

**Dayton Historic Preservation Committee
Minutes of meeting of July 21, 2016**

Members Present: Judy Gerrard, Kelly Haverkate, Dave Hargett, Wayne Herring

Absent: Martha Goodrich

Staff: Debra Lien

The meeting was called to order at 6:55 pm.

AGENDA ITEM

Request for Alteration/Demolition of historic property located at 407 Church St. Property owner is Whitney Murphy. File # Historic Alteration/Demolition 2016-02.

It was noted that the applicant and her representatives were not in attendance. Judy noted that this applicant had requested and received approval to change out the doors and windows on the addition in December 2015/January 2016.

Judy summarized: This request is to demolish and rebuild the addition. The submitted drawing are preliminary. The rebuild would be six feet longer. The windows would be moved horizontally on the addition. There would be a door on the back. Judy noted that the roofline of the new addition may better mirror that of the original house. The letter from the applicant's engineer was discussed. Extensive work would be needed to bring it up to code. They are now asking permission to demolish and replicate with similar siding, the wood windows that were recommended in January. The doors look similar to what is there now.

Wayne asked if the previous owner asked to remove this addition as well. Kelly noted that request was to take the home off the National Register completely. The previous owner wanted to make extensive renovations to the home.

Judy noted that the applicant's architect, Marcia Mikesh knows historical preservation in this county.

Judy said there was a typo/scrivener's error as to the date on the decision from the previous decision about changing out the doors and windows. File # Historic Alteration 2015-01.

Based on the information provided, the group will make conditions/stipulations in their recommendation.

There was a discussion about whether the “bathroom” window is a double window or two separate windows. This needs to be clarified. Kelly remarked that the application from January doesn’t apply anymore because now they are rebuilding, not remodeling.

Regarding drawing V-4 that was submitted with the application, the committee would like a clarification or stipulation as to what kind of windows and doors will be used.

The committee then went through the list of criteria used for approval, Section 7.2.112.07, F, 1-11 of the Dayton Municipal Code.

1. Yes.
2. As shown by the architect, the historic character appears to be retained. It is noted that the drawings submitted are preliminary and not for construction. Construction drawings should match.
3. Met.
4. Met.
5. See # 8.
6. See # 8.
7. N/A
8. Kelly felt the additional six feet in length is enough to differentiate this reproduction from the original addition. The windows should be or simulate the appearance of double-hung and be wood or wood clad windows, per the approval for Historic Alteration 2015-01 in January 2016, and as represented by the drawings submitted with this application. The **appearance** of double hung windows is appropriate for this house. The siding appears to match the existing historic home. We expect construction to match the submitted drawings. We recommend the siding look historic in nature and preferably be wood. It should be compatible. The original siding was wood. Right now there is not enough information submitted to determine what they plan for siding. These are important features and we need further information on them.
9. If this addition is taken off in the future, the original house would still be intact.
10. The Planning Commission will consider this in their decision.
11. Yes.

A recap of the conditions they would like the Planning Commission to consider in their decision:

-The HPC recommends approval of the demolition and rebuilding of the addition

-The rebuilding of the addition be done according to the submitted preliminary drawings. The HPC assumes the owner intends to go by these drawings.

-The windows be wood clad and match the historic nature and have the appearance of double-hung windows. It appears the homeowner has the intention of using this type of window. According to the drawing the size of the windows appear to be similar to what is there now.

-The siding be wood or have the appearance of wood and match historically and be faithful to the submitted plans. As of now we are unclear what the plan is for siding.

MOTION

Kelly made a motion, seconded by Wayne to recommend that the Dayton Planning Commission approve the application with the conditions above. The motion was passed unanimously, 4-0.

OTHER BUSINESS

Approval of minutes of meeting of 04-06-16

Kelly made a motion, seconded by Dave to approve the minutes as written and the motion passed unanimously, 4-0.

CLG Grant Update

The Certified Local Government grant for this grant cycle has been officially abandoned. We did not have a project and the time to complete was getting too short.

Change of Regular Meeting Date

Debra proposed moving the day the group meets from the first Wednesday of the month to the third Wednesday of the month. This will make it easier to coordinate HPC meetings with the Planning Commission meetings and will give time to get minutes done and delivered to the City Planner as well as public hearing notices being mailed/published in a timely manner. It should shorten up the time it takes to process applications that need to go to both the HPC and the PC, and give the city planner time to incorporate recommendations from the HPC in her staff report to the Planning Commission.

This was changed by consensus, 4-0.

Adjournment

Wayne made a motion to adjourn the meeting. The motion was seconded by Kelly and was passed unanimously. 4-0, at 7:38 pm.

Respectfully submitted,

Debra Lien
Community Development Specialist