



Dayton Historic Preservation Commission

Regular Meeting Agenda

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

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

1. CALL TO ORDER

2. ROLL CALL

3. ADOPTION OF MINUTES

A. March 26th, 2018

4. NEW BUSINESS

- A. Amending COA 2018—001: Dippel Deck
- B. COA 2018—003: Dippel Front Guard Rails
- C. COA 2018—004: Dippel Studio Stairs
- D. COA 2018—005: Commissioner Signage

5. UNFINISHED BUSINESS

- A. Pietryzcki Park Sign Options – Michael Smith (*tabled*)
- B. Review of attorney comments on submitted document and any additional changes recommended.
- C. Status of Ordinance Amendments to Chapter 5-18
 - a. Dayton Planning Commission held a public hearing on May 15th, 2018
 - b. Recommended adoption by ordinance to City Council
 - c. Amendments are pending adoption at the next regular City Council meeting
- D. General review of comments made on Title 5 and Bylaws by City of Dayton Attorney

6. ADJOURNMENT

Next Scheduled Meeting

June 27th, 2018 @ 6:00PM

114 South 2nd Street, Dayton, Washington 99328



Dayton Historic Preservation Commission

Special Meeting Minutes

Date: March 26, 2018 **Time:** 6:00 PM

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

1. **CALL TO ORDER:** Chair Chrissy Talbott called the Special 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: Mike McCary
3. **ADOPTION OF MINUTES**
 - A. **March 7, 2018**
 - a. Butler motioned to approve the Dayton Historic Preservation Commission minutes from March 1th, 2018 with a minor correction referring to Smith as Vice Chair rather than Chair; Smith second. All in favor none opposed. Motion carries.
4. **NEW BUSINESS**
 - A. **Door Replacement Request: Jim McCary**
 - a. Jim McCary requested that the committee approve replacement the back door of St. Vincent de Paul's with a wooden door with vertical panels as opposed to one with horizontal panels, which is what is currently in place. McCary said horizontal panel doors are significantly more expensive and would run about \$400. Butler referred to the city's Historic Properties Inventory and said the property was placed on the Sandborn Map in 1909 and was built in 1898. Butler said she believed vertical panels are actually a more appropriate replacement and the committee agreed that, because the replacement is for a back door, the difference is not significant.
 - i. Butler moved to approve replacement of the current back door of St. Vincent de Paul with a vertical panel door. Lane seconded, all in favor, motion carries.
5. **UNFINISHED BUSINESS**
 - A. **Pietryzcki Park Sign Options – Michael Smith**
 - a. The project is on hold until fall.
 - B. **Review of staff recommended changes on Rules and Procedures**
 - a. Committee recommended that staff forward the current Rules and Procedures and Chapter 5-18: Historic Preservation of the Dayton Municipal Code to the City attorney to review for inconsistencies between the two. Once reviewed by the attorney, the Committee will review the Rules and Procedures.
 - C. **Review of Historic Preservation Code Update: Final Review**

- a. Made final review of Chapter 5-18: Historic Preservation of the Dayton Municipal Code and accepted suggested edits.
- b. Smith moved to accept amendments to Title 5 of the Dayton Municipal Code and forward them to the Dayton Planning Commission. Butler seconded, all approved, motion carries.
- c. Pending approval of the amendments by the Dayton Planning Commission, a public hearing will be scheduled for May. Butler agreed to be present at the hearing to respond to questions from the public.

6. OTHER BUSINESS

A. Five Year Plan

- a. Butler reminded the group that Mayor George had requested that the Committee prepare a Five-Year-Plan and shared her copy with Committee members. The Committee will review the “Goals for 2017-2021” and be prepared to discuss “next steps” at the next meeting.

7. ADJOURNMENT

- a. Butler motioned to adjourn the Special Meeting of the Dayton Historic Preservation Commission at 6:46 PM; Smith seconded. All in favor, none opposed. Motion carries and meeting adjourned.

Minutes approved by:

Chrissy Talbott, Chair

Date

Attest:

Meagan Bailey, Planning Director

Date



DAYTON HISTORIC PRESERVATION COMMISSION

Certificate of Appropriateness

Ms. J J Dippel

218 South 4th Street, Dayton, Washington 99328

May 23rd, 2018

COA 2018—001 Amended

WHEREAS, J J Dippel has made an application for a Certificate of Appropriateness for 218 South 4th 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 applicant has requested the use of matte wrought iron guard rail; 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 8th, 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 National Park Service Design Guidelines; and,

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

WHEREAS, the new deck will be slightly larger in size to increase functionality but will still meet all zoning setback requirements; 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 23rd day of May, 2018.

Dayton Historic Preservation Commission

Michael Smith, Chairman

Attested by:

Meagan Bailey, Planning Director



DAYTON HISTORIC PRESERVATION COMMISSION

Findings of Fact

Ms. J J Dippel

218 South 4th Street, Dayton, Washington 99328

May 23rd, 2018

FOF 2018—001 Amended

WHEREAS, J J Dippel has made an application for a Certificate of Appropriateness for 218 South 4th 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 applicant has requested the use of matte wrought iron guard rail; 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 8th, 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 National Park Service Design Guidelines; and,

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

WHEREAS, the new deck will be slightly larger in size to increase functionality, but will still meet all zoning setback requirements; 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 23rd day of May, 2018.

