

1 **Historic Preservation Commission**

2 **October 20, 2022**

3
4 Pete Hammer called meeting to order at 5:32 pm. Roll call is taken. Present: Pete Hammer, Jo Ann
5 Kuehner, Jill McNaught, Casey Forsman.

6 Item #3 of the agenda approval of the agenda. Jo Ann Kuehner moves to approve, Casey Forsman
7 seconds the motion. Motion carried unanimously.

8 Item #4 approval of meeting minutes for September 15, 2022. Jo Ann Kuehner moves to approve, Jill
9 McNaught seconds the motion. Motion carried unanimously.

10 There being no Citizen Business or Old Business Pete moves to #7 on the agenda for New Business.

11 5:33pm Tammy Baraconi shares with the commissioners the need for a more current set of paint colors
12 be selected and approved. The colors that were previously approved by the Historic Preservation
13 Commission are no longer available. Next month staff plans to bring a new set of colors to look at. It is
14 a lot easier for the public if the Historic Preservation Committee preapproves a set of colors to chose
15 from. If people who want to paint their historic buildings chose from the colors that are already
16 preapproved, they do not need to come to a meeting. When they want to choose a color that is not on
17 the preapproved list, they need to come to a Historic Preservation meeting.

18 Jo Ann Kuehner points out that she does not yet have a binder with all of that information in it and
19 neither do others. It is her understanding that the city Council may have the ability to give Historic
20 Preservation Commission more authority.

21 Tammy Baraconi explains the areas and local districts where the commissioners have authority.

22 Jo Ann Kuehner would like to know more about buildings that are in the historical downtown where
23 facades are being modified.

24 5:41pm Pete Hammer moves to item #8 on the agenda Commission Business. He asks Tammy Baraconi
25 if there are any grants available to this commission to help improve property appearances.

26 Tammy Baraconi knows that there are grants available to help landlords through the Department of
27 Commerce. The Department of Archeology and Historic Preservation offers a grant every 2 years. July
28 of next year they should be offering another grant. The city can apply for grants. It has been done in the
29 past to help come up with façade money.

30 Pete Hammer suggests it would be great to help the Colonial House get their building painted, or new
31 siding and windows.

32 Jill McNaught has researched this and states there are Federal and State grants available for the Historic
33 Preservation Commission. She would like to find the registry online for the city.

34 Tammy Baraconi explains that it is not online. Email Nick Swanson to obtain that information.

35 Jill McNaught wonders if the business owners downtown know they have to follow certain rules.

36 Tammy Baraconi explains that is one of the many reasons staff is looking to refresh the code. The
37 Historic Preservation webpage may need to be updated. The city only has 11 buildings on the National
38 Register, and she only knows of 2 buildings on the local register which are RE Bennett and Cascade.
39 There is a process that needs to be followed to create a local district, parameters, and 60% of the
40 structures have to contribute to a Historic Preservation District. It is her understanding that the local
41 districts are on the national register. The office at Community Development has all sorts of paper files.
42 It is staff's goal to get them all digitized. If someone were able to volunteer their time to help get that
43 process done it would be greatly appreciated.

44 5:54pm Pete Hammer moves to item #9 on the agenda Workshop to review the Model Ordinance.

45 Tammy Baraconi responds that the Model Ordinance comes from the Department of Archeology and
46 Historic Preservation. That department makes sure it is consistent with State and Federal law and Court
47 Case law and staff has all of the important stuff captured. Nick has taken that document and has
48 adopted it for the city of Chehalis. She recommends changing the number of members on the
49 commission to 5 but no more than 7. This makes it easier to have a quorum.

50 Jo Ann Kuehner suggests the commission needs time to compare the two. She requests that the city
51 Council let them be part of the historic downtown.

52 Tammy Baraconi hopes that as the commissioners are looking at it, they keep in mind that even as staff,
53 we are an advisory to the city Council. Staff can not make decisions on anything related to taxes or
54 spending money. That is all established by the city Council.

55 Jo Ann Kuehner states that Thurston County Historic Preservation makes all of the decisions and even
56 make decisions for allowing tax relief.

57 Jill McNaught has done research on surrounding jurisdictions and says that they all have that authority
58 and have the review board to make final decisions.

59 Tammy Baraconi responds that she wrote the code for the city of Centralia, and they have to go to the
60 Council for final decisions. The Historic Preservation Commission goes to review, but it goes to the city
61 Council for final decision. The Historic Commission holds the public hearing and are the advisory board
62 because you are considered the experts.

63 Jill McNaught may email Tammy regarding the process of how it is supposed to go. Per the ordinance,
64 the RCW, it is supposed to go to the assessor's office first then to the Historic Preservation Commission
65 as a review board.

66 Pete Hammer understands that if they the building owner get this designation, they have to go through
67 a certain process to get tax breaks.

68 Tammy Baraconi clarifies that the applicant did the research on RE Bennett and Cascade.

69 Pete Hammer understands that they are discussing the issue of whether or not it should be an unelected
70 group of people making these decisions on how much people pay taxes. He asks if they can vote on it or
71 if it is simply a discussion.

72 Tammy Baraconi answers Pete that the meeting is to discuss this but not make a decision at this time. It
73 will come to the Historic Preservation Committee in a Public Hearing so that you can review the code
74 and make recommendation to the city Council for the record.

75 Pete Hammer states he is personally ok with not having that ability. He feels strongly that elected
76 officials should make the decisions about taxes. He does not agree that the Historic Preservation
77 Commission should have that power.

78 Jo Ann Kuehner could possibly agree but is holding out for the city Council to give them some sort of
79 power over being able to do our job.

80 Tammy Baraconi asks if Jo Ann Kuehner would like to add some language to the code about possible
81 code enforcement. She is happy to assist with that and bring it to the Council.

82 Jill McNaught would like to know specifically what Tammy is proposing to change.

83 Tammy Baraconi responds that staff is proposing to replace and repeal the entire thing.

84 Casey Forsman brings up the concern about painting the murals appropriate historical colors.

85 Tammy Baraconi thinks it would be appropriate to put language in the code about how murals must be
86 approved by the Historic Commission in a historic district. Staff will work on getting binders to the
87 commissioners. In the binders will be the design criteria for downtown.

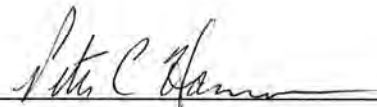
88 Pete Hammer feels that the city Council does value what the commission recommends.

89 Jill McNaught recommends that the commissioners look at other jurisdictions and also compare what
90 was done in the past to what it is now.

91 Tammy Baraconi proposes that they continue with the commissioner's terms to be at 3 years.

92 Jill McNaught suggests the commissioners review Centralia's code chapter 2.58.

93 6:14pm Pete Hammer refers to #10 on the agenda to re-open and adjourn the meeting. Jo Ann Kuehner
94 moves to adjourn the meeting. Casey Forsman seconds the motion. Motion carried unanimously.
95 Meeting adjourned.

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97 Approved by: 

98 Pete Hammer, Chair

99 Recorded by: 

100 Laura Fisher, Permit Technician