



DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328

Contact – 509-540-6747

***DRAFT* AGENDA**

Special Meeting, Tuesday, August 12, 2014 at 6 PM

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

1. CALL TO ORDER

2. ROLL CALL

3. COA DESIGN/SPECIAL VALUATION REVIEW:

COA14-0012 – Shane Loper – *REVISED PROPOSAL resized & relocated proposed garage.*
Construction of a detached garage/shop at 500 S 1st St.

4. OTHER BUSINESS – Briefing on Draft Historic Residential Guidelines project.

5. ADJOURNMENT

Next Regular Scheduled Meeting: Tues. Aug 26, 2014 @ 6 pm



Dayton Historic Preservation Commission

111 South 1st Street
Dayton WA 99328-1341

Phone (509) 540-6747
Email: kscharer@daytonwa.com
Fax (509) 382-2539

DAYTON REGISTER OF HISTORIC PLACES Application for Certificate of Appropriateness (COA)

Date Received 8/6/14
COA # 14-012
Meeting Date: 8/12/14
Dayton Historic Preservation Commission
City of Dayton
111 South 1st Street
Dayton, WA 99328 (509) 540-6747

Property Address: 500 S. FIRST ST. DAYTON
Applicant/Owner: SHANE LOPER
Mailing Address: SAME AS ABOVE
Daytime Phone: 509-947-1133 Fax: N/A

**IMPORTANT: PLEASE READ THE GENERAL INFORMATION CAREFULLY
BEFORE COMPLETING THIS APPLICATION FORM.**

A Certificate of Appropriateness is requested for:

- Preservation
- Rehabilitation
- Restoration
- Reconstruction
- Demolition
- Other: CONSTRUCTING SHOP/GARAGE

Required Documentation:

- Scale drawings (plans, elevations, sections, details)
- Photographs, slides
- Samples

*Please See Attached from
Planning Department*

Please describe proposed work in the space below:

This is the third Application for the same need and I apologize for the inconvenience..... A 16'x28' shop/garage with 9' walls located 10' off the southern property line in backyard. Garage door will face 90° from street. A simple building with (8) windows and (1) man door. Siding of building will be of appropriate look for period.

Will you be removing or covering any original architectural features? If so, please specify (i.e. soffit, brackets, trim, windows, etc.)

No.

I hereby certify that I am the owner of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent.

Certificates are referred to the Dayton Historic Preservation Commission for review. The Commission meets the fourth Tuesday of each month at Dayton City Hall, 111 S. 1st Street, Dayton, WA at 6:00 p.m. The completed application must be submitted no later than 7 days prior to the scheduled meeting. A Certificate of Appropriateness does not replace a building or zoning permit.