Dayton Historic Preservation Commission

Michael Smith, Chairman

Attested by:

Meagan Bailey, Planning Director



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

Historic Use: Transportation - Rail-Related

Current Use: Domestic - Multiple Family House

Plan: Rectangle **Stories:** 1

Structural System: Balloon Frame

Changes to Plan: Moderate

Changes to Interior: Unknown

Changes to Original Cladding: Extensive

Changes to Windows: Extensive

Changes to Other:

Other (specify):

Style:

Cladding:

Roof Type:

Roof Material:

Queen Anne
Other

Veneer

Gable - Side Gable

Asphalt / Composition -
Shingle

Foundation:

Form/Type:

Concrete - Block

Multi-Family - Duplex

Narrative

Study Unit

Other

Transportation

Arts

Architecture/Landscape Architecture

Date of Construction:

1889 Built Date

Builder:

Engineer:

Architect:

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

Certificate of Appropriateness

Ms. J J Dippel

218 South 4th Street, Dayton, Washington 99328

May 23rd, 2018

COA 2018—003

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

WHEREAS, the improvements include removing the existing guard rail and replacing with a new guard rail of wrought iron that will surround the entire door entry way; and,

WHEREAS, on November 8th, 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 National Park Service Design Guidelines; and,

WHEREAS, the replacement of the guard rail will improve the safety and value of the home; and,

WHEREAS, the new guard rail will be expanded in size to surround the entry way and meet the applicable building codes; and,

WHEREAS, the new guard rail, 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. The commission hereby states that if a building or zoning code cannot be met by the design as approved, the applicant may not proceed with the installation without further amending the site plan and approved Certificate of Appropriateness. The applicant is responsible for complying with all applicable zoning and building codes and for receiving any necessary building permits and/or planning approval prior to moving forward with installation.

Section 3. Based upon the preceding Findings of Facts, the Commission grants a Certificate of Appropriateness to J J Dippel to replace the existing guard rail with like materials, and expand the footprint on the guard rail to surround the entire entry way to improve safety and ensure compliance with applicable building codes.

Approved by the Dayton Historic Preservation Commission this 23rd day of May, 2018.

Dayton Historic Preservation Commission

Michael Smith, Chairman

Attested by:

Meagan Bailey, Planning Director



Dayton Historic Preservation Commission

111 South 1st Street
Dayton, WA 99328-1341

Phone: (509) 540-6747
Email: 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 1st 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 remove existing ONE guard rail at front door and replace with new guard rail that will surround the entire entrance near the door.



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

Yes. Removing the guard rail shown in the picture. Replacing with new guard rail that will surround the entire door entry way.

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 1st 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



T & C DECKS PLUS
 13818 W WHITE RD
 SPOKANE, WA 99224
 tcfloods@hotmail.com

Estimate



ADDRESS
J.J. Dippel 218 S 4th St. Dayton, WA 99328

ESTIMATE #	DATE	
1097	04/25/2018	

ACTIVITY	QTY	RATE	AMOUNT
6. DECK RAILING MAT DECK RAILING AROUND PERIMETER OF DECK BRAND : Fortress COLOR : Black Sand	24	40.00	960.00T
6.5 DECK RAILING LABOR DECK RAILING INSTALLED AROUND PERIMETER OF DECK IN THE MATERIALS OF YOUR CHOICE LABOR ONLY. PER LINEAR FOOT	24	25.00	600.00T
9. PAYMENT TERMS PAYMENT TERMS ARE 1/3 DOWN ON ACCEPTANCE OF CONTRACT. AND SCHEDULING OF START DATE . 1/3 DOWN AT TIME OF STARING THE PROJECT 1/3 DOWN DUE UPON COMPLETION OF PROJECT PER CONTRACT	1	0.00	0.00T

ACTIVITY	QTY	RATE	AMOUNT
<p>9.5 Acceptance Of Contract ACCEPTANCE OF CONTRACT TERMS AND AUTHORITY TO COMMENCE WORK 1. ACCEPTANCE OF CONTRACT The above prices, specification, conditions, and recommended job layout, are hereby accepted. By signing below, I agree to purchase the services and materials described above for the prices listed above. 2. CHANGES OR ADDITIONS TO THE CONTRACT Any work or materials not listed and or described in this contract will not be provided unless added with a written change order at full price. Once accepted, the terms of this contract may only be modified in writing. 3. PAYMENTS Full payment is due upon completion of work to the specifics of the contract. A portion of the final payment to the value of work unable to be completed due to back orders or change orders may be withheld to insure return of crews for final completion of the terms of the contract. 4. LIEN RELEASE ON MATERIALS You will receive a notice to owner from our supplier of materials. This is not a lien. It is a notice to you that under state law, if the contractor you hired does not pay for the materials, the supplier of materials has the right, after 60 days to claim a lien against your property. We buy our materials on credit and are billed for them up to 30 days after purchase. We then have 30 days to pay that bill. Therefore, it may be up to 60 days after your job is complete that your materials will be paid for. Therefore, if you require a lien release you agree to it being available within 60 days of completion of your project. Furthermore, it is not the responsibility T&C Ramps & Decks Plus LLC to supply you with the lien release. It is your responsibility to contact the supplier of the materials a request the lien directly from them. 5. NON-PAYMENT Interest will accrue on unpaid balances at the rate of 1.5 percent per month or the maximum rate allowed by law, whichever is less. In the regrettable even that it is necessary to initiate collection proceedings, the prevailing</p>	1	1.00	1.00T

