



Dayton Historic Preservation Commission

Regular Meeting Agenda

Date: February 27th, 2019 **Time:** 6:00 PM

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

A. CALL TO ORDER

B. ROLL CALL

C. ADOPTION OF MINUTES

A. January 23rd, 2019

D. DESIGN/SPECIAL VALUATION REVIEW

A. COA 2019-02: 350 East Main Street, Dayton, Washington 99328

B. COA 2019-03: 151 East Main Street, Dayton, Washington 99328

E. UNFINISHED BUSINESS

A. JJ Update

i. General update on research

F. NEW BUSINESS

A. 2019 elections

G. OTHER BUSINESS

H. ADJOURNMENT

Next Scheduled Meeting

March 27th, 2019 @ 6:00PM

114 South 2nd Street, Dayton, Washington 99328



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



Dayton Historic Preservation Commission
Certificate of Appropriateness
Touchet Valley Arts Council
350 East Main Street, Dayton, Washington 99328
February 27th, 2019
COA 2019-02

WHEREAS, Touchet Valley Arts Council has made an application for a Certificate of Appropriateness for 350 East Main Street, Dayton, Washington 99328; and,

WHEREAS, the proposal includes the reconstruction and replacement of existing single-pane windows to a energy efficient windows; and,

WHEREAS, the proposal includes the replacement of eight (8) windows in total of same size and style of the existing windows; and,

WHEREAS, the color scheme of the new window sills and frames will be closely matched to the other new windows on the west side of the Annex Building; and,

WHEREAS, the only changes proposed are on the alley side of the building; and,

WHEREAS, the improvement will assist in decreasing total operating costs, as heating/cooling expenses are expected to decrease following the installation; and,

WHEREAS, the building is listed on the National Historic Registry and the Downtown Dayton Historic District; and,

WHEREAS, the building is a contributing structure to the Downtown Dayton Historic District; and,

WHEREAS, the replacement of the windows, as presented, will not create a sense of false historicism; and,

WHEREAS, the replacement 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 Fact as stated above are hereby adopted.

Section 2: The commission hereby states that if a building or zoning code cannot be met by the design as approved herein, the applicant may not proceed with the installation without further amending the plans and

requesting an amended Certificate of Appropriateness, if necessary. The applicant is responsible for complying with all applicable zoning and building codes and for receiving any necessary building permits prior to moving forward with the installation.

Section 3: Based upon the preceding Findings of Fact, the Commission grants a Certificate of Appropriateness to Touchet Valley Arts Council to replace eight (8) windows of the same size and like-style to improve energy and cost efficiency.

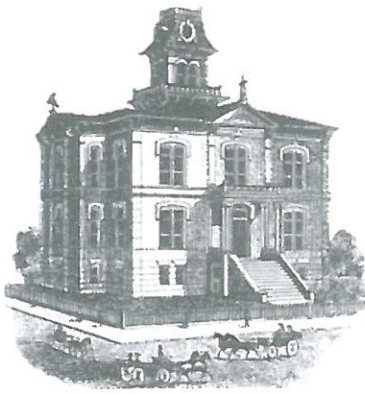
Approved by the Dayton Historic Preservation Commission on the 27th day of February, 2019.

Dayton Historic Preservation Commission

Chrissy Talbott, Chair

Attest:

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 1/18/19
 COA # 2019-02
 Meeting Date: 2/27/19
 Dayton Historic Preservation Commission
 City of Dayton
 111 South 1st Street
 Dayton, WA 99328

Property Address: 350 E Main St
 Applicant/Owner: Touchet Valley Arts Council
 Mailing Address: PO Box 253
 Daytime Phone: 509 382-2350 Glen _____ Fax: _____

**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: Installation of energy efficient windows

Required Documentation:

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

Please describe proposed work in the space below:

The western windows on the back of Annex Building of the Liberty Theater (toward to alley) were replaced sometime in the past with energy efficient windows, including the adjacent door, by a previous owner. However, the eight windows on the east side of that wall are mostly single pane windows that are very inefficient and make it more costly to operate the Annex in a comfortable manner. That back wall is a southeast to mostly south facing wall that gets lots of sun and heat in the summer time. The Annex can become very warm and uncomfortable because of the sun infiltration, and during winter the heat loss from those windows increases operating costs for the Touchet Valley Arts Council (TVAC). We are attempting to reduce energy costs as a means of becoming more financially sustainable as a non-profit theater and arts organization through a series of actions to insulate, weatherize, change HVAC operations and settings, as well as through modifications of the building to improve energy efficiency.


