Chapter ?

Amelia’s Draft Edits

Repurposed Text from Land Use Chapter

HISTORIC PRESERVATION

Chehalis residents value the strong sense of community and history in the City of Chehalis. Visitors to the area can see the care that residents and local government put into the town, restoring historic buildings, supporting local businesses, and maintaining the charm of rural Western Washington. The locale of the city has historically been a center of commerce, from agricultural farms to fishing, and even to railways. Thanks to its geographic features and cultural past, the city has long been a place of growth. This chapter of the City of Chehalis Comprehensive Plan will be used to guide city leaders and staff in the development of the city that honors the history and culture of the area. The goals and policies in this chapter define the expectations and vision for the future of Chehalis and offer guidance in decisions of regulations and their implementation. The goals and policies here are intended to maintain and encourage development of the charm and local character using methods of urban design and historic preservation.

The Historic Preservation Commission of the City of Chehalis met initially in 2021 to come up with the guiding values of the city’s Historic Preservation plan, guiding the conception of the goals and policies for the future growth and development of Chehalis.

VALUES

The values that commissioners identified include:

1. Maintain the “quaint” and “quiet” hometown feel of the city that makes the city distinct and feel safe
2. Continue to encourage the preservation of historic buildings, especially in the downtown area to remain distinctive and “charming.”
3. Ensure that landscaping and new buildings in historic areas are attractive and complement their surroundings, to show the care that the city and citizens put into development of Chehalis.
4. Continue to foster a strong sense of community and history through the character of neighborhoods and districts.

URBAN DESIGN

No matter the size of a city, how it is designed makes a big difference in livability. “Urban design” means the concept of planning streets, sidewalks, parks, open space, landscaping, buildings, and neighborhoods so they work together to make the community attractive, pleasant, safe, and convenient.

Quality design does not have to be extravagant or expensive. Rather, it can be a more thoughtful approach to many aspects of creating a development. Design describes more than appearance; design includes the way a development functions and how it relates to its surroundings.

The City of Chehalis has a set of design guidelines for certain commercial areas. The design guidelines should encourage development to be “pedestrian-friendly” and to include landscaping, art, and spaces for people to socialize.

In many ways, The City of Chehalis is a walkable city. It has a network of sidewalks, as well as several trails. People can walk to many destinations, within their own neighborhood and also to other neighborhoods.

The “Downtown Historic District” is a good example to consider. In 2009 the Lewis County Historical Museum, the Chehalis Renaissance Team with special help from the City of Chehalis and KELA-KMNT produced a historic Downtown Chehalis Walking Tour guidebook. From the “main core” of the Downtown Historic District of Market Boulevard and Boistfort Street, the tour includes forty-one historic buildings that house present-day eateries, retail shops and museums.

Also included on the tour are the Lewis County Courthouse and the Northern Pacific Railroad Depot; which, now houses the Lewis County Historical Museum. The walking tour is shown in Figure-2 below.

A five-minute walk translates to about one-quarter mile and a ten-minute walk to about one-half mile. These figures are often used to describe convenient walking distances for Americans.

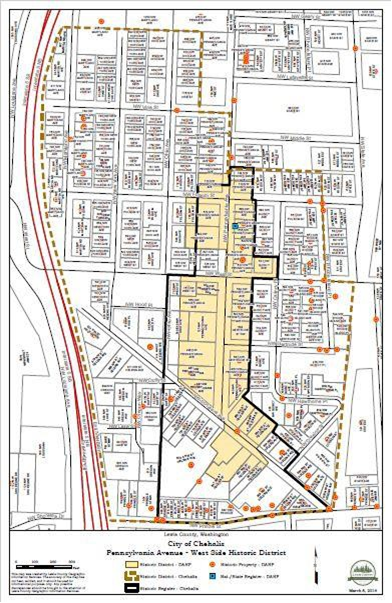
HISTORIC SITES AND AREAS

The city of Chehalis has a rich history that is reflected in much of its architecture and many of its neighborhoods. Future patterns of land use and development must consider the community identity that is created by maintaining and preserving those sites and structures that remind citizens of their heritage. The city contains three districts and six buildings that are listed on the National Register of Historic Places. These listings are largely the result of efforts by the Chehalis Historic Preservation Commission. The three districts are shown on the following pages and maps.

