



# Dayton Historic Preservation Commission

Regular Meeting Agenda

**Date:** August 28<sup>th</sup>, 2019 **Time:** 6:00 PM

**Place:** 111 South 1<sup>st</sup> Street, Dayton, Washington 99328

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## **A. CALL TO ORDER**

## **B. ROLL CALL**

## **C. ADOPTION OF MINUTES**

A. June 26<sup>th</sup>, 2019

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

## **E. UNFINISHED BUSINESS**

- A. JJ Dippel project update
  - i. General update on research
- B. Downtown Dayton, Walking Tour Guide
  - i. Work session to update

## **F. NEW BUSINESS**

- A. Update on City Planner position
- B. Next projects: ideas and requests

## **G. OTHER BUSINESS**

## **H. ADJOURNMENT**

### **Next Scheduled Meeting**

**September 25<sup>th</sup>, 2019 @ 6:00 pm**

**111 South 1<sup>st</sup> Street, Dayton, Washington 99328**



# Dayton Historic Preservation Commission

Regular Meeting Minutes

**Date:** June 26<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 Mike Smith called to order the regular meeting of the Dayton Historic Preservation Commission at 6:02 p.m.

## **B. ROLL CALL**

- A. Members present: Mike Smith, J.J. Dippel, Ginny Butler, Rusty Figgins, and Carole Lane.

Staff present: Virginia Schmidt, Temporary Planning Clerk

## **C. ADOPTION OF MINUTES**

- A. April 24<sup>th</sup>, 2019
  - 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. None presented.

## **E. UNFINISHED BUSINESS**

- A. JJ Dippel project update
  - i. Dippel offered a general update on current project happenings, including current issues with merging records. More updates will be provided as they come available.
- B. Dayton Residential Design Guidelines
  - i. The final draft guidelines were presented for approval. Staff has worked with Council to ensure the updates met the goals of City Council and to draft a final document that would be supported by Council.
  - ii. A motion was made by Butler and seconded by Lane to support the final document and to recommend adoption by resolution to the Dayton City Council; none apposed. Motion carries; staff will forward the recommendation and final document to Dayton City Council in July.

**F. NEW BUSINESS**

A. Walking Tour Brochure

- i. The document is very outdated. DHPC members will split the properties an update the information.
- ii. Budget for the update was discussed and clarification will be offered at the next regular meeting.
- iii. This was tabled until the next regular meeting.

B. Update to Section 1 of the DHPC Bylaws

- i. Due to the recent initiation of the dissolution of the Planning Interlocal Agreements between Columbia County and the City of Dayton, it was determined by staff that the Bylaws need to be updated to reflect moving meetings back to City Hall.
- ii. A motion was made by Lane and seconded by Butler to approve the updated DHPC Bylaws as presented; none opposed. Motion carries; staff will forward the recommendation and updated bylaws to Dayton City Council in July.

**G. OTHER BUSINESS**

- A. Butler has conducted research on the Frontier Too building and offered to share the information found, including a historical fire in 1881 that was quite destructive. In 1882, the building was rebuilt as brick to be more fire resistant, and was finished in 1883. In the 20's the building was entirely refinished/remodeled. Another remodel followed shortly thereafter (50's – 60's).

**H. ADJOURNMENT**

- A. Lane motioned to adjourn the regular meeting of the Dayton Historic Preservation Commission at 6:41 p.m.; Smith seconded. Meeting adjourned.

Minutes approved by:

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Mike Smith, Chair Date

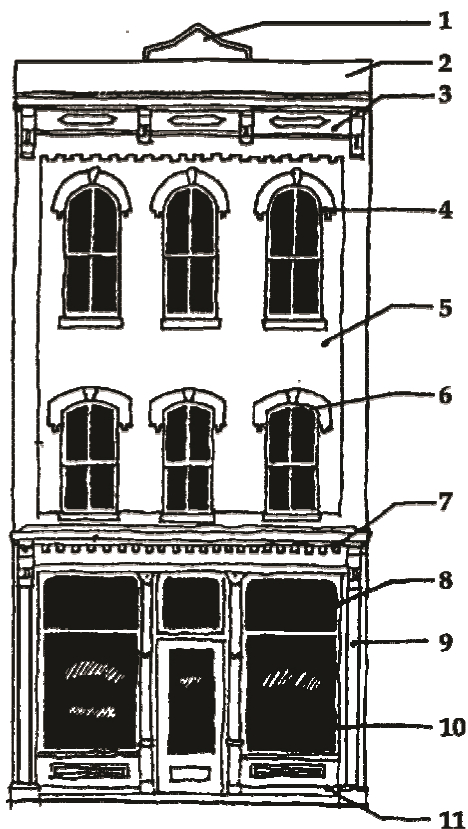
Attest:

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Meagan Bailey, Planning Director Date

**Storefront Design Details**

- |                           |                       |
|---------------------------|-----------------------|
| 1. Pediment               | 7. Storefront Cornice |
| 2. Parapet                | 8. Transom            |
| 3. Decorative Cornice     | 9. Pilaster           |
| 4. Window Surround        | 10. Display Window    |
| 5. Masonry Wall           | 11. Bulkhead          |
| 6. Segmental Arch Windows |                       |



For more information about Dayton:

**Dayton Historic Depot – 509.382.2026**

[www.daytonhistoricdepot.org](http://www.daytonhistoricdepot.org)

**Dayton Chamber of Commerce**

1.800.882.6299 or 509.382.4825

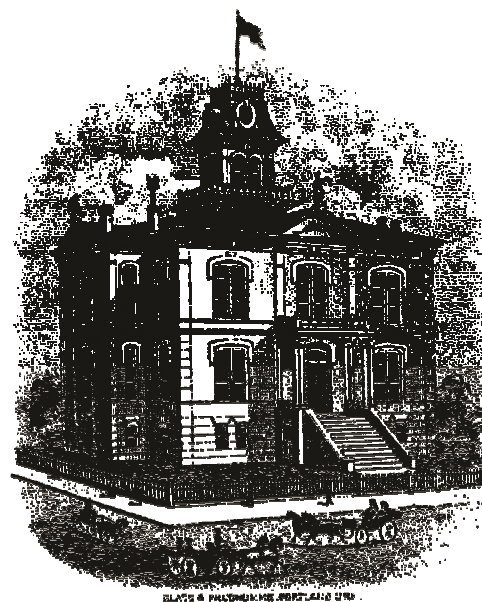
[www.historicdayton.com](http://www.historicdayton.com)

**Columbia County Rural Library District**

509.382.4131

[www.ccrld.lib.wa.us](http://www.ccrld.lib.wa.us)

10/2011



Courtesy of the  
**Dayton Historic  
Preservation Commission**

111 South First Street

509.382.2361

*The Downtown Dayton Historic District was placed on the National Register of Historic Places in 1999.*

This district includes 29 buildings within a four block area. The nomination was compiled by the Washington State Office of Archeology and Historic Preservation and the Dayton Historic Preservation Commission. Contributing buildings have a bronze plaque with historical name and date and are listed in this leaflet by current business name. Some buildings have historical photos and interior features.

Begin this walking tour at the Columbia County Courthouse, proceed west on Main Street 2 1/2 blocks. Tour continues on the south side of Main Street and returns east on to Third Street.



**341 East Main Street  
Columbia County  
Courthouse ♦ 1887**

The courthouse was designed by Dayton Architect W.H. Burrows. This two and one-half story, stuccoed brick Italianate building is topped with a 22-foot lantern, and bellcast Mansard roof with iron cresting. Distinctive features include rusticated base, quoins, paired segmental arch windows, and pediment statuary. This oldest working courthouse in Washington State was listed on the National Register in 1975.

**309-311 East Main Street  
Home Baked Goodness and  
Manilla Bay ♦ 1888**

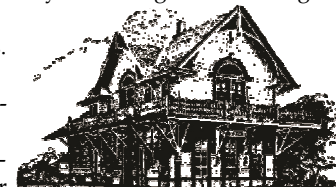
The Dantzscher Building is a two-story brick structure with segmental arched, second-story windows. A stucco finish has been applied. An Italianate cornice, which was removed prior to 1950, has been replaced, as has the 1888 storefront.