We are proposing to install eight (8) vinyl or Fibrex energy efficient windows that would have clay or dark sills and frames to look similar to what is currently in the Annex wall. This effort should have little change in the appearance of the windows, but it would improve energy efficiency. These windows would include exchanging the two large and two small single hung windows for picture windows of the same size opening. We may include a horizontal grid in those four windows to simulate single hung windows, or we may exclude the grid. Another option would be to install single hung windows in those openings, depending on costs and energy efficiency. The two large single hung windows are far too high on the wall to actually be opened or closed because of difficulty to access them, so we would prefer picture windows there.

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

We would remove and replace four original single hung windows, plus four picture windows in a horizontal row that were installed more recently than the single hung windows. However, the wooden trim around the windows will remain the same and the windows would be inserted into the exiting openings and trim.

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

January 17, 2019

Date



Historic Inventory Report

Location

Field Site No. 1226 DAHP No.

Historic Name: Hubbard Coffee Co

Common Name:

Property Address: 350 and 352 E Main St, Dayton, WA 99328

Comments:

Tax No./Parcel No. 1-030-30-005-0003 and 1-030-30-005-0013

Plat/Block/Lot Day and Mustard, Block 30 Lot 5

Acreage -1

Supplemental Map(s)

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

Coordinate Reference

Easting: 2277346

Northing: 370194

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: 2003 Dayton Grant FY04-61004-004

Date Recorded: 03/01/2004

Field Recorder: Dayton Historic Preservation Commission

Owner's Name: Touchet Valley Arts Council, c/o Marcene Hendricks

Owner Address: 628 Strom Road

City: Dayton

State: WA

Zip: 99328

Classification: Building

Resource Status:

Comments:

Survey/Inventory

1984

State Register

1986

National Register

9/17/86

Local Register

12/26/96

Within a District? Yes

Contributing? Yes

National Register:

Local District: Downtown Dayton

National Register District/Thematic Nomination Name: Downtown Dayton Historic District



Historic Inventory Report

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Description

Historic Use: Commerce/Trade - Business

Current Use: Commerce/Trade - Professional

Plan: Rectangle **Stories:** 1

Structural System: Brick

Changes to Plan: Intact

Changes to Interior: Moderate

Changes to Original Cladding: Slight

Changes to Windows: Moderate

Changes to Other:

Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Vernacular	Brick	Flat with Parapet	Asphalt / Composition - Built Up
Foundation:	Form/Type:		
Brick	Commercial		

Narrative

Study Unit	Other
Entertainment/Recreation	
Commerce	
Architecture/Landscape Architecture	Health/Medicine
Date of Construction:	Builder:
1906 Built Date	
	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

Statement of Significance: 1985 record: A bowling alley at one time. Nancy Compau - Field Recorder
 2003 record: Built for the Hubbard Coffee Co. Shows on Sanborn maps of 1909 and 1916 as a single general merchandise store. By 1943, in use as a bowling alley and also TV studio and store. Owned by Hubbard family until 1979, then sold to present owner (Janet McQuary). 350 E Main St is Dayton Chiropractic and 352 E Main St is LeMaster P Daniels, CPA
 2012 record: McQuary to Robert & Mindy Betzler 11/20/04; Betzler to Touchet Valley Arts Council



Historic Inventory Report

Description of Physical Appearance:	<p>1985 record: Decorative brick work and dentil coursing on the upper half of the building along the roofline. It is a one story brick building. There is a steel lintel. There are two tall cast iron columns and the transom is of large prism glass.</p> <p>2003 record: A distinctive, one-story brick building with a corbelled cornice, decorative brick panels, large multi-paned transom windows, and cast iron columns. Outer columns of rusticated concrete. Early photo shows storefront angled in to a double entrance, divided by another column of rusticated concrete. Recently rehabilitated.</p> <p>2012 record: Rear of building used as additional stage/wardrobe & prop storage/practice area.</p>
Major Bibliographic References:	<p>1985 record: 1916 Sanborn Map</p> <p>2003 record: Columbia County Assessor's Office tax records</p> <p>UTM reference: Topozone</p> <p>1916 & 1943 Sanborn Maps</p> <p>2012 record: DHPC update</p>

