

AGENDA LANDMARKS AND DESIGN COMMISSION

WEDNESDAY January 25, 2023, 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:

Join Zoom Meeting:

<https://us02web.zoom.us/j/83327819594?pwd=dUpiWWt3L2VEblRucm1aMVJhc2NyZz09>

Phone participation is also available by calling: **1-253-215-8782**
and entering webinar ID: **833 2781 9594**
When prompted, the password is: **029035**

**AGENDA OF THE REGULAR MEETING OF THE
LANDMARKS AND DESIGN COMMISSION
WEDNESDAY January 25, 2023, 5:45 pm**

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

1. CALL TO ORDER- ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. Review of Minutes from the January 4, 2023 LDC meeting.

4. NEW BUSINESS

A. (P22-115) Public Hearing for Consideration of a COA for the proposed demolition of the old Wells Fargo Bank building and Rotary Pavilion.

B. (P23-002) Public Hearing for Consideration of a COA for the proposed designs of several new structures to be located within the new Unity Park, on Parcel ID #146933.

5. OLD BUSINESS

6. CITIZEN COMMENT

7. STAFF UPDATE/DISCUSSION ITEMS

A. Next Meeting- Tuesday- February 7, 20

8. COMMISSION REPRESENTATIVE UPDATE

A. EDA Update

9. ADJOURNMENT



For more information on the Planning Commission, contact the Department of Community Development at 509-962-7232 or e-mail address: hendersons@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 by calling the City of Ellensburg ADA Coordinator at (509) 962-7222 or email ADACoordinator@ci.ellensburg.wa.us.



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes of Landmarks & Design, Regular Meeting

January 4, 2023

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, Darren Reid, Amy McCoy

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

Absent:

Also present- In Person: Stacey Henderson- Senior Planner, Ryan Kellogg, Applicant, Michael Barrow, Public, Sadie Thayer, Public

Also present- Via Zoom:

2. Approval of Agenda

Commissioner Stanley moved to approve the agenda. **Motion Approved 6-0.**

3. Approval of the Minutes

Approval of Minutes from the December 6, 2022, LDC meeting.

Commissioner Stanley moved to approve the minutes. **Motion Approved 6-0.**

4. New Business

A. (P22-123) Public Hearing for Consideration of a Certificate of Appropriateness (COA) to replace the fence along Pearl St., at 301 N. Pearl St., Ellensburg, WA.

Planner Henderson read the staff report. Continuation of last meeting where the Commission approved roof structure but requested gutters and fence rendering. Ryan Kellogg (applicant) has provided gutter samples and fence rendering with materials. Staff recommended approval of the proposal. Ryan Kellogg presented samples to Commission. Public comment opened. No public comment. Public comment closed. Commission deliberated. Findings of Fact read. Darren Reid moved to approve gutter and fence at 301 N Pearl Street as presented with no conditions. **Motion approved 6-0.**

B. LDC 2023 Work Plan Discussion.

Work plan was discussed.

5. Old Business

6. Citizen Comment

Public comment by Michael Barrow and Sadie Thayer

7. Staff Update/Discussion Items

WEDNESDAY January 18, 2023 - Next Meeting

8. Commission Representative Update

A. EDA Update

9. Adjournment

Chair McCoy adjourned the meeting.



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

AGENDA REPORT

MEETING DATE: Wednesday January 25, 2023

TO: Landmarks and Design Commission

THRU: Jamey Ayling, Community Development Director

FROM: Stacey Henderson, Senior Planner – Historic Preservation

APPLICANT: Brad Case, agent for owner. #P22-115

PROJECT TITLE: Public Hearing for Consideration of a COA for the proposed demolition of the old Wells Fargo Bank building and Rotary Pavilion.

PROJECT DESCRIPTION: The applicant has proposed to demolish the old Wells Fargo Bank building on the corner of Pearl Street and 4th Ave, and the Rotary Park Pavilion on Pearl Street. The proposed demolitions are in preparation for the new construction of Unity Park, on Parcel ID #146933. The subject parcel is located within the Downtown Ellensburg National Register Historic District and Local Landmarks District, in Central Commercial (C-C) zoning (Exhibit A). The applicant has provided a site plan that shows proposed demolitions and features throughout the park that will remain or be moved (Exhibit B.3). This COA review (P22-115) addresses the proposed demolitions associated with the park development. A separate COA, (P23-002) will address the proposed designs of the new structures for the park. 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 31, 2022.

TYPE OF REVIEW:

Review of proposed changes to landmarks register properties is required per **ECC 15.280.090 (A)**, as follows:

A. Review Required

- 1) No person shall alter, repair, enlarge, newly construct, relocate, or demolish any registered landmark, or any property located within a landmark district, nor install any exterior sign or mural pursuant to subsection (A)(2) of this section, without review by the landmarks and design commission and issuance of a COA. In the case of murals, the arts commission shall first

review and provide its recommendations to the landmarks and design commission of any proposal for a mural to be located on a registered landmark or within a landmark district. Factors to be considered by the arts commission include media to be used, method of application, stability, building/site, mural location and practicability of project.

- 2) This review shall apply to all exterior features of the property visible from a public right-of-way. This review applies whether or not a permit from the city of Ellensburg is required.
- 3) Review of alterations to Ellensburg landmarks register properties under this chapter is in lieu of design review required for projects and sign review per ECC 15.210.050(B).

Procedures specific to demolition are further described in ECC 15.280.090(D) as follows:

D. Demolition. Application for a COA for whole or partial demolition of a property listed in the Ellensburg landmarks register shall be reviewed by the landmarks and design commission in accordance with the procedures set forth in subsection (C) of this section and ECC 15.280.100 with the following exceptions:

- 1) The landmarks and design commission shall meet initially with the applicant to consider alternatives to demolition, including available incentives for preservation. These negotiations may last no longer than 90 calendar days from the first meeting of the landmarks and design commission, unless either party requests an extension.
- 2) If no request for an extension is made and the existence of a condition of unreasonable economic return, as set forth in ECC 15.280.100, has been proven and no alternative to demolition has been agreed to, the landmarks and design commission shall make a decision on issuance of the COA. The preservation planner shall promptly transmit a copy of such decision to the building official.
- 3) The landmarks and design commission may require conditions of approval including, but not limited to, mitigation measures.
- 4) Any person aggrieved by any action of the commission denying or approving a demolition request may file a notice of appeal as set forth in Chapter 15.230 ECC; however, such appeal shall be a closed record appeal to city council rather than to the hearing examiner. [Ord. 4807 § 41, 2018; Ord. 4725 § 3, 2016; Ord. 4656 § 1 (Exh. O2), 2013.]

In accordance with the procedures outlined in subsection (D) above, the LDC held their initial meeting with the applicant on November 15, 2022. At the conclusion of the meeting, the LDC did not ask the applicant to consider alternatives for demolishing the structures, and agreed this proposal can move forward to the public hearing. The request for the COA is now moving forward in accordance with the procedures outlined in subsection (A) above.

STAFF COMMENTS:

The two structures proposed for demolition are the old Wells Fargo Mini-Bank building, and the Rotary Park Pavilion. The mini-bank building was built in 1981 and is not considered a historic-contributing resource to either of the downtown historic districts because it does not meet the 50-year threshold requirement. The mini-bank building is one-story, with brick veneer, a flat roof, and it displays elements of classical style details. The Rotary Park Pavilion was built in 1980 and is also not considered a historic-contributing resource to either of the downtown historic districts because it does not meet the 50 year threshold requirement. The Pavilion is a rectangular wood frame pavilion with chamfered corners, a flat roof, and is positioned on a stepped concrete platform.

At the November 15 preliminary discussion of possible alternatives to the demolition of these structures, the applicant explained the design process with the commission, and reasons for proposing demolition. The applicant and design team have worked closely with stakeholder groups within the community and organized several public meetings requesting input on park amenities and layout. Although much consideration was given to keeping the brick bank building, ultimately, the location of it blocks the new park from being visually open to the surrounding neighborhood, and moving the structure was cost prohibitive. The pavilion is proposed for demolition, because the proposed new park design includes a new performing stage in the northwest corner of the parcel, allowing for more open gathering space at the park.

The applicant has provided a narrative, demolition plan, and proposed park plan, and has also begun working with local groups who typically host events to find alternative locations for this year during the parks construction. Although the only demolition within the LDC jurisdiction are the items circled in red (Exhibit B.3), the applicant has also circled in blue, existing park features that will either be relocated on site, or preserved and moved to a different site. The design compatibility and specific design materials of the new park structures will be reviewed at a separate public hearing (P23-002). The current discussion for P22-115 addresses whether or not to approve demolition of the bank building and pavilion, while taking into account the information provided by the applicant.

The current National Register nomination lists the period of significance from 1890-1930. These buildings were built in 1980 and 1981, and therefore do not fall within the current period of significance by roughly 55 years. Per ECC section 15.280.080 Ellensburg Landmarks Register requirements, these buildings do not qualify for listing individually as historic or historic-contributing because of their age.

RECOMMENDATION: Staff has reviewed the criteria in the Ellensburg City Code and recommends that the Certificate of Appropriateness (COA) be **granted** by the Commission for the proposed demolition of the Old Wells Fargo bank building and Rotary Pavilion, as proposed, with **one condition**:

1. Photo documentation of the buildings shall be completed by the applicant prior to the demolition, and such records shall be provided to the City of Ellensburg and the Kittitas County Historic Museum.

If the Commission should choose to follow the recommendation of Staff and approve the COA, Staff would advise the Commission that the following 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 applicant is the agent for the owner of this property and can pursue this action. The proposed demolitions are on Parcel ID #146933, located within the boundaries of the Downtown Ellensburg National Register and Local Landmarks Districts.
3. The old bank building and Rotary Pavilion do not meet the criteria to be classified or listed as historic or historic-contributing buildings to the districts or individually, as they do not independently meet the National Register Criteria, or the criteria for inclusion in the Ellensburg Landmark Register as denoted in ECC 15.280.080.
4. The applicant has worked with the public extensively to gather and incorporate community feedback, and has provided adequate information documenting the design process and the need to demolish these structures.
5. The demolition, if approved with one condition, would be in keeping with the required process, per ECC 15.280.090 (A) and (D).

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:

6. No public comment was received.

After the close of the public hearing, if it is determined that additional findings of fact are pertinent, they should consist of concise statements of the underlying facts in support of the decision made by the Landmarks & Design Commission. Findings of Fact should be made by the Commission, regardless of whether the project is approved or denied.

When making the final motion, the Commission may also include any conditions of approval that are appropriate to this application.

EXHIBITS:

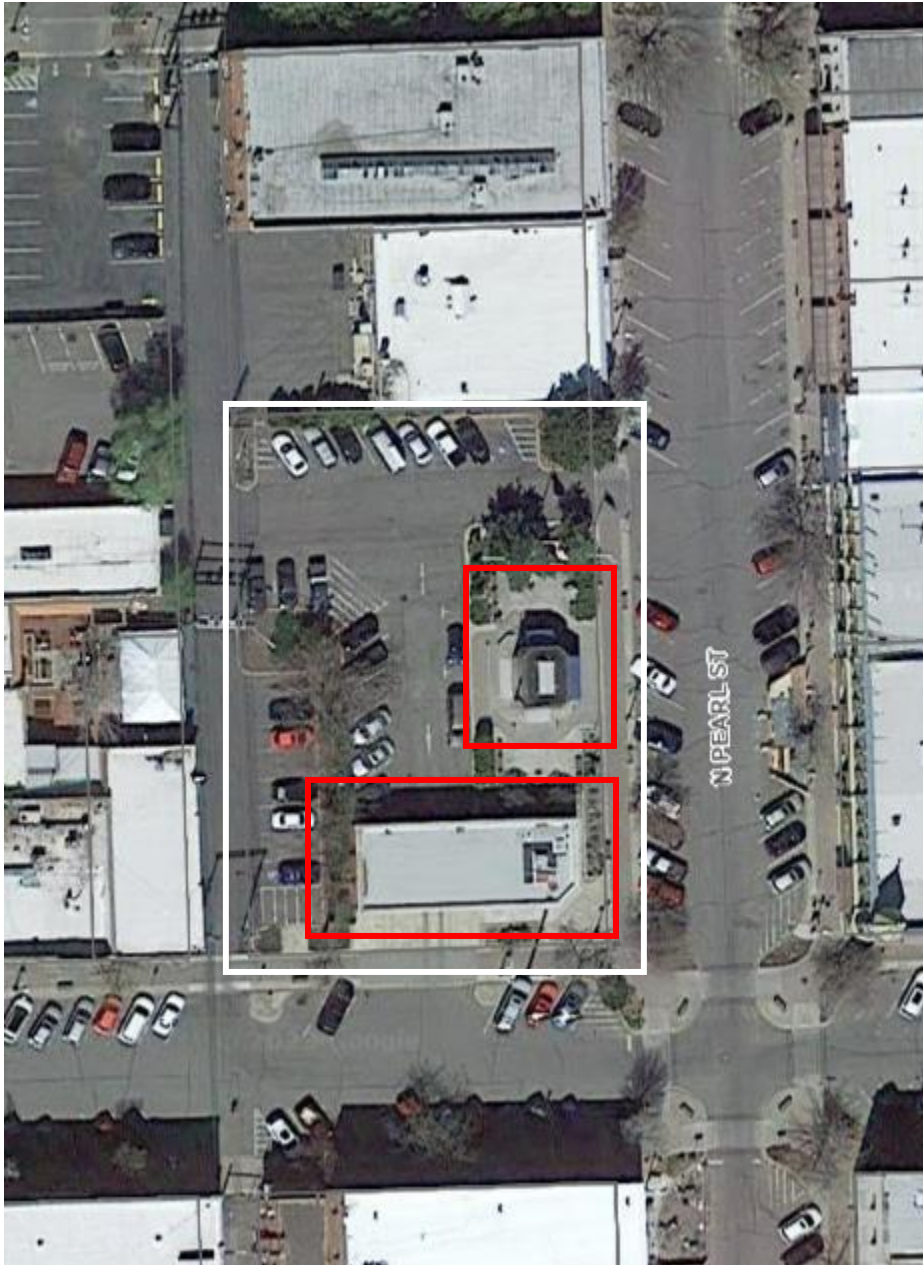
A. Location Map

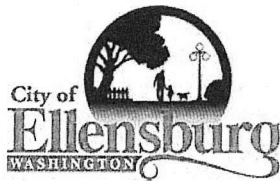
B. COA Application Materials submitted by the applicant, including

1. Application
2. Narrative
3. Proposed Demo Plan and Park Plan
4. Additional Photographs

Exhibit A- Location Map

Parcel ID #146933





Landmarks & Design

Certificate of Appropriateness Application

PA-10
APPLICATION

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning) commdev@ci.ellensburg.wa.us

The City of Ellensburg Landmarks and Design Commission, per Section 15.280.020 of the ECC, has jurisdiction over historic districts. It safeguards the heritage of the city as represented by those buildings, districts, objects, sites and structures which reflect significant elements of Ellensburg's history.