SUBTOTAL	1,561.00
TAX	131.13
TOTAL	\$1,692.13

Accepted By

Accepted Date



DAYTON HISTORIC PRESERVATION COMMISSION

Certificate of Appropriateness

Ms. J J Dippel

218 South 4th Street, Dayton, Washington 99328

May 23rd, 2018

COA 2018—004

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

WHEREAS, the proposal includes reconstructing the stairway to the “Studio” side of the building and adding guard rails; and,

WHEREAS, the improvements include removing the existing wooden stairs and replacing with like-colored PVC materials and adding wrought iron guard rails to improve safety and to ensure compliance with applicable building codes; and,

WHEREAS, the new material of the stairs is longer-lasting and is near exact in color to the existing wooden stairs; and,

WHEREAS, the original concrete stairs currently under the wooden stairs are to remain and will be under cover the new stairs; and,

WHEREAS, on November 8th, 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 National Park Service Design Guidelines; and,

WHEREAS, the replacement stairs will improve the value of the home and ensure longevity of the improvement; and,

WHEREAS, the new stairs will remain in the exact same formation, size, and style as the existing stairs; and,

WHEREAS, the new stairs and guard rail as presented, will not be detrimental to any 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. The commission hereby states that if a building or zoning code cannot be met by the design as approved, the applicant may not proceed with the installation without further amending the site plan and approved Certificate of Appropriateness. The applicant is responsible for complying with all applicable zoning and building codes and for receiving necessary building permits prior to moving forward with installation.

Section 3. Based upon the preceding Findings of Facts, the Commission grants a Certificate of Appropriateness to J J Dippel to replace the stairs on the “Studio” side of the building with PVC materials of like-coloring, following the exact footprint as currently imposed by the existing wooden stairs and to add wrought iron guard rails to the stairs.

Approved by the Dayton Historic Preservation Commission this 23rd day of May, 2018.

Dayton Historic Preservation Commission

Michael Smith, Chairman

Attested by:

Meagan Bailey, Planning Director



Dayton Historic Preservation Commission

111 South 1st Street
Dayton, WA 99328-1341

Phone: (509) 540-6747
Email: 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 1st 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 stairs to the front door of the “Studio” side (former 220 S 4th) using PVC materials and to add a Guard Rail to adhere to “code.” Estimate attached, and here is a photo of the materials and the Studio Stairs.





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 these stairs, however, the existing concrete underneath will be kept. My plan is to keep the original design and configuration and color to the extent possible.

I request to use **PVC** material (because that had the color best matching the existing color) instead of wood. This would extend the life of the stairs.

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 1st 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

T & C DECKS PLUS
 13818 W WHITE RD
 SPOKANE, WA 99224
 tcfloods@hotmail.com

Estimate



ADDRESS
J.J. Dippel 218 S 4th St. Dayton, WA 99328

ESTIMATE #	DATE	
1095	04/25/2018	

ACTIVITY	QTY	RATE	AMOUNT
2. DECK FRAMING MAT COMPLETE DECK FRAMING BROWN TONE 6' X 6' POSTS NOTCHED INTO 6" X 12" DF # 1 BEAM PRESSURE TREATED LEDGER. JOISTS TO BE # 2 OR BETTER HEM OR FIR 2' X 10" FOOTINGS 16" X 24" CONCRETE WITH POST BRACKETS	112	8.00	896.00T
3. DECK FRAMING LABOR DECK FRAMING LABOR WITH OUT MATERIALS	112	10.00	1,120.00T
5.8 PVC DECKING 3 PVC DECKING TOP OF THE LINE PER SQ FT PRICE BRAND : Azek COLOR : Autumn Chestnut LOCATION : Left Side Porch	112	12.00	1,344.00T
5.9 DECKING INSTALL INSTALL OF CUSTOMER CHOICE OF DECKING	112	6.00	672.00T
6. DECK RAILING MAT DECK RAILING AROUND PERIMETER OF DECK BRAND : Fortress COLOR : Black Sand	26	40.00	1,040.00T