Photos

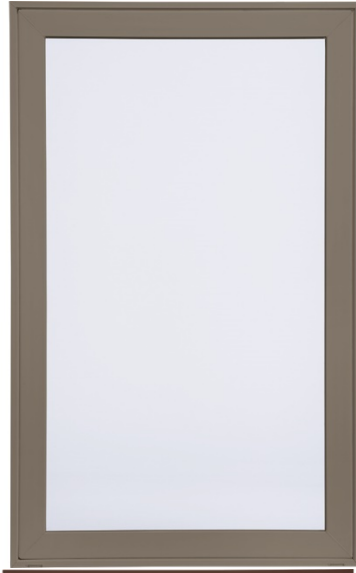


Photo taken in partly cloudy conditions at 7:00 am.

2003









Dayton Historic Preservation Commission
Certificate of Appropriateness
Steven Shulman – Inland Cellular
151 East Main Street, Dayton, Washington 99328
February 27th, 2019
COA 2019-03

WHEREAS, Steven Shulman has made an application for a Certificate of Appropriateness for 151 East Main Street, Dayton, Washington 99328 (Inland Cellular); and,

WHEREAS, the proposal includes replacement of the existing sign and bracket; and,

WHEREAS, the new bracket was approved with Certificate of Appropriateness 2018-08; and,

WHEREAS, the proposed sign is of like-color and size of the existing sign; and,

WHEREAS, the shape/design of the sign is proposed to change to a more decorative style; and,

WHEREAS, the proposal also includes the replacement of the exterior entryway light fixture; and,

WHEREAS, the new fixture is a six-bulb exterior chandelier, finished with aged zinc; and,

WHEREAS, the fixture is described as “rustic modern”, and,

WHEREAS, the building is listed on the National Historic Registry and the Downtown Dayton Historic District; and,

WHEREAS, the building is a contributing structure to the Downtown Dayton Historic District; and,

WHEREAS, the replacement of the sign and exterior light fixture, as presented, will not create a sense of false historicism; and,

WHEREAS, the replacement 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 Fact as stated above are hereby adopted.

Section 2: The commission hereby states that if a building or zoning code cannot be met by the design as approved herein, the applicant may not proceed with the installation without further amending the plans and requesting an amended Certificate of Appropriateness, if necessary. The applicant is responsible for complying with all applicable zoning and building codes and for receiving any necessary building permits prior to moving forward with the installation.

Section 3: Based upon the preceding Findings of Fact, the Commission grants a Certificate of Appropriateness to Steven Shulman for the sign and exterior light fixture replacement for Inland Cellular at 151 East Main Street, Dayton.

Approved by the Dayton Historic Preservation Commission on the 27th day of February, 2019.

Dayton Historic Preservation Commission

Chrissy Talbott, Chair

Attest:

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)

CITY of DAYTON

FEB 11 2019

PLANNING DEPARTMENT

Date Received 2/11/19
 COA # 2019-03
 Meeting Date: 2/27/19
 Dayton Historic Preservation Commission
 City of Dayton
 111 South 1st Street
 Dayton, WA 99328

Property Address: 151 E. MAIN ST.
 Applicant/Owner: STEVEN SHULMAN
 Mailing Address: 22 RED HAWK RO. WALLA WALLA, WA 99362
 Daytime Phone: 949-769-1726 Fax: N/A

**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: _____

Required Documentation:

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

Please describe proposed work in the space below:

REPLACE CURRENT SIGN BRACKET, SIGN, AND OUTSIDE LIGHT FIXTURE. SIGN BRACKET WAS APPROVED IN PREVIOUS GRANT. SIGN WILL BE PRODUCED AT THIS TIME. SEE ATTACHED.

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

2/10/19

Date



OLD LIGHT FIXTURE

OLD SIGN AND BRACKET



NEW STYLE BRACKET - PREVIOUSLY APPROVED

Option 4:



Promotional Financing Available*



CALL US
877.445.4486
Mon-Fri 6am-6pm PT
Sat 7am-5pm PT

Sawyer Outdoor Chandelier

By Hinkley Lighting

\$579.00 - \$789.00

IN STOCK Ships within 2 business days.

★★★★★ (0) Write a review

FREE SHIPPING on orders over \$75.