**112 North Second  
Convenient Care Clinic ♦ 1935**

The Day Building was built for Dr. W.W. Day, the third generation of pioneer Dayton physicians. The Mission Revival style, single-story stuccoed office building has simple wood detail and Spanish tile parapet. It has served continuously as a medical clinic.

**222 East Commercial  
Dayton Historic Depot ♦ 1881**

The Dayton Depot, originally built on the west side of the Touchet River, was moved to this site in 1899. This two-story, Stick-Eastlake-style building with a cross gable roof housed the station master upstairs. Note the prominent bracket detailing, decorative bargeboards in the gables, original siding, windows and door.



The interior spaces are intact and include high ceilings, beaded board walls, and wainscoting. This oldest surviving train station in Washington was built by the Oregon Railroad and Navigation Company and later purchased by the Union Pacific Railway. The Depot was listed on the National Register in 1974.

**247 East Main Street  
St. Vincent de Paul ♦ 1898**

This is a single-story masonry building with recessed parapet panels and buff brick facing. The original transom windows are restored and the storefront configuration is intact. The building originally extended to the corner or Second and Main. Built for Jacob Weinhard and known historically as The Weinhard Block, it is attributed to John Nash, architect and contractor. Its general use has always been dry goods.

**245 East Main Street  
The Village Shoppes ♦ 1909**

This is a single-story masonry building with buff brick facing, recessed parapet panels, transom windows and storefront configurations intact. Designed by John Nash to match the building next door, it was occupied by Monnett & Hamilton Hardware for over 60 years.

**229-235 East Main Street  
Weinhard Hotel ♦ 1890**

The Weinhard Building is a two-story brick building with distinctive brick coursing and corbelling at the upper story level. In 1963, one half of the building burned and is now the parking lot for the hotel. German immigrant Jacob Weinhard came to Dayton in 1880 and established Jacob Weinhard's Brewery, now demolished. He operated the Weinhard Saloon and billiard hall on the ground floor while the second story was used as a lodge hall. Over the years there have been several restaurants, a Safeway store and a drug store on the ground floor.



**217-225 East Main Street  
Day Escape Spa & Salon and  
Wenaha Gallery ♦ 1882**

The Guernsey-Sturdevant Building is a two-story, Italianate style, brick masonry structure with an elaborate wood cornice, formal window surrounds, and intact cast-iron columns. The wood cornice and storefronts were renovated in 1992 and the building was listed on the National Register in 1993.

**211 East Main Street  
♦ 1882**

This two-story brick masonry building is adorned by five round-arched windows at the second story. This building once extended to the corner of First and Main as a two-story Italianate structure with cast iron store fronts and bold projecting roof line cornice.

**112 North First Street  
Barber Shop ♦ 1909**

This is a stuccoed brick building with narrow, segmental-arched windows and doors. Note the original lettering of an early doctor on the left door.

**179 East Main Street  
Dingle's ♦ 1930**

The original 1885 building burned in 1930. Using the original exterior walls, the building was rebuilt with the present storefront, double recessed entries and large display windows. A full width span of vertical transom windows are arranged on both the front and on the side of the structure.

**171 East Main Street  
Dingle's ♦ 1875**

This two-story brick building with Italianate detailing was designed by Dayton architect W.H. Burrows and built for Dusenberry and Stencil, early Dayton merchants. With cast-iron columns and multi-paned second story sash windows, it was touted as the first modern brick structure in Dayton. The Dingle family owned and operated a mercantile in both buildings from 1920 to 2004.

**159 East Main Street  
Customized Business Systems ♦ circa 1905**

This brick building has ornate corbelled brickwork along stepped parapet. Robinson Harness and Saddle Shop occupied the building from 1907 to 1940.

**151-153 East Main Street  
♦ 1906**

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. Built as two units for offices, shops, and barber-shops.

*(Cross the street to the south side)*

**164 East Main Street  
Dayton Fitness Center ♦ 1946**

This streamlined concrete building with a stucco finish was constructed on the site of the original Weinhard Theater, which burned for the third and last time in 1916. The Criss Furniture Store occupied this building from 1946 to 1998.

**166 East Main Street  
Dayton Chamber of Commerce ♦ circa 1895**

This small building with flanking cast-iron columns, transom windows and brick paneling was at one time part of the Dayton Mercantile. The original display windows have been replaced. The building has been a café, a furniture store and an auto store.

