



# Dayton Historic Preservation Commission

## SPECIAL MEETING AGENDA

**Date:** January 20, 2018 **Time:** 6:00 PM

**Place:** Columbia County Planning and Building, 114 South 2<sup>nd</sup> Street, Dayton, Washington 99328

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF MINUTES**
  - A. June 21, 2017 → may not be produced due to no audio.
  - B. September 27, 2017
  - C. December 20, 2017
- 4. COA REVIEW**
  - A. 218 South 4<sup>th</sup> Street—Restoration of Existing Deck
- 5. UNFINISHED BUSINESS**
  - A. Pietryzcki Park Sign Options – Michael Smith
  - B. Review of Historic Preservation Code Update: Section 8
- 6. ADJOURNMENT**

**Next Scheduled Meeting**  
**February 28<sup>th</sup>, 2018 @ 6:00PM**  
**114 South 2<sup>nd</sup> Street, Dayton, Washington 99328**



# DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328

## REGULAR MEETING MINUTES

**Wednesday, September 27, 2017**

Dayton City Hall, 111 S. 1<sup>st</sup> Street, Dayton, WA

**1. CALL TO ORDER:** Chairman Michael “Mike” L. Smith calls the regular meeting to order at approximately 6:00 pm.

**2. ROLL CALL:**

Mike L. Smith, Chair	Present	Ginny Butler	Present
Chrissy Talbott, Chair Pro Tem	Present	Carole Lane	Present
Matt Zanger	Present		
Vacant Position 1			
Vacant Position 2			

**3. ACCEPTANCE OF MINUTES**

Matt makes motion; Chrissy seconds the motion to table the June 21, 2017 and August 23, 2017. Discussion ensues on clarifying Item No. 3 of the August 23, 2017 Minutes to clearly detail the COA that had been approved for 217 E. Main Street. The motion carries unanimously.

**4. COA DESIGN/SPECIAL VALUATION REVIEW**

**COA2017-014(A):** 218 S. 4th St – JJ Dippel. Request to replace dilapidated roof with similar roofing materials.

JJ Dippel explains she will be replacing the existing dilapidated roof with an architectural composite material. Commission determines that this request does not require Commission’s approval of a Certificate of Approval. The project as proposed shall be allowable under the “Administrative Approval” process for a Certificate of Appropriateness. There is no action.

**COA17-015:** 218 S. 4<sup>th</sup> Street – JJ Dippel. Request to replace four windows located in various rooms of the house with vinyl, double pane windows with screens. There will be no change in the footprint of the existing windows.

Matt moves; Chrissy seconds the motion to approve the Findings of Facts as provided in Exhibit “A”. There is no discussion. The motion carries

Ginny makes a motion; Carole seconds the motion to grant a COA to JJ Dippel, 218 S. 4<sup>th</sup> Street, to replace four (4) existing windows single pane windows with vinyl, double pane windows. The motion carries unanimously.

**COA17-016:** 350 E. Main Street – Gravis Law Office. Request to install a new sign at 350 E. Main Street.

The proposal includes a 3’ by 3’, two-sided, sandblasted wood sign to be attached to the front of the building with a metal bracket.

Commission discusses the style of the metal bracket and determines it is an “ornamental” metal bracket. Chrissy moves; Carole seconds the motion to approve the

Findings of Facts as provided in Exhibit “A”. There is no discussion. The motion carries unanimously.

Ginny makes a motion; Carole seconds the motion to grant a COA to Gravis Law Office, 350 E. Main Street to install a 3’ by 3’, two-sided, sandblasted wood sign to be attached to the front of the building with an ornamental metal bracket. The motion carries unanimously.

## **5. UNFINISHED BUSINESS**

- A. The Commission discusses and reviews Sections 5 -7 of the proposed Dayton Historic Preservation Code update. Commission makes minor edits and informally agrees to the text. (The preliminary approved draft of Sections 5 -7 is attached for reference.)

## **6. NEW BUSINESS**

- A. Mike reports that he met with the Tracy Parsons, High School Shop Teacher, to discuss his class making the new Pietryzcki park sign. Mr. Parsons requested that the Commission provide specifications and his class will construct the sign accordingly. Mike relays that Council has required that they approve the sign specifications prior to its construction.
- B. Ginny reports that she contacted Megan Duvall, City of Spokane, to discuss the WISSARD program. She states that Megan explained that she was able to use the program but not make changes to the program. Commission discusses lack of training on the program and concerns that CLG’s will not be able to meet the State’s requirements. Ginny recommends that the Commission contact the State to discuss Dayton’s frustrations on the WISSARD system. Ginny will contact the State to obtain a contact to discuss Dayton’s concerns regarding the WISSARD system and meeting CLG requirements.