Review of changes to Landmarks Register properties is **required**, per Section 15.280.090. "No person shall alter, repair, enlarge, newly construct, relocate or demolish any registered landmark or any property located within a Landmark District nor install any exterior sign...without review by the Landmarks and Design Commission and approval of a **Certificate of Appropriateness**". This review shall apply to **all** exterior features of the property visible from a public right-of-way. **This review applies whether or not a permit from the City of Ellensburg is required.**

OFFICIAL USE ONLY:

Staff Person:	KB
Date Submitted:	10/31/22
Fee Total:	N/A
LDC FILE #:	P22-115
Associated Permit File #:	

PROPERTY OWNER: (Note: If the Applicant is not the Owner, attach written authorization from the legal owner(s).)

Legal Owner Name(s):	City of Ellensburg	Day Phone:	509-925-8639
Mailing Address:	501 N Anderson St, Ellensburg, WA 98926		
E-mail:		Cell Phone:	

***APPLICANT:**
☒ Owner

☐ Contractor

☐ Tenant

☐ Other

Name:	Brad Case - City of Ellensburg	Day Phone:	509-925-8639
Mailing Address:	501 N Anderson St, Ellensburg, WA 98926		
E-mail:	caseb@ci.ellensburg.wa.us	Cell Phone:	

CONTACT PERSON:
☐ Owner

☐ Contractor

☐ Tenant

☒ Other

project design consultant

Name:	Jen Montessor - Walker Macy	Day Phone:	206-582-3874
Mailing Address:	217 Pine St, Suite 550 Seattle, WA 98101		
E-mail:	jmontessor@walkermacy.com	Cell Phone:	

PROJECT INFORMATION:

This application shall be submitted, with all required information, to Community Development Staff and deemed a complete application, to be considered for a public meeting. At the duly-noticed public hearing, the Landmarks and Design Commission will make a decision of whether to approve, approve with conditions or deny the Certificate of Appropriateness application. Per Section 15.210.050.B, a denial may be appealed to the City Council. Please consult with the Senior Planner for Historic Preservation if you have any questions. All projects must meet the City of Ellensburg Design Standards (Title 15) and ECC 15.70, Landscaping Requirements. A copy of the Design Standards is available at the Community Development Department or located online at www.codepublishing.com/wa/ellensburg.

☐	Parcel Number of Site:	146933		
☐	Site Address:	400 N. Pearl St., Ellensburg, WA 98926		
☐	City Zoning Designation:	Central Business District & CC	Is a building permit required:	☒ Yes ☐ No

(OVER)

PROJECT INFORMATION:

☐	Project Description:	In a separate narrative, please describe how your project complies with the guidelines for historic properties listed in Sections 15.280.090, 15.530.020 & 15.530.030.
☐	Site Plan:	1. All building locations and dimensions to property lines and other structures. 2. Property lines and easements. 3. Setbacks, open space and landscaping. 4. Rights of way, curbs, parking sidewalks. (The site plan shall be legibly drawn to a minimum scale of 1:20 on substantial paper a minimum 11" x 17" size)
☐	Parking Lot Plan:	Must have preliminary approval by Public Works for parking lot plan.
☐	Exterior Lighting:	Identify the location, design, wattage and lighting orientation.
☐	Exterior building alterations, rehabilitation or restoration:	1. Scaled building elevations of all building sides. 2. Samples of types of materials to be used in the construction. 3. Paint colors & design (each paint color applied to 8-1/2" x 11" poster board. 4. Type of paint removal method (i.e. water, chemical, mechanical). 5. Repointing mortar joints – pointing styles and method. 6. Window repair/replacement/alteration detail.
☐	Signage:	1. Colored design 2. Dimensions 3. Location – Drawing or photograph depicting sign(s) on the building or pole. 4. Type of illumination.
☐	Dumpster:	1. Screening materials & colors 2. Location
☐	Special Valuation	Submit documentation for application for Special Valuation for Historic Purposes per ECC 15.280.110 if applicable.

PLEASE NOTE: Items marked above shall be submitted to the Community Development Department **Twenty-One (21) Calendar Days before** the regular scheduled meeting of the Landmarks & Design Commission to allow time for review, processing and advertising according to WA State Statute. The Landmarks & Design Commission meets on the first Tuesday of each month and, if needed, on the third Tuesday of each month.

Stacey Henderson, Senior Planner/ Historic Preservation, is the staff liaison to the Landmarks & Design Commission.

Telephone: (509) 925-8608

FAX: (509) 915-8655

E-mail: hendersons@ci.ellensburg.wa.us

SIGNATURE OF LEGAL OWNER or REPRESENTATIVE AS AUTHORIZED BY THE LEGAL OWNER:

I, Brad Case, (print name) affirm that the above responses are made truthfully and to the best of my knowledge. I hereby apply for this permit application and acknowledge that I have read this application and state that the information is correct and that I agree to comply with all city ordinances pertaining to this permit if granted.

I further affirm that I am the owner of record of the area proposed for the above-identified land use action or, if not the owner, attached herewithin is written permission from the owner(s) authorizing my actions on his/her/their behalf.

Signature of Legal Owner:
(or Authorized Agent)



Date:

10/28/2022

Unity Park
Demo COA Application

October 28, 2022

DEMO CERTIFICATE OF APPROPRIATENESS PROJECT DESCRIPTION

RECEIVED
10/31/22
COMMUNITY
DEVELOPMENT
P22-115

Project Description

Unity Park will be the primary public gathering and event space for downtown Ellensburg, Washington. The park is intended to serve a range of performances and events throughout the year while also serving daily activities as the downtown 'living room'. Primary program elements include a new comfort station building (with restrooms, mechanical chase, storage, and concierge space), permanent stage, shade structures, water feature, informal seating, and planting. Site orientation will take into account prevailing sun and wind patterns and potential impact on comfort during events.

Demo of Existing Elements

To make space for new elements and orient them in a way that provides for optimal use and safety, we propose removing the existing brick and concrete building with drive-through awning and pillars and the existing wood pavilion, metal rails, concrete stairs and ramp, and light poles within the property lines.

In addition to structures, the following site elements are proposed for removal: existing paving (concrete, asphalt, brick), concrete stairs, and concrete curbs within the property line, parking and drive aisle signage, concrete barrier block and decommissioned utility poles, utility boxes within the property line, irrigation within the property line, and vegetation and trees within the property line.

The bull sculpture will be relocated on site, while the following elements are proposed to be removed and retained and relocated either on site or off site. Existing benches, trash cans, bike racks, and raised planters, plaques, flag poles, flags, bell, and pump, kinetic sculptures, boulders and basalt columns, Visitor Center sign, decorative signage/sculptures in the right-of-way curb bulbs, Ellensburg Parks and Recreation Rules signage, and three headed light pole at the corner of Pearl Street and 4th Avenue.

Within the right-of-way, street trees, utility poles, pedestrian light poles, and parking signage will be preserved and protected.

Demo Explanation

Thorough study of the site shows that the existing bank building is located at the site's most prominent corner at Pearl Street and 4th Avenue. This may be the ideal location for a bank where open space is secondary, it is not the ideal location for a building in a public park. This location blocks the urban flow and access necessary for a park in this location. It creates poor sightlines into the future park, affects security and use, and creates functional challenges for the long-term adoption and contribution of this park to the urban fabric.

DEMO CERTIFICATE OF APPROPRIATENESS PROJECT DESCRIPTION

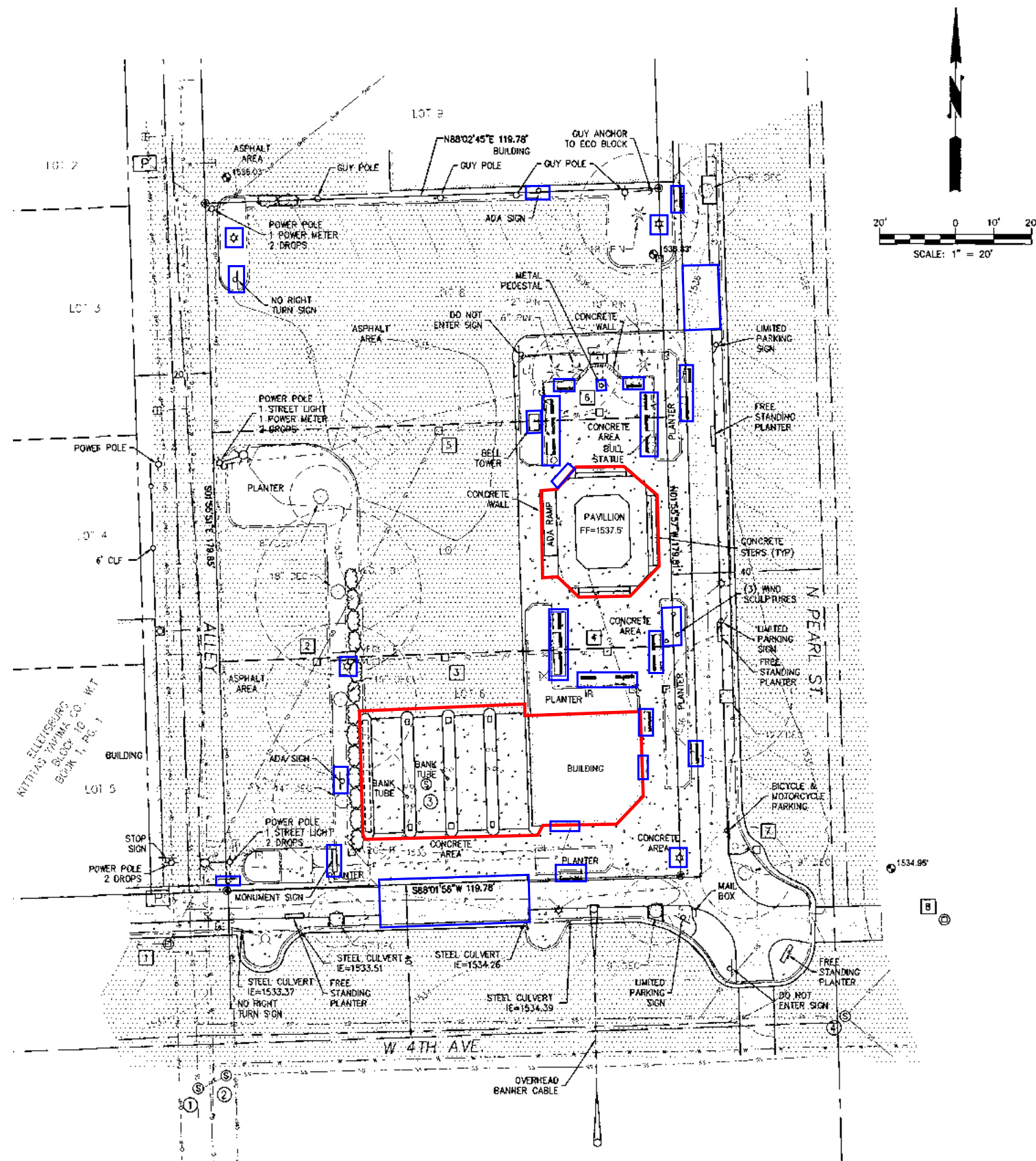
The size and orientation of the building is not well suited to conversion into a comfort station. The primary entrance to the building is on 4th Avenue, and while it is a chamfered corner, the building would require substantial alteration to accommodate the access and sightlines required for a comfort station. The interior of the building is in poor condition with water line breaks that have caused damaging flooding. Comfort stations are plumbing-heavy, which would require substantial slab cutting and underground work – in the confines of an existing building. This would add substantial cost, and with the points made above would not be a balanced return on investment. Rehabilitating this building would be prohibitively expensive, and the cost to value is much less than purposefully building a new comfort station in the right location. Furthermore, the existing building would be difficult to move without substantial demolition / removal of exterior finishes, and it would be a wash or more expensive than building a purpose-built comfort station. Lastly, while the building materials blend into the historic character of downtown Ellensburg, it is not historic and was built in 1981.

For these reasons, we propose replacing the existing building with a comfort station located towards the southwest side of the site thereby opening up the corner. This will allow for views and access into the site from the right-of-way and support activity along the edges of the site. Clear site lines will invite users into the space and promote safety. Unobstructed access will provide easy use of the space, improve accessibility with level walking surfaces, and enhance circulation of that corner of downtown.

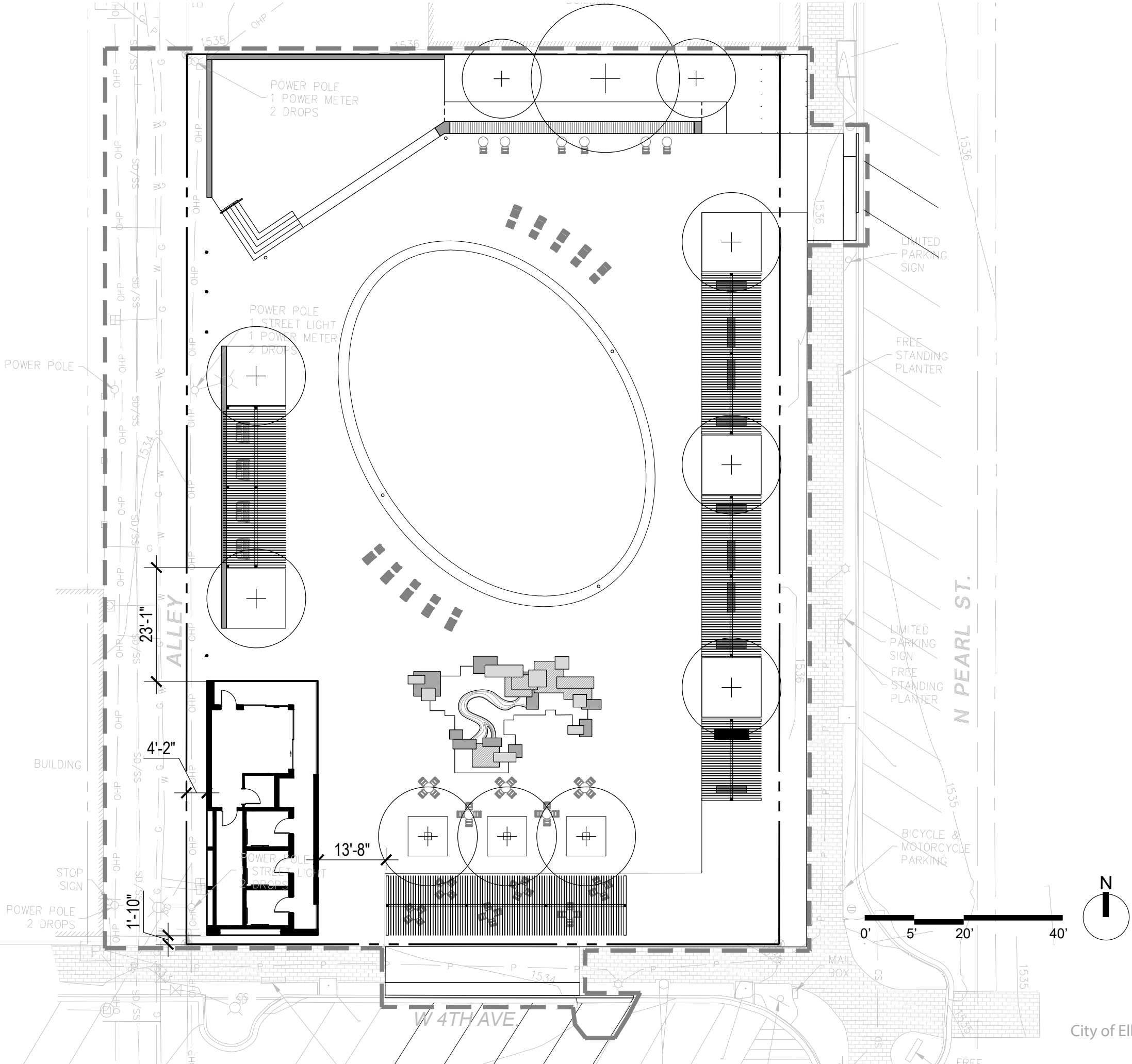
The existing pavilion is also poorly located for a park. It stands along a prominent edge and blocks views and access into the center of the park. It is too small to support the events that Ellensburg residents want to host and attend, and it is not oriented to accommodate the number of people attending events. The residents of Ellensburg have said that a permanent stage is of highest priority for them and removing the existing pavilion allows us to locate a permanent stage at the northwest corner providing ample space for audiences and performers. The northwest corner protects against prevailing winds and sun exposure providing a more appropriate relationship between performers and audiences. Removal of the pavilion also opens up the edge of the site along Pearl Street to create entry points into the space, clear site lines from the right-of-way, and opportunities to active the edge with dual sided seating, planting, and shade elements. The existing pavilion is also in poor condition with broken concrete stairs, missing handrails, and chipping paint. Furthermore, it has no historic designation and is not sacred to the Rotary Club.

