



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes of Landmarks & Design, Regular Meeting

November 1, 2022

5:45 PM

Council Chambers 501 North Anderson Street

Ellensburg, WA 98926

And remotely via Zoom

1. Call to Order and Roll Call

Roll Call Present- In Person: Fred Redmon, Marty Blackson, Amy McCoy

Roll Call Present-Via Zoom: Zane Kayner, Dorothy Stanley

Absent: Darren Reid

Also present- In Person: Stacey Henderson- Senior Planner, Ryan Kellogg- Public, John and Linda Graf- Public, Anthony Clayton- Public

Also present- Via Zoom: Jonathon Henderson- Public

2. Approval of Agenda

Commissioner Stanley moved to approve the agenda. **Motion Approved 5-0.**

3. Approval of the Minutes

Approval of Minutes from the October 18, 2022 LDC meeting.

Commissioner Stanley moved to approve the minutes. **Motion Approved 5-0.**

4. New Business

A. Public Hearing for Consideration of a Certificate of Appropriateness (COA) to construct a new courtyard roof structure on the back patio, and replace the fence along Pearl St., at 301 N. Pearl St., Ellensburg, WA.

Henderson presented the staff report. The applicant wishes to construct a new courtyard roof structure over the back patio, and replace the existing fence at 301 N. Pearl St., Parcel ID #827033, in Central Commercial (C-C) zoning. Per Exhibit B.3, the proposed design is a shed roof supported by wood posts, with open sides, along the North and East sides of the existing building. Per Exhibit B.4, the applicant is proposing a material palette of wood and dark/black metal, with wood supports, a metal roof, and a wood and metal fence to replace the existing chain link. The proposed work is located within the Downtown Ellensburg National Register Historic District, and Local Landmarks Historic District. The application (Exhibit B.1) was

received by the Department and determined to be complete per ECC 15.280.090(C)(2)(b), on October 6, 2022. In review of the criteria found in ECC 15.530.020(B)(1), staff finds that the construction of this courtyard roof and replacement of the fence will not detract from the overall historic character of the building and is compatible with the surrounding district. Therefore, this project meets the following two criteria of said section:

- 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.

Staff has reviewed the criteria in the Code and recommends that the Certificate of Appropriateness (COA) be granted by the LDC for the new construction of the courtyard roof and replacement of the fence, as proposed, at 301 N. Pearl St, with no conditions.

No public comment. Commission addressed applicant. Ryan Kellogg responded to Commission. Hearing closed. Commission deliberated. Hearing reopened. Commission addressed applicant. Ryan Kellogg responded to Commission. Hearing closed. Finding of Fact read. Findings of Fact are applicable to this project:

- 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 building and can pursue this action. The building is addressed as 301 N. Pearl St, and is located in the Ellensburg Downtown National Register District and Local Landmarks District.
- 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 building.

In addition, if no public comment is received during the public hearing portion of the meeting, the following Finding of Fact would also be applicable:

- 5. No public comment was received.

Commissioner Kayner made a motion to approve Certificate of Appropriateness for the roof structures with the following conditions:

- 1. Applicant shall add gutters to the roof structures.

2. Applicant shall return to a future meeting with a more specific fence material samples, full elevation drawing of the fence with accurate exits, and proposed gutter material.

Commissioner Kayner restated his amended motion to approve roof structure as proposed and applicant shall add gutters to roof design and come back to an additional meeting with fence elevation to show actual design of fence and material.

Motion approved 5-0

B. Public Hearing for Consideration of a Special Valuation for Historic Properties Application, for the rehabilitation of the house and barn at 109 East 10th Ave

Henderson presented staff report.

RCW 84.26.030 Special Valuation Criteria.

Four criteria must be met for special valuation under this chapter. The property must:

- (1) Be an historic property;
- (2) Fall within a class of historic property determined eligible for special valuation by the local legislative authority;
- (3) Be rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2)* within twenty-four months prior to the application for special valuation; and
- (4) Be protected by an agreement between the owner and the local review board as described in RCW 84.26.050(2).

