sources: \$ 0

Please list other sources:

*Total Project Cost: \$ 18,000 – 20,000

***Note:** Frye painting informed us verbally that the cost to paint the historic Victorian "painted lady" on 108 E 9th Ave was \$21,000. Our home, although similar in size, should require *slightly* less exterior repair and *slightly* less detail work, but should be comparable in size and scope. Based on what was verbally conveyed and discussed we anticipate the cost will be roughly \$18,000 - \$20,000. The quote will be sent to the Board as soon it is received (we hope within the week).

Return completed Application to:

Stacey Henderson, Senior Planner – Historic Preservation
City of Ellensburg Community Development Dept. 501 N.
Anderson St.

Attachment 3: Exterior paint- Jonathan and Kristine Miller

Ellensburg, WA 98926

hendersons@ci.ellensburg.wa.us

Due Date: Tuesday, August 31, 2021

City of Ellensburg Community Development Department Historic Preservation Grants Program - Work Plan

Steps	Responsible Party	Start Date	Completion Date

City of Ellensburg Community Development Department Historic Preservation Grants Program - Budget Plan

Attachment 3: Exterior paint- Jonathan and Kristine Miller

1. Personnel				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
Sub Total	\$	\$	\$	\$

2. Supplies/Equipment Materials				
	Total Cost	Applicant "In-Kind"	Applicant Cash	City's Cash Match
Sub Total	\$	\$	\$	\$

3. Professional Services				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	
Sub Total	\$	\$	\$	\$

Project Total	Total Cost	Applicant "InKind"	Applicant Cash	Requested Grant

Attachment 3: Exterior paint- Jonathan and Kristine Miller

Applicant Photographs from Email



Attachment 3: Exterior paint- Jonathan and Kristine Miller



Attachment 3: Exterior paint- Jonathan and Kristine Miller



Attachment 3: Exterior paint- Jonathan and Kristine Miller



Attachment 3: Exterior paint- Jonathan and Kristine Miller



Attachment 3: Exterior paint- Jonathan and Kristine Miller

Estimate



Date	Estimate #
8/30/2021	2928

Name / Address
Kristine & Jonathan Miller 110 West 9th Ave. Ellensburg, WA 98926

Project
Exterior Re-paint

Item	Description	Total
Materials	Materials: Masking and Prep materials Caulking Primer South and west facing sides of house (XIM Peel Bond) Primer for fascia, trim and spot priming (Pittsburgh Seal Grip, cast tinted) Paint for body (Benjamin Moore Low Luster) Paint for Accents (Benjamin Low Luster) Paint for Trim and details (Benjamin Moore Low Luster) Paint for exterior sides of doors, shutters and trim detail (Benjamin Moore Regal Satin) Stain for front Deck/Porch (PPG Flood acrylic Solid) Colors: TBD, may be changing colors *This bid is good for 30 days and is subject to scheduling	3,132.24T

*This bid is for the work specified. Any changes in work or materials requested by customer will affect overall cost.

*Any increase in cost will be discussed before work begins.

Sales Tax (8.3%)

Total

FRYEPP1935MO

501 North Willow Street
Ellensburg, WA 98926

Office: (509) 962-3809
Cell: (509) 899-3581

Customer Signature

Attachment 3: Exterior paint- Jonathan and Kristine Miller **Estimate**



Date	Estimate #
8/30/2021	2928

Name / Address
Kristine & Jonathan Miller 110 West 9th Ave. Ellensburg, WA 98926

Project
Exterior Re-paint

Item	Description	Total
Labor	Labor: Pressure Wash Exterior Caulk Exterior Mask and prep exterior for primer and paint Prime South and west sides with Peel Bond Spot prime trim, fascia, Deck Rails, all primed as needed prior to paint application Paint body of building (Sprayed with overlapping pattern to double millage) Paint accents (brushed, 2 coats) Remove storm windows where possible Trim exterior Windows and Fascia (brushed, 2 coats) Mask and prep exterior sides of pass-through doors Spray exterior sides of pass-through doors (2 coats) Solid Stain front porch ***This bid to include detached garage and shed*** Remove masking and clean up	14,950.00T
Misc.	Time and materials cost to replace shakes at roof line, West and south side of dormer and lower section under dormer as needed *This bid is good for 30 days and is subject to scheduling	1,343.41T

*This bid is for the work specified. Any changes in work or materials requested by customer will affect overall cost.

*Any increase in cost will be discussed before work begins.

Sales Tax (8.3%)	\$1,612.33
Total	\$21,037.98

FRYEPP1935MO

501 North Willow Street
Ellensburg, WA 98926

Office: (509) 962-3809
Cell: (509) 899-3581

Customer Signature _____

HISTORIC PROPERTY INVENTORY FORM

Attachment 3: Exterior paint- Jonathan and Kristine Miller

IDENTIFICATION SECTION

Site No.: _____
 Site Name: Historic Otto Klug House
 Common _____
 Field Recorder: Courtois
 Date Recorded: October 1986
 Owner's Name: Velma Marlene Croshaw
 Street: 110 West 9th Avenue
 City/Town: Ellensburg, WA
 County: _____
 Zip Code: 98926

Status:

National Register ☐
 State Register ☐
 Survey/Inventory ☒
 Determined Eligible ☐
 Other (NHL, HABS, HAER) Indicate ☐

Classification

Date: _____

District ☒
 Site ☐
 Building ☐
 Structure ☐
 Object ☐

DESCRIPTION SECTION

Materials & Features/Structural Types:

Roof Material:

Wood Shingle ☐
 Asbestos/Asphalt Shingle ☒
 Slate ☐
 Tar ☐
 Metal (specify) _____
 Other (specify) _____

Roof Type:

Gable ☒
 Flat ☐
 Monitor ☐
 Gambrel ☐
 Shed ☐

Hip ☐
 Pyramid ☐
 Sawtooth ☐
 Other (specify) _____

Foundation:

Log ☐
 Post & Pier ☐
 Stone cast ☒
 Concrete ☐
 Block ☐
 Poured ☐
 Brick ☐
 Other (specify) _____

Style/Form: (Check one or more of the following)

Pioneer/Homestead ☐	Dutch Colonial ☐
Greek Revival ☐	Spanish Colonial ☐
Gothic Revival ☐	English Revival ☐
Italianate ☐	Bungalow ☐
Second Empire ☐	Craftsman ☐
Stick/Eastlake ☐	American Foursquare/ Classic Box ☐
Queen Anne ☐	Prairie Style ☐
Shingle Style ☐	Art Deco/Moderne ☐
Richardsonian Romanesque ☐	Commercial Vernacular ☐
Chicago School/ Sullivanesque ☐	Vernacular ☒
Beau Arts Classicism ☐	Other (specify) _____
Princess Anne ☐	
Neo-Colonial ☐	

Cladding (Exterior Wall Surfaces):

Log ☐
 Horizontal Wood Siding { Rustic/Novelty ☒
 Clapboard ☐
 Wood Shingle { Split Shakes ☐
 Re-sawn ☒
 Machine Shingle ☐

Asbestos/Asphalt Shingle ☐
 Brick Masonry ☐
 Stone Masonry ☐
 Stucco ☐
 Terra Cotta ☐
 Carrara Glass ☐
 Vinyl/Aluminum Siding ☐
 Other (specify) _____

Height/No. of Stories:

One ☐
 One and one-half ☒
 Two ☐
 Two and one-half ☐
 Three ☐
 Other (specify) _____

Integrity: (include detailed description in 'Additional Description' section)

Additions to house plan.....
 Changes to windows.....
 Changes to roof shape.....
 Changes to interior plan.....
 Other (specify).....

