

Town of Concrete

45672 Main Street
P.O. Box 39
Concrete, WA 98237
info@concrete.gov

Historic Preservation and Landmarks Commission Meeting Agenda

March 25, 2026 at 6 p.m.

Members

PJ Parsons - Chair
Commission 10/13/25-3/27/27

Vacant
Commission _____-3/27/27

Stephanie Semro, Council Member
Commission 4/10/23-3/27/27

Janeen Stewart
Commission 03/09/2026-3/27/27

Suzanne Summa – Chair Pro-tem
Commission 12/08/25-3/27/27

Staff

Andrea Fichter
Kevin Cricchio

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:
 - February 25, 2026 ([page 1](#))
5. Old Business
 - a. HPLC Brochure ([pages 2-3](#))
 - b. Registration and Plaque Program Forms ([pages 4-15](#))
 - c. Town Website – HPLC Page ([page 16](#))
6. New Business:
 - a. Grant for Survey
 - b. Pick 3 to 5 Buildings for Registry
7. Announcements: Next Meeting, April 22, 2026
8. 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)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)

Meeting ID: 372 356 3720
Find your local number:
<https://zoom.us/u/addgwovb80>

Town of Concrete
Historic Preservation & Landmarks Commission
February 25, 2026

6:07 p.m. PJ Parsons called the meeting to order and led the gallery in the Pledge of Allegiance.

Commissioners Present: PJ Parsons, Suzanne Summa, and Stephanie Semo.

Additional Council Members/Staff Present: Andrea Fichter

Audience Members Signed in Zoom: Janeene Stewart, Billi Bellinger, Trevor Snodgrass, and Michelle Thompson.

Audience Members Signed in Present: Allen Jackson

Approval of Minutes: January 28, 2026: Motion by Suzanne. Second by Stephanie. Motion Passed.

Presentation/Training - By Michelle Thompson – DAHP

Old Business: None

New Business: Michelle will be in Concrete on April 23. We Invited her to meet with us.

Discussion regarding a new brochure, working with Michelle on finalizing it.

Discussion on putting a page on the Town website.

Other Business: None

Announcements: The next regular meeting scheduled will be March 25, 2026 at 6pm at Town Hall.

Adjournment: Motion to adjourn at 7:10pm by Stephanie. Second by Suzanne. Motion Passed

PJ Parsons, Chair

Suzanne Summa, Chair Pro-tem

Get Involved

Concrete's history belongs to all of us. Whether you are a property owner, a history enthusiast, or someone who simply loves this town, we invite you to participate.

- Nominate a property
- Apply for Historic Register listing
- Attend a Commission meeting
- Volunteer to serve

CONTACT:

Town of Concrete

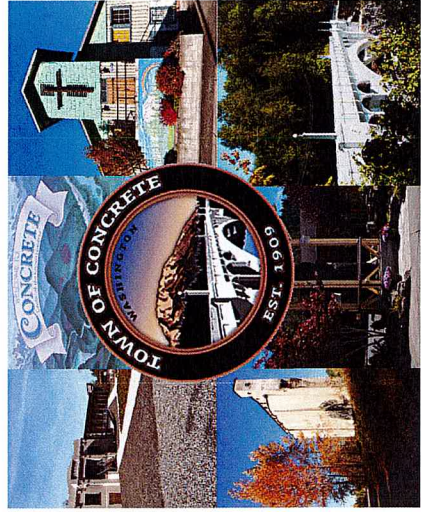
Town Hall:
45672 Main St., Concrete, WA 98237

Mailing Address:
PO Box 39, Concrete, WA 98237

Phone: (360) 853-8401

Fax: (360) 853-8002

Website: www.townofconcrete.com



What Is the Historic Preservation & Landmarks Commission?