James S. Quinn 8/6/14
Signature of Owner or Authorized Agent

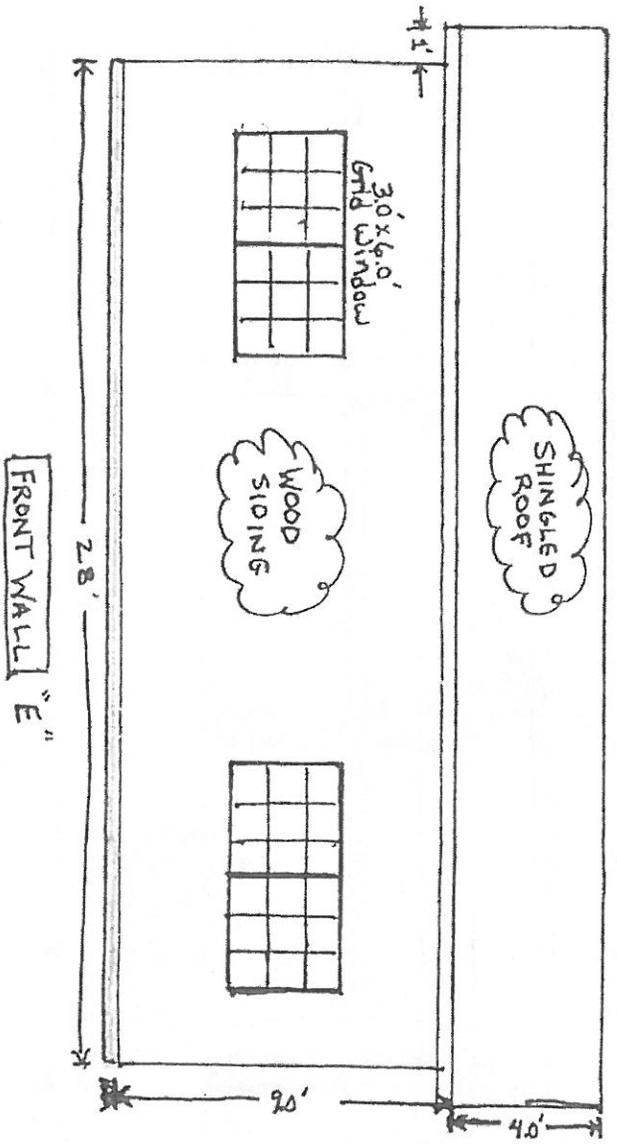
8/6/14
Date

500 S. FIRST ST.
GARAGE/SHOP
ELEVATION

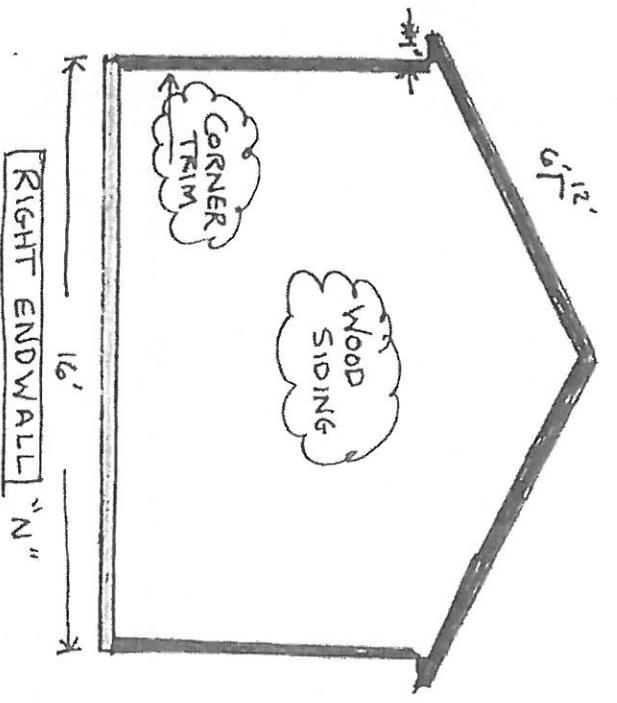
COMET

- 3-0235 — 50 SHEETS — 5 SQUARES
- 3-0236 — 100 SHEETS — 5 SQUARES
- 3-0237 — 200 SHEETS — 6 SQUARES
- 3-0137 — 200 SHEETS — FILLER

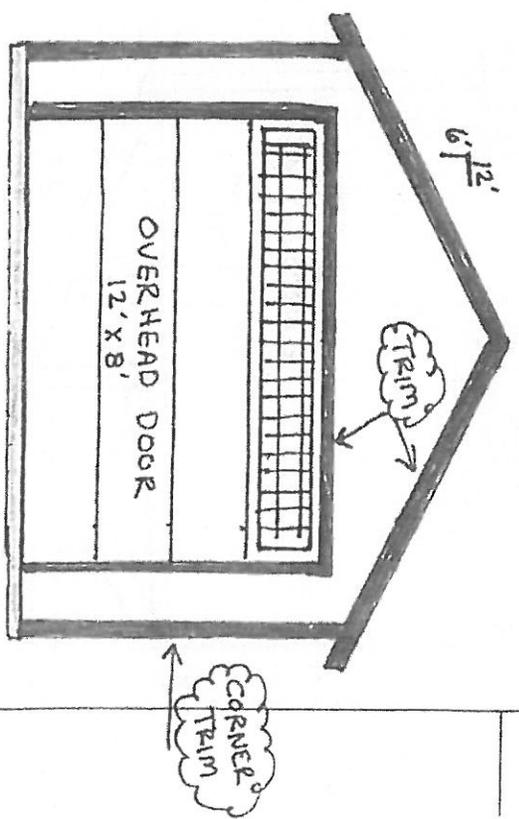
BACK WALL "W"



