



Dayton Historic Preservation Commission

Regular Meeting Minutes

Date: January 23rd, 2019 **Time:** 6:00 PM

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

A. CALL TO ORDER

A. Chair Chrissy Talbott called to order the regular meeting of the Dayton Historic Preservation Commission at 6:00 pm.

B. ROLL CALL

A. Members present: Chrissy Talbott, JJ Dippel, Carol Lane, Mike Smith, and Ginny Butler.

Staff present: Meagan Bailey, Planning Director.

Public: Jamie Hurley with Fast Signs.

C. ADOPTION OF MINUTES

A. November 28th, 2018

a. A motion was made by Butler and seconded by Lane to approve the meeting minutes as presented; none opposed. Motion carries.

D. DESIGN/SPECIAL VALUATION REVIEW

A. COA 2019-01: 257 East Main Street, Dayton, Washington 99328

- i. Butler indicated support of the project due to the fact that the building is a non-contributing structure within the Historic District. Conversation commenced regarding the likeness in the signage proposed, and the commission general support of the project.
- ii. Jamie Hurley with Fast Signs was present to address questions from the commission should they be presented. No questions were posed.
- iii. Butler motioned and Smith seconded to adopt the Findings of Fact for COA 2019-01 as presented; none opposed. Findings of Fact adopted.
- iv. Butler motioned and Smith seconded to approve COA 2019-01 for signage changes at 257 E. Main St. as presented; none opposed. COA 2019-01 approved and issued.

E. UNFINISHED BUSINESS

A. Review staff edits to Dayton Residential Historic Design Guidelines and finalize review.

- i. Staff presented the final edits to the Dayton Residential Historic Design Guidelines.
- ii. Edit: Section IV: Local Design Guidelines, subsection C(8)a: district shall be replaced with neighborhood.
- iii. Lane – general concern/discussion regarding potential restrictions on accessory structures due to requirements outlined within guidelines. Butler – pointed out section regarding contemporary design options that allow flexibility and indicated that scale of the accessory structure is deciding factor. Concern alleviated with language already in place.
- iv. Dippel motioned and Butler seconded to approve the final *Dayton Residential Historic Design Guidelines* with edit as annotated above; none opposed.

1. Staff will provide a final copy of the design

B. JJ Update

- i. Dippel has been actively working on the WISAARD update and inventory and compiled a list of properties generating question. General discussion commenced and advice/guidance was offered on numerous property concerns. The following properties and record changes required formal motion by the commission:
- ii. 1415 S. 2nd St. (no log cabin present as indicated within records)
- iii. 740 S. 4th St.(recent fire destroyed structure)
- iv. 412 S. 2nd St. (two separate build dates on records)
 1. Butler motioned and Lane seconded to move records 1415 S. 2nd St. and 740 S. 4th St. from Activity 1 (Current) to Activity 2 (Demolished) on the WISAARD database and to formally accept 1890 as the official build date for 412 S. 2nd St.; none opposed, motion carries. Dippel will make the adjustments as motioned.

F. NEW BUSINESS

A. New Historic District Map

- a. Staff provided a general introduction to the new mapping that will be utilized in the Dayton Comprehensive Plan update.

B. Expiring terms

a. Request for re-appointment or notice of resignations

- i. Carol Lane – current term expiring 02/28/2019; requested reappointed by City Council

1. *Staff will request reappointment during the regular meeting of the Dayton City Council in February.*

- ii. Chrissy Talbott – current term expiring 02/28/2019; will not be requesting reappointment

1. *Staff will begin advertisement of upcoming opening for Seat 5 of the Dayton Historic Preservation Commission.*

C. 2019 elections

- a. Staff provided reminder of upcoming elections that are to take place in the February meeting. Guidance is offered in the Rules of Procedure for the Dayton Historic Preservation Commission.

G. OTHER BUSINESS

A. Butler indicated interest in the NPS grant and potential funding for various projects and improvements throughout historic districts within the community; staff will follow up with City representatives regarding applying for the grant monies. Staff will update the DHPC regarding this grant by February, 2019. *Staff comment: applications for this grant are due March 1, 2019. There is high potential for timeline restrictions to apply for this grant, but effort will be made if supported by City representatives.*

B. Butler began conversation regarding limitations to new development within the State and Federal Historic Districts, i.e. limiting new development to single-family residences only. Request was brought to staff regarding the potential to restrict certain development types through use of the zoning code. Staff will begin reviewing potential options and offer a follow up memo to the DHPC by April, 2019.

C. Smith reminded DHPC of requirement to submit the year end CLG report to Washington State. Staff will complete by the next regular meeting of the DHPC.

H. ADJOURNMENT

A. Lane motioned and Smith seconded to adjourn the regular meeting of the Dayton Historic Preservation Commission at 6:53 pm; none opposed. Meeting adjourned.

Next Scheduled Meeting
February 27th, 2019 @ 6:00PM
114 South 2nd Street, Dayton, Washington 99328

Minutes approved by:

Chrissy Talbott, Chair

Date

Attest:

Meagan Bailey, Planning Director

Date