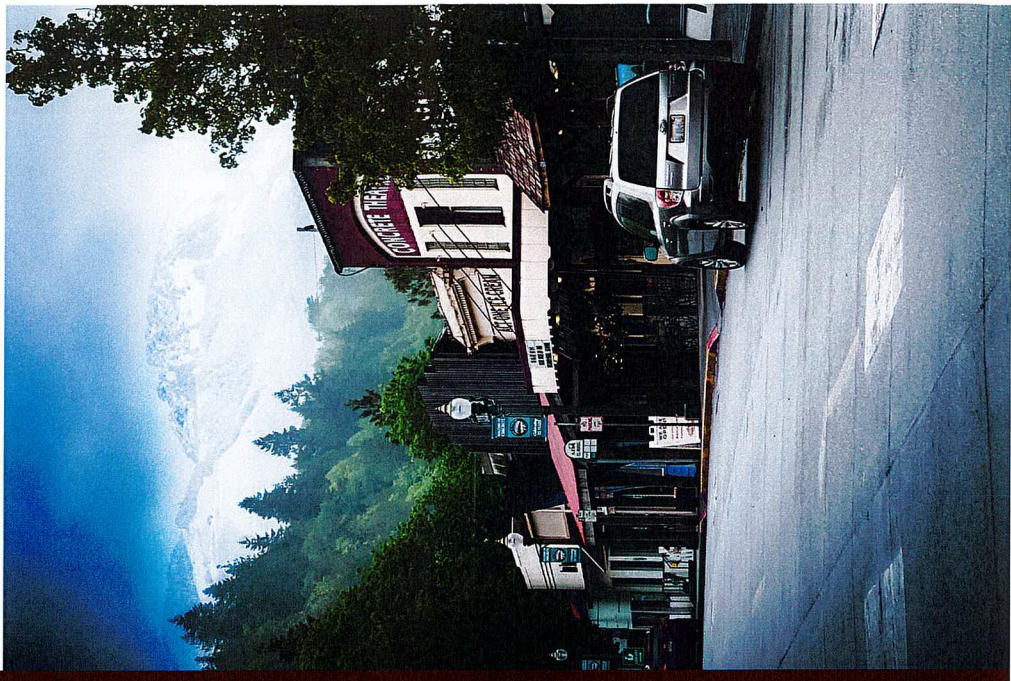
The Commission is made up of local volunteers appointed by the Town Council. We work collaboratively with property owners, community members, and the Town to:

- Identify and recognize historic properties
- Maintain the Concrete Historic Register
- Encourage preservation and appropriate rehabilitation
- Support heritage tourism and education

Being listed on the Historic Register is voluntary. Our role is advisory and supportive, not restrictive.

Concrete Historic Preservation & Landmarks Commission

Preserving Concrete's Heritage
for Future Generations

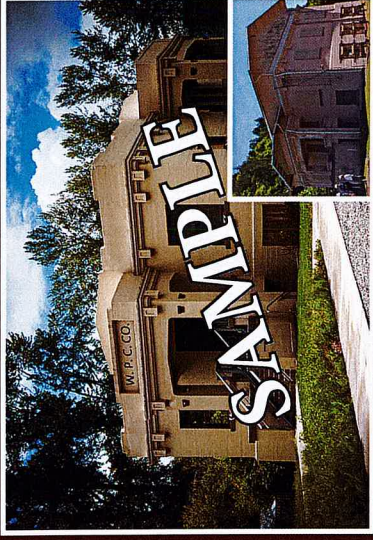
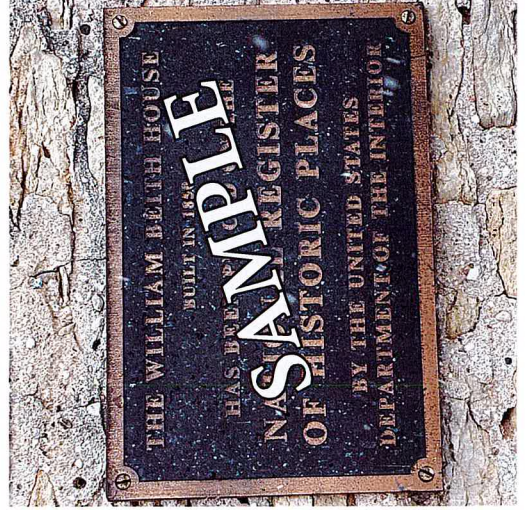


What Is the Concrete Historic Register?

The Concrete Historic Register is an official list of buildings, sites, and structures that contribute to the history and character of our town. When a property is listed:

- It is formally recognized for its historical significance
- The owner receives a commemorative plaque
- The property may qualify for Special Tax Valuation
- Future exterior changes requiring permits may undergo advisory review

Our goal is to see historic buildings used, maintained, and appreciated — not left vacant or neglected.



Special Tax Valuation A Local Incentive for Preservation

Special Tax Valuation is a property tax incentive available to owners of properties listed on the Concrete Historic Register.

Approved rehabilitation costs may be deducted from the assessed value of the property for up to 10 years.