State law gives the authority to the Landmarks and Design Commission, as the local review board, to approve or deny Special Valuation for Historic Properties. The City Code vests this authority in the Landmarks and Design Commission per ECC 15.280.110, as cited on pages 1 -2, herein.

The criteria that the Commission must consider in this application are found in RCW 84.26.030 (described on page 2, herein). The application meets criterion #1 and #2, as the property is over 50 years old and is listed on the Ellensburg Landmarks Register. The remaining two criteria (#3 and #4) before the commission are as follows:

1. Has the cost of the rehabilitation of the dwelling and barn at 109 E. 10th Ave. by the applicant achieved "at least 25% of the assessed valuation of the historic property, exclusive of the assessed value attributable to the land, prior to rehabilitation", per RCW 84.26.020(2), as referenced by ECC 15.280.110(C) and;
2. "Is [the building] not altered in a way which adversely affects those elements which qualify it as historically significant?"

*RCW 84.26.020(2) "Cost" means the actual cost of rehabilitation, which cost shall be at least 25% percent of the assessed valuation of the historic property, exclusive of the assessed value attributable to the land, prior to rehabilitation.

Staff has reviewed the Code and finds the application to meet all four required criteria. Therefore, staff recommends that the Special Valuation for Historic properties application be approved by the Commission for the dwelling and barn at 109 E 10th Ave, with two conditions:

1) The budget line item "Yard/Patio - \$12,320.74" be removed from the total cost of rehabilitation. This would change the total cost of rehabilitation to \$333,770.88, resulting in a rehabbing cost equal to 219% of the assessed valuation.

2. RCW 84.26.050(2)(a) thru (e):

- a. Monitor the property for its continued qualification for the special valuation;
- b. Comply with rehabilitation plans and minimum standards of maintenance as defined in the agreement;
- c. Make the historic aspects of the property accessible to public view one day a year, if the property is not visible from the public right-of-way;
- d. Apply to the local review board for approval or denial of any demolition or alteration; and
- e. Comply with any other provisions in the original agreement as may be appropriate.

Public comment opened. No public comment. Public testimony closed. Finding of fact was read. Per ECC Section 15.280.110, the LDC has jurisdiction to review this project.

The project has been found to be in keeping with the requirement of ECC 15.280.110 which incorporates the language of RCW 84.26.030 specifically that the property must:

- 1) Be an historic property;
- 2) Fall within a class of historic property determined eligible for special valuation by the local legislative authority;
- 3) Be rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) within twenty-four months prior to the application for special valuation; and
- 4) Be protected by an agreement between the owner and the local review board as described in RCW 84.26.050

The Applicants are the owners of this property and can pursue this action. The structures are addressed at 109 E. 10th Ave. Ellensburg, WA 98926, and are listed on the Local Landmarks Historic register.

It is in the interest of the City of Ellensburg to have historic buildings rehabilitated. This project has not negatively altered the character-defining features of the dwelling, but rather, has enhanced and preserved them.

In addition, if no public comment is received during the public hearing portion of the meeting, the following Finding of Fact would also be applicable:

No public comment was received.

Commissioner Blackson made a motion to approve this special valuation with two conditions:

- 1) The budget line item “Yard/Patio - \$12,320.74” be removed from the total cost of rehabilitation. This would change the total cost of rehabilitation to \$333,770.88, resulting in a rehabbing cost equal to 219% of the assessed valuation.
- 2) RCW 84.26.050(2)(a) thru (e):
 - a. Monitor the property for its continued qualification for the special valuation;
 - b. Comply with rehabilitation plans and minimum standards of maintenance as defined in the agreement;
 - c. Make the historic aspects of the property accessible to public view one day a year, if the property is not visible from the public right-of-way;
 - d. Apply to the local review board for approval or denial of any demolition or alteration; and
 - e. Comply with any other provisions in the original agreement as may be appropriate.

Motion passed 5-0.

5. Old Business

A. Plan 2023 Work Session

- Commission wanted training in January.

6. Citizen Comment

None.

7. Staff Update/Discussion Items

A. November 15- Next Meeting

8. Commission Representative Update

Commissioner Stanley addressed some historic house issues.

9. Adjournment

Chair McCoy adjourned the meeting at 7:05 p.m.