

**DAYTON HISTORIC PRESERVATION COMMISSION MINUTES**

**Regular Meeting**

**Wednesday, April 11, 2012**

**111 South First Street**

**Dayton, WA 99328**

**CALL TO ORDER:** Chairman Kathy George calls the meeting to order at 6:02 p.m.  
**Roll Call:** Present –Faye Rainwater, Ginny Butler, Jim McCary, Matt Zanger, Kathy George  
Absent – Jane Eidt  
**Others:** Michael Mettler, Janet Lyon, Jay Ball, Curtis Seiss, Carol Lane

**Election of Chairman**

Action: Faye makes a motion nominating Ginny Butler to serve as Chairman of the Dayton Historic Preservation Commission. Kathy seconds the motion. There is no discussion. Motion carries unanimously.

**Election of Vice-Chairman**

Action: Faye makes a motion nominating Matt Zanger to serve as Vice-Chairman of the Dayton Historic Preservation Commission. Ginny seconds the motion. There is no discussion. Faye, Ginny, Jim, Kathy vote in favor. Matt abstains. Motion carries.

**REVIEW AND APPROVAL OF MINUTES:**

The minutes of February 8, 2012, stand as written.

**DESIGN REVIEW:**

**CERTIFICATE OF APPROPRIATENESS DESIGN REVIEW APPLICATION:**

**111 S. 3<sup>rd</sup> Street – Dayton Memorial Library by Columbia County Rural Library District**

Commission reviews an application from Columbia County Rural Library District (CCRLD) for a Certificate of Appropriateness to remove and replace the entry doors on the Main Library and Delany Building to provide handicap accessibility to the public facilities located at 111 S. 3<sup>rd</sup> Street.

**Statements:**

Ginny states:

- The owner of 111 S. 3<sup>rd</sup> Street is Columbia County Rural Library District.
- The property is listed on the National and Dayton Local Registry of Historic Places.
- A building permit is not been required for the project.
- The applicants have met with the City Planner.

**Presentation:**

Janet Lyons, CCRLD Director presents the project: Outside entrance doors for main library and Delany will be replaced with the following: Library Main Entry doors will be removed and replaced with one, 190 dark bronze aluminum storefront door with 451-T thermally broken framing, and insulated glass units with Low-E energy coating that is 1 inch, temperature Solarban 60 glazing. There will be grids in the door. The door will be 42 inches wide. The frame width is 63 ½ x 85 ¾ net frame. The 42 inch door will be centered within this framework with glass sidelights taking up the existing space. There will be panic hardware installed.

The panic hardware is a Besam ADA automatic door operation wireless system installed that has (3) switches, all operating hardware and seals. There will be a button on a metal post on the outside, a button in the vestibule, and one on the inside of the library.

The existing Delany Entry will be removed in its entirety since it is a complete single unit. In its place will be a Bronze, 190 aluminum storefront with a 42 inch wide door in the center of the existing space. It will have 451-T thermally broken framing and 1" temperature Solarban 60 glazing as needed. The glass will be insulated units with Low-E energy coating. There will not be any ADA automatic door operation system on Delany due to financials. There will be operating hardware on both doors with a crash bar on the inside of each door as required for a public building.

Kathy asks if the Library's drop box will remain in the same location. Janet responds yes.

Kathy asks about which way the Delany door will open. Janet explains that the door will swing out towards Main Street. Kathy asks if the Delany opening can be changed at a later time if a ramp will be installed. Janet states no, the door will not have to be changed.

Faye inquires about the reason for not installing the automatic door opener on the Delany Building at this time. Janet states that the funding is not available at this time to install an automatic door opener.

Faye asks for an explanation of thermally broken framing. Matt explains it is a metal frame that is separated reducing the conduction of heat therefore creating energy efficiency.

Faye asks if there will be a panic bar. Janet yes, both doors will have a panic door.

Matt requests for a copy of ramp drawings from the previous meeting and asks for a specific location of panic button and style. Janet states it will be a hardwired system but the button will be located on a wireless pedestal located near the building. The location is not definite, but to the left of the book drop is likely its location. Janet explains that it will not be permanently installed to the building. Discussion surrounds the timing of the panic button.

Matt recommends that the divided lite pattern reflect the vertical proportion of the building's existing windows. Ginny states that there are fewer boxes. Janet asks clarification for gridded lites. Matt states the gridded lites need to be vertically compatible to the building.

