



CITY OF DAYTON

Dayton Historic Preservation Commission

111 South 1st Street

Dayton, OH 45424-2244

COA 14-011

Phone: (509) 382-2361

Email: cityplrb@dayton.ohio.gov

Fax: (509) 382-2539

AUG 04 2014

REC'D BY

DAYTON REGISTER OF HISTORIC PLACES
Application for Certificate of Appropriateness

Date Received: 8/4/14
Certificate #
Hearing Date:
Dayton Historic Preservation Commission
City of Dayton
111 South 1st Street
Dayton, WA 99328 (509) 382-2361

Property Address: 201 E Main Street Dayton WA 99328
Applicant/Owner: Wendi Finkbeiner
Mailing Address: 9312 W. 10th Ave Kennewick WA 99336
Daytime Phone: 509 586 0585 Fax:

IMPORTANT: PLEASE READ THE GENERAL INFORMATION CAREFULLY BEFORE COMPLETING THIS APPLICATION FORM.

A Certificate of Appropriateness is requested for:

- Preservation
Rehabilitation
Restoration
Reconstruction
Demolition
Other: Bebranding

Required Documentation:

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

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Please describe proposed work in the space below:

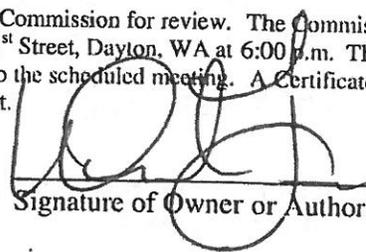
State Form has changed their logo. All agents are having to change their signs and vinyl work to accommodate the new logo requirements.

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

no

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 second Tuesday of each month at Dayton City Hall, 111 S. 1<sup>st</sup> Street, Dayton, WA at 6:00 p.m. The completed application must be submitted no later than one week prior to the scheduled meeting. A Certificate of Appropriateness does not replace a building or zoning permit.

  
Signature of Owner or Authorized Agent

7/31/14  
Date

FOR OFFICE USE ONLY

The Dayton Historic Preservation Commission has reviewed the Certificate of Appropriateness and recommends in conformance with Ordinance 1544:

- Approval of Certificate of Appropriateness
- Denial of Certificate of Appropriateness

Dayton Historic Preservation Staff

Chair, Dayton Historic Preservation Commission

Date

Date

**CITY OF DAYTON - SIGN PERMIT APPLICATION**

Subject Property	
Address: 201 E Main Street Dayton WA 99328 ID 263977 C-2	
Parcel No. 1050180120002	Lot Size:
Applicant Information	
Name: Quality Sign Service	
Contact Name: Wendi	
Address: 9312 W. 10th Ave	
Phone No.: 509-586-0585	Fax:
Email: wendi@qualitysigns.cc	
Property Owner's Information	
Owner's Name: Crothers, Eugene D	
Owner's Address: 201 E Main St Dayton Wa 99328	
Phone No.:	Fax:
Email:	
Sign Information	
Sign Type(s): <input type="checkbox"/> Monument <input type="checkbox"/> Pole <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Roof <input type="checkbox"/> Awning <input type="checkbox"/> Two-Sided <input type="checkbox"/> Sandwich Board <input type="checkbox"/> Directional <input type="checkbox"/> Other _____	
Height Point Above Grade: 116'	
Colors & Material: white cut acrylic letters white vinyl	
Dimensions and Area (sf): 525	Lighting Type: none
Set Back From Right of Way:	Width of Wall/Tenant Space (wall sign): 3/4"
Content of Sign:  3 ovals State Farm	

Are there any other signs presently existing on the site? If yes, please provide detailed information of the existing signs including, but not limited to number, location, width and height of existing signs.

Vinyl on back door 1' X 1' 8"

Sign Contractor

Company Name: QSS/SRE L&I Registration No. 49306000

Contact Name: same as applicant

Address:

Phone No.:

Fax:

Email:

Will contractor install sign? yes

Property Owner's permission to install sign? yes

Signatures

I hereby certify that all information provided herein is true and correct and I acknowledge compliance with all requirements of the City of Dayton's Ordinances.

Applicant's Name(Print): Wandy Finkbeiner

Applicant's Signature: [Signature] Date: 7/31/14

Property Owner's Name (Print): \* please see attached letter\*

Property Owner's Signature: \* please see attached letter\* Date:

Staff Only

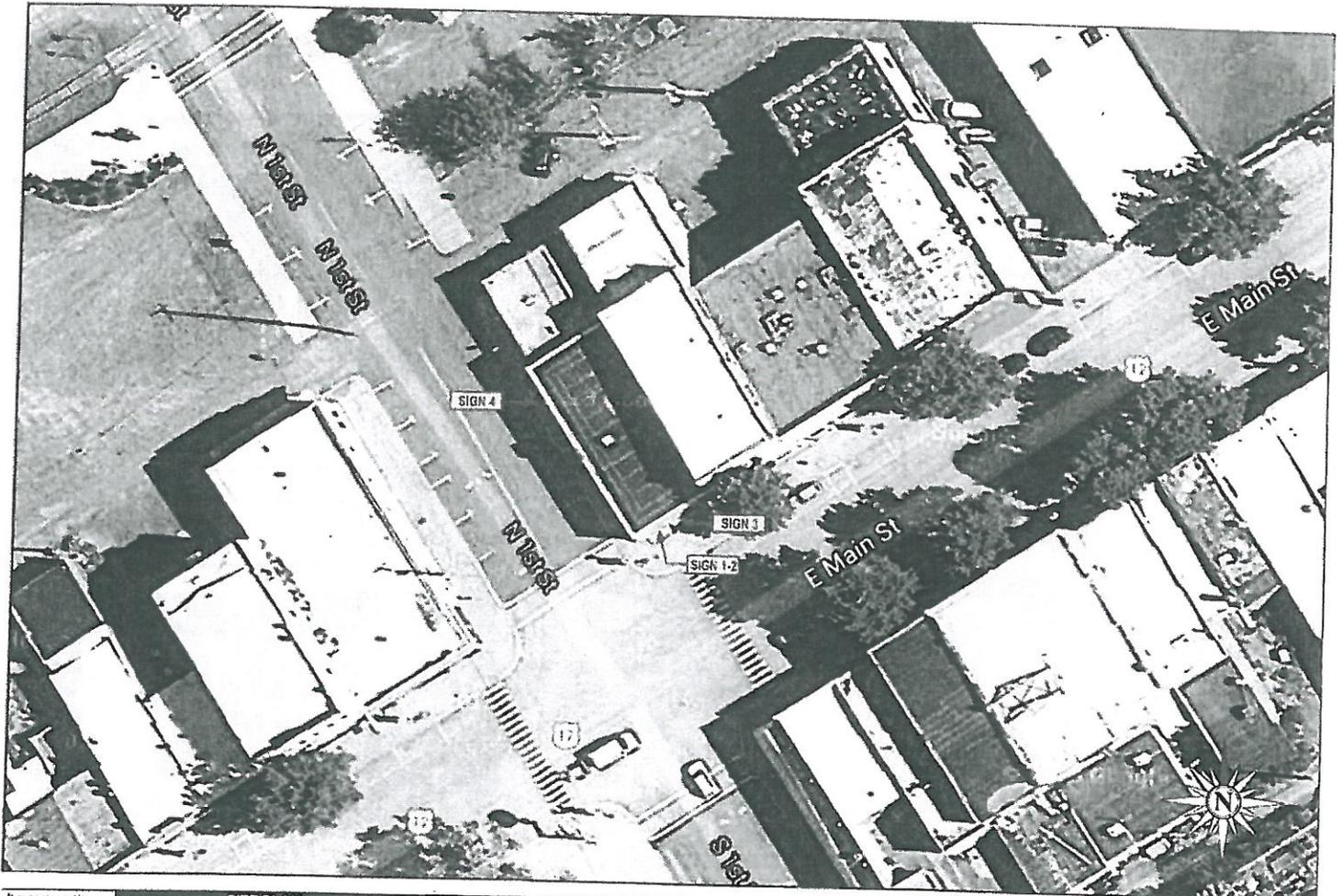
App. Received by: Date:

Permit No.: Zoning: Historic Dist.:

Fee Received by: Fee Total: Receipt No.

APPROVALS

ZONING/PLANNING	APPROVAL: Y / N	By:	Date:
BUILDING CODE	APPROVAL: Y / N	By:	Date:
ISSUED Y / N		By:	Date:
FINAL INSPECTION	APPROVAL: Y / N	By:	Date:



Developed by:

**SITE PLAN**

Drawing prepared for:



Location: 201 E. Main St.  
Dayton, WA. 99328

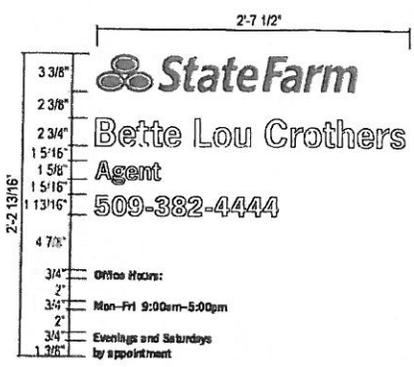
Proj #: 4123  
Lot #: 472307



File Path: \\c:\accounts\sis\State Farm\Pro\_6\14\23\Locat\ans\123\_472307\_Daylighta\_WA

Rev #	Reqt.	Date	Rev. By	Drawn By	Revision Description
Original	181711	06/11/14	SN	JGB	
Rev 1	182757	06/23/14	JS	SN	
Rev 2	000000	00/00/00	XXX	XXX	
Rev 3	000000	00/00/00	XXX	XXX	
Rev 4	000000	00/00/00	XXX	XXX	
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	

