



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

MINUTES OF THE LANDMARKS & DESIGN COMMISSION REGULAR MEETING

Date and Time: Tuesday, January 4, 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, Darren Reid, Zane Kanyer, Mollie Edson.
Absent: Lathan Wedin
Others Present: Stacey Henderson, Senior Planner – Historic Preservation; Kirsten Sackett, Community Development Director; Darren Nelson, applicant (in person); Jesse Sivak (virtual)

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 5:48 pm. Commissioner McCoy made a motion to excuse the absence of Commissioner Wedin. Commissioner Stanley seconded.

All in favor, motion passed.

2. Approval of the agenda

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

All in favor, motion passed.

3. Approval of the minutes of the Meeting of November 16, 2021.

Commissioner McCoy made a motion to approve the minutes of November 16, 2021. Commissioner Stanley seconded.

All in favor, motion passed.

4. New Business

- a. Public Hearing for Consideration of a Certificate of Appropriateness (COA) to install a walk-in cooler and make fence improvements at 416 N. Main Street

Chairwoman Edson opened the public hearing. No issues were raised on the appearance of fairness.

Planner Henderson shared her screen and described the project. The applicant wishes to install a walk-in cooler and make improvements to a fence at 416 N Main Street, Parcel ID #286933, in Central Commercial (C-C) zoning. The proposed location for the cooler is north of the existing building, and the applicant is proposing to improve the fence along the north side of the building, both of which are visible from Main Street. The cooler is intended to provide extra space for the future business since the building is a small space. This proposed work is located within the Downtown Ellensburg National Register Historic District and Local Landmarks District, for which it is a contributing building. The application (Exhibit B.1) was received by the Department and determined to be complete per ECC 15.280.090(C)(2)(b), on December 15, 2021.

Henderson stated that after review of the criteria in the Code, staff recommends that the Certificate of Appropriateness (COA) be granted by the LDC to approve the location of the walk-in cooler, black vinyl to cover the cooler, installation of ivy to hide the cooler, and make fence improvements including black privacy slats, with no conditions.

Applicant Darren Nelson said that staff explained the project adequately, but did add that he is amenable to other colors as well.

Commissioner McCoy asked how tall the fake greenery would go, only as tall as the fence or as tall as the cooler? The Applicant noted that if they used the greenery it would wrap around the cooler to give the appearance of a hedge.

Commissioner Stanley asked what kind of vinyl would be used? Something like siding? The Applicant noted the proposed material is similar to a vinyl wrap that would go on a car, which is a more durable selection than paint.

Commissioner Reid asked if the applicant preferred the greenery or the wrap? The applicant would fix the fence and then thinks the greenery would look better.

Commissioner Edson asked about the finish of the vinyl wrap- could it be a matte finish instead shiny/glossy? The Applicant noted that it could be either finish.

Chair Edson closed the public hearing.

Commissioner McCoy read the Findings of Fact.

Commissioner McCoy noted that she likes the idea of the greenery more than the vinyl.

Commissioner Kanyer felt that anything to conceal the mechanics is preferred and agreed the finish should be matte. He also asked if the applicant would be open to a different color instead of black? If possible, he would like the applicant to come back with some renderings and color schemes, to help the commission better evaluate the proposal.

Commissioner Stanley would like to see a sample of the vinyl.

Commissioner Blackson asked about the function of the cooler with a dark wrap. Planner Henderson noted that the color of the wrap won't affect the function of the cooler. Commissioner Blackson suggested a wrap the color of the brick.

Commissioner Edson noted that the fake greenery can really look fake sometimes when the sun hits it. She would prefer a wrap on the cooler and not the greenery.

Commissioner Kanyer also noted that the tree should also help the cooler blend in and fade to the background.

Commissioner McCoy asked if the height of the fence could be taller? Planner Henderson noted that the fence is already taller than it can be with today's City fence code.

Commissioner Edson noted that Jet Black doesn't really blend and fade away. Maybe the commission could look at other color options.

Commissioner Reid noted that the black might also work with the business branding.

Commissioner Kanyer also liked the idea of seeing the branding matches and possible other color combos that can be reviewed by the commission.

Commissioner McCoy made the motion to approve the location of the cooler, but asked the Applicant to please come back with official color selections and renderings depicting the proposed options.

Commissioner Blackson seconded. **All in favor; motion passed**

b. Public Hearing for Consideration of a Certificate of Appropriateness (COA) for proposed improvements at 804 ½ North C Street.

Chairwoman Edson opened the public hearing. In response to the appearance of fairness questions Commissioner Stanley noted that she did communicate with the applicant outside of the public hearing. There was no objection to the participation of any members.

Senior Planner Henderson shared her screen and said that there are several facets to this project. The applicant seeks approval for several different exterior improvement projects at 804 ½ N. C Street, Parcel ID #563334, in Residential Low Density (R-L) zoning. The applicant notes in the narrative (Exhibit B.3), that the current siding is deteriorating, there is rot in the windows, and the roof is leaking which is causing damage within the structure. The proposed improvements include replacing the siding, windows, and roof of the main structure, as well as installing exterior lights. The applicant will be replacing the roof in-kind, with composition shingles. The proposed siding is LP Smartsiding, which is an engineered wood siding, and the proposed replacement windows are vinyl windows.(Exhibit B.4) This house was built ca. 1895, and is considered a contributing structure within the First Railroad Addition National Register and Local Landmarks Historic Districts. The application (Exhibit B.1) was received by the Department and determined to be complete per ECC 15.280.090(C)(2)(b), and December 15, 2021.

