



DAYTON HISTORIC PRESERVATION COMMISSION MINUTES

Regular Meeting Wednesday, June 12, 2013
111 South First Street
Dayton, WA 99328

CALL TO ORDER: Chairman C. Dale Slack called the meeting to order at 6:00 p.m.
Roll Call: Present - C. Dale Slack, James McCary, Jane Eidt, Kathy George and Matt Zanger
Excused Absence - Faye Rainwater and Ginny Butler
Others: Karen Scharer and Trina Cole

REVIEW AND APPROVAL OF MINUTES:

The review of minutes from the 5/8/13 regular meeting was tabled to the next meeting.

DESIGN/SPECIAL VALUATION REVIEW:

Application for a Certificate of Appropriateness

315 S. 1st Street / Matt Zanger-

The Commission performed a design review for the property at 315 S. 1st Street.

Statements:

- The owners are Matt and Nyssa Zanger
- The house has been inventoried and is listed within the Historic Property Inventory Report dated 9/26/11.
- The house is within the South Side Historic District, but not on the Dayton Register of Historic Places.
- The property is a contributing to the period of significance of the South Side Historic District.
- The application provided a description of the proposed work, three changes are proposed:
 - On the Tremont St. side will be a new access door to the basement. The new added door will be a painted 2 panel metal door with brick molding trim around door frame. The door is near the carport. Siding and trim will match existing colors.
 - On the back of the home, install a new door from the kitchen to outside.
 - Off the door to the rear yard, install a new deck. The deck will be 10' x 14' "Trex" decking 24" off the ground with stairs included in this dimension.
- The style and shape of the new basement door will be similar to the existing nearby door to the main floor.
- Asbestos siding around areas of new doorframes will be removed.

Presentation:

Matt Zanger provided a summary of the need to add the exterior door to the basement which will be visible from Tremont Street and also the door and deck additions on the rear side of the home which will not be visible from public streets.

The purpose of adding the exterior door to the basement (Door 1) is to improve basement access and interior function of the upstairs kitchen space. The slide door off the kitchen (Door 2) will provide for direct access to the back yard from the home.

Dale questioned if the property will continue as a residence and if the asbestos to be removed is decorative. Matt stated the property will continue as his residence and that the asbestos is not decorative.

Kathy stated that she saw no issues with the deck as it is on the back side of the home and the new sliding door on the back.

Kathy then questioned if there were alternatives to placement of the door fronting Tremont St. to the basement (Door #1), as it is next to the existing door to the main floor. Could the door be moved to the side that the carport is on?

Matt responded that the door cannot be located on the carport side of the house because there would not be enough space to create a landing for the stairs to the basement. Stairs must start right away as there is no extra space to adjust stairs. Three stairs would be removed if entering from the carport side, making inside and outside elevations incompatible. Also, stairs would not be able to meet any standard stair step heights creating a safety concern.

Jane asked about the height of door. Matt explained that the door would be about an inch above grade to preclude rain water from seeping in. He then explained that there is a 3 foot overhang which will keep the entrance from weather.

Matt stated that the home was originally built as a two story structure. The owner at that time wanted to modernize the home and removed the 2nd story, remodeled the 1st story of the home and added an addition on the side. The home has square nails and 2" x 4" studs which indicates that it was likely built before the 1940's.

Comments by interested persons, organizations and legal entities: None

Statement in opposition to the application - None.

Staff Comments - None

Summary by Chairman: Dale confirmed with the commission the following checklist Standards for Rehabilitation:

- Property will be used as it was historically.
- The historic character of the property will be retained and preserved.
- Property is a contributing property to the Historic District.
- There will be no changes that create a false sense of historical development.
- 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.
- The new door (#1) will have similar paneling as the existing new door.
- 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.

Deliberation by the Commission:

Jane moved to that the Historic Preservation Commission adopt the findings of fact as drafted and grant the Certificate of Appropriateness. Kathy seconded the motion. Kathy clarified that the reference to the archeological resource protection is not applicable and the commissions agreed to state "N/A" next to this draft finding. The commission unanimously voted to approve the Findings of Fact and Certificate of Appropriateness as attached. See Attachment A.

Matt abstained from voting.

