



# **Dayton Historic Preservation Commission**

Regular Meeting Agenda

**Date:** March 27<sup>th</sup>, 2019 **Time:** 6:00 PM

**Place:** 114 South 2<sup>nd</sup> Street, Dayton, Washington 99328

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## **A. CALL TO ORDER**

## **B. ROLL CALL**

## **C. ADOPTION OF MINUTES**

A. February 27<sup>th</sup>, 2019

## **D. DESIGN/SPECIAL VALUATION REVIEW**

A. Special Valuation: 218 South 4<sup>th</sup> Street, Dayton, Washington 99328

## **E. UNFINISHED BUSINESS**

A. JJ Dippel project update

i. General update on research

ii. 179 East Main Street (Dingles)

B. Inland Cellular – discussion regarding fixture, guidance for property owner

## **F. NEW BUSINESS**

A. None.

## **G. OTHER BUSINESS**

A. Dayton Residential Design Guidelines (PENDING)

## **H. ADJOURNMENT**

**Next Scheduled Meeting**

**April 24<sup>th</sup>, 2019 @ 6:00PM**

**114 South 2<sup>nd</sup> Street, Dayton, Washington 99328**



# Dayton Historic Preservation Commission

Regular Meeting Minutes

**Date:** February 27<sup>th</sup>, 2019 **Time:** 6:00 PM

**Place:** 114 South 2<sup>nd</sup> Street, Dayton, Washington 99328

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## **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, Mike Smith, JJ Dippel and Ginny Butler  
Staff present: Meagan Bailey, Planning Director

## **C. ADOPTION OF MINUTES**

A. January 23<sup>rd</sup>, 2019

- i. A motion was made by Smith and seconded by Dippel to approve the meeting minutes as presented; none opposed. Motion carries.

## **D. DESIGN/SPECIAL VALUATION REVIEW**

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

- i. General discussion commenced regarding the application and the proposed window types.
- ii. Butler motioned to adopt the Findings of Fact for COA 2019-02 with the amendment to require the four windows be double pane as presented in option A. With no second, the motion died.
- iii. Dippel motioned to adopt the Findings of Fact for COA 2019-02 with the amendment to require the two uppermost windows to be double hung, and the remaining windows to be single pane; Smith seconded the motion. None opposed; Findings of Fact adopted with amendments.
- iv. Butler motioned to approve COA 2019-02 with the changes approved in the Findings of Fact for window replacement on the alley side of the Annex Building; Smith seconded. None opposed; COA 2019-02 approved and issued with amendments.

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

- i. General discussion commenced regarding the application.

- ii. Concern regarding the proposed new light fixture, whereas the fixture would generate a false sense of historicism, provided the style is more fitted to a 20's – 30's Craftsman structure – not a Victorian building.
- iii. Butler motioned to adopt the Findings of Fact for COA 2019-03 with the amendment to approve only the new sign; Smith seconded. None opposed; Findings of Fact adopted with amendments.
- iv. Butler motioned to approve COA 2019-03 with the changes approved in the Findings of Fact for the signage replacement on the Inland Cellular building; Smith seconded. None opposed; COA 2019-03 approved and issued with amendments.

## **E. UNFINISHED BUSINESS**

### **A. JJ Dippel Update**

- i. Butler provided information on McCauley property. The “Harriet-McCauley Building” was named as such due to transfer of property post-death of McCauley. Correct address is 143 East Main Street.
- ii. JJ provided a general update on current project status and activities, including waiting for a database restore due to duplicated records. Discussion regarding organization on new records was also held and guidance was offered on “how-to”. Finally, Dippel informed the DHPC that the State will not allow new documents with new information, and that the information should be put into the database. Dippel will continue to work on the update and will continue to provide updates to the commission.

## **F. NEW BUSINESS**

### **A. 2019 elections**

- a. Butler nominated Mike Smith for the role of the Chair for 2019; Smith accepted nomination. Dippel seconded; none opposed – Smith will serve as Chair until the next election cycle.
- b. Smith nominated Dippel for the role of Vice-Chair for 2019; Dippel accepted nomination. Butler seconded; none opposed – Dippel will serve as Vice-Chair until the next election cycle.

## **G. OTHER BUSINESS**

- A. Butler shared with the commission an article regarding Spokane and their creation of local residential districts; copies were made and distributed to the members.

- B. Staff informed the DHPC of a pending application for assignment to the commission.

**H. ADJOURNMENT**

- A. Butler motioned to adjourn the regular meeting of the Dayton Historic Preservation Commission at 6:54 pm; Smith seconded. Meeting adjourned.

Minutes approved by:

\_\_\_\_\_  
Mike Smith, Chair

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Meagan Bailey, Planning Director

\_\_\_\_\_  
Date



# SPECIAL TAX VALUATION MEETING CHECKLIST

Date: March 27<sup>th</sup>, 2019

Applicant: JJ Dippel, 218 South 4<sup>th</sup> Street, Dayton, WA 99328

## Order of Business:

### Chairman's Preliminary Statement:

1. JJ Dippel submitted an Application and Certification of Special Valuation on Improvements to Historic Property for the property located at 218 South 4<sup>th</sup> Street, Dayton, Washington; historic name Northern Pacific Depot.
2. The application was submitted March 7<sup>th</sup>, 2019.
3. 218 South 4<sup>th</sup> Street was listed on Dayton's Local Register of Historic Places on November 8<sup>th</sup>, 1994.
4. The proposed work was done within 24-months prior to the date on the application.

### Applicant Presentation/ Statements in Favor of the Application

### Questions by Commissioners/Statements in Favor/Opposition

### Statements by Interested Persons, Organizations, Legal Entities

### Rebuttal by All Concerned Parties

### Staff Comments

### Summary by Chair

1. JJ Dippel submitted an Application and Certification of Special Valuation on Improvements to Historic Property for the property located at 218 South 4<sup>th</sup> Street, Dayton, Washington; historic name Northern Pacific Depot.
2. The application was submitted March 7<sup>th</sup>, 2019.
3. 218 South 4<sup>th</sup> Street is listed on Dayton's Local Register of Historic Places.
4. The proposed work was done within 24-months prior to the date on the application.
5. The Assessed Value Exclusive of Land Prior to Rehabilitation, as certified by Chris Miller, Columbia County Assessor on March 7<sup>th</sup>, 2019 was \$181,900.
6. As prescribed by RCW 84.26.020 (2), the Actual Cost of Rehabilitation for the property located at 315 S. 2<sup>nd</sup> Street shall be at least twenty-five percent (25%) of the assessed valuation of the historic property, exclusive of the assessed value attributable to land, prior to rehabilitation or \$45,475.
7. Actual Rehabilitation Costs claimed by Applicant as stated in supporting Affidavit are \$51,200.
8. The applicant has made a complete listing of the rehabilitation projects with applicable building permit and COA numbers, contractor invoices, and before-and-after photographs available for review.

**\*Any other pertinent information that should be included in the Summary that comes up during the meeting**

### Deliberation by Commission

1. Based on the Commission's By-laws and Washington Administrative Code 254-02-070 and RCW 84.26.020(2), the Commission must determine if all of the following criteria have been met:

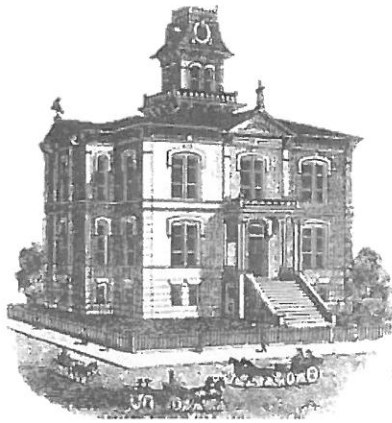
- a. The property is a historic property
  - b. The property is on the Dayton Local Register of Historic Places or certified as contributing to a Local Historic District
  - c. The “qualified rehabilitation expenditures” constitute at least 25% of the assessed value of the property, excluding land, prior to the rehabilitation
  - d. The work has not altered the property in any way which adversely affects the elements which qualify it as historically significant.
2. If the Commission finds that the property satisfies all four of the above requirements then it shall either:
- a. Approve the application and enter into the Special Tax Valuation Agreement with the owner (WAC 254-20-070(2)),  
**or**
  - b. Deny the application if the Commission finds that the property does not meet all of the requirements for special valuation (WAC 254-20-070(3)).

