



Dayton Historic Preservation Commission

Regular Meeting Minutes

Date: May 23, 2018 **Time:** 6:00 PM

Place: 114 South 2nd Street, Dayton, Washington 99328

1. **CALL TO ORDER:** Chair Chrissy Talbott called the meeting of the Dayton Historic Preservation Commission to order at 6:00 PM.
2. **ROLL CALL:** Dayton Historic Preservation Commission members: Chrissy Talbott, Chair; Mike Smith, Vice Chair; Ginny Butler, Carole Lane. Staff: Meagan Bailey, Dena Martin. Public: J.J. Dippel
3. **ADOPTION OF MINUTES**
 - A. **March 26th, 2018**
 - a. Smith motioned to approve the Dayton Historic Preservation Commission minutes from March 26th, 2018 with a minor correction listing Talbott as Chair rather than Smith. Butler seconded. All in favor, none opposed. Motion carries.
4. **NEW BUSINESS**
 - A. **Amending COA 2018-001:** 218 South 4th Street, Dayton, Washington 99328: Replacing Rear Deck– JJ Dippel
 - a. JJ Dippel was present to discuss the project. It was requested to replace the existing back deck to improve structural stability and bring it up to current building codes. The original approved COA included replacing existing materials with more durable PVC materials, approval for adding an ADA ramp in the future, and improving the support rails of the deck.
 - b. An amendment was required because the original approved COA stated that the deck would remain within the same footprint of the existing deck and the deck was replaced with a bump-out which increased the size. Additionally, the applicant changed the components of the deck, to include wrought iron guard rails.
 - c. The deck and guard rail replacement was completed prior to the amended COA being presented before the historical commission.
 - d. Butler expressed concerns that the new deck is visible from the side street, where it hadn't been before. Dippel said she has plans to extend her fence along the side street to the front of the house so there will be no visibility from the street.
 - e. Butler requested that all references approving the addition of a future ADA ramp be removed from the COA. She said that a future owner wishing to add an ADA ramp should come before the commission to seek input on materials, design and placement at that time, rather than allowing open-ended approval at this time.

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- f. Butler motioned to approve the Amended Findings of Fact 2018-001 with the removal of all references to an ADA ramp. Smith seconded. All in favor, none opposed. Motion carries.
 - g. Butler motioned to approve the Amended Certificate of Appropriateness 2018-001 with the removal of all references to an ADA ramp. Smith seconded. All in favor, none opposed. Motion carries.
- B. COA 2018-003:** 218 South 4th Street, Dayton, Washington 99328: Replacing front guard rails – JJ Dippel
- a. JJ Dippel was present to discuss the project. It was requested to replace existing guard rails with new wrought iron rails, and expanding the rails in size to surround the front door entry way.
 - b. Butler commented that adding railing around the doorway would create a sense of false historicism because the building was originally a train depot and did not have railing surrounding the entry.
 - c. Butler motioned to approve Certificate of Appropriateness 2018-003 replacing “WHEREAS ,the new guard rail will be expanded in size to surround the way” with “ WHEREAS, the new guard rail will replace the existing guard rail, not to be expanded in size” and changing wording in Section 3 from “like materials, and expand the footprint on the guard rail to surround the entire entry way” to “wrought iron materials within the same footprint.” All in favor, none opposed. Motion carries.
- C. COA 2018-004:** 218 South 4th Street, Dayton, Washington 99328: Reconstructing a side entry stairway and adding guard rails – JJ Dippel
- a. JJ Dippel was present to discuss the project. It was requested to remove the existing wooden stairs and replace with like-colored PVC material stairs and adding wrought iron guard rails to improve safety and ensure compliance with building codes. The original concrete stairs underneath will be retained.
 - b. Butler said that the building did not historically have guard rails on the side of the building and adding them would create a sense of false historicism.
 - c. Bailey said that the stair width requires rails on both sides to meet building code and ensure safety for people using both sides of the stairs, however, the deck is low enough that rails are not required to surround the doorway area.
 - d. Butler recommended changing all references from “guard rails” to “stair rails” and specifying that they would be added to the steps only.
 - e. Butler motioned to approve Certificate of Appropriateness 2018-004, with edits replacing the words “guard rails” with “stair rails.” noting that the rails would only be added to the steps, with no additional railing to be permitted to surround the porch. Lane seconded. All in favor, none opposed. Motion passed.
- D. COA 2018-005:** 311 East Main Street, Dayton, Washington: Façade signage and window decals – Columbia County Commissioners.
- a. It was requested to add a wooden hanging sign, to be suspended from an existing wrought iron hanger, from the façade of the building and to apply

window decals to one large façade window and one door panel window. The sign and decals bear the image of the Columbia County Courthouse and denote the building as the Commissioners' quarters.

- b. Because she owns the building, Butler recused herself from the proceedings.
- c. General discussion regarding the new proposed use for the building and alterations taking place. Commission was pleased with the design aesthetics of the new signage.
- d. Smith motioned to approve Certificate of Appropriateness 2018-005 as presented. Lane seconded. All in favor, none opposed. Motion carries.

E. COA 2018-006: 358 East Main Street, Dayton, Washington; Window replacement – Vonda Anderson.

- a. It was requested to replace four upper floor windows on the back of the building with vinyl windows in the same size and appearance as the original windows, and the addition of one 41.5" x 41.5" basement egress window.
- b. Butler questioned the need for the addition of the egress window and Bailey responded that it is required to meet building codes in regards to fire safety. The window will be the same style and size as the upper windows, but turned on its side to maintain a similar style throughout the building.
- c. General discussion regarding recent upgrades and improvements to the building that the Commission was pleased with.
- d. Butler moved to approved Certificate of Appropriateness 2018-006 as presented. Lane seconded. All in favor, none opposed. Motion carries.

UNFINISHED BUSINESS

A. Pietryzcki Park Sign Options – Michael Smith

- a. The project is on hold until fall.

B. Status of Ordinance Amendments to Chapter 5-18.

- a. Staff provided the Commission with an update on proposed amendments to Chapter 5-18: Historical Preservation of the Dayton Municipal Code. The code amendments are on schedule to be adopted in June at the next City Council meeting.

C. General review of comments made on Title 5 and Bylaws by the city of Dayton Attorney

- a. Staff presented edits suggested by the City Attorney to Title 5 and Historic Preservation Commission bylaw proposed amendments. All were minor in nature. Staff has incorporated the changes into Title 5 but has yet to incorporate them into the bylaws. Staff will ensure changes are made and will have available for review at the next regular meeting.

5. OTHER BUSINESS

A. General Discussion

- a. Discussed the possibility of reinstating or adding new historic districts and discussed the importance of educating the public and combatting misinformation.

- b. Staff will generate a sample flyer or postcard addressing the options and flexibility of creating voluntary historic districts, for the Commission to review at the next meeting.

6. ADJOURNMENT

- a. Lane motioned to adjourn the meeting of the Dayton Historic Preservation Commission at 7:13 PM; Butler seconded. All in favor, none opposed. Motion carries and meeting adjourned.

Next Scheduled Meeting
June 27th, 2018 - 6:00 p.m.
114 South 2nd Street, Dayton, Washington 99328

Minutes approved by:

Chrissy Talbott, Chair

Date

Attest:

Meagan Bailey, Planning Director

Date