ACTIVITY	QTY	RATE	AMOUNT
6.5 DECK RAILING LABOR DECK RAILING INSTALLED AROUND PERIMETER OF DECK IN THE MATERIALS OF YOUR CHOICE LABOR ONLY. PER LINEAR FOOT	26	25.00	650.00T
8. FASCIA FASCIA FOR AROUND DECK AND STAIRS BRAND : Azek	41	10.00	410.00T
9. PAYMENT TERMS PAYMENT TERMS ARE 1/3 DOWN ON ACCEPTANCE OF CONTRACT. AND SCHEDULING OF START DATE . 1/3 DOWN AT TIME OF STARING THE PROJECT 1/3 DOWN DUE UPON COMPLETION OF PROJECT PER CONTRACT	1	0.00	0.00T

ACTIVITY	QTY	RATE	AMOUNT
<p>9.5 Acceptance Of Contract ACCEPTANCE OF CONTRACT TERMS AND AUTHORITY TO COMMENCE WORK 1. ACCEPTANCE OF CONTRACT The above prices, specification, conditions, and recommended job layout, are hereby accepted. By signing below, I agree to purchase the services and materials described above for the prices listed above. 2. CHANGES OR ADDITIONS TO THE CONTRACT Any work or materials not listed and or described in this contract will not be provided unless added with a written change order at full price. Once accepted, the terms of this contract may only be modified in writing. 3. PAYMENTS Full payment is due upon completion of work to the specifics of the contract. A portion of the final payment to the value of work unable to be completed due to back orders or change orders may be withheld to insure return of crews for final completion of the terms of the contract. 4. LIEN RELEASE ON MATERIALS You will receive a notice to owner from our supplier of materials. This is not a lien. It is a notice to you that under state law, if the contractor you hired does not pay for the materials, the supplier of materials has the right, after 60 days to claim a lien against your property. We buy our materials on credit and are billed for them up to 30 days after purchase. We then have 30 days to pay that bill. Therefore, it may be up to 60 days after your job is complete that your materials will be paid for. Therefore, if you require a lien release you agree to it being available within 60 days of completion of your project. Furthermore, it is not the responsibility T&C Ramps & Decks Plus LLC to supply you with the lien release. It is your responsibility to contact the supplier of the materials a request the lien directly from them. 5. NON-PAYMENT Interest will accrue on unpaid balances at the rate of 1.5 percent per month or the maximum rate allowed by law, whichever is less. In the regrettable even that it is necessary to initiate collection proceedings, the prevailing</p>	1	1.00	1.00T

SUBTOTAL	6,133.00
TAX	515.17
TOTAL	\$6,648.17

Accepted By

Accepted Date



DAYTON HISTORIC PRESERVATION COMMISSION

Certificate of Appropriateness

Columbia County Commissioners

311 East Main Street, Dayton, Washington 99328

May 23rd, 2018

COA 2018—005

WHEREAS, Leanne Peters, on behalf of the Columbia County Commissioners, has made an application for a Certificate of Appropriateness for 311 East Main Street, Dayton, Washington 99328; and,

WHEREAS, the proposal indicates placement of a ¾” wooden 42” x 31.5” double-sided projecting sign on the front façade of the building and the application of window seal decals to one main building front window and one door panel window; and,

WHEREAS, the projecting sign will not be illuminated; and,

WHEREAS, the projecting sign will be suspended from a black powder coated aluminum hanger to imitate wrought iron; and,

WHEREAS, the sign will be designed in white, gold, and black, and will include a logo of the Columbia County Courthouse; and,

WHEREAS, placement will serve as a wayfinding sign for the County Commissioners’ quarters; and,

WHEREAS, the decals bear the Columbia County Courthouse logo and the words “Columbia County Commissioners” and are also designed in white, gold and black ; and

WHEREAS, the decal design is in keeping with the historic nature of the Downtown Historic District; and

WHEREAS, the building itself is a contributing resource within the Dayton Downtown Historic District; and,

WHEREAS, the building, historically named the Dantzscher Building, and commonly known as The Inn, was placed on the National Historic Register in 1986; and,

WHEREAS, the placement of the sign and decals, as presented, will not be detrimental to any 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 the Columbia County Commissioners to place a projecting sign of approximately 42”w x 31.5”h on the façade of 311 East Main Street and to apply window seal decals to one front façade window and one door panel window as outlined above.

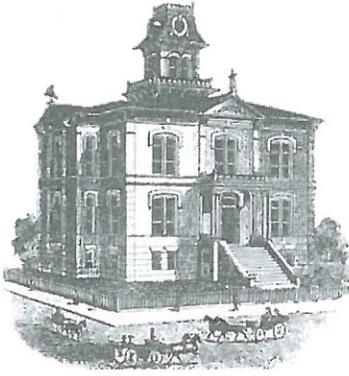
Approved by the Dayton Historic Preservation Commission this 23rd day of May, 2018.