Sample Motion for Approval:

I move that the Application and Certification of Special Valuation on Improvements to Historic Property for the property located at 218 South 4<sup>th</sup> Street be approved as it is a historic property, it is located on the Dayton Local Register of Historic Places, the qualified rehabilitation expenditures totaling \$51,200 constitute at least 25% of the assessed value prior to rehabilitation, and the work has not altered the property in any way that adversely affects the elements which qualify it as historically significant.

Sample Motion for Denial:

I move that the Application and Certification of Special Valuation on Improvements to Historic Property for the property located at 218 South 4<sup>th</sup> Street be denied as the qualified rehabilitation expenditures totaling \$51,200 do not constitute at least 25% of the assessed value prior to rehabilitation.



## Dayton Historic Preservation Commission

114 South 2<sup>nd</sup> Street, Dayton, Washington 99328  
(509) 382-4676

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

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### OWNER SPECIAL VALUATION AGREEMENT

The Historic Preservation Commission Agreement entered into on this 27<sup>th</sup> day of March, 2019 by and between JJ Dippel (hereinafter referred to as “Applicant”) and the Dayton Historic Preservation Commission (hereinafter referred to as “Local Review Board”).

**WHEREAS**, Applicant is the owner of record of the historic property, commonly known as Northern Pacific Depot, located at 218 South 4<sup>th</sup> Street, Dayton, State of Washington, as more fully described in Exhibit B, attached hereto and incorporated herein by this reference (hereinafter referred to as “Property”); and

**WHEREAS**, the Local Review Board has determined that the Property has been substantially rehabilitated within the two-year period preceding the date of application and the actual cost of said rehabilitation equals or exceeds twenty-five percent of the assessed valuation of the Property prior to the improvements; and

**WHEREAS**, the Local Review Board has verified that the Property is historic property that falls within a class of properties determined eligible for special valuation by local ordinance or administrative rule; and

**WHEREAS**, the Local Review Board finds that the rehabilitation work has not altered the Property in any way which adversely affects those elements which qualify it as historically significant;

**NOW, THEREFORE**, in recognition of the foregoing, the Applicant enters into this agreement with the Local Review Board and agrees to adhere to the following terms and conditions for the ten-year period of the special valuation classification:

1. Applicant agrees to comply with the Washington State Advisory Council’s Standards for the Maintenance and Rehabilitation of Historic Properties as set forth in Exhibit A, which is attached hereto and by this reference incorporated herein.
2. Applicant agrees the property *shall not* be altered without prior written consent of the Local Review Board signed by a duly authorized representative thereof. No construction, alteration or remodeling or any other action shall be undertaken or permitted to be undertaken which would affect the historic character of the Property which classifies it as eligible for special valuation, or which would affect the appearance of the Property as depicted in the photographs and documents attached hereto and incorporated herein by this reference as Exhibit(s) C and D or which would adversely affect the structural soundness of the property; or refinishing of presently existing parts or elements of the Property subject to this Agreement, damage to which has resulted from casualty loss, deterioration or wear and tear, shall be permitted without the prior approval of the Local Review Board, provided that such reconstruction, repair, repainting, or refinishing is performed in a manner which

will not alter the appearance of those elements of the Local Review Board shall include, but not limited to, any substantial structural change or any change in design, color or materials.

3. Applicant agrees the Property shall not be demolished without the prior written consent of the Local Review Board.
4. Applicant agrees to make historic aspects of the property accessible to the public one day each year if the Property is not visible from a public right of way.
5. Applicant agrees to monitor the Property for its continued qualification for special valuation and notify the appropriate County Assessor within thirty (30) days if the Property becomes disqualified because of:
  - a. A loss of historic integrity
  - b. Sale or transfer to new ownership exempt from taxation, or
  - c. Sale or transfer to new ownership which does not intend to agree to the terms of this Agreement nor file a Notice of Compliance with the County Assessor.
6. The Applicant and Local Review Board both agree that there shall be no changes in standards of maintenance, public access, alteration, or the period of the classification without the approval of all parties to the Agreement.

Term of the Agreement. This Agreement shall take effect immediately upon signature and remain in effect until the property is no longer eligible for special valuation either through disqualification under RCW 84.26.080 or upon expiration of the ten-year period of special valuation commencing January 1, 2020, and ending December 31, 2030.

Hold Harmless. The Applicant or its successors or assigns shall hold the State and the Local Review Board harmless from any and all liability and claims which may be asserted against the State and Local Review Board as a result of this Historic Preservation Special Valuation Agreement or the participation by the Applicant in the Special Valuation Program.

Governing Law. The terms of this Agreement shall be construed in accordance with the laws of the State of Washington.

Appeals. Any decision of the Local Review Board acting on any application for classification as historic property, eligible for special valuation, may be appealed to Superior Court under RCW 34.04.130 in addition to any other remedy of law. Any decision on the disqualification of historic property eligible for special valuation, or any other dispute, may be appealed to the County Board of Equalization.

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Applicant

Date

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Local Review Board Representative

Date



**Application and Certification of Special Valuation  
on Improvements to Historic Property**  
Chapter 84.26 RCW

**File With Assessor by October 1**

File No: \_\_\_\_\_

**I. Application**

County: Columbia

Property Owner: J J Dippel Parcel No./Account No: 1030380070000

Mailing Address: PO Box 296; Dayton, WA 99328

Legal Description: Day & Mustard Lot 7 Block 38

Property Address (Location): 218 South 4<sup>th</sup> Street

Describe Rehabilitation: See attached spreadsheet

Property is on: (check appropriate box)     National Historic Register     Local Register of Historic Places

Building Permit No: Various    Date: Various    Jurisdiction: Columbia/Dayton  
County/City

Rehabilitation Started: 06/23/2017    Date Completed: 03/06/2019

Actual Cost of Rehabilitation:    \$ 51,200.00

**Affirmation**

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

JJ Dippel 3/7/2019

**II. Assessor**

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation:    \$ 181,900

Date: 3-7-19    Chrilly  
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.



**WAC 254-20-100****Washington state advisory council's standards for the rehabilitation and maintenance of historic properties.**

The following rehabilitation and maintenance standards shall be used by local review boards as minimum requirements for determining whether or not an historic property is eligible for special valuation and whether or not the property continues to be eligible for special valuation once it has been so classified:

(1) Rehabilitation.

(a) Every reasonable effort shall be made to provide a compatible use for an historic property which requires minimal alteration of the building, structure, or site and its environment, or to use an historic property for its originally intended purpose.

(b) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(c) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

(d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

(f) Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

(i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

(j) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(2) Maintenance.

(a) Buildings and structures shall not be allowed to deteriorate beyond the point where routine maintenance and repair will return them to good condition.

(b) Buildings shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be corrected. Any condition which constitutes a fire hazard shall be eliminated.

(c) Buildings shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat or ventilation shall be eliminated if present at levels sufficient to promote rot or decay of building materials.

(d) Deteriorated exterior architectural features and any broken or missing doors and windows shall be repaired or replaced.

(e) Painted exterior surfaces shall be maintained and repainted as necessary to prevent a deteriorated appearance or damage to the substrate. Exterior masonry surfaces shall be tuck pointed where required to maintain the mortar in sound condition. Finished tuck pointing shall match the original mortar joint in hardness and appearance.

[Statutory Authority: RCW 84.26.120. WSR 86-21-103 (Order 86-11), § 254-20-100, filed 10/20/86.]