Matt explains that a public facility door swings out into the stair or ramp's landing area. A typical handicap accessible door, that meets ADA requirements, is 3' which mitigates hazards when opening the door. Also, he explains, aesthetically, a 3' door would be more conducive to the building by allowing proportionate side lites. He states that the proposed 4' door with about 1" sidelights on each side of said door is not proportionate to the space available, therefore will be aesthetically displeasing. Matt recommends a 3' door with 3" side lites which will mitigate safety hazards and create an aesthetically conducive door for the building. Janet responds by stating that the 4' door is more conducive to the needs of individuals that must use a wheel chair. Delany doors center bar must be removed to allow entry into it. Janet agrees that she did not consider someone entering the building from the stairs at the time an individual is exiting a 4' door.

Ginny recommends changing the library entry door's lites from 2 to 3 gridded sections to create proportion to the building. She further states that the recommendation is only for the Library's Main Entry not the Delany entry door. Jay reminds Commission that the Delany Building was an addition to the Library Building, and, although people generally consider them two separate buildings, the Library and Delany Building are one building. Matt interjects that it is not only the width of the sidelights, but the grids in the door that must be considered as well.

**Statement in opposition to the application** – None.

**Comments by interested persons, organizations and legal entities** – Jay Ball states that the proposed changes will provide handicap accessibility that is needed by the Dayton Memorial Library.

**Staff Comments** - None.

**Summary by Chairman:** Ginny summarizes that the COA is for the existing front doors on the Library and Delany Building which face S. 3<sup>rd</sup> Street.

**Deliberation by the Commission:**

Matt determines that the drawings represent incorrect calculations and opposes the installation of a 3' door due to the lack of compatibility with the proportions of the building and hazards associated with a 4' door and the existing landing size.

Janet states that the CCRLD may install a plain door without sidelights or grids. She also states she wants the door to work for the people using the facility and does not care about the aesthetics of the building. She further expresses that aesthetics are important, but also wants the access to the Library to meet wheel chair widths. She further states that a 3' door does not accommodate wheel chair users and that she is not in favor of a 3' door. Matt expresses understanding of her position; however, the door must be harmonious to the surroundings as well. Jay supports function and aesthetic needs of the door. Discussion surrounds construction options for meeting the functional and aesthetic needs of the Library for a reasonable cost.

Faye supports three sections of lites within the door.

**Action:** Matt makes a motion to approve the Dayton Historic Preservation Commission Findings of Fact and Decision Certificate of Appropriateness, Columbia County Rural Library District, April 11, 2012, granting the Certificate of Appropriateness with the following conditions: 1) Revise the Library main entry door's gridded lites so that the door is proportioned to the vertical divided lites of the building's existing windows; 2) Install a three foot door thus increasing the sidelights width. Kathy seconds the motion. Commissioners discuss 2 grids versus three grids and the effects on the sidelights. The motion passes unanimously.

Jay Ball asks for a motion on the project as presented. Ginny makes a motion to approve the Certificate of Appropriateness as presented. There is no second. Motion dies.

**151 E. Main Street – Inland Cellular, Inc.**

Commission reviews an application from Inland Cellular for a Certificate of Appropriateness to install a sign on the front (south side) of the building at 151 E. Main Street.

**Statements:**

Ginny states:

- The owner of 151 E. Main Street is Roger Samples and Kathy Aaron. The applicant is Inland Cellular.
- The property is located within the Main Street Downtown District and is a contributing property.
- A building permit is not required for the project.
- The applicants have met with the City Planner.

**Presentation:**

Michael Mettler presents signage installation project. The blade sign will be 50" x 23", 12' above grade from the lowest point of the sign. The sign will be supported from above by an architecturally appropriate wrought iron pole installed into the front of the building. It will be supported from the top by two metal chains with an additional chain mounted into the building about 12" below the pole. The sign will be constructed of Dibond (a rigid plastic substrate covered by aluminum paneling) overlaid with digitally printed vinyl. The sign will be placed at the center point of the building and securely mounted into the brick in a fashion that will not harm the integrity of the façade.

Kathy expresses concern about the proposed style of the sign bracket.

Jim asks for clarification on the chain supports. Mr. Mettler explains that two chains will attach to the top of the sign to the bracket and one to the bottom of the sign then to the building façade below the bracket.

Ginny explains that the proposed wrought iron bracket is conducive to Inland Cellular's contemporary sign. Trina explains that this is a temporary addition to the façade. Commissioners express concern to precedence to future sign installations.

Faye asks for specific installation specifications. Mr. Mettler explains that the sign will be attached in the center of indented area, 3-4 holes will be drilled into the brick, affixed with metal screws and upon removal the holes would be filled in with a brick epoxy.

