



DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328
Contact – 509-540-6747

DRAFT AGENDA

Regular Meeting, Tuesday, Nov. 25, 2014 at 6 PM

City Council Chambers, 111 S. 1st Street, Dayton, WA

1. CALL TO ORDER

2. ROLL CALL

3. ADOPTION OF MINUTES - 10/28/14

4. COA DESIGN/SPECIAL VALUATION REVIEW: N/A

5. UNFINISHED BUSINESS:

- a. Washington St. and South Side District Guidelines
 - DAPH review comments and recommendations (see attached)
 - Next steps/process & Scheduling of Public Hearing
- b. Grant Match to Date & Time Sheets through Oct. – Return completed sheets.
- c. 2015 DHPC Work Program –
Completion of guidelines, and, possible training, workshops, nominations, update of historic property ownership and data. See attached for further reference.

6. NEW BUSINESS:

Briefing on 2014 Comp. Plan Update – Tentative Docket related to Historic Preservation:

More information available at: www.daytonwa.com (see link on Home page)

CP14-001 - Commercial Street Master Plan, adopt as a Subarea Plan.

Funded by the Dayton Development Task Force (DDTF), the Plan includes area generally of the north Main St. alley to north edge of Commercial St. between just west of the Touchet River east to the viaduct.
Designations, pages 26-28.

CP14-006 – Updates the Comp Plan to recognize the Historic Downtown District and other two districts and DHPC Downtown District guidelines used to approve Certificates of appropriateness.

CP14-011 – Update the Housing Element Chapter by adding policies to further define design and services needed, as well as recognizing ways to accommodate aging-in-place.

DR14-003 - Zoning

Historic District standards – Revise standards for Historic District Overlays as recommended by the Dayton Historic Preservation Commission.

DR14-004 - Zoning

Side Yard setbacks for corner lots. – Revise code to allow a reduction to one of the two street front yards. Reduced yard width of 10 feet or alternatively 15 feet rather than 20 feet.

DR14-005 - Development Standards Update

- Establish trees and tree branches clearance in right-of way

DR14 – 007 Historic Districts– Zoning Overlays Title 11 (GIS mapping completion date – Nov. 2014)

7. OTHER BUSINESS –

Briefing on Chamber Banquet - Historic Preservation Award

Visit by Kim Gant, DAHP scheduled for Wed., January 28, 2015

8. ADJOURNMENT

Next Regular Scheduled Meeting: Tues. Dec. 23, 2014 @ 6 pm

Attachment 5a – DAHP comments on Draft Guidelines

Karen,

I have attached the design guidelines with my suggestions. I have inserted comments into the document where it may be appropriate to include an illustration of a concept. This does not mean that these are the only places where illustrations would be appropriate, nor does it mean that an illustration absolutely has to go in those locations. They are suggestions.

Here is a link to our website, which has the design guidelines from the Corbin Park Neighborhood in Spokane.

http://dahp.wa.gov/sites/default/files/Design_Guidelines_CorbinParkNeighborhood.pdf

The use of illustrations that are in this document is what I think will bolster Dayton's document and make it even better. Pay particular attention to the section that addresses new construction. If you have any questions please don't hesitate to ask.

Thanks,

Kim

Kim Gant

Certified Local Government Coordinator, Survey Program Manager

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¶
The Dayton Register South Side Historic District is a residential neighborhood of well-preserved historic buildings built between 1870 and 1972, and includes a total of 75 properties with three ecclesiastical church buildings and 72 that were originally designed as single-family homes (some of the homes have been remodeled as multi-family residences with apartment suites). The various architectural styles illustrated by the homes and church buildings represent a century of different designs, motifs, craftsmanship techniques, construction practices, and building materials that were popular during the late 19th century and the first half of the 20th century. A plethora of architectural styles are manifested in the historic district and span those from **Folk-Victorian, Italianate, Queen-Anne, Colonial-Revival, Craftsman, American-Foursquare, Tudor-Revival, and Storybook-Cottage** traditions to Mid-Century-Modern styles like **Minimal-Traditional** and **Ranch**. ¶

Page Break



Gant, Kim (DAHP)

This would be an excellent place to include the illustrations of architectural styles that are in the back of the document. ¶

C. Properties with Contributing Buildings

1. Streetscape Integrity and Additions

- d. Alterations that cover significant historic features are also inappropriate.
- e. An addition shall be made distinguishable from the original building, even in subtle ways, so that the character of the original can be ascertained.
- f. Creating a jog in the foundation between the original and new structures may help to define an addition.
- g. Applying a new trim board at the connection point between the addition and the original structure can help define the addition.
- h. Locating an addition at the front of a structure is inappropriate.
- i. New designs that create an appearance inconsistent with the historic character of the building are inappropriate.
- j. An addition should relate to the historic building in mass, scale and form. It shall be designed to remain subordinate to the main structure.
- k. While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.
- l. An addition shall be set back from any primary, character-defining façade.
- m. The addition should not overhang the lower floors of the primary building in the front or to the side. This will help maintain the original profile of the building.
- n. Historic stone retaining walls shall be maintained.