## **7. OTHER BUSINESS**

- A. Matt reports that one of the S. 1<sup>st</sup> Street sidewalk concrete slab that states “S.L. Boldman 1910”, whom was the constructor of the original sidewalk, has been removed and will be preserved by setting it into the new sidewalk within the next two-weeks. He shares pictures of the slab that has been preserved. Discussion on the location of placement ensues.
- B. Trina reports that Dayton Development Task Force (DDTF) has a mini-grant program for Downtown Main Street Façade Improvements. The 2017 grant program did not include information on Downtown Dayton Historic District design guidelines causing some confusion for owners within the District that received grant funding from DDTF. However, DDTF has been working with City staff to ensure that this information is included in the 2018 DDTF Façade Improvement Grant Program. They have also agreed to allow a Commission member to review the applications prior to awarding grants. Commission suggests that information requested within a COA application be included in the DDTF grant application.

## **8. ADJOURNMENT**

Matt moves; Ginny seconds the motion to adjourn the meeting. Mike seconded the motion. All were in favor and the meeting adjourned at 7:35 p.m.

Next Meeting: Wednesday, November 22, 2017

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Mike Smith, Chair

*Date*

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Attest: Trina Cole, City Administrator



# Dayton Historic Preservation Commission

## SPECIAL MEETING MINUTES

Wednesday, December 20<sup>th</sup> 2017 at 6:00 PM  
114 South 2<sup>nd</sup> Street, Dayton, Washington 99328

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1. **CALL TO ORDER:** Chairman Michael “Mike” L. Smith called the special meeting of the Dayton Historic Preservation Commission to order at 6:01 PM.
2. **ROLL CALL:** Dayton Historic Preservation Commission members: Mike L. Smith, Chair; Chrissy Talbott, Chair Pro Tem; Ginny Butler; Carole Lane. Staff: Meagan Bailey, Trina Cole. Public: Jim McCary, Craig George.
3. **ADOPTION OF MINUTES**
  - A. June 21, 2017
    - a. *Postposed to the next meeting given time limitations on the meeting*
  - B. September 27, 2017
    - a. *Postposed to the next meeting given time limitations on the meeting*
4. **COA DESIGN/SPECIAL VALUATION REVIEW**
  - A. **COA2017—016:** 247 E. Main Street: Replacing rear door – Jim McCary, McCary Construction
    - a. Jim McCary was present to discuss the project. He discussed his proposal to replace the door and the costs associated with replacing the door as wood. He requested guidance on the material type to save money, such as a steel door or a fiber glass door. There was general agreement between the Dayton Historic Preservation Commission members that as long as the door, regardless of materials, as long as the door is three-paneled with a glass window then the commission would approve and support the project. McCary also informed the commission that the door will be recessed into the walkway, and will not be altering the exterior appearance of the building.
    - b. Lane made a motion to approve COA 2017—0016 Findings of Facts with amendments to remove the verbiage “Where, the property itself has not been designation as a local or state historic landmark” and to complete the statement “Where, the replacement of the existing door with a new door will be a constructive enhancement to the building”; Butler second. All in favor; none opposed. Motion carries.
    - c. Lane made a motion to issue COA 2017—016 Certificate of Appropriateness for 247 East Main Street, Dayton, Washington 99328; Talbott second. All in favor; none opposed. Motion carries.





## *Dayton Historic Preservation Commission*

111 South 1<sup>st</sup> Street  
Dayton, WA 99328-1341

Phone: (509) 540-6747  
Email: [kscharer@daytonwa.com](mailto:kscharer@daytonwa.com)  
FAX: (509) 382-2539

DAYTON REGISTER OF HISTORIC PLACES  
Application for Certificate of Appropriateness (COA)

