



DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328

Contact – 509-540-6747

Meeting Minutes

Special Meeting, Wednesday, May 21, 2014 at 6 PM

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

1. **CALL TO ORDER** – Special Guest, Tom Reese, URS Corp. (consultant)

2. **ROLL CALL**

C. Dale Slack, Chair -	Present	James McCary -	Absent
Matt Zanger, Vice Chair –	Present(Left Early)	Kathy George -	Present
Michael L. Smith -	Present	Faye Rainwater -	Present
Ginny Butler -	Present		

Staff- Karen Scharer, AICP, Planning Director

3. **ADOPTION OF MINUTES** – 4/16/14

4. **COA DESIGN/SPECIAL VALUATION REVIEW:** None

5. **UNFINISHED BUSINESS:**

a. Washington St. and South Side District Guidelines

Public and DHPC Comments:

- Shane Loper questioned the intent and wording of the language on Page 6 “Notes” of the guidelines regarding non-residential buildings. (Wording is also found in two other sections of the guidelines).
- Dale explained that the purpose is to explain that the guidelines not only apply to residential projects, but also commercial uses, such as a bed and breakfast.
- Matt thanked Shane for his comment and clarified that the commission is here to listen to all comments and wants to know when something isn’t clear in the guidelines so that it can be corrected.
- Shane stated that he’s had 3 offers on his home and once potential buyers find out the home was in a Historic District, they chose not to buy. They are concerned they might not be able to construct a garage on the property.
- Shane questioned what “opt out” options there are for district home owners. Shane thought that this was stated on the last page of the papers and/or vote to establish the district about 3 years ago.
- Dale stated that the DHPC has heard from other sources that individuals have thought that there is an “opt out of the district” provision. Dale confirmed that the DHPC will need to research this further to determine what was stated.
- Shane spoke of the American dream – “Your house is your castle”. A board who doesn’t know an individual property owner’s financial situation should not be telling a property owner what they can and can’t do on their property. The people who have the means will take care of their property and those who don’t - won’t.

- Shane - No one should mandate how I design something. I'm going to want to build a garage and I don't need a commission telling me whether it looks good or not.
- Shane said that the way the district was voted was wrong. (If ballot was not returned the vote was recorded as a "yes" vote").
- Ginny clarified that the commission followed the procedures outlined by the State of Washington, Dept of Archeology and Historic Preservation.
- Shane stated that he can't afford to build a garage the way the commission wants him to build. Can I build a pole building rather than a stick building? Could I put in a ramp?
- Matt stated the commission does not require ADA compliance.
- Shane stated he is supportive of guidelines but does not want anything mandated.
- Ginny requested Shane state the specifics that he is opposed to in the guidelines.
- Shane questioned what type of cost ceiling there would be for DHPC decisions.
- Dale explained that the guidelines would apply to a new project, not to a nuisance or code issue (no ticket would be issued).
- Tom commented that the DHPC will need to establish a different benchmark for those non-contributing properties.
- Ginny stated that the DHPC has been very lenient helping property owners find ways to reduce costs. We have not been punitive. We are trying to protect the district and property owners in the district. Mike recently took photos of the districts and found about six properties that are really bad. If you compare this to where we were 10 or 20 years ago, the districts have really improved.
- Ginny explained that in some cases the commission has given owners advice as ways they can both save money and improve on the design. The commission has given pretty good advice to the property owners.
- Merle Jackson stated his home has been in his family for 4 generations. He has been on both sides (a DHPC member and Historic District property owner). Merle stated that his interaction with the commission when he was making changes to his home was a good experience. Devil is in the details and when the next draft of guidelines comes out, the commission and residents will need to review.
- Merle indicated that folks are concerned that energy efficiency may not be compatible with guidelines.
- Matt agreed that he has heard the same concerns and that often concerns are really misinformation. The DHPC mostly approves applications as submitted or with minor changes. Hardly ever does the commission deny an application. The commission has approved vinyl windows.
- Karen recommended to Shane that he could make an application for COA for a garage showing the building location and materials. If approved, Shane could show a potential owner the plan to dispel concerns as to whether they could obtain DHPC COA approval and could proceed with a building permit.
- Matt clarified that the building or addition needs to look compatible with the existing historic structure(s). The DHPC does not regulate how something is built (stick building or pole building as an example).

