



Dayton Historic Preservation Commission

Regular Meeting Agenda

Date: January 22, 2020 **Time:** 6:00 PM

Place: 111 South 1st Street, Dayton, Washington 99328

A. CALL TO ORDER

B. ROLL CALL

C. ADOPTION OF MINUTES

A. December 18, 2019

D. DESIGN/SPECIAL VALUATION REVIEW

A. COA 2020-01: NW Grain Growers (210 E. Main St.)

E. UNFINISHED BUSINESS

A. Downtown Dayton, Walking Tour Guide (Staff)

i. *Presentation of current draft; additional changes – would like to complete distribution in February*

B. Main Street Sign Report (Staff)

i. *New location required to eliminate easement costs*

C. Pietrzycki Park Sign Report (Smith)

i. *City approved \$500 budget*

F. NEW BUSINESS

A. None Scheduled

G. OTHER BUSINESS

A. Commission Roster Updates

i. *Bulter appointment ends 02/28/2020*

1. *Reappointment requested? (3-year term)*

B. Nominations for 2020 Chair & Vice-Chair scheduled for regular February meeting

H. ADJOURNMENT

Next Scheduled Meeting

February 26, 2020 @ 6:00 pm

111 South 1st Street, Dayton, Washington 99328



Dayton Historic Preservation Commission

Special Meeting Agenda

Date: December 18, 2019 **Time:** 6:00 PM

Place: 111 South 1st 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 5:53 p.m.

B. ROLL CALL

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

C. ADOPTION OF MINUTES

A. October 23, 2019

- a. A motion was made by Butler and seconded by Lane to approve the October 23, 2019 meeting minutes as presented; none opposed. Minutes approved.

D. DESIGN/SPECIAL VALUATION REVIEW

A. None presented.

E. UNFINISHED BUSINESS

A. JJ Dippel project update

- i. Dippel announced launch of WISAARD 3.0; there are still properties she is unable to print reports on, hopefully the update will allow access to print out final reports. Compilation of properties needed printed/finalized will be provided – staff will print and finish update.
- ii. Dippel reported that she will be moving to Wenatchee in February. Her last meeting with the DHPC will be the regular January meeting.

B. Downtown Dayton, Walking Tour Guide

- i. The Commission members reviewed the first draft of the brochure; various mistakes were noted and discussed; commission members will take the brochures and review and offer suggestions at the next meeting. Figgins recommended adopting a “Style Manual” to guide the update to ensure consistency in the presentation. Lane suggested

additional language be added to offer more information on the Courthouse remodel.

C. Main Street Signage Report

- i. Butler reported that staff is working on it; the desired location is on the property of Chief Springs; staff will offer more of a report at the next meeting.

D. Pietrzycki Park Signage Report

- i. The City has approved a \$500 budget for this project; Smith is working on getting in touch with the school to initiate the process, will begin that on the New Year

E. Site 5202 Continued

- i. Staff will try to get a new photo in the Spring when water levels are higher and the site is more noticeable.
- ii. Smith indicated that there might be an article in The Times regarding this story.

F. NEW BUSINESS

- A. None presented.

G. OTHER BUSINESS

A. General Notes

- i. Smith asked if motions should be required when direction is offered to staff on newspaper notifications versus staff utilizing general direction from the commission; the commission is supportive.

- 1. A motion was made by Butler and seconded by Lane that any documents sent to the newspaper will require formal motion of approval by the commission; none opposed. Motion approved.

- B. Dippel reported that the Minnie Moe article was printed in the Dayton Chronicle

H. ADJOURNMENT

- A. The special meeting of the Dayton Historic Preservation Commission adjourned at 6:40 p.m.



