



DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328

Contact – 509-540-6747

***DRAFT* AGENDA**

Regular Meeting, Tuesday, July 22, 2014 at 6 PM

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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF MINUTES** - for 6/24/14
- 4. COA DESIGN/SPECIAL VALUATION REVIEW:**
 - a. COA14-007 – Shane Loper – *REVISED PROPOSAL resized & relocated proposed garage.*
Construction of a detached garage at 500 S 1st St.
 - b. COA 14-008- - Mark & Marlene Schuck -Rehabilitation of a roof at 411 S. 1st ST
 - c. COA 14-009 - Dayton Depot Historic Society – Addition of 2 vents to shed
 - d. COA14-010 – Karen Williams – Shed off alley at 308 S 2nd St.
- 5. UNFINISHED BUSINESS:**
 - a. Washington St. and South Side District Guidelines (See Attached)
 - Review of updated drafts and/or comments by URS consultant (Tom)
 - Review of “Non- contributing” section (Matt & Mike)
 - Review of corrected Typos (Matt & Mike)
 - Review of Process for COA approval and enforcement (Ginny & Karen)
 - Determination whether to send draft to DAHP
 - Other next steps/process
 - b. Grant Time Sheets for April and previous months – Return completed sheets.
- 6. NEW BUSINESS:** None
- 7. OTHER BUSINESS** - None
- 8. 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 7/17/14
COA # 14-010
Meeting Date: _____
Dayton Historic Preservation Commission
City of Dayton
111 South 1st Street
Dayton, WA 99328 (509) 540-6747

Property Address: 308 S 2nd St, Dayton WA

Applicant/Owner: Karen W. Williams

Mailing Address: PO Box 169, Dayton WA 99328

Daytime Phone: 509-540-6095 Fax: _____

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: Storage building

Required Documentation:

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

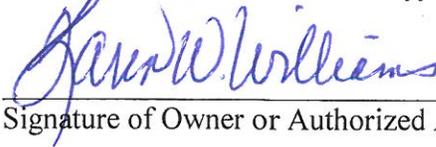
Please describe proposed work in the space below:

Erect/place a ranch-style storage shed, built on site by Tuff Shed, dimensions 10' x 12'; model TR-800. Shed will be erected/placed off the alley in existing parking space and will not impede alley traffic. Existing fence will be moved/replaced in order to contain owner's dogs. Storage shed will be painted to match the house when we repaint the house.

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.


Signature of Owner or Authorized Agent

7/17/2014
Date



STORAGE SHEDS: TR-800

[Sizes & Prices](#) [Photo Gallery](#) [Paint & Shingle Colors](#) [Specifications](#) [Warranty](#)

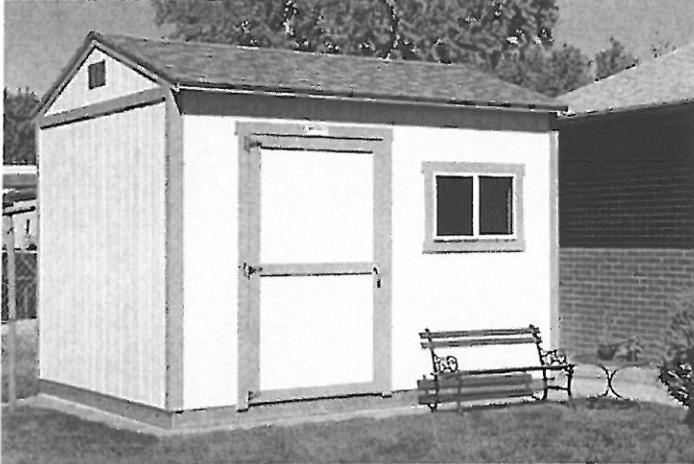
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 Call 888.883.3743 or Chat Now!



[Start Chat](#)

Sundance TR-800



Building shown with optional features.

