

DAYTON HISTORIC PRESERVATION COMMISSION MINUTES

Special Meeting
Tuesday, May 25, 2010
111 South First Street
Dayton, WA 99328

CALL TO ORDER: Chairman Ginny Butler calls the meeting to order at 5:04 p.m.

ROLL CALL: Present: Ginny Butler, Kathy George, Jane Eidt, and Matt Zanger
Others Present: Alvin Watson, Jose and Trina Cole

REVIEW AND APPROVAL OF MINUTES:

The minutes of May 11, 2010, stood as written.

CERTIFICATE OF APPROPRIATENESS DESIGN REVIEW APPLICATION:

403 E. Washington Avenue – Alvin Watson

Commission performs a design review for the property at 403 E. Washington Avenue.

Statements:

Ginny states:

- The owner of 403 E. Washington Avenue is Alvin and Gloria Watson.
- The house has been inventoried and is listed within the Historic Property Inventory Report dated 07/14/2007.
- The property is located within the East Washington Street Historic District.
- The application provides a description of the proposed work as follows: "Repair roof and reroof with similar product that is existing, 3-Tab Asphalt Shingles. All building code reroof requirements will be met including re-sheeting".

Presentation:

Alvin Watson's contractor, Jose, provides a specimen of the roofing material and describes the reroofing project in detail. Matt requests clarification on the area that will be reroofed. Mr. Watson explains that the upper portion will be reroofed with like materials. The lower roof was recently reroofed and is not in need of being reroofed. Matt states that the like material is considered architectural shingles.

Statement in opposition to the application - None.

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

Staff Comments - None.

Summary by Chairman: Ginny summarizes Alvin and Gloria Watson's request for Certification of Appropriateness as follows:

Alvin and Gloria Watson made application for a Certificate of Appropriateness to reroof the home, excluding the recently reroofed lower porch, at 403 E. Washington Avenue with 3-Tab Asphalt Shingles. All building code requirements for reroofing will be met.

Deliberation by the Commission:

Kathy motions that the Preservation Commission find as fact that whereas, Alvin and Gloria Watson made application for a Certificate of Appropriateness to reroof the house at 403 E. Washington Avenue; whereas, the property is located within the E. Washington Street Historic District; whereas, the proposal includes reroofing the upper portion of the house with architectural shingles; and, whereas, the reroof will be constructed to meet building code for reroofing including re-sheeting requirements; therefore, the proposed reroofing project will remain generally in harmony with the special character of the neighborhood. Matt seconds the motion. No discussion. Motion carries unanimously.

Kathy motions to issue a Certificate of Appropriateness to Alvin and Gloria Watson for the property located at 403 E. Washington Avenue as stated in the preceding Findings of Fact. Jane seconds the motion. No discussion. Motion carries unanimously.

410 N. 1st Street – Boldman House

Commission performs a design review for the property at 410 N. 1st Street.

Statements:

Kathy states:

- The owner of 410 N. 1st Street is Dayton Historical Depot Society. Representing the Dayton Historical Depot Society for this Application is Ginny Butler.
- The house has been inventoried and is listed within the Historic Property Inventory Report dated 07/14/2007.
- The property is listed on the Local Register of Historic Places, 02/10/1998 and National and State Registers, 1986.
- The application provides a description of the proposed work as follows: “To reroof the Boldman House Garage which will include removing current composition shingles, replacing sheeting as necessary, adding ASTM D 226, Type I asphalt saturated organic felt, non-perforated, and shingling with fiberglass mat base, three-ply laminated Asphalt Shingles ASTM D 3462 with a mineral-granule surfaced manufactured by Atlas Roofing Corporation. The color will be Birchwood of the Certain Teed Corporation Landmark TL Series”.

Presentation:

Ginny Butler provides information on the color of the architectural shingles. They will be gray/brown in appearance. Matt inquires if the shingles are going to match the main house. Ginny states no, re-roofing with wood shingles is cost prohibitive.

Statement in opposition to the application - None.

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

Staff Comments - None.

Summary by Chairman: Kathy summarizes the Dayton Historic Depot Society's request for Certification of Appropriateness as follows:

Ginny Butler, Dayton Historic Depot Society representative, made application for a Certificate of Appropriateness to reroof the garage, as prescribed in Attachment "A".

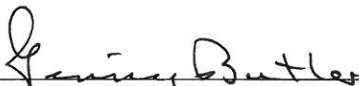
Deliberation by the Commission:

Matt motions that the Preservation Commission find as fact that whereas, Dayton Historic Depot Society made application for a Certificate of Appropriateness to reroof the garage at 410 N. 1st Street; whereas, the property is listed on the Local Register of Historic Places and the National and State Registers; whereas, the proposal includes reroofing the garage as stated in Attachment "A"; whereas, the reroof will be constructed to meet building code for reroofing including re-sheeting requirements; and, whereas, the existing roof is being replaced with like materials; therefore, the proposed reroofing project will remain generally in harmony with the special character of the neighborhood. Jane seconds the motion. No discussion. Motion carries unanimously.

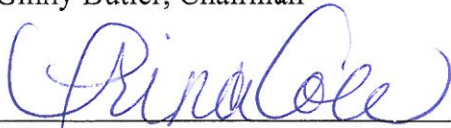
Matt motions to grant a Certificate of Appropriateness to Dayton Historic Depot Society for the property located at 410 N. 1st Street as stated in the preceding Findings of Fact. Jane seconds the motion. No discussion. Motion carries unanimously.

ADJOURNMENT:

There being no further business, the meeting adjourns at 5:31 p.m.



Ginny Butler, Chairman



Trina Cole, City Staff

Attachment "A"

This application is a request to replace the composition shingles on the Boldman House garage. Currently the garage has composition shingles over sheeting. Our plan is to remove the current shingles, replace any sheeting that may need replacing, add ASTM d 226, type I asphalt-sturated organic felt, (non perforated) and to shingle with fiberglass mat base, three ply laminated Asphalt Shingles ASTM D 3462 mineral-granule surfaced. The manufacturer is Certain Teed Corporation Landmark TL Series in the color Birchwood, Atlas Roofing Corp. These shingles are the only shingles recommended by the Washington Department of Archeology and Historic Preservation for historic buildings that may have had at one time, cedar shingles.