Date Received \_\_\_\_\_

COA # \_\_\_\_\_

Meeting Date \_\_\_\_\_

Dayton Historic Preservation Commission

City of Dayton

111 South 1<sup>st</sup> Street

Dayton, WA 99328

(509) 540-6747

Property Address: 218 South 4th Street, Dayton, WA

Applicants/Owner: Ms. J J DIPPEL

Mailing Address: PO BOX 296; Dayton, WA 99328

Daytime Phone: 360-293-6207

**IMPORTANT: PLEASE READ THE GENERAL INFORMATION CAREFULLY  
BEFORE COMPLETING THIS APPLICATION FORM.**

**A Certificate of Appropriateness is requested for:**

- Preservation
- Rehabilitation
- Restoration
- Reconstruction
- Demolition
- Other

## Required Documentation:

Scale Drawings (plans, elevations, sections, details)

Photographs, slides

Samples (from Home Inspection)

## Please describe the proposed work in the space below:

I request to rebuild the back yard deck (**Exhibit 1**). It is a code violation because:

- (1) it is not connected to the home (**Exhibit 2**);
- (2) it is supported by concrete blocks (**Exhibit 3**).

## Will you be removing or covering any original architecture features? If so, please specify (i.e. soffit, brackets, trim, windows, etc.)

I request a complete rebuild of the deck. My plan is to keep the original design, configuration, and color to the extent possible. However, I request/need to make the following “changes:”

(1) I request to use **Trex Select** material or similar wood composite recycled material or wood substitute instead of wood. This would extend the life of the deck.

(2) The crawl space is almost impossible for me to access (**Exhibit 7**). I’m not sure how the Home Inspector managed. I request to have a door installed under the deck on the end near the garage for more suitable access to the crawl space (**See Exhibit 1, it would be on the end near the garage**).

(3) The Home Inspection noted “holes” in the deck (**Exhibit 4 and mentioned in Exhibit 2**). These holes (7 of them) appear to be “strategic” and were there for a reason. An engineer friend of mine theorized that it’s possible the “loading benches” for the train were attached where these holes are. **I would like to restore the loading benches using the same Trex Select or similar.** However, I have no drawings or photos to go by. So restoration of these “loading benches” will be a “guess.”

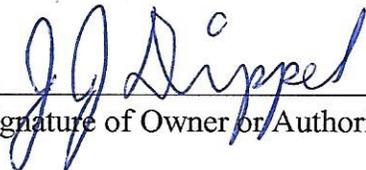
(4) The Home Inspector indicated that the deck guard rail was “too open” (**Exhibit 5**). I may...need to add more supports to the rail.

(5) I request to possibly add an ADA Ramp coming out of the garage (**Exhibit 6**). At this time, I am uncertain if I will or won’t add the ADA Ramp. I want the permission in case I do.

(6) IF... permission is granted for the ADA Ramp coming from the garage, and I choose not to do it at this time, can the “permission” be granted so as to it applying to any potential future homeowner? This would increase marketability of the house at some time in the future to have this permission already available.

**I hereby certify that I am the owner of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent.**

**Certificates are referred to the Dayton Historic Preservation Commission for review. The Commission meets the fourth Tuesday of every month in the Dayton City Hall, 111 South 1<sup>st</sup> Street, Dayton, WA at 6:00 PM. The completed application must be submitted no later than 7 days prior to the scheduled meeting. A Certificate of Appropriateness does not replace a building or zoning permit.**

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent

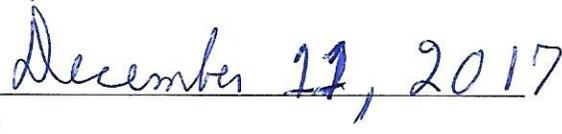
  
\_\_\_\_\_  
Date



Exhibit 1

## Lots and Grounds

Driveways: Gravel/Stone  
Walk: Concrete, Pavers - Raised edges-trip hazard  
Steps: Concrete, Wood  
Porch: Concrete  
Handrail: Wood -  
No hand rails at the front steps.  
Deck: Wood -  
Some loose and tilted blocks supporting the deck.  
Recommend a carpenter evaluate all supports further.  
Some rot damage and holes in deck floor.  
Deck is not bolted to house.  
Grading within 5' of foundation: The grade near the house is about level and should be graded away.  
Trees, shrubs and plantings: Near to house - Recommend all plants/trees be cut back as needed  
Fences: Chain link, Wood - Fence felt secure at time of inspection  
RECOMMEND appropriate contractor evaluate any deficiencies noted and repair/replace as needed

## Exterior Surface and Components

All of house Exterior Surface  
Siding type: Hardie plank lap -  
Buckling siding at front of house by steps.  
Trim: Wood  
Ext Doors: Wood, Metal, Glazing in some - Door(s) opened and closed as expected  
Windows: Vinyl, Wood, Aluminum  
Storm Windows: On most wood windows.  
Hose Bibs: 3 - Not turned on because they are winterized  
Propane Tank: Rear of garage.  
Caulking Most appears to be intact  
Exterior Electric Outlets: Three wire outlets - Exterior outlets should be GFI protected  
RECOMMEND carpenter, mason or other appropriate contractor(s) evaluate any deficiencies noted above and repair/replace as needed.