**Statement in opposition to the application** – There are no statements of opposition.

**Comments by interested persons, organizations and legal entities** – None.

**Staff Comments** - None.

**Summary by Chairman:** Ginny summarizes the Dayton Historic Preservation Commission Findings of Fact and Decision of Certificate of Appropriateness, Michael Mettler, 151 E. Main Street, April 11, 2012.

**Deliberation by the Commission:**

**Action:** Matt makes a motion to approve the Dayton Historic Preservation Commission's Findings of Fact and Decision of Certificate of Appropriateness, Michael Mettler, 151 E. Main Street, April 11, 2012 granting the Certificate of Appropriateness to install the sign as presented.

**214 E. Main Street – Threshers**

Commission review an application from Curtis Seiss for a Certificate of Appropriateness to replace existing front window awnings; remove T-111 from below windows and restore architectural details; repaint front of building excluding faux painted columns and existing crown molding; and, remove lighted and old signs and swamp cooler from the front of the building at 214 E. Main Street.

**Statements:**

Ginny states:

- The owner of 214 E. Main Street is Curtis Seiss.
- The property is located within the Main Street Downtown District and is a contributing property.
- A building permit is not required for the project.
- The applicant has met with the City Planner.

**Presentation:**

Curtis Seiss presents the building reconfiguration project for 214 E. Main Street. The project includes replacing front window awnings; removing the T-111 from below windows and restoring architectural details; repainting front of building excluding faux painted columns and existing crown molding; and, removing lighted signs, old signs and the swamp cooler from the front of the building.

Matt asks if raised panels will be replaced if the T-111 is removed. Mr. Seiss explains he is hoping originals are in place, but if not, he will replace with similar panels.

Faye inquires if the transoms will be uncovered. Curtis states not at this time.

Faye asks where the awnings will be attached. Curtis states the dimensions will be the same as the existing awnings, but will be constructed to allow visual of the building architecture.

**Statement in opposition to the application** – There are no statements of opposition.

**Comments by interested persons, organizations and legal entities** – None.

**Staff Comments** - None.

**Summary by Chairman:** Ginny summarizes the Dayton Historic Preservation Commission Findings of Fact and Decision Certificate of Appropriateness Curtis Seiss, 214 E. Main Street April 11, 2012.

**Deliberation by the Commission:**

**Action:** Kathy makes a motion to approve the Dayton Historic Preservation Commission Findings Of Fact And Decision of Certificate Of Appropriateness, Curtis Seiss, 214 E. Main Street April 11, 2012 granting the Certificate of Appropriateness to replace existing front window awnings; remove T-111 from below windows and restore architectural details; repaint front of building excluding faux painted columns and existing crown molding; and, remove lighted and old signs and swamp cooler from the front of the building at 214 E. Main Street. Faye seconds the motion. There is no discussion. Motion carries unanimously.

**UNFINISHED BUSINESS:**

**Report on Downtown Historic District Design Guideline review**

Trina reports that the new City Attorney is conducting a legal review of the Downtown Historic District Design Guidelines and will have a report at the next meeting.

**Discuss Court House Flyer Improvement Project**

Faye reports on the progress of the Courthouse Flyer Improvement Project. Commission reviews the sixth draft, makes changes and corrections. Faye will provide a revised version for review at the next regular meeting.

**Consider authorizing process for Administrative Approval for the Installation of New Gutters and Downspouts and Installation of New Roofing**

**Action:** Commission considers authorizing the Administrative Approval for the Installation of New Gutters and Downspouts and Installation of New Roofing. Kathy asks if all roofing types are allowed. Ginny states yes. Kathy makes a motion to authorize the Administrative Approval for the Installation of New Gutters and Downspouts and Installation of New Roofing as presented. Jim seconds the motion. There is no discussion. Motion carries unanimously.

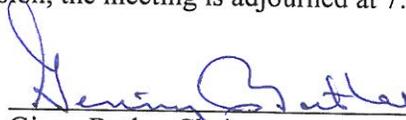
**NEW BUSINESS:**

**Consider Amending Dayton Historic Preservation Commission By-Laws, Section 1.c.3.c – Remove “shall always” and replace with less restrictive verbiage**

**Action:** Commission discusses possible changes to the Commission By-Laws, Section 1.c.3.c. Matt makes a motion to amend the Dayton Historic Preservation Commission By-Laws, Section 1.c.3.c by removing “shall always” and include “shall strive to always” in the first sentence. Jim seconds the motion. There is no discussion. Motion carries unanimously.

**ADJOURNMENT:**

With no further business to come before the Commission, the meeting is adjourned at 7:57 p.m.

  
Ginny Butler, Chairman

ATTEST:

  
Trina D. Cole, City Clerk/Treasurer

Approved:

  
Date