Intact	Slight	Moderate	Excessive
☐	☒	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐

LOCATION SECTION

Street Number 110 West 9th Avenue
 City/Town Ellensburg Zip Code 98926
 County _____ Twp. _____ Range _____ Sect _____
 Tax No./Parcel No. _____
 UTM References _____ Zone _____ Easting _____ Northing _____

FIRST RAILROAD ADDITION HISTORIC DISTRICT

No. 25 Contributing

Lot 3, and Tax 8 of Lot 4; Block 5; First Railroad Addition

PHOTOGRAPHY

Photography Neg. No.: 5/9
 (Roll No. + Frame No.)
 View: E & N elevations
 Date: October 1986

NARRATIVE SECTION**Attachment 3: Exterior paint- Jonathan and Kristine Miller**

Areas of Significance/Study Unit Themes: (check one or more of the following)

☐ Agriculture	☐ Conservation	☐ Military
☐ Architecture/Landscape Architecture	☐ Education	☐ Politics/Government/Law
☐ Arts	☐ Entertainment/Recreation	☐ Religion
☐ Commerce	☐ Ethnic Heritage (specify) _____	☐ Science & Engineering
☐ Communications	☐ Health/Medicine	☐ Social Movements/Organizations
☐ Community Planning/Development	☐ Manufacturing/Industry	☐ Transportation
		☐ Other (Specify) _____

Statement of Significance: (Reference names, dates, events, areas of significance/study unit themes)

Date of Construction: ca. 1908-09

Architect/Builder: _____

Historical Significance: _____

Otto Klug purchased the parcel in August of 1908 and is listed at this address in the 1911-12 city directory. Klug was a doctor of ophthalmology. His downtown business, as 405 N. Pearl, advertised: "jeweler and ophthalmologist, optical goods."

Additional Description of Physical Appearance & Significant Architectural Features:
(Architectural significance; can include interior & site features; address integrity issues specifically)

Exterior retains original appearance except for slight window alterations at rear of house. There are some Craftsman features, such as knee braces and exposed rafter tails, but also unusual vestiges of Victorian ornament, such as a spindel row at the corner angled window.

Major Bibliographic References: (Include books, periodicals, manuscripts, newspapers, legal documents, maps, photos, oral sources, etc.)

House appears on 1909 Sanborn map.

Pioneer Title Company records.

1911-12 city directory.

Attachment 4: Historic Lighting- Mollie Edson

City of Ellensburg Community Development Department
2022 Historic Preservation Grants Program
Project Description

RECEIVED

AUG 31 2021

COMMUNITY DEVELOPMENT

Project Information (Attach additional sheets as needed)

Description of the project (please be as detailed as possible). A separate page may be attached to provide a more in-depth narrative:

Exterior Historic Lighting Project

Does this project involve a property listed on the Ellensburg Landmarks Register? If not, please specify if the subject property is proposed for nomination. If the property is not listed on the Ellensburg Landmarks Register, please describe how the project meets the goals of the grant program:

This property is listed on the Ellensburg Landmarks Register

Contact Person

Name: Mollie Edson

Organization Representing: 420 N. Pearl LLC

Contact Address: 420 North Pearl

City/State/Zip: Ellensburg WA 98926

Phone (two numbers preferred): 206 355-3538

E-mail: molliedson@gmail.com

Project Cost

Amount Requested from the City: \$ 1,422.49

Cash Amount from Applicant: \$ 3,287.00

"In-Kind" Amount from Applicant: \$

Cash from other Sources: \$

Please list other sources:

Total Project Cost: \$ 4,709.49

Attachment 4: Historic Lighting- Mollie Edson

Return completed Application to:

Stacey Henderson, Senior Planner – Historic Preservation
City of Ellensburg Community Development Dept.
501 N. Anderson St.
Ellensburg, WA 98926

hendersons@ci.ellensburg.wa.us

Due Date: Tuesday, August 31, 2021

City of Ellensburg Community Development Department Historic Preservation Grants Program - Work Plan

Steps	Responsible Party	Start Date	Completion Date
Purchase equipment			
hire electrician			
install equipment			5-30-2022

Attachment 4: Historic Lighting- Mollie Edson

City of Ellensburg Community Development Department Historic Preservation Grants Program - Budget Plan

1. Personnel				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
Sub Total	\$	\$	\$	\$

2. Supplies/Equipment Materials				
	Total Cost	Applicant "In-Kind"	Applicant Cash	City's Cash Match
Lighting	1,422.49			
Equipment				
Sub Total	\$	\$	\$	\$

3. Professional Services				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	
Lighting Designer	587.00		587.00	
Electrician	2,700		2,700.00	
Sub Total	\$	\$	\$	\$

Project Total	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
	4,709.49		3,287.00	1,422.49

Attachment 4: Historic Lighting- Mollie Edson

In 1930 when the National Bank Of Ellensburg (now known as the 420 Building) was designed by noted PNW Architect, Carl Gould, two brand new innovations in building design were aluminum and electricity.

The 420 Building was festooned with decorated aluminum valances and fitted with electrical outlets to backlight the ornamental display. This funding request is to begin the process of electrifying/lighting the outside of the 420 Building as it was in 1930. Innovations in LED lighting make it possible to recreate the original effect, without wasting energy. The purpose of this project is to restore the building to its 1930's breathtaking night time grandeur as it was envisioned by Carl Gould and in keeping with the tradition of a Louis Sullivan "Jewel Box Bank".



SEATTLE LIGHTING
COMMERCIAL SALES
222 SECOND AVE EXT S
SEATTLE WA 98104
206-622-4816 Fax 206-624-5639

Acknowledgement



ORDER DATE	ORDER NUMBER
02/10/20	S4209978
ORDER TO:	PAGE NO
SEATTLE LIGHTING COMMERCIAL SALES 222 SECOND AVE EXT S SEATTLE WA 98104	1

Attachment 4: Historic Lighting- Mollie Edson

SOLD TO:
CASH CONTRACTOR-SEATTLE COMMERCIAL
222 SECOND AVE EXT S
SEATTLE, WA 98104
206-622-4816

SHIP TO:
PRETTY FAIR BEER
C/O ALLOY LED
SEATTLE, WA 98104
206-622-4816

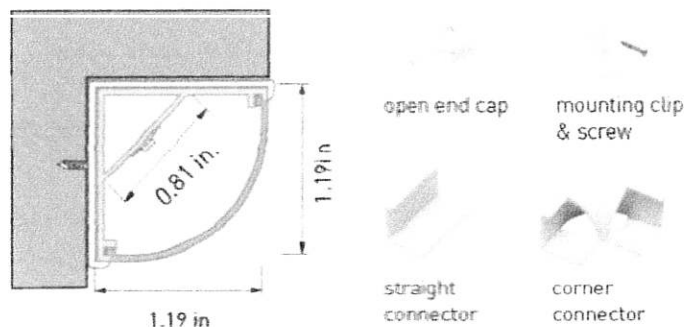
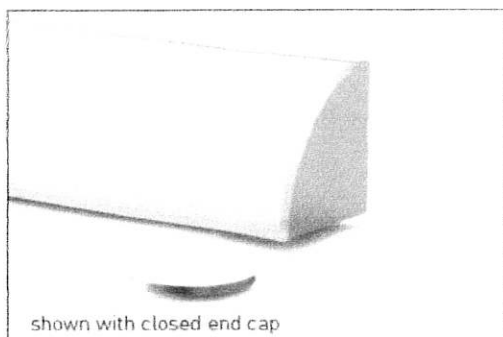
CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	REFERENCE NUMBER	SALESPERSON	
169	PRETTY FAIR BEER	ALLOY LED		
WRITER	SHIP VIA	TERMS	STATUS DATE	FREIGHT ALLOWED
John Fallon		Cash On Delivery	03/12/20	No
ORDER QTY	ID	DESCRIPTION	Ext. Price	Ext. Price
1ea	745930	ALLOY LED FOR PRETTY FAIR BEER S70138 INCLUDES ALL ITEMS LISTED BELOW (2) AL-01-04-2421 (1) AL-01-04-2401 (1) AL-04-04-9901-10 (5) AL-01-04-9901 (1) AL-50-15-0115-KIT-10 (3) AL-50-15-0115-KIT (1) AL-98-03-24150-NM	1292.000	1292.00
1ea	47165	FREIGHT DIRECT FED EX GROUND AS NEEDED	0.000	0.00
Subtotal				1292.00
S&H CHGS				0.00
Sales Tax				130.49
Amount Due				1422.49