### 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

Veneer

Gable - Side Gable

Asphalt / Composition -  
Shingle

Other

**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



## Historic Inventory Report

**Major  
Bibliographic  
References:**

2011 record: Columbia County Assessor's Office Tax records  
DHPC update



## Historic Inventory Report

### Photos

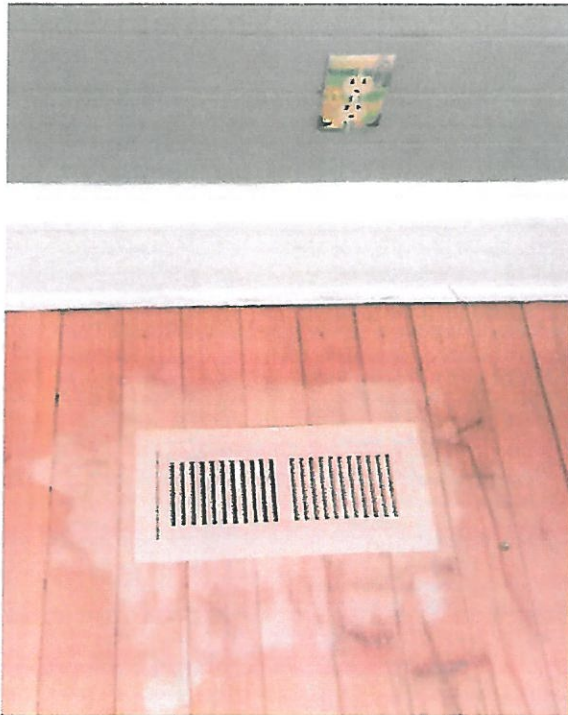


Photo taken in cloudy conditions at 9:45 am.

# Exhibit C

## Studio and Main House Floor Sanding/Refinishing

Recessed Floor vent, had FIVE installed.



Area near Propane heat stove.



Left: Main Room.  
Right: Kitchen. The Kitchen was the worst for needing sanding. The rest of the house was not bad compared to kitchen





Left: Studio Large Room.  
Right: Studio Bedroom.  
This area was not bad, but  
sanding improved it.

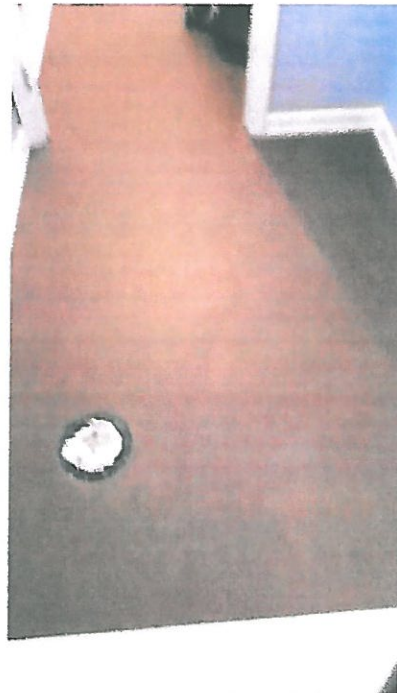
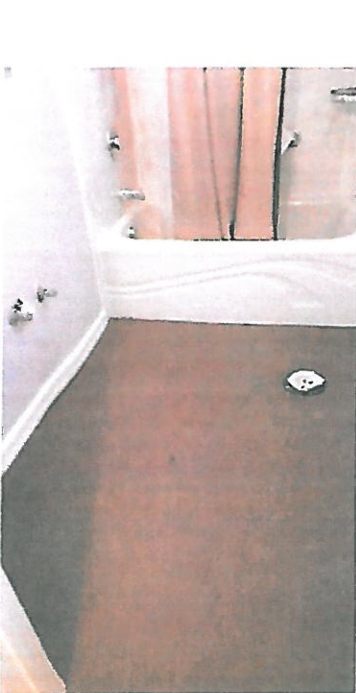
# New Sink/Faucet and Toilet for Studio Bathroom



## Flooring in Studio Entry and Bathroom



Dry Rot found. Originally I was going to replace the entire sub floor all the way to the entry door, but when linoleum was torn out we discovered the dry rot hadn't gone that far. Only the "dry rotted sections" were cut out and repaired.



The new linoleum floor extends from the Studio bathroom into the Studio Entryway.

# STUDIO BATHTUB

BEFORE:



AFTER:



The flooring in the above photo was also replaced, as we found "dry rot" in the sub floor while doing this project. See separate page on that.

NOTE: Toilet and sink in above photo were also replaced, this picture is still showing the OLD toilet and sink. See separate page on that.



**Stove Before/After**



**Stair Before**



**Stair After**



**New Upper  
Guardrail  
(none before)**





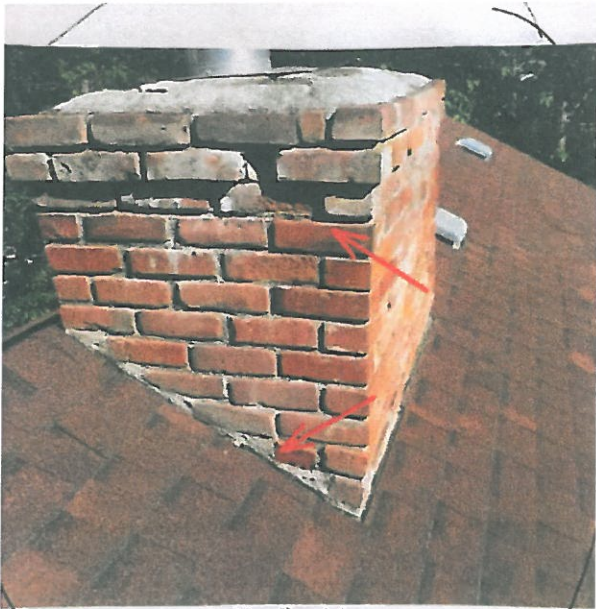
**Roof Before**



More than one layer of roofing



Some debris in the gutters.



No flashing,



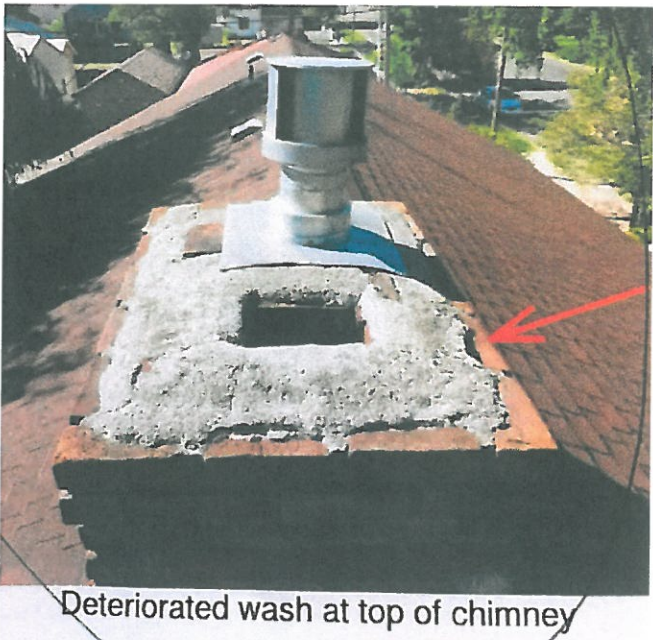
Garage roof

**Roof After**





**Chimney Before**



**Chimney  
After  
(repaired spalled  
brick, new flue  
cap, sealed and  
recapped  
chimney)**





**Window Before**



**Windows After (four replaced)**





**Deck Before**



**Deck After**





**Main Stairs Before**



**Studio Stairs Before**



**Main Stairs After**



**Studio Stairs After**





Exhibit D

JJ Dippel  
 Record of Upgrades/Improvements for application for Special Tax Valuation  
 218 S 4th Street; Dayton, Washington

\$45,475.00 Minimum amount of rehabilitation needed to qualify  
 25% of the Home Value Per County

Home Value Per County: \$181,900.00 NOTE: Assessor stated even if home value changes during two year "Window," still use valuation AS OF the date rehabilitation began.