 **Gant, Kim (DAHP)**
This would be a good place for an illustration to visually describe what this means.

 **Gant, Kim (DAHP)**
An illustration would help here to illustrate what the relationship should be.

 **Gant, Kim (DAHP)**
A basic illustration would help here. How much setback is appropriate?

Page 18 – Porches

Exterior remodeling shall incorporate/preserve front porches that are large enough for people to sit and observe the public life of their street and neighborhood. Be sure to check the City of Dayton Zoning Ordinance for setback requirements.

- a. Existing historic porches shall not be enclosed.
- b. Primary, character-defining porches shall not be enclosed.
- c. Secondary porches may be enclosed if configured in such a manner that the historic character of the porch and the house is still visible.
- d. If a porch replacement is necessary, reconstruct it to match the original in form and detail.
- e. Use a one-story porch element to define the entry.
- f. Orient the front of a house to the street and clearly identify the front door.
- g. A prominent entry will contribute to the pedestrian-friendly character of the street.
- h. The use of a porch is encouraged in any residential development. A porch shall be similar in character, design, scale, and materials to those seen traditionally in the neighborhood.

 **Gant, Kim (DAHP)**
Use an illustration to show what porch characteristics are.

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8. Roofs

- a. Repairs and alterations of the roof shall retain the original roof shape and pitch, original structural and decorative features such as **gables, dormers, chimneys, cornices, parapets, pediments, frieze boards**, exposed rafters, and other ornamental details and original types, sizes, colors, and patterns of roofing materials.
- b. When adding a dormer to an existing roof, it shall be in character with the primary structure's design and not change the overall proportions or character.
- c. Cedar shingle and composition roofs are historically accurate. Composition shingles should be of an architectural quality to simulate the original cedar shingle. Other materials may be used upon approval if they convey the scale and texture of the original shingle.

 **Gant, Kim (DAHP)**
Maybe add an illustration of an appropriate dormer addition.

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C. Properties with Contributing Buildings

1. Streetscape Integrity

- a. Provide architectural continuity with surrounding buildings.
- b. Historic stone retaining walls shall be maintained.
- c. Provisions for new structures are as follow:
 - i. Design new accessory structures such that the original historic structure can be clearly seen and identified. Place a new structure at the rear of a building or set it back from the front to minimize the visual impacts.
 - ii. New construction shall be compatible in scale, materials and character with the main or neighboring building.
 - iii. Height of any building shall not exceed 35 feet.
 - iv. The roof form of a new structure shall be in character with that of the primary building.



Gant, Kim (DAHP)

I think its most important to illustrate what is expected for new construction since the builder will be starting from scratch.



Gant, Kim (DAHP)

Use a drawing to illustrate what you mean by "compatible in scale."

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7. Awnings and Canopies

- a. Cloth, metal, and wooden awnings may be appropriate, and should be compatible with the architectural style of the building. Plastic or vinyl awnings are inappropriate.
- b. Canopies and awnings over doors and windows were historically used in the Districts. If a new building features awnings in historically appropriate materials, they may be used.



Gant, Kim (DAHP)

Illustrate what an appropriate awning is, how it should relate to the storefront or window.

Attachment 5c

DMC 15-18.16 d. - DHPC condensed version of powers and duties for discussion of work program:

The major responsibility of the historic preservation commission is to ...

1. *Conduct and maintain a comprehensive inventory of historic resources within the boundaries of the City of Dayton and known as the Dayton Historic Inventory; publicize and periodically update inventory results. Properties listed on the inventory shall be recorded on official zoning records with an "HI" for historic inventory designation). This designation shall not change or modify the underlying zone classification;*

2. *Initiate and maintain the Dayton Register of Historic Places.*

... 7. *Participate in, promote and conduct public information, educational and interpretive programs pertaining to historic resources;*

8. *Establish liaison support, communication and cooperation with federal, state, and other local government entities which will further historic preservation objectives, including public education, within the City of Dayton area;*

9. *Review and comment to the city council on land use, housing and redevelopment, municipal improvement and other types of planning and programs undertaken by any agency of the City of Dayton, other neighboring communities, Columbia County, the state or federal governments, as they relate to historic resources of the City of Dayton;*

10. *Advise the city council generally on matters of Dayton history and historic preservation;*

... 12. *Provide information to the public on methods of maintaining and rehabilitating historic properties. This may take the form of pamphlets, newsletters, workshops, or similar activities;*

... 14. *Be informed about and provide information to the public and city departments on incentives for preservation of historic resources including legislation, regulations and codes which encourage the use and adaptive reuse of historic properties;*

15. *Submit nominations to the State and National Registers of Historic Places;*

16. *Investigate and report to the city council on the use of various federal, state, local or private funding sources available to promote historic resource preservation in the City of Dayton;*