



DAYTON HISTORIC PRESERVATION COMMISSION

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

DRAFT AGENDA

Regular Meeting, Wednesday, May 27, 2015 at 6 PM

City Hall 111 S. 1st Street, Dayton, WA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ADOPTION OF MINUTES** - 4/29/15 Draft Minutes
4. **COA DESIGN/SPECIAL VALUATION REVIEW:**
COA15-7003 – 315 S 2nd, Wamble: revised plan for shed
COA15-008 – 207 E Main St., alteration of storefront
5. **UNFINISHED BUSINESS:**
 - a. Washington St. and South Side District Guidelines
Review and approve a Final Draft to DAHP for Grant Contract
 - b. Time Sheets through May – Return completed sheets.
 - c. Planning Session for DMC 5-18 Update & DHPC Rules Update
Preparation of Community Survey (*Draft Materials in to be provided at meeting*)
6. **NEW BUSINESS:**
7. **OTHER BUSINESS :**
May 6-8 Revitalize WA Conference in Bellingham - Ginny
8. **ADJOURNMENT**
Next Regularly Scheduled Meeting: Wednesday, June 24, 2015 @ 6 pm



DAYTON HISTORIC PRESERVATION COMMISSION

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

DRAFT Meeting Minutes

Rescheduled Regular Meeting, Wednesday, April 29, 2015 at 6 PM

City Hall 111 S. 1st Street, Dayton, WA

1. CALL TO ORDER – 6:01 PM

2. ROLL CALL

Michael L. Smith, Chair	Present	James McCary	Present
C. Dale Slack, Pro-Tem	Absent	Matt Zanger	Present
Chrissy Talbott	Present	Vacant Position	
Ginny Butler	Present (left at 7:31 pm)		

Staff- Karen Scharer, AICP, Planning Director

3. ADOPTION OF MINUTES - 3/25/15 Draft Minutes. Ginny Moved to accept the minutes as submitted and Matt seconded the motion. All were in favor of accepting the minutes.

4. COA DESIGN/SPECIAL VALUATION REVIEW:

COA15-003 – 315 S 2nd, Wamble: shed, enclose porch & install propane tank

Jim McCary (contractor) and Katy Wamble (property owner) spoke on behalf of the application. The applicants and commission discussed the enclosure of the back porch and determined that the pillar would need to be removed. The proposed shed would be placed between the house and property to the east. The same type of materials will be used as on the home. The foundation will be cement block and shed floor will be wood (no slab). Katie explained that the purpose of fence is to keep the dogs in the yard. Karen explained that mention the fence was included in the COA because of the proposed propane tank requiring a permit and as screening for the tank. The Zoning Code does restrict the height of fencing dependent upon the fence location. Ginny and Matt explained that historic photos of similar homes in Dayton typically had some sort of picket fence rather than an iron fence.

There were no comments on the application from the audience.

The Dayton Historic Preservation Commission approved the COA, stating that:

“Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness to Kelly & Katy Wamble to enclose the southeast porch, construct a shed and install a propane tank behind a new fence as proposed at 315 S 2nd Street, Dayton, WA.

This COA approval shall be consistent with the COA as submitted to and approved by the commission.”

Jim McCary abstained from voting as he is the contractor for the project.

COA15-004 – 114 N 2nd, Dayton Historic Depot Society: demo building.

Ginny Butler spoke on behalf of the application and recused herself from the DHPC while representing the application. Ginny explained that the structure was placed at its current location as a temporary structure at a time when owned by the same landowner as 112 N. 2nd St. (1972). The structure was never inventoried as part of the Downtown District and does not have historic value. Dayton Historic Depot Society purchase the property with the intent to demolish the structure and leave the property as open space. Mike asked if the 6' x 6' shed will remain. Ginny stated that the shed is even newer and that it will also be removed. Ginny stated that once the building is removed, it is the intent of the Depot to develop a plan for use and development of the site as open space, however the specifics are undetermined. Karen explained that she is recommending that an interim plan be submitted to the city showing the type of temporary ground cover will be placed on the site to address issues of erosion run-off, dust, weeds, etc. until the Depot comes up with a final plan. The provisions for demolition speaks to the need to identify a plan for use after demolition. Karen also stated that because the property is in the Central Commercial Zone a building likely could be constructed on the site because there are less restrictive standards for setbacks, etc.

There were no comments on the application from the audience.

Matt moved to accept the revised finding of fact and Chrissy seconded the motion, the DHPC approved the motion. Matt moved to accept the revised condition of COA waiver approval and Chrissy seconded the motion. The Dayton Historic Preservation Commission approved the COA waiver, stating that:

“Based upon the preceding findings of fact, the Commission grants a Waiver of Certificate of Appropriateness to demolish the temporary building and shed at 114 N 2nd St., subject to:

Approval by the City of a ground cover plan for the site within 90 days subsequent to demolition. The ground cover plan recognizes the need for an interim plan for the site to limit dust, erosion, and property maintenance until the future use of the property has been identified and established.”