•West Side National Historic District. This district was entered into the National Register of Historic Places in 1992. The area includes Pennsylvania and St. Helens Avenues and features several blocks of antique street lamps and elaborate homes from the carriage era. A total of 35 buildings within the district are considered significant. These buildings include commercial and

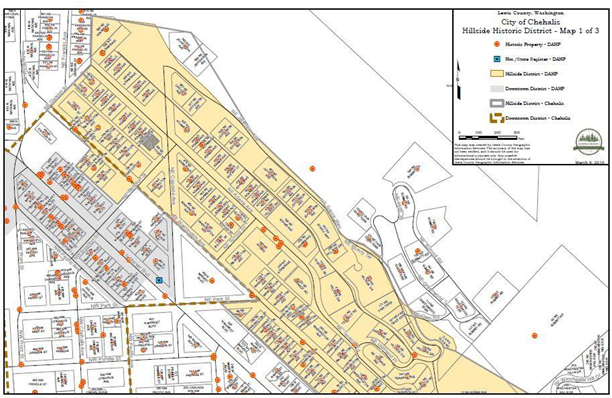
residential structures, anchored by the former Burlington Northern Railroad Depot. The depot is now the home of the Lewis County Historical Museum.

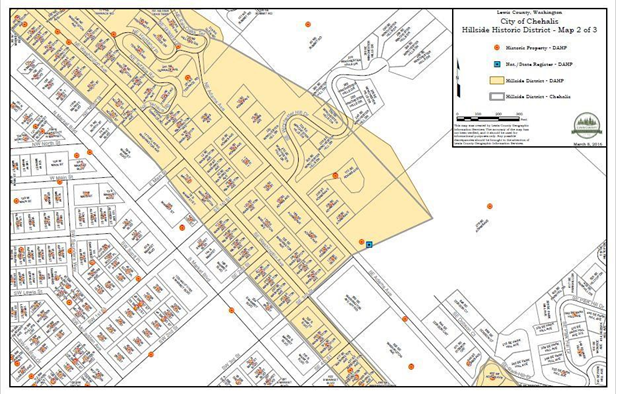
Westside Historic District

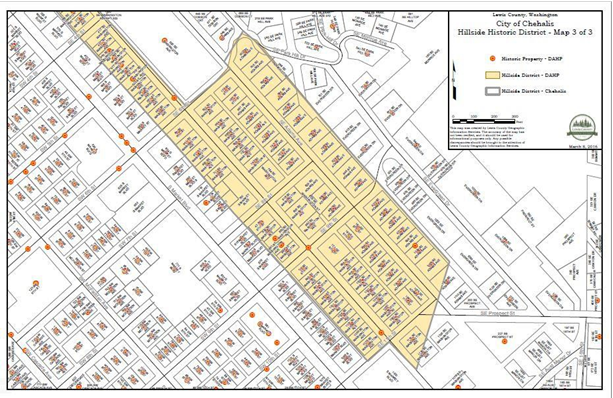
Figure-3

•The Hillside Historic District. This district was entered into the National Register of Historic Places in 1996. This district is shown on the following three maps:

Hillside Historic District Maps

Figure-4

Figure-5

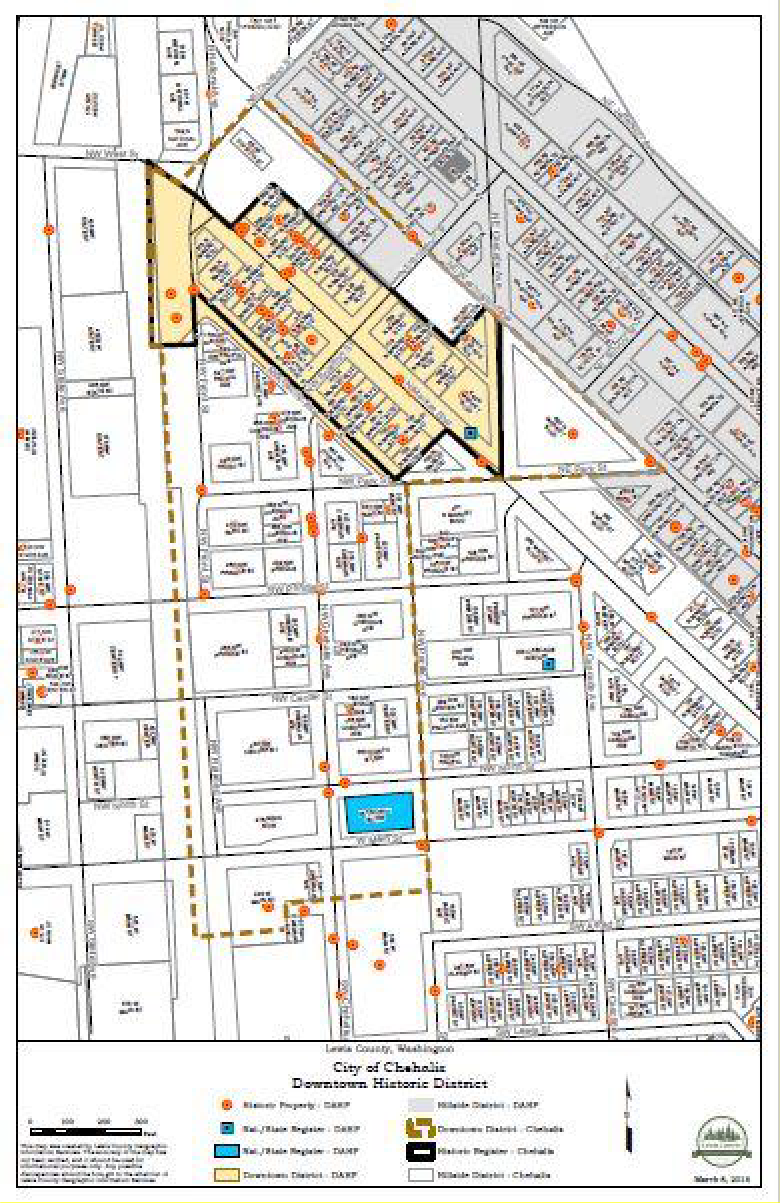
Figure-6

Source: City of Chehalis Community Development and Lewis County GIS Historic District maps updated 2016

Historic District Map Downtown

• The Downtown Historic District. This most recent addition to the National Register of Historic Places (added in 1997) runs generally between Main Street and Market Boulevard. It includes 21 significant buildings and traces the development of the downtown through three city centers.

Historic District Map

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## Figure-7

*Source: Chehalis Renaissance Team/updated 2017*

Most of the six buildings listed independently are also located within one of the three historic districts. The six buildings are described in detail below:

1. Burlington Northern Depot, 599 NW Front Street. As noted above, this building is now the Lewis County Historical Museum. Built in 1912, this Mission Revival style building was once the area's center of transportation.

2. Obadiah B. McFadden House, 475 Southwest Chehalis Avenue. Built in 1859 of squared logs, this is the oldest residence in Chehalis. It is also believed to be the oldest continuously lived-in residence in Washington.

3. John R. Jackson House. It is located at Mary's Corner, 11 miles south of Chehalis on Jackson Highway. The house was built in 1845.

4. Osmer K. Palmer House, 673 Northwest Pennsylvania Avenue. This residence is one of the area's finest examples of the American Foursquare architectural style. It was built in 1910.

5. St. Helens Hotel, 440 North Market Boulevard. This downtown landmark was built between 1917 and 1920, to replace the original hotel built on this site in 1894.

6. United States Post Office, 225 Northwest Cascade Avenue. A Depression-era Works Progress Administration project dedicated in 1933, this building is a fine example of classical architecture and stone detailing.

In addition to those buildings listed on the National Register, a number of additional buildings and sites have been identified locally as having historic significance.

Examples of these buildings include:

• Westminster Presbyterian Church, 349 North Market Boulevard. The oldest still existing non- federated Presbyterian Church in the Chehalis Valley, organized October 8, 1855.