This means improvements made to preserve or restore historic features may not increase property taxes during the valuation period.

Legislation supporting this program was adopted to encourage communities to preserve historic resources as a legacy for future generations.

*“Preserving Concrete’s past
strengthens its future.”*

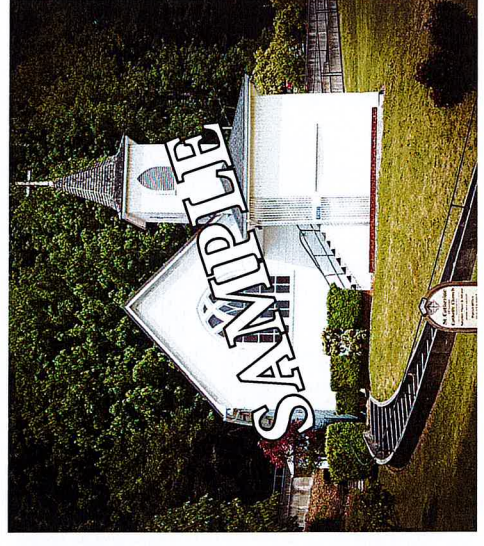
Owner Responsibilities & Important Deadlines

To maintain eligibility for Special Tax Valuation, property owners must:

- Maintain the property in good condition
- Obtain Commission approval before making additional major exterior changes
- Allow public visibility from the right-of-way or provide public access once per year

IMPORTANT DEADLINES:

- Applications must be submitted within 24 months of beginning rehabilitation work
- October 1 is the annual deadline for applications for the following tax year



2011 DRAFT

Concrete Historic Landmark/Structure Registration Form

This form is used to nominate properties to the Town of Concrete Register of Historic Places.

- Complete each item by entering the requested information.

If you have questions, please ask.

1. Name of Property

Current Name: _____ Historic Name: _____

Other Names: _____

2. Location

Street Address: _____ Town, State, Zip: Concrete, WA 98237

Parcel Number: _____

3. Classification

Ownership of Property: Private Public-Local Public-State Public-Federal

Building(s) District Site Structure Object

4. Owner of Property

Name: _____ Telephone: _____

Mailing Address: _____

Email: _____

5. Form Prepared By:

Name: _____ Telephone: _____

Organization: _____ Title: _____

Mailing Address: _____

Email: _____

6. Description of Property

Describe the present and historical physical appearance of the property: (attach additional sheets if necessary)

7. Statement of Significance

Applicable Designation Criteria

(Mark "X" in all the boxes that apply.)

- 1. It is associated with events that have made a significant contribution to the broad patterns of national, state or local history.
- 2. It embodies the distinctive architectural characteristic of a type, period, style or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- 3. It is an outstanding work of a designer, builder or architect who has made a sustainable contribution to the art.
- 4. It exemplifies or reflects special elements of the Town's cultural, social, economic, political, aesthetic, engineering or architectural history.
- 5. It is associated with the lives of persons significant in national, state or local history.
- 6. It has yielded or is likely to yield important archaeological information.
- 7. It is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
- 8. It is a birthplace or grave of a person of outstanding importance and is the only surviving structure or site associated with that person.
- 9. It is a cemetery that derives its primary significance from age, from distinctive design features, or from association with historic events or cultural patterns.
- 10. It is a reconstructed building that has been executed in a historically accurate manner on the original site.
- 11. It is a creative and unique example of folk architecture and design created by person or formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

Areas of Significance: (attach additional sheets if necessary)

Period of Significance: _____ **Significant Dates:** _____ to _____

Significant Person: (complete if criterion #3 is marked above) _____

Architect/Engineer: _____ **Builder:** _____

State the significance of the property and reasons from items 1 -11 above in section 7: (attach additional sheets if necessary)

Please list maps and photograph log in the order of attachments: (attach additional sheets if necessary)

Signature of Owner(s)

OWNER CONSENT FOR DESIGNATING AND LISTING

I (we) consent to the listing of the above property on the Town of Concrete Historic Landmark Register. I (we) also certify being the legal owner(s) of the above property.