Dayton Historic Preservation Commission

Certificate of Appropriateness

NW Grain Growers – 210 East Main Street, Dayton, Washington 99328

January 22, 2020

COA 2020—01

WHEREAS, Northwest Grain Growers has made an application for a Certificate of Appropriateness for 210 East Main Street, Dayton, Washington 99328; and,

WHEREAS, the proposal includes covering the existing sign that reads *Columbia County Grain Growers* with a new sign that reads *Northwest Grain Growers*; and,

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

WHEREAS, the proposed new sign is 18’6” wide by 3’ deep, and is comprised of a color scheme that includes black, jersey cream, and humble gold lettering and a Northwest Grain Growers logo; and,

WHEREAS, the installation methods of the proposed sign indicates the sign will remain flush with the North facing exterior wall; and,

WHEREAS; the lettering and logo will be backlit with halo-illuminated white leds; and,

WHEREAS, the building is within the boundaries of the Downtown Dayton Historic District; and,

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

WHEREAS, the replacement of the sign, 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 Northwest Grain Growers for the sign installation as presented for Northwest Grain Growers at 210 East Main Street, Dayton, Washington 99328.

Approved by the Dayton Historic Preservation Commission on the 22nd day of January 2020.

Dayton Historic Preservation Commission

Mike Smith, Chair

Attest:

Meagan Bailey, CFM, Director of Planning & Community
Development



Dayton Historic Preservation Commission

111 South 1st Street, Dayton, Washington 99328

Phone (509) 382-2361

Email: mbailey@daytonwa.com

**DAYTON REGISTER OF HISTORIC PLACES
Application for Certificate of Appropriateness (COA)**

Date Received _____
COA # _____
Meeting Date: _____
Dayton Historic Preservation Commission
City of Dayton
111 South 1st Street
Dayton, WA 99328

Property Address: 210 E Main
Applicant/Owner: Northwest Grain Growers
Mailing Address: 850 N. 4th Walla Walla WA 99362
Daytime Phone: 520-4581 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: Sign Installation

Required Documentation:

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

Please describe proposed work in the space below:


Install a new sign onto the front of the building, labeling the building for "Northwest Gram Growers". The existing "Columbia County Gram Growers" sign will be covered, but remain in place. The new sign panel will be built to the size of the existing tan area. The lettering and logo will be halo lit with white LED around the perimeter of the letters and logo.

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

The existing sign will be covered.

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.



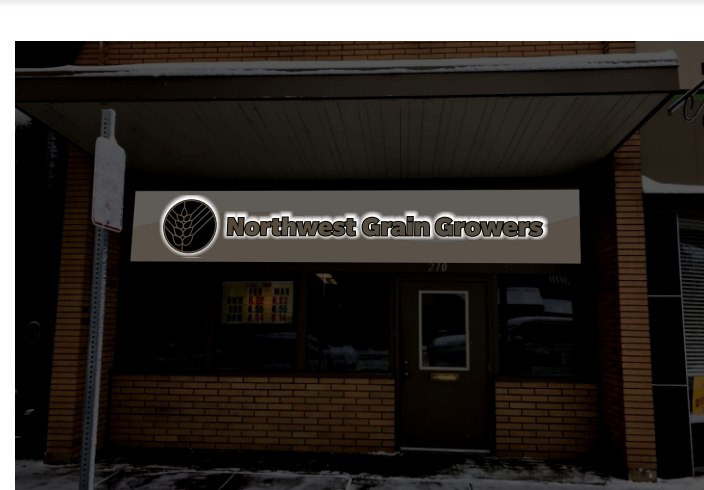
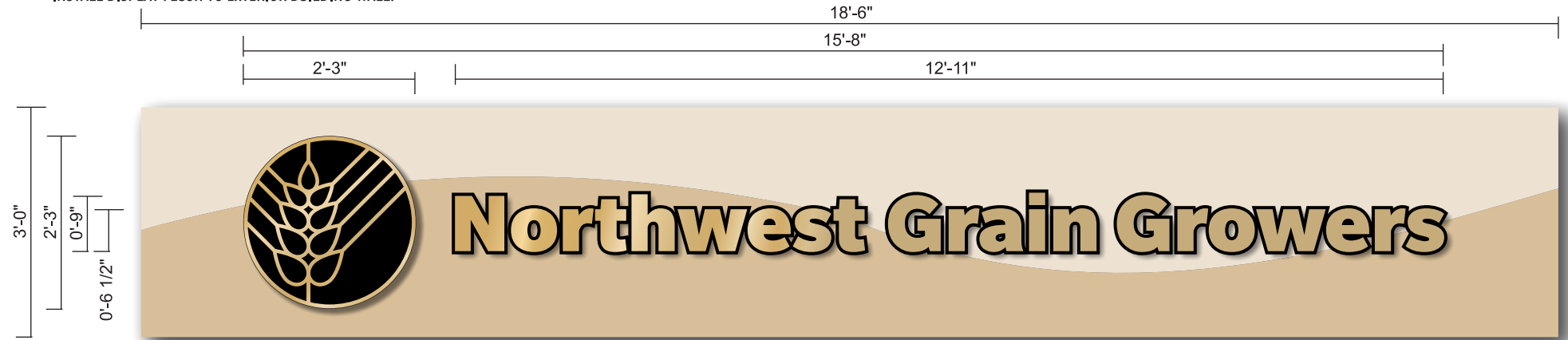
Signature of Owner or Authorized Agent