## Roof

All of house Roof Surface  
Method of Inspection: From the ground  
Unable to Inspect: All of roof - Snow on the roof at time of inspection  
Recommend roof be inspected when the snow is gone.  
Interior of house Chimney  
Chimney: Brick, Block  
Flue/Rain Cap: Metal intact  
RECOMMEND roofing contractor or other appropriate contractor evaluate any deficiencies noted above and repair/replace as needed



Exhibit 3



Exhibit 4



Exhibit 5



Exhibit 6



Exhibit 7



## Historic Inventory Report

### Location

Field Site No. 209 DAHP No.  
Historic Name: Northern Pacific Depot  
Common Name:  
Property Address: 218-220 S Fourth St, Dayton, WA 99328  
Comments:  
Tax No./Parcel No. 1-030-38-007-0000  
Plat/Block/Lot Day and Mustard, Lot 7 Block 38  
Acreage -1  
Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T10R39E	30	NE	SE	Columbia	DAYTON

### Coordinate Reference

Easting: 762493  
Northing: 379421  
Projection: Washington State Plane South  
Datum: HARN (feet)

### Identification

Survey Name: 2003 Dayton Grant FY04-61004-004 Date Recorded: 02/02/2004  
Field Recorder: Dayton Historic Preservation Commission  
Owner's Name: Anne D Strode  
Owner Address: 218 South 4th Street  
City: Dayton State: WA Zip: 99328  
Classification: Building  
Resource Status: Comments:  
Survey/Inventory 1985  
Local Register 11/08/94  
Within a District? No  
Contributing?  
National Register:  
Local District:  
National Register District/Thematic Nomination Name:  
Eligibility Status: Not Determined - SHPO  
Determination Date: 1/1/0001



# Historic Inventory Report

## Determination Comments:

### Description

<b>Historic Use:</b> Transportation - Rail-Related	<b>Current Use:</b> Domestic - Multiple Family House		
<b>Plan:</b> Rectangle	<b>Stories:</b> 1		
<b>Changes to Plan:</b> Moderate	<b>Structural System:</b> Balloon Frame		
<b>Changes to Original Cladding:</b> Extensive	<b>Changes to Interior:</b> Unknown		
<b>Changes to Other:</b>	<b>Changes to Windows:</b> Extensive		
<b>Other (specify):</b>			
<b>Style:</b>	<b>Cladding:</b>	<b>Roof Type:</b>	<b>Roof Material:</b>
Queen Anne	Veneer	Gable - Side Gable	Asphalt / Composition - Shingle
Other			
<b>Foundation:</b>	<b>Form/Type:</b>		
Concrete - Block	Multi-Family - Duplex		

### Narrative

<b>Study Unit</b>	<b>Other</b>
Transportation	
Arts	
Architecture/Landscape Architecture	
<b>Date of Construction:</b>	<b>Builder:</b>
1889 Built Date	
	<b>Engineer:</b>
	<b>Architect:</b>

**Property appears to meet criteria for the National Register of Historic Places:**No

**Property is located in a potential historic district (National and/or local):**No

**Property potentially contributes to a historic district (National and/or local):**

**Statement of Significance:** 1985 record: This is the old Northern Pacific railroad depot that was moved from its original location on the north side of Commercial Street. It has been converted into a duplex. Nancy Compau - Field Recorder  
 2003 record of ownership: Lonnie D Hatfield 9/22/1972, Robert R McQuary 6/3/1974, Leo R Fletcher 5/10/1978, Gladys E Fletcher 1/14/1993, Kay A McFarland 5/8/1997, Anne D Strode 10/27/1999, Virginia Butler, Craig Martin, Richard Martin to Anne D Strode (to clear title) 3/7/2002

**Description of Physical Appearance:** 1985 record: A side gable one story former train depot. It has very wide eaves with large ornate brackets and a gable curved cross beam. There is a bridge ridge chimney. The windows are double hung two over two. The original character is largely gone, although the roofline and brackets retain some of the character. It has been re-sided, has new doors and trim and is painted a pastel shade.  
 2003 record: Style - other/train depot

## Photos



Photo taken in cloudy conditions at 9:45 am.