Ginny Butler abstained from voting as she is the representative for the project.

COA15-006 – 113 N Front St., Blue Mtn. Heritage Society: Sign for Smith Hollow School

Ginny Butler spoke on behalf of the application and recused herself from the DHPC while representing the application. Ginny explained that on the old photo included, there is an outline of the location of the previous sign. There isn't a photo of what actually the sign stated, but it was common to have the school name and number on the sign during that time period. Sign would be black lettering on white. This is the last piece of the restoration of the building. The sign will be painted enameled metal. Ginny clarified that the sign will face Front St. She spoke about a number of previous

restoration and reconstruction projects which occurred to relocate the door and windows back to their original placements.

There were no comments on the application from the audience.

Matt moved to accept the finding of fact and Chrissy seconded the motion, the DHPC approved the motion with the correction to the address. Matt moved to accept the COA approval and Chrissy seconded the motion. The Dayton Historic Preservation Commission approved the COA, stating that:

Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness to install the proposed signs on the building at 113 N Front Street, subject to:

A sign permit must be obtained approving of the signage proposed on the building. Ginny abstained from voting as she is the representative for the project.

COA15-005 – 210 E Main, Col. Co. Grain: Re-roof

Karen explained that she approved the COA for re-roofing as allowed by the DHPC.

5. UNFINISHED BUSINESS:

a. Washington St. and South Side District Guidelines – Grant Contract w/DAHP

Karen explained that she spoke to the Greg Griffith of DAHP regarding the grant contract and whether the City will be able to adopt design guidelines by the 8/28/2015 deadline. Greg suggested that possibly the contract could be amended and subsequently Kim Gant and Karen emailed back & forth regarding proposed language amending the grant contract (see agenda packet for the draft amendment).

As drafted, to satisfy the state and grant, the DHPC would need to approve a set of design guidelines based on today's code(s) and taking the testimony from the public hearing into consideration. The design guidelines would then be forwarded to the state prior to the deadline of 8/28/2015.

Karen recommended that the approval of draft guidelines would clearly identify that the DHPC is currently addressing needed changes to the DMC 5-18 and that the design guidelines will only be forwarded to the City Council once the DHPC has provided recommended changes to the code.

Matt asked about the need to submit a final approval of Design Guidelines to DAHP. Karen explained that the City would not be required to adopt guidelines under the proposed grant amendment. If the City does adopt, the guidelines would be forwarded to the State.

Karen stated that she would proceed with working with DAHP on amending the grant contract.

b. Time Sheets – The Commission discussed that timesheets would continue to be submitted for the design guideline project, but not for any discussions regarding the through March – Return completed sheets.

c. Forum – Rescue Your Historic Building.

Results of Event –

Karen stated that the Monday afternoon "Walkabout" with Nick Vann, AIA went very well. He was able to give some great advice and recommendations to property owners (Suffield Furniture, Crofts, Guernsey-Sturdevant Building, Dingles, and Elk Drug), County on their brick walkway and DDTF regarding the peeling of paint on the ghost signs.

The "Rescuing Your Historic Building" Forum was also a success. Doors opened at 5:30 pm and there was a variety of food & drinks available. At least 27 were in attendance and six attendees were local downtown property owners. Nick's presentation on building maintenance & tax credits was very informative. Ken Graham presented the DDTF Façade Improvement Program which was also well received. People stayed to talk with Nick, Ken and Commissioners to about 8:30 - 9 pm.

Lessons Learned

Ginny recommend that personal calls to the owners be included in reaching out and to encourage owners to attend. Karen did indicate that the Chamber, Port, WA APA, DAPH did send out email announcements and that she did speak with downtown businesses on Thursday & Friday before the event encouraging them to attend.

Matt questioned what additional presentations Nick could provide or follow-up materials. Ginny agreed to ask Nick at the Revitalize WA Conference next week.

6. NEW BUSINESS:

Planning Session for DMC 5-18 Update & DHPC Rules Update

http://www.ca-ilg.org/sites/main/files/file-attachments/2007_-_planning_public_forums_0.pdf

Ginny recommended that the DHPC focus on the Historic Preservation Code (DMC 5-18).

Karen stated she had informed Dale that she would forward any legal questions he has to the new city attorney. Dale emailed her right before the meeting stating he was unable to attend and that he is stepping down from the DHPC due to the potential for conflict of interest. Whether Dale intends to forward questions, Karen did not know.

