DAYTON HISTORIC PRESERVATION COMMISSION

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

Meeting Minutes

Tuesday, July 22, 2014 at 6 PM

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

1. **CALL TO ORDER –** 6:10 PM
2. **ROLL CALL**

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

Staff- Karen Scharer, AICP, Planning Director

3. **ADOPTION OF MINUTES** – Ginny moved and Mike seconded to approve the Minutes of 6/24/2014 with corrections. The DHPC voted to accept the minutes with the corrections.
4. **COA DESIGN/SPECIAL VALUATION REVIEW:**
(The sequence of presentations were taken out of order to accommodate attendees)
a. COA14-007 – Shane Loper – *REVISED PROPOSAL resized & relocated proposed garage.* Construction of a detached garage at 500 S 1st St.

Shane Loper presented the revised a revision to the location, size and style of the garage. The style of the garage is a more simple design as shown in the application. The revised location is at the northwest corner of the property as shown on the site plan submitted. The size of the garage has been revised to 28 feet by 16 feet and 19' 8" in height to the roof top.

The previous application for a Certificate of Appropriateness was approved on June 24, 2014.

Kathy moved and Ginny seconded to approve the findings. Ginny moved, Mike seconded the motion and the DHPC unanimously voted to approve the COA subject to the following conditions:

This COA approves a detached garage at the revised location. Plans, construction and finishes shall be consistent with the COA application as submitted on 7/2/2014, modified on 7/22/14 and approved by the commission.

The building shall comply with zoning setbacks which may require it to be moved to meet the height/setback standards.

A building permit shall be obtained before any construction begins.

b. COA 14-008- - Mark & Marlene Schuck -Rehabilitation of a roof at 411 S. 1st St.
Mark Schuck presented the application and explained that the project includes rehabilitation of the roof over a rear portion of the home which is a historic part of the building. This project includes changing the roof configuration and slope so to eliminate roof leaking now and in the future.

Jim moved and Mike seconded to approve the findings. Ginny moved, Mike seconded the motion and the DHPC unanimously voted to approve the COA subject to the following conditions:

This COA approves the replacement of the roof, and change in the roof configuration as submitted with the application for COA.

c. COA 14-009 - Dayton Depot Historic Society – Addition of 2 vents to shed

Jim McCary presented the application as the contractor (McCary Construction) for the Depot property, and on behalf of the owner, Dayton Historic Depot Society.

Jim explained that the addition of two vents for attic ventilation are to be added to the storage shed on site. The vents are 4" by 16", will be installed in siding on each gable and painted to match the existing paint color of the siding. An example of the vents to be installed was brought to the meeting for reference. Also, Jim explained that the addition of two vents will help in preserving the shed building and the function of the building

It was clarified that the shed is listed in the Historic Inventory Report for the property and is a historic building.

Both Jim as the contractor and Ginny as a Depot Board member recused themselves from voting due to a potential conflict of interest.

Kathy moved and Mike seconded to approve the findings. Matt moved, Mike seconded the motion and the DHPC unanimously voted to approve the COA.

d. COA14-010 – Karen Williams – Shed off alley at 308 S 2nd St.

Karen Williams presented her application for a Certificate of Appropriateness for construction of a shed. The shed will be 10' by 12 feet and 120 s.f.in area. The shed will be placed near the rear of the property and alley.

The historic character of 308 S 2nd Street will be retained and preserved.

Kathy moved and Ginny seconded to approve the findings. Ginny moved, Mike seconded the motion and the DHPC unanimously voted to approve the COA provided that the plans, construction and finishes for the 10' by 12' shed are consistent with the COA as submitted to and approved by the commission. The building must comply with zoning setbacks of 5' minimum from the alley right of way.

6. **UNFINISHED BUSINESS:**

a. Washington St. and South Side District Guidelines
The commission reviewed and discussed the updated drafts and/or comments by Tom Reese, URS consultant; Matt; Mike; Ginny and Karen. Ginny moved and Matt seconded to forward the draft to the State. The DHPC voted unanimously to forward the draft onto DAPH, once the DHPC corrections are inserted by Matt.

b. Grant Time Sheets for June and previous months –completed sheets were returned.

7. OTHER BUSINESS: none

8. **ADJOURNMENT** – Matt moved to adjourn and the DHP meeting adjourned at 7:25 pm.

Next Regular Scheduled Meeting: Tuesday, August 26, 2014 @ 6 pm

8/26/14 — 8/26/14

for Matt Zanger, Vice Chairman Dated — Karen Scharer, Planning Director Dated