If you need another foot of height on a ranch style building, then the Sundance Series® TR-800 is a great fit. The 8-foot sidewalls translate into more headroom, more room to hang tools on the wall, and even room to add an optional small overhead loft. Another benefit of the taller sidewalls is the taller door that comes standard on the TR-800. The 6'7" steel-reinforced and patented door can be placed on an endwall or a sidewall.

Standard Specifications

Feature	Specification
Warranty	5-year
Floor Joist System	6" Galvanized Steel
Patented Keyed, Locking Door Handle	5"
Steel Reinforced Door Size	4'x6'7"
Interior Clear Sidewall Height	7' 8"
Wall Framing	2"x4" Spaced 16" On Center
Siding Type	LP® SmartSide w/ 50 Year Limited Warranty
Trim Type	3" and 4" - 50 Year Limited Warranty Smart Trim
Floor Decking	3/4" Tongue & Groove Sturdi-Floor Premium OSB
Roof Decking	7/16" OSB Roof Decking
Eave Type	6" Block
Felt Paper	15#
Colored, Baked Enamel Drip Edge	Entire Roof Perimeter
Owens Corning Shingles	25-Year Limited Warranty 3-Tab Composition Shingles
Rafters and Trusses	Joined w/ Steel Plates
Roof Pitch at Peak	(4/12)
On-Site Installation Included	Yes (Delivery, Access, and/or Generator fees may apply)
Top Plates	Double top plates on all walls

Door & window moved to end

curb

Alley

Proposed



GARAGE

House

PATIO

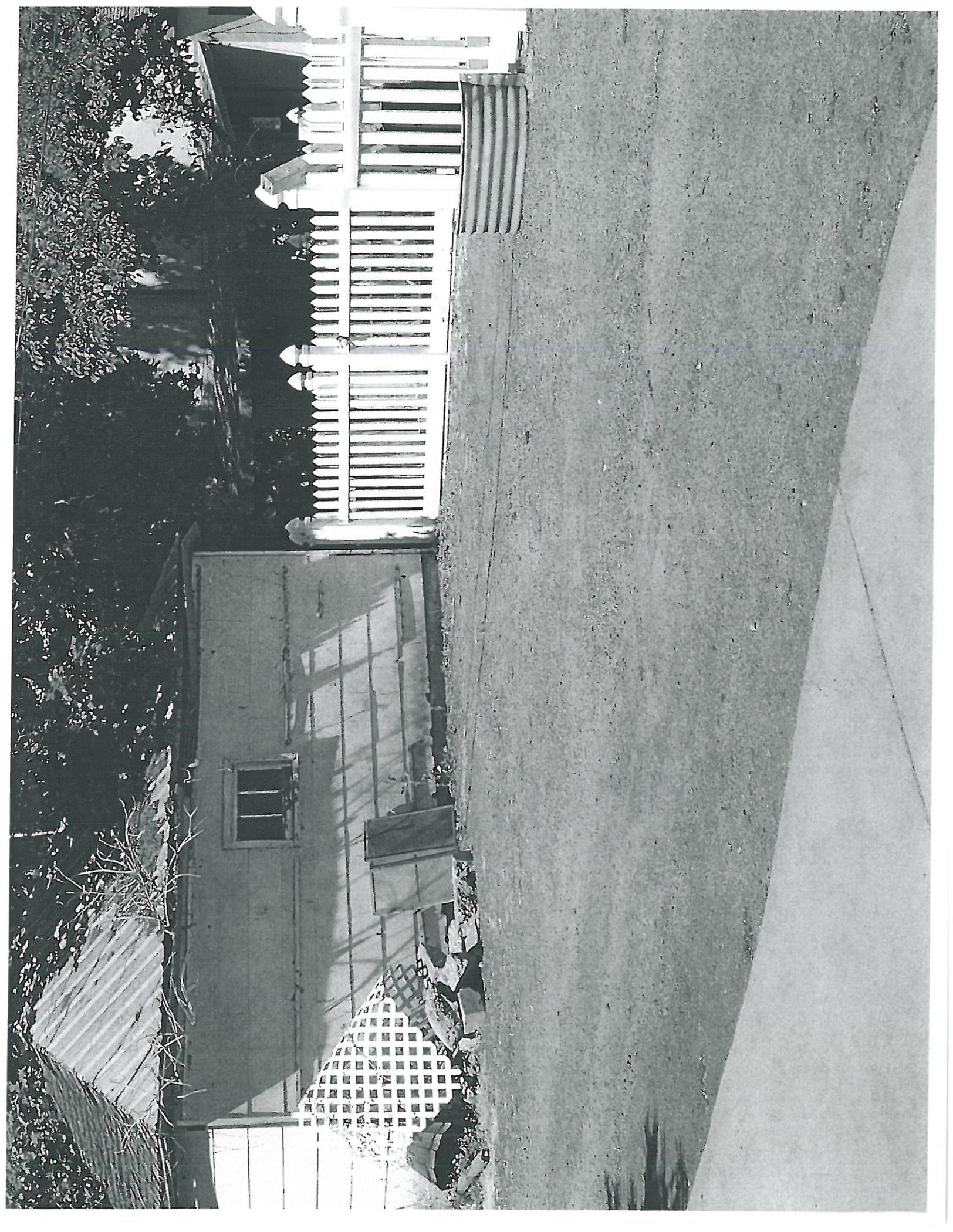
Storage Shed
10'12'