**176 East Main Street  
Elk Drug ♦ 1946**

This stucco over brick structure was rebuilt in the Moderne style as a car dealership and gas station on the site of an early mercantile store. The building was remodeled in 1997, but retains the original grooves in the upper façade. The green art glass ribbon over the display windows gives the flavor of the original bamboo glass transoms.

**200 East Main Street  
Broughton Land Company ♦ circa 1880**

Early fire insurance maps show a building here in 1884, but local lore says it was here as early as 1877, making this the oldest brick building in town. The storefront was remodeled in the 1930s. The Broughton Land Co., and agricultural enterprise, has occupied the building since 1904.

**214 East Main Street  
Woody's Bar & Grill ♦ 1898**

This building has been a furniture store, a variety store, pool hall and barber shop. The columns and storefront detailing are intact although the windows have been replaced. Inside is an early wooden back bar, counter and built-in refrigerator.

**230 East Main Street  
Jitters ♦ 1887**

The storefront has the original parapet with pediment. Flanking pilasters and transom windows are intact. Businesses have been bakery and confectionery, general merchandise, and TV store.

**236 East Main Street  
♦ circa 1887**

This building served as a barber shop and bath until 1909. From 1918 to 1974, a jewelry store occupied this location. Flanking iron columns and stucco over brick façade appear in old photos. The store front was reconstructed in 1996 and fits into the original footprint.

**238 East Main Street  
♦ 1895**

An unusual building built for Wallace Abstract (and insurance) who did business here until the 1960s. Original wood framed windows with a segmental-arched transom and an entrance with granite steps are still intact. An ornate pediment has been removed from the top of the parapet.

**242 East Main Street  
Jacci's Yarn Basket and Quilts  
♦ 1889**

This building has housed hardware, general merchandise, drug, barber and billiards businesses. The storefront has been renovated, but the upper façade is intact.

**250-254 East Main Street  
Mace's Mead and  
Windermere Realty ♦ 1900**

Early store fronts with original vents and interior skylights were uncovered in 2003. Mace's Mead reflects early 1900s, while the realty shows a 1940s façade. Pressed metal cornice, pilasters, transoms, and parapet with finials are intact. Early businesses were grocery, drugstore, tavern, restaurant and auto parts store.

**258 East Main Street  
Weinhard Café ♦ 1900**

An early photo of Chandler's Market, showing two sets of tall double doors folded open to a recessed entry with a second set of doors, was used as a guide for the 2003 façade reconstruction. A canvas awning provided shade. Brick pilasters are original. The meat market operated into the early 1950s followed by a grocery and tavern.

**344 East Main Street  
Liberty Theater ♦ 1921**

This stucco clad brick was remodeled in the 1930s and again in the 1940s. Built on the site of the old Dreamland Theater, which was destroyed by fire in 1919, the theater operated until 1964. The 2000 restoration returned the ticket booth and marquee to a 1940s configuration.

**350-352 East Main Street  
Law Firm and  
LeMaster & Daniels ♦ 1906**

This distinctive one-story brick building has the original corbelled cornice, decorative brick panels, large multi-paned transom windows and cast-iron columns. Outer columns of rusticated concrete set off this renovated façade. Built for a coffee roasting and general merchandise company by WJ Hubbard, the building has also housed a bowling alley and local TV station.

**358 East Main Street  
Dayton Chronicle ♦ 1908**

With a faint suggestion of Romanesque Revival architecture, this building has a street façade of rusticated concrete block. A recessed entrance with granite steps and the original name of the newspaper on the upper façade makes this building stand out. The Columbia Chronicle was founded in 1878, and over the years the newspaper consolidated with others, including the "Columbia County Dispatch." Fire insurance maps show this building in 1909 with printing press in place.

**362 East Main Street  
Suffield Furniture Co. ♦ 1950**

This spare single story building with stucco finish has a suspended canopy and an angular recessed entry. Built in the remains of a fire-gutted 1900 era building, this Moderne style store retains its 1950s neon sign.

  
*Thank You for Taking Our Walking Tour of  
Dayton's Historic Downtown District.*