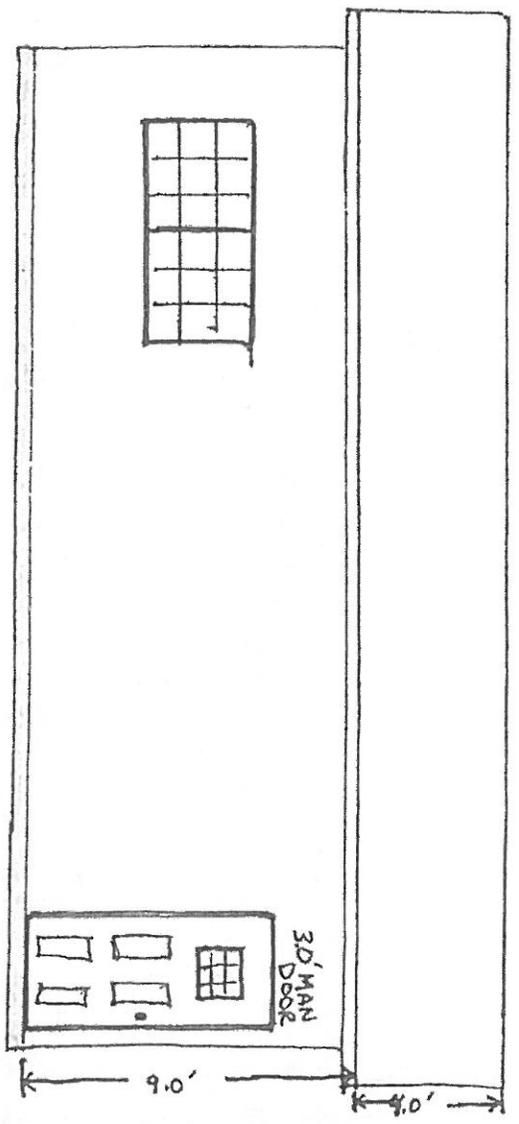
LEFT ENDWALL "S"



RIGHT ENDWALL "N"



FRONT WALL "E"

