



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.