Removing the pavilion and existing bank building with drive through provides the space necessary for the program elements that Ellensburg residents want in a new park. It allows us to orient those elements optimally to enhance their use and the success of the park. It helps us blend this new park into the existing fabric of downtown Ellensburg. It opens the primary edges of the site along Pearl Street and 4th Avenue for activation and better access and site lines into the park. And it allows us to locate replacement structures along secondary edges to optimize the interior of the space for events, seating, and a water feature.

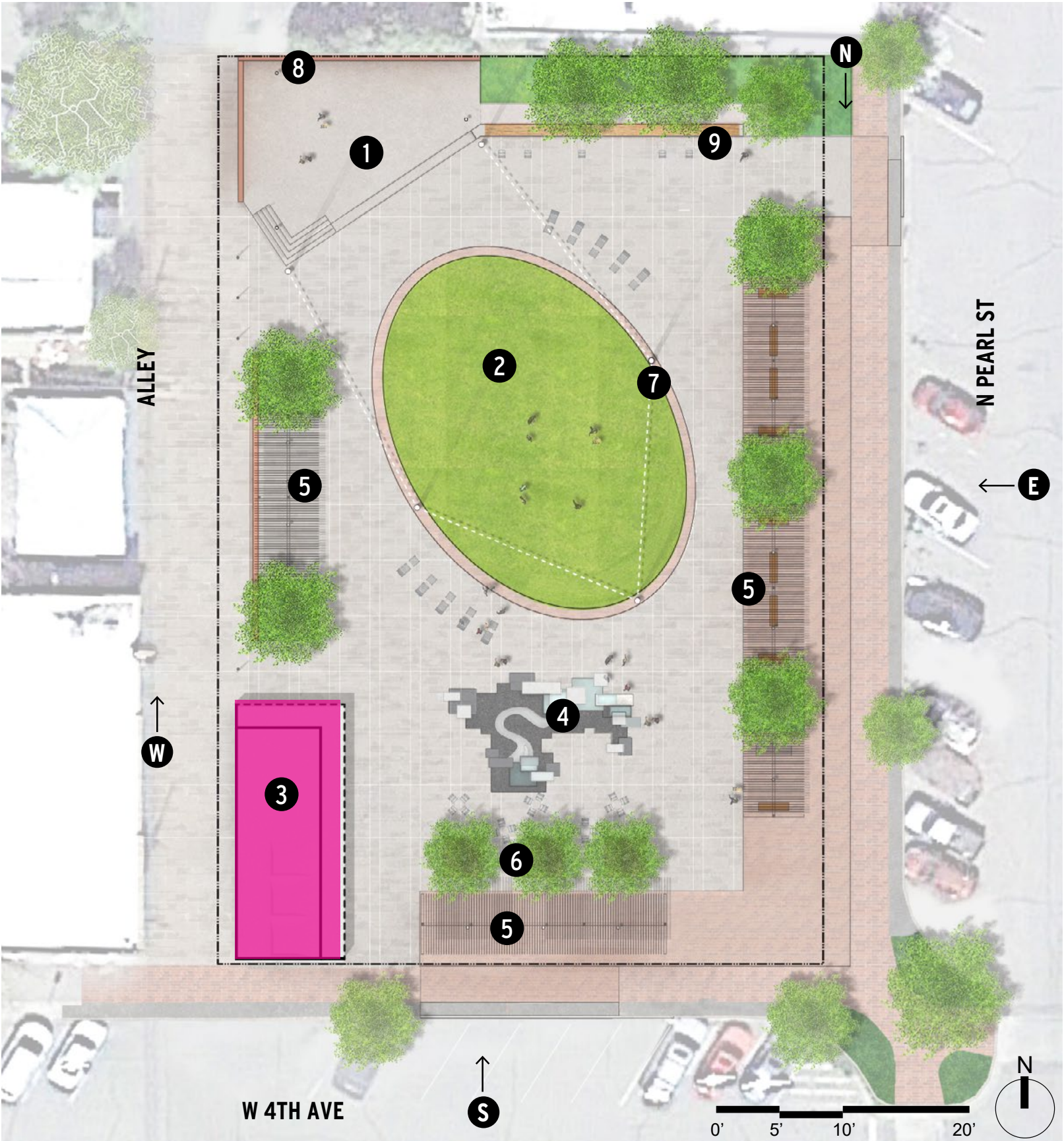
SURVEY - EXISTING SITE ELEMENTS



SITE PLAN



RENDERED PLAN AND CONTEXT



- | | | |
|---------------------|-------------------------------|----------------------------|
| 1 Stage (permanent) | 4 Water Feature | 7 Lighting / Sound Support |
| 2 Lawn | 5 Shade Structure (permanent) | 8 Screen / Wind Block |
| 3 Comfort Station | 6 Picnic Grove | 9 Permanent Seating |



BIRDSEYE VIEW LOOKING NW



- 1 Stage (permanent)
- 2 Lawn
- 3 Comfort Station
- 4 Water Feature
- 5 Shade Structure (permanent)
- 6 Picnic Grove
- 7 Lighting / Sound Support
- 8 Screen / Wind Block
- 9 Permanent Seating

Exhibit B.4- Additional Photographs

Old Bank Building



Rotary Pavilion



Other Park Elements







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

AGENDA REPORT

MEETING DATE: Wednesday January 25, 2023

TO: Landmarks and Design Commission

THRU: Jamey Ayling, Community Development Director

FROM: Stacey Henderson, Senior Planner – Historic Preservation

APPLICANT: Brad Case, agent for owner. #P23-002

PROJECT TITLE: Public Hearing for Consideration of a COA for the proposed designs of several new structures to be located within the new Unity Park, on Parcel ID #146933.

PROJECT DESCRIPTION: The City of Ellensburg is proposing to redesign the downtown Rotary Park and Old Wells Fargo Bank block (parcel ID #146933), with the new Unity Park plan. This proposed new park is located within the Downtown Ellensburg National Register Historic District and local Landmarks District, in Central Commercial (C-C) zoning. The applicant is requesting approval for the proposed designs of several new structures within the new Unity Park plan. The items for review before the Landmarks and design commission include the proposed new permanent structures; a stage with a brick wall backdrop, a comfort station, and several shade structures with seating underneath. The applicant has proposed to use materials such as red brick, dark stained wood, and dark painted metal. (Exhibit B.3). The application (Exhibit B.1) was received by the Department and determined to be complete, per ECC 15.280.090(C)(2)(b), on January 9, 2023.

TYPE OF REVIEW:

Review of proposed changes to landmarks register properties is required per **ECC 15.280.090 (A)**, as follows:

A. Review Required

- 1) No person shall alter, repair, enlarge, newly construct, relocate, or demolish any registered landmark, or any property located within a landmark district, nor install any exterior sign or mural pursuant to subsection (A)(2) of this section, without review by the landmarks and design commission and issuance of a COA. In the case of murals, the arts commission shall first

review and provide its recommendations to the landmarks and design commission of any proposal for a mural to be located on a registered landmark or within a landmark district. Factors to be considered by the arts commission include media to be used, method of application, stability, building/site, mural location and practicability of project.

- 2) This review shall apply to all exterior features of the property visible from a public right-of-way. This review applies whether or not a permit from the city of Ellensburg is required.
- 3) Review of alterations to Ellensburg landmarks register properties under this chapter is in lieu of design review required for projects and sign review per ECC 15.210.050(B).

Additionally, the Commission shall also review the Building Design criteria as found in ECC Chapter 15.530. More specifically, the building design criteria which is applicable to historic buildings and districts is found in ECC 15.530.020, as follows:

ECC 15.530.020 Building Design: Historic Buildings and Districts

- A. Purpose. To preserve and reinforce the historic character of Ellensburg's downtown and older residential areas.
- B. Historic Buildings and Districts Standards and Guidelines.
 - 1) All development projects identified on the Ellensburg landmarks register are subject to review by the Ellensburg landmarks and design commission per Chapter 15.280 ECC and conformance with the following design standards for rehabilitating existing buildings.
 - a. Retain and preserve the overall historic character of the building;
 - b. Ensure that proposed alterations are compatible with the building's own architectural character, and do not create a false historical appearance;
 - c. Retain and preserve early alterations which have architectural significance in their own right;
 - d. Treat distinctive original features, finishes, and examples of skilled craftsmanship with sensitivity;
 - e. Repair rather than replace deteriorated architectural features whenever possible;
 - f. Use the gentlest means possible when surface cleaning exterior masonry;
 - g. Protect and preserve significant archaeological sites affected by the project, or provide mitigation for their disturbance; and
 - h. Design new additions to existing buildings and new infill construction to be compatible with the massing, scale, materials, and architectural features of adjacent historic structures.

These standards are supplemented and further defined or explained by that document entitled "Design Standards for the City of Ellensburg," as currently enacted.

- 2) Property owners of historic district buildings are also encouraged to use the Secretary of the Interior's Standards for the Treatment of Historic Properties (web: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>) (hard copy also available at City Hall) as a guide to preserve, rehabilitate, restore, reconstruct, or add to historic properties. These standards provide detailed recommendations on restoration, maintenance, repair, replacement, design, alterations, building materials, roofs, interiors, etc. [Ord. 4656 § 1 (Exh. O2), 2013.]

STAFF COMMENTS:

The subject parcel, located at the northwest corner of Pearl Street and 4th Ave, sits within the downtown National Register District and Local Landmarks District, on Parcel ID #146933, in Central Commercial (C-C) zoning. Currently, this parcel is the location of Rotary Park and the Old Wells Fargo Bank building, with several benches and sculptures located throughout the property. The applicant, the City of Ellensburg, is proposing to redesign the subject parcel as one cohesive park design to allow for more usable space and connection to the surrounding neighborhood.

The applicant has provided a separate COA application (P22-115), to review the demolition of the existing Old Wells Fargo Bank Building and Rotary Park Pavilion. This COA (P23-002) addresses the second part to the park proposal, which is to obtain approval of the proposed exterior designs of the new structures. (P23-002)

Proposed permanent new construction within the boundaries of the Local Historic Landmarks Districts requires review from the Landmarks and Design Commission, per ECC 15.280.090(A). The intent of this review is to apply the code and preservation principles to the proposed exterior designs of the new structures, to ensure compatibility with historic character of the district. The applicant has proposed several new structures, including a comfort station, multiple shade structures, and a brick wall backdrop at the stage.

The exterior of the comfort station is proposed as red brick, with various screened brick walls to allow for privacy, and blank brick walls to allow for the installation of rotating art. The height of this building is low, with a flat roof to mirror those of the commercial buildings surrounding the park. The brick masonry, artwork, and wood details draw from details found in buildings around the district, as seen on page 11 of Exhibit B.3.

The applicant has also proposed five shade structures around the perimeter of the subject parcel. Pages 16-20 of Exhibit B.3 demonstrate the proposed designs, which include a darker warm tone wood slat roof, and dark warm grey steel posts similar to the Iron Ore color found on the nearby Geddis building. There is also a proposed brick backdrop wall behind the stage, that will include the perforated brick pattern similar to the one on the comfort station, while also complimenting the red brick found in the nearby historic district. The proposed light poles are simple, dark painted metal, and can have various lighting attachments added to them depending on the event needs at the park.

The applicant has provided a narrative, demolition plan, and proposed park plan. The proposed structures reflect compatible materials as seen in structures within the historic district, and do not detract from the overall historic character of the neighborhood.

RECOMMENDATION: Staff has reviewed the criteria in the Ellensburg City Code and recommends that the Certificate of Appropriateness (COA) be **granted** by the Commission for the proposed new construction of the comfort station, shade structures, stage wall, and light posts, as proposed with **one condition**:

1. The applicant shall obtain an additional COA for the installation of any Murals or permanent art or sculpture to be installed on the subject parcel.

If the Commission should choose to follow the recommendation of Staff and approve the COA, Staff would advise the Commission that the following 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 one of the required building design standards of ECC 15.530.020, specifically that:
 - h. The new infill construction is compatible with the massing, scale, materials, and architectural features of adjacent historic structures.
3. The Applicant is the agent for the owner of this property and can pursue this action. The Parcel is ID #149633, 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 the historic character of the district maintained and preserved. If approved, this proposal would not negatively alter the character-defining features of the downtown historic district.

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.

After the close of the public hearing, if it is determined that additional findings of fact are pertinent, they should consist of concise statements of the underlying facts in support of the decision made by the Landmarks & Design Commission. Findings of Fact should be made by the Commission, regardless of whether the project is approved or denied.

When making the final motion, the Commission may also include any conditions of approval that are appropriate to this application.

EXHIBITS:**A. Location Map****B. COA Application Materials submitted by the applicant, including**

1. Application
2. Narrative
3. Proposed Park Plan

Exhibit A- Location Map

Parcel ID #146933



Exhibit B.1- Application



Landmarks & Design

Certificate of Appropriateness Application

PA-10
APPLICATION

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning) commdev@ci.ellensburg.wa.us

The City of Ellensburg Landmarks and Design Commission, per Section 15.280.020 of the ECC, has jurisdiction over historic districts. It safeguards the heritage of the city as represented by those buildings, districts, objects, sites and structures which reflect significant elements of Ellensburg's history.

