

DAYTON HISTORIC PRESERVATION COMMISSION MINUTES

Regular Meeting
Tuesday, May 11, 2010
111 South First Street
Dayton, WA 99328

CALL TO ORDER: Chairman Ginny Butler calls the meeting to order at 6:00 p.m.

ROLL CALL: Present: Kathy George, Jane Eidt, Jim McCary, Faye Rainwater and Matt Zanger
Others Present: Trina Cole

REVIEW AND APPROVAL OF MINUTES:

The minutes of April 13, 2010, stood as written.

The special meeting minutes of April 22, 2010, stood as written.

OLD OR CONTINUING BUSINESS:

Certificate of Appropriateness Design Review Application:

Jim McCary recues himself for considering the Certificate of Appropriateness Application for 312 E. Patit Avenue.

312 E. Patit Avenue – James McCary for Brian Nott

Commission performs a design review for the property at 312 E. Patit Avenue.

Statements:

Ginny states:

- The owner of 312 E. Patit is Brian Nott.
- The house has been inventoried and is listed within the Historic Property Inventory Report dated 07/13/2007.
- The property is listed on the Dayton Register of Historic Places.
- The amended application, submittals dated 05/03/2010, provides a description of the proposed work as follows: "Enlarge house on east rear side by approximately 100 sq. ft. to accommodate a new bedroom, reuse existing windows, with the exception of the small window located on the east, and doors where possible, siding will match existing siding and windows will be located on the east and south side of the new addition. Brackets under the upper roof on south side end may be covered, though not removed".

Presentation:

Jim McCary, on behalf of Brian, proposes to enlarge the house as stated in the amended application, submittals dated 05/03/2010. Matt inquires if the amended application represents removal of the bay window and squaring of addition. Jim states yes. Fays inquires on reason for increasing square footage from previous application. Jim responds that the owners are creating a bedroom space and were in need of additional square footage. Jane asks if the addition's roof will be gabled on the east. Jim states yes.

Statement in opposition to the application - None.

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

Staff Comments - None.

Summary by Chairman: Ginny summarizes Brian Nott's request for Certification of Appropriateness as follows:

Jim McCary on behalf of Brian Nott made application for a Certificate of Appropriateness to enlarge house the home at 312 E. Patit Avenue by constructing 100 sq. ft. (approximately) addition on east rear side of the structure to accommodate a new bedroom, reuse existing windows, with the exception of the small window located on the east side of the existing structure, and doors where possible, siding will match existing siding and windows will be located on the east and south side of the new addition. Brackets under the upper roof on south side end may be covered, though not removed.

Deliberation by the Commission:

Faye states opposition to the project. Jane states that the relation to the existing structure is not different, but does change appearance from the street view. Kathy supports property owner creating livable space and softening addition with landscaping. Matt agrees with Kathy and further interjects that the proposal is different from the home's appearance but is in harmony with the surrounding neighborhood. Ginny supports the proposal.

Kathy motions that the Preservation Commission find as fact that whereas, Jim McCary, on behalf of Brian Nott, made application for a Certificate of Appropriateness to construct a bedroom addition to the structure at 312 E. Patit Avenue as proposed in Exhibit A; whereas, the property is listed on the Dayton Local Register of Historic Places; whereas, the proposal includes reusing existing windows, with the exception of the small window located on the east side of the existing structure, and doors; whereas, siding will match existing siding; and, whereas, the brackets under the upper roof on south side end may be covered, though not removed; therefore, the proposed bedroom addition project will remain generally in harmony with the special character of the neighborhood. Jane seconds the motion. No discussion. Kathy, Ginny, Matt, and Jane vote in favor. Faye votes in opposition. Motion carries.

Kathy motions to approve issuance of a Certificate of Appropriateness to Brian Nott for the property located at 312 E. Patit Avenue for the bedroom addition as proposed in the amended application, submittals dated May 3, 2010. Matt seconds the motion. No discussion. Kathy, Ginny, Matt, and Jane vote in favor. Faye votes in opposition. Motion carries.

Report on 2010 Walking Tour Brochure Project: Ginny summarizes the status of the walking tour brochure project. Chamber of Commerce is creating a prototype for the Commission's review. Prototype should be available by the next regular meeting.

Design Guidelines for Historic District Status Update: Ginny requests that each Commissioner submit their respective Design Guideline sections to Trina on or before June 1, 2010. Trina will then

make a copy of the document as a whole and forward on to each Commission member for review and comment at the next regular meeting.

Columbia County Historic Fund Update: Ginny reports that the letter was mailed to Columbia County Commissioners following the last regular meeting. The Commission has not received a response.

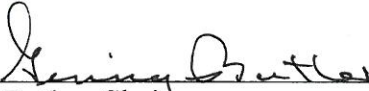
Demolition by Neglect Ordinance: Faye reports that she received a Raleigh, NC sample ordinance from Megan Duvall regarding Demolition by Neglect. Faye reviews sample with Commission. Commission's informal consensus questions the effectiveness of the ordinance for Raleigh, NC. Kathy will be visiting Raleigh, NC and will contact the City to inquire on the effectiveness of the ordinance in their community.

OTHER BUSINESS:

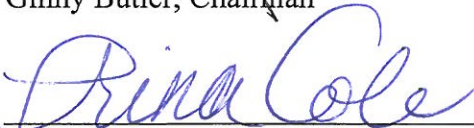
Ginny sets a special meeting for May 25, 2010 at 5:00 p.m. to perform a design review on a COA application for reroofing the Boldman House.

ADJOURNMENT:

There being no further business, the meeting adjourns at 7:24 p.m.



Ginny Butler, Chairman



Trina Cole, City Staff