Karen explained options to move forward to obtain additional input by the community and update the code (surveys, open-houses, workshops). Karen indicted the need to address the philosophical issue of whether the historic preservation code is restrictive or non-restrictive and based on that decision, develop a code that following the purpose statement.

The commission agreed to review the code and each Commissioner will provide 5-10 draft survey questions for the May 27th meeting.

7. OTHER BUSINESS :

- a. New City website live on April 30th. Contact Karen if you can't find something on the website.
- b. Two books regarding Historic Preservation Commissions are available for the commissioners to read.
- c. Karen announced to the audience that there is now two vacancies on the DHPC should anyone be interested. Please read DMC 5-18 and contact her for more information
- d. Karen downloaded six studies comparing property values for homes inside and outside of a local historic district. Most showed a positive impact with improved values for homes inside a district, however there were some instances where values did not increase.
- e. May 6-8 Revitalize WA Conference in Bellingham – Ginny will be attending.
<http://preservewa.org/revitalizewa.aspx>

8. ADJOURNMENT

Matt moved to adjourn the meeting and Chrissy seconded the motion, all were in favor to adjourn. Next Regularly Scheduled Meeting: Wednesday, May 27, 2015 @ 6 pm

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Attachment -

Historic Res. Design Guidelines - Schedule:

- 1/25/15 Karen completes SEPA Checklist for Guidelines and districts as Subarea plans.
- 1/27/15 Matt provides 2nd (Final) Draft of Res. Design Guidelines for 1/28/15 Meeting review.
- 1/28/15 – Draft of Guidelines approved for public circulation.
- 2/2/15 – SEPA TD, Notice of DHPC Public Hearing, and Dept of Comm. 60 notice sent.
- 2/5/15 - Notice published in Newspaper.
- 2/17/15 Door Hanger Public Hearing reminders distributed to WSHD & SSHD.
- 2/18/15 SEPA comment/appeal period ends.
- 2/25/15 DHPC holds Public Hearing on Res Historic District Design Guidelines hearing is closed.
- 3/18/25 DHPC Workshop regarding updating draft guidelines.
- 3/25/15 DHPC placed guidelines on hold until Code updates are addressed.
- ++++
- 5/27/15 DHPC readies “Design Guidelines” for submittal to DAHP for grant reimbursement (based on current code). NOTE: These design guidelines may not be the guidelines ultimately recommended to the City Council after code updates are recommended to the City Council



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 5/20/15
COA # 15-007
Meeting Date: 5/27/15
Dayton Historic Preservation Commission
City of Dayton
111 South 1st Street
Dayton, WA 99328 (509) 540-6747

Property Address: 315 South 2nd
Applicant/Owner: Holly & Katy Wamble
Mailing Address: same
Daytime Phone: _____ 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: Build new storage shed 240 sq ft

Required Documentation:

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



McCary Construction, Inc

502 E Hannan Street
Dayton WA 99328
(509)382-2327
MCCARCI025KK

May 18, 2015

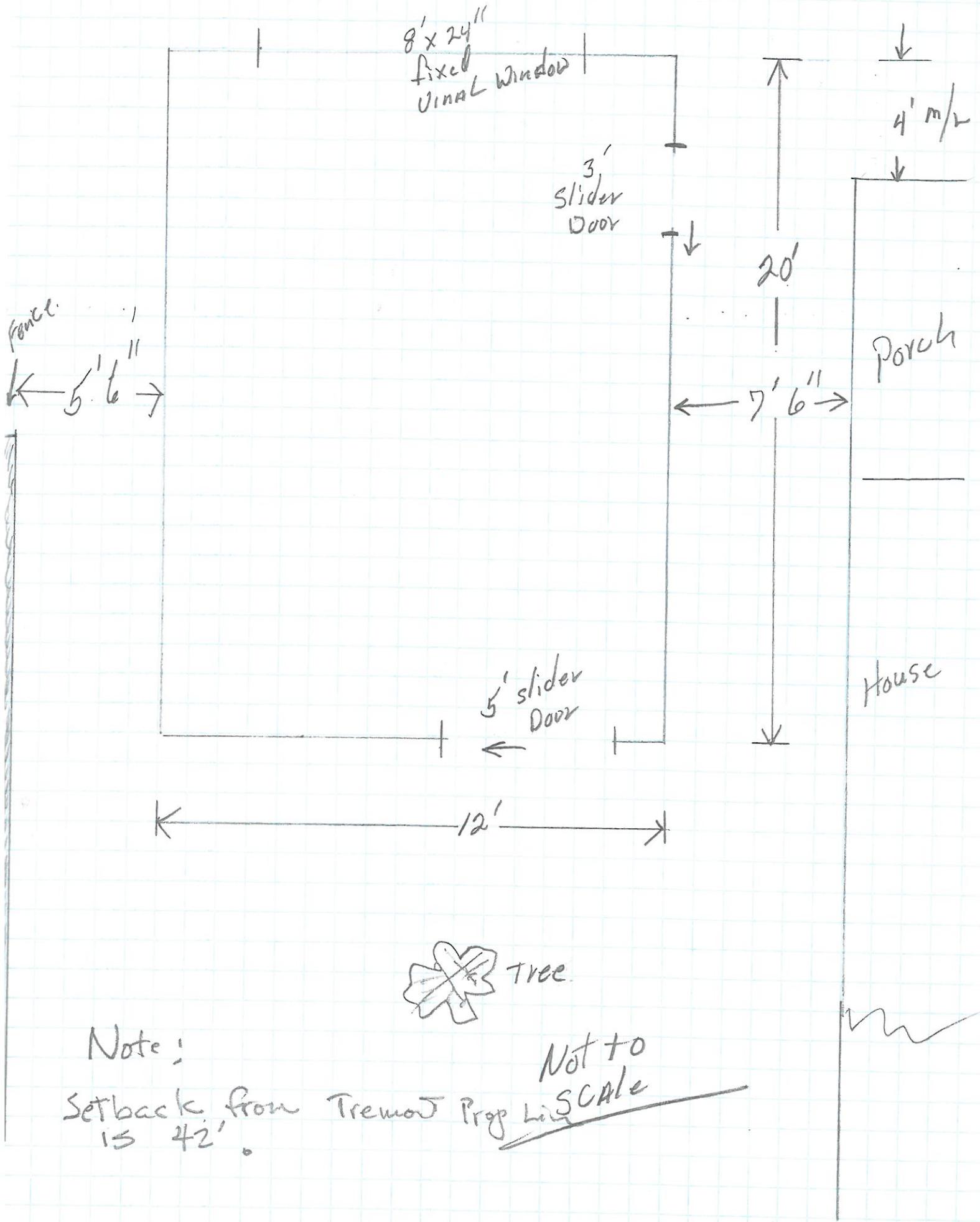
Dayton Historic Preservation Commission
111 South 1st Street
Dayton WA 99328
(509)540-6747

Re: Application for 315 South 2nd Storage Shed

1. Build storage shed 12'X20'.
 - a. Shed will be placed on East side of home with 5'6" set back from neighbor's fence (site drawing enclosed).
 - b. Shed will be wood frame with concrete post for foundation and will have ¾" sub-floor.
 - c. Doors [2] 5' & 3' barn door style with rail & roller. [placement see drawing]
 - d. 1 window is planned on the south end 2'x8' fixed - vinyl will be used. [see elevation drawing]
 - e. Roof will have a gable on each end, Roofing will be Premier Roofing like what was used on new kitchen door porch. Gable will be similar to porch gable.[See photo.]
 - f. Siding to be like garage and house, trim will be similar to house and garage, and shed to be painted to match color of house.
 - g. Building permit will be obtained upon approval of C.O.A.