## DAYTON HISTORIC PRESERVATION COMMISSION

### Findings of Fact

Ms. J J Dippel

218 South 4<sup>th</sup> Street, Dayton, Washington 99328

January 17<sup>th</sup>, 2018

COA 2018—001

**WHEREAS**, J J Dippel has made an application for a Certificate of Appropriateness for 218 South 4<sup>th</sup> Street, Dayton, Washington 99328; and,

**WHEREAS**, the proposal includes re-building an existing back deck to bring the deck up to current building codes; and

**WHEREAS**, the improvements include replacing the existing wood material with longer lasting and more durable materials, enhancing the structural soundness of the entire deck, adding an ADA accessible ramp out of the garage, and improving the support rails of the deck; and,

**WHEREAS**, the ADA accessible ramp may or may not be completed by the current landowner, and permission for this ADA accessible ramp shall remain valid for any future landowners of the property; and,

**WHEREAS**, on November 8<sup>th</sup>, 1994, the property was listed on the Local Register of Historic Places; and

**WHEREAS**, the proposal will not create a sense of false historicism; and

**WHEREAS**, the proposal is consistent with the Downtown Dayton Historic District Design Guidelines adopted by the City Council on February 9, 2015; and

**WHEREAS**, the replacement of the rear deck will improve the value of the home; and,

**WHEREAS**, the new deck, as presented, will not be detrimental to any of the historic buildings nearby.

### **NOW, THEREFORE, THE DAYTON HISTORIC PRESERVATION COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. The preceding Findings of Facts as stated above is hereby adopted.

Section 2. Based upon the preceding Findings of Facts, the Commission grants a Certificate of Appropriateness to J J Dippel to restore the existing rear deck as outlined in Certificate of Appropriateness 2018—001.

Approved by the Dayton Historic Preservation Commission this 17<sup>th</sup> day of January, 2018.

Dayton Historic Preservation Commission

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Michael Smith, Chairman

Attested by:

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Meagan Bailey, Planning Director



## DAYTON HISTORIC PRESERVATION COMMISSION

### Certificate of Appropriateness

Ms. J J Dippel

218 South 4<sup>th</sup> Street, Dayton, Washington 99328

January 17<sup>th</sup>, 2018

COA 2018—001

**WHEREAS**, J J Dippel has made an application for a Certificate of Appropriateness for 218 South 4<sup>th</sup> Street, Dayton, Washington 99328; and,

**WHEREAS**, the proposal includes re-building an existing back deck to bring the deck up to current building codes; and

**WHEREAS**, the improvements include replacing the existing wood material with longer lasting and more durable materials, enhancing the structural soundness of the entire deck, adding an ADA accessible ramp out of the garage, and improving the support rails of the deck; and,

**WHEREAS**, the ADA accessible ramp may or may not be completed by the current landowner, and permission for this ADA accessible ramp shall remain valid for any future landowners of the property; and,

**WHEREAS**, on November 8<sup>th</sup>, 1994, the property was listed on the Local Register of Historic Places; and

**WHEREAS**, the proposal will not create a sense of false historicism; and

**WHEREAS**, the proposal is consistent with the Downtown Dayton Historic District Design Guidelines adopted by the City Council on February 9, 2015; and

**WHEREAS**, the replacement of the rear deck will improve the value of the home; and,

**WHEREAS**, the new deck, as presented, will not be detrimental to any of the historic buildings nearby.

### **NOW, THEREFORE, THE DAYTON HISTORIC PRESERVATION COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:**

The Commission grants a Certificate of Appropriateness to J J Dippel to restore the existing rear deck, including replacement of materials with Trex Select or similar product, install a door under the deck on the garage side for crawl space access, restore the loading benches using the same material used on the deck, add more rails if determined necessary by current building codes, and add an ADA ramp out of the garage, reserving the right to not install the ADA ramp at this time, but with full permission granted to any new landowners.

Approved by the Dayton Historic Preservation Commission this 17<sup>th</sup> day of January, 2018.

Dayton Historic Preservation Commission

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Michael Smith, Chairman

Attested by:

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Meagan Bailey, Planning Director