

**Dayton Historic Preservation Committee**  
**Minutes of meeting of January 6, 2016**

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Present: Martha Goodrich, Kelly Haverkate, Wayne Herring & Dave Hargett

Staff: Debra Lien

The meeting was opened by vice chair Kelly Haverkate at 6:30 pm. Chair Judy Gerrard was not in attendance. The order of the agenda was approved.

**Approval of minutes of the meetings of Sept. 2, 2015 and November 4, 2015.** (Note: committee did not meet in October or December 2015).

Wayne made a motion, seconded by Martha to approve both sets of minutes as presented. The motion was passed unanimously, 4-0.

**HISTORIC REVIEW FOR REQUEST FOR EXTERIOR ALTERATION**

File # Historic Alteration 2015-001; property located at 407 Church St.

Kelly gave an overview of how the review will be conducted.

Whitney Murphy (Holland) who is the new owner, said she is hoping to restore the house. She brought her contractors with her.

The door on the back side of the house will be eliminated and they will replace with a window. The back part of the house is an addition. There was probably a door on the original back side of the house. They will add a window (illustration # 3 on their plans) on the back. The double window on the (east) side, they would like to replace with a single window (see illustration #5). Everything on the porch area (on the east side of the house, not the front porch) [**NOTE: Porch has already been removed**] will have to be pulled out. They don't know what is underneath it. The wall on that side is rotted, they will need to remove and replace it (the siding).

On the inside they will change the stairs from left to right.

The applicant said all the existing windows are vinyl and they all leak. Kelly said the committee's responsibility is to recommend to replace them with wood or wood clad windows. She recommends they review the Secretary of the Interior's guidelines for renovation, which are available online.

The owner is trying to make the house structurally sound first, she said.

Kelly said there is no reason they shouldn't be allowed to replace vinyl windows. The applicant wants to replace all the windows. Debra said if they want to replace with windows that return to original features, it could probably be done as a staff review rather than have to go the Planning Commission.

The applicant wants to, at some point replace the aluminum siding.

Kelly said the group would prefer to see a double-hung window for proposed change #3. Kelly pointed out they should replace with accurate windows now.

The applicant said for illustration #4, a window will replace the door. They want lighting for the stairwell there. Kelly said they should submit details on all proposed materials. They will send by email and Debra will submit to the city planner for his review.

The question came up about whether adding new gutters would trigger another application and review. No one knew the answer. We will ask the city planner. That may be considered upkeep and maintenance.

The fence permit is a different issue. This group doesn't have to approve.

Time frame for approval came up. They need to know by March. Debra said it will be up to the city planner whether or not a public hearing will be necessary.

A brief discussion of special assessment and the possibility of the freezing of property taxes came up and Kelly recommended they contact SHPO to discuss this possibility.

Decision criteria, located in section 7.2.112.07, F.

1. Yes, met.
2. Yes, met.
3. Yes, met.
4. Addition, not changing anything of historic significance.
5. For example if the original siding is there, they will retain it and repair it rather than replacement. Kelly and Martha said there are places that can match old siding. The applicant/contractor says they do not use manufactured wood products.
6. N/A for existing vinyl siding and windows, etc. Do document any original features.
7. This means don't sandblast or pressure wash the house. The applicant will have to replace rotted original exterior walls, if they exist.
8. Yes, will be met.
9. N/A. Not planned.
10. Information is available online. The owner and applicants will research. The link in the LUCD doesn't work anymore,
11. N/A. Committee thinks approval can be done at the staff level.

## **Motion**

Kelly recapped that they be allowed replacement of the windows as requested, with a few minor changes; with the windows being double-hung or with a central sash. They should present a plan showing the above and a list of materials they will use. The approval should go forward without a public hearing. Wayne made a motion to approve the recommendation, seconded by Martha. The motion passed unanimously, 4-0.

There are guidelines for paint available, too. Acceptable material for the windows was discussed. Fir is ok; mahogany is stronger and more durable.

## **Other Business**

The CLG grant will be mostly used for the window replacement, refurbishment of the Stuckey building. We will plan on doing the review for that project at the February HPC meeting.

Dave had an idea for the next round of CLG grants. He would like to provide money for homeowners who may need to do some exterior repair or restoration.

Kelly expressed concern that it is essential they stick to using a list of approved materials for the restoration.

## **Adjournment**

Wayne made a motion, seconded by Martha to adjourn the meeting at 7:33 PM. They motion was passed unanimously, 4-0.

Respectfully submitted,

Debra Lien  
Community Development Specialist