Project	Comm Meeting	Approval?	Decision	COA #	Bldg Permit #	Project Compl	Final Cost	Notes
Propane Heat Stove	N/A	N/A	N/A	N/A	2017042	Jun-17	\$3,854.50	Stove existing at time of purchase was sitting on blocks, a code violation. No evidence a permit had been obtained for it. Some of the items on the attached invoice for the new stove were determined to be not needed. Stove = \$3800, permit = \$54.50. Replaced with "like kind" shingles, different color. No COA needed. Contractor obtained permit.
Re-shingle Roof	9/27/2017	N/A	N/A	N/A	2017069	Oct-17	\$23,385.00	Chimney deterioration mentioned on home inspection. Thought chimney needed replaced. It merely needed repair. No COA needed.
Repair Chimney	9/27/2017	N/A	N/A	N/A	N/A	Sep-17	\$1,296.10	Chimney deterioration mentioned on home inspection. Thought chimney needed replaced. It merely needed repair. No COA needed.
Replace 4 Windows	9/27/2017	Yes	Yes	2017-015	N/A	Oct-17	\$3,341.87	Windows in bedrooms, single pane w/ additional screw in storm windows. Replaced with double pane vinyl. Windows in locations that would not detract from charm & beauty of home. \$75 discount taken for damage to one of my doors during installation of window.
Refurbish two outdoor cement stairs at front of home	5/23/2018	Yes	Yes	2018-003	2018040	Jun-18	\$3,052.89	Project changed to "time and materials" and original estimates thrown out. The workers didn't have a way to do an invoice on the completion day, so I ginned one up on Excel, which the worker signed.
Rebuild interior stair rail to code, add guard rail at top of interior stairs.	N/A	N/A	N/A	N/A	2018024	May-18	\$830.67	Technically building permit not required, but since I was addressing code violation, it was suggested to obtain permit. Railing = \$814.09, Permit (pro-rated, total permit \$392.00, part used for a non-qualifying project) = \$16.58.
Upgrade Studio Bath tub	N/A	N/A	N/A	N/A	N/A	Oct-18	\$7,066.60	Replaced fiberglass bathtub enclosure with acrylic tub and back splash and new fixtures. (Also discovered there was a pre-existing leak from former bathtub in crawl space, repaired that!)
Replace Studio Bathroom/Entry Floor	N/A	N/A	N/A	N/A	N/A	Dec-18	\$947.43	During the bathtub upgrade (see previous block), discovered the sub floor beneath linoleum had DRY ROT in bathroom area. This floor area extends out to studio entry way. Replaced linoleum and had dry rot removed and repaired.
Replace Studio Bathroom Sink, Faucet, and Toilet	N/A	N/A	N/A	N/A	N/A	Dec-18	\$1,216.67	Decided, while I was at it, to get new toilet and sink!
Floor Refinish	N/A	N/A	N/A	N/A	N/A	Mar-19	\$6,208.06	Kitchen, two hallways, living room, studio large room, studio bedroom, floor needed sanded and refinished.
Permit 2018024:	Deck Cost:	\$18,410.28	95.77%	\$375.42				\$51,199.79 TOTAL
	Interior Railing & Upstairs Guard Rail:	\$814.09	4.23%	\$16.58				ok
		\$19,224.37	100.00%	\$392.00	Permit Cost:			ok

Previously Approved Projects

# INVOICE

Meeks Hardwood Floors  
Ted J. Green

84258 Grant Rd.  
Milton-Freewater, OR 97862  
Office (541) 938-4830  
Fax (541) 938-7845  
www.meekshardwoodfloors.com

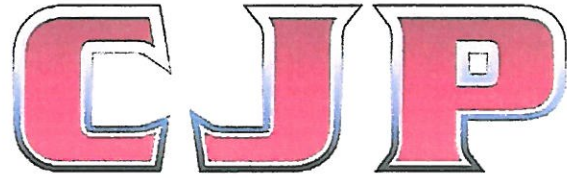
Name: J.S. Dippell  
218 S 4th  
Dayton, WA.

DATE: 3/5/19

Quantity	Description	Amount
	Sand, fill + 3 coat existing w/ fir floors	#5477.00
	Cost of extra vents, install, appliance rem. & reinstall etc	- #250.00
	Total	#5,727.00
	Tax	- 481.06
		#6,208.06
	Deposit	-3000.00
	Balance	
	Total	3208.06



PO Box 2878  
(509) 520-5022  
office@chrisjohnsonplumbing.com  
http://chrisjohnsonplumbing.com



**CHRIS JOHNSON PLUMBING**

## INVOICE

**BILL TO**

JJ Dippel  
218 S 4th St.  
PO Box 296  
Dayton, WA 99328

**INVOICE # 25536**

**DATE 12/12/2018**

**TERMS Due on receipt**

**SALES REP**

CAJ

SERVICED	DESCRIPTION	QTY	RATE	AMOUNT
12/12/2018	<b>Labor</b> Pulled toilet, lavatory sink & faucet for new flooring. Cleaned up rough in for new pedestal lavatory and set new toilet, sink & faucet.	5.25	90.00	472.50T
12/12/2018	<b>Material</b>		61.93	61.93T
12/12/2018	<b>Fixtures</b> American Standard Cadet Pro, Round Front, Comfort Height toilet with seat in White		196.00	196.00T
12/12/2018	<b>Fixtures</b> American Standard Tropic Pedestal lavatory sink in White.		206.00	206.00T
12/12/2018	<b>Fixtures</b> American Standard Estate Widespread lavatory faucet in Chrome		187.00	187.00T

Thank you for your business. Credit Card payments are subject to a 3% Convenience Fee.

SUBTOTAL	1,123.43
TAX (8.3%)	93.24
TOTAL	1,216.67
BALANCE DUE	<b>\$1,216.67</b>

GARRY'S PAINT & DECORATING  
 . 114 SOUTH 2ND

WALLA WALLA, WA 99362  
 PHONE: (509) 525-1553

J.J. DIPPEL  
 PO BOX 296  
 DAYTON WA 99362

CUST#: 36207  
 TERMS: NET 20TH

INV #: 118704  
 DATE : 12/14/18  
 CLERK: SKM  
 TERM#552

TAX : 001 WASHINGTON STATE TAX

MARMOLEUM

\*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	SUGG	PRICE/PER	EXTENSION
7	EA	3874-25	SOYDS MARMOLEUM FRESCO: #3874 - WALNUT	7		56.00 /EA	392.00
1	EA	ADHESIVE	EA GALLON FORBO ADHESIVE L885	1		76.00 /EA	76.00
1	EA	FREIGHT	FREIGHT	1		25.00 /EA	25.00
1	EA	ADSDFEATH	ARDEX FEATHER FINISH 10LB BAG FLOOR PATCH	1	37.99	30.00 /EA	30.00
3	FT	METAL	LF TRANSITION METAL	3		2.00 /FT	6.00
1	EA	BASE	LABOR: REMOVE/REPLACE BASE	1		40.00 /EA	40.00
1	EA	LABOR	REPAIR SUBFLOOR	1		50.00 /EA	50.00
1	EA	LABOR	REMOVE EXISTING VCT	1		50.00 /EA	50.00
1	EA	FLOORPREP	HOVR(S) FLOOR PREP LABOR	1		50.00 /EA	50.00
7	EA	INSTALL	SOYDS MARMOLEUM INSTALL	7		15.00 /EA	105.00
3	EA	INSTALL	LF TRANSITION INSTALL	3		2.00 /EA	6.00
1	EA	TRIP	TRIP CHARGE	1		40.00 /EA	40.00

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\*

947.43 TAXABLE  
 NON-TAXABLE  
 SUBTOTAL 870.00

TAX AMOUNT 77.43  
 TOTAL AMOUNT 947.43

*Thank you!*

Deposit 700.00

Balance 247.43

X  
 Received By \_\_\_\_\_



"Independently Owned and Operated"

By Northwest Bath Specialist LLC.