611



**CUSTOM W2 WINDOW GRAPHICS**  
 SIGN 3  
 QTY: 1  
 SCALE: 1"=1'-0"

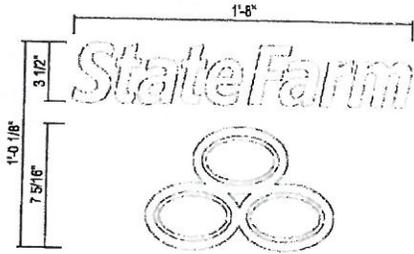


EXISTING



PROPOSED

RECOMMENDATION		Project Information		Revision Log				
<b>ICON</b> Location: 201 E. Main St. Dayton, WA. 99328	Proj #: 4123 Loc #: 472307	State Farm Project: 4123 Location: 4123, 472307, Dayton, WA	Rev # Rev 1 Rev 2 Rev 3 Rev 4 Rev 5 Rev 6	Date 06-23-14 06-23-14 06-23-14 06-23-14 06-23-14 06-23-14	Rev. By JS XXX XXX XXX XXX	Drawn By SW XXX XXX XXX XXX	Revision Description Initial design Final design Final design Final design Final design Final design	Description of revision Description of revision Description of revision Description of revision Description of revision Description of revision



**VLbw WINDOW GRAPHICS**

SIGN 4  
QTY: 1

SCALE: 1 1/2"=1'-0"

NOTE: VINYL IS TO GO ON THE LAST DOOR (WITHOUT AWNING)



EXISTING



PROPOSED

12/14/2012

**RECOMMENDATION**

Drawing prepared by:



Location:  
201 E. Main St.  
Dayton, WA. 99328

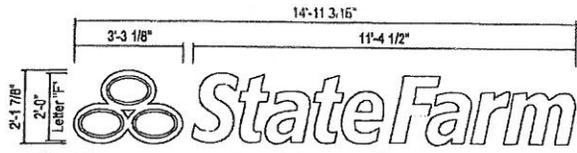
Proj #:  
4123  
Loc #:  
472807



File Path:  
Active\ACCOUNTS\State Farm\Project 4123\Locations\4123\_472807\_Daytona\_WA

Rev #	Req#	Date	Rev. By	Drawn By	Revision Description	Drawn by the vendor on behalf of ICON, Any revision must be submitted by permit.
Original	181711	06/11/14	SN	JGB		
Rev 1	182767	06/23/14	JS	SW	Sign is moved to the main door window.	
Rev 2	000000	00/00/00	XXX	XXX		
Rev 3	000000	00/00/00	XXX	XXX		
Rev 4	000000	00/00/00	XXX	XXX		
Rev 5	000000	00/00/00	XXX	XXX		
Rev 6	000000	00/00/00	XXX	XXX		

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CH24White CUT ACRYLIC LETTERS - 32.12 S.F.

SIGN 1  
QTY: 1

SCALE: 1/4"=1'-0"



EXISTING



PROPOSED

OPTION 1

RECOMMENDATION

Showing recommended by:



Location:  
201 E. Main St.  
Dayton, WA. 99328

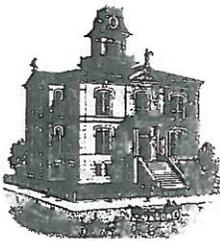
Proj #:  
4123  
Loc #:  
472307

Drawing prepared for:



File Path: Active\ACCOUNTS\State Farm\Proj\set 4\23\Locations\4123\_472307\_Dayton\_WA

Rev #	Rev	Date	Rev. By	Drawn By	Revision Description
Original	181711	06/11/14	SN	JSS	Design and the schedule prepared by C. De. Review and approved by C. De. and J. De. for construction.
Rev 1	182717	05/23/14	IS	SW	Sign removed by the local dumpster truck.
Rev 2	000000	00/00/00	XXX	XXX	
Rev 3	000000	00/00/00	XXX	XXX	
Rev 4	000000	00/00/00	XXX	XXX	
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	



# Dayton Historic Preservation Commission

111 South 1st Street  
Dayton WA 99328-1341

Phone (509) 540-6747  
Email: [kscharer@daytonwa.com](mailto:kscharer@daytonwa.com)  
Fax (509) 382-253

## Certificate of Appropriateness Commission Design Review Evaluation

Name of Property State Farm / Bette Lou Crothers

\_\_\_\_\_  
Within the Downtown Historic District -

Address: 201 E Main Street, Dayton, WA 99328

Local, State & National  
no Local Register

Owner: Bette Lou Crothers

no State Register

no National Register

- Preservation       Rehabilitation       Restoration
- Reconstruction       Demolition       Other: State Farm Signs fronting Main & 1<sup>st</sup> St.

List of features significant to designation:

Observations from site visit:

Proposed changes to Property:

SIGNIFICANT

NON-SIGNIFICANT

### Standards for Preservation

- The property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of the property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- The property is recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Changes to the property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

011

- The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

### **Standards for Rehabilitation**

- Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to the property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **Standards for Restoration**

- The property will be used as it was historically or be given a new use which reflects the property's restoration period.
- Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
- The property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically

and visually compatible, identifiable upon close inspection, and properly documented for future research.

- Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
- Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
- Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- Designs that were never executed historically will not be constructed.

**Standards for Reconstruction**

- Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
- Reconstruction of the landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
- Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
- Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. The reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
- The reconstruction will be clearly identified as a contemporary re-creation.
- Designs that were never executed historically will not be constructed.

**Evaluation:**

- Changes are non-significant. Award Certificate of Appropriateness.
- Changes are significant. Award Certificate of Appropriateness with NO conditions.
- Changes are significant. Award Certificate of Appropriateness with conditions:

\_\_\_\_\_

\_\_\_\_\_

- Changes are significant. Deny Certificate of Appropriateness.

\_\_\_\_\_  
Commission Member

\_\_\_\_\_  
Date



## DAYTON HISTORIC PRESERVATION COMMISSION

### Certificate of Appropriateness

Wendi Finkbeiner for State Farm & Bette Lou Crothers

201 E Main Street, Dayton, WA

COA14-011 / August 26, 2014

**WHEREAS**, this Certificate of Appropriateness (COA is being requested by Wendi Finkbeiner on behalf of the property owner, Eugene Crothers for the property located at 201 E Main Street.

**WHEREAS**, the property is located within the Downtown Dayton Historic District designated by the Dayton Historic Preservation Commission on April 11, 2001 and Dayton City Council on August 27, 2007. Notice of Designation was filed and recorded with Columbia County on February 11, 2010. The District is also on the State & Federal Register.

**WHEREAS**, the building itself has not been designated as a local or state historic building.

**WHEREAS**, the rebranding of signs for "State Farm" will include signage on both Main St and N. 1st St. Signs include: Signs 1&2 - together on Main St., approx. 14' above grade, located above the window and door and a size approx. 15' long by 2' high. Sign lettering will be made with white vinyl and extend ¾" from the building face. Sign 3 will be vinyl lettering added onto the upper ½ of the glass front door with revised branding information. Sign 4 on the side door on N. 1<sup>st</sup> St. will also have vinyl lettering added to the upper ½ with the State Farm name & logo.

**WHEREAS**, the signs will not change the character of the building, the character defining features of the building and will not obscure the building character;

**WHEREAS**, the sign will not be detrimental to the downtown historic district and historic buildings nearby;

**NOW, THEREFORE, THE DAYTON HISTORIC PRESERVATION COMMISSION HEREBY RESOLVES AS FOLLOWS:**

#### Section 1.

Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness to install the proposed signs on the building at 201 E Main Street, Dayton, WA, fronting both Main St. and North 1<sup>st</sup> Street, subject to:

A sign permit must be obtained approving of the signage proposed on the building located at 201 E Main Street prior to installation.

Approved by the Dayton Historic Preservation Commission this \_\_\_\_\_ day of August, 2014.

\_\_\_\_\_  
C Dale Slack, Chairman

Attest:

\_\_\_\_\_  
Karen J Scharer, Planning Director



CITY OF DAYTON

CITY OF DAYTON

AUG 13 2014

~~AUG 12 2014~~

Dayton Historic Preservation Commission

111 South 1st Street  
Dayton, WA 99328-1341

Phone (509) 382-2361

Email: cityclerk@daytonwa.com

Fax (509) 382-2539

REC'D BY

DAYTON REGISTER OF HISTORIC PLACES  
Application for Certificate of Appropriateness

Date Received 8/13/14  
Certificate # COA 14-013  
Hearing Date: \_\_\_\_\_  
Dayton Historic Preservation Commission  
City of Dayton  
111 South 1st Street  
Dayton, WA 99328 (509) 382-2361

Property Address: 208 E. TREMONT ST  
Applicant/Owner: RUTH JANES  
Mailing Address: SAME  
Daytime Phone: 509-382-4138 Fax: N/A

**IMPORTANT: PLEASE READ THE GENERAL INFORMATION CAREFULLY  
BEFORE COMPLETING THIS APPLICATION FORM.**

A Certificate of Appropriateness is requested for:

- Preservation
- Rehabilitation
- Restoration
- Reconstruction
- Demolition
- Other: \_\_\_\_\_

Required Documentation:

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

013

Please describe proposed work in the space below:

*Replacing all windows with Simonton Daylight Max vinyl windows*

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

*NO*

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 second Tuesday of each month at Dayton City Hall, 111 S. 1<sup>st</sup> Street, Dayton, WA at 6:00 p.m. The completed application must be submitted no later than one week prior to the scheduled meeting. A Certificate of Appropriateness does not replace a building or zoning permit.

