



# DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328

Contact – 509-540-6747

## Meeting Minutes

**Tuesday, August 26, 2014 at 6 PM**

City Council Chambers, 111 S. 1<sup>st</sup> Street, Dayton, WA

1. **CALL TO ORDER** – 6:02 PM

2. **ROLL CALL**

C. Dale Slack, Chair	Absent	James McCary	Present
Matt Zanger, Vice Chair	Absent	Kathy George	Present
Michael L. Smith	Present		
Ginny Butler	Present		

Staff- Karen Scharer, AICP, Planning Director

3. **ADOPTION OF MINUTES** – After discussion, the 7/22/2014 Minutes were approved as submitted.

4. **COA DESIGN/SPECIAL VALUATION REVIEW:**

*COA requests were considered in a different order of at meeting.*

a. COA14-011 – State Farm (Wendy Finkbeiner) – 201 E. Main St. – Rebranding Signage

The rebranding of signs for “State Farm” will include signage on both Main St and N. 1st St. Signs include: Signs 1 & 2 - together on Main St., approx. 14’ above grade, located above the window and door and a size approx. 15’ long by 2’ high. Sign lettering will be made with white vinyl and extend 3/4” from the building face. Sign 3 will be vinyl lettering added onto the upper 1/2 of the glass front door with revised branding information. Sign 4 on the side door on N. 1<sup>st</sup> St. will also have vinyl lettering added to the upper 1/2 with the State Farm name & logo.

The applicant did not attend the meeting. Karen S. explained the application.

Ginny questioned how damaging was the original sign to the building.

Jim thought that there very likely would be a shadow from age.

Karen stated that the DHPC could require a condition for cleaning.

Ginny crafted a condition for brick cleaning.

Kathy moved to approve the findings and Mike seconded the motion. The DHPC approved the findings.

Kathy moved to approve the COA and Jim seconded the motion. The DHPC unanimously approved, stating “*The Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness to install the proposed signs on the building at 201 E Main Street, Dayton, WA, fronting both Main St. and North 1<sup>st</sup> Street, subject to:*

*A sign permit must be obtained approving of the signage proposed on the building located at 201 E Main Street prior to installation.*

*“Any bricks discolored by the previous sign must be gently cleaned as recommended by the National Park Service for historic buildings.”*

- b. COA 14-013 - Ruth Janes –208 E Tremont St - Rehabilitation /replacement of windows.

Kathy questioned if bedroom windows are in the front.

Ruth stated that they are not on the front of the house and confirmed that the windows will be the same size as existing windows.

Kathy moved to approve the findings and Jim seconded the motion. The DHPC approved the findings

Kathy moved to approve the COA and Jim seconded the motion. The DHPC unanimously approved, stating *“Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness to Ruth Janes to replace windows as proposed at 208 E Tremont Street, Dayton, WA. This COA approval of vinyl windows shall be consistent with the COA as submitted to and approved by the commission.”*

- c. COA 14-014 –Karen Williams –308 S 2<sup>nd</sup> St. – Rehabilitation/replace front door & side/alley screen door.

Karen W. presented the door replacements proposed. She also questioned if the DHPC would consider the addition of side light fixtures by the front door. Karen did not have a specific fixture to present to the DHPC but will be presenting a COA next month.

Kathy questioned if the door is “too grand” for a ranch style home. Karen had an example of another home. Jim and Ginny stated that they have seen ranch style homes with very similar doors.

Kathy moved to approve the findings and Mike seconded the motion. The DHPC approved the findings.

Mike moved to approve the COA and Jim seconded the motion. The DHPC unanimously approved, stating, *“Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness to Karen Williams to replace the front door and alley side storm/screen door at 308 S 2<sup>nd</sup> Street, Dayton, WA.*

*This COA approval requires the doors and finishes to be consistent with the COA as submitted to and approved by the commission.”*

- d. COA14-015 – Lisa Haag – 307 E 6<sup>th</sup> St., Rehabilitation / replacement of windows

Lisa presented the request. The majority of proposed windows will be vinyl. Attic windows will not be replaced at this time. Manufacturer’s information was provided. Windows with a diamond shape grids will be replaced with windows

with the same or similar type of grid as the sample of the diagonal grid window she brought.

Ginny questioned the character of the windows. The existing windows have square grids at 8 inches apart. Karen measured the proposed grids as 9 inches apart.

Jim stated that most vinyl windows are only single hung, not double hung.

Lisa clarified that there is one diamond shaped window at the bottom of the staircase which will not be replaced.

Lisa confirmed that the casings will not be replaced. Jim commented that with the same casings, the windows will appear very similar.

Kathy stated that this is the first time that the DHPC has considered almost total replacement of really old windows.

Lisa asked if the glass for the bathroom window could be changed.

Ginny stated that the DHPC allows glass to be replaced.

Jim moved to approve the findings and Mike seconded the motion. The DHPC approved the findings.

Kathy moved to approve the COA and Mike seconded the motion. The DHPC unanimously approved, stating, "*Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness to Lisa Haag for the house at 307 S. 6th Street, Dayton, WA. This COA approves the replacement of windows as presented at the August 26, 2014 DHPC meeting and referenced in this COA request.*"

**5. UNFINISHED BUSINESS:**

a. Washington St. and South Side District Guidelines latest update of 8/19/2014.

1) Review of updated draft Sections I & II with additions provided by Tom Reese, URS consultant.

Kathy recommended a number of changes to outline formatting and sentence structure which were discussed.

The DHPC confirmed that the home on the southwest corner of Park St. and S. 2<sup>nd</sup> Street is not in the South Side District and the map in the inventory does not accurately reflect the location of homes on Park Street. On the south side of Park Street, four homes are in the district and one is not.

The Commission agreed that they do not want to use justification in the formatting.

2) Determine the illustrations to be included with the draft:

The DHPC reviewed the Architectural types and terms used in the guidelines to determine the illustrations to be drawn.

The DHPC confirmed that they do not want to use photos in the guidelines.

Discussion was tabled regarding the design for the Cover & Chapter Page Illustrations.

3) Next steps/process

Kathy agreed to update the formatting discussed by the DHCP. Karen provided Kathy with her notes.

- b. Grant Time Sheets through July – Return completed sheets. The DHPC determined they spent 1.25 hours this evening discussing the District Guidelines.

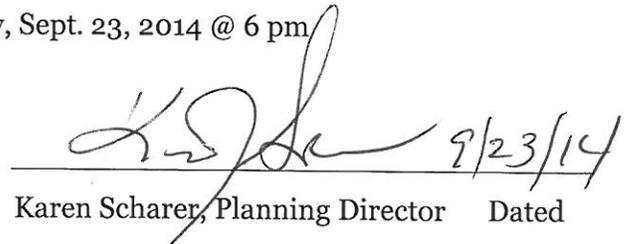
6. **OTHER BUSINESS:** none

7. **ADJOURNMENT –**

Ginny moved to adjourn and the DHPC meeting adjourned at 8:09 pm.

Next Regular Scheduled Meeting: Tuesday, Sept. 23, 2014 @ 6 pm

  
Matt Zanger, Vice Chair

 9/23/14  
Karen Scharer, Planning Director Dated