Dayton Historic Preservation Commission

Michael Smith, Chairman

Attested by:

Meagan Bailey, Planning Director



Dayton Historic Preservation Commission

114 South 2nd Street, Dayton, Washington 99328

Phone (509) 382-4676

Email: Meagan_bailey@co.columbia.wa.us

**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 1st Street

Dayton, WA 99328

Property Address: 311 E main street, Dayton

Applicant/Owner: Columbia County Commissioners - Leanne Peters

Mailing Address: 341 E main street, Dayton

Daytime Phone: 509-382-4542 Fax: cell 509-540-0187

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

**APPLICATIONS ARE DUE SEVEN (7) DAYS BEFORE THE FOURTH (4TH)
WEDNESDAY OF EACH MONTH**

A Certificate of Appropriateness is requested for:

- Preservation
- Rehabilitation
- Restoration
- Reconstruction
- Demolition
- Other: Signage

Required Documentation:

- Scale drawings (plans, elevations, sections, details)
- Photographs, slides
- Samples

Please describe proposed work in the space below:

Put up new hanging sign +
Window Decal sign

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

no —

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.

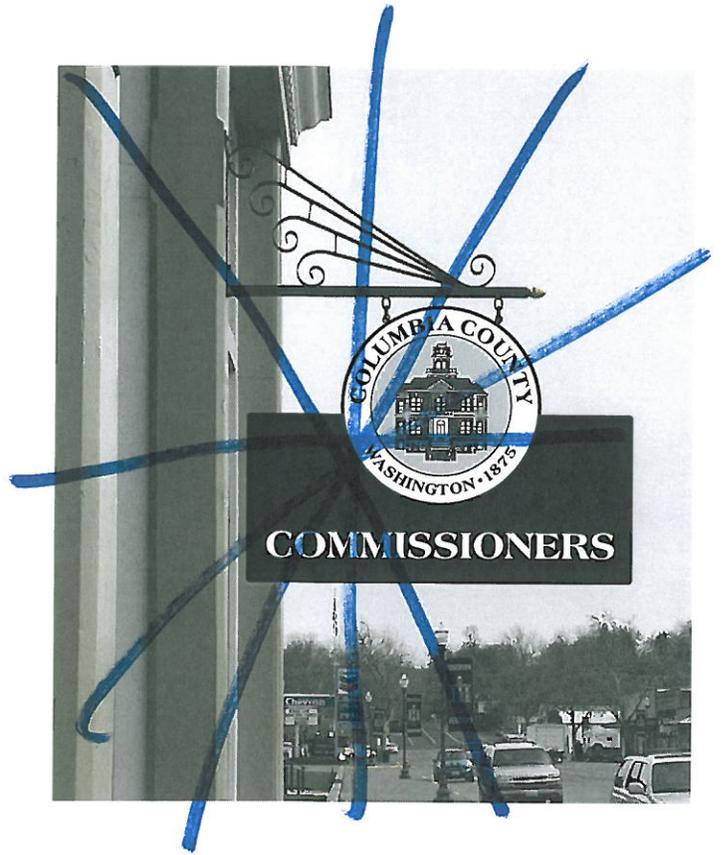
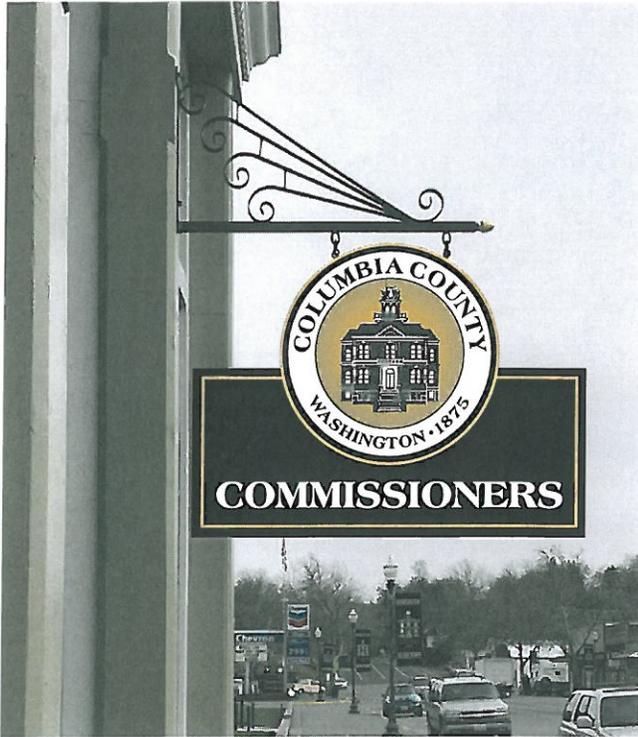
Certificates are referred to the Dayton Historic Preservation Commission for review. The Commission meets the fourth Wednesday of each month at Dayton City Hall, 111 S. 1st Street, Dayton, WA at 6:00 p.m. The completed application must be submitted no later than 7 days prior to the scheduled meeting. A Certificate of Appropriateness does not replace a building or zoning permit.