1/15/2020

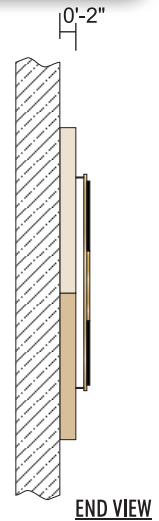
Date

A: NEW S/F HALO-ILLUMINATED (WHITE LED) 3/8" ALUMINUM LETTERS WITH BRONZE FINISH ON 1/8" ALUMINUM BACKERS TO BE PAINTED BLACK.
 S/F HALO-ILLUMINATED (WHITE LED) 3/8" ALUMINUM LOGO WITH BRONZE FINISH ON 1/8" ALUMINUM ROUND BACKGROUND TO BE PAINTED BLACK.
 STUD MOUNT ALL COMPONENTS 1" OFF 2" DEEP PAN BACKGROUND TO BE PAINTED JERSEY CREAM, BLACK AND HUMBLE GOLD.
 INSTALL DISPLAY FLUSH TO EXTERIOR BUILDING WALL.

- BLACK
- SW 6379 JERSEY CREAM
- SW 6380 HUMBLE GOLD



SIMULATED NIGHT VIEW



END VIEW

ADDITIONAL PROJECT INFORMATION REQUIRED
 VERIFY SIGNAGE AREA MEASUREMENT

CUSTOMER NORTHWEST GRAIN GROWERS		LOCATION 210 E. MAIN ST., DAYTON, WA		PROJECT MANAGER Joel Baldwin	
DATE 01/15/2020	SCALE 1/2" = 1' - 0"	REVISION Rev 7	DESIGNER TL	CUSTOMER APPROVAL DATE	

BALDWIN SIGNS LABORATORIES, INC.
 ELECTRIC SIGN
 This design contains the intellectual property of Baldwin Signs. Any unauthorized use, misappropriation or manipulation of the intellectual property contained herein will subject the recipient to legal consequences. Dimensions and colors are approximate.



Be Seen!

509-489-9191
 WWW.BALDWINSIGNS.COM
 6409 N. Pittsburg, Spokane, WA 99217
WA LIC# BALDWS0750W WA LIC# BALDWS072PM ID LIC# SC-2632

THE DOWNTOWN DAYTON
HISTORIC DISTRICT WAS PLACED ON
THE 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 plaques with historical name and date and are listed in this leaflet, some with historic interior features.

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



**#1: 341 E. Main
Columbia County
Courthouse — 1887**
The courthouse was designed by Dayton architect W.H. Burrows. This two and one half story, stuccoes brick

Italianate building is topped with a 22 foot lantern, and bell cast 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.

#2: 309-311 E. Main (Col. Co. Commissioner & Azure Mtn.) Dantscher Building — 1888

The Dantscher 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, we well as the 1888 storefront.

**#3: 112 N. Second (Convenient Care Clinic)
Day Building — 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.



**#4: 222 E. 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 house the station master upstairs. Note the prominent bracket detailing decorative bargeboards in the gables, original siding, windows and doors. The interior spaces are intact and include high ceilings, beaded board walls, and wainscoting. The oldest surviving train station in Washington State 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.