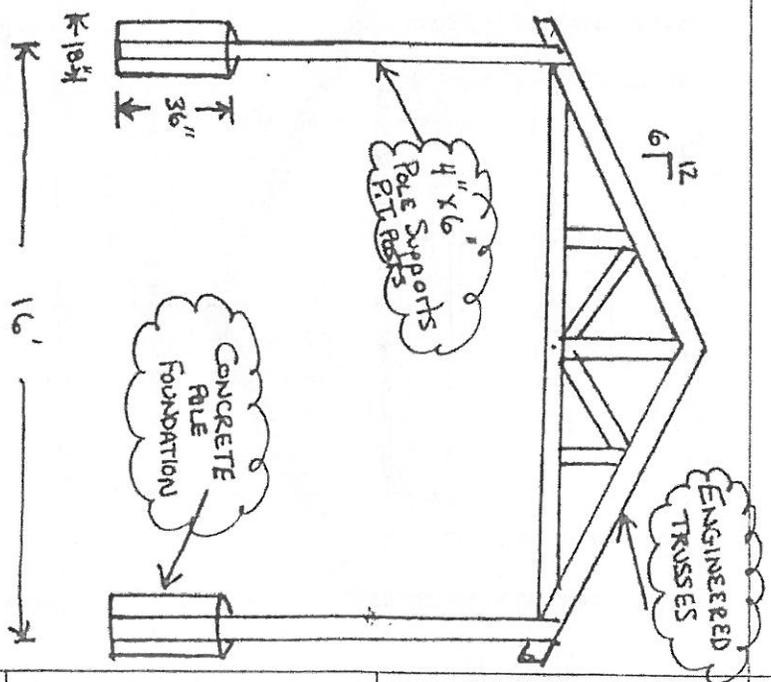
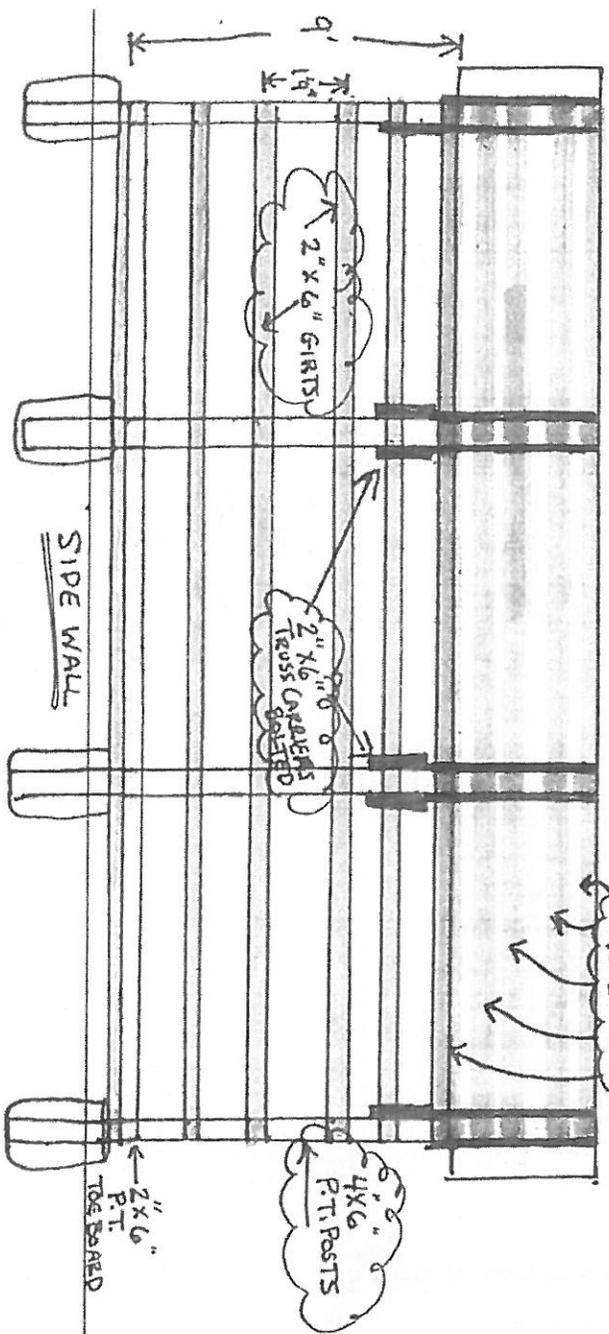
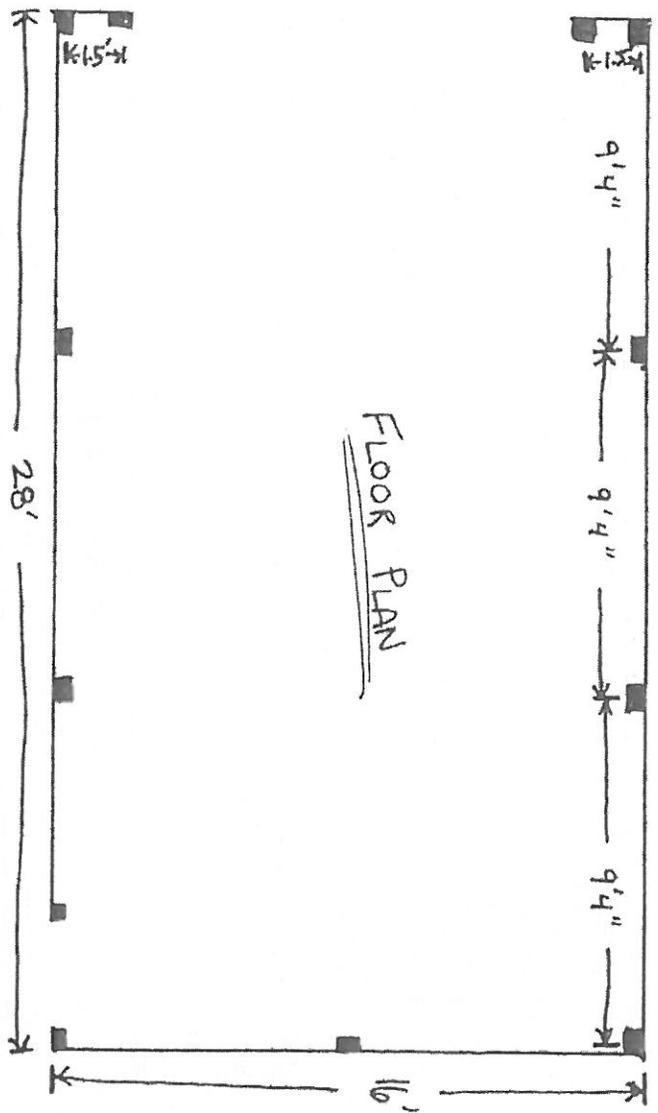