12 MONTHS PROMOTIONAL FINANCING AVAILABLE* on orders of \$999 or more with your Lumens credit card. [See Details](#)

Finish: Aged Zinc



Aged Zinc

Sequoia

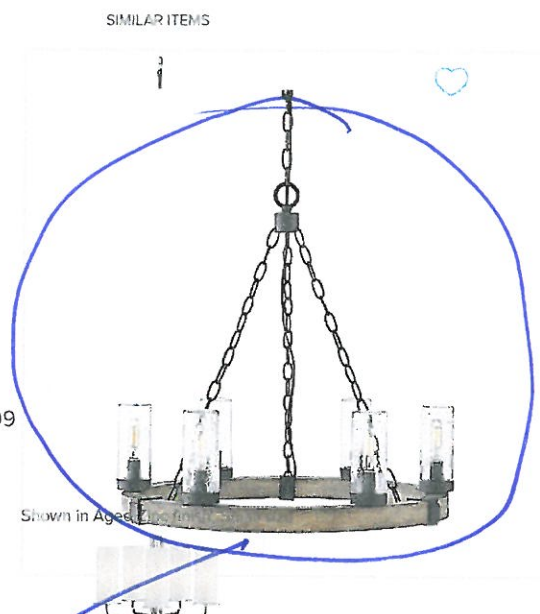
Size: Small



Small



Large



ITEM #: HKY1757529
MFR ID: 25210W DZ

IN STOCK Ships within 2 business days.

\$579.00

+ TAX
\$50.66

Details

The Hinkley Lighting Sawyer Outdoor Chandelier will add a rustic modern spin to your porch or patio. Ready to withstand the elements, a faux wood finish over coated steel completed with an anti-corrosion coating will ensure a long life for this homespun fixture. Seedy glass shades diffuse the illumination, as well as provide a view of the exposed candelabra bulbs.

Cleveland-based Hinkley Lighting is driven by a passion to combine design and function to create exceptional lighting solutions. Family-owned Hinkley began as a traditional lantern company in 1922, and, still today, they produce top quality outdoor lighting. Hinkley Lighting has also expanded to include a full range of interior lighting solutions, including chandeliers, sconces, pendants and vanity lights.

The Sawyer Outdoor Chandelier is available with the following:

Details:

- May be installed indoors
- Includes 120" wire
- Round ceiling canopy
- Constructed with Hinkley's own anti-corrosion coating
- Dimmable with a standard incandescent dimmer (not included)
- Designed in 2017
- Material: Steel
- Shade Material: Seedy Glass
- Sloped ceiling adaptable (0-45)
- UL Listed Wet



Historic Inventory Report

Location

Field Site No. 1206

DAHP No.

Historic Name: Dr. C H Day Building

Common Name: Cayuse Gallery

Property Address: 153 E Main St, Dayton, WA 99328

Comments:

Tax No./Parcel No. 1-050-13-010-0012

Plat/Block/Lot Days Original Town, Block 13 Lot fraction of 10

Acreage -1

Supplemental Map(s)



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

Coordinate Reference

Easting: 2276684

Northing: 369801

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: 2003 Dayton Grant FY04-61004-004

Date Recorded: 03/01/2004

Field Recorder: Dayton Historic Preservation Commission

Owner's Name: Roger Samples and Kathy Aaron

Owner Address: PO Box 2675

City: Yelm

State: WA

Zip: 98597

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:

Local District: Downtown Dayton

National Register District/Thematic Nomination Name: Downtown Dayton Historic District



Historic Inventory Report

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Description

Historic Use: Commerce/Trade - Professional

Current Use: Recreation and Culture - Work of Art

Plan: Rectangle **Stories:** 1

Structural System: Brick

Changes to Plan: Intact

Changes to Interior: Extensive

Changes to Original Cladding: Moderate

Changes to Windows: Moderate

Changes to Other:

Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Commercial	Wood Brick	Flat with Parapet	Other
Foundation:	Form/Type:		
Brick	Commercial		

Narrative

Study Unit	Other
Commerce	
Arts	
Architecture/Landscape Architecture	Health/Medicine
Date of Construction:	Builder:
1900 Built Date	
	Engineer:
	Architect:

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

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

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

Statement of Significance: 1985 record: Nancy Compau - Field Recorder
 2003 record: First appears on a 1908 Sanborn Insurance Co Map as a barber and office and built for Dr C H Day, second of a 3 generation family of doctors in Dayton. It was built as two units, each with a door.
 Record of ownership: early owner Harriet McCauley, James Cornaggia 1984, Donna McCune 1993, Jim Startin 1997, Roger Samples and Kathy Aaron 2000
 2012 record: Samples and Aaron to Robert T Tomlinson 11/4/06; returned to Samples and Aaron