Order Acceptance Signature

Date

Attachment 4: Historic Lighting- Mollie Edson

Surfa® 2X Surface Mount Channel



Surfa 2X is a larger version of Surfa 2, and enables mounting of LED tape light so that it shines at a 45 angle. Surfa 2X also provides a hotspot-free, even line of lighting. Corner connectors are used to link channels around corners; straight connectors can join sections for long runs.

- Thermally-balanced design for maximum cooling
- Channel covers protect LED tape light
- Diffuser covers provide smooth light diffusion with no hotspots
- Full range of accessories for a great-looking installation
- Complete kits available to create a finished fixture

Item #	Description
AL-50-15-0111-KIT*	4 ft. kit: includes 1 channel, 1 diffuser cover, 2 pair pack of plastic end caps, 5 mounting clips/screws
AL-50-15-0115-KIT*	7 ft. kit: includes 1 channel, 1 diffuser cover, 4 pair pack of plastic end caps, 9 mounting clips/screws
AL-50-15-0011-AL-PART	channel - 4 ft. - aluminum finish
AL-50-15-0015-AL-PART	channel - 7 ft. - aluminum finish
AL-50-15-9902-FRT	diffuser cover - 4 ft.
AL-50-15-9905-FRT	diffuser cover - 7 ft.
AL-50-15-9912-CLR	clear cover - 4 ft.
AL-50-15-9915-CLR	clear cover - 7 ft.
AL-50-15-9951-WH	plastic end caps 2 pair pack: 2 open, 2 closed
AL-50-15-9956-WH	plastic end caps 10 pair pack: 10 open, 10 closed
AL-50-15-9986-WH	mounting clips/screws - 5 pack
AL-50-15-9992-WH	straight connector - plastic
AL-50-15-9993-WH	corner connector - plastic

*Add -10 or -20 to the end of the item # for discounted bundles.

This channel is compatible with selected tape light models only, see the "Continua Channel & Tape Light Compatibility Chart" PDF on the Resources page on our website for information.

Attachment 4: Historic Lighting- Mollie Edson

PrimaLine® 1.5 XT Extended Run LED Tape Light

PrimaLine
1.5 XT



cut point every 4 in.

0.47 in. wide

PrimaLine 1.5 XT offers extended maximum run lengths of 40 feet with the same lumen output, CRI, and power consumption as the 12V model of PrimaLine 1.5 Tape Light. This dimmable tape supplies the perfect level of brightness for the ambient and close application task lighting that is ideal for longer applications like hallways, toe kicks, soffits, and coves.

- Extended maximum run length of 40 feet
- Saves installation costs by eliminating multiple home runs
- Industry-leading 95+ CRI (Color Rendering Index)
- High R9 and R13 values for superb rendering of warm tones
- 6-year warranty



Stocked CCTs (Kelvin Temp.)*	2700K, 3000K, 3500K, 4200K, 5000K*
Power Consumption per ft.	1.44 Watts/60mA
Input Voltage	24V DC
Diodes per foot	18
Diode Spacing	0.65 inches
Tape Height	0.1 inches
Beam Angle	120°
Field Cuttable (UL 2108)	Every 4 inches
Max Run Length	40 ft.

Dimmable	Yes
Diode Type	3528 SMD
Mounting	3M™ Self-Adhesive Tape (non-porous)
Operating Temp.	-13° F to 140° F
Ambient Temp.	-40° F to 186° F
Spool Lengths**	20 ft., 40 ft.
Location	Indoor, Dry
Certifications	UL Listed, UL 2108, CE, RoHS
Standards	Certified to the CA Energy Commission in accordance with the Title 24 JAG 2016 std.
Warranty	6 Year Limited

* In addition to stocked colors, a wide variety of kelvin temperatures is also available by special order. Please call or email to order.

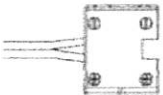
**Each spool comes with 36 in. lead wires at one end and a 36 in. wire with female DC plug at the other end. Wire is 20 AWG.

20 ft. spool Item #	40 ft. spool Item #	Voltage	Kelvin temp. (CCT) *	CRI	R9 Value	R13 Value	TM30	CQS	Lumens / foot
AL-01-04-2401	AL-01-04-2421	24V DC	2700K	98.2	95.4	98.6	93.8	95	88
AL-01-04-2402	AL-01-04-2422	24V DC	3000K	98.3	94.8	99.7	93.1	94.9	100
AL-01-04-2403	AL-01-04-2423	24V DC	4200K	97.2	95.4	98.9	90.9	94.7	96.6
AL-01-04-2404	AL-01-04-2424	24V DC	5000K	96.8	96.2	99.4	89.5	93.2	108
AL-01-04-2408	AL-01-04-2428	24V DC	3500K	96.9	91.2	97.6	93.1	95	90.1

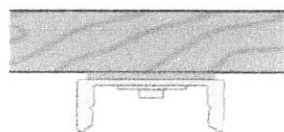
Accessories (sold separately)

Attachment 4: Historic Lighting- Mollie Edson

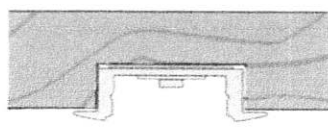
In-Wall-Rated Tape Light Connectors (20 AWG)

						
Tape-to-Tape Connector	Tape Light Splice Connector	Tape Light DC Plug Connector	Tape-to-Tape Flexible Extension	tape connector - W=0.5 / H=0.25 in.	DC plug = Dia. = 0.54 in.	
Item #	Description	Length	Item #	Description	Length	
AL-01-04-9901	Tape-to-Tape Connector	n/a	AL-01-04-9917	Tape-to-Tape Flexible Extension	36 in.	
AL-01-04-9902	Tape Light Splice Connector	6 in.	AL-01-04-9922	Tape Light DC Plug Connector	6 in.	
AL-01-04-9907	Tape Light Splice Connector	36 in.	AL-01-04-9927	Tape Light DC Plug Connector	36 in.	
AL-01-04-9910	Tape Light Splice Connector	8 ft.				
AL-01-04-9911	Tape-to-Tape Flexible Extension	3 in.				
AL-01-04-9912	Tape-to-Tape Flexible Extension	6 in.				

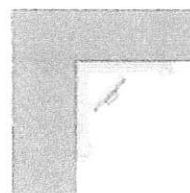
→ Popular Channel Pairings



Surfa 6
Surface-Mount



Naro 4
Recessed



Surfa 2
Corner-Mount



Click the square to see the Tape Light and Channel Compatibility & Hotspot Guide for a complete list of compatible channels and hotspot ratings.