Jim McCary, President

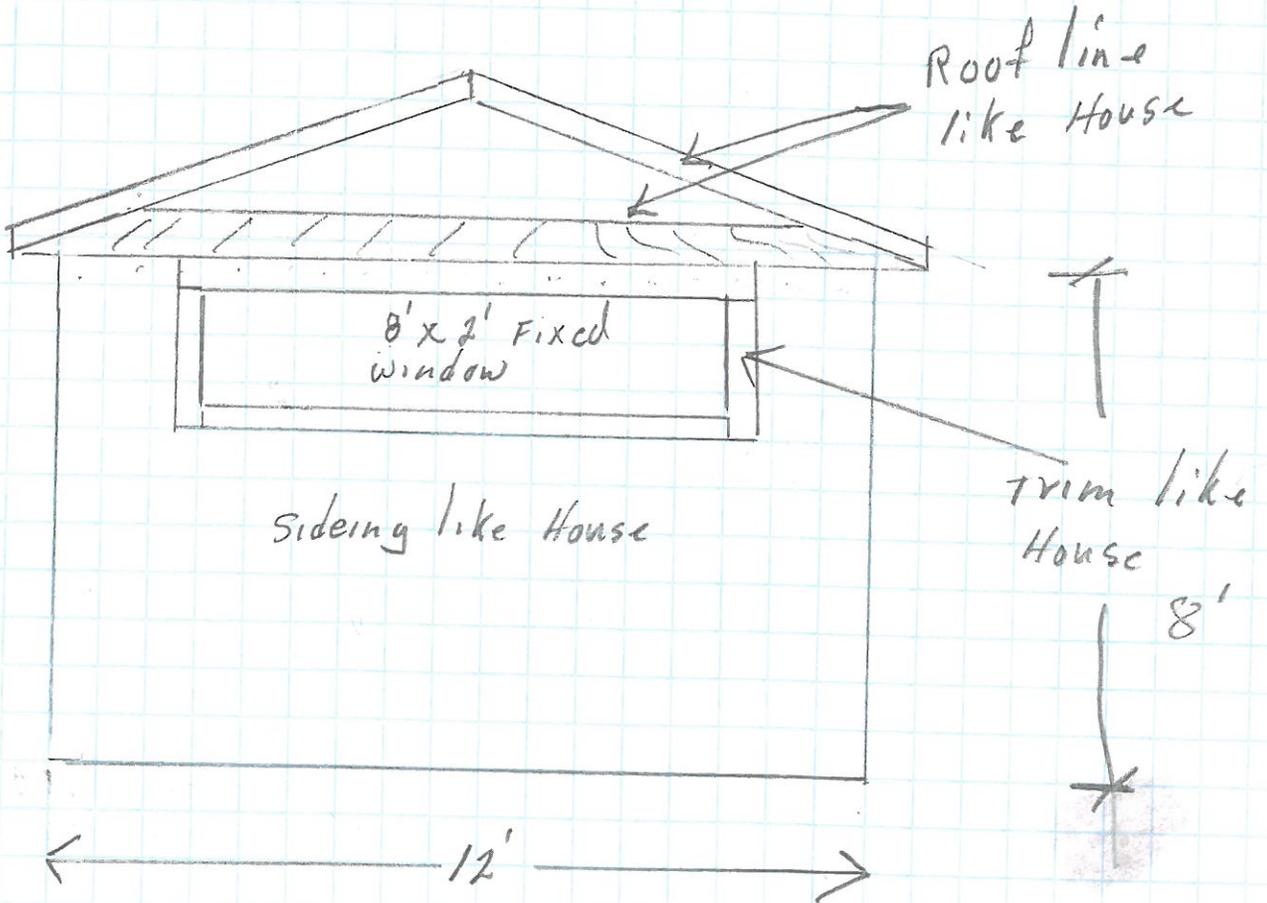
Tremont ST.



Note:

Setback from Tremont Prop Line is 42'.

Not to SCALE







Historic Inventory Report

Location

Field Site No. 122

DAHP No.

Historic Name: Richardson, W.H., House

Common Name: Donohue Home

Property Address: 315 S Second St, Dayton, WA 99328

Comments:

Tax No./Parcel No. 1-030-28-012-0000

Plat/Block/Lot Day and Mustard, Lot 11and12 Block 28

Acreage -1

Supplemental Map(s)

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

Coordinate Reference

Easting: 2277543

Northing: 369592

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: Kelly S & Kathleen D Wamble

Owner Address: 19417 - 63rd Avenue

City: Kenmore

State: WA

Zip: 98028

Classification: Building

Resource Status:

Comments:

Survey/Inventory

1985

National Register

9/17/86

State Register

1986

Local Register

4/12/94

Proposed District - Local Register

About 2010

Within a District? Yes

Contributing? Yes

National Register: South Side Historic District

Local District: Local Register South Side Historic District



Historic Inventory Report

National Register District/Thematic Nomination Name: Historic Houses of Dayton TR

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: Apsidal

Stories: 2.5

Structural System: Unknown

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other:

Other (specify):

Style:

Cladding:

Roof Type:

Roof Material:

American Foursquare -
Craftsman

Wood - Drop Siding

Hip

Asphalt / Composition -
Shingle

Foundation:

Form/Type:

Stone

Single Family - American
Foursquare

Narrative

Study Unit

Other

Other

Financial advisor

Education

Architecture/Landscape Architecture

Agriculture

Date of Construction:

1903 Built Date

Builder: Thompson, G.P., Walla Walla

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): Yes



Historic Inventory Report

Statement of Significance:

1985 record: Considered one of the finest houses in Dayton because it has only had 2 owners and is intact, this house was built for W H Richardson. The Richardson's owned this house until 1953, when it was sold to the present owner, Pat Donohue. Donohue's farm a large amount of land with family members; Pat Donohue's brother was state Senator Hubert Donohue and father, Dewey Donohue was a county commissioner, state representative and state senator. Nancy Compau - Field Recorder
2003 record of ownership: W H Richardson 1905-1953. W H Richardson married Loretta Fraizier in 1903. She was Dayton High School Principal; he owned an orchard. In 1928 he owned land in downtown Seattle, leased for 70 years to a hotel. He died in 1930. Patrick Donohue 1953, Lavonda Donohue (divorce) 12/4/1995. In 1954 the house was appraised for \$10,000.
2009 record: Estate of LaVonda Donohue to Kathleen Wamble and Jennifer D Edwards 9/19/08
2001 record: Edwards to Kelly S & Kathleen D Wamble 2010.
2012 record: Special Tax Valuation granted.

