

Town of Concrete

45672 Main Street
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Concrete, WA 98237
info@concrete.gov

Historic Preservation and Landmarks Commission

Agenda

August 28, 2024 at 6 p.m.

Members

John Boggs, Chair

[Terms: Chair 2/28/24-2/26/25;
Commission 3/27/23-3/27/27]

Kylee Moneypenney, Chair Pro-Tem

[Terms: Chair P-T 2/28/24-2/26/25;
Commission 3/27/23-3/27/27]

Stephanie Semro, Council Member

[Term: Commission 4/10/23-3/27/27]

Gibson Fichter

[Term: Commission 3/27/23-3/27/27]

Position Vacant

Staff

Andrea Fichter

Kevin Crecchio

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
 - a. Commissioners and staff
 - b. Recognition of Zoom attendees and Visitors
4. Approval of Minutes: July 24, 2024 (pg 2)
5. Old Business
 - a. Code and Bylaws draft revisions: No update.
 - b. Concrete Historic Resources Inventory update: No update.
 - c. PSE Trail and signage update: Signs going final, to be mounted soon.
 - d. Comprehensive Plan: HPLC inputs provided at Joint Workshop.
 - e. Andrea mentioned that she remembered doing a project at CHS that researched some building histories and created plaques for them. John found there is no record, other than vague memories of this project.
 - f. Awareness and Ancillary Recognition Programs:
 - (1) Cascade Days Display(s): A series of calamities resulted in our not meeting this goal, at least not quite yet. The only poster turned in on-time was Kylee's. Numerous issues prevented our full attention from this project. **September 11th is the next target date** to get all the coordination for placement and posters completed and turned in.
 - (2) Recognition Programs: Although delayed, our displays are likely to prompt questions, that for right now, we have no answers. Need to put this high on our to-do lists.
 - (3) Info Bites at the Theatre: No update.
6. New Business
7. Other Business: Recruitment. Any leads?
8. Announcements:
 - a. September 11th, new poster date.
 - b. September 25, next HPLC Meeting.
9. Adjournment

Town of Concrete Town is utilizing Zoom for access to Town Council/Commission meetings. The information below is for the next meeting:

Join Zoom Meeting
<https://zoom.us/j/3723563720>

Meeting ID: 372 356 3720
One tap mobile
+12532158782,3723563720# US
(Tacoma)
+13462487799,3723563720# US
(Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
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Meeting ID: 372 356 3720
Find your local number:
<https://zoom.us/j/3723563720>

Town of Concrete
Historic Preservation & Landmarks Commission
July 24, 2024

6:00 p.m. Chair John Boggs called the meeting to order and led the gallery in the Pledge of Allegiance.

Commissioners Present: Kylee Money Penny, Gibson Fichter, Stephanie Semro, and John Boggs.

Additional Council Members/Staff Present: None

Audience Members Signed In/Present/Zoom: None.

Approval of Minutes: Stephanie made the motion to approve the minutes of the June 26nd meeting, seconded by Gibson, motion passed.

Old Business:

a. The discussions of old business was deferred so we could focus on our initial venture into our public awareness program in time for Cascade Days.

b. Awareness and Ancillary Recognition Programs:

(1) Two specific areas were discussed and focused on.

(a) Posters with basic introductory information on historic preservation to go up around town to start the “awareness” process.

(b) Info-bytes for the Concrete Theatre to be shown before movies.

New Business:

Homework: Review HPLC goals and start preparing for workshop with Town Council, July 29th.

Other Business:

a. Recruitment: Our public awareness efforts may yield some volunteers.

Announcements:

a. Workshop with the Town Council: July 29th, 6pm at the Town Hall.

b. The next regular meeting scheduled will be August 28th at 6pm.

Adjournment: Motion was made by Stephanie to adjourn at 7:02pm, seconded by Gibson. Motion passed.

John Boggs, Chair

Kylee Money Penny, Pro-Tem

Summary of Notes, Meeting with Jeronimo Roldan, DAHP
Concrete Town Hall, August 1, 2024

Notes from our sit-down with Jeronimo at Town Hall:

Federal Historic Tax Credit

- What is it?
 - It is a “20% Federal income tax credit on the qualified amount of private investment spent on certified rehabilitation of a National Register listed historic building” (Department of Archaeology and Historic Preservation [DAHP] 2024).
- Good for: income-producing”commercial depreciable” properties
- Must be: listed or *will be* listed on the NRHP either individually or as a contributing property to a district, income-producing, and “substantial” relative to building size
- Think: Concrete Theater
- Other types of properties could be: city-owned properties, museums, nonprofits
- The National Park Service (NPS) is the agency that administers the program at the federal level for the Internal Revenue Service. DAHP works at the state level to communicate with applicants to ensure successful projects. Jeronimo is DAHP’s Federal Historic Tax Credit expert.