Tri-Cities, Walla Walla, Yakima, Moses Lake, Central Washington

509-581-0665

WA (BATHP\*\*850JA) ID (RCE - 32600)

www.BathPlanet.com

**CUSTOMER INFORMATION:**

<b>JJ Dippel</b> 218 S.4th / PO Box 296 for mailing Dayton WA 99328	(360)293-6207 Retiredfa@hotmail.com	<b>Date: 08/24/2018</b> Rep: Jacob Shupe
---	--	---

<b>REMOVE:</b>	<b>REMOVAL OF TUB SYSTEM</b>
<b>ESTIMATED START DATES OF INSTALL:</b>	Rush install under 6 weeks

<b>Year House Was Built or Remodeled</b>	1898
<b>Lead Test Performed</b>	Yes
<b>Lead Test Results</b>	Negative

**BATHTUB SYSTEM**

<b>BathTub Skirt Style</b>	Wave	<b>Bathtub Size Inches</b>	
<b>Bathtub Color</b>	Gray	Custom Order Skirt Tub / Sized Tub	
		<b>Bathtub Drain Location</b>	LH

**WALL SYSTEM**

<b>Wall System</b>	Premium - No Pattern	<b>Wall System Color</b>	Premium Silver White Marble
<b>Wall System Height</b>	Full	<b>Tile Style</b>	Smooth

**CORNER CADDY**

<b>Single Tier Shelf</b>	2	<b>Color</b>	Same color as Wall Surround
--------------------------	---	--------------	-----------------------------

**GRAB BAR**

<b>24" Designer Grab Bar</b>	1	<b>Finish</b>	Chrome
------------------------------	---	---------------	--------

**PLUMBING**

<b>Fixture Style</b>	Voyager Tub/Shower Fixture	<b>Finish</b>	Chrome
<b>Quantity</b>	1	<b>New Plumbing Fixture</b>	TUB/SHOWER
<b>Removal</b>	REMOVE TUB/SHOWER FIXTURE		

<b>Fixture Style</b>	24" Slide Bar	<b>Finish</b>	Chrome
<b>Quantity</b>	1	<b>New Plumbing Fixture</b>	TUB/SHOWER
<b>Removal</b>	REMOVE TUB/SHOWER FIXTURE		

**ENCLOSURE**

<b>ENCLOSURE TYPE</b>	5' Curved Rod	<b>GLASS TYPE</b>	N/A Fixed
<b>METAL FINISH</b>	Chrome		

**SPECIFIC DETAILS ABOUT THE JOB**

Driveway accessible off of Spring St. Power available on back deck.

All products and labor listed above have been discussed between BUYER and BATH PLANET. BUYER shall receive all products and labor listed on this contract. Any product, labor, service not listed on this contract, will be assumed as NOT REQUESTED by the customer and will not be received.



TOTAL:

MSRP	\$7,719.00
Total Discount	\$1,000.00
Subtotal	\$6,719.00
Tax (Percentage)	8.4
Tax Total	\$564.40
Tax Code	0704
<b>Total Contract Amount</b>	<b>\$7,283.40</b>
Deposit	\$4,000.00
Form of Payment	Check
Check #	7090
Check Date	08/24/2018
Balance Due Upon Completion	\$3,283.40
Form of Payment	Cash/Check

7283.40

Less

decided not to get  
shelves 2 @ \$100

< 200<sup>00</sup> >

Sales tax on above

< 16<sup>80</sup> >

Total subtracted

< 216.80 >

Actually paid

\$ 7,066.60

# Blue Mountain Stove

53924 E Ferndale Rd  
Milton Freewater, OR 97862

## Invoice

Date

6/19/2017

Phone: 541-938-5394

Email: bluemtstove@gmail.com

### Bill To:

Dippel, J.J.  
218 S 4th, Po Box 296  
Dayton Wa 99328  
1-360-293-6207

### Owner of Product

P.O. No.	Terms

Item	Description	Qty	Price	Amount
99600085	Northfield GSR2 Patina Bronze w/Fan & Remote Top Vent, LP S/N 3107-007504	1	2,950.00	2,950.00 pd
250-01463	Stepper Motor LP - GS	1	30.00	30.00
HC O32ST	Hearth Classic 32x32 standard Original edge	1	300.00	300.00 pd
SD46DVA08A	DV 6-5/8 X 8-1/2" SLIP GALV	1	28.00	<del>28.00</del> 28
SD46DVAE90	DV 6-5/8 X 90 ELBOW GALV	1	59.00	59.00
SD46DVA06	DV 6-5/8 X 6" GALV	1	28.00	<del>28.00</del> 28
SD46DVAKCT	Masonry Conversion kit...flex adaptor to Cap	1	50.00	<del>50.00</del> 50
SD46DVAVCH	DV 6-5/8 X VERY HIGH WIND CAP	1	84.00	<del>84.00</del> 84
SB6311	STOVE BRIGHT PAINT Honey Glo brown	1	16.00	16.00
SERVICE C...	SERVICE CALL		450.00	450.00

All pipe is subject to what we find when we get there.... may not have to use anything but the elbow....

*PAID*  
*with 7055*

*745*  
*190*  
*555*

<b>Total</b>	\$3,995.00
<b>Payments/Credits</b>	-\$3,250.00
<b>Balance Due</b>	\$745.00

# Berentsen Roofing & Construction

PO Box 141  
College Place, WA 99324  
509-301-6646  
Licse # CC BERENRC884LG

# ESTIMATE

NAME / ADDRESS
J J Dippel PO Box 296 Dayton, WA 99328 360-293-6207

DATE	ESTIMATE NO.
8/26/2017	2939

Job Site Address
218 S 4th Ave Dayton WA

DESCRIPTION	TOTAL
<p>We hereby purpose to furnish the materials and perform the labor necessary for the completion of the following project:</p> <p>Remove &amp; dispose of existing roofing, two layers of asphalt shingles. Install custom painted 2" perimeter metal flashing to all eves and gables. Install ice &amp; water shield extending from eve edge to a point 24" inside the exterior wall. Install ASTM 30 Lb. felt vapor barrier to balance of roof. Remove existing RV-49 roof vents and repair holes in roof decking. Install new plumbing pipe flashings. Install new base flashing around chimney. Counter flashing to be installed by brick mason. Install Malarkey Legacy laminated shingles to entire roof surface. Install shingle vent II ridge ventilation system to entire ridge line to achieve maximum air circulation/ventilation in attic area. Install new ridge cap.</p> <p>PLEASE NOTE: If there should be any rotten or damaged decking it will be replaced at an additional charge of \$55.00 per man hour, plus the cost of all materials.</p> <p>Berentsen Roofing &amp; Construction backs our work with a FIVE year workmanship guarantee!</p> <p>Malarkey Legacy laminated shingles are backed by a limited lifetime manufacturers warranty.</p> <p>Berentsen Roofing &amp; Construction to supply roofing permit.</p> <p>Payment to be made as follows: 50% down payment, with remaining balance to be paid upon completion of the above listed work.</p>	<p>20,748.00T</p> <p><i>original bid</i></p>

WA Sales Tax (8.3%) \$1,722.08

**TOTAL** \$22,470.08

This proposal can be withdrawn by Berentsen Roofing & Construction at any time after 30 days of proposal date.

SIGNATURE & DATE

*JJ Dippel*  
9/9/2017

**en Roofing & Construction**

PO Box 141  
 College Place, WA 99324  
 509-301-6646  
 Licenc # CC BERENRC884LG

**ESTIMATE**

NAME / ADDRESS
J J Dippel PO Box 296 Dayton, WA 99328 360-293-6207

DATE	ESTIMATE NO.
9/29/2017	2946

Job Site Address
Same

DESCRIPTION	TOTAL
We hearby purpose to furnish the materials and perform the labor necessary for the completion of the following project:	844.80T
<b>ADDITIONAL WORK</b>	
Hip end of house tear off to skip sheeting and install new 1/2 inch plywood.      \$592.80	
Add 4 inch exhaust vent for upstairs bathroom.      \$32.00	
Install counter flashing to base of chimney, labor and materials.      \$220.00	
Payment will be due upon completion of above listed work.	
<i>Additional work needed              discussed with the process</i>	

<b>WA Sales Tax (8.3%)</b>	\$70.12
<b>TOTAL</b>	<b>\$914.92</b>

This proposal can be withdrawn by Berentsen Roofing & Construction at any time after 30 days of proposal date.