500 S. FIRST ST.
GARAGE/SHOP
STRUCTURAL PLANS

COMET

- 3-0235 — 50 SHEETS — 5 SQUARES
- 3-0236 — 100 SHEETS — 5 SQUARES
- 3-0237 — 200 SHEETS — 5 SQUARES
- 3-0137 — 200 SHEETS — FILLER

FLOOR PLAN



Shane Loper 509-947-11
shaneloper@wvcc.edu

CITY OF DAYTON

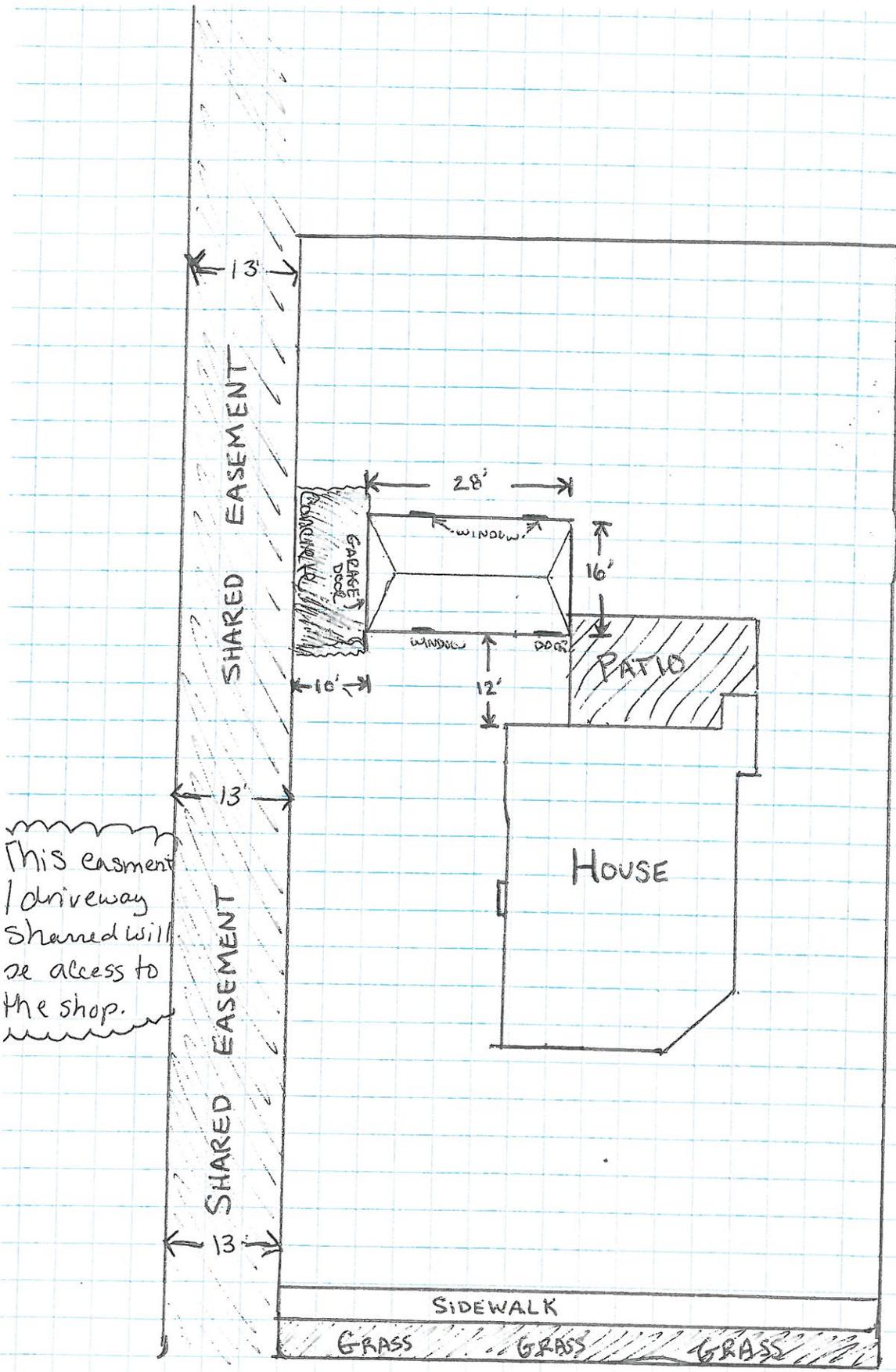
JUL 29 2014

REC'D BY _____
REVISION
CITY OF DAYTON

AUG 01 2014

REC'D BY KJA

500 SOUTH FIRST
GARAGE SKETCH
Rev 3 7/25/14



This easment / driveway shared will se access to the shop.