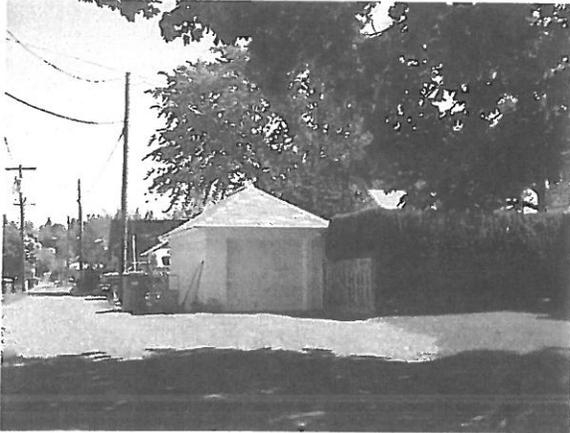
Description of Physical Appearance:

1985 record: Located on large landscaped corner lot set off by large maple trees and stone wall. Four square with hip roof, boxed eaves with decorative false beams and dentil trim. Front hipped dormer with end cap on ridge. Covered wraparound porch with large pediment over steps, boxed eaves, decorative false rafters and dentil course, tapered Tuscan columns. Windows mainly large double hung one over one; front window on main floor is one large pane with leaded beveled glass; leaded, beveled glass single sash rectangular window by front door with scrolled sill. Small double hung window on second floor with hood mold and scrolled sill. Bays on both sides. Small single car garage at left rear of property. Property also includes a matching hip roof garage with boxed eaves.
2011 record: New porch and roof at kitchen door, lighting of front porch, painting, landscaping.
2012 record: Storm door covering steps to basement.

Major Bibliographic References:

1985 record: Dayton House Quilt #2 by Faye Rainwater & Darlene Broughton, 1978
County Assessor's records
2003 record: Columbia County Assessor's Office tax records
UTM reference: Topozone
2011 record: Updated DHPC
2012 record: Updated DHPC
2014 record: DHPC update

Photos

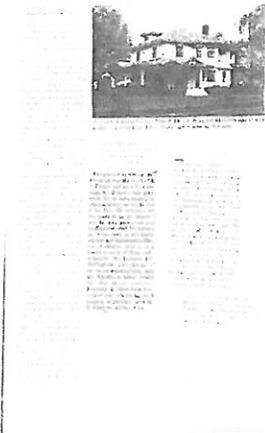


garage



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

2011



Newspaper articles - 3/14/1903; 3/12/53

2011



Overcast day
Tremont-facing side
2013



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 Richardson, W.H., House

Historic Inventory
 Local Register - Individual

Address: 315 S. 2nd Street, Dayton, WA 99328

Southside Historic District

Owner: Kelly & Katy Wamble

State Register District

National Register District

- Preservation
 Rehabilitation
 Restoration
 Reconstruction
 Demolition
 Other: Construction of a shed 8' x 20'

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

Certificate of Appropriateness
315 S 2nd Street, Dayton, WA 99328
COA15-007_ / May 27, 2015

WHEREAS, the Owner of the property located at 315 S. 2nd Street is Kelly & Katy Wamble;

WHEREAS, the property is located in the Southside Historic District (Federal, State and Local District Registries). It was also individually placed on the local historic register in 1994 and historic name of the home is the “Richardson, W.H., House”;

WHEREAS, the property is a “contributing property” and the home is considered one of the finest examples of a historic “intact” home in Dayton;

WHEREAS, an application for a Certificate of Appropriateness was approved on April 29, 2015 for:

- Construction of a shed, 8’ by 15’ and located 10’ from the east side of the existing house and an estimated 20’ plus from the right-of-way of Tremont St.
- Enclosure of the porch which faces south to Tremont St. and east to the rear yard.
- A propane tank which will sit behind a fence between the house and adjacent property to the east along Tremont St.

WHEREAS, an application for a Certificate of Appropriateness has been submitted for construction of a larger shed 12’ x 20’ with an overall height of approximately 12’. The shed will be located 42’ from the south property line (right-of-way of Tremont St.). 7.5’ east of the home and 5.5’ west of the side property line. The roof will have the same pitch and siding as the house. The window facing Tremont St. will be an 8’ by 2’ horizontal window.