SIGNATURE & DATE \_\_\_\_\_



Northwest Chimney-LLC  
 320 Kathleen Place  
 Walla Walla, WA 99362  
 509-240-9290  
 saferchimney@gmail.com

# Invoice



**BILL TO**  
 JJ Dippel  
 218 4th Ave  
 Dayton, WA 99328

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSURE
1297	09/12/2017	\$1,296.10	09/12/2017	Due on receipt	

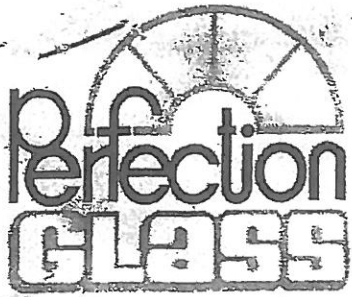
ACTIVITY	QTY	RATE	AMOUNT
Set Up (roof walk area for safety)	3	50.00	150.00T
Chimney Cap Material	1	35.00	35.00T
Recap Chimney with new material	1	225.00	225.00T
Crown Coat Protection Coating	1	185.00	185.00T
Repair spalled brick	1	125.00	125.00T
Install cap over existing flue	1	75.00	75.00T
per diem	1	65.00	65.00
Seal all sides of chimney With Fabrashield 761 to prevent incursion of moisture into structure.	1	185.00	185.00T
Profit and Overhead	1,045	0.15	156.75T
<b>SUBTOTAL</b>			<b>1,201.75</b>
<b>TAX (8.3%)</b> <i>correct ?</i>			<b>94.35</b>
<b>TOTAL</b>			<b>1,296.10</b>
<b>BALANCE DUE</b>			<b>\$1,296.10</b>

**IMPORTANT:**

Payment for the work listed above is due upon completion. In the event of a payment received later than 15 days after the due date there is a minimum late charge of \$50 or 1.5% of the amount owing, whichever is larger. **ADDITIONALLY:** We expressly reserve all rights given under state mechanics lien laws in the jurisdiction where the work has been completed.



called 9/12/17 LM



15 N. AUBURN  
KENNEWICK, WA 99336  
CORPORATE OFFICE

**WORK ORDER**

State Conf. License: PERFEI\*241Q2

(509) 586-1177  
1-800-291-1361  
FAX (509-586-0624  
www.perfectionglass.com

W.O. #: 100134  
DATE: 09/12/17 11:37 AM  
CUSTOMER #: 24336  
PAGE: 1  
COMMITTED:  
PRIORITY: NORMAL

**CUSTOMER:** 24336 (360) 293-6207  
JJ DIPPEL  
PO BOX 296  
DAYTON, WA 99328

**LOCATION:**  
REPLACEMENT WINDOWS  
218 S 4TH ST  
DAYTON, WA 99328

**JOB CONTACT:** JJ  
(360) 293-6207  
**PHONE 1:**  
**A/R CONTACT:** JJ  
**SERVICE TYPE:** W.W WALLA WALLA JOBS

**SALESMAN:** GORDIE  
**REQUESTED:** 2017/10/11  
**DEPOSIT:** 0.00  
**NOTE:** C/O DIPPEL  
**PROPOSAL:**  
**P.O. NUMBER:** 00088281  
**SUPERVISOR:**  
**TAKEN BY:** KAELYN

**REQUEST:**  
FURNISH AND INSTALL  
-windows be delivered to kennewick

*TON/comd 10/18/17 9:00 - 9:30*

ANDERSEN 100 SERIES  
TERRATONE, WHITE  
LOWE, ARGON  
NET SIZE

4 - WINDOWS

TOTAL W/TAX: \$3416.87  
PD DEPOSIT: 1500.00

TOTAL DUE: \$1916.87 10/18  
Tony - 7.0  
Coey - 7.0

*less \$75 due to door scratch  
Coey offered \$150. I  
took only \$75.*

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

## Estimate



### ADDRESS

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

### ESTIMATE #

1096

### DATE

04/25/2018

ACTIVITY	QTY	RATE	AMOUNT
<b>BUILDING OF STAIRS:STAIRS</b> ADDING OF PICKETS IN HOUSE RAILING & 2' of Railing upstairs to match.	1	750.00	750.00T
<b>9. PAYMENT TERMS</b> 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

Their final invoice was totally  
messed up because they didn't know  
how to use Quickbooks and my  
deposits were recorded incorrectly.  
So I'm providing the ~~invoice~~, estimate,  
as this is the amount I paid.

ACTIVITY	QTY	RATE	AMOUNT
<p><b>9.5 Acceptance Of Contract</b>  <b>ACCEPTANCE OF CONTRACT</b>  <b>TERMS AND AUTHORITY TO</b>  <b>COMMENCE WORK</b>  <b>1. ACCEPTANCE OF CONTRACT</b>  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.  <b>2. CHANGES OR ADDITIONS TO THE CONTRACT</b>  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.  <b>3. PAYMENTS</b>  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.  <b>4. LIEN RELEASE ON MATERIALS</b>  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&amp;C Ramps &amp; 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.  <b>5. NON-PAYMENT</b>  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	751.00
TAX	63.09
<b>TOTAL</b>	<b>\$814.09</b>

Accepted By

Accepted Date

Main Door Stairs

*INVOICE TFC Ramps*

Item	QTY	Rate	Amount
Deck Railing Mat Side of Stairs	6	\$40.00	\$240.00 }
Deck Railing Labor	6	\$25.00	\$150.00 }
<b>Subtotal</b>			<b>\$390.00</b>

Original Estimate #1097 as  
is without Sales Tax

Studio Stairs

Item	QTY	Rate	Amount
Deck Railing Mat Side of Stairs	6	\$40.00	\$240.00 }
Deck Railing Labor	6	\$25.00	\$150.00 }
<b>DEMOLISH EXISTING WOOD STAIRS; HAUL OFF TO DUMP</b>	<b>3</b>	<b>\$150.00</b>	<b>\$450.00</b>
<b>Subtotal</b>			<b>\$840.00</b>

Copied from Main Door Stairs

Actions common to both projects

<b>Labor for Pressure Washing and Patching and Grinding</b>	<b>8</b>	<b>\$150.00</b>	<b>\$1,200.00</b>
<b>Cleanup</b>	<b>1</b>	<b>\$150.00</b>	<b>\$150.00</b>
<b>Subtotal</b>			<b>\$1,350.00</b>

TOTAL STUDIO, MAIN DOOR, AND COMMON ACTIONS:  
Sales Tax 8.4% Columbia County

---

TOTAL BEFORE "ADDITIONAL EXPENSES" \$2,580.00

*Check 7099 952*

*Contractor signature*

\$216.72

\$2,796.72



## ADDITIONAL EXPENSES

Note: Do NOT apply "sales tax" to this area, because sales tax (or other tax) was paid at the purchase and JJ Dippel is "reimbursing" T&C for these costs including all taxes.

Sudbury Road Landfill Dump Fee	6/11/2018	\$20.47
City Lumber & Coal Yard (\$123.70 total, but \$104.19, (which includes 8.4% sales tax) applies to JJ)	6/12/2018	\$104.19
City Lumber & Coal Yard (\$162.00 total, but \$57.46, (which includes 8.4% sales tax) applies to JJ)	6/13/2018	\$57.46
Sun Rental for Pressure Washer	6/13/2018	\$74.05

**TOTAL ADDITIONAL EXPENSES**

\$256.17

**GRAND TOTAL**

**\$3,052.89**

**Less Deposits Received From JJ**

Deposit toward Main Home Guard Railing originally estimated as a separate job at \$423.85

5/30/2018

(\$200.00)

Deposit toward Studio Stair Rebuild with Guard Railing originally estimated as a separate job at \$5,636.54

5/30/2018

(\$1,900.00)

**Total Deposits paid for the consolidated project**

(\$2,100.00)

**BALANCE**

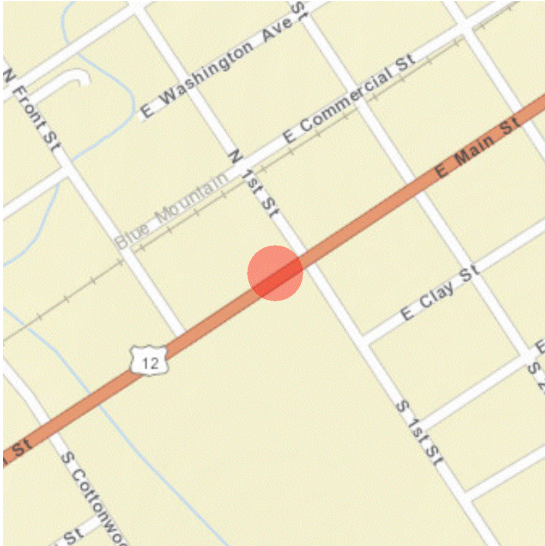
**\$952.89**



# Historic Property Report

Resource Name: Formerly Stencil & Company Dry Goods    Property ID: 3289  
 1 of 2

## Location



**Address:** 179 (A) East Main St, Dayton, WA, 99328

**Location Comments:** Currently the left side of Dingles facing the store. The entry door has been sealed shut. Entry is in the other building.