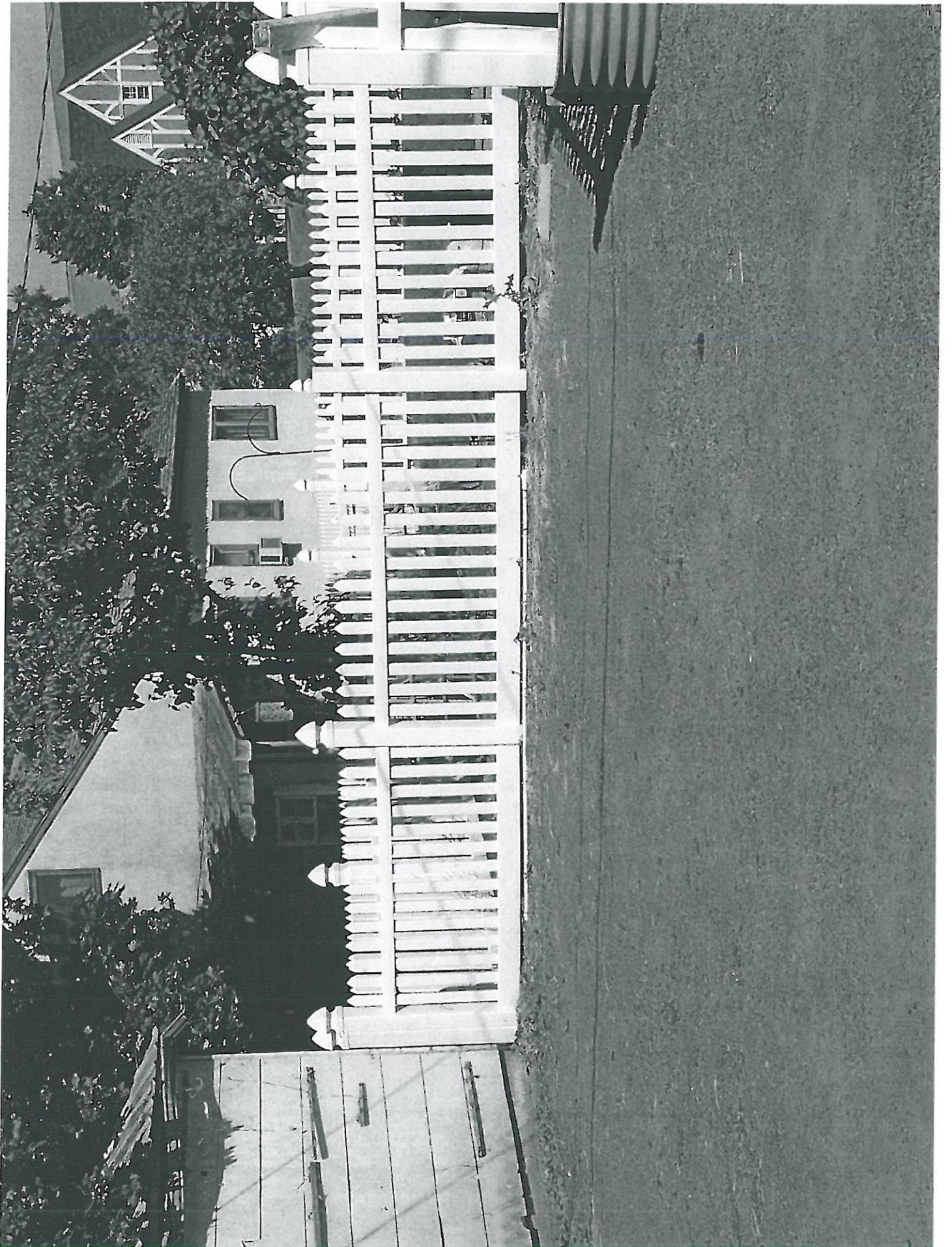
Back Yard

Yard

Fence

S. 2nd







Historic Inventory Report

Location

Field Site No. 613

DAHP No.

Historic Name:

Common Name: McQuary Home

Property Address: 308 S Second St, Dayton, WA 99328

Comments:

Tax No./Parcel No. 1-050-21-006-0001

Plat/Block/Lot Day original town, fraction Lot 5-6 Block 21

Acreage -1

Supplemental Map(s)

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

Coordinate Reference

Easting: 2277617

Northing: 369431

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: 2003 Dayton Grant FY04-61004-004

Date Recorded: 01/30/2004

Field Recorder: Dayton Historic Preservation Commission

Owner's Name: Karen Williams

Owner Address: 308 S Second St

City: Dayton

State: WA

Zip: 99328

Classification: Building

Resource Status:

Comments:

Survey/Inventory

1985

Local Register

2008

Within a District? Yes

Contributing? Yes

National Register:

Local District: Local Register South Side Historic District

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

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001



Historic Inventory Report

**Major
Bibliographic
References:**

2003 record: Columbia County Assessor's Office tax records

UTM reference: Topozone

2011 record: Updated DHPC

2012 record: Updated DHPC

Photos



Photo taken in clear to partly cloudy conditions at 9:45 am.



Dayton Historic Preservation Commission

111 South 1st Street
Dayton WA 99328-1341

Phone (509) 540-6747
Email: kscharer@daytonwa.com
Fax (509) 382-253

Certificate of Appropriateness Commission Design Review Evaluation

Name of McQuaryHouse

Historic Inventory
 Southside Historic District

Address: 308 S. 2nd Street, Dayton, WA 99328

Local Register

Owner: Karen Williams

State Register

National Register

- Preservation
 Rehabilitation
 Restoration
 Reconstruction
 Demolition
 Other: Construction of a shed

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

308 S. 2nd Street, Dayton, WA 99328

July 22, 2014

WHEREAS, the Owner of the property located at 308 S. 2nd Street is Karen Williams,

WHEREAS, the property is located in the Southside Historic District and is known as the "McQuary House";

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

WHEREAS, an application for a Certificate of Appropriateness has been submitted for construction of a shed. The shed will be 10' by 12 feet and 120 s.f.in area,

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 of 308 S 2nd 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, 308 S 2nd Street will continue to be recognized as a physical record of its time, place, and use;

WHEREAS, 308 S 2nd 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 Karen Williams to construct the proposed shed at 308 S 2nd Street, Dayton, WA.

This COA approves a 10' by 12' shed. Plans, construction and finishes shall be consistent with the COA as submitted to and approved by the commission.

The building shall comply with zoning setbacks of 5' from the alley right of way..

A building permit is not required.

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

C Dale Slack, Chairman

Attest:

Karen J Scharer, Planning Director