Senior Planer Henderson said that staff recommends that the Certificate of Appropriateness (COA) be **granted** by the Commission for: the installation of the proposed light fixture, the replacement of the roof with the proposed gray shingles, replacement of the siding with the LP Smart Siding horizontal 5" smooth texture Lap Siding, Sherwin Williams Historic Color SW 0008 Cajun Red and White Trim, and replacement of windows with compatible windows with white trim as proposed, with **one condition**:

1. The applicant should access the following publications to consider and utilize best available procedures per the Secretary of Interior's Standards whenever possible and applicable: *Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors*; *Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation*.

Applicant Jesse Sivak noted that the big reason for the board and bat siding instead of the horizontal Lap Siding is that board and batt siding will help give the structure more lateral stability. He thinks the building used to be a barn, and mentioned the structure needs a lot of work but he is happy to bring it back and preserve it. With regards to the windows, the Applicant stated that fiberglass windows are very hard to come by at this time and the cost is prohibitive.

Commissioner Blackson noted that the applicant has a lot of work cut out for him.

Commissioner Kanyer feels that the board and bat siding is appropriate, and the lap siding might not be the original siding either. He is glad that someone is taking on the project.

Commissioner Stanley had staff share screen and display a picture of an alley barn. She thinks this structure might have been moved to this location. She would like to encourage authentic materials and looks. She wants to make sure it is preserved but she also wants to be sure that it doesn't have a false historic appearance. She approves of either of the sidings but feels the windows need to be more authentic. She would like to see them wood because that is what looks the most authentic and historic.

The applicant noted that the windows in many of the houses around this structure are vinyl windows and trying to find windows that would work and be energy efficient and matching would be prohibitively expensive and difficult to do.

Commissioner Reid noted that the matching windows and continuity is as important as the authenticity.

Commissioner Kanyer asked about the barn picture, and if it is representative of Ellensburg or the actual alley. Commissioner Stanley said that it was not the actual alley, but it is from Ellensburg.

Commissioner Stanley asked if the applicant had talked to Jon Graf about windows. The applicant had not.

Chairwoman Edson closed the public hearing.

Commissioner McCoy read the Findings of Fact.

The Commission further discussed the project, followed by a motion from McCoy, and then discussion amongst the Commission.

Commissioner McCoy made a motion recommending that the Certificate of Appropriateness (COA) be **granted** by the Commission for the installation of the proposed light fixtures, the replacement of the roof with the proposed gray shingles, replacement of the siding with the LP Smart Siding horizontal 5" smooth texture Lap Siding, Sherwin Williams Historic Color SW 0008 Cajun Red and White Trim, and replacement of windows with compatible windows with white trim as proposed, with **one condition**:

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Commissioner Kanyer seconded.

Commissioner Kanyer made an amendment to the motion to include that the commission approves of either of the siding options proposed by the applicant. Commissioner Stanley seconded. Amendment to motion passed.

Commissioner McCoy liked the idea of more historic windows but feels that the applicant should be able to do what they need to do to rehabilitate the building. Commissioner Stanley noted that the frames need to be proportionate, or they won't look appropriate. Commissioner Reid thought the recommendation could be included in the motion for the applicant to consider the proportions of the frames to the building when looking at the windows.

Commissioners discussed not holding up the project by not approving the windows.

Commissioner Stanley feels that the commission doesn't follow the historic preservation standards with regards to windows.

Commissioner Stanley proposed a second amendment to the motion to not approve the vinyl windows. There was no second so the amendment did not pass.

The Commission voted 5 in favor, one against; motion passed

2. Old Business- none

3. Citizen Comment- No one in the audience.

4. Staff Update/Discussion Items

a. January 19, 2022 Public Meeting

Senior Planner Henderson said that the notices were mailed out today to discuss the upcoming survey of the structures in the historic residential district. At that same meeting, they might also review the rendering from Darren Nelson.

b. Historic Preservation Month Award Plans

Henderson is recommending that the Commission start looking at guidelines and structures for this year's historic preservation awards.

5. Commission Representative Update

- a. EDA Update. Commissioner Reid said the EDA got a quote back for lighting buildings on Pine Street, and some of the trees. The lighting will be along the rooftops and street lighting as ambience lighting. They are going to move forward with the bid. The same vendor is also going to remove and house the snowflake lighting from year to year. The EDA is also working on property owner information for all downtown building owners.
- b. Commissioner Stanley feels that John Graf has done an exceptional job with window replacements and thinks he should be nominated for an award from

DAHP. Planner Henderson said she could look into the guidelines and instructions for nomination.

6. Adjournment

Commissioner McCoy moved to adjourn the meeting. Commissioner Stanley seconded.
All in favor; motion passed. Meeting adjourned at 7:12 pm.