Wire and Tape Light Management



Wire Harness
Holds wire in place securely.
L = 0.95 / W = 0.3 / H = 0.22 in.
(AL-01-99-9901)



Tape Harness
Provides extra security for tape light, especially at the ends of a run.
L = 0.87 / W = 0.2 / H = 0.125 in.
(AL-01-99-9900)

Compatible Power Supplies (sold separately)

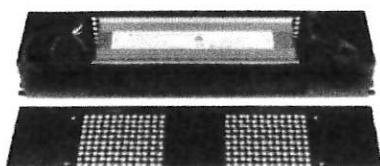
Attachment 4: Historic Lighting- Mollie Edson

Alloy LED Primavolt® Dimmable Power Supplies w/ETL Listed Junction Box

Smooth dimming using forward-phase ELV, MLV, and TRIAC dimmers.



dry location model



wet location model

Item #	Output	Wattage	Min. Load	Wet Loc.	Class 2
AL-98-03-24024-NM	24V DC	24W	none	N	Y
AL-98-03-24048-NM	24V DC	48W	none	N	Y
AL-98-03-24060-NM	24V DC	60W	none	N	Y
AL-98-03-24080-NM	24V DC	80W	none	Y	Y
AL-98-03-24096-NM	24V DC	96W	none	Y	Y
AL-98-03-24150-NM	24V DC	150W	none	Y	N
AL-98-03-24200-NM	24V DC	200W	none	Y	N

Note: Alloy LED strongly recommends using Listed Class 2 power supplies for all installations. Always install in accordance with local and national electrical code regulations.

Lutron® Dimming Accessories

By participating in Lutron's 2017 OEM Advantage program, Alloy LED is able to offer a range of the highest quality low voltage power supplies and selected controls on the market.



Hi-lume Premier
0.1% EcoSystem /
3-wire LED Driver
196W 24VDCI

Hi-lume 1% LED
Driver 40W
- EcoSystem / 3-wire
control
- 2-wire 120V forward
phase control

Lutron Vive PowPak RF Module
- RF module for EcoSystem LED
driver control
- Use with the Lutron EcoSystem
drivers shown to "Vive-enable"
Alloy LED products

Lutron® Hi-lume LED Drivers

Lutron® Controls

Item #	Output	Wattage	Min. Load	Class 2
AL-98-07-24040	24V DC	40W	n/a	Y
AL-98-07-24040-3WIRE	24V DC	40W	n/a	Y
AL-98-07-24096-3WIRE	24V DC	96W	n/a	Y

Item #	Desc.	Voltage
AL-98-07-9901	EcoSystem Control Module	n/a
AL-98-07-9901-8	EcoSystem Control Module - 8 pack	n/a
AL-98-07-9950	CL Dimmer	120V AC
AL-98-07-9950-FPLATE	CL Dimmer faceplate	n/a

Dimmers & Switches

SlimDim Wireless Dimmers

Using long-range RF technology, these LED dimmers avoid the need for connecting directly to a power supply, offering freedom to mount anywhere. Can also be used as a fob for mobile, hand-held control.

Remote Control Dimmer Switch

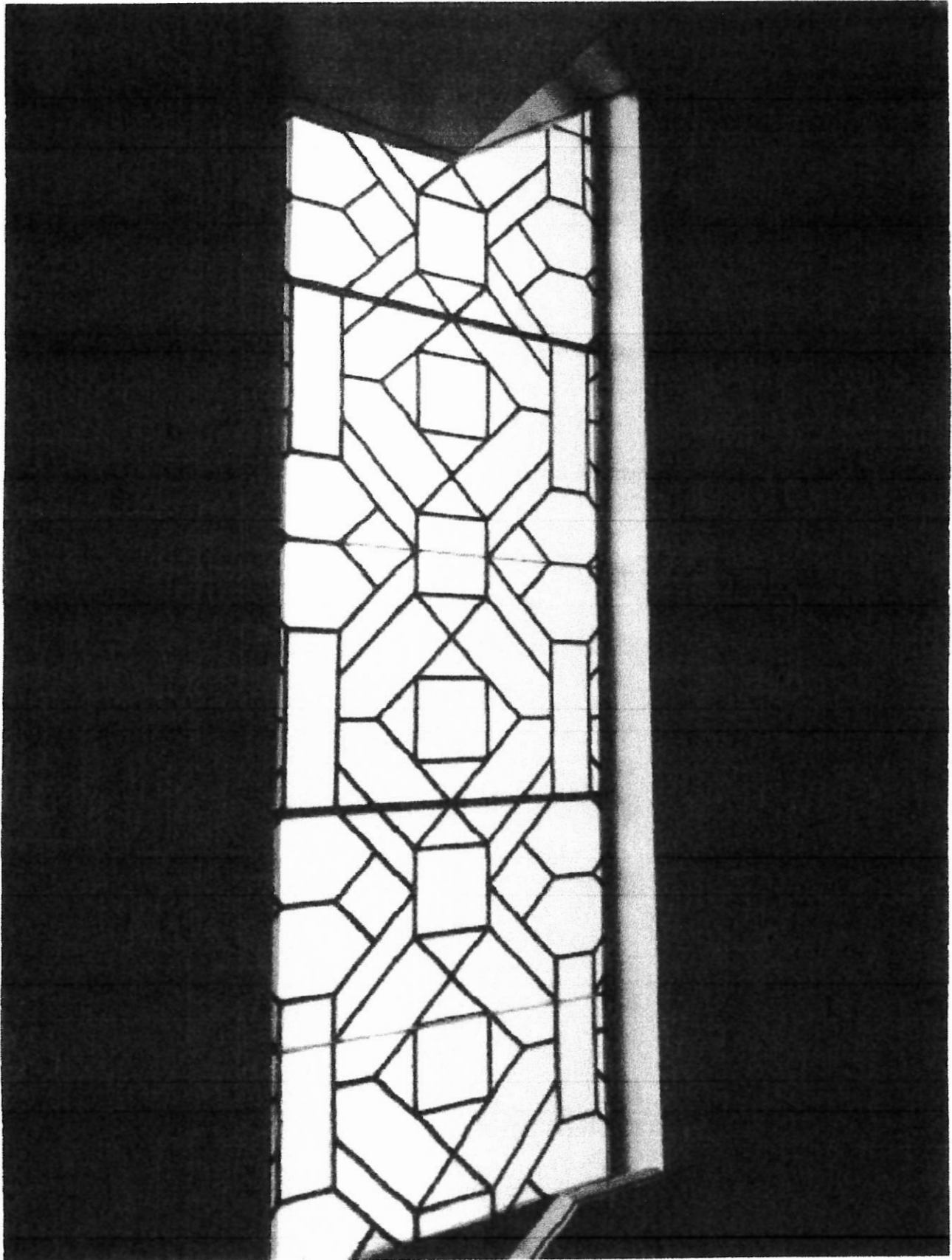
Provides full dimming and on/off control, and includes a touch wheel that allows for direct visual selection of brightness. It can also operate up to four independent zones



AL-70-01-0001	SlimDim Wireless Dimmer
AL-70-01-0002	Single Color Receiver (96W max) (sold separately)

AL-60-03-0001	Remote Control Dimmer Switch
AL-70-01-0002	Single Channel Receiver (sold separately)
AL-60-03-0004-V2	Wireless Receiver (sold separately)

Attachment 4: Historic Lighting- Mollie Edson



Attachment 4: Historic Lighting- Mollie Edson



Attachment 4: Historic Lighting- Mollie Edson

Lighting Example

Yes, the light beads are on the inside, but designed to illuminate the outside.