• Royal Bakery, 242 Northwest Chehalis Avenue. The Royal Bakery, built in 1910, is representative of the commercial structures erected in the 'second' downtown along Chehalis Avenue and is one of the few existing buildings from that era that retains most of its integrity. Used primarily as a bakery, the structure has also been a barbershop, and an apartment building. In 1941, it became the area's first state liquor store. It is currently the Star Tavern.

• Advocate Printing, 429/431 North Market Boulevard. This commercial property was established in 1892.

• Talmadge Tufts House, 382 Southwest Cascade Street. This Cape Dutch style home, constructed in 1928, is noted for the 'door to nowhere.'

• Turner House, 120 Southeast Washington Street. This two-story brick colonial was designed by George Wellington Stoddard, a renowned Seattle architect, and constructed in 1939. It is believed that this home was Stoddard's last design outside the Seattle area.

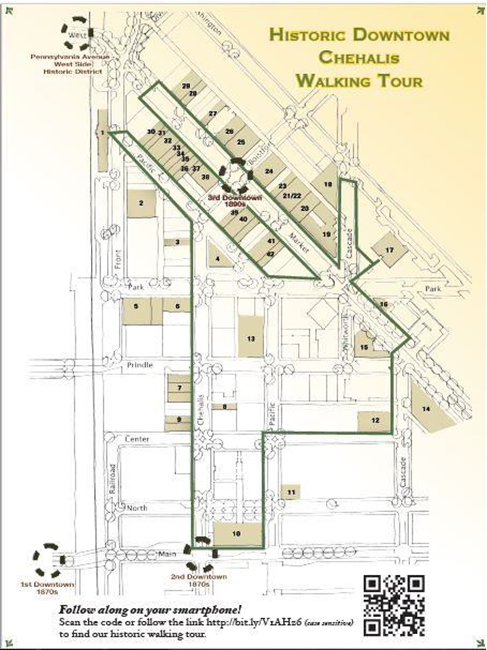
• Fred Allen House, 670 Northwest Pennsylvania Avenue. This English Cottage home was built for Mr. Allen, superintendent of the Coal Creek Lumber Company, and his wife, between 1912 and 1915. The home is historically tied to the lumber industry as the residence of one of the more prosperous managers.

• Residence, 585 Southeast Washington Avenue. This is a well-maintained craftsman-styled bungalow.

• Daniel T. Coffman House, 647 Northwest St. Helens Avenue. One of the city's finest examples of the bungalow style, this house sits adjacent to a unique round barn with a domed roof. The barn and an accompanying carriage house were originally shared between this house and the one next door at:

• Noah B. Coffman House, 675 Northwest St. Helens Avenue. The original owner was the founder of the bank and the land development company that helped to shape the development of the city.

• Mill Worker Cottages, Prindle Street. Several modest homes were constructed on the north side of Prindle Street between 1905 and 1912, to serve as employee housing for a nearby lumber mill. These homes take on an interesting social and cultural significance when compared to the homes on Pennsylvania and St. Helens Avenues, which were built during the same period for mill owners and other community leaders.

CITY OF CHEHALIS WALKING TOUR

Source: Historic Downtown Chehalis Walking Tour Guide-updated December 2016

GOALS AND POLICIES

GROWTH MANAGEMENT ACT GOALS

The pertinent GMA goals related to historical preservation, not listed in any order of priority, are:

1. *Open space and recreation.* Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
2. *Environment.* Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water.
3. *Citizen participation and coordination.* Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
4. *Historic Preservation.* Identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance. [2002 c 154 § 1; 1990 1st ex.s. c 17 § 2.]
5. *Economic development*. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

COUNTYWIDE PLANNING POLICIES FOR LEWIS COUNTY

Lewis County has adopted policies to guide local communities through the planning process, pursuant to their mandate under GMA. These policies are statements establishing a regional framework from which comprehensive plan elements for the county and its cities are developed. In general, these policies flow from the goals set forth in the preceding section. This plan is consistent with these policies. Policies that relate to this Historic Preservation element are as follows:

**Housing.**

Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

4.0 Public/private partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.

4.1 The Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.

4.2 The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with Comprehensive Plan policies, should be encouraged.

**Economic Development.**

Encourage economic development throughout Lewis County that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the Lewis County’s natural resources, public services and public facilities.