**#5: 247 E. Main (St. Vincent de Paul)
Weinhard Block — 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 of Second and Main. Built for Jacob Weinhard and known historically as the Weinhard Block, it is attributed to John Mash, architect and contractor. Its general use has always been dry goods.

**#6: 245 E. Main (VS Antiques)
Monnett & Hamilton Hardware — 1910**

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.



**#7: 229-235 E.
Main (Weinhard
Hotel)
Weinhard Building
— 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 in the ground floor.

**#8: 217-225 E. Main (Vacant)
Guernsey-Sturdevant Building — 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.

**#9: 211 E. Main (Vacant)
Vacant Building — 1882**

This two-story brick masonry building is adorned by five round-arched windows at the second story. This building is currently being renovated for future use.

**#10: 112 N. First (Ray's Barber Shop)
Dr. Van Patten's Office — 1909**

This is a stuccoed brick building with narrow, segmental arched windows and doors. Note the original lettering on the door.

**#11: 179 E. Main (Dingles Hardware)
Budde Building Circa — 1930**

The original 1885 building burned down and was rebuilt 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.

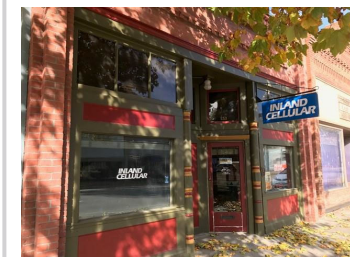
**#12: 171 E. Main (Dingles Hardware)
Dusenberry & Stencil Building — 1875**

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, I was touted as the first modern brick structure in Dayton.

**#13: 159 E. Main (Vacant)
Robinson Saddle Shop Circa — 1900**

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

Safely cross the street to continue the tour.



**#14: 151-153 E. Main
(Inland Cellular)
Dr. C. H. Day Building
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 barbershops.

#15: 164 E. Main (Dayton Fitness Center)

Criss Furniture Building — Circa 1895

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.

#16: 166 E. Main (Dayton Chamber of Commerce)

Wooten Building — 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.

#17: 176 E. Main (Elk Drug) — 1947

This stucco over brick structure was rebuilt in the Moderns 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 grooved in the upper façade.

#18: 200 E. Main (Broughton Land Company)

Broughton Building 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 build in town. The storefront was remodeled in the 1930's.

#19: 214 E. Main (Vacant)

Burdette's Building — 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.

#20: 230 E. Main (Noble Hunt)

Engle Building — 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.

#21: 236 East Main Street (Vacation Rental)

Goddard-McGee — 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.

#22: 238 E. Main (Vacant)

Wallace Building — 1895

An unusual building built for Wallace Abstract (and insurance) who did business here until the 1960's. 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.



#23: 242 E. Main (Rey's Road & EmBee Hair Space)

Hanan Building — 1889

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

#24: 250-254 E. Main (Blue Mtn. Realtors & Vacant)

Aeils-Bauers Building — 1900

Early store fronts with original vents and interior skylights were uncovered in 2003. This building reflects early 1900's while the realty shows a 1940's façade.

#25: 258 E. Main (Weinhard Café)

Chandler's Meat Market — 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.

#26: 344 E. Main (Liberty Theater) — 1921



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

#27: 350-352 E. Main (Gravis Law & Patton & Associates) Hubbard Coffee Co. — 1906

This distinctive one-story brick 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 recently renovated façade.

#28: 358 E. Main (Snowbird Quilting)

Columbia 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.

#29: 362 E. Main (Carolyn's Café & Suffield Furniture)

Suffield Furniture — 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 building it retains the neon sign.

Thank you for participating in this historic walking tour! Submit questions or contact to Dayton City Hall at 111 S. 1st St.

DAYTON HISTORIC DISTRICT WALKING TOUR



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COLUMBIA COUNTY COURTHOUSE 1887

This brochure and contents are courtesy of The Dayton Historic Preservation Commission & The City of Dayton

111 S. 1st St., Dayton, Washington 99328

509.382.2361

Funding provided by the City of Dayton, 2020