I don't really have a photo of how it would look. We've tried many times to replicate the light effect we are seeking, to no avail with large lights. The light designer promises this design is what we are looking for.



Attachment 5: Exterior Improvements- Darren Reid

City of Ellensburg Community Development Department 2022 Historic Preservation Grants Program Project Description

Project Information (Attach additional sheets as needed)

Description of the project (please be as detailed as possible). A separate page may be attached to provide a more in-depth narrative:

Does this project involve a property listed on the Ellensburg Landmarks Register? If not, please specify if the subject property is proposed for nomination. If the property is not listed on the Ellensburg Landmarks Register, please describe how the project meets the goals of the grant program:

Contact Person

Name: *Darren Reid*
Organization Representing: *The Ames House LLC*
Contact Address: *1001 N. C St.*
City/State/Zip: *Ellensburg WA 98926*
Phone (two numbers preferred): *206-948-6248*
E-mail: *reidd05@gmail.com*

Project Cost

Amount Requested from the City: \$ *9000*
Cash Amount from Applicant: \$ *9000*
"In-Kind" Amount from Applicant: \$ *~~9000~~ our own work*
Cash from other Sources: \$ *N/A*
Please list other sources:
Total Project Cost: \$ *18,000 + our own work*

Attachment 5: Exterior Improvements- Darren Reid

Return completed Application to:

Stacey Henderson, Senior Planner – Historic Preservation
City of Ellensburg Community Development Dept.
501 N. Anderson St.
Ellensburg, WA 98926

hendersons@ci.ellensburg.wa.us

Due Date: Tuesday, August 31, 2021

City of Ellensburg Community Development Department Historic Preservation Grants Program - Work Plan

Steps	Responsible Party	Start Date	Completion Date
Windows	Window Contractor/self	1/22	3/22
Paint (Ext)	Self	6/22	7/22
Custom ironwork	Iron work contractor	7/22	7/22

Attachment 5: Exterior Improvements- Darren Reid

City of Ellensburg Community Development Department Historic Preservation Grants Program - Budget Plan

1. Personnel				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
Sub Total	\$	\$	\$	\$

2. Supplies/Equipment Materials				
	Total Cost	Applicant "In-Kind"	Applicant Cash	City's Cash Match
Windows	15,000	our work	\$ 7500	\$ 7500
Exterior Paint	2,000	our work	\$ 1000	\$ 1000
Iron work	1,000	our work	\$ 500	500.
Sub Total	\$	\$	\$	\$ 9000

3. Professional Services				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	
Sub Total	\$	\$	\$	\$

Project Total	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant

Attachment 5: Exterior Improvements- Darren Reid

Members of the Landmark & Design Commission.

Last time we came before you we were discussing application and permitting for renovation of the historic Ames House. For those unfamiliar with the house, enclosed are some before and current photos of the exterior showing the renovation it has undergone so far. Interior renovations are also currently well underway.

This is the second major renovation of a historically significant property we have undertaken in the past 4 years. This project has once again brought to the forefront a conversation in Ellensburg regarding historic preservation. Our first project resulted in two front-page stories as well as Kittitas County Historical Museum's live stream of our house relocation that had over 3,400 views. The subject Ames House renovation is likely to be even more visible due to its location, prominence, and use.

We request this project be considered for allocation of grant funds. Provided is a budget for qualifying items that we intend to complete in 2022 with the grant funds, and intend to match the funds with our own. The qualifying ways this renovation fits with the grant outlines are as follows:

1. Exterior paint upgrades. This includes the trim work and porches specifically. Painting was done 10+ years ago, but the job was not completed, specifically on the porches. The historic wrap around porch is such a prominent feature of the house, and sanding/repainting it will really bring it back to life.
2. Window upgrades. Nearly all of the historic wood-framed window panes are broken in at least once spot. Replacing the individual panes of glass within the wood frames vs. replacing with new vinyl windows will keep the historic character of the home intact. This process is also more expensive, but will be worth it for the overall look of the house.
3. Decorative ironwork will be completed in the front exterior of the house, as well as a 2nd story porch on the western side of the building. This will add architectural detail to the subject property in a very tasteful way.

While the expenses incurred in these 3 areas are in excess of the TOTAL grants available, we are matching the granted funds on these specific items, as well as the nearly \$300,000 in total expense for all the other renovations on the property. The allocated grant funds would greatly help this highly visible and historically important structure. Thank you for your consideration and thank you to the other applicants for their historical preservation efforts.

Darren Reid

Attachment 5: Exterior Improvements- Darren Reid

Line Item	Budgeted
Exterior Painting	\$2,000
Windows	\$15,000
Misc. Decorative ironwork	\$1,000
	\$18,000



Attachment 6: Graf- Proposal Does Not Qualify

City of Ellensburg Landmarks and Design Commission 2022 Historic Preservation Grants Program

Introduction

The Ellensburg City Council has developed a community grants program to be administered by the Landmarks and Design Commission (LDC). This document presents the LDC's goals and guidelines for this program, called **Historic Preservation Grants**.

The Community Grants Program was developed by City Council to support community efforts to address community needs and build the capacity of the City. Each year, the City designates 0.3% of the previous year's sales tax revenue (April 1st to March 31st) to provide matching fund grants to community groups toward making improvements in the community. When the program was developed in 2015, it was anticipated that the funds available thru the program would average \$10,000 annually. Since that time, the grant awards for historic preservation have grown from \$11,140 in 2016 to \$15,617 for 2022. Each year, the available grant funding will vary dependent on sales tax revenue from the prior year.

Grant Program Goals

- Foster public initiative and participation in maintaining National, State, and Ellensburg registers of historic places.
- Provide assistance for renovation and rehabilitation of historic properties within the City of Ellensburg.
- Develop programs to create incentives for historic preservation and provide outreach thru education and information programs.
- Provide assistance to avoid demolition of historic properties.

Types of Projects

Based upon an analysis of the LDC's purposes as set forth in the Code and in the Comprehensive Plan goals, policies and programs, the grant program will focus on projects in the goal areas listed above. Specific examples of the types of projects are as follows:

- Construction projects aimed at preserving, rehabilitating, or restoring the exterior character-defining features of structures designated as historic (or located within

Attachment 6: Graf- Proposal Does Not Qualify

Page 1 of 9

an historic district), or aimed at maintaining the structural integrity of a historic structure.

- Restoration of historic murals located on structures listed on the Ellensburg Landmarks Register (or located within an Ellensburg Landmarks historic district).
- Ellensburg Landmarks Register Historic structures or properties within Ellensburg Landmarks Register Historic districts.
- Conduct surveys of historic properties to identify properties or districts with potential for listing on the Ellensburg Landmarks Register.
- Support installation of interpretive signs
- Move endangered register-eligible properties

Program Guidelines

Eligible Applicants: Owners of historic buildings, non-profit organizations, civic groups, neighborhood groups. Partnerships among individuals and/or groups will also be considered.

Eligible Sites: Non-governmental properties within the City limits. Brick and mortar projects will only be awarded to properties that are currently listed as an individual landmark, or which are within the boundaries of an Ellensburg Landmarks District, or National Register District. Other sites within the City of Ellensburg may be considered if the purpose of the grant is to survey a property seeking historic designation.

Eligible Expenses: Personnel, professional services, supplies and materials, construction costs, lodging and mileage.

Match: Matching funds are encouraged but not required for this program. If applications score similarly, preference may be given to a project proposing matching funds. The following items count as matching funds: cash, volunteer hours, and donated materials, equipment use, or professional services. Donated professional Services will be valued at the “reasonable and customary” rate. The applicant may NOT use City Staff time as a match. Any anticipated work performed by City employees of the project must be included in the total funding being requested.