Historic Inventory Report

Description of Physical Appearance:	<p>1985 record: This is a small one story painted brick building. It has a sawtooth brick coursing near the cornice and a decorative infill panel of dentil pattern. It has a double entry flanked by large turned wood columns. Transoms are covered with plastic and vinyl sheeting. Large storefront windows are not original and the bulkhead is covered with sheet plastic.</p> <p>2003 record: In 2002-3 the building façade was restored, paint was removed from brick at top of façade and lower half was uncovered. The original double recessed store entrance was restored using the intact right side as a pattern. Corner pilaster, transom, and brick work were in place. A single-story brick masonry building with corner pilasters, recessed brick panel and sawtooth coursing along the roofline. Original storefront configuration with recessed double entrance. Most storefront fabric and finishes replaced.</p> <p>2012 record: Mailing address is 151 E Main</p>
Major Bibliographic References:	<p>2003 record: Columbia County Assessor's Office tax records</p> <p>UTM reference: Topozone</p> <p>Downtown Dayton walking tour brochure 2004</p> <p>National Register of Historic Places nomination form, Florence Lentz, 1998</p> <p>2012 record: DHPC update</p>

Photos



Photo taken in partly cloudy conditions at 7:00 am.

BY-LAWS OF THE DAYTON HISTORIC PRESERVATION COMMISSION

SECTION 1: GENERAL RULES AND PROCEDURES

These By-Laws establish the rules and procedures under which the Dayton Historic Preservation Commission (DHPC or Commission) operates.

A. NAME

1. The name of the organization shall be THE DAYTON HISTORIC PRESERVATION COMMISSION.

B. PURPOSE

1. The purpose is to provide for the identification, evaluation, and protection of historic resources; raise community awareness; and serve as the City's primary resource in matters of history, historic planning, and preservation.

C. MEMBERSHIP

1. Creation and Composition: There is hereby established a Dayton Historic Preservation Commission, consisting of no less than three and no more than seven members, as provided in Chapter 5-18.16 of the Dayton Municipal Code.
2. Members shall be appointed by the Mayor and approved by the City Council as prescribed in Chapter 5-18.16 of the Dayton Municipal Code.
3. Members shall be selected for appointment in accordance with requirements set forth in Chapter 5-18.16 of the Dayton Municipal Code.

D. TERMS OF MEMBERS

1. Appointments shall be made as set forth in in Chapter 5-18.16 of the Dayton Municipal Code. Mayoral appointments shall fill vacancies. The Commission shall actively seek applicants for vacancies and expired terms.

E. ATTENDANCE OF MEMBERS

1. All members shall attend regularly scheduled meetings and shall be on time. If any member is absent from three meetings in a single calendar year without being excused prior to the meeting by the Commission Chair, the Commission may request that the City Council consider declaring the position vacant.

F. QUORUM

1. A quorum shall consist of at least three members and consist of a simple majority of members.

G. OFFICERS AND STAFF

1. The officers of this organization shall be Chair and Vice Chair. The Secretary, though present, shall not be a member. Should the need arise on a permanent or temporary basis, the necessary office shall be voted in by majority vote.
2. All officers shall perform their duties as prescribed by these by-laws and by parliamentary authority adopted by the organization.
 - a. The election for Chair and Vice Chair shall be held at the regularly scheduled February meeting. Nominations shall be made from the floor and election held immediately before new business. The officers shall be elected for a one-year term or until their successors are elected, with their term of office beginning immediately after election.
 - b. The Chair shall preside over all regularly scheduled and all special or called meetings of the Commission. The Chair shall appoint members to specific task force (ad-hoc) committees, of which terms shall end when the task is completed. All tasks presented to a committee shall be executed in a timely manner.
 - c. The Vice Chair assumes the duties of the Chair in the absence of the Chair. In the absence of the Chair, the Vice Chair will have the same powers and duties as those of the Chair.
 - d. Commission and professional Staff assistance shall be provided by the City Planner, and additional assistance and information to be provided by other City departments as may be necessary to aid the Commission in carrying out its duties and responsibilities as prescribed in Chapter 5-18 of the Dayton Municipal Code.
 - e. The City Planner, or delegate, shall act as Secretary. The Secretary shall record all meetings using audio recording and transcribe minutes, distribute information to