**Tax No/Parcel No:** 13-009-0001

**Geographic Areas:** Columbia County, Dayton Certified Local Government, Columbia County, T10R39E30, DAYTON Quadrangle

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
-------------------	------	-------

### Historic Use:

Category	Subcategory
----------	-------------

### Historic Context:

Category
----------

### Architect/Engineer:

Category	Name or Company
----------	-----------------

### Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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## Project History



# Historic Property Report

Resource Name: Formerly Stencil & Company Dry Goods    Property ID: 3289  
1 of 2

---

<b>Project Number, Organization, Project Name</b>	<b>Resource Inventory</b>	<b>SHPO Determination</b>	<b>SHPO Determined By, Determined Date</b>
2018-11-09235, , Dayton Historic Property Inventory Updates 2018- 2019			

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## Historic Property Report

Resource Name: Formerly Stencil & Company Dry Goods    Property ID: 3289  
1 of 2

### Photos



179AEastMain.jpg



Original HPI form(s)



# Historic Property Report

Resource Name: Formerly Stencil & Company Dry Goods    Property ID: 3289  
1 of 2

## Inventory Details - 1/1/1900

---

**Common name:** Dingles Hardware  
**Date recorded:** 1/1/1900  
**Field Recorder:**  
**Field Site number:** 1209  
**SHPO Determination**

## Detail Information

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### Surveyor Opinion

---

**Significance narrative:** Pay no attention to the date 1875 painted on the front. Dingles did that guessing on the date of construction.

1985 Record: Dusenbery & Stencil, dry goods merchants, originally had their store (shown in 1883 Directory) in the building at the end of the block and operated there for five years or so. In the 1878 Directory it shows Stencil and Company, Dry Goods, so that was probably the firm. The block burned in the fires, and this two story building was constructed, with W. H. Burrows, architect. It was probably completed in 1880. By this time the dry good company was called Dusenbery & Stencil (they were related by marriage) and this is shown in the 1883 Directory. The story in Dayton is that the upper floors were used as a hotel and that the outlaw Tracy wintered there. The 1909 City Directory of Dayton shows a MWA Hall in the location, but no one knows what that means. (2019: Some research by JJ Dippel showed that in the Midwest, MWA was Modern Woodmen of America, a fraternal benefit society that sold life insurance, annuity and investment products to help fund member benefits and social, educational and volunteer programs that met community needs. In the Midwest in the late 1800's to early 1900's, MWA started some "meeting halls" for communities.) Gilmour Hardware is shown there from 1898-1912, on the main floor. Dingles has occupied this building for years.

Nancy Compau - Field Recorder

2003 record: Designed by Dayton architect W H Burrows. A two-story brick masonry building with Italianate detailing. Cast iron columns, multi-paned second story sash with label moldings and intact entry to second story. An ornate, projecting cornice at the parapet removed prior to 1950. Storefront altered after 1950. Touted as Dayton's first modern brick building. Appears in 1884 birdseye view of Dayton. Sanborn Maps through 1891 show first floor businesses as general merchandise, books and stationery, a barber shop, and a restaurant, with a hall and rooms on the second story. Local traditions holds that the outlaw Tracy once wintered here. From 1909 on, Sanborn Maps indicate a repository for agricultural implements, wagons, and autos, and a second story lodge hall. Businesses associated with the building over time were Dusenberry & Stencil, Gilmour Hardware, and Dingle's Hardware. An American Legion Post met upstairs in the late 1940's. Dingle's have owned the building since 1920.

2004: Building was purchased by Melinda Betzler.  
2019 Still owned by Melinda Betzler.



## Historic Property Report

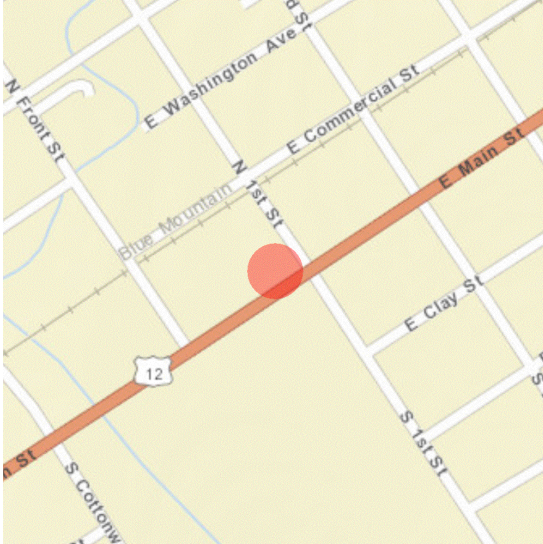
Resource Name: Formerly Stencil & Company Dry Goods    Property ID: 3289  
1 of 2

**Physical description:**    1985 Record: This is a large two story commercial building. The building is of brick with stucco cover. The cornice is broken into three bays. The center bay has a curved top, recessed panel, and date store of 1875. Flanking bays are flat with recessed panel. The upper floor windows are six bayed with ornate hood labels and keystone. Windows are 15 paned small lites. The lower cornice is bracketed, double brackets at each end protruding relief panels and rosettes. Upper transoms are covered with plywood. Street level is not original. Has cast iron pilasters with decorative capitals at each end.

**Bibliography:**    1985 Record: Faye Rainwater, March 1986  
2003 Record: Columbia County Assessor's Office Tax Records  
UTM Reference: Topozone  
National Register of Historic Places Nomination, Florence Lentz, 1998  
  
Original 11/22/1985 Historical Inventory Document.  
MWA: [https://en.wikipedia.org/wiki/Modern\\_Woodmen\\_of\\_America](https://en.wikipedia.org/wiki/Modern_Woodmen_of_America)  
Example of an MWA Hall: <http://www.norhemian.com/0535strumhistory.html>



## Location



**Address:** 179 (B) East Main, Dayton, WA 99328

**Location Comments:** This is the right side of Dingle's Hardware. This and the separate building to the left are all Dingles. The wall was knocked down between the two buildings. They both share the 179 E Main address.

**Tax No/Parcel No:** 1-050-13-009-0001

**Plat/Block/Lot:** Days Original Town, Block 13 Lot 8

**Geographic Areas:** T10R39E30, DAYTON Quadrangle, Dayton Certified Local Government, Columbia County

## Information

**Number of stories:** 2

### Construction Dates:

Construction Type	Year	Circa
Built Date	1880	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Community Planning and Development
Architecture
Commerce



# Historic Property Report

Resource Name: Budde Building 2 of 2

Property ID: 34050

## Architect/Engineer:

Category	Name or Company
Architect	Burrows, W.H.

## Districts

District Name	Contributing
Downtown Dayton Historic District	<input checked="" type="checkbox"/>
Downtown Dayton Historic District	<input type="checkbox"/>

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2013-05-00072, , 2003 Dayton Grant FY04-61004-004	3/1/2004	Not Determined	
2013-05-00072, , 2003 Dayton Grant FY04-61004-004	3/1/2004	Not Determined	
2018-11-09235, , Dayton Historic Property Inventory Updates 2018-2019			

## Photos



East Corner



179BEastMain.pdf





# Historic Property Report

Resource Name: Budde Building 2 of 2

Property ID: 34050

## Inventory Details - 3/1/2004

**Common name:** Dingle's  
**Date recorded:** 3/1/2004  
**Field Recorder:** Dayton Historic Preservation Commission  
**Field Site number:** 1210  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Brick
Roof Type	Flat with Parapet
Plan	Rectangle
Form Type	Commercial
Cladding	Brick
Structural System	Masonry - Brick
Roof Material	Asphalt/Composition - Built Up

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Commercial

## Surveyor Opinion

**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

**Significance narrative:** 1985 record: This was the site of the first hotel in Dayton, The Columbia, listed as early as 1878 in directories. It was a frame building and later burned in the town fire (there were three town fires.) It was rebuilt as a small one story brick building; used for years as a store, it partially burned in the late 1920's and was rebuilt, using the outer walls, but changing the top front as the ceiling had fallen in during the fire. Dingle's have been in business there for many years. Nancy Compau - Field Recorder

2003 record: Site of Dayton's First Hostelay, which burned in 1884. A 1909 Sanborn Map shows a single story brick building of similar proportions. Prater & Rinehart Hardware and Implement were there at that time. A fire gutted the building in Feb, 1929, and Dingle's lost \$20,000 in stock, fixtures plus \$10,000 for building. Dingle's bought the building in April 1929, rebuilt the front which had collapsed and extended the building to the alley. East wall along First St is partly original building.  
 2004: Purchased by Melinda Betzler.



