



Building and Planning Department

1321 S. Market Blvd. Chehalis, WA 98532

360.345.2229

www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

City of Chehalis Historic Preservation Commission

Staff Report

January 20th, 2022 UPDATED 4/14/22

To: Historic Preservation Commission
From: Amelia Schwartz, City Planner
Date: January 20, 2022, April 21, 2022

Subject: BU-NRES-22-001, New Single-Family
Home Location: 85 SE 6th St, Chehalis, WA 98532
Lot Details: R1, Single-Family, Low Density, Hillside
Historic District, .18ac/ 7840sq ft

Introduction:

Kelly Morrison, on behalf of property owner Northfork Asphalt Paving Inc, proposes to build a single-family residence in the empty lot at the corner of SE 6th St and SE Washington Ave, 85 SE 6th St (Exhibit A). Mr. Morrison proposes a "1930 appearance...craftsman style" home with an attached garage also in a craftsman style. The porch and entry of the proposed home would face the same way as the historic property that formerly existed on the site (Exhibit B). The craftsman style is seen in other areas of the Hillside Historic District (Exhibit C).

Public Notification and Comment:

No public hearing is necessary for this review. Single-family dwelling is a permitted use in this zone.

Environmental Review:

Due to the proposal being a single-family residence, a Determination of Non-Significance is not required for this project.

Staff Findings:

Staff finds that the proposed project is consistent with the permitted uses in Chehalis Municipal Code 17.78 for the R1 Zone, and meets the intention of the Chehalis Comprehensive Plan and the historic nature of the district. The proposed development is compatible with the following goals and policies of the City of Chehalis Comprehensive Plan:

H.04 To preserve, maintain and improve the city's existing housing stock.

H.06 To maintain and enhance community character through quality housing development.

Suggested Language:

To Approve

Make the motion to give HPC 22.001 6th St SFR a POSITIVE recommendation to the Building Department (subject to the following condition(s)):

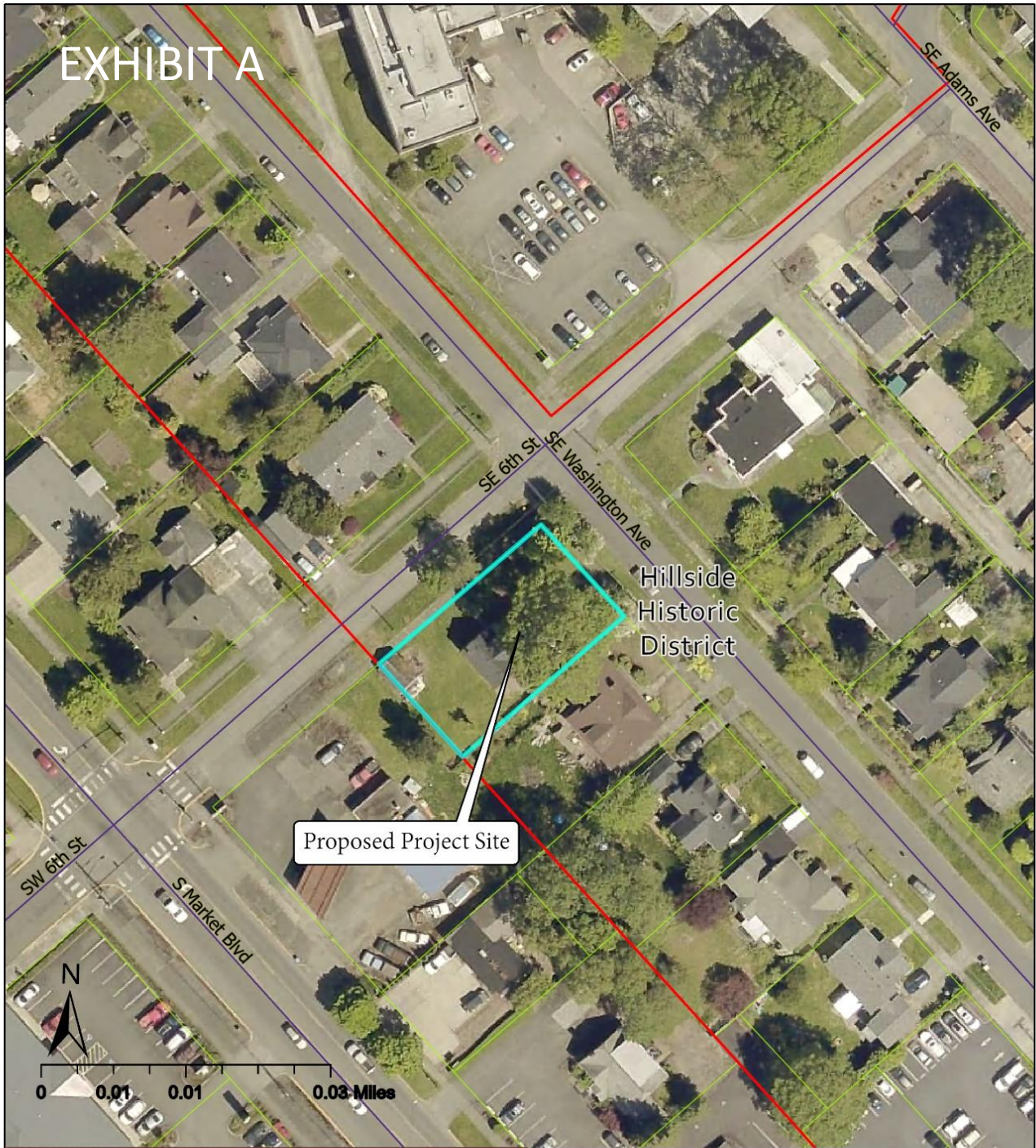
To Deny

Make the motion to give HPC 22.001 6th St SFR a NEGATIVE recommendation to the Building Department for the following reason(s):

To Table

Make the motion to TABLE HPC 22.001 6th St SFR for the following reason(s):

EXHIBIT A



Vicinity Map for
BU-NRES-22-001

EXHIBIT B



CITY OF CHEHALIS

Where Heart and History Shape Our Future

Return your permit application to Community Development Department

1321 S Market Blvd. Chehalis, WA 98532

(360) 345-2229

www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

Job site address: 856th St SE Chehalis Parcel #: 004933000000

Applicant/Contact Person

Name: Kelly A. Morrison
Mailing address: 170 Lakeview dr.
City, State, and Zip: Massyrock WA. 98564
Phone #: 503-789-0934 Email: (required) laksidecustomhomes@tds.net

Is the property owner the same as the applicant: Yes No If yes, you may skip the property owner section

Property Owner

Name: Northfork Asphalt PAVING INC
Mailing address: 103 Northfork Rd.
City, State, and Zip: Chehalis WA. 98532

Contractor/Engineer/Surveyor

Contractor's L&I #: MORRIK-898BD

Contact Name: Kelly A. Morrison
Company/Firm Name: Kelly A. Morrison General Contractor
Mailing address: SAME AS ABOVE
City, State, and Zip: SAME AS ABOVE
Phone #: _____ Email: (required) _____

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)

Construct New Single Family Residence 1930 Appearance with 3 Bedrooms 2 Bath Attached craftsman style GARAGE.

Current market value of proposed work: \$ 280,500.00
(Fair market labor and materials)

Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature: [Handwritten Signature] Date: 1/5/22

Print Name: Kelly A. Morrison

Office use only

Received by: <u>LF</u>	Date Received: <u>01/06/2022</u>
Parcel #: <u>004933000000</u>	
Permit #: <u>BU-NRES-22-001</u>	
Zoning: <u>R1</u>	
Flood Zone: <u>yes no</u> Zone Classification: _____	

SE WASHINGTON ST.

67.5'

SE 6th St.

SIDE WALK

42'

Back fence

120'

Covered Porch

50'

Proposed
1700 sqft.
Approx.

Garage

24'

30'

10'

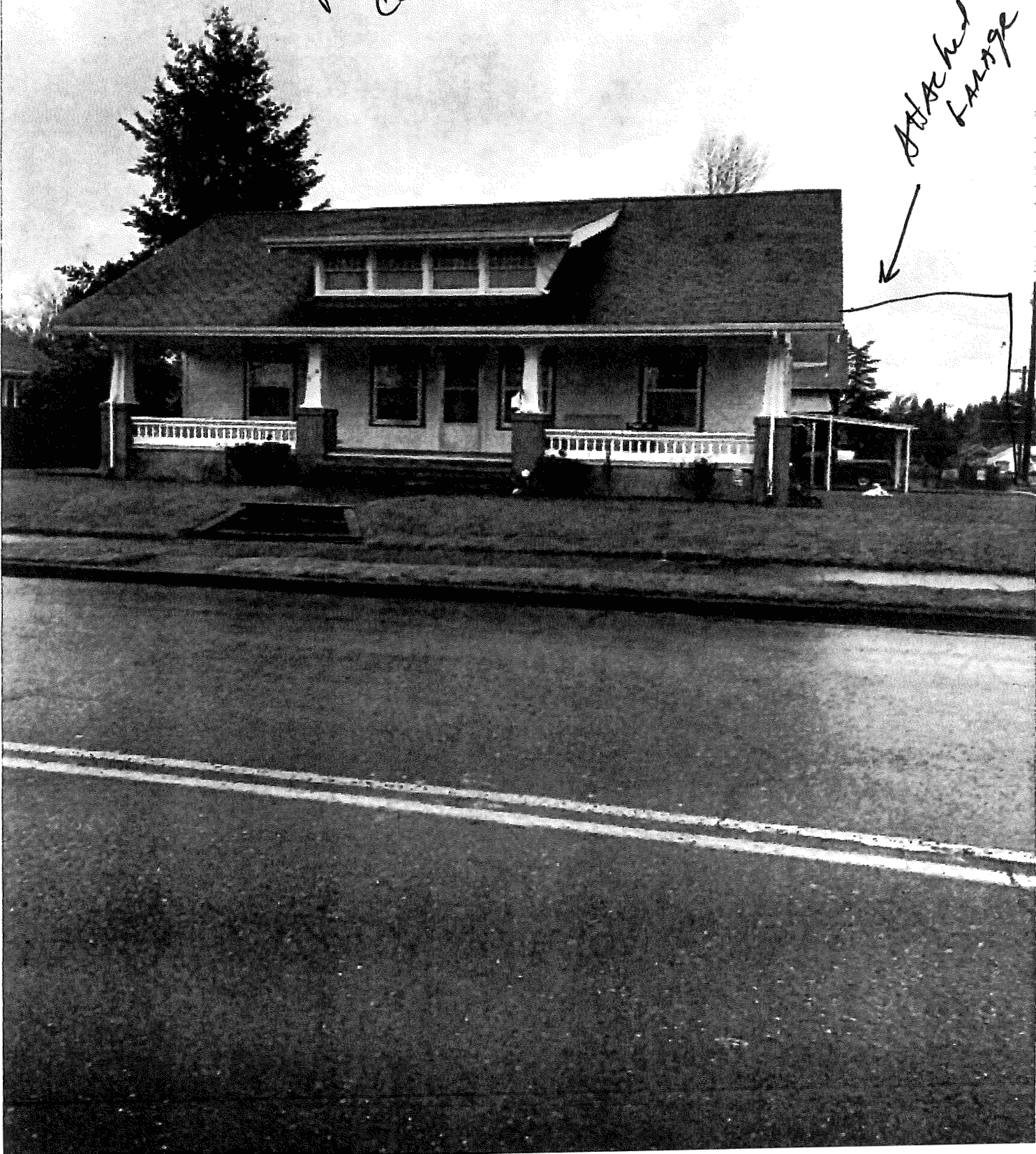
West fence

N



Proposed
conception

Attached
garage



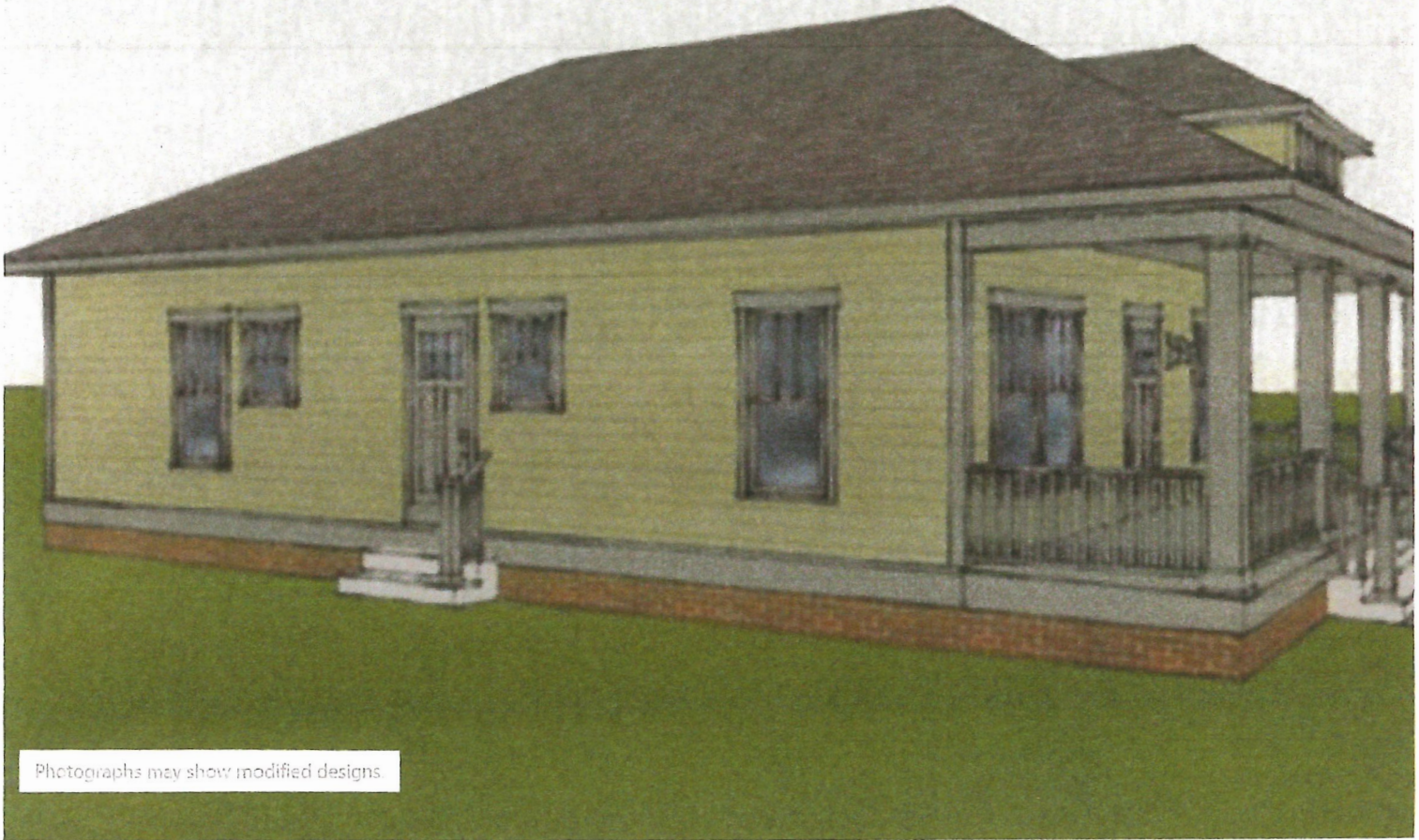


1-800-913-2350



REGISTER LOGIN SAVED CART

PLAN 461-4



Photographs may show modified designs.

Home / Style / Craftsman

KEY SPECS



1260
sq ft



3
Beds



2
Baths



1
Floors



0
Garages

Select Plan Set Options

What's included?

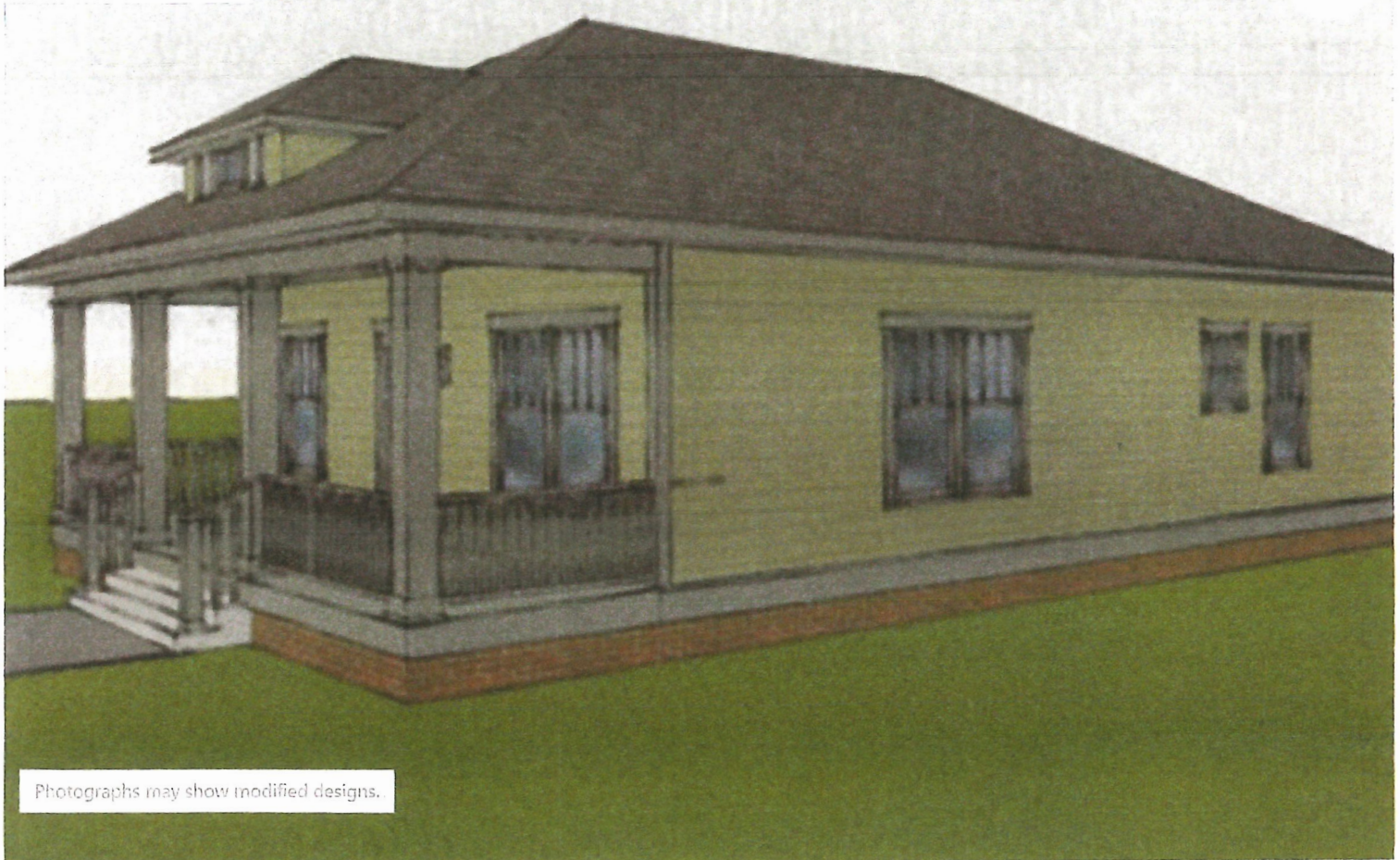


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REGISTER LOGIN SAVED CART

PLAN 461-4



Photographs may show modified designs.

Home / Style / Craftsman

KEY SPECS



1260
sq ft



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Beds



2
Baths



1
Floors



0
Garages

Select Plan Set Options

[What's included?](#)



1-800-913-2350



REGISTER LOGIN SAVED CART

PLAN 461-4



Photographs may show modified designs

Home / Style / Craftsman

KEY SPECS



1260
sq ft



3
Beds



2
Baths



1
Floors



0
Garages

Select Plan Set Options

What's included?

EXHIBIT C



585 SE WASHINGTON AVE

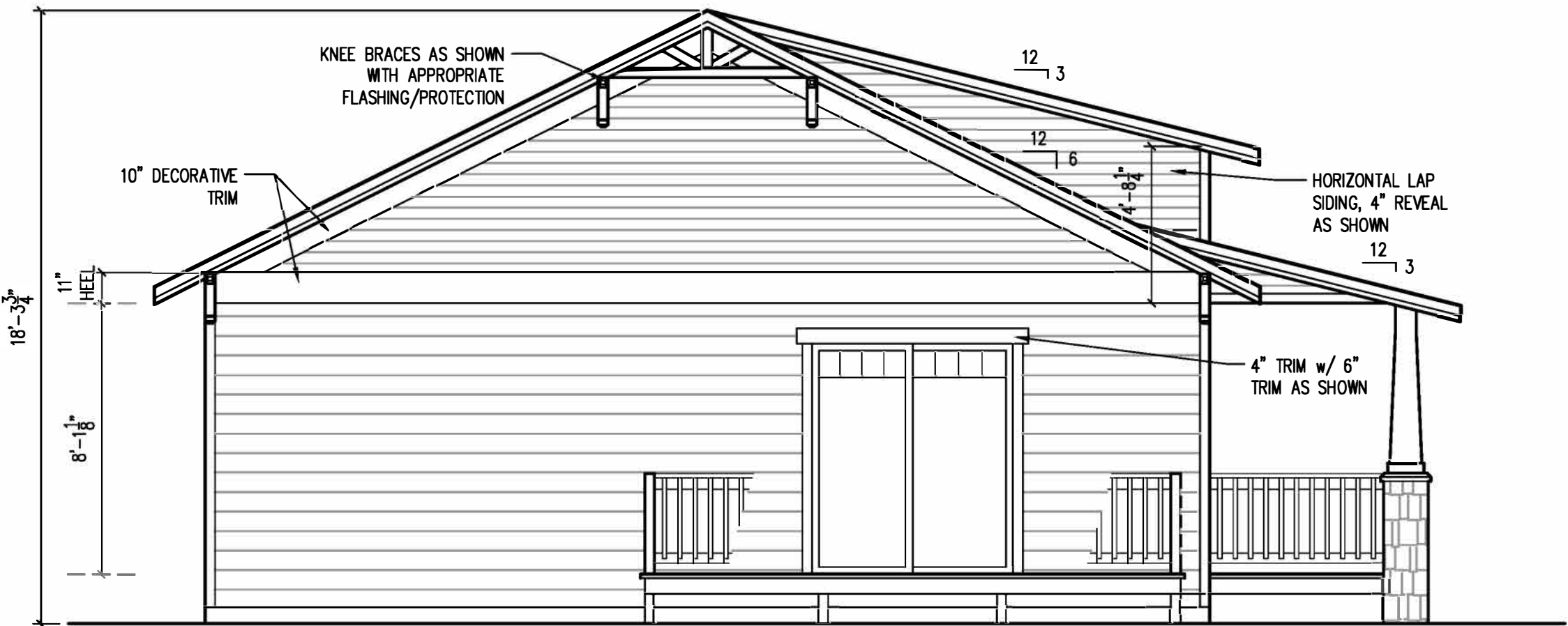
602 SE ADAMS AVE



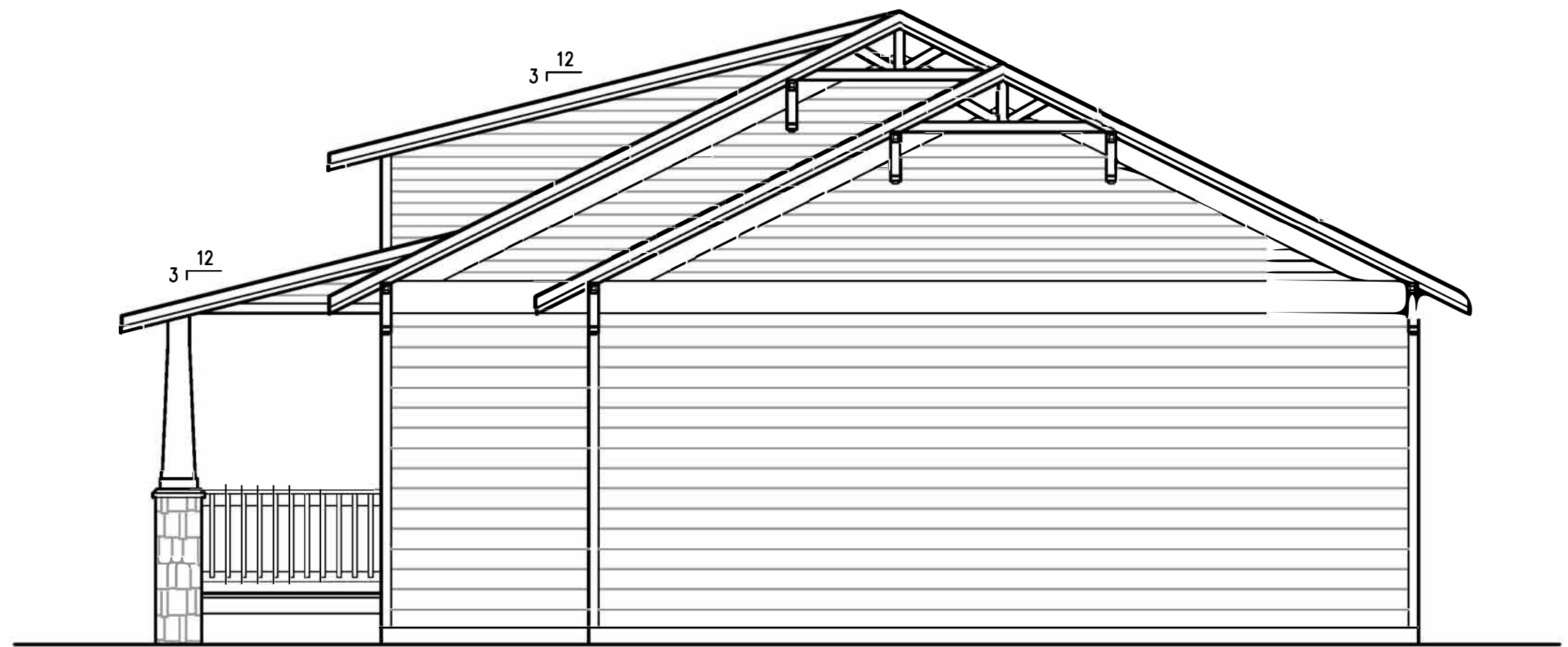
UPDATED 4/14/22



FRONT ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

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Revisions:
04/06/22 Siding style updates for Historical Committee

Client:
JOHN TRODAHL
103 NORTHFORK RD
CHEHALIS, WA 98532
360-520-1006

Prepared By:
L.C. House Plans
PH: (360) 345-6679 Fax: (360) 345-1929
2501 NE Kresky Ave. Suite C Chehalis, WA 98532
email: info@LocalHousePlans.com website: LocalHousePlans.com

Sheet Contents:
ELEVATIONS
Project Title:
NEW RESIDENCE
85 SW 6TH ST CHEHALIS WA 98532
LEWIS COUNTY, PARCEL # 004933000000

Drawn: B.L.K.
Designed: B.L.K.
Date: 04/06/22
CAD File: 222013
Sheet: **A1**