Signature of Owner or Authorized Agent

5/15/18

Date





Only in one window

Note: Windows are darkened in example above only to show the seal design. Only the seals and words will be added to the windows (no darkening). ~DM

Sign DeSigns



by karen heinzman

CUSTOM HAND LETTERING
 FOR ALL KINDS OF SIGNS
 VEHICLES & WINDOWS
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INVOICE

DATE

5.9.18

INVOICE #

657635

BILL TO

Columbia county Commissioners

per: Leanne Peters

PROJECT	TERMS	COMPLETION
---------	-------	------------

Graphic design
 for signs

Payment on receipt of invoice

5.9.18

QUANTITY	DESCRIPTION	AMOUNT
----------	-------------	--------

Graphic design work for Columbia County
 Commissioners' office exterior sign work

- Travel and consultation on site, take measurements, digitals
- Initial design work for official seal
- Initial design work for office windows & doors
- Initial design work for hanging sign
- Redesign hanging sign
- Redesign all seals with gold
- Format and send to vinyl provider and metal fabricator

9.0

450.00

Graphic design sales tax exempt

Thank you!

TOTAL \$450.00

INTEREST WILL BE CHARGED AT THE RATE OF 1.5% PER MONTH ON PAST DUE ACCOUNTS

Dena Martin

From: Leanne J. Peters
Sent: Friday, May 18, 2018 1:27 PM
To: Dena Martin
Subject: FW: Col. Co. Comm. sign estimates
Attachments: Columbia County Commissioners graphic design invoice 5.9.18.pdf

Regards,

Leanne Peters
Clerk of the Board
Columbia County Commissioners
341 E Main Street, Ste #4
Dayton, WA 99328
Office (509) 382-4542
leanne_peters@co.columbia.wa.us

**Email is considered a public document and may
Be subject to the Public Records Disclosure Act.**

"Solvitur en modo, Firmitur en rey: Gentle in what you do, Firm in how you do it."

From: heinzrk@charter.net [<mailto:heinzrk@charter.net>]
Sent: Wednesday, May 09, 2018 4:15 PM
To: Leanne J. Peters <Leanne_Peters@co.columbia.wa.us>
Subject: Col. Co. Comm. sign estimates

Hi Leanne:

Finally have all the costs together! The hanging sign has an option of wood or aluminum. The vinyl seals are all 24" diameter and in gold, white and black.

Attached is the invoice for the graphic design which includes the extra hours for the initial "ribbon" design. Payment is appreciated on receipt of invoice.

¾" WOOD: 42"w x 31.5"h DOUBLE-SIDED HANGING SIGN with seal and "Commissioners" in white, gold border on black background

Labor: Prep board (cut, sand, prime, back coat), lettering (enlarge, transfer and paint), paint gold border, apply vinyl seals, attach and paint hinges = 500.00

Materials: Medex board, primer, black enamel, lettering enamel, rollers, pattern, hinges, vinyl seals = 200.00

TOTAL: 700.00 (sales tax is additional)

OR -----

3/16" POWDER COATED ALUMINUM: 42"w x 31.5" h DOUBLE-SIDED HANGING SIGN with seal and "Commissioners" in white, gold border on black background

Labor: Pick up materials, lettering (enlarge, transfer and paint), paint gold border, apply vinyl seals = 363.00

Materials: Cut-out aluminum blank with tabs for hanging and black powder coated, pattern, paint, and vinyl seals = 444.00

TOTAL: 807.00 (sales tax is additional)

TWO VINYL WINDOW SEALS AND LETTERING, TWO VINYL DOOR HOURS

Labor: Travel, set up, clean windows, apply seals, white lettering and hours on two large windows and two door windows = 250.00

Materials: Vinyl seals and lettering, cleaner and towels = 150.00

TOTAL: 400.00 (sales tax is additional)

Please let me know which hanging sign you prefer and I can get the ball rolling now with ordering the vinyl and potential metal blank. I would be able to start the labor on May 28 after our week of vacation. Sign payment is appreciated on job completion and receipt of invoice.

Thank you for the opportunity to provide the Commissioners' Office with quality signage to complement the new interior! ~Karen

Sign DeSigns

by Karen Heinzman

Since 1984 | 509. 525. 3558

520 Stone St | Walla Walla, WA 99362

heinzrk@charter.net | www.designsbykheinzman.com



Historic Inventory Report

Location

Field Site No. 1219 **DAHP No.**

Historic Name: Dantzscher Building

Common Name: The Inn

Property Address: 309-311 Main St. E, Dayton, WA 99328

Comments:

Tax No./Parcel No. 1-030-31-012-0001

Plat/Block/Lot Day & MustardPlat, Block 31 Lot 11

Acreage -1

Supplemental Map(s)

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

Coordinate Reference

Easting: 2277272

Northing: 370249

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: 2003 Dayton Grant FY04-61004-004 **Date Recorded:** 02/05/2012

Field Recorder: Kathy George

Owner's Name: Daniel & Virginia Butler

Owner Address: PO Box 14

City: Dayton **State:** WA **Zip:** 99328

Classification: Building

Resource Status:	Comments:
Survey/Inventory	1984
State Register	1986
National Register	9/17/86
Local Register	4/11/01