Review of changes to Landmarks Register properties is **required**, per Section 15.280.090. "No person shall alter, repair, enlarge, newly construct, relocate or demolish any registered landmark or any property located within a Landmark District nor install any exterior sign...without review by the Landmarks and Design Commission and approval of a **Certificate of Appropriateness**". This review shall apply to **all** exterior features of the property visible from a public right-of-way. **This review applies whether or not a permit from the City of Ellensburg is required.**

OFFICIAL USE ONLY:

Staff Person:	KB
Date Submitted:	1/4/2023
Fee Total:	N/A
LDC FILE #:	P23-002
Associated Permit File #:	P22-115 P21-025 B21-097

PROPERTY OWNER: (Note: If the Applicant is not the Owner, attach written authorization from the legal owner(s).)

Legal Owner Name(s):	City of Ellensburg	Day Phone:	509-925-8639
Mailing Address:	501 N Anderson St, Ellensburg, WA 98926		
E-mail:		Cell Phone:	

*APPLICANT: ☒ Owner ☐ Contractor ☐ Tenant ☐ Other

Name:	Brad Case - City of Ellensburg	Day Phone:	509-925-8639
Mailing Address:	501 N Anderson St, Ellensburg, WA 98926		
E-mail:	caseb@ci.ellensburg.wa.us	Cell Phone:	

CONTACT PERSON: ☐ Owner ☐ Contractor ☐ Tenant ☒ Other project design consultant

Name:	Jen Montessor - Walker Macy	Day Phone:	206-582-3874
Mailing Address:	217 Pine St, Suite 550 Seattle, WA 98101		
E-mail:	jmontessor@walkermacy.com	Cell Phone:	

PROJECT INFORMATION:

This application shall be submitted, with all required information, to Community Development Staff and deemed a complete application, to be considered for a public meeting. At the duly-noticed public hearing, the Landmarks and Design Commission will make a decision of whether to approve, approve with conditions or deny the Certificate of Appropriateness application. Per Section 15.210.050.B, a denial may be appealed to the City Council. Please consult with the Senior Planner for Historic Preservation if you have any questions. All projects must meet the City of Ellensburg Design Standards (Title 15) and ECC 15.70, Landscaping Requirements. A copy of the Design Standards is available at the Community Development Department or located online at www.codepublishing.com/wa/ellensburg.

☐	Parcel Number of Site:	146933	
☐	Site Address:	400 N. Pearl St., Ellensburg, WA 98926	
☐	City Zoning Designation:	Central Business District & CC	Is a building permit required: ☒ Yes ☐ No

PROJECT INFORMATION:

☐	Project Description:	In a separate narrative, please describe how your project complies with the guidelines for historic properties listed in Sections 15.280.090, 15.530.020 & 15.530.030.
☐	Site Plan:	1. All building locations and dimensions to property lines and other structures. 2. Property lines and easements. 3. Setbacks, open space and landscaping. 4. Rights of way, curbs, parking sidewalks. (The site plan shall be legibly drawn to a minimum scale of 1:20 on substantial paper a minimum 11" x 17" size)
☐	Parking Lot Plan:	Must have preliminary approval by Public Works for parking lot plan.
☐	Exterior Lighting:	Identify the location, design, wattage and lighting orientation.
☐	Exterior building alterations, rehabilitation or restoration:	1. Scaled building elevations of all building sides. 2. Samples of types of materials to be used in the construction. 3. Paint colors & design (each paint color applied to 8-1/2" x 11" poster board. 4. Type of paint removal method (i.e. water, chemical, mechanical). 5. Repointing mortar joints – pointing styles and method. 6. Window repair/replacement/alteration detail.
☐	Signage:	1. Colored design 2. Dimensions 3. Location – Drawing or photograph depicting sign(s) on the building or pole. 4. Type of illumination.
☐	Dumpster:	1. Screening materials & colors 2. Location
☐	Special Valuation	Submit documentation for application for Special Valuation for Historic Purposes per ECC 15.280.110 if applicable.

PLEASE NOTE: Items marked above shall be submitted to the Community Development Department **Twenty-One (21) Calendar Days before** the regular scheduled meeting of the Landmarks & Design Commission to allow time for review, processing and advertising according to WA State Statute. The Landmarks & Design Commission meets on the first Tuesday of each month and, if needed, on the third Tuesday of each month.

Stacey Henderson, Senior Planner/ Historic Preservation, is the staff liaison to the Landmarks & Design Commission.

Telephone: (509) 925-8608

FAX: (509) 915-8655

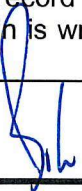
E-mail: hendersons@ci.ellensburg.wa.us

SIGNATURE OF LEGAL OWNER or REPRESENTATIVE AS AUTHORIZED BY THE LEGAL OWNER:

I, Brad Case, (print name) affirm that the above responses are made truthfully and to the best of my knowledge. I hereby apply for this permit application and acknowledge that I have read this application and state that the information is correct and that I agree to comply with all city ordinances pertaining to this permit if granted.

I further affirm that I am the owner of record of the area proposed for the above-identified land use action or, if not the owner, attached herewithin is written permission from the owner(s) authorizing my actions on his/her/their behalf.

Signature of Legal Owner:
(or Authorized Agent)



Date:

12/22/2022

NEW DESIGN CERTIFICATE OF APPROPRIATENESS PROJECT DESCRIPTION

Project Description

Unity Park will be the primary public gathering and event space for downtown Ellensburg, Washington. The park is intended to serve a range of performances and events throughout the year while also serving daily activities as the downtown 'living room'. Primary program elements include a new comfort station building (with restrooms, mechanical chase, storage, and concierge space), permanent stage, shade structures, water feature, informal seating, and planting. Site orientation will take into account prevailing sun and wind patterns and potential impact on comfort during events and daily use.

New Park Design

The new Unity Park is located at the prominent corner of 4th Avenue and Pearl Street. It lies within the historic district of downtown and is surrounded by existing buildings that represent the history and culture of Ellensburg. The park's form and design are rooted in the adjacent context, particularly the surrounding scale, form, and materiality of the historic district as well as special geologic characteristics of Ellensburg. We intend to use classic materials such as brick, metal, and wood in new ways that borrow from and adapt existing architectural patterns found on adjacent blocks. Brick recalls the historic redevelopment of the town after the 1889 fire, metal draws from Ellensburg's contribution to industrialization, while wood references the regions ranching and farming history. This material palette, applied to both vertical elements as well as seating and paving, contributes to the existing context and creates a cohesive park design. The design of the new park and its accompanying comfort station seek to complement and stitch into the existing fabric of downtown.

Comfort Station

A key feature of the new park is a comfort station with three gender neutral restrooms, a mechanical chase, and concierge with storage space. The building will be located at the southwest corner of the park, anchoring the edge along the alley, and reinforcing the urban grid, while also opening up the prominent southeast corner as a gateway into the park. This building location allows for unobstructed views within the park and views and access into the space from all three edges.

The comfort station design is inspired by its context. Similar to the ground floor of the adjacent urban fabric, the ground floor level sets a horizontal datum on the block, with urban façade materials (glazing, doorways, alcoves) extending up to this line (see Comfort Station concept package for diagrams). Corners and opaque walls are typically brick, and where occurs, detailed brickwork is more prominent at the ground level, corners, and cornices. The proposed design builds upon this urban, ground floor craft and character through masonry detailing, a building height that is similar to the base height of the block, and clearly indicated entrances and places

NEW DESIGN CERTIFICATE OF APPROPRIATENESS PROJECT DESCRIPTION

where people enter the building. Opaque masonry walls are treated with masonry relief and can accommodate locations for artwork. The height of roof line marks a datum consistent with adjacent storefronts. This same datum is maintained throughout the heights of the shade structures and stage backdrop walls.

Inspired by the Ellensburg Blue agate, the building takes on a form that is hard on the exterior (masonry), and holds an element of surprise (luminous, smooth interior). Public restroom interiors typically require a resilient finish, so the team adopted a color palette of resilient materials (color-body tile) based on the range of blue agates, and skylights to create a wash of natural light and surprise for users.

The building's materials embody the character of Ellensburg (crafted masonry, durable materials, alcove entry spaces) while providing a safe and approachable public amenity. Structural CMU walls will be clad with full-depth brick (real brick), with offsets and detail at corners and seating alcoves. Blank facades could be articulated with offset bricks that support a visual interplay with brick screen walls. Brick screen walls (offset double wythe brick walls) could be located at non-conditioned areas of the comfort station and at the alley wing wall of the stage.

Shade Structures

Permanent shade structures (pergolas) will line the edges of the park providing much needed shade while maintaining the linear grid of the surrounding downtown. The structures hold the park edges providing both rhythm and organization to the overall park design. The shade structure design is simple and timeless, complimenting the comfort station and stage backdrop walls in size and materiality. We envision the frame of the shade structure as painted metal and the slats above as wood. Open overhead slats will provide shade protection without creating a solid roof. The height of the shade structures matches the height to of the comfort station and stage backdrop walls creating a direct relationship amongst all the park's vertical elements.

Stage and Backdrop Walls

The residents of Ellensburg have said that a permanent stage is of highest priority for them. The new design locates the stage at the northwest corner of the park, a location that is well suited for the stage but less ideal for other park elements. This location anchors the northwest corner and holds the alley edge. The design deliberately leaves the adjacent Dakota building to the north untouched and visible, grounding the park within the context of downtown.

The 1'-6" tall stage is intended for continual use with the orientation and access designed to encourage use beyond scheduled events and performances. Users can access the stage from two sides via stairs and a sloping walkway. The stairs provide access during events and serve as seating for everyday use. The sloping walkway provides both accessible stage access and easy loading of

NEW DESIGN CERTIFICATE OF APPROPRIATENESS PROJECT DESCRIPTION

equipment for events and performances. We envision the stage as concrete for durability and longevity with potential accents that reference other paving materials used throughout the park.

Permanent backdrop walls behind the stage will protect against prevailing winds, block vehicle lights from the alley, and screen views of the adjacent parking lot. A brick wall will line the alley and wrap the northwest corner. This wall will directly relate to the comfort station in materiality, texture, pattern, and color and together the two structures will hold the park edge along the alley. As with the comfort station, brick will be used in an unexpected way to create a dynamic surface that is both functional and beautiful. A wood wall will seamlessly integrate with the brick wall and span the north side of the stage. This wall is meant to be cohesive yet different in material and texture and relate directly to the materiality of the shade structures. This wall will also use a traditional material in new way to create a surface that is both a backdrop when the stage is in use and an element of interest when not in use. Together these two backdrop walls will complement the comfort station and shade structures, ground the northwest corner, and integrate the existing brick Dakota building into the park materiality and design language.

Existing Historic and Cultural Park Elements

The bull sculpture will be relocated on site, while the following elements are proposed to be removed and retained and relocated either on site or off site. Existing benches, trash cans, bike racks, and raised planters, plaques, flag poles, flags, bell, and pump, kinetic sculptures, boulders and basalt columns, Visitor Center sign, decorative signage/sculptures in the right-of-way curb bulbs, Ellensburg Parks and Recreation Rules signage, and three headed light pole at the corner of Pearl Street and 4th Avenue. Within the right-of-way, street trees, utility poles, pedestrian light poles, and parking signage will be preserved and protected.

UNITY PARK

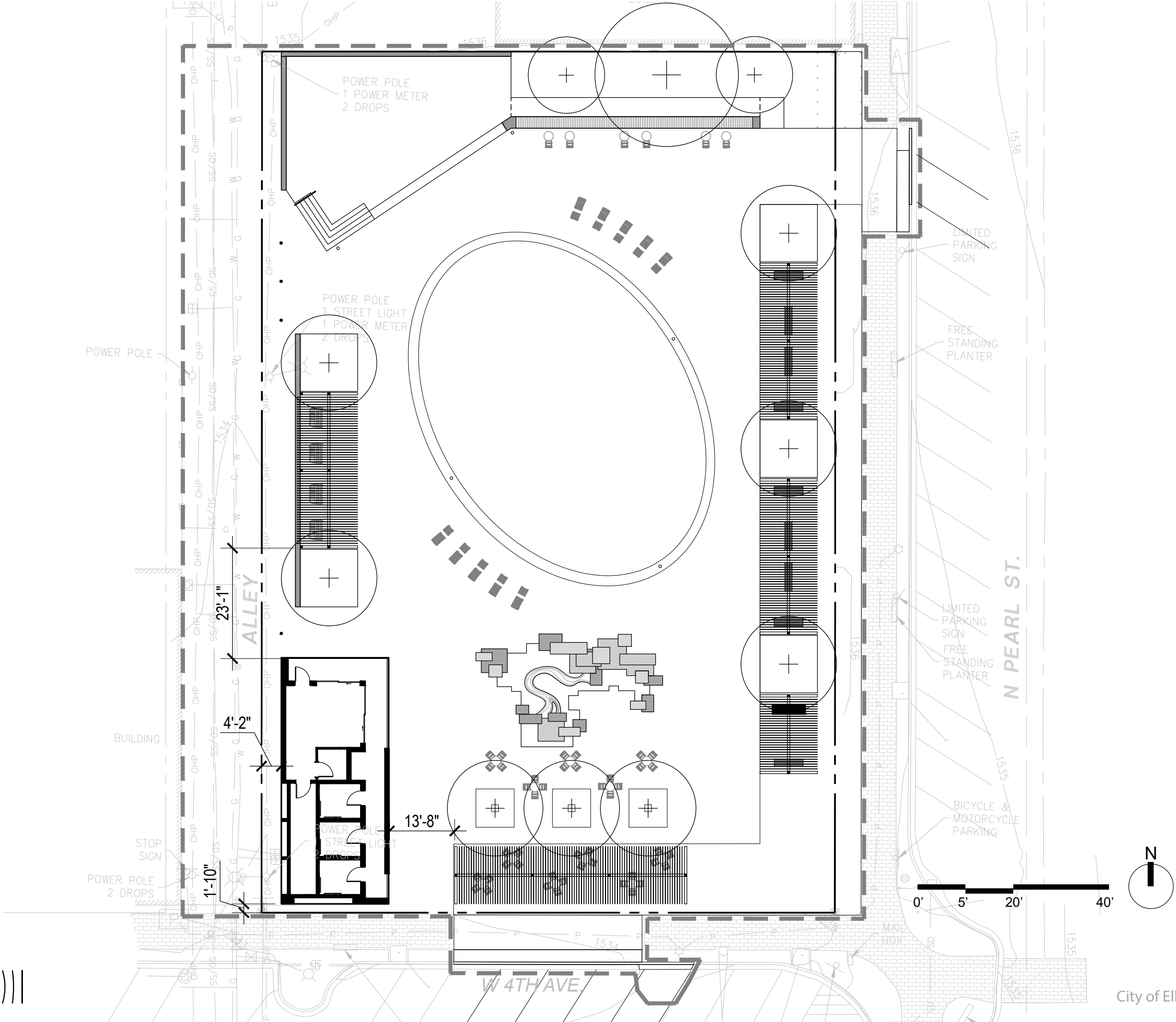
DEMO | CERTIFICATE OF APPROPRIATENESS

NEW PARK DESIGN | CERTIFICATE OF APPROPRIATENESS

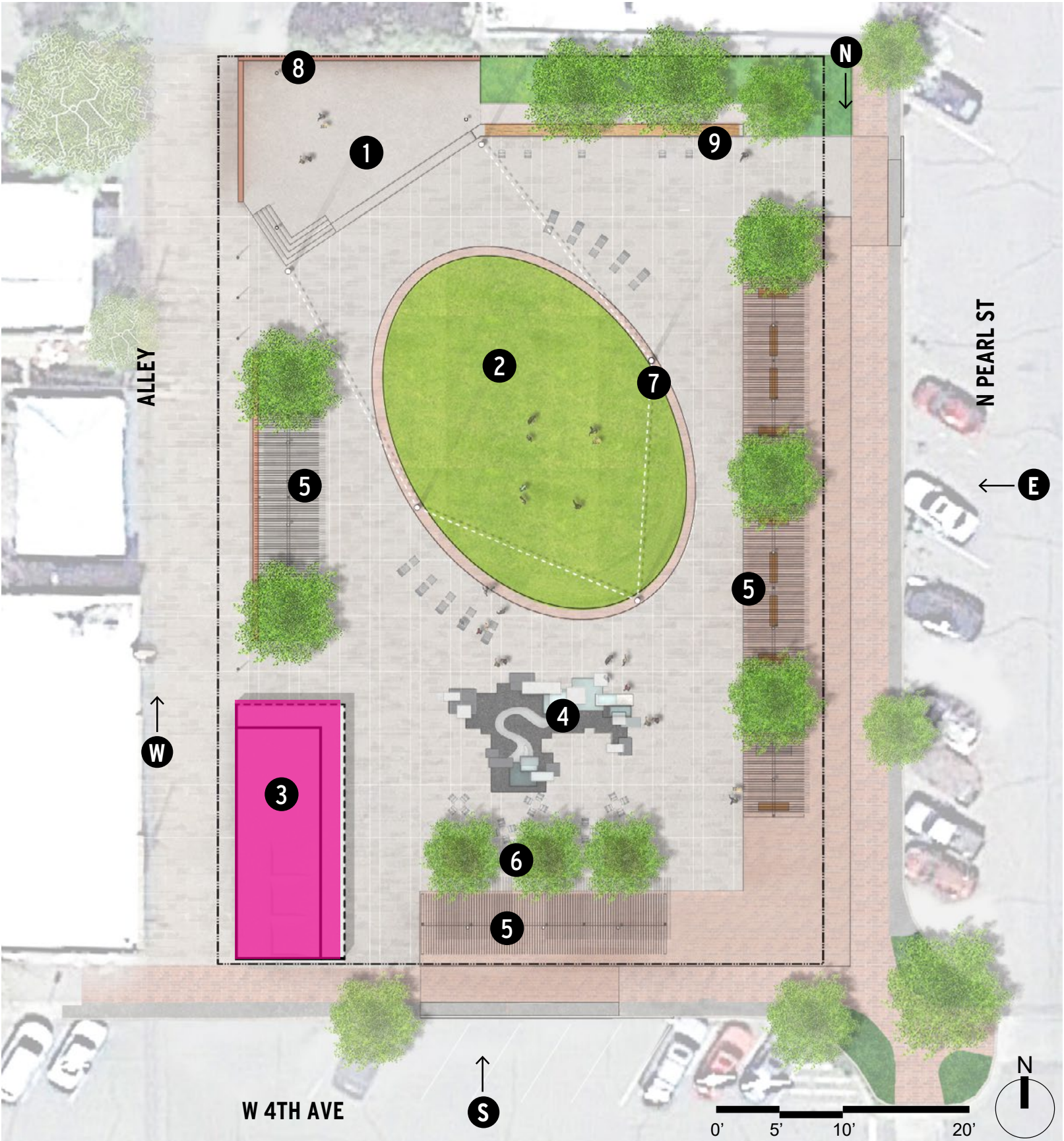
CITY OF ELLENSBURG, WA
LANDMARKS & DESIGN COMMISSION
25 JANUARY 2023

PRE-MEETING APPLICATION MATERIALS

SITE PLAN



RENDERED PLAN AND CONTEXT



- | | | | | | |
|---|-------------------|---|-----------------------------|---|--------------------------|
| 1 | Stage (permanent) | 4 | Water Feature | 7 | Lighting / Sound Support |
| 2 | Lawn | 5 | Shade Structure (permanent) | 8 | Screen / Wind Block |
| 3 | Comfort Station | 6 | Picnic Grove | 9 | Permanent Seating |

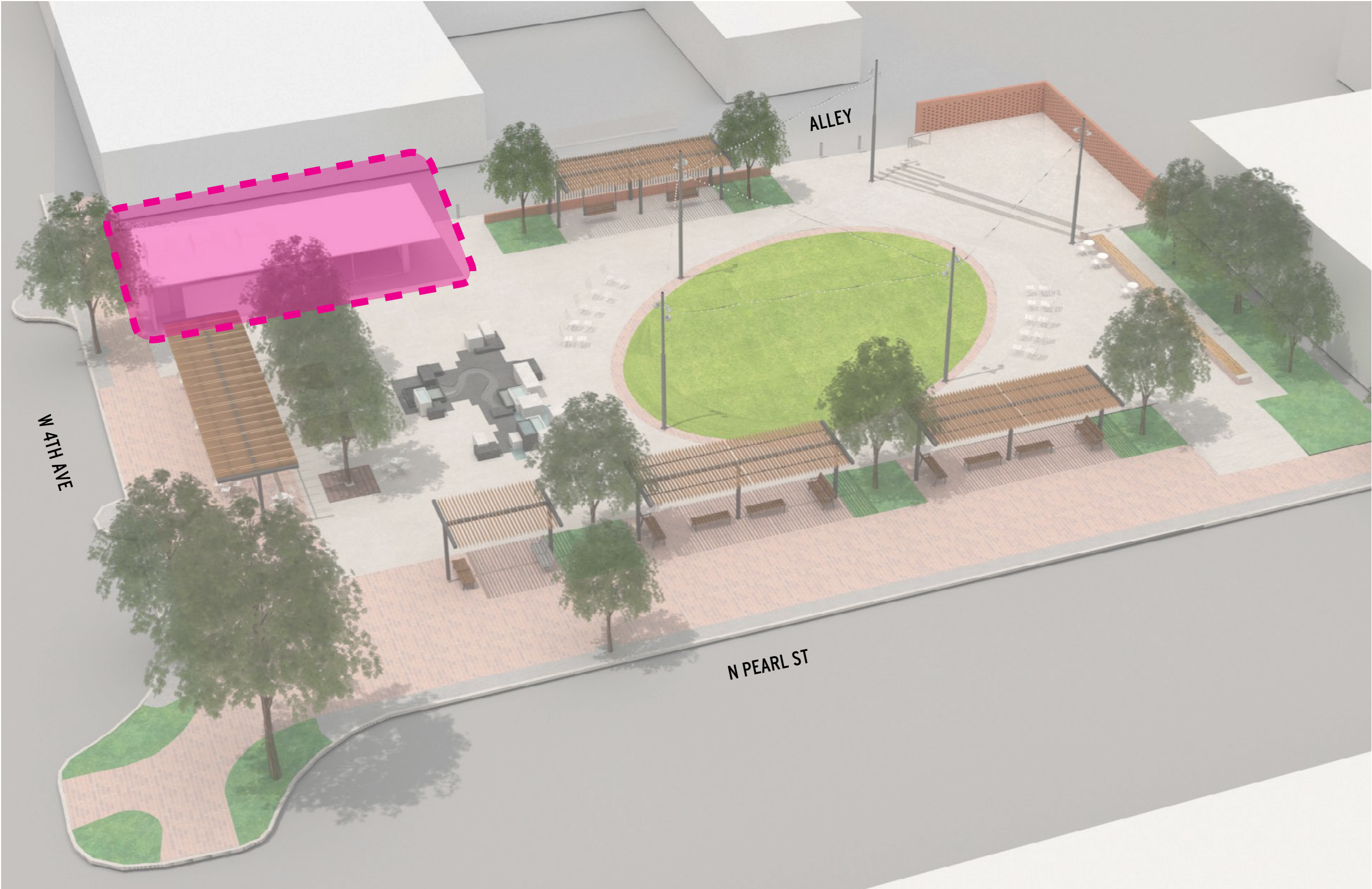


BIRDSEYE VIEW LOOKING NW

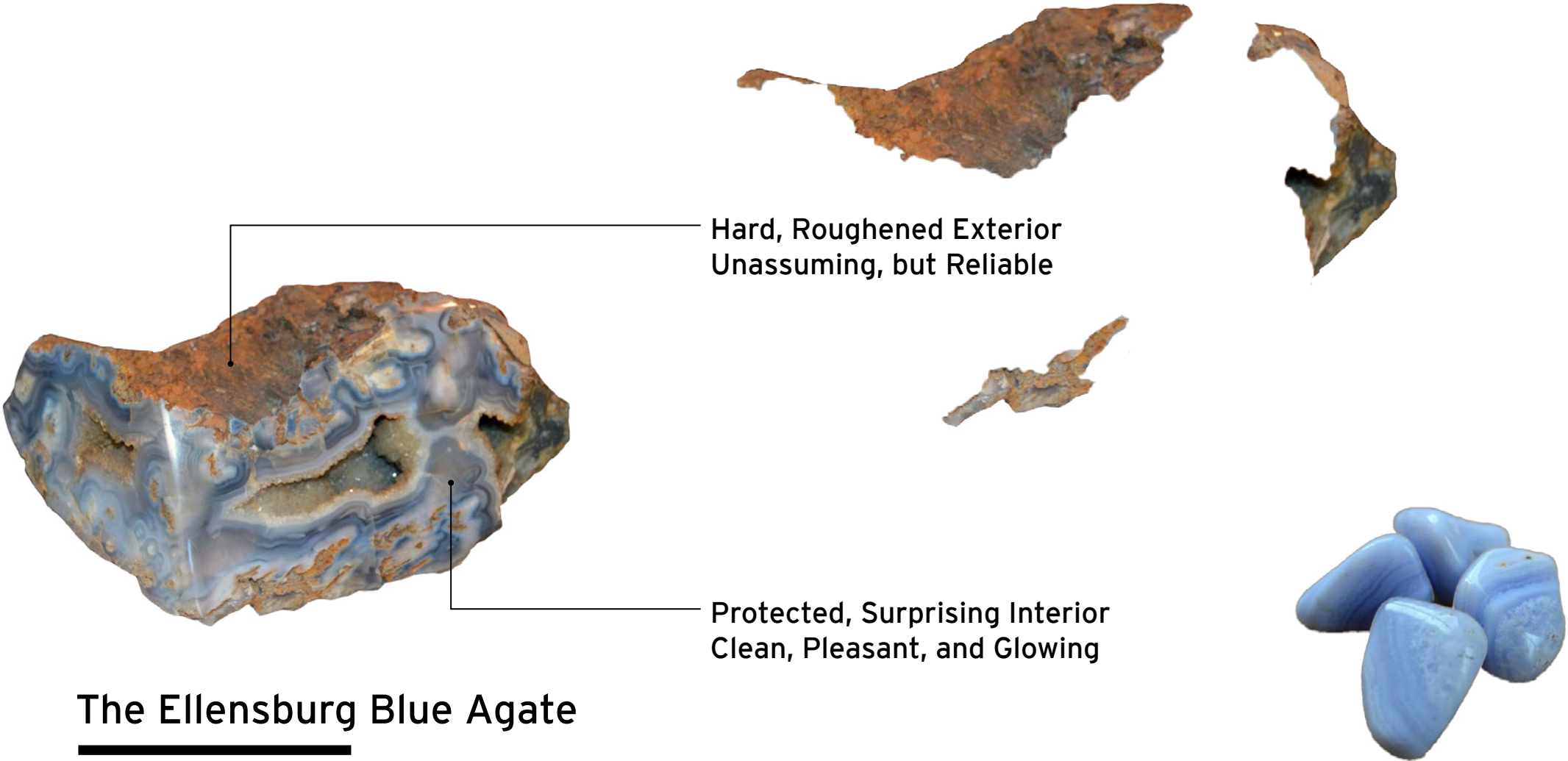


- 1 Stage (permanent)
- 2 Lawn
- 3 Comfort Station
- 4 Water Feature
- 5 Shade Structure (permanent)
- 6 Picnic Grove
- 7 Lighting / Sound Support
- 8 Screen / Wind Block
- 9 Permanent Seating

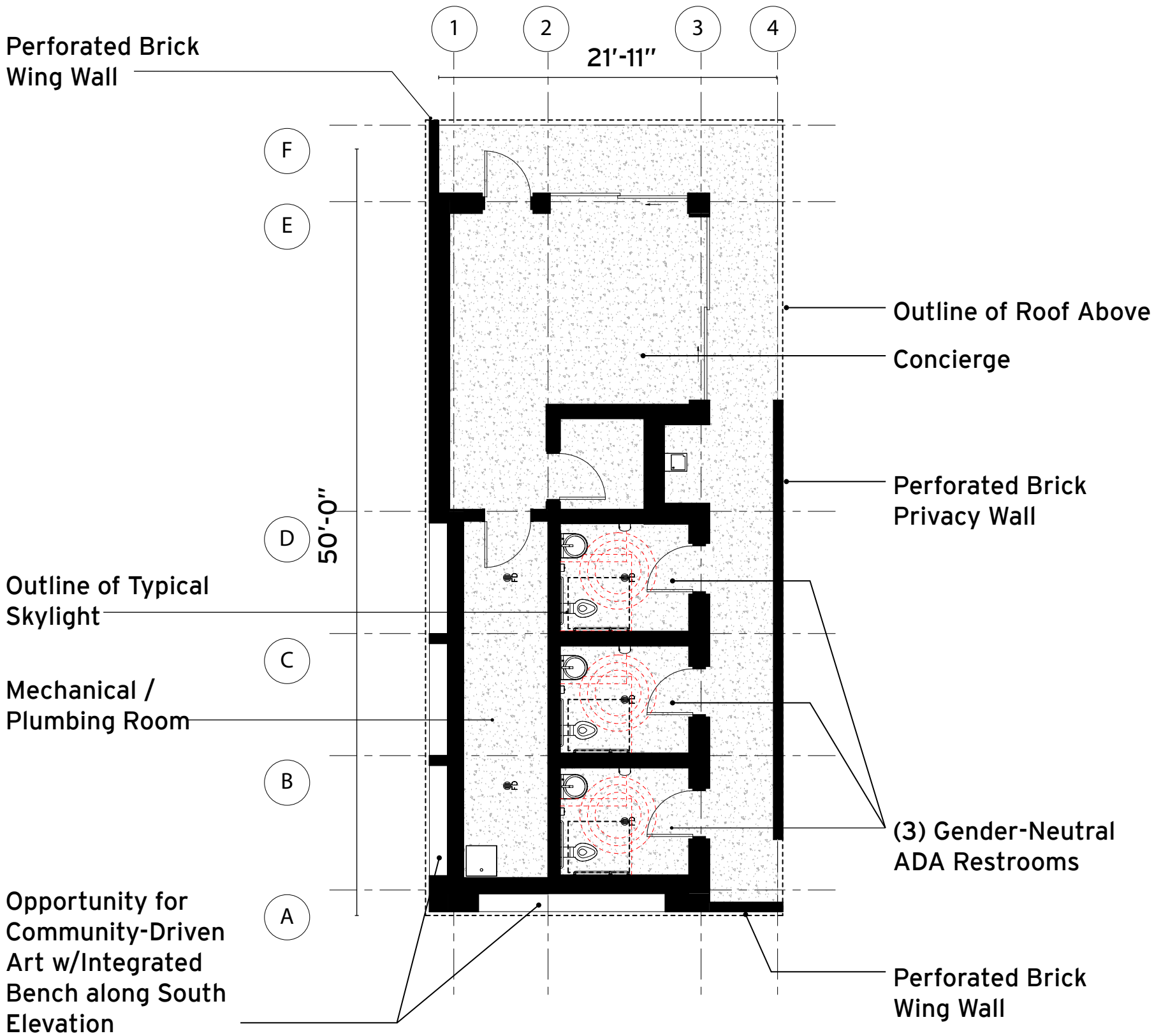
COMFORT STATION



CONCEPT DEVELOPMENT AND CHARACTER



COMFORT STATION - PROGRAM AND LAYOUT

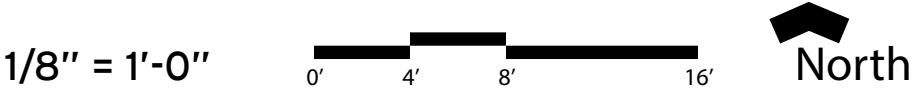


Chapter 15.280.080
Ellensburg landmarks register

Maintaining high functionality
through simple form and layout

Thoughtful location of
architectural features to
increase visibility and safety

Early design considerations
advocating for public
accessibility, use, and easy
maintenance



COMFORT STATION - ELEVATIONS

Supporting urban activity and recreation
Distinct, recognizable visual features
Contributing to the identity of downtown Ellensburg



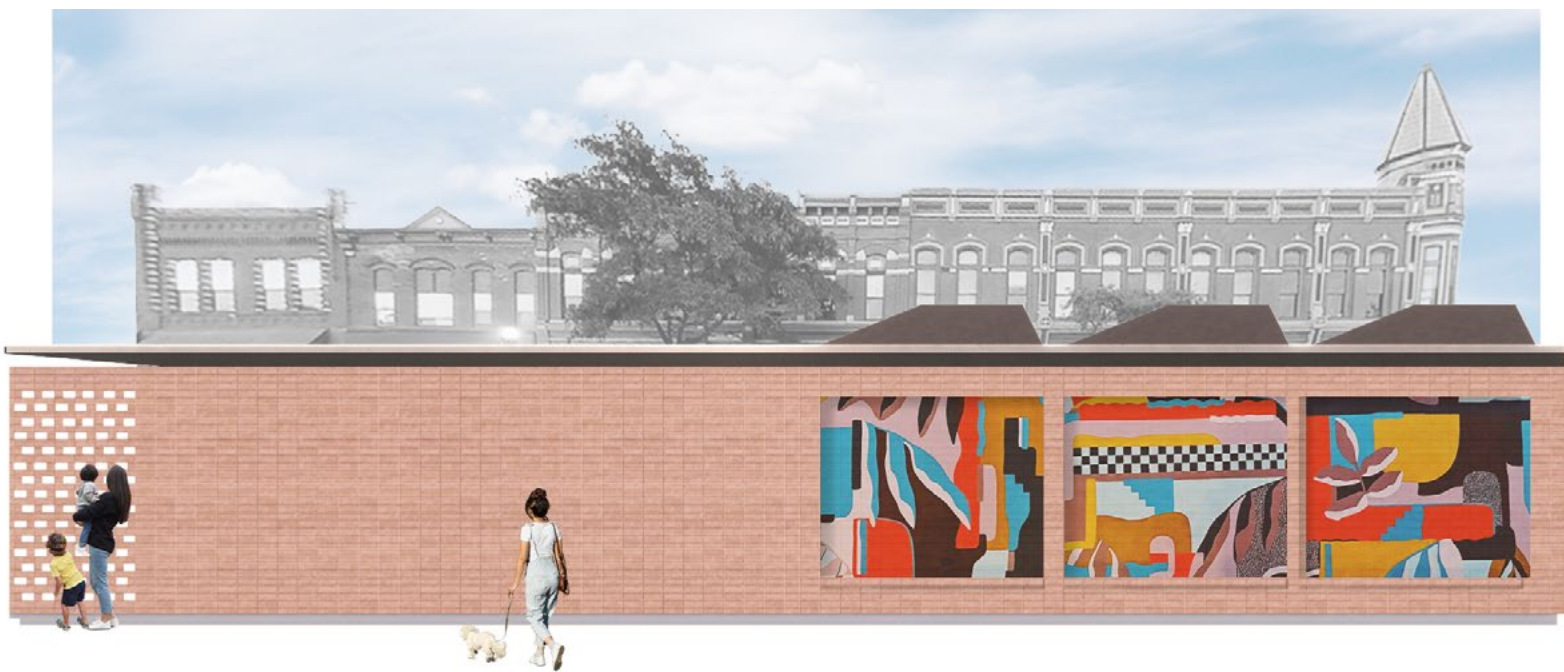
North Elevation



East Elevation (with perforated screen wall)



South Elevation



West Elevation (with integrated art)

COMFORT STATION - ELEVATIONS

Supporting urban activity and recreation
Distinct, recognizeable visual features
Contributing to the identity of downtown Ellensburg



North Elevation



East Elevation (beyond perforated screen wall)



South Elevation



West Elevation (without integrated art)

COMFORT STATION - SITE ELEVATIONS

Surrounding Context Beyond

Comfort Station

Ground Level



North Elevation

Surrounding Context Beyond

Comfort Station

Ground Level



East Elevation (with perforated screen wall)

Surrounding Context Beyond

Comfort Station

Ground Level



South Elevation

Surrounding Context Beyond

Comfort Station

Ground Level

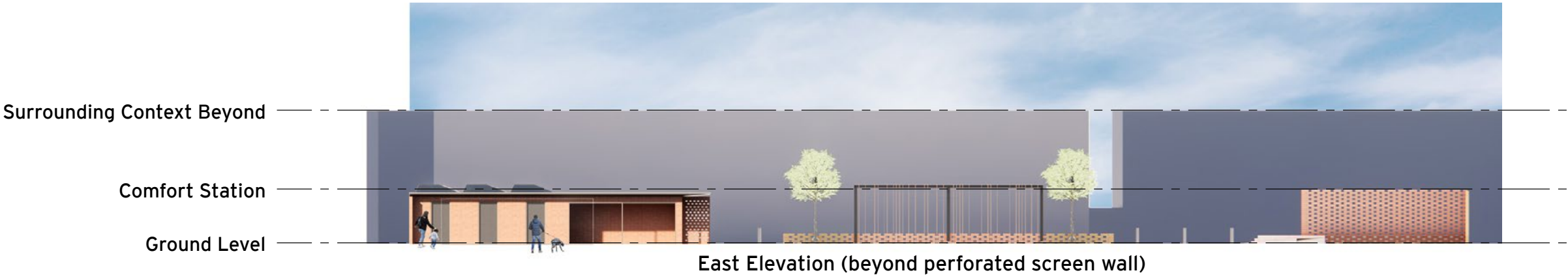


West Elevation (with integrated art)

Appropriateness
of scale within the
surrounding context

Design consistency
between the building,
the park, and the
neighborhood

COMFORT STATION - SITE ELEVATIONS



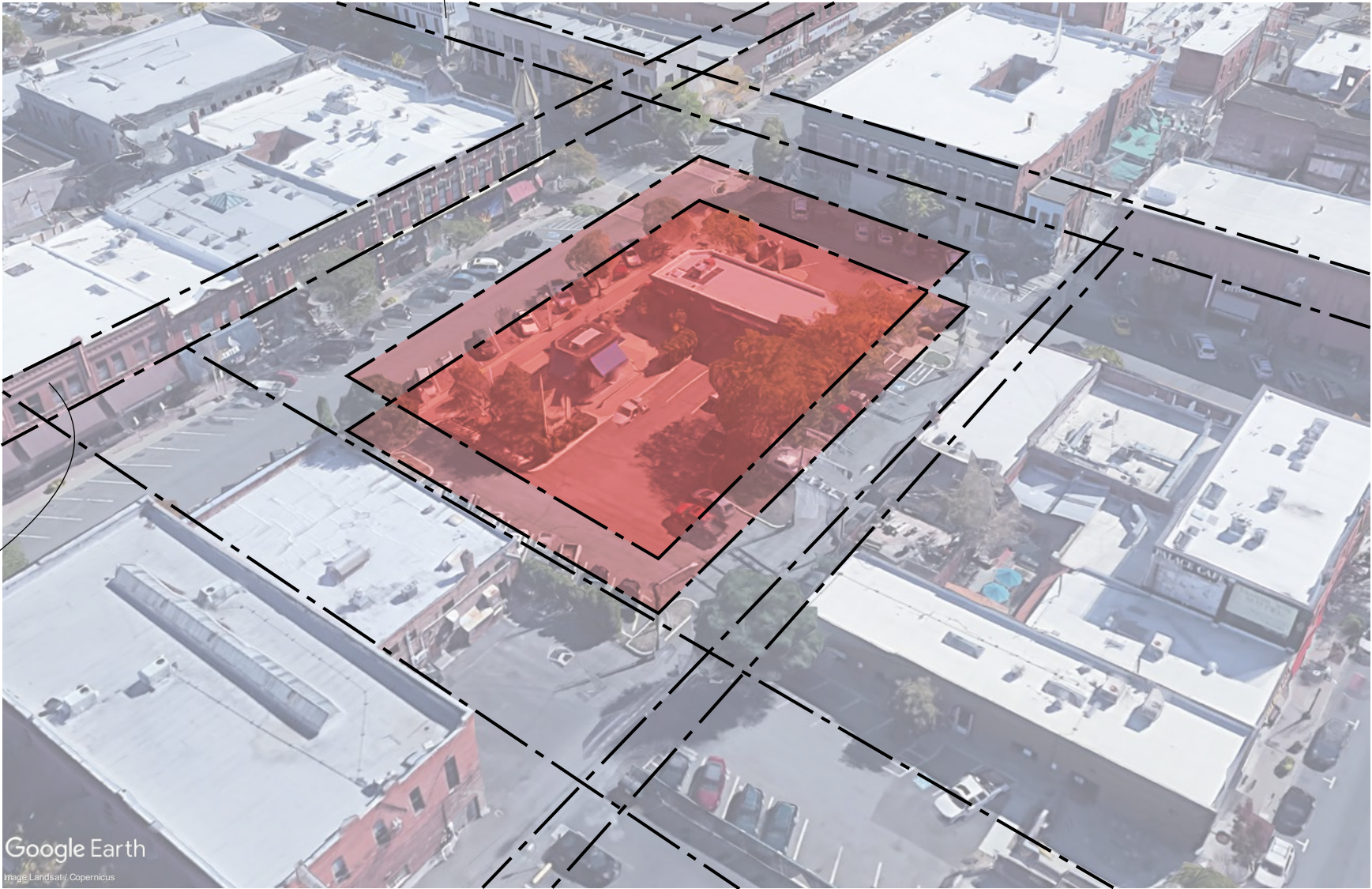
Appropriateness
of scale within the
surrounding context



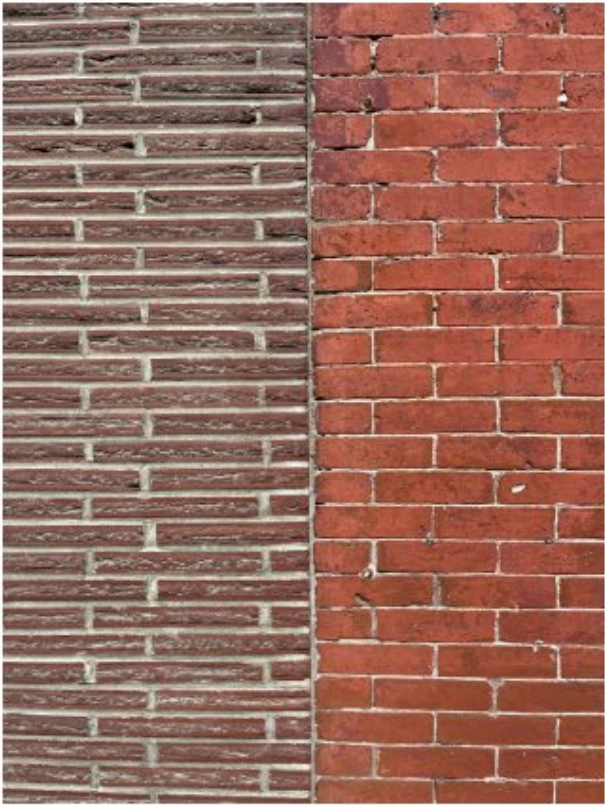
Design consistency
between the building,
the park, and the
neighborhood



URBAN NEIGHBORHOOD AND RELATIONSHIPS

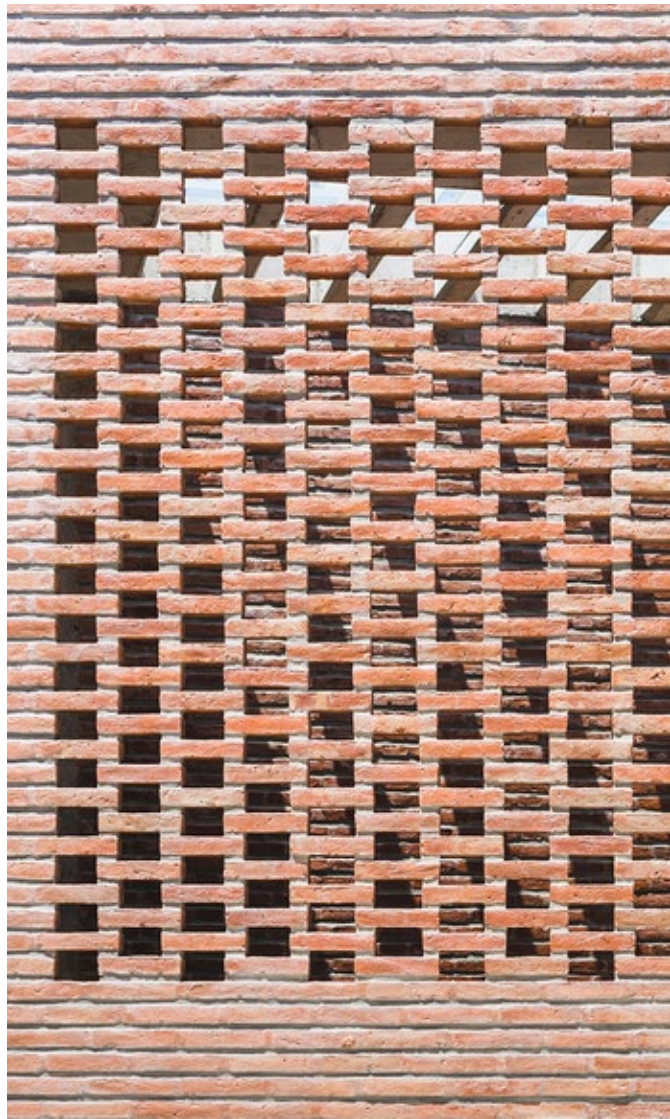


COMFORT STATION - DOWNTOWN MATERIAL CONTEXT

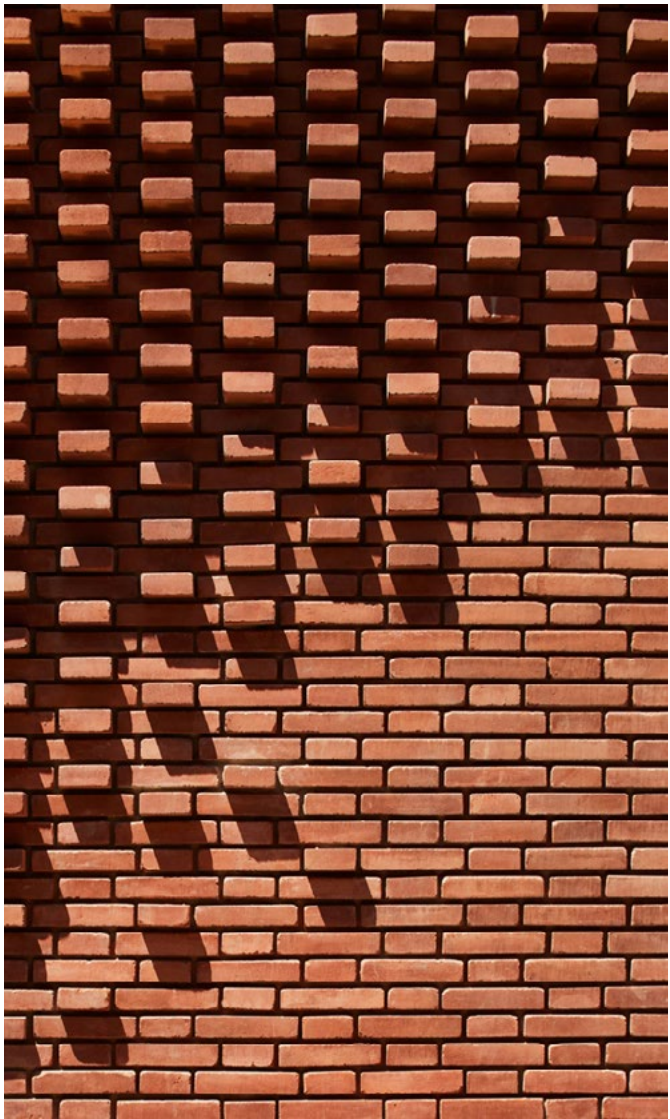


COMFORT STATION - MATERIAL INSPIRATION

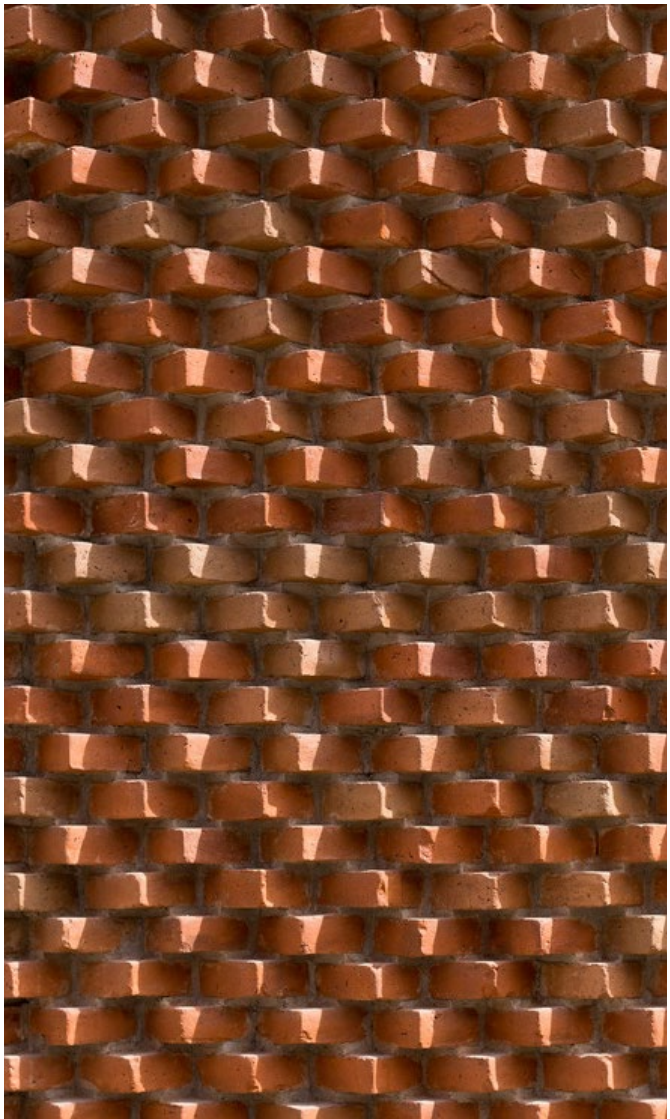
Adaptation of existing patterns
Expanding on the existing design character of the district



Perforated

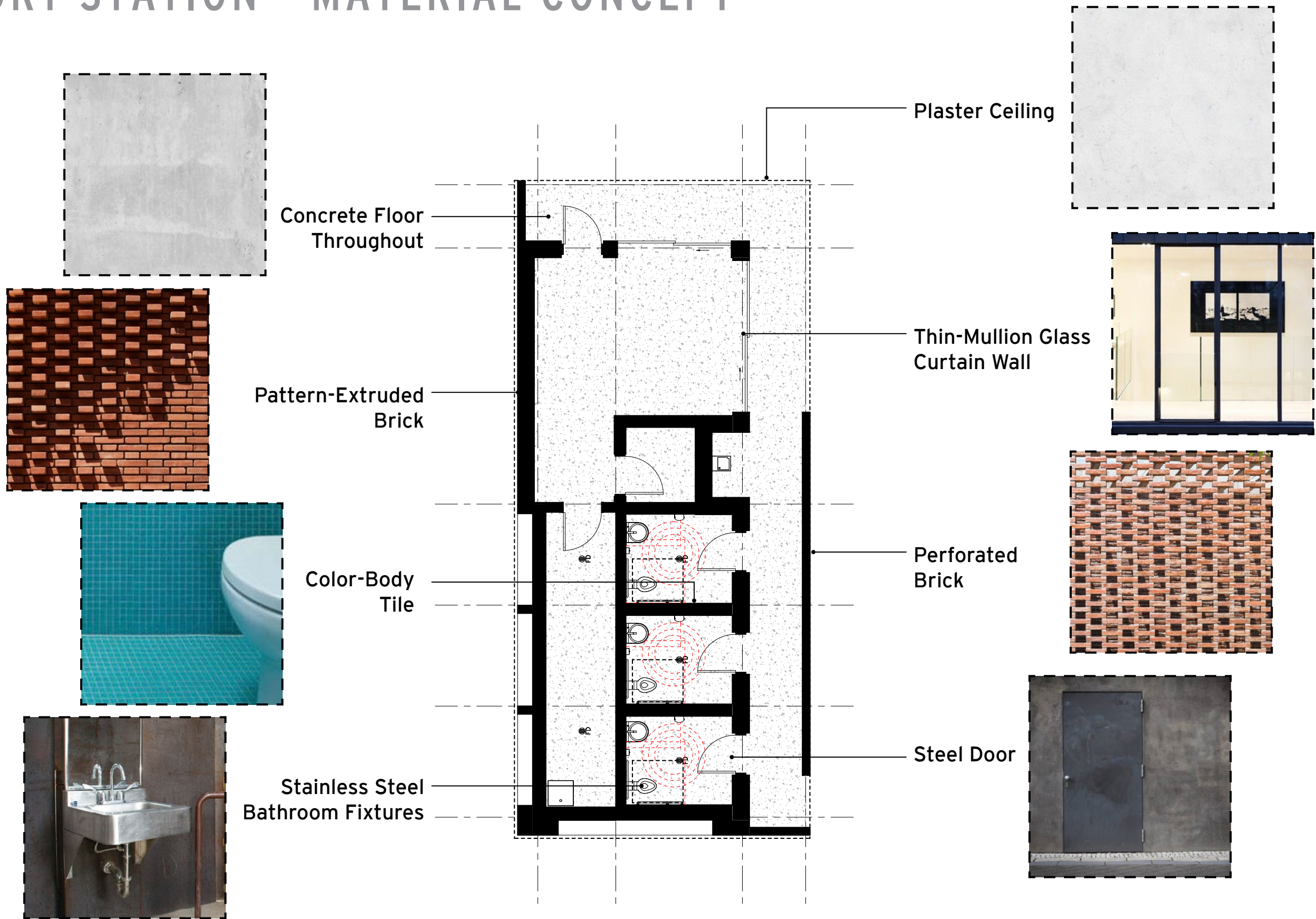


Extruded

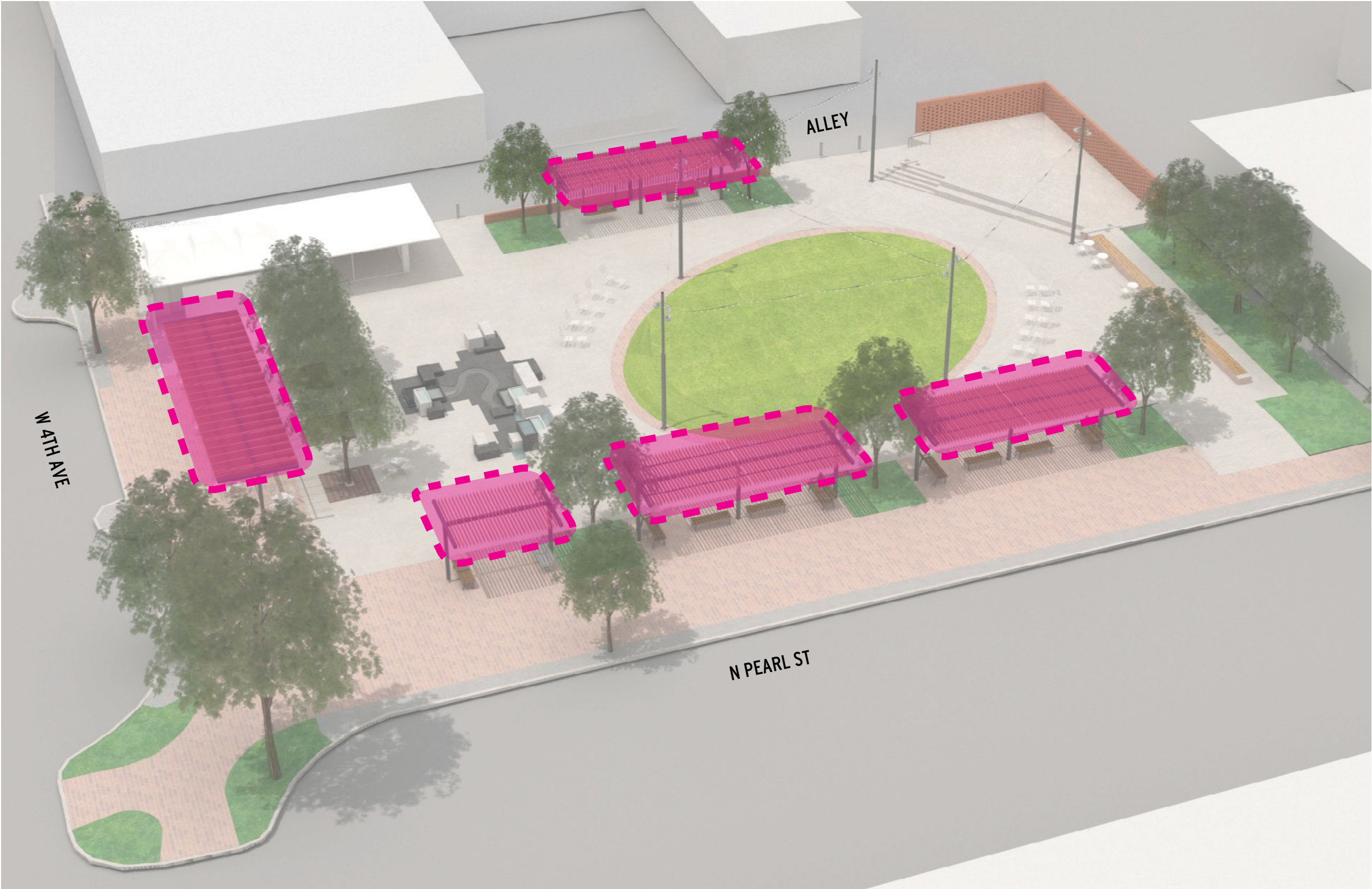


Rotated

COMFORT STATION - MATERIAL CONCEPT



SHADE STRUCTURES



SHADE STRUCTURES - EAST EDGE



SHADE STRUCTURES - SOUTH EDGE



hardwood slats attached to metal frame

painted steel tube frame

SHADE STRUCTURES - WEST EDGE



STEEL AND EXPOSED WOOD - DOWNTOWN MATERIAL CONTEXT



In keeping with materials used in historic downtown Ellensburg, wood and steel will be dark warm grey and wood will be a darker warm tone.

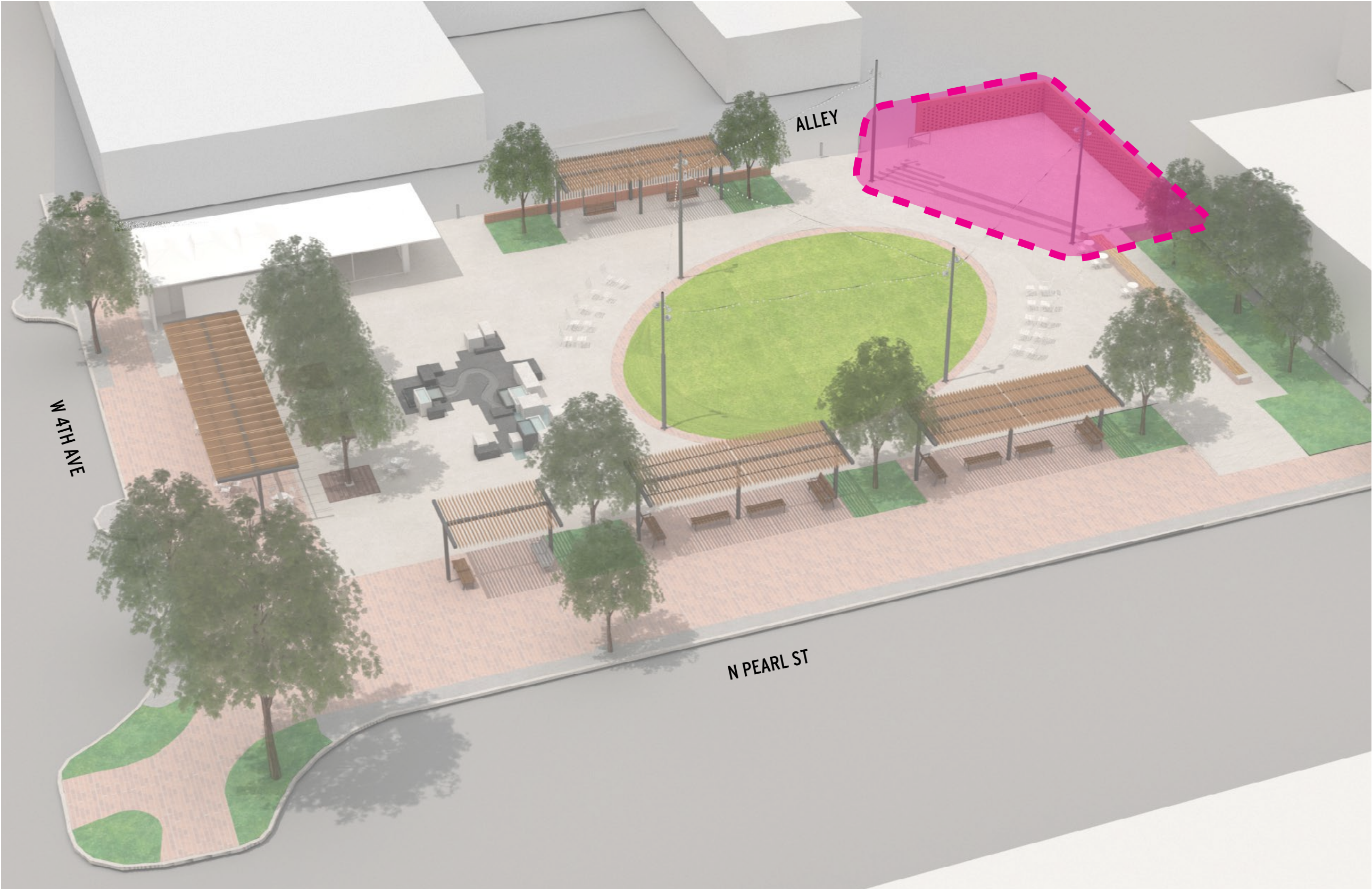


steel

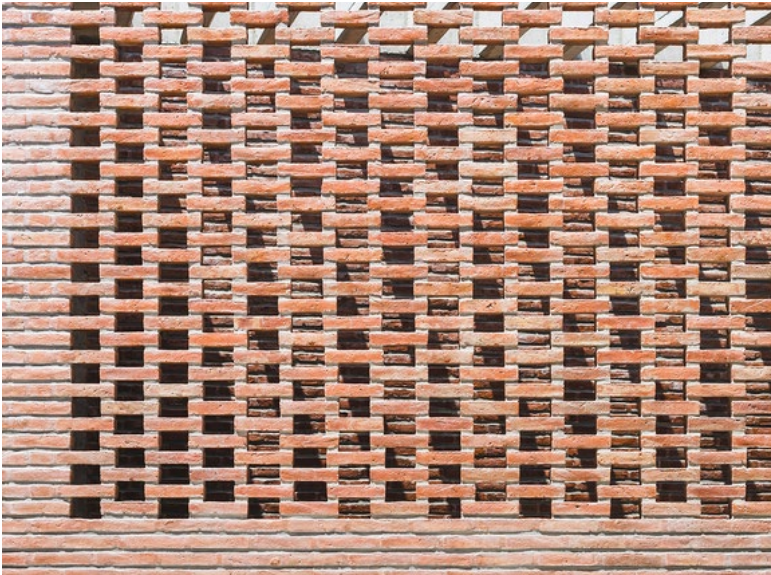
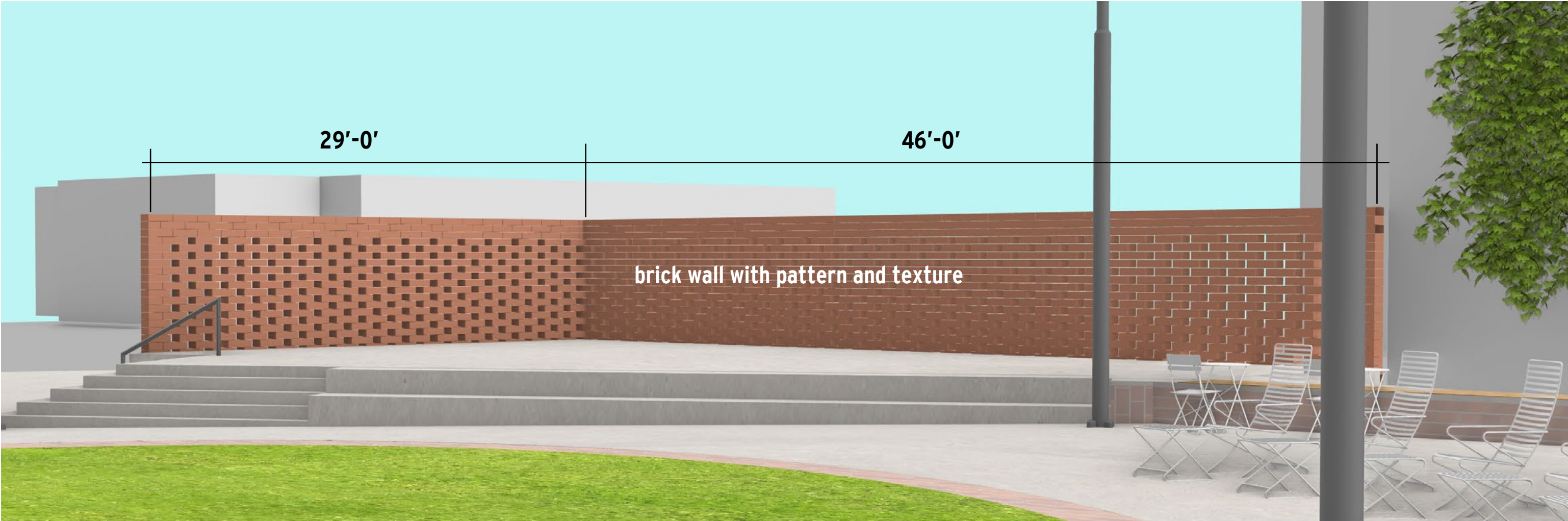


wood

STAGE AND BACKDROP WALLS



STAGE AND BACKDROP WALLS



LIGHTING DIAGRAM



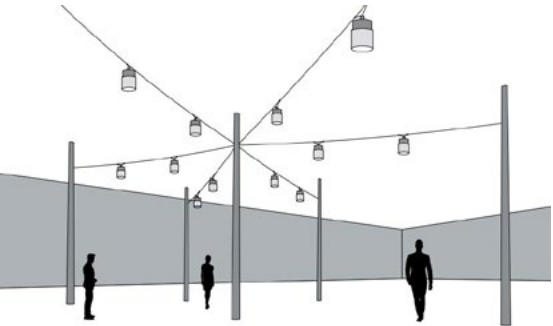
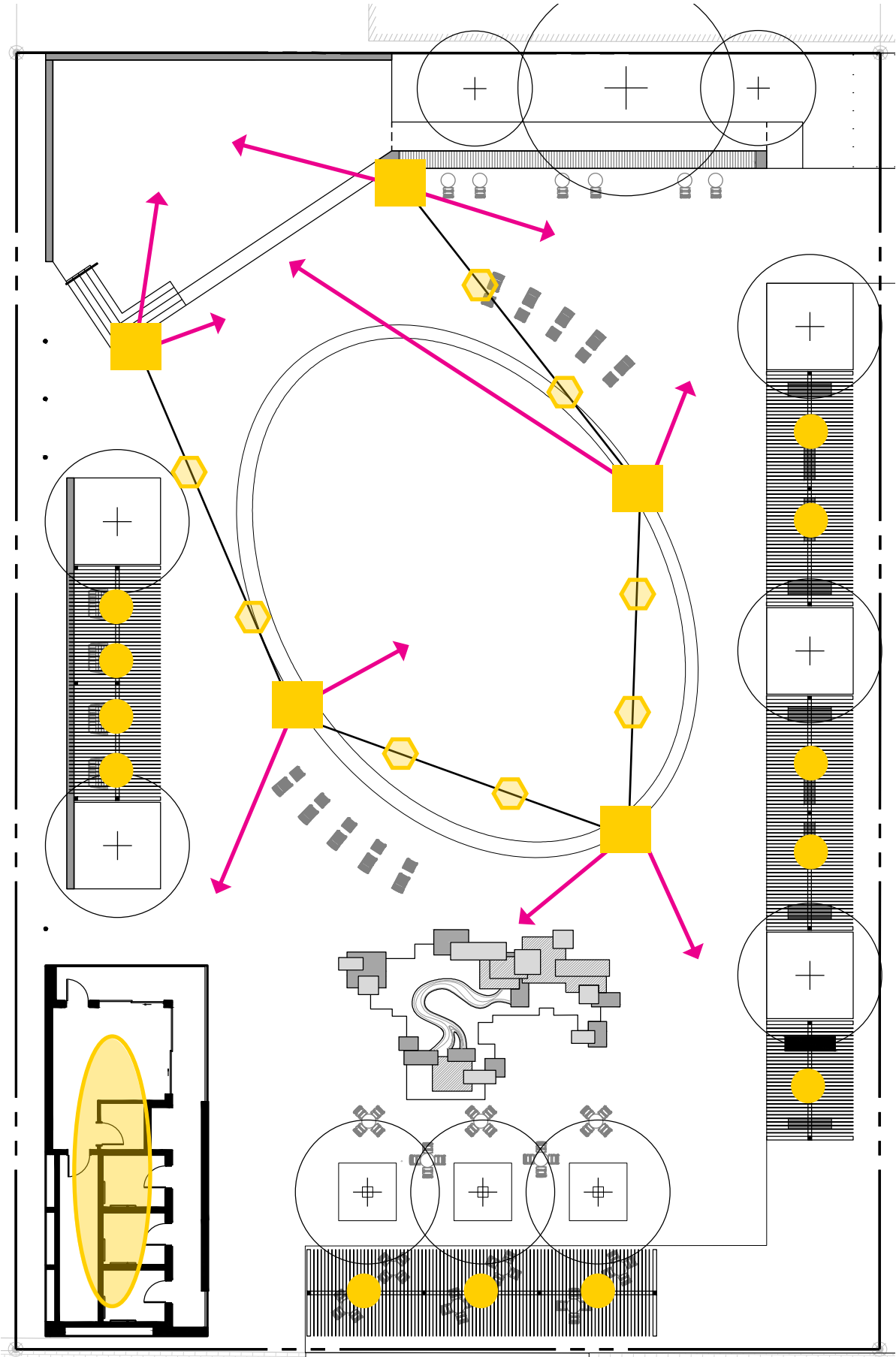
Event Pole Light



Spot Light
attached to event pole light



Ceiling Light



Catenary Light

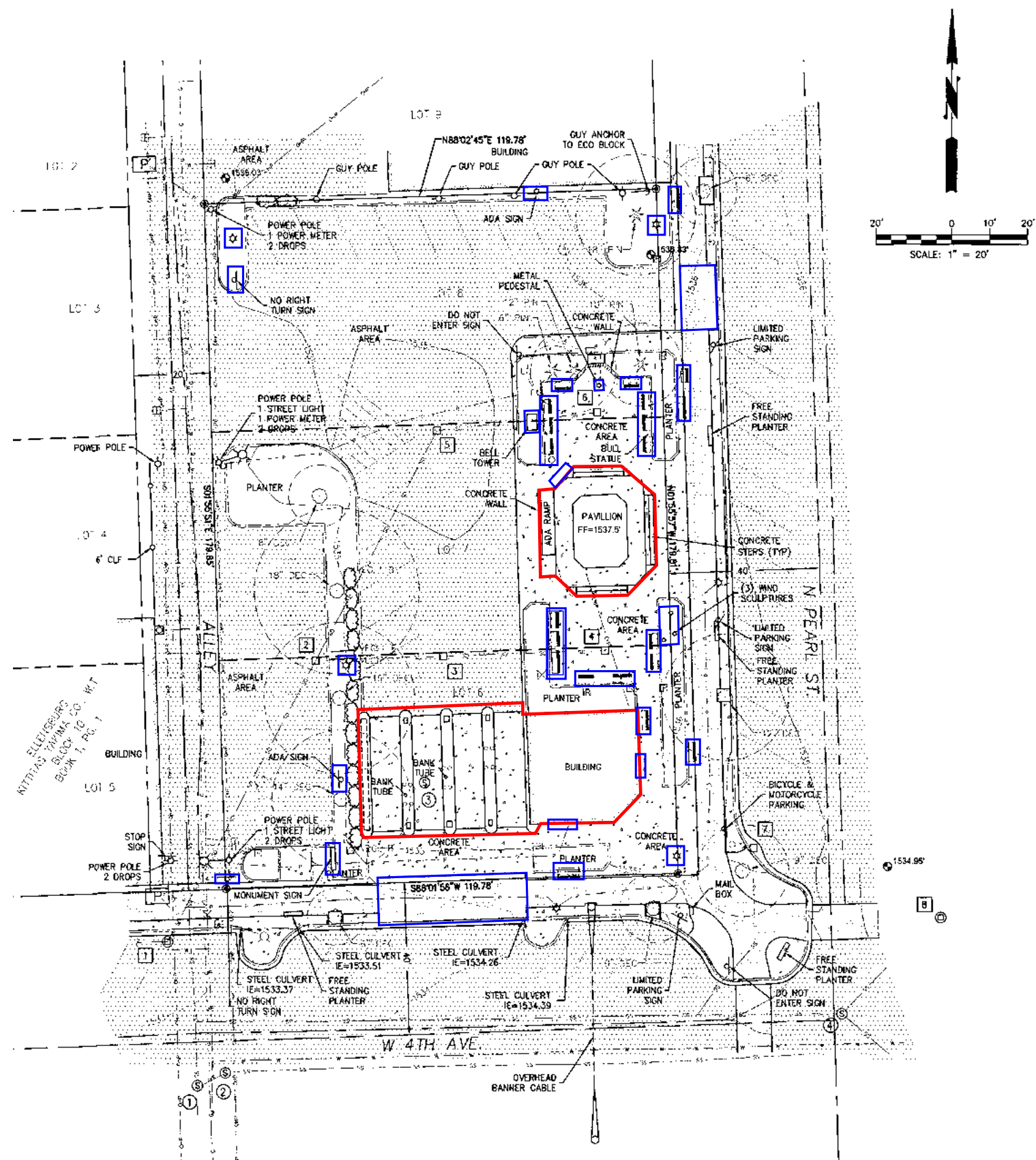


Landscape Pendant

EVENT LIGHT POLES



SURVEY - EXISTING SITE ELEMENTS



LEGEND

- structures for demo
- existing elements to remove and retain for client:
 - pedestrian light poles
 - benches
 - trash can(s)
 - bike rack (s)
 - sculptures (bull, wind)
 - plaques
 - flag poles
 - bell tower
 - signs (traffice, parking, moment)
 - water pump metal pedestal
 - basalt boulders and columns
 - pavers
 - park rules signage
 - glass display cases