## Historic Property Report

Resource Name: Budde Building 2 of 2

Property ID: 34050

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**Physical description:** 1985 record: This is a one story brick building. The front parapet is stair stepped up in three heights, symmetrical, with the center bay the highest. It has a clay tile parapet cap and a string course under the cap of dark rowlock brick. The field is of cream colored brick with an inset panel of cream brick surrounded by dark brick. A string course of dark soldier brick completes the cornice. Transom lights are vertical oriented; the bulkhead is of dark brick; pilasters of cream brick are at each end.

**Bibliography:** 1985 record: John Brining History of Dayton, vertical file, Dayton Memorial Library, no date.

Dingle's related story to Faye Rainwater who told Nancy Compau, 1986

2003 record: Columbia County Assessor's Office tax records

UTM reference: Topozone

National Register of Historic Places nomination, Florence Lentz, 1998

2012 record: DHPC update

2014 record: DHPC update



# Historic Property Report

Resource Name: Budde Building 2 of 2

Property ID: 34050

## Inventory Details - 3/1/2004

**Common name:** Dingle's  
**Date recorded:** 3/1/2004  
**Field Recorder:** Dayton Historic Preservation Commission  
**Field Site number:** 1209  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Roof Type	Flat with Parapet
Form Type	Commercial
Cladding	Stucco
Structural System	Masonry - Brick
Cladding	Wood
Plan	Rectangle
Foundation	Brick
Roof Material	Asphalt/Composition - Built Up

### Styles:

Period	Style Details
Late Victorian Period	Italianate

## Surveyor Opinion

**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 Property Report

Resource Name: Budde Building 2 of 2

Property ID: 34050

- Significance narrative:** 1985 record: Dusenberry & Stencil, dry goods merchants, originally had their store (shown in 1883 Directory) in the building at the end of the block and operated there for five years or so. In the 1878 Directory it shows Stencil and Company, Dry Goods, so that was probably the firm. The block burned in the fires, and this two story building was constructed, with W H Burrows, architect. It was probably completed in 1880. By this time the dry goods company was called Dusenberry & Stencil (they were related by marriage) and this is shown in the 1883 Directory. The upper floors were used as a hotel and the outlaw Tracy wintered there. The 1909 City directory of Dayton shows a MWA Hall in the location. (2019: Some research by JJ Dippel showed that in the Midwest, MWA was Modern Woodmen of America, a fraternal benefit society that sold life insurance, annuity and investment products to help fund member benefits and social, educational and volunteer programs that met community needs. In the Midwest in the late 1800's to early 1900's, MWA started some "meeting halls" for communities.) Gilmour Hardware is shown there from 1898-1912, on the main floor. Dingle's have occupied this building, too, for years. Pay no attention to the date 1875 painted on the front; Dingles did that guessing on the date of construction. Nancy Compau - Field Recorder
- 2003 record: Designed by Dayton architect W H Burrows. A two-story brick masonry building with Italianate detailing. Cast iron columns, multi-paned second story sash with label moldings and intact entry to second story. An ornate, projecting cornice at the parapet removed prior to 1950. Storefront altered after 1950. Touted as Dayton's first modern brick building. Appears in 1884 birdseye view of Dayton. Sanborn Maps through 1891 show first floor businesses as general merchandise, books and stationery, a barber shop, and a restaurant, with a hall and rooms on the second story. Local traditions holds that the outlaw Tracy once wintered here. From 1909 on, Sanborn Maps indicate a repository for agricultural implements, wagons, and autos, and a second story lodge hall. Businesses associated with the building over time were Dusenberry & Stencil, Gilmour Hardware, and Dingle's Hardware. An American Legion Post met upstairs in the late 1940's. Dingle's have owned the building since 1920.
- 2004: Building was purchased by Melinda Betzler.
- 2019 Still owned by Melinda Betzler.
- Physical description:** 1985 record: This is a large two story commercial building. The building is of brick with stucco cover. The cornice is broken into three bays. The center bay has a curved top, recessed panel and date stone of 1875. Flanking bays are flat with recessed panel. The upper floor windows are six bayed with ornate hood labels and keystone. Windows are 15 paned small lites. The lower cornice is bracketed, double brackets at each end protruding relief panels and rosettes. Upper transoms are covered with plywood. Street level is not original. Has cast iron pilasters with decorative capitals at each end.
- Bibliography:** 1985 record: Faye Rainwater, March 1986
- 2003 record: Columbia County Assessor's Office tax records
- UTM reference: Topozone
- National Register of Historic Places nomination, Florence Lentz, 1998
- 2012 record: DHPC update
- 2014 record: DHPC update



**From:** [Virginia Butler](#)  
**To:** [Meagan Bailey](#)  
**Subject:** Re: Dayton Historic Preservation Commission - Certificate of Appropriateness COA2019-03  
**Date:** Friday, March 15, 2019 2:58:25 PM

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Hi Meagan. I have looked at the fixture that is there and it seems to be vintage and quite appropriate. I also have a fixture I found on line which I will bring. It seems that pendant Victorian outdoor fixtures are very rare. Most are lantern type wall mounts.

On Mar 13, 2019, at 9:19 AM, Meagan Bailey  
<[Meagan\\_Bailey@co.columbia.wa.us](mailto:Meagan_Bailey@co.columbia.wa.us)> wrote:

Good morning,  
I haven't heard back from anyone regarding this, and wanted to send a quick reminder email of what was requested. The applicant has reached out asking for an update, and I informed him we will have some options ready for him following the next regular meeting.

Thank you,

Meagan Bailey, CFM  
*Planning Director*  
p. 509-382-3940

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**From:** Meagan Bailey  
**Sent:** Wednesday, March 06, 2019 8:22 AM  
**To:** '[retiredfa@hotmail.com](mailto:retiredfa@hotmail.com)'; '[mandmsmith93@gmail.com](mailto:mandmsmith93@gmail.com)'; '[ginb@mac.com](mailto:ginb@mac.com)'; '[JClane3329@yahoo.com](mailto:JClane3329@yahoo.com)'  
**Cc:** Dawn Rodriguez  
**Subject:** FW: Dayton Historic Preservation Commission - Certificate of Appropriateness COA2019-03  
**Importance:** High

Good morning –

As you can see below, Steven Schulman is willing and interested in receiving your input for design selection for the new light fixture.  
I would request that everyone spend some time before the next meeting and come up with some ideas or options. Additionally, if you could email me a direct link to the option(s) you have selected, I will make sure to have copies of them printed for the next meeting.  
Please let me know if you have any questions!

Thank you,

Meagan Bailey, CFM  
*Planning Director*  
p. 509-382-3940

**From:** [steven1050@aol.com](mailto:steven1050@aol.com) [<mailto:steven1050@aol.com>]  
**Sent:** Tuesday, March 05, 2019 11:22 AM

To: Meagan Bailey

Cc: [chiefsprings@gmail.com](mailto:chiefsprings@gmail.com)

Subject: Dayton Historic Preservation Commission - Certificate of Appropriateness  
COA2019-03

Meagan,

I received the letter today regarding the approval of the sign and disapproval of the light fixture.

I also noticed they offered guidance on selecting a new fixture for the building. That would be generous and I look forward to resubmitting a change in design based on their recommendation. I would go so far as to say if they were to go Chandelier by Hinkley Lighting at [Lumens.com](http://Lumens.com) and provide a few options, I would be more than willing to use their suggestions so as to meet their criteria. I would like to have more than a single light though for illumination purposes and security purposes. I hope that meets their criteria.

Your assistance (and theirs) is greatly appreciated.

Sincerely,

Steven Shulman  
949-769-1726