

1 Historic Preservation Commission Meeting

2 January 20, 2022

3 Michele Gallagher called meeting to order at 5:30pm

4 Roll Call taken. Michele Gallagher, Peter Hammer, Kristi Kaech present.

5 Peter Hammer motions to approve the agenda. Kristi Kaech seconds the motion. None opposed. Motion passes.

6 Meeting minutes from November 16, 2021, not approved as they were not sent out. Amelia Schwartz City Planner
7 states they can be brought to next months meeting.

8 No Citizen Business to address.

9 No Old Business to be resolved.

10 No New Business.

11 Commission Business a) 85 6th Street project proposing new single family residence design review.

12 Kelly Morrison, general contractor approaches the stand to provide overview of project plans.

13 Michele Gallagher asks if the commissioners have had time to preview the project.

14 Pete Hammer has looked through the proposal briefly. No questions. Encourages Kelly Morrison to speak about the
15 project.

16 Kelly Morrison explains that his colleague bought the property when the house burned down and took the remains off
17 the property. They would like to put a house back on there. He understands that the city of Chehalis would like to see
18 something built that is historical looking. Plans to build something that replicates the housing back in the day. Thinks
19 they may use some corbels and craftsman style, covered porch etc. They have looked at using Sherwin Williams
20 historical paint colors as well. Amelia Schwartz City Planner asks Kelly Morrison if he could provide some examples.

21 Kelly Morrison provides swatches with ideas for possible pain colors.

22 Michele Gallagher is familiar with the colors.

23 Kelly Morrison explains that they haven't picked out colors as of yet.

24 Michele Gallagher explains to Kelly Morrison that the commission looks for buildings that would be in keeping with the
25 neighborhood. And promote the historic theme of the neighborhood. She asks Peter Hammer and Kristi Kaech for any
26 ideas they might have.

27 Kelly Morrison shares that they are aiming for something around 1500 to 1700 square feet. A detached looking garage
28 with carriage doors.

29 Michele Gallagher provides an idea of using a craftsman style door and to use one over one windows. Kelly Morrison
30 appreciates the ideas but will need to make sure and stay within budget. He doesn't know what the house looked like
31 that was there before and asks if the city might have a picture of it. Amelia Schwartz City Planner replies that it can be
32 provided if he is interested. Kelly Morrison would like to see it if possible. They need to keep the plans to a 3-bedroom
33 2 bath, dormers will be fake, no upstairs. Thinks it will be attractive and sell in the \$600,000 to \$700,00 range. Peter
34 Hammer asks Kelly if he is in the design phase and are taking ideas.

35 Kelly Morrison answers that they are here to see if they can proceed with the project. They are pouring the sidewalks
36 and approach tomorrow. Amelia Schwartz asks Kelly Morrison if the plans will be similar in height and square footage to
37 surrounding houses. Kelly Morrison responds that yes it will be similar. It will have 9-foot ceilings and between 8 and 12
38 pitch roof, with a fake dormer providing attic space but no living space.

39 Peter Hammer states that 1700 square feet is a nice medium size house. Kelly Morrison states that the lot size is not
40 very deep. The house can only be 42 to 44 feet deep. So, the house may be as small as 1500 square feet.

41 Kristi Kaech asks if the garage will be 1 car or 2 cars.

42 Kelly Morrison replies it is going to be a 2-car garage. No dormers. Craftsman style.

43 Peter Hammer moves to approve. Kristi Kaech seconds the motion. Michele Gallagher makes the motion to give HPC-
44 22-001 6th street a positive recommendation to the building department subject to the following conditions. The house
45 plans will be similar to what was provided tonight consistent with what has been shown in this meeting. Peter Hammer
46 and Kristi Kaech agree. None opposed. Motion passes.

47 Michele Gallagher moves to Commission Business b) discussion of Historic Preservation Draft Chapter in Comprehensive
48 Plan Updates. Amelia Schwartz City Planner asks the commissioners if there are any language changes or removals they
49 would like to see happen. Besides some typo changes, it will be formatted to fit with the rest of the comprehensive
50 plan. Michele Gallagher likes what is written.

51 Tammy Baraconi Building and Planning Manager explains that in the next month or two the next steps we will hold a
52 public hearing on it. You will make a recommendation to the Planning Commission to either accept or deny this. Then
53 the Planning Commission will make the recommendation to send it on to City Council. We don't have the exact time
54 when the Public Hearing will happen but that is the next step.

55 Amelia Schwartz City Planner adds that this would be the time to make any changes if needed. I may go ahead and
56 schedule the public hearing for our next meeting. Peter Hammer, Michele Gallagher, and Kristi Kaech all agree with that
57 plan.

58 Michele Gallagher adjourns the meeting at 5:56pm.

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60 Approved by: Michele Gallagher

61 Michele Gallagher, Chair

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63 Recorded by: Laura Fisher

64 Laura Fisher, Permit Technician