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

WHEREAS, 315 S 2nd Street will continue to be recognized as a physical record of its time, place, and use;

WHEREAS, 315 S 2nd Street has acquired historic significance in its own right and will be retained and preserved;

WHEREAS, the shed proposed 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, the Commission grants a Certificate of Appropriateness to Kelly & Katy Wamble for the revised shed at 315 S 2nd Street, Dayton, WA.

This COA approves a shed at the location noted above. Plans, construction and finishes shall be consistent with the COA application as submitted on 5/20/2015 and as approved by the commission.

A building permit shall be obtained before any construction begins.

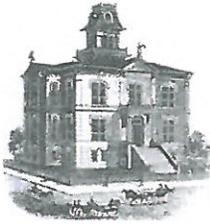
This CAO allows for one new shed and voids the previous shed approval under COA 15-003.

Approved by the Dayton Historic Preservation Commission this 27 day of May, 2015.

Mike Smith, Chairman *date*

Attest:

Karen J Scharer, Planning Director *date*



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 _____
COA # _____
Meeting Date: _____
Dayton Historic Preservation Commission
City of Dayton
111 South 1st Street
Dayton, WA 99328 (509) 540-6747

Property Address: 207 E. Main Dayton, Wa.
Applicant/Owner: Vicky Beckmeier
Mailing Address: 207 E. Main Dayton, Wa.
Daytime Phone: 509-382-2565 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: reconfigure windows & door front

Required Documentation:

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

Please describe proposed work in the space below:

see attached picture & plan

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

No - Existing front is not historic & is non-contributing

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.