Within a District? Yes

Contributing? Yes

National Register: Downtown Dayton Historic District

Local District: Downtown Dayton Historic District

National Register District/Thematic Nomination Name:



Historic Inventory Report

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Description

Historic Use: Commerce/Trade - Specialty Store

Current Use: Commerce/Trade - Restaurant

Plan: Rectangle **Stories:** 2

Structural System:

Changes to Plan: Moderate

Changes to Interior: Extensive

Changes to Original Cladding: Extensive

Changes to Windows: Extensive

Changes to Other: Extensive

Other (specify): Store Front

Style:

Cladding:

Roof Type:

Roof Material:

Vernacular

Brick
Veneer - Stucco

Flat with Parapet

Asphalt / Composition -
Built Up

Foundation:

Form/Type:

Brick

Single Family

Concrete - Block

Commercial

Narrative

Study Unit

Health/Medicine

Commerce

Architecture/Landscape Architecture

Other

Drug store

Tailor shop, rooming house, telephone
building, restaurant

Date of Construction:

1895 Built Date

Builder:

Engineer:

Architect:

Property appears to meet criteria for the National Register of Historic Places:Yes

Property is located in a potential historic district (National and/or local):Yes

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



Historic Inventory Report

Statement of Significance: 1985 record: This was the old Dantzscher Block, or Dantzscher Brick, as it was originally called. Dantzscher ran his tailor shop on the main floor and a rooming house above. Next it was the telephone building; once the only Negro in town, Martin Van Vuren, had a shoe shop in it. It has a restaurant (which has been there for years, where there was once a theater) and the remainder is the Hotel or Inn. Nancy Compau - Field Recorder

2003 record: The former location of Joy's Hall, a gable-roofed wood frame building with a meeting hall upstairs. It may be this frame building that appears on Sanborn Maps as early as 1888, housing Dantzscher's tailor and millinery shop, a drug store, and lodgings on the second floor. Brick structure in place by 1896. By 1909, the tailor shop became the local telephone company office, and remained so into the 1940s. Martin's had a restaurant & lounge. Mina Tool, daughter of Dantzscher, owned front; Dewy Martin paid taxes on banquet room addition. In 1978 Dorsey Martin owned building.

2007 record: History of ownership: Bradford Wolf etx 6/26/79; Wolf to Dorsey Martin 1982; Martino William & Kristin Sims 5/23/84; Sims to Lila C Martin Payne 7/7/86; Payne to Alfred E & Gwendolyn Bindord 7/15/87; Binford to Walter O Nevin 1/19/90; Walter O Nevin Sr to Daniel A & Virginia M Butler 3/9/05.

Description of Physical Appearance: 1985 record: A large two story brick with stucco covering. The east second story windows have segmental arch hood mold and projecting string course brick. It has been considerably altered.

2003 record: A two-story brick structure with segmental-arched windows. Stucco finish applied, and Italianate cornice removed, prior to 1950. Distinctive wooden storefront elements intact, but partially covered up. This has been listed on the WA State 10 Most Endangered Buildings.

2007 record: The Butlers restored the building, which now houses a restaurant and separate retail space on the ground level and living quarters on the second level. James McCary was contractor for restoration.

Major Bibliographic References: 1985 record: Walla Walla Bulletin, July 9, 1972

1896 and 1916 Sanborn Maps

2003 record: Columbia County Assessor's Office tax records

UTM reference Topozone

National Register of Historic Places nomination, Florence Lentz, 1998

2007 record: Columbia County Assessor's Office tax records

2012 record: DHPC update and re-entered in this format

Photos



This scanned from old inventory form

2003



2012

Meagan Bailey

From: Quinn Plant <qplant@mjbe.com>
Sent: Tuesday, May 15, 2018 9:44 AM
To: Meagan Bailey
Cc: Trina Cole
Subject: FW: Historic Preservation Updates
Attachments: DHPC Rules of Procedure-Staff Edits.pdf; Final Draft for Review-Title 5 DHPC.pdf

Hi Meagan,

I don't have these in Word, so cannot add comments or track changes. But I have the following comments:

Ordinance

Sec. 5-18.16(F): This needs some clarification. Can the Commission make and approve their bylaws? Or do they only make a recommendation that the City Council approves? The draft bylaws say in a couple of places that the Commission can amend the bylaws, so if they require City Council approval, than those provisions in the bylaws need to be amended.

In 5-18.17(A), should the first reference be to the Dayton Historic Resources Inventory rather than the Dayton Register of Historic Places?

A couple little stylistic things. In a couple sections, the word "COMMISSION" is entirely capitalized (Sec. 5-18.16(J)(2) and Sec. 5-18.17(A(3))); in most other places it is not. There is a hanging "s" in the first sentence of 5-18.37(F)(1).

By-Laws

Sec. I.C.1 says that the Commission will have no less than three and no more than five members. The Ordinance says no less than three and no more than seven. (Sec. 5-18.16(B)(1)). These numbers should be reconciled.

