



Dayton Historic Preservation Commission

Regular Meeting Agenda

Date: April 24th, 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. March 27th, 2019

D. DESIGN/SPECIAL VALUATION REVIEW

A. Special Valuation: 218 South 4th Street, Dayton, Washington 99328

- i. Additional paperwork/documentation by request of Chris Mills, Assessor

E. UNFINISHED BUSINESS

A. JJ Dippel project update

- i. General update on research

B. Dayton Residential Design Guidelines

- i. Review underway – will present updates during May meeting

F. NEW BUSINESS

A. Presentation by Chris Mills, Columbia County Assessor

G. OTHER BUSINESS

H. ADJOURNMENT

Next Scheduled Meeting

May 22nd, 2019 @ 6:00PM

114 South 2nd Street, Dayton, Washington 99328



Dayton Historic Preservation Commission

Regular Meeting Minutes

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

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

A. CALL TO ORDER

A. Chair Mike Smith called to order the regular meeting of the Dayton Historic Preservation Commission at 6:00 pm.

B. ROLL CALL

A. Members present: Mike Smith, Ginny Butler, JJ Dippel, and Carol Lane.

Staff present: Meagan Bailey, Planning Director

Public present: Jason Melchor

C. ADOPTION OF MINUTES

A. February 27th, 2019

- i. 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. Special Valuation: 218 South 4th Street, Dayton, Washington 99328

- i. DHPC member JJ Dippel recused herself from formal discussion and decision-making regarding this application.
- ii. Applicant JJ Dippel provided a brief update on the application, as well as introducing the most recent work completed. Dippel also confirmed with County Assessor Chris Mills that the original property value stands with the current application.
- iii. The DHPC proceeded with review and discussion.
- iv. Butler motioned that the Application and Certification of Special Valuation on Improvements to Historic Property for the property located at 218 South 4th 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 constitutes 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. Lane seconded the motion; none opposed. The Special Valuation application is approved and signed by the Chair.

E. UNFINISHED BUSINESS

A. JJ Dippel project update

- i. Current progress includes merging duplicative records on State site, as well as clarifying histories of structures. Common problem for properties is where the State has two buildings identified as one, and the County Assessor has them identified as two separate buildings, and vice-versa.
- ii. Butler will assist Dippel in correcting structure/property history on the State records. Staff will obtain copies of the Sandborn Maps from City Hall to offer additional insight on unknown building construction.

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

- i. Butler indicated that the current fixture on the building is vintage – unknown whether original to the building or installed at a later date, but it is of Victorian era.
- ii. All the fixture options on the website provided by the applicant are non-conforming to the Victorian era, and were not recommended; however, Butler did present a more elaborate Victorian era fixture that would work in that breeze-way and offer more complexity to the landowner as an improvement.

F. NEW BUSINESS

A. Jason Melchor was present to discuss his future business plans of offering historical themed carriage rides through Dayton as a tourist attraction and activity.

- i. Melchor has discussed with planning staff regarding his proposed business and it was recommended that Melchor coordinate with the DHPC to gain insight on best route for the carriage ride, as well as other guidance.
- ii. The DHPC offered advice and pointed Melchor in the appropriate direction of obtaining additional resources, as well as information for contact points.

B. Staff provided an update on the *Frontier Too* building. There is potential for an interested individual to purchase and rehab the building. More information to follow as updates are received.

When Recorded Return to:

Certification of Approval for Special Valuation on Historic Property

Chapter 84.26 RCW

_____ Local Review Board

Grantor (County): _____

Grantee (Property Owner): _____

Mailing Address: _____

City

State

Zip

Assessor's Property Tax Parcel or Account Number: _____

Reference Numbers of Documents Assigned or Released: _____

Property Address: _____

Legal Description: _____

This is to certify that the application for special valuation on historic property located on the above described property has been approved based on:

(Local Review Board Signatures)

Approved Amount of Cost of Rehabilitation

Date Approved

This Certification of Approval must be forwarded to the County Assessor on or before December 31 of the filing year with a copy of the agreement.

For tax assistance, visit <http://dor.wa.gov> or call 1-800-647-7706. 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.