Owner Signature _____ Print Name _____ Date _____

Owner Signature _____ Print Name _____ Date _____

Owner Signature _____ Print Name _____ Date _____

STAFF USE ONLY

1. Number of Resources within the Property:

Contributing	Non-Contributing	
		Buildings
		Sites
		Structures
		Objects
		Totals

Name of related multiple property listing: _____
(enter N/A if property is not part of a multiple property listing)

Number of contributing resources previously designated as Town of Concrete Historic Landmarks: _____

2. Function or Use:

Historic Functions

Current Functions

3. Description

Architectural Classification

Materials: _____

Foundation: _____ Walls: _____

Roof: _____ Other: _____

4. Major Bibliographical Reference Documentation Checklist:

Previous Documentation on File

- Included in Town of Concrete Historic Resource Inventory
- Previously designated a Town of Concrete Landmark
- Listed in the Washington State Register of Historic Places
- Preliminary determination of individual listing
- (36 CFR 67) has been requested
- Previously listed in the National Register
- Previously determined eligible by the National Register
- Designated a National Historic Landmark
- Recorded by Historic American Building, Survey # _____
- Recorded by Historic American Engineering, Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other _____

5. Boundary Justification (if needed):

Received: _____

Town of Concrete Historic Preservation Commission Recommendation/Decision:

In the opinion of the Town of Concrete Historic Preservation Commission, the property does NOT meet the Town of Concrete Landmark Register criteria.

Commission Chair Signature: _____ Date: _____

Town Planner Signature: _____ Date: _____

The Town of Concrete Historic Preservation Commission has reviewed the referenced application and does hereby by recommend to the Town of Concrete Town Council approval of said property for placement on the Town of Concrete Historic Landmark Register.

Commission Chair Signature: _____ Date: _____

Town Planner Signature: _____ Date: _____

Town of Concrete Town Council Action:

The Town of Concrete Town Council gave its approval in the Town Council meeting of (Date)

We hereby certify that this property has been listed in the Town of Concrete Register of Historic Places:

Judd Wilson - Mayor, Town of Concrete

David Soule - Chair, Town of Concrete Historic Preservation Commission

=====

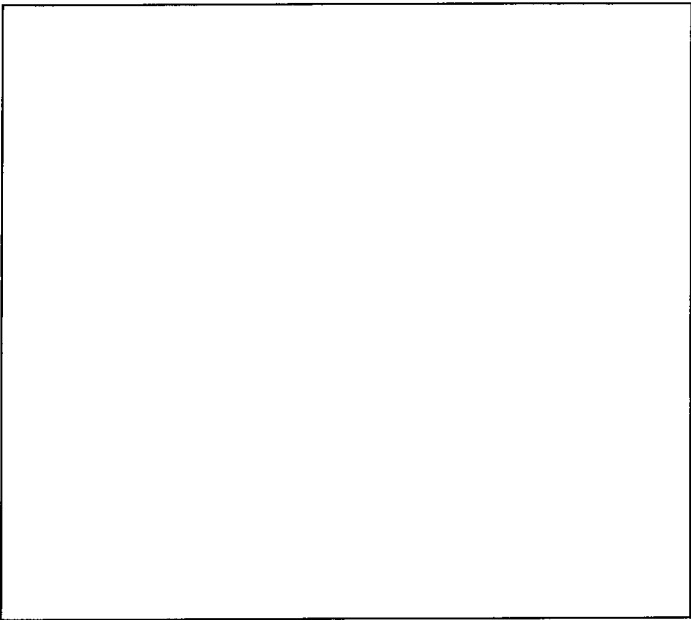
Town of Concrete Town Council denied the application for placement on the Town of Concrete Register of Historic Places:

Judd Wilson – Mayor, Town of Concrete

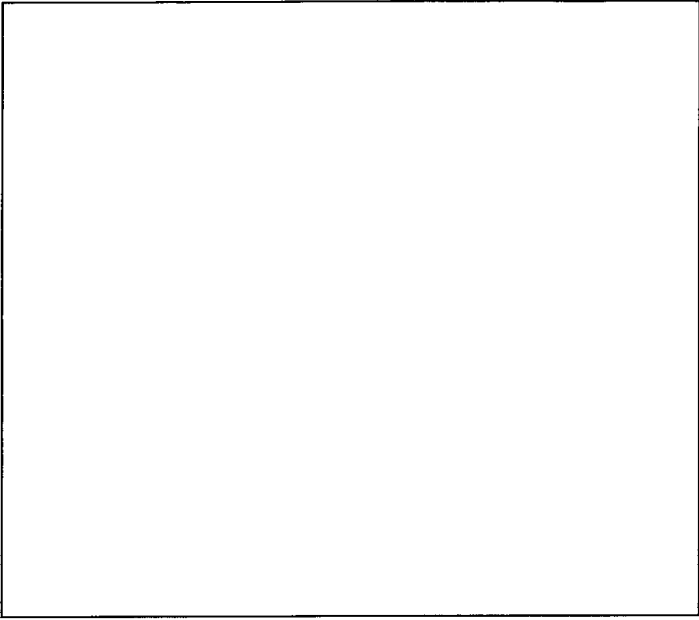
David Soule – Chair, Town of Concrete Historic Preservation Commission

VIII. Photographs

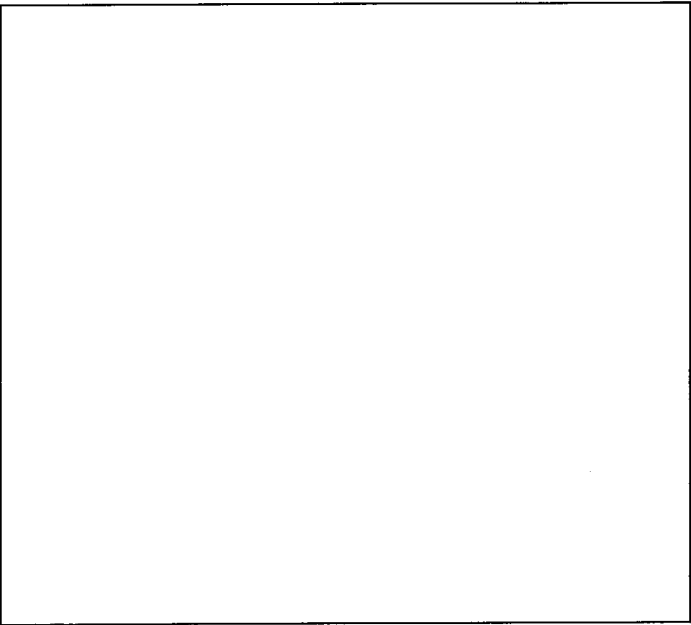
Include a picture of each side of the building.



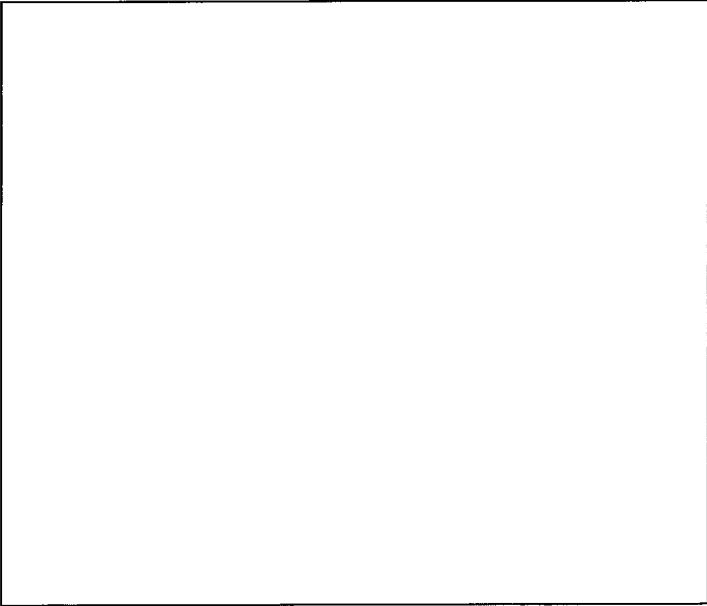
North Elevation



East Elevation



South Elevation



West Elevation

Historic Preservation & Landmarks Commission

In December of 2010 the Town of Concrete Council passed Ordinance #671, adding a Historic Preservation and Landmarks Commission and Historic Preservation guidelines, which support the implementation and further the comprehensive plan of the town in relation to historic landmarks preservation.

The Town of Concrete Historic Preservation and Landmarks Commission monitors exterior building renovations and changes in Concrete Town Center, in an effort to maintain its unique historic character. The commission currently meets the fourth Wednesdays of each month at 6pm at the Concrete Town Hall. The HPLC is an advisory body to the Concrete Town Council.

Archived Commission Meeting Minutes

[+ 2026](#)

[+ 2025](#)

[+ 2024](#)

[+ 2023](#)

[+ 2018](#)

[+ 2016](#)

[+ 2014](#)

[+ 2013](#)

[+ 2012](#)

[+ 2011](#)