Project Timeline

Application Due Dates: Applications must be submitted by **Tuesday, August 31, 2021**. Applications shall be submitted in person to the **Community Development Dept., City**

Attachment 6: Graf- Proposal Does Not Qualify

Hall, 501 N. Anderson St, Ellensburg, WA 98926 or by email:
hendersons@ci.ellensburg.wa.us

Page 2 of 9

Award Decisions: The Landmarks and Design Commission reviews all requests for Historic Preservation Grants at its first October meeting (the first Tuesday) and makes a recommendation to City Council. Grant awards to applicants who have received grant awards in the past will be considered, but may be given lower priority, depending on the number of requests received in any given year. Final award decisions will be made by the City Council at a regularly scheduled November Council meeting.

Project Time Limit: Projects will be awarded every year, and recipients have up to two years to complete the project.

Application Process

Project Applications: Applications must be made either on paper or electronically on forms provided by the Community Development Department. Physical address and email for obtaining forms is **Community Development Dept., City Hall, 501 N. Anderson St, Ellensburg, WA 98926**. Applications will be reviewed by City staff to determine eligibility. Only those applications that meet the grant requirements will be forwarded to the Landmarks and Design Commission for consideration.

Project Description: Please provide a detailed description of the project, including purpose, project approach, location, applicant's contact information, a summary of project costs and how the project meets the grant program goals.

Work Plan: List in chronological order the specific steps you will take to complete this project. Next to each step, identify who will be responsible for the activity and the estimated date of completion.

Budget Plan: List each resource and quantity needed to complete your project. Calculate the total cost for each resource, including tax. Next, break down the total cost of each resource by how much is applicant in-kind, applicant cash, and how much of the City's funds you will spend on this resource. Volunteer labor is valued at the standard IRS hourly rate, equipment use donations are valued at the hourly rate the equipment would be rented for and donated professional services are valued at the "reasonable and customary" rate for the services.

Review Process

Attachment 6: Graf- Proposal Does Not Qualify

Written applications are due to the Department by **August 31st** and will be reviewed by the Historic Preservation planner to determine eligibility. All eligible projects will be

Page 3 of 9

forwarded to the Landmarks and Design Commission and scored using the rating form included in the application packet. Projects meeting the eligibility requirements will be moved forward in the review process, and will be expected to give an oral presentation to the Commission.

Applicants chosen must present their projects to the Landmarks and Design Commission (LDC) at its regularly scheduled October meeting on the first Tuesday. In the presentation, it will be necessary to give an overview of the project and explain how it addresses the LDC's purposes and the City's Comprehensive Plan goals, policies and programs as outlined in the application packet. The Comprehensive Plan itself is available on the City's website, with the Historic Preservation Chapter found here: <https://www.ci.ellensburg.wa.us/DocumentCenter/View/10355/Historic-Preservation?bidId=>.

The LDC will make a funding recommendation to the City Council. The application becomes invalid if the applicant or designated representative is not present at the Commission meeting to present the project. Applicants may be asked to present their projects again to the City Council.

The City reserves the right to not expend all the funds available in this program per applicable laws and policies.

Reporting Requirements and Accountability

A contract, if awarded, will be executed to outline the specific conditions of the project. All successful applicants are required to submit a mid-project report by August 15, and a final project report to the LDC by October 31, 2022. These reports should reflect the work described in the applicant's initial grant application, any diversions from the original project, lessons learned, and show photographs of the work completed. Reporting and any request for reimbursement must include all receipts of expenditure, timesheets, volunteer sign in, and all other supporting documents that pertain to reimbursement requests.

Attachment 6: Graf- Proposal Does Not Qualify

Page 4 of 9

**City of Ellensburg Community Development Department
2022 Historic Preservation Grants Program
Project Description**

Project Information (Attach additional sheets as needed)

Description of the project (please be as detailed as possible). A separate page may be attached to provide a more in-depth narrative:

The project will include all paver paths, large paver patio, fence, and custom arbor to be installed on 109 East 10th Ave #1. This project will complement the resurrected historical French Mansard architecture. The paver path will start at the double mailbox from the city sidewalk on 10th Ave and reach the front porch as well as Y from the front yard to curve around the east side reaching straight back past the porch into a large backyard patio. The path will be approximately 3 feet wide. There will be a black rod iron fence installed alongside the city sidewalk intended to further accentuate the “frenchness” of the property with custom metal arbor. The fence will be approximately 30 inches in height.

Does this project involve a property listed on the Ellensburg Landmarks Register? If not, please specify if the subject property is proposed for nomination. If the property is not listed on the Ellensburg Landmarks Register, please describe how the project meets the goals of the grant program:

This Project does not involve a property listed on the Ellensburg Landmarks Register. At this time the home has lost its registration status. The intent of the remodel and project is to bring back qualification for Ellensburg Landmarks Registration. The project fulfills the second goal of the grant program goals which is: Provide assistance for renovation and rehabilitation of historic properties within the City of Ellensburg.

Attachment 6: Graf- Proposal Does Not Qualify

:

Contact Person

Name: John Graf

Organization Representing: n/a

Contact Address: 109 East 10th Ave. #2

City/State/Zip: Ellensburg, WA98926

Phone **(two numbers preferred)**: 509-899-0833, 509-899-4349

E-mail: johnnygraf88@gmail.com or graffamily1990@gmail.com

Project Cost

Amount Requested from the City: \$ 7500

Cash Amount from Applicant: \$0

“In-Kind” Amount from Applicant: \$ 0

Cash from other Sources: \$ 0

Please list other sources:

Total Project Cost: \$ 7500

Page 5 of 9

Return completed Application to:

Stacey Henderson, Senior Planner – Historic Preservation
City of Ellensburg Community Development Dept.
501 N. Anderson St.
Ellensburg, WA 98926

hendersons@ci.ellensburg.wa.us

Attachment 6: Graf- Proposal Does Not Qualify

Due Date: Tuesday, August 31, 2021

City of Ellensburg Community Development Department Historic Preservation Grants Program - Work Plan

Steps	Responsible Party	Start Date	Completion Date
Compact existing gravel path and patio	John and Linda Graf	May 15, 2022	May 15, 2022
Bed path area and patio with sand	John and Linda Graf	May 16 -17, 2022	May 16-17, 2022
Cut, fit, install pavers	John and Linda Graf	May 18 - 31, 2022	May 18-31, 2022
Install prefabricated fence along sidewalk, using concrete in each post location with Custom Arbor	John and Linda Graf	June 1 - 15,2022	June 1 - 15, 2022

Attachment 6: Graf- Proposal Does Not Qualify

Page 6 of 9

City of Ellensburg Community Development Department Historic Preservation Grants Program - Budget Plan

1. Personnel				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
n/a				
Sub Total	\$	\$	\$	\$

2. Supplies/Equipment Materials				
	Total Cost	Applicant "In-Kind"	Applicant Cash	City's Cash Match
Fence- 120 feet, 180 spidels, 6 posts at \$70,	\$2,000 with tax			\$2,000
Pavers- 1,146 at \$2.18	\$2,498.28 +\$199.86 = \$2698.14			\$2,698.14
Sub base - 1 yard of gravel and 30 bags of sand	\$200			\$200
Compactor- 1day rental	\$150 +\$12.00=\$162.00			\$162.00
Concrete - 2 bags per hole, 10 holes, \$6 per bag	\$120 + \$9.60 = \$131.60			\$131.60
Custom Arbor	\$2500			\$2,500

Attachment 6: Graf- Proposal Does Not Qualify

Sub Total	\$ 7691.74	\$	\$	\$7,691.74
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3. Professional Services				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	
n/a				
Sub Total	\$	\$	\$	\$

Project Total	Total Cost	Applicant "In Kind"	Applicant Cash	Requested Grant
	\$7691.74			\$7500.00

Page 7 of 9

Notification Process

Notice will be published in the Ellensburg Daily Record. Notice will be mailed to previous applicants from the past five years. Notice will run on the City's website (www.ci.ellensburg.wa.us).

Attachment 7: Andrew Van Den Hoek- Project Does Not Qualify

City of Ellensburg Community Development Department 2022 Historic Preservation Grants Program Project Description

Project Information (Attach additional sheets as needed)

Description of the project (please be as detailed as possible). A separate page may be attached to provide a more in-depth narrative:

Does this project involve a property listed on the Ellensburg Landmarks Register? If not, please specify if the subject property is proposed for nomination. If the property is not listed on the Ellensburg Landmarks Register, please describe how the project meets the goals of the grant program:

Contact Person

Name:

Organization Representing:

Contact Address:

City/State/Zip:

Phone **(two numbers preferred)**:

E-mail:

Project Cost

Amount Requested from the City: \$

Cash Amount from Applicant: \$

"In-Kind" Amount from Applicant: \$

Cash from other Sources: \$

Please list other sources:

Total Project Cost: \$

Attachment 7: Andrew Van Den Hoek- Project Does Not Qualify

Return completed Application to:

Stacey Henderson, Senior Planner – Historic Preservation
City of Ellensburg Community Development Dept.
501 N. Anderson St.
Ellensburg, WA 98926

hendersons@ci.ellensburg.wa.us

Due Date: Tuesday, August 31, 2021

City of Ellensburg Community Development Department Historic Preservation Grants Program - Work Plan

Steps	Responsible Party	Start Date	Completion Date

Attachment 7: Andrew Van Den Hoek- Project Does Not Qualify

City of Ellensburg Community Development Department Historic Preservation Grants Program - Budget Plan

1. Personnel				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
Sub Total	\$	\$	\$	\$

2. Supplies/Equipment Materials				
	Total Cost	Applicant "In-Kind"	Applicant Cash	City's Cash Match
Sub Total	\$	\$	\$	\$

3. Professional Services				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	
Sub Total	\$	\$	\$	\$

Project Total	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant

Attachment 7: Andrew Van Den Hoek- Project Does Not Qualify

Ellensburg United Methodist Church City of Ellensburg Historic Preservation Grant Application August 29th, 2021

Project Description:

The Ellensburg United Methodist Church located at 210 N. Ruby Street wishes to replace the failing exterior lamp post located on either side of the main entrance ramp to the church. Currently only one of the two lamps are functional creating a safety concern for individuals entering and leaving the church at night. We intend to replace these lamps with models that compliment both the Tudor revival and northwest modernist architecture of the building.

Lighting features can either greatly compliment or detract from the exterior aesthetic qualities of an historic structure. The current lamps, which we believe were purchased from a retail hardware store in the mid-1990s, detract from the aesthetic qualities and historic appearance of the church. Replacement of such features clearly meets the intent of Landmark and Design Commission.

With initial construction plans to replace the church siding completed, installing complimentary lighting will further improve that much larger projects effect.

Description of work:

We will begin by identifying replacement lamp posts that, to the best of our ability, compliment the Tudor revival style of the main church building and the northwest modernist style of the attached narthex and detached annex.

This project could require running new electrical cable and conduit to one or both of the lamps. This will need to be assessed in the future by an electrician. Depending on the types of lamps purchased, a concrete base may need to be installed for the lamps. Both costs have been built into the estimate.

After proper base and electric power are established at the instillation sites, both lamps can be installed by the churches contracted handyman.

Costs:

Electrical Work (if required): \$1000; Instillation Labor: \$500; 2 X replacement Lamps: \$2200 Total - \$3700.00

Work Plan:

Identify replacement lamp posts – EUMC – 31AUG21 to 15OCT21
Receive estimates for labor/electrical work – 31AUG21 to 15OCT21
Update wiring to lampposts (if required) – 15MAR22 to 31MAR22
Pour new concrete bases (if required) – 1APR22 to 15APR22
Install new light posts – 15APR22 – 20APR22

Point of Contact:

Andrew Van Den Hoek - Chairperson, Church Trustee
Church Office Phone – (509) 962-9257
Personal Cell Phone – (520) 508-5223
andrewvandenhoek@gmail.com

Attachment 8- Scoring Matrix

Historic Preservation Grant Program 2022

Project Name

Reviewer:

Date:

Category (Highlights for each category listed)	Maximum Points Allowed	Actual Points Awarded	Comments
1. Project Description Proposal introduction. Did the applicant provide a clear understanding of the proposal and its budget?	10		
2. Project Benefit Does the project address a particular need? Is the project appropriate for a National/State/Local Register District per the Secretary of the Interior's Standards?	30		
3. Groups/Individuals Qualifications Applicant has identified team members and experience on similar projects? Does the applicant have qualified people performing the work, per the Secretary of the Interior's Standards?	25		
4. Work Plan Does the proposal clearly define the applicant's approach to completing the objectives and tasks outlined in scope of his or her proposal? Does the applicant have a clear understanding of the proposed project?	25		
5. Budget Does the applicant have a realistic budget?	10		
TOTAL SCORE	100 points possible		

Attachment 9- Grant Program Guidelines

City of Ellensburg Landmarks and Design Commission 2022 Historic Preservation Grants Program

Introduction

The Ellensburg City Council has developed a community grants program to be administered by the Landmarks and Design Commission (LDC). This document presents the LDC's goals and guidelines for this program, called **Historic Preservation Grants**.

The Community Grants Program was developed by City Council to support community efforts to address community needs and build the capacity of the City. Each year, the City designates 0.3% of the previous year's sales tax revenue (April 1st to March 31st) to provide matching fund grants to community groups toward making improvements in the community. When the program was developed in 2015, it was anticipated that the funds available thru the program would average \$10,000 annually. Since that time, the grant awards for historic preservation have grown from \$11,140 in 2016 to \$15,617.39 for 2022. Each year, the available grant funding will vary dependent on sales tax revenue from the prior year.

Grant Program Goals

- Foster public initiative and participation in maintaining National, State, and Ellensburg registers of historic places.
- Provide assistance for renovation and rehabilitation of historic properties within the City of Ellensburg.
- Develop programs to create incentives for historic preservation and provide outreach thru education and information programs.
- Provide assistance to avoid demolition of historic properties.

Types of Projects

Based upon an analysis of the LDC's purposes as set forth in the Code and in the Comprehensive Plan goals, policies and programs, the grant program will focus on projects in the goal areas listed above. Specific examples of the types of projects are as follows:

- Construction projects aimed at preserving, rehabilitating, or restoring the exterior character-defining features of structures designated as historic (or located within

an historic district), or aimed at maintaining the structural integrity of a historic structure.

- Restoration of historic murals located on structures listed on the Ellensburg Landmarks Register (or located within an Ellensburg Landmarks historic district).
- Ellensburg Landmarks Register Historic structures or properties within Ellensburg Landmarks Register Historic districts.
- Conduct surveys of historic properties to identify properties or districts with potential for listing on the Ellensburg Landmarks Register.
- Support installation of interpretive signs
- Move endangered register-eligible properties

Program Guidelines

Eligible Applicants: Owners of historic buildings, non-profit organizations, civic groups, neighborhood groups. Partnerships among individuals and/or groups will also be considered.

Eligible Sites: Non-governmental properties within the City limits. Brick and mortar projects will only be awarded to properties that are currently listed as an individual landmark, or which are within the boundaries of an Ellensburg Landmarks District, or National Register District. Other sites within the City of Ellensburg may be considered if the purpose of the grant is to survey a property seeking historic designation.

Eligible Expenses: Personnel, professional services, supplies and materials, construction costs, lodging and mileage.

Match: Matching funds are encouraged but not required for this program. If applications score similarly, preference may be given to a project proposing matching funds. The following items count as matching funds: cash, volunteer hours, and donated materials, equipment use, or professional services. Donated professional Services will be valued at the “reasonable and customary” rate. The applicant may NOT use City Staff time as a match. Any anticipated work performed by City employees of the project must be included in the total funding being requested.

Project Timeline

Application Due Dates: Applications must be submitted by **Tuesday, August 31, 2021**. Applications shall be submitted in person to the **Community Development Dept., City Hall, 501 N. Anderson St, Ellensburg, WA 98926** or by email: hendersons@ci.ellensburg.wa.us

Award Decisions: The Landmarks and Design Commission reviews all requests for Historic Preservation Grants at its first October meeting (the first Tuesday) and makes a recommendation to City Council. Grant awards to applicants who have received grant awards in the past will be considered, but may be given lower priority, depending on the number of requests received in any given year. Final award decisions will be made by the City Council at a regularly scheduled November Council meeting.

Project Time Limit: Projects will be awarded every year, and recipients have up to two years to complete the project.

Application Process

Project Applications: Applications must be made either on paper or electronically on forms provided by the Community Development Department. Physical address and email for obtaining forms is **Community Development Dept., City Hall, 501 N. Anderson St, Ellensburg, WA 98926**. Applications will be reviewed by City staff to determine eligibility. Only those applications that meet the grant requirements will be forwarded to the Landmarks and Design Commission for consideration.

Project Description: Please provide a detailed description of the project, including purpose, project approach, location, applicant's contact information, a summary of project costs and how the project meets the grant program goals.

Work Plan: List in chronological order the specific steps you will take to complete this project. Next to each step, identify who will be responsible for the activity and the estimated date of completion.

Budget Plan: List each resource and quantity needed to complete your project. Calculate the total cost for each resource, including tax. Next, break down the total cost of each resource by how much is applicant in-kind, applicant cash, and how much of the City's funds you will spend on this resource. Volunteer labor is valued at the standard IRS hourly rate, equipment use donations are valued at the hourly rate the equipment would be rented for and donated professional services are valued at the "reasonable and customary" rate for the services.

Review Process

Written applications are due to the Department by **August 31st** and will be reviewed by the Historic Preservation planner to determine eligibility. All eligible projects will be

forwarded to the Landmarks and Design Commission and scored using the rating form included in the application packet. Projects meeting the eligibility requirements will be moved forward in the review process, and will be expected to give an oral presentation to the Commission.

Applicants chosen must present their projects to the Landmarks and Design Commission (LDC) at its regularly scheduled October meeting on the first Tuesday. In the presentation, it will be necessary to give an overview of the project and explain how it addresses the LDC's purposes and the City's Comprehensive Plan goals, policies and programs as outlined in the application packet. The Comprehensive Plan itself is available on the City's website, with the Historic Preservation Chapter found here: <https://www.ci.ellensburg.wa.us/DocumentCenter/View/10355/Historic-Preservation?bidId=>.

The LDC will make a funding recommendation to the City Council. The application becomes invalid if the applicant or designated representative is not present at the Commission meeting to present the project. Applicants may be asked to present their projects again to the City Council.

The City reserves the right to not expend all the funds available in this program per applicable laws and policies.

Reporting Requirements and Accountability

A contract, if awarded, will be executed to outline the specific conditions of the project. All successful applicants are required to submit a mid-project report by August 15, and a final project report to the LDC by October 31, 2022. These reports should reflect the work described in the applicant's initial grant application, any diversions from the original project, lessons learned, and show photographs of the work completed. Reporting and any request for reimbursement must include all receipts of expenditure, timesheets, volunteer sign in, and all other supporting documents that pertain to reimbursement requests.

**City of Ellensburg Community Development Department
2022 Historic Preservation Grants Program
Project Description**

Project Information (Attach additional sheets as needed)

Description of the project (please be as detailed as possible). A separate page may be attached to provide a more in-depth narrative:

Does this project involve a property listed on the Ellensburg Landmarks Register? If not, please specify if the subject property is proposed for nomination. If the property is not listed on the Ellensburg Landmarks Register, please describe how the project meets the goals of the grant program:

Contact Person

Name:

Organization Representing:

Contact Address:

City/State/Zip:

Phone **(two numbers preferred)**:

E-mail:

Project Cost

Amount Requested from the City: \$

Cash Amount from Applicant: \$

"In-Kind" Amount from Applicant: \$

Cash from other Sources: \$

Please list other sources:

Total Project Cost: \$

Return completed Application to:

Stacey Henderson, Senior Planner – Historic Preservation
City of Ellensburg Community Development Dept.
501 N. Anderson St.
Ellensburg, WA 98926

hendersons@ci.ellensburg.wa.us

Due Date: Tuesday, August 31, 2021

**City of Ellensburg Community Development Department
Historic Preservation Grants Program - Work Plan**

Steps	Responsible Party	Start Date	Completion Date

**City of Ellensburg Community Development Department
Historic Preservation Grants Program - Budget Plan**

1. Personnel				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
Sub Total	\$	\$	\$	\$

2. Supplies/Equipment Materials				
	Total Cost	Applicant "In-Kind"	Applicant Cash	City's Cash Match
Sub Total	\$	\$	\$	\$

3. Professional Services				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	
Sub Total	\$	\$	\$	\$

Project Total	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant

Notification Process

Notice will be published in the Ellensburg Daily Record.

Notice will be mailed to previous applicants from the past five years.

Notice will run on the City's website (www.ci.ellensburg.wa.us).

Landmarks and Design Commission Purposes

Comprehensive Plan Goals/Policies/Programs

Create and maintain landmark registers

Historic resource inventory

HP-1 A1

Ellensburg landmarks register

HP-1 A1, HP-2 A7

Review citizen nominations to ELR

HP-1 A1

Submit nominations to WA & National Registers

HP-1 A1, A2

Review proposals to alter (including signage) or demolish landmarks

Adopt standards to guide review & COA issuance

HP-1 A2, A4, HP-2 A8, HP-3 B1

Advise DCD on development proposals affecting historic resources

HP-2 A6, A8

Compile resources to assist in avoiding demolition

HP-1 A4, HP-2 A1, A4, A9, HP-4 A1

Consider proposing a property maintenance ordinance

HP-1 A3

Create incentives for historic preservation

Develop incentive programs for reuse and redevelopment

HP-2 A1, A2, A3, HP-3 A1, HP-4 A1, A2

Investigate funding sources for preservation & heritage tourism

HP-2 A2, A3, HP-5 A1

Review requests for special valuation of historic properties

HP-2 A2

Outreach and advice

Advise Council on city activities affecting historic resources

HP-2 A6, A9

Advise Council generally on historic preservation & heritage tourism

HP-3 B3, HP-5 B1

Establish relationships with nonprofits & other governments

HP-2 A5, HP-4 A1, HP-5 A1

Provide info to historic property owners on maintenance & rehab.

HP-1, A5, B1, B2, HP-2 A8, HP-3 A2, B1

Conduct educational and interpretive programs

HP-1 A5, B2, B3, HP-2 A5