*Ruth Jones*  
Signature of Owner or Authorized Agent

*August 13, 2014*  
Date

FOR OFFICE USE ONLY

The Dayton Historic Preservation Commission has reviewed the Certificate of Appropriateness and recommends in conformance with Ordinance 1544:

- Approval of Certificate of Appropriateness
- Denial of Certificate of Appropriateness

Dayton Historic Preservation Staff

Chair, Dayton Historic Preservation Commission

Date

Date

**QUOTATION #811**

WINDOWS WALLA WALLA  
510 ABBOTT RD  
WALLA WALLA, WA 99362-9202  
Phone: 509-629-1638  
Fax: 509-522-4720

Sim #: 002630  
Emp:  
Entered: 7/07/2014  
Xmitted:  
PO #:

Customer #: 213  
RUTH JANES  
28 E TREMONT

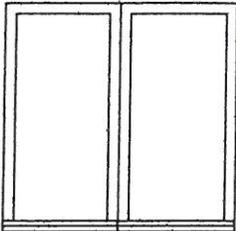
Job Name: RUTH JANES  
Project ID:  
Location:  
Lot #:  
Model:  
Contact: lindamiller75@e  
Cust PO#:

Home Owner:

DAYTON, WA 99328  
Phone: 509-382-4138  
Fax:

Ln No	Qty Ord	Long Description
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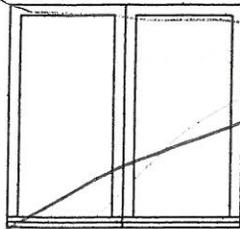
01 2 44" (T) X 42 1/2" (T) DaylightMax 7300 White Casement 507 (LH-RH); Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=87"); DP:15; Test Number=B0846.01; U-Factor:.27; SHGC:.24; Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central, Souther; Room ID: LVG & BEDRM



-- 2 DaylightMax 7300 White Casement LH; Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=65"); Room ID: LVG & BEDRM FRONT

-- 2 DaylightMax 7300 White Casement RH; Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=65"); Room ID: LVG & BEDRM FRONT

~~03 2 44" (T) X 42 1/4" (T) DaylightMax 7300 White No Hinge Casement (FC); Tip-to-Tip Muller, Horizontal Twins (4 windows, 2 openings); Block Frame; Reinforced Pre-Mulled-Medium; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); 00 No Reinforcement; Tape Applied (UI=64"); DP:40; Test Number=A6141.01; U-Factor:.26; SHGC:.28; Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central.; Room ID: LVG & BEDRM FRONT~~



**QUOTATION #811**

WINDOWS WALLA WALLA  
510 ABBOTT RD  
WALLA WALLA, WA 99362-9202  
Phone: 509-629-1638  
Fax: 509-522-4720

Sim #: 002630  
Emp:  
Entered: 7/07/2014  
Xmitted:  
PO #:

Customer #: 213  
RUTH JANES  
28 E TREMONT

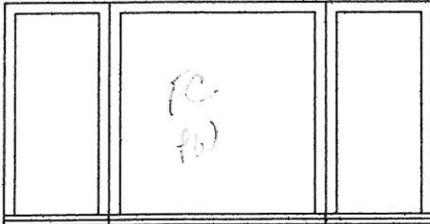
Job Name: RUTH JANES  
Project ID:  
Location:  
Lot #:  
Model:  
Contact: lindamiller75@e  
Cust PO#:

Home Owner:

DAYTON, WA 99328  
Phone: 509-382-4138  
Fax:

Ln No	Qty Ord	Long Description
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04 2 81 1/4" (T) X 42 1/4" (T) DaylightMax 7300 White Casement 508 (LH-FC-RH) 1/4 1/2 1/4; Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=124"); DP:20; Test Number=B0847.01; U-Factor:.27; SHGC:.24; Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central, Souther; Room ID: LVG & DINING

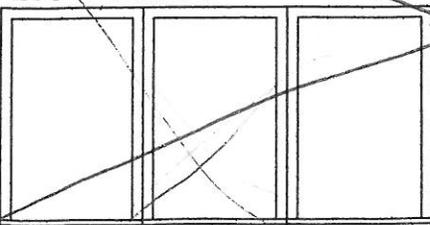


-- 2 DaylightMax 7300 White Casement LH; Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=63");; Room ID: LVG & DINING

-- 2 DaylightMax 7300 White No Hinge Casement (FC); Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); 00 No Reinforcement; Tape Applied (UI=83");; Room ID: LVG & DINING

-- 2 DaylightMax 7300 White Casement RH; Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=63");; Room ID: LVG & DINING

~~05 2 81 1/4" (T) X 42 1/4" (T) DaylightMax 7300 White No Hinge Casement (FC); Tip-to-Tip Mullled, Horizontal Triplets (6 windows, 2 openings); Block Frame; Reinforced Pre-Mulled-Medium; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); 00 No Reinforcement; Tape Applied (UI=69"); DP:40; Test Number=A6441.01; U-Factor:.26; SHGC:.28; Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central.; Room ID: LVG & DINING W~~



**QUOTATION #811**

WINDOWS WALLA WALLA  
 510 ABBOTT RD  
 WALLA WALLA, WA 99362-9202  
 Phone: 509-629-1638  
 Fax: 509-522-4720

Sim #: 002630  
 Emp:  
 Entered: 7/07/2014  
 Xmitted:  
 PO #:

Customer #: 213  
 RUTH JANES  
 28 E TREMONT

Job Name: RUTH JANES

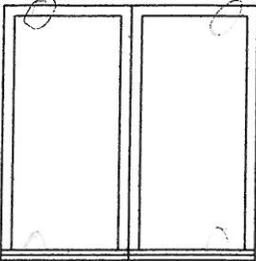
Home Owner:

DAYTON, WA 99328  
 Phone: 509-382-4138  
 Fax:

Project ID:  
 Location:  
 Lot #:  
 Model:  
 Contact: lindamiller75@e  
 Cust PO#:

Ln No	Qty Ord	Long Description
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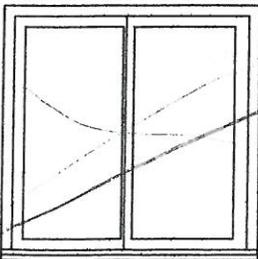
06 1 47 1/2" (T) X 47 1/2" (T) DaylightMax 7300 White Casement 507 (LH-RH); Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=95"); DP:15; Test Number=B0846.01; U-Factor:.27; SHGC:.24; Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central, Souther; Room ID: KITCHEN



-- 1 DaylightMax 7300 White Casement LH; Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=72");; Room ID:

-- 1 DaylightMax 7300 White Casement RH; Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=72");; Room ID:

~~07 1 47 1/2" (T) X 47 1/2" (T) DaylightMax 7300 White Slider (XO); Tip-to-Tip; Block Frame; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Roll-Formed Scr Mold; A1 Lock Rail Only; Tape Applied; One Air Latch; One Auto White; Logo Lock; Corrosion Resist Roller/Glide (UI=95"); DP:15; Test Number=C9016.01; U-Factor:.29; SHGC:.30; Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central.; Room ID: KITCHEN~~



**QUOTATION #811**

WINDOWS WALLA WALLA  
510 ABBOTT RD  
WALLA WALLA, WA 99362-9202  
Phone: 509-629-1638  
Fax: 509-522-4720

Sim #: 002630  
Emp:  
Entered: 7/07/2014  
Xmitted:  
PO #:

Customer #: 213  
RUTH JANES  
28 E TREMONT

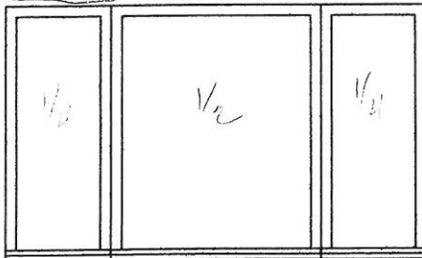
Job Name: RUTH JANES  
Project ID:  
Location:  
Lot #:  
Model:  
Contact: lindamiller75@e  
Cust PO#:

Home Owner:

DAYTON, WA 99328  
Phone: 509-382-4138  
Fax:

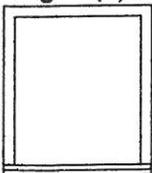
Ln No	Qty Ord	Long Description
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08 1 79 1/4" (T) X 47 1/2" (T) DaylightMax 7300 White Casement 508 (LH-FC-RH) 1/4 1/2 1/4; Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=127"); DP:20; Test Number=B0847.01; U-Factor:.27; SHGC:.24; Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central, Souther; Room ID: KIT



- 1 DaylightMax 7300 White Casement LH; Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=68");; Room ID:
- 1 DaylightMax 7300 White No Hinge Casement (FC); Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); 00 No Reinforcement; Tape Applied (UI=88");; Room ID: KITCHEN
- 1 DaylightMax 7300 White Casement RH; Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=68");; Room ID:

09 1 28" (T) X 32" (T) DaylightMax 7300 White Casement RH; Tip-to-Tip; Block Frame; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=60"); DP:35; Test Number=T352-10; U-Factor:.27; SHGC:.24; Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central, Souther; Room ID: BATHROOM



*Obscure glass*

**QUOTATION #811**

WINDOWS WALLA WALLA  
 510 ABBOTT RD  
 WALLA WALLA, WA 99362-9202  
 Phone: 509-629-1638  
 Fax: 509-522-4720

Sim #: 002630  
 Emp:  
 Entered: 7/07/2014  
 Xmitted:  
 PO #:

Customer #: 213  
 RUTH JANES  
 28 E TREMONT

Job Name: RUTH JANES

Home Owner:

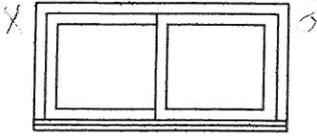
DAYTON, WA 99328  
 Phone: 509-382-4138  
 Fax:

Project ID:  
 Location:  
 Lot #:  
 Model:  
 Contact: lindamiller75@e  
 Cust PO#:

Ln No	Qty Ord	Long Description
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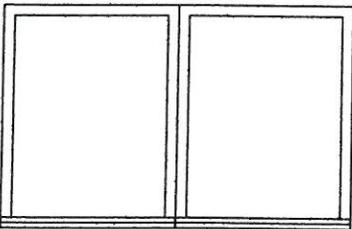
10 1 48" (T) X 24" (T) DaylightMax 7300 White Slider (XO); Tip-to-Tip; Block Frame; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Roll-Formed Scr Mold; A1 Lock Rail Only; Tape Applied; One Air Latch; One Auto White; Logo Lock; Corrosion Resist Roller/Glide (UI=72"); DP:15; Test Number=C9016.01; U-Factor:.29; SHGC:.30; Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central.; Room ID: LINDA BEDRM

2



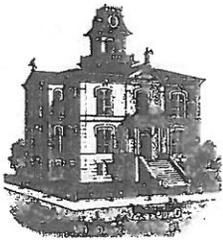
11 1 66 3/4" (T) X 42 1/4" (T) DaylightMax 7300 White Casement 507 (LH-RH); Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=109"); DP:15; Test Number=B0846.01; U-Factor:.27; SHGC:.24; Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central, Souther; Room ID: MOM'S

LH



-- 1 DaylightMax 7300 White Casement LH; Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=76");; Room ID: MOM'S

-- 1 DaylightMax 7300 White Casement RH; Tip-to-Tip; Block Frame; T-Mulled; Intercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Tape Applied; One Cam White; Logo Lock (UI=76");; Room ID: MOM'S



# Dayton Historic Preservation Commission

111 South 1st Street  
Dayton WA 99328-1341

Phone (509) 540-6747  
Email: [kjscharer@daytonwa.com](mailto:kjscharer@daytonwa.com)  
Fax (509) 382-253

## Certificate of Appropriateness Commission Design Review Evaluation

Name of Jonas House \_\_\_\_\_

Historic Inventory  
 Southside Historic District-  
Local/State/National

Address: 208 E Tremont Street, Dayton, WA 99328  
\_\_\_\_\_

\_\_\_\_\_ Local Register  
\_\_\_\_\_ State Register

Owner: Ruth Janes  
\_\_\_\_\_

\_\_\_\_\_ National Register

- Preservation       Rehabilitation       Restoration
- Reconstruction       Demolition       Other: WINDOWS

### List of features significant to designation:

### Observations from site visit:

### Proposed changes to Property:

**SIGNIFICANT**

**NON-SIGNIFICANT**

### Standards for Preservation

- The property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of the property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- The property is recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Changes to the property that have acquired historic significance in their own right will be retained and preserved.

- The property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
- Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
- Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- Designs that were never executed historically will not be constructed.

**Standards for Reconstruction**

- Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
- Reconstruction of the landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
- Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
- Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. The reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
- The reconstruction will be clearly identified as a contemporary re-creation.
- Designs that were never executed historically will not be constructed.

**Evaluation:**

- Changes are non-significant. Award Certificate of Appropriateness.
- Changes are significant. Award Certificate of Appropriateness with NO conditions.
- Changes are significant. Award Certificate of Appropriateness with conditions:

---



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- Changes are significant. Deny Certificate of Appropriateness.

013



## Historic Inventory Report

### Location

Field Site No. 415

DAHP No.

Historic Name:

Common Name:

Property Address: 208 E Tremont St, Dayton, WA 99328

Comments:

Tax No./Parcel No. 1-030-22-004-0000

Plat/Block/Lot Day and Mustard Lot 4, Block 22

Acreage -1

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T10R39E	30			Columbia	DAYTON

### Coordinate Reference

Easting: 2277470

Northing: 369058

Projection: Washington State Plane South

Datum: HARN (feet)

### Identification

Survey Name: 2003 Dayton Grant FY04-61004-004

Date Recorded: 12/02/2003

Field Recorder: Dayton Historic Preservation Commission

Owner's Name: Bennie Janes Estate (Ruth Janes)

Owner Address: 208 E Tremont St

City: Dayton

State: WA

Zip: 99328

Classification: Building

Resource Status:

Comments:

Survey/Inventory

1985

Local Register

2009

Proposed District - Local Register

Adopted 2010

Within a District? Yes

Contributing? No

National Register: South Side Historic District

Local District: Local Register South Side Historic Distory (2008)

National Register District/Thematic Nomination Name:

Eligibility Status: Determined Not Eligible - SHPO



# Historic Inventory Report

**Determination Date:** 12/4/2003

**Determination Comments:**

## Description

**Historic Use:** Domestic - Single Family House

**Plan:** Rectangle                      **Stories:** 1

**Changes to Plan:** Intact

**Changes to Original Cladding:** Unknown

**Changes to Other:**

**Other (specify):**

**Style:**

Vernacular

**Cladding:**

Vertical - Board-and-Batten

**Roof Type:**

Hip

**Roof Material:**

Asphalt / Composition - Shingle

**Foundation:**

Concrete - Poured

**Form/Type:**

Single Family

## Narrative

**Study Unit**

Commerce

Agriculture

**Other**

Dry cleaners

**Date of Construction:**

1955 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):** Yes - Local

**Property potentially contributes to a historic district (National and/or local):**

**Statement of Significance:**

1985 record: Nancy Compau - Field Recorder

2003 record: History of ownership - Marion M Jonas 1960, Tony Jonas 1972, Bennie W Janes et ux 02/13/1976

**Description of Physical Appearance:**



## Historic Inventory Report

**Major  
Bibliographic  
References:**

2003 record: Columbia County Assessor's Office tax records  
UTM reference: Topozone  
2011 record: DHPC update  
2014 record: DHPC update

## Photos



Photo taken in clear and sunny conditions.



Partly cloudy  
208 E Tremont  
2013



Front of 208 E Tremont  
2014

013

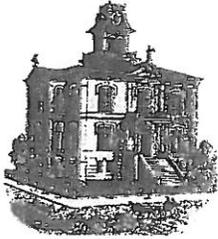


**69. Verle & Marion Jonas House**

Address	208 E. Tremont Street
Built date	1961
Legal address	Day & Mustard Addition, Lot 4, Block 22
Tax parcel number	1-030-22-004-0000
Style	Vernacular
Architect/builder	Unknown

In 1961, Verle & Marion Jonas had this house re-built from an earlier two-story c. 1940s design. The home is located on the south side of East Tremont Street and faces north. The Jonas family bought the property in 1961 for \$2,500, and in 1976, sold it to Bennie Janes for \$24,000. Bennie & Ruth Janes remain the current owners in 2009.

The Jonas House is a simple vernacular example of a single-story dwelling with a very shallow-pitched hip roof and widely overhanging boxed eaves. The home is clad with vertical board-and-batten siding and has a poured concrete foundation. A front entrance is located just west of center and is flanked by two original sliding windows. The front door is made of paneled wood with diamond-paned lights in the upper half. A square wood post which supports vertical wood louvers helps support the roof eave at the west side of the front porch and concrete stoop. A carport which measures 11 feet wide and 41 feet long is built onto the rear southeast corner of the house. A covered patio is located at the rear of the house in the ell formed by the home and carport. A storage shed building is located at the south boundary of the property behind the house. The home has a total of 1,585 square feet of interior space. The Jonas House is eligible for inclusion in the Dayton Register South Side Historic District as a contributing non-historic property of the district ("non-historic" because it is not yet 50 years old or older).



## DAYTON HISTORIC PRESERVATION COMMISSION

### Certificate of Appropriateness

208 S. E Tremont Street, Dayton, WA 99328

COA14-013 / August 26, 2014

**WHEREAS**, the Owner of the property located at 208 E Tremont Street is Ruth Janes,

**WHEREAS**, the property is located in the Southside Historic District and is known as the "Jonas House";

**WHEREAS**, the property was determined to be a "contributing non-historic property" at a time when it was less than 50 years old, however the house on the property is now 53 years old;

**WHEREAS**, an application for a Certificate of Appropriateness has been submitted for rehabilitation/replacement of windows,

**WHEREAS**, the property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;

**WHEREAS**, the historic character of 208 E Tremont Street will be retained and preserved. The removal of distinctive materials *or* alteration of features, spaces, and spatial relationships that characterize the property will be avoided;

**WHEREAS**, 208 E Tremont Street will continue to be recognized as a physical record of its time, place, and use;

**WHEREAS**, 208 E Tremont Street has acquired historic significance in its own right and will be retained and preserved;

**WHEREAS**, replacement of windows as proposed will not destroy historic materials, features, and spatial relationships that characterize the property.

**WHEREAS**, this project is congruous with the district's period of significance and is in harmony with the neighborhood,

**NOW, THEREFORE, THE DAYTON HISTORIC PRESERVATION COMMISSION  
HEREBY RESOLVES AS FOLLOWS:**

**Section 1.**

Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness to Ruth James to replace windows as proposed at 208 E Tremont Street, Dayton, WA.

This COA approval of vinyl windows shall be consistent with the COA as submitted to and approved by the commission.

Approved by the Dayton Historic Preservation Commission this \_\_\_\_ day of August, 2014.

---

C Dale Slack, Chairman

Attest:

---

Karen J Scharer, Planning Director

AUG 21 2014

REC'D BY

*D*



# Dayton Historic Preservation Commission

111 South 1<sup>st</sup> Street  
Dayton WA 99328-1341

Phone (509) 540-6747  
Email: [kscharer@daytonwa.com](mailto:kscharer@daytonwa.com)  
Fax (509) 382-2539

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

Date Received \_\_\_\_\_  
COA # 14-014  
Meeting Date: \_\_\_\_\_  
Dayton Historic Preservation Commission  
City of Dayton  
111 South 1st Street  
Dayton, WA 99328 (509) 540-6747

Property Address: