



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**

To: Historic Preservation Commission
From: Amelia Schwartz, City Planner
Date: January 20th, 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 and Recommendation:

Staff finds that the proposed project is consistent with 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)):

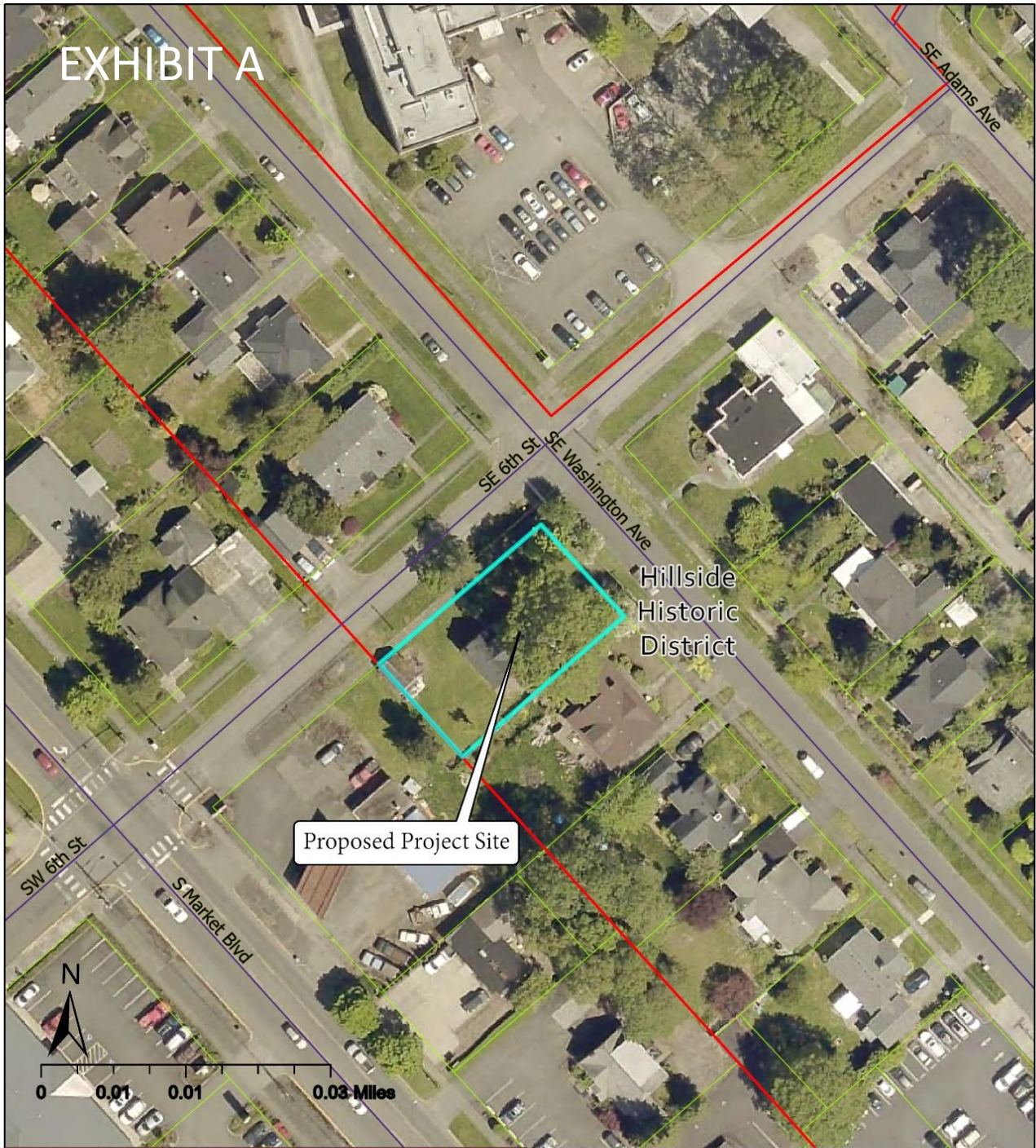
To Deny

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

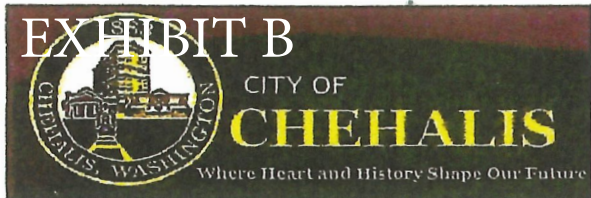
To Table

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



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 PAINT 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: _____
 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'

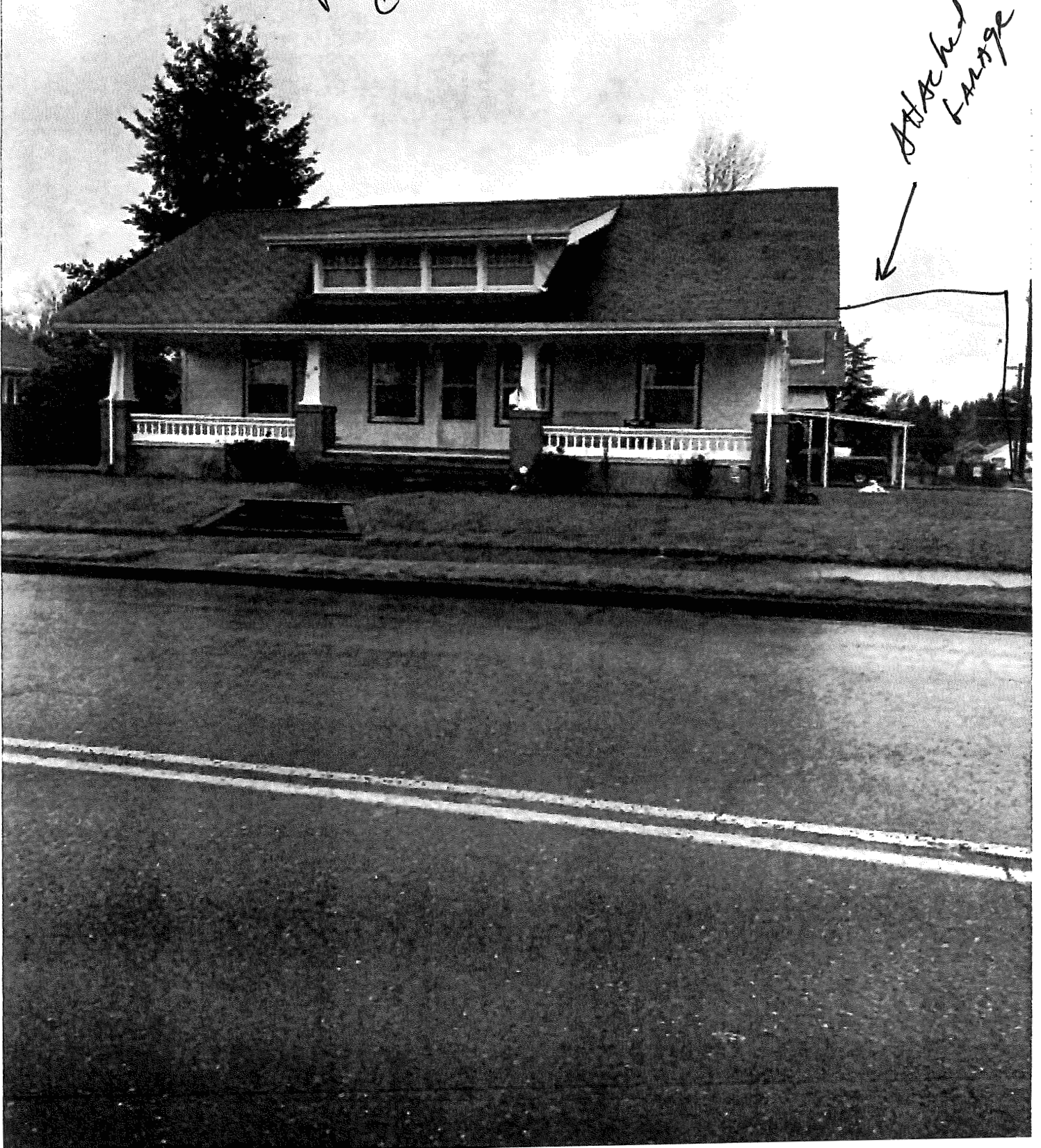
West fence

N



Proposed
conception

Attached
garage



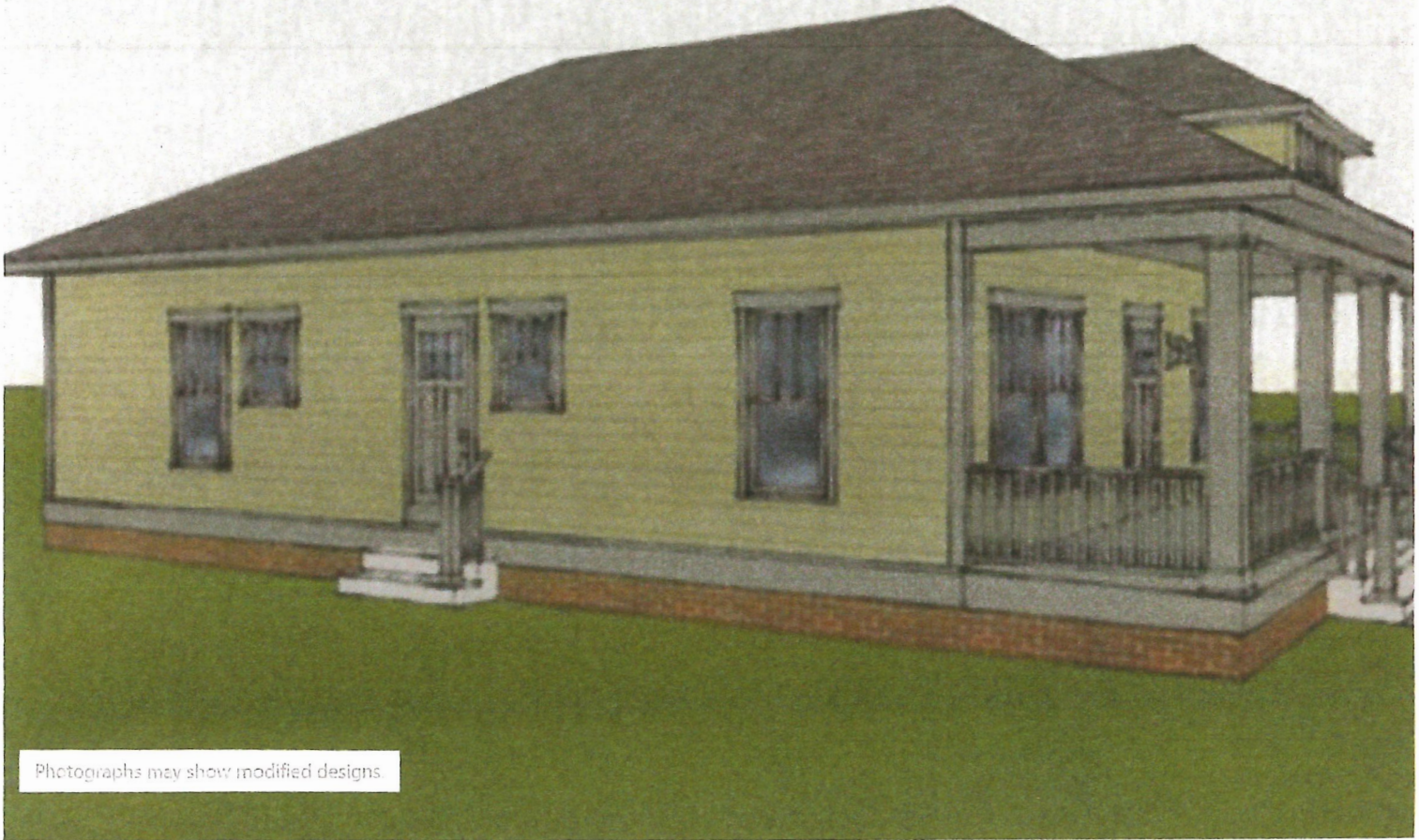


1-800-913-2350



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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?](#)

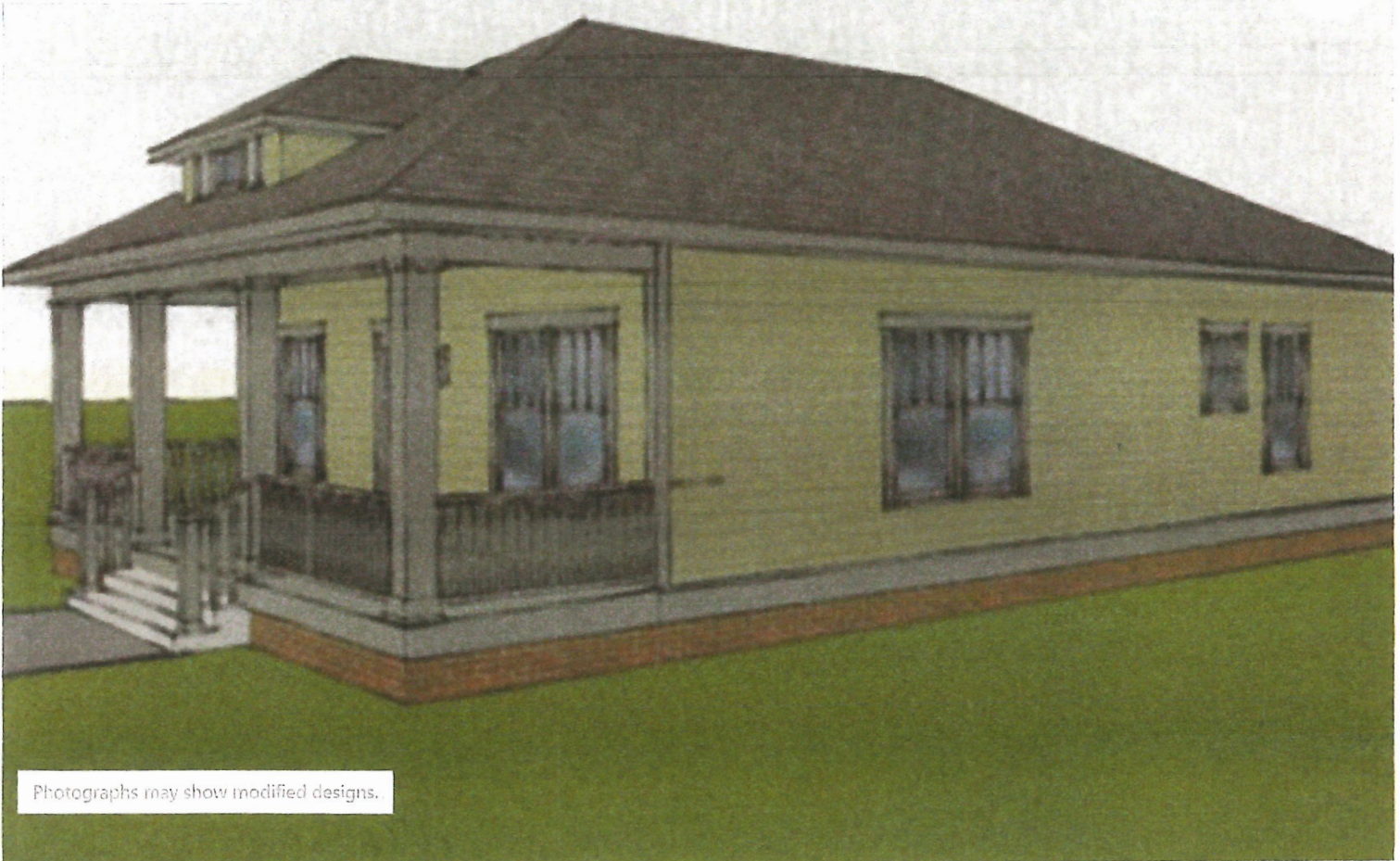


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REGISTER LOGIN SAVED CART

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PLAN 461-4



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Select Plan Set Options

What's included?

EXHIBIT C



585 SE WASHINGTON AVE

602 SE ADAMS AVE