5.4 Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas, and supports economic development.

5.7 Recreational or tourist activities directly related to or dependent upon water bodies should be encouraged. Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas.

**Natural Resource Industries.**

Maintain and enhance natural resource-based industries including productive timber, agricultural, mineral extraction and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

8.3 Tourism and recreation, including economic opportunities that provide supplemental income to the natural resources industries, should be encouraged.

**Open Space and Recreation.**

Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

9.1 Parks, recreation, scenic areas and scenic byways, and viewing points should be encouraged.

9.2 The Lewis County river systems and tributaries are a resource that should be protected, enhanced, and utilized for active and passive recreation.

9.3 Encourage cluster housing and innovative techniques for planned developments in the County to provide open space systems and recreational opportunities.

9.4 Land use planning for the adopted urban growth areas shall encourage greenbelt or open space uses and encourage the protection of wildlife habitat areas.

**Citizen Participation and Coordination**.

Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

11.4 All jurisdictions shall encourage citizen participation throughout the planning process as provided by state statute and codes for environmental, land use, and development permits.

11.5 All jurisdictions shall encourage broad based citizen involvement in the development of the Comprehensive Plan elements, sub-area plans, and functional plans, and development regulations.

**Historic Preservation.**

Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance to Lewis County.

13.0 All jurisdictions are encouraged to work cooperatively towards identifying, evaluating, and protecting historic resources and encouraging land use patterns that protect and enhance such historic resources.

13.1 All jurisdictions should cooperate with local historic preservation groups to ensure coordination of plans and policies by the Washington State Office of Archaeology and Historic Preservation.

13.2 All jurisdictions should cooperate with local historic preservation groups to acknowledge and recognize historic sites, structures, and areas in their comprehensive plans, which have local importance, but may not formally be listed in the state and federal registers.

**CITY GOALS AND POLICIES**

**Housing**

HP.01.01

**Economic Development**

Encourage the return of businesses and former uses in historic areas.

HP.02.01 Recognize the positive economic impacts associated with visitors to the community by funding and participating in tourism marketing efforts with local historic societies.

HP.02.01 Provide financial incentives for the re-use and revitalization of dilapidated or vacant historic structures.

**Natural Resource Industries**

Preserve and celebrate unique and culturally significant outdoor areas for recreation and tourism.

HP.03.01 Minimize the removal of existing vegetation when improving streets to preserve the natural character of historic districts or neighborhoods.

**Open Space and Recreation**

Establish flexible zoning types to allow for more integrated and recreational community areas.

HP.04.01 Implement zoning and design standards to ensure appropriate and harmonious development around historic structures or areas.

HP.04.02 Allow for outdoor-space use by businesses in certain zones to encourage “patios” and other community-friendly uses that allow for more connection to the local environment.

**Citizen Participation and Coordination**

Maintain city areas to encourage city pride and get citizens involved with community development.

HP.05.01 Increase community engagement with the historic districts and sites of Chehalis by developing stronger outreach through community events, public notices, and an online historic register that allows for community nominations.

HP.05.02 Encourage “sidewalk” events and markets in historic neighborhoods and districts by providing a simplified special event permit process.

**Historic Preservation**

Recognize and maintain historic structures and sites and encourage new development to design in harmony with existing historic structures.

HP.06.01 Create and maintain a local register of historic places

HP.06.02 Designate historic landmark sites and structures, and review any proposed changes, to maximize the potential that such sites and structures continue to remain a part of the community.

HP.06.03 Work to ensure that new residential development provides the public facilities (pedestrian paths, landscaped areas, and other neighborhood improvements) necessary to integrate the new development in a way that maintains or improves the character, livability, and aesthetic quality of a historic district.

HP.06.04 Promote the maintenance and improvement of infrastructure and amenities within existing historic districts or neighborhoods through permitting incentives.

HP.06.05 Develop city procedures for identifying archaeological and historical sites of value.

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