UNFINISHED BUSINESS:

- A. Discuss Washington Street Historic District Design Guidelines -Tabled
- B. CLG Grant Application Update – Kathy stated that the commission received the grant, plus some additional funds for a total of \$5000. A consultant will be utilized for the South Side District design guideline project. It was recommended that draft guidelines be placed on the website for citizens to view and follow draft updates.
- C. Dayton High School Nomination Registration Form – Further research is needed in preparing the forms before a detailed update is provided to the commission by Trina. Kathy has found some history regarding the school in old newspapers. Matt indicated he would be willing to serve on the committee for school remodeling and updates, however, the times schedule to meet would not be convenient to meet and interfere with his job.

NEW BUSINESS

Introduction of new Planning Director, Karen Scharer. Karen stated that she is glad to be in Dayton. She is from Western Washington, obtained a Bachelor of Arts in Urban Planning from the University of Washington. Karen has previous experience permitting and reviewing of historic sites while employed at King County.

Karen will be taking over the City staff responsibilities associated with the Historic Preservation Commission.

OTHER BUSINESS

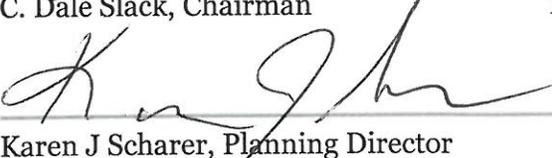
The commission has asked if Trina would be willing to serve on the commission when a position becomes open. Trina stated that she would be willing to serve after summer, should the Mayor offer an appointment.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:43p.m.

 7-11-13

 C. Dale Slack, Chairman Date Signed

 9/11/13

 Karen J Scharer, Planning Director Date Signed

Attachments – A

DAYTON HISTORIC PRESERVATION COMMISSION

Findings of Facts
Certificate of Appropriateness
315 S. 1st Street
Dayton, WA 99328
06/12/2013

WHEREAS, the Owner(s) of the property located at 315 S. 1st Street is Matt & Nyssa Zanger;

WHEREAS, the property is located in the Southside Historic District;

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 a rehabilitation project to the property at 315 S. 1st Street;

WHEREAS, the project includes: 1) installing a new, two panel, metal, insulated access door to the basement located on the south side of the house with brick molding trim to match the existing trim work; 2) Installation of a new, half glass, insulated painted metal door on the east side of the residence for backyard access, with brick molding trim; 3) Construction of a 10' x 14' (size) deck on the east side of the residence made with Trex decking material; and, 4) Asbestos siding at/around new door areas will be replaced with Hardie Board siding to match texture and profile.

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 315 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, 315 S. 1st Street will continue to be recognized as a physical record of its time, place, and use;

WHEREAS, 315 S. 1st Street has acquired historic significance in its own right and will be retained and preserved;

WHEREAS, the distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

WHEREAS, the deteriorated historic features of the property will be repaired rather than replaced.

N/A **WHEREAS**, archeological resources will be protected and preserved in place _____ . (If such resources must be disturbed, mitigation measures will be undertaken.)

X **WHEREAS**, new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

X **WHEREAS**, the new work shall 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.

X **WHEREAS**, 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.

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

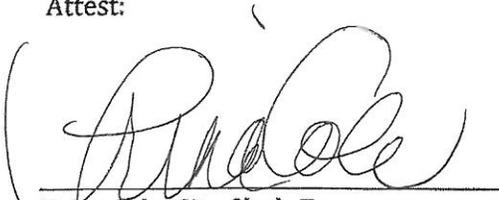
NOW, THEREFORE, THE DAYTON HISTORIC PRESERVATION COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Based upon the preceding findings of fact, grant a Certificate of Appropriateness to Matt Zanger to: 1) Install a new, two panel, metal, insulated access door to the basement located on the south side of the house with brick molding trim to match the existing trim work; 2) Install a new, half glass, insulated painted metal door on the east side of the residence for backyard access, with brick molding trim; 3) Construct a 10' x 14' (size) deck on the east side of the residence made with Trex decking material; and, 4) Removal of the Asbestos siding at/around new door areas to be replaced with Hardie Board siding to match texture and profile of remaining siding at 315 S. 1st Street, Dayton, WA.

Approved by the Dayton Historic Preservation Commission this 12th day of June, 2013.


C. Dale Slack, Chairman

Attest:


Trina Cole, City Clerk-Treasurer

06/2013

Motions for COAs (working).dotx
8/2/11