Mountains to Sound Greenway National Heritage Area

- Jeronimo brought it up and I hadn’t heard of it.
- I looked into it and it is for area south of Lake Washington and therefore, we (Concrete) are too far north to be involved in the Heritage Area.
- There could still be things to learn from their website, re: how they discuss and showcase cultural heritage sites

Historic Districts

- Need 51% ownership consensus on residential districts
- Resulting in residential districts being far less common these days
- If anything, people are de-listing residential districts in WA
- Buildings of concrete construction are less common and cool!
- Don’t draw district boundaries too tight (see **Notes from my walk with Jeronimo along Main Street**).
- Preservation, not restoration: repair → replace in kind → reversable
 - Solar panels for example are reversable

Main Street

- Intended to pair with historic districts
- They have their own tax credit information
- He suggests we reach out to Mount Vernon Downtown Association for more info: <https://www.downtownmountvernon.org/>

[Gibson left after this portion of the meeting. Thanks for coming, Gibson!]

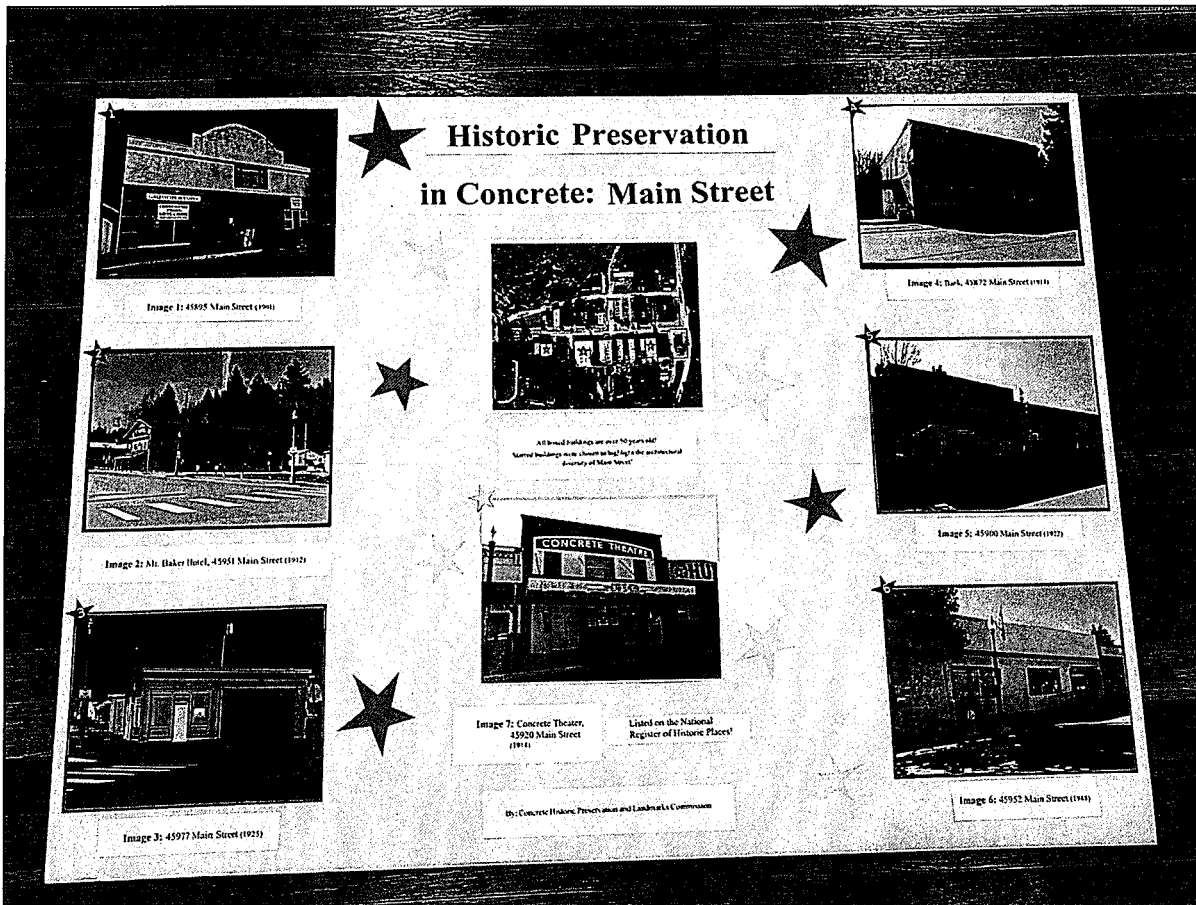
A huge takeaway I took from our convo with Jeronimo at Town Hall was: residential historic districts are becoming less and less common in WA.

Notes from my walk with Jeronimo along Main Street:

- Redirecting the conversation to a historic district on Main Street, we reviewed buildings, the variety in architectural style and building construction, discussed the Concrete Theater and the Thompson Bridge.

- We discussed possible boundaries for a historic district on Main Street.
- Jeronimo stated multiple times to me to make sure that a wide “period of significance” is well-communicated for this district, which:
 - 1) allows us to reflect the various architectural styles on Main Street
 - 2) will “look better” if well-articulated, particularly to State Architectural Historian Michael Houser, who would be the reviewer of such submission.

These notes from Jeronimo about the decreasing prevalence of residential historic districts informed my decision on the focus of my Cascade Days poster board. After suggesting at a previous meeting that I would possibly review multiple plats for my poster board, I decided to use our discussion as a reason to do a deeper dive into the architectural diversity of Main Street. See my poster below.



REFERENCES

Department of Archaeology and Historic Preservation (DAHP)
 2024 Federal Historic Tax Credit. Electronic document, <https://dahp.wa.gov/grants-and-funding/federal-historic-tax-credit>, accessed August 17, 2024.