Wicky Beckmeyer
Signature of Owner or Authorized Agent

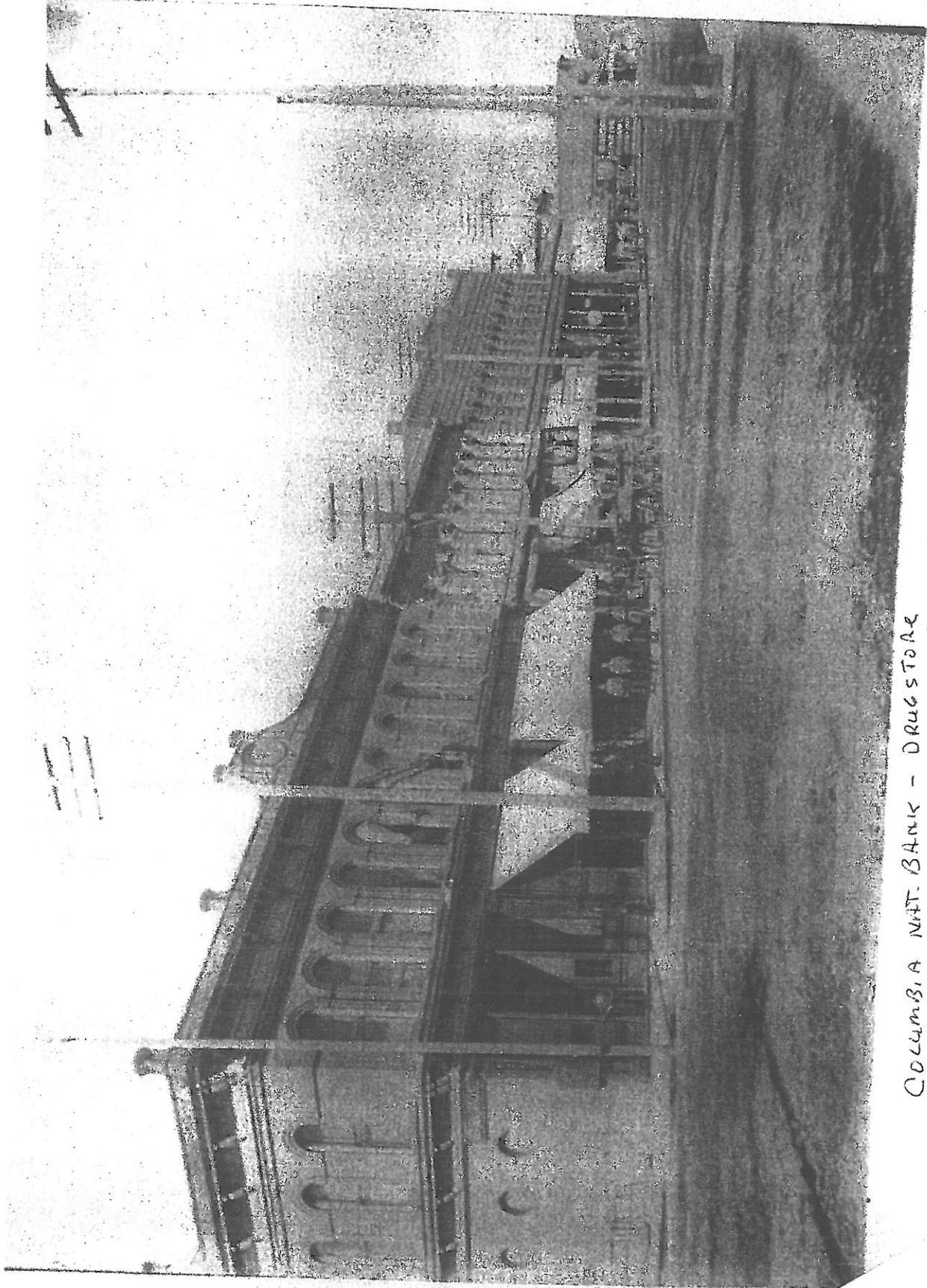
5-20-15
Date





BEFORE 1925

1st + MAIN NE CORNER of INTERSECTION



COLUMBIA NAT. BANK - DRUGSTORE
(CORNER)



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 Crofts

Nat. Only- Historic Inventory
No Local Register - Individual

Address: 207 E Main St, Dayton, WA 99328

----- Southside Historic District

----- State Register District

Owner: Vicky Beckmeyer

X National Register District

- Preservation Rehabilitation Restoration
 Reconstruction Demolition Other: Non-contributing / Alteration to storefront

List of features significant to designation:

Observations from site visit:

Proposed changes to Property:

SIGNIFICANT _____

NON-SIGNIFICANT _____

DDHC DESIGN GUIDELINES :

“Storefronts

The storefronts of downtown Dayton were originally used for merchandise display. Storefronts are typically divided into three sections:

Bottom – bulkhead, typically wood, stone, or brick

Middle – glass display section framed with thin metal structural members

Top – transom and steel lintel typically define the highest point of the storefront system. The transom was used primarily to allow light deep into the store.

Original storefronts and components such as windows, door configuration, transoms, signage, and decorative features shall be retained. Existing storefront posts should remain exposed, or be uncovered in order to express the rhythm of a streetscape of façades.

The storefront should have a strong horizontal form at its top to differentiate it from the upper façade. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should be retained through:

1. Contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings.

2. An accurate restoration of the storefront based on historical research and physical evidence. (Emphasis Added)

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

Certificate of Appropriateness

Vicky Beckmeyer – Croft's

207 E Main Street, Dayton, WA

COA15-008 / May 27, 2015

WHEREAS, this Certificate of Appropriateness (COA is being requested by Vicky Beckmeyer for the property located at 207 E Main Street.

WHEREAS, the proposal includes alterations of the storefront:

- ❖ Reducing the recessed doorway to a depth of 36' and entry width at the sidewalk to 47", as well as, lowering the height of the recessed area by approximately 8".
- ❖ Relocating the front façade to be flush with the brick on the front and west half of the building facade ("State Farm" at 201 E Main St).
- ❖ Replacing and increasing the front wood bulkheads to 32" above grade and 66" in width (each side of the entry), each will include a kick-plate feature,
- ❖ Revising the plate glass windows above the bulkhead with wood framed double painted windows, 5' high and 4' wide,
- ❖ Revising that portion of the façade directly above the front windows to resemble the lower bulkhead features.

WHEREAS, the property is located within the Downtown Dayton Historic District designated by the Dayton Historic Preservation Commission on April 11, 2001 and Dayton City Council on August 27, 2007. Notice of Designation was filed and recorded with Columbia County on February 11, 2010. The building is a noncontributing to the district with the complete exterior remodel in 1959. The Downtown Dayton Historic District is also listed on the State & Federal Register which states the period of significance as 1880 - 1949.

WHEREAS, the proposed alterations to the front façade while somewhat more contemporary in character will be in harmony; and compatible in size, scale, materials of buildings within the Downtown Dayton Historic District. Specifically, the reconfigured windows, and entryway will in similar proportions as existing historic buildings of the district.

WHEREAS, the proposal will not produce a sense of false historicism. The design will follow the setbacks and general recessed entry of its neighbors but not imitate them.

WHEREAS, the proposed alterations will provide greater thermal efficiency with double painted windows, door, and weather stripping.

WHEREAS, the alterations are consistent with the Downtown Dayton Historic District Design Guidelines adopted by the City Council on 2/9/2015 and will be a constructive enhancement to the building and to the downtown historic district;

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

Section 1.

Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness for the proposed façade alterations at 207 E Main Street, Dayton, WA, subject to:

Plans, construction and finishes shall be consistent with the COA application as submitted on 5/21/2015 and as approved by the commission.

A building permit shall be obtained before any construction begins.

Approved by the Dayton Historic Preservation Commission this _____ day of May, 2015.

Mike Smith, Chairman

Attest:

Karen J Scharer, Planning Director