Each Box = 5'x5'

SOUTH FIRST ST.



Karen,

Please accept my apologies for yet another change to the location & garage. This latest and last change is a compromise between the first two attempts. Essentially, the location is very similar to the first request and building size and style is exactly the same as the second request.

This last request should meet the needs of all stakeholders; Historic, Neighbors and mine. I hope this change will not significantly hold up my start date.

Thank you for your patience with the revisions.

Sincerely,
Shane Loper

S. Loper 7/25/14

509-947-1133

CITY OF DAYTON

JUL 29 2014

REC'D BY _____



Historic Inventory Report

Location

Field Site No. 107

DAHP No.

Historic Name: Beckett, Claude, House

Common Name:

Property Address: 500 S First St, Dayton, WA 99328

Comments:

Tax No./Parcel No. 1-150-21-139-0000

Plat/Block/Lot Railroad/Tax #139

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T10R39E	30	SE	NW	Columbia	DAYTON

Coordinate Reference

Easting: 2277480

Northing: 368794

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: 2003 Dayton Grant FY04-61004-004

Date Recorded: 12/15/2003

Field Recorder: Dayton Historic Preservation Commission

Owner's Name: Lauren Shane Loper/Kristin Loper

Owner Address: 500 S First St

City: Dayton

State: WA

Zip: 99328

Classification: Building

Resource Status:

Comments:

Survey/Inventory

1985

National Register

9/17/86

State Register

1986

Local Register

2008

Within a District? Yes

Contributing? Yes

National Register: Historic Houses of Dayton TR

Local District: Local Register South Side Historic District

National Register District/Thematic Nomination Name: South Side Historic District



Historic Inventory Report

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Description

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

Stories: 1.5

Structural System: Unknown

Changes to Plan: Slight

Changes to Interior: Moderate

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other:

Other (specify):

Style:

Cladding:

Roof Type:

Roof Material:

Queen Anne

Wood - Drop Siding

Gable - Cross Gable

Asphalt / Composition -
Shingle

Foundation:

Form/Type:

Stone

Single Family - Cross Gable

Narrative

Study Unit

Other

Health/Medicine

Commerce

Architecture/Landscape Architecture

Politics/government/law

Date of Construction:

1908 Built Date

Builder:

Engineer:

Architect:

Property appears to meet criteria for the National Register of Historic Places:Yes

Property is located in a potential historic district (National and/or local): Yes - Local

Property potentially contributes to a historic district (National and/or local):

**Statement of
Significance:**

1985 record: Mr. & Mrs. Claud Beckett owned this house; he was Columbia County Treasurer (1908-1912) and Assessor (1912-1914, died). It was later owned by the Knights, he worked for Green Giant Cannery and she was a grade school teacher. John L Wallace, abstractor for the George B Baker Insurance and Title Co (oldest in Dayton) also owned it for many years. Weatherford and Wallace later owned the title company. Nancy Compau - field recorder

2003 record: History of ownership - R J Lindesmith 1972, B W Casseday etux 09/12/1972, Ioma S Holmes 09/09/1976, George Ras etux 10/16/1978, Michall Wild etux 08/11/1981, Marcia L Donnell 06/10/1992, Randall S Tewart 11/09/200, Lauren Shane & Krisin Loper 08/01/2003



Historic Inventory Report

Description of Physical Appearance: 1985 record: This house is a simple cross gabled Queen Anne. The plan of the house is an L shape with an octagonal tower embraced within the L. The tower is topped with a finial. There is decorative shinglework and half round vents in the gable ends. The tower projecting above the roof of the porch is shingled, drop siding below the roof. It has closed eaves and cornerboards. Windows are one over one double hung with plain surrounds, and small bracket trim below the sills. There is a pediment over the corner porch, turned porch supports and a spindlework balustrade. It appears to be an addition at the back. This house has fairly recent coat of paint and appears in good condition.
2003 record: Second floor turret room.
2011 record: Homeowner built large water feature (pond) in back yard.