Sec. I.F refers to a Chairman and a Chairman Pro Tem. These should be changed to a gender neutral term. Also, the ordinance refers to a "Chair and Vice Chair." (Sec. 5-18.16(G)). These terms should be reconciled.

Sec. I.H.1: I recommend that the meeting be held at the same date/time each month, and that the date and time be adopted into the bylaws. This satisfies the requirement of making it a "regular meeting" rather than a "special meeting" for which individual notice is required, under the OPMA.

Sec. I.H.2: I recommend adding a sentence that notice of a special meeting shall be provided as required by RCW 42.30.080.

Sec. I.H.4.b.vii: The term "executive" should be removed from this section. An agency may continue "in session" but may not continue in "executive session." This is an important distinction.

Sec. I.H.4.b and the Sec. I.I (on page 6) both reference the Commission amending its bylaws. As noted above, it is unclear to me whether they have the authority to do so under the existing ordinance.

Sec. II.E.2 says that boundaries of a historic district are "set with City Council approval." This needs some clarification. I could be wrong, but as I read the ordinance, the City Council can approve/modify/reject a recommendation, but I don't find a separate process where the Commission and the City Council work on the borders of a historic district, or where the City Council reaches down and provides input to the Commission on what the borders should be.

Sec. IV: The introductory paragraph (below the paragraph in bold) says that "After public input, the Dayton Historic Preservation Commission shall make a final decision regarding the formation of the local historic district." Should this be

revised to reflect that the Commission is really making a recommendation to the City Council, which makes the final determination?

Hope these help. Please do not hesitate to give me a call with any questions or clarifications.

Quinn Plant
Menke Jackson Beyer, LLP
807 North 39th Avenue
Yakima, WA 98902
509-575-0313
509-575-0351 fax
www.mjbe.com

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From: Trina Cole [mailto:tcole@daytonwa.com]
Sent: Tuesday, May 01, 2018 2:46 PM
To: Quinn Plant
Cc: 'Meagan Bailey'
Subject: FW: Historic Preservation Updates

Hi Quinn,
Here is the Dayton Historic Preservation Commission documents we visited about.
If you have any questions, please contact Meagan Bailey directly. She has been cc'ed on this email.

Sincerely,

Trina D. Cole
City Clerk/Administrator
City of Dayton
111 South 1st Street
Dayton, Washington 99328
tcole@daytonwa.com
www.daytonwa.com



Disclaimer: Public documents and records are available to the public as provided under the Washington State Public Records Act (RCW 42.56). This e-mail may be considered subject to the Public Records Act and may be disclosed to a third-party requestor.

From: Meagan Bailey <Meagan_Bailey@co.columbia.wa.us>
Sent: Tuesday, May 1, 2018 2:42 PM
To: Trina Cole <tcole@daytonwa.com>
Subject: FW: Historic Preservation Updates

Thank you,

Meagan Bailey
Planning Director
p. 509-382-3940

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From: Meagan Bailey
Sent: Tuesday, March 27, 2018 10:14 AM
To: Trina Cole
Cc: Dena Martin
Subject: Historic Preservation Updates

Hi Trina—

As you know, the DHPC is working on their Code updates, and we are going to start working on the Rules and Procedures as well.

Given past issues, the commission is concerned about consistency between the documents.

The edits to Title 5 are complete and are headed to the Dayton Planning Commission for a public hearing in May. As for the Rules and Procedures, the commission is requesting assistance with review.

With that said, could you forward this email and the attachments to the attorney for review? What the goal of this review is to ensure accuracy between the documents.

The Rules and Procedures only contain draft edits made by me—the commission has yet to delve in and start reviewing and editing.

Please let me know if this is possible! I think they are a little shell shocked from the last mishap, and want to make sure they have everything really cleaned up and ready to go.

*Note: neither of these documents are in ordinance form because they aren't ready for the "per to as form" quite yet. I will reach out with an ordinance form on Title 5 later, after we get through the public hearing. This is really just a request for legal review prior to making any changes to the Rules and Procedures.

Please let me know if you have any questions!

Thank you,

Meagan Bailey
Planning Director
Columbia County Planning and Building
p: 509-382-3940 m: 208-964-4375
a: 114 S. 2nd Street
Dayton Washington, 99328
e: meagan_bailey@co.columbia.wa.us

DAYTON HISTORIC PRESERVATION COMMISSION

LONG TERM PRIORITIES 2017-2021

Update inventory sheets for the Dayton Historic District. As time permits, update the following inventories: WISSARD, South Side, Washington Street, Individual listings.

Continue working closely with the Dayton City Planning Commission in regards to historic properties.

Work with residential citizens to form a repair/maintenance fund for residents in historic homes that are in financial need.

Educate the general public on the importance of historic preservation.

Form at least one local residential historic district.

Educate Local Register property owners regarding registration of their properties.

Formulate a process by which the Commission can confirm compliance with Tax Valuation by those receiving the benefits.

Continue to process COAs for the Downton Dayton Historic District.

Add at least one new member to the commission.

Educate those living in National Register Historic Properties of the importance of preserving the integrity of their property.