- Kathy asked Shane if he would be willing to volunteer some time to meet with the commission, prepare written comments, and to work with the DHPC to try to make the guidelines a more palatable document.
- Shane stated he would be willing to help the commission.
- Karen gave Shane a second copy of the guidelines on which to write recommended edits to the rough draft.
- Dale, Matt and Kathy also encourages others in attendance to provide comments and assist the DHPC with editing the rough (1st draft) before presenting to the state.
- Ruth Janes stated the DHPC must follow the Secretary of the Interior Standards.
- Ginny stated that the National Parks Service has a huge amount of guidelines and standards covering many styles of construction. The local guidelines takes from the National Standards only what applies to Dayton. This makes the local guidelines easier for the local property owner to find information. Many communities have chosen to write district guidelines.
- Shane questioned what the term “historic” means and what should a new building be tied to or built to look like?
- Ginny stated historic is “50 years”.
- Matt clarified that it is okay to use modern construction and used the example of his home. (His home was built using square nails, changes to the home can be made using round nails and a nail gun.)
- Matt explained that an outbuilding (detached garage) would need to be smaller (size-wise), subservient to the house; fit into the streetscape rhythm, and have a style that is compatible to the home on the property. Don’t try to trick someone that the building is historic, it just needs to look good with the historic structure. For an addition, the temptation is to match the existing, but, one should be able to tell what is historic and what is new.
- Matt stated that the proposed guidelines is an attempt to avoid misconstrued interpretations. The Secretary of the Interior Standards leave a much greater amount of leeway for interpretation for commissions. If one is worried about the DHPC in 20 years changing their interpretation, the Secretary of the Interior Standards would be more apt to allow for change.

Consultant Presentation - Tom Reese, URS

- Tom explained that his role is to help Dayton in the process of developing the guidelines, not to tell Dayton what is or isn’t important.
- Tom commented that there is great political support and community interest in preserving the Historic character of Dayton. Amazing inventory of historic buildings.
- Tom stated that the city needs to make clear what is regulatory and what is policy (shall, should, encourage). Ambiguity and tenor of the document needs to be worked on.
- New design should not mimic the historic structure.
- Reconciling of codes and policy will need to be addressed where there is conflict.

- The city will need to issue a SEPA threshold determination, hold hearings and have the City Council adopt final guidelines so that the final guidelines are defensible should there be any sort of appeals in the future.
- The commission and city needs to consider what recourse there should be, if any different than present.
- There will be a need for some reconciliation with the draft guidelines and Secretary of Interior Standards.
- There should be a review of an "opt out" option for non-contributing properties, or some other provision to treat these properties differently.
- Secretary of Interior does address ADA ramps and such information can be included in the guidelines.
- Community education process is very important. Tom stated that he will be providing DHPC with a strategy to assist the commission with educating the residents.
- Tom stated that he would write up his comments and provide to the DHPC.

b. Grant Time Sheets for April and previous months. – Dale reminded the DHPC to turn in the time sheets.

6. **NEW BUSINESS** – Faye was presented with a card and flowers from the DHPC. A letter from the Mayor, Craig George was presented thanking Faye for her service on the Historic Preservation Commission since 1993.

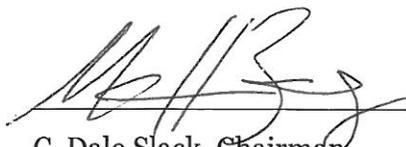
7. **OTHER BUSINESS** –

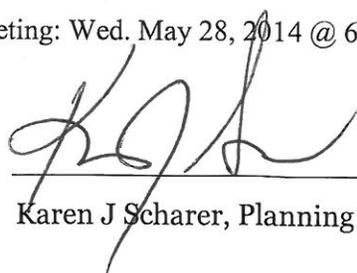
a. The commission confirmed that they will have a meeting on May 28, 2014.

b. Karen confirmed that DAPH will extend the grant for a full year, rather than the 1.5 months requested.

8. **ADJOURNMENT** – Ginny motioned to adjourn and the commission adjourned at 7:15 pm.

Next Regular Scheduled Meeting: Wed. May 28, 2014 @ 6 pm

 28 May 14
C. Dale Slack, Chairman Dated

 5/28/14
Karen J Scharer, Planning Director Dated

Also In Attendance:

Open House 1-3 PM 5/21/14

Ruth Janes, 208 E. Tremont St
Amy Rosenberg, 403 N 2nd
Patty Becker, 317 E Washington
Claudia Nysoe, 216 S. 1st St. **
Michael Haight, 403 S 1st St
Debra Spalinger, 413 S. 2nd St
Dot Mead, 200 E. Spring St.

Special Meeting 6 PM 5/21/14

Shane Loper, 500 S. First St.
Merle Jackson, 402 S. First St.
Linda Miller, 208 E. Tremont St.
Sue Little, 202 E. Park St.
Ruth Janes, 208 E. Tremont S.

All - Dayton, WA 99328
** Written Comments provided.