Major Bibliographic References: 1985 record: Columbia County Assessor's records
Dayton House Quilt paper by Broughton and Rainwater, 1978
1909 Dayton City Directory
Lyman's History of Old Walla Walla County, 1918
2003 record: Columbia County Assessor's Office tax records
UTM reference: Topozone
2011 record: DHPC

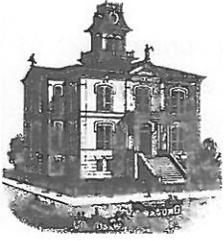


Historic Inventory Report

Photos



Photo taken in partly cloudy and bright conditions at 10:30 am.
North Façade



Dayton Historic Preservation Commission

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Dayton WA 99328-1341

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Email: kscharer@daytonwa.com
Fax (509) 382-253

Certificate of Appropriateness Aug. 2014 - Commission Design Review Evaluation

Name of Beckett, Claude House

Historic Inventory

Address: 500 S. 1st Street, Dayton, WA 99328

Local Register

State Register

Owner: Shane & Kristen Loper

National Register

- Preservation
 Rehabilitation
 Restoration
 Reconstruction
 Demolition
 Other: Construction of a detached garage

List of features significant to designation:

Observations from site visit:

Proposed changes to Property:

SIGNIFICANT

NON-SIGNIFICANT

Standards for Preservation

- The property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of the property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- The property is recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Changes to the property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

- The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation

- Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to the property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Restoration

- The property will be used as it was historically or be given a new use which reflects the property's restoration period.
- Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
- The property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically

and visually compatible, identifiable upon close inspection, and properly documented for future research.

- Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
- Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
- Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- Designs that were never executed historically will not be constructed.

Standards for Reconstruction

- Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
- Reconstruction of the landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
- Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
- Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. The reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
- The reconstruction will be clearly identified as a contemporary re-creation.
- Designs that were never executed historically will not be constructed.

Evaluation:

- Changes are non-significant. Award Certificate of Appropriateness.
- Changes are significant. Award Certificate of Appropriateness with NO conditions.
- Changes are significant. Award Certificate of Appropriateness with conditions:

- Changes are significant. Deny Certificate of Appropriateness.

Commission Member

Date



DAYTON HISTORIC PRESERVATION COMMISSION

Findings of Facts Certificate of Appropriateness

500 S. 1st Street, Dayton, WA 99328

August 12, 2014

WHEREAS, the Owner(s) of the property located at 500 S. 1st Street are Shane and Kristen Loper.

WHEREAS, the property is located in the Southside Historic District and is known as the “Beckett, Claude House”;

WHEREAS, the property is a contributing property to the period of significance of the district, 1870- 1955;

WHEREAS, the current proposal is for a garage/shop is behind the historic home near the access easement along the south side of the property. The structure proposed is 28 feet by 16 feet and 13’ 6” in height to the roof top.

WHEREAS, an application for a Certificate of Appropriateness was approved for the construction of a detached 2 car garage on June 24, 2014 at the now proposed location of a different building style. Subsequently, a revision to the location of the garage was submitted on July 2, 2014. The revised location was at the northwest corner of the property. The size of the garage and style is similar to the current proposal as of August 6th.

WHEREAS, the property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;

WHEREAS, the historic character 500 S. 1st Street will be retained and preserved. The removal of distinctive materials *or* alteration of features, spaces, and spatial relationships that characterize the property will be avoided;

WHEREAS, 500 S. 1st Street will continue to be recognized as a physical record of its time, place, and use;

WHEREAS, 500 S. 1st Street has acquired historic significance in its own right and will be retained and preserved;

WHEREAS, construction of the garage will not destroy historic materials, features, and spatial relationships that characterize the property.

WHEREAS, this project is congruous with the district's period of significance and is in harmony with the neighborhood,

**NOW, THEREFORE, THE DAYTON HISTORIC PRESERVATION COMMISSION
HEREBY RESOLVES AS FOLLOWS:**

Section 1.

Based upon the preceding findings of fact as modified, the Commission grants a Certificate of Appropriateness to Shane and Kristen Loper to construct the proposed garage at 500 S.1st Street, Dayton, WA.

This COA approves a detached garage at the location noted above. Plans, construction and finishes shall be consistent with the COA application as submitted on 8/6/2014 and approved by the commission.

A building permit shall be obtained before any construction begins.

This CAO allows for one new building and voids the previous COA decisions dated June 24, 2014 and July 22, 2014.

Approved by the Dayton Historic Preservation Commission this ____ day of August, 2014.

C Dale Slack, Chairman

Attest:

Karen J Scharer, Planning Director