



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

MINUTES OF THE LANDMARKS & DESIGN COMMISSION REGULAR MEETING

Date and Time: Tuesday, October 19, 2021, 5:45 p.m.
Place of Meeting: Hybrid Meeting In Person and via Zoom
Present-In Person:
Present-Via Zoom Amy McCoy, Dorothy Stanley, Marty Blackson, Megan West, Lathan Wedin, Zane Kanyer, Mollie Edson-recused.
Absent:
Others Present: Stacey Henderson, Senior Planner – Historic Preservation; Kirsten Sackett, Community Development Director
Grant Applicants: Monica Miller; Darren Reid and Steve Reid; Mollie Edson, Jodi and Andy Polak; Kristine and Jonathan Miller

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

1. Call to order and roll call of members

Meeting called to order by Acting Chair Amy McCoy at 5:45 pm. Chairwoman Edson recused herself from participating as a commission member in the meeting, as she was a grant applicant.

2. Approval of the agenda

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

All in favor, motion passed.

3. Approval of the minutes of the Meeting of September 21, 2021.

Commissioner West made a motion to approve the minutes of September 21, 2021. Commissioner Stanley seconded.

All in favor, motion passed.

4. New Business

a. Review of 2022 Historic Preservation Grants Program Proposals

Senior Planner Henderson said that this year the City received seven grant applications for the 2022 Historic Preservation Grants Program. She said that after staff reviewed proposals, it was determined that two of the requests did not qualify per the grant application requirements and guidelines. She explained that the task of commission members was to read the standards and goals from the Historic Preservation Grant Program Guidelines, then review and score each proposal based on its merits under the grant program standards and the "Secretary of the Interior's

Standards for Rehabilitation.” After hearing from the applicants during the meeting, the Commission can decide the amount, if any, to be awarded to each organization for its proposed project.

- 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.

Applicant Monica Miller said that Gallery One, located at 408 N. Pearl, owns a beautiful historic building downtown. They have identified painting the exterior of the building as a high priority. The project has been delayed, first because of the pandemic, and then due to the increased estimates from the paint contractor. Later they applied for a Third Places grant to help fund the project, but were not awarded that grant. The full amount of the painting will be \$38,000, and Gallery One will be providing the rest of the funds beyond any that may be awarded by the City.

Commissioner West asked if they were also painting the façade that faces the alley. Ms. Miller said a majority of the work would be the front façade, with minor painting repair in the courtyard which is primarily brick.

- 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.

Jodi and Andy Polak said that their proposal is to repaint the peeling paint on the exterior wood doors, window trim, and metal columns of the Geddis building. They will also be putting a final coat of paint on the mid-band cornice and metal flashings. They are planning to wait until warmer weather next spring. They have selected Benjamin Moore exterior paint that is resistant to fading, in the color of Iron Ore. The total cost estimate they received was \$35,471. They applied for the entire amount of grant funding. There is also a small amount of window trim on the alley side as well.

The commissioners had no questions about the proposal.

- 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.

Applicants Kristine and Jonathan Miller presented. They said they are the owners of the Otto Klug House. It has been their lifelong dream to be owners of a historic property, and their home has gone through some interior restoration, but it still needs a lot of work to the exterior. The home was built in 1909 by Otto Klug who was an optometrist and jeweler. The home has retained

its historic characteristics and is listed in the National Register of Historic places as a contributing property. This house is located in a popular area for historic reasons, for biking, and for neighbors to walk. The home needs serious attention to the exterior facade, including the woodwork. They have received a quote from Frye Painting. This quote included the need to replace some wood shingles, which would need to be hand cut to match the original shingles. It also needs to be scrubbed thoroughly, carefully primed, and painted. They were told by neighbors that the previous owners have painted portions of the house piece by piece, and the house had not been professionally painted in quite some time. Some sections have received a lot of sun exposure and that is where most of the work is needed. Their goal is to preserve the home, revive and refresh, and to make sure that it is preserved for the future. The amount quoted was \$21,000. They are asking for 25% of that amount which is \$5,000.

The Commission did not have any questions about the proposal.

- 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.

Applicant Mollie Edson said her proposal is to re-create the lighting that was originally designed for the 420 building, which was the National Bank of Ellensburg. The building was built in 1930 and was designed by Carl Gould. Two things that were new in 1930 were lighting and aluminum. The building was designed with a lot of lighting on the outside that it does not have at this time. There are many electrical outlets on the exterior of the building. She provided pictures of what an interior lighting designer indicated what it could look like. The lights would be LED and would not use nearly the amount of electricity used elsewhere. She would also light up the valance. She has hired an electrical engineer to look at this, the lighting is \$1400.00 and the installation is \$3000.00. She is asking for \$1400.00 and she would match with the remaining cost. This lighting could be up at night 24/7 which would help make the block look lively.

There were no questions from the Commission.

Ms. Edson then left the Zoom meeting so that she would not be a participant in the rest of the meeting.

- 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.

Darren Reid thanked the other applicants for their historic preservation endeavors. He feels all the projects are worthy of funding. He said his project is located at 109 E. 6th Ave in Ellensburg. They purchased the property 2 years ago, and they are \$200,000 into renovation. One of the projects coming up is exterior paint upgrades. Photos were displayed which showed areas in need of painting. In addition, he said that virtually every window in the house is broken in some

fashion. Restoring windows in historic houses is extremely expensive. They would also like to include a second story porch and some decorative ironwork. They have budgeted \$18,000 for the work, they would do the labor themselves, and they have requested \$15,617.

Commissioner McCoy asked about the interior work and Mr. Reid provided some details about the work done. He said that the work would be comparable in scope to what they did on the interior to the house they remodeled a few years ago. In response to a question, he said it was built in 1885.

No other questions.

Senior Planner Henderson said that there are program guidelines and goals, and each of the projects presented today met the qualifying guidelines. The projects also need to be completed in the 2022 year. She said that there were two additional grant applications, but they were not deemed as qualifying projects. They did not have to do with the exterior character-defining features of the structure. The Commissioners each received copies of those applications, but they will not be reviewed in the meeting.

Henderson said that each commissioner should have received a matrix to help them grade the applications. Each member should fill out the form for each application, they can hold discussion and they make final recommendation on funding to forward to City Council.

Commissioner West said it is nice that it is all exterior work that will be enjoyed by the public, and Commissioner McCoy said that it is all preservation work.

Commissioner West said she thinks they are all wonderful, so she ranked them in terms of monetary value. She said that all of the scopes of work are all matching good amounts to the size of the project. She suggested that the Edson project received their requested amount of \$1400, and then the remainder of the available funds would be divided by 4 to give the remaining projects equal amounts of about \$3550 each. Commissioner McCoy said she also looked at it in a similar way and felt that they were all equally important with astronomical asks. Commissioner Stanley agreed.

Commissioner Kanyer said he has done work for the Polak's and the Reid's. He said he tried to find any reason to rule out any projects. He did have a question about the pressure washing proposed by Frye Painting that he directed to Commissioner Wedin. He wasn't sure if that would be damaging to the exterior of the building. Commissioner Wedin said that he didn't feel it would be damaging. The pressure would be necessary to remove the old paint, and they will need to remediate any of the lead paint involved in the projects. He said there is also a lot of hand scraping involved but said it all depends on the substrate. Wedin thought all of the projects were great, and it is hard to give them a score when all of them are great projects. He agreed with Commissioner West's recommendation. Commissioner Blackson said he thought it was great they had enough funding to provide funds to each of the projects. He then asked Planner Henderson about the grant requests that were rejected as viable projects.

Commissioner West made a motion to fund the \$15,617 as follows: 420 building \$1422, and Gallery One, Geddis Building, Otto Klug House, and Ames Home all awarded \$3,548.75. Commissioner Wedin seconded.

Commissioner Kanyer asked if he needed to recuse himself. Director Sackett said that if anyone opposed to his participation then he should. There was no opposition.

All commissioners voted in favor to award the projects as motioned by Commissioner West.

Commissioner McCoy asked if they could ask for before pictures of the Ames House. Mr. Reid said that they would probably do another open house again which displayed the before pictures in each room.

5. Old Business-None

6. Citizen Comment- No one in the audience.

7. Staff Update/Discussion Items

- a. Commissioner City email addresses: Senior Planner Henderson said that the Commission members would need to start using the new City email accounts.
- b. Reminder of “work session” addressing 2022 goals for Landmarks and Design Commission, November 2, 2021.

Henderson reminded the commission that this discussion would occur at the upcoming meeting.

- c. Director Sacket said that City Council had a request that the LDC review a portion of the proposed zoning ordinance. Part of the proposal is to increase the building height allowance in the CC zoning district. It is currently set at 45 feet and the proposal is to increase it to 60 feet, with caveats that buildings within the historic district have to remain at 45 feet, and that any buildings at 60 feet have to be 700 feet away from the boundaries of the historic district. City Council reviewed the proposal at their meeting last night and they asked the LDC to review these provisions and make a recommendation on this aspect of the zoning ordinance. She said that this discussion item would be included on their next agenda.

8. Commission Representative Update

- a. Ellensburg Downtown Association Update

Commissioner West said that this is her last meeting with the LDC. This is also her last month with the EDA board after being on the board for 6 years. She served as the president for the past year, and they have a new president and a great board, and she is ready to step back. She joined the commission as a liaison to the EDA, and it has been really neat to be on the commission as well as a business owner in the downtown.

In West’s place, Darren Reid as a member of the EDA board, has applied to become a commissioner on the LDC.

- b. Commissioner Stanley noted that she would like to continue the discussion regarding the Demolition Ordinance, as there are several buildings that are getting demolished in the downtown area soon.

9. Adjournment

Commissioner Wedin made a motion adjourn the meeting. Commissioner Stanley seconded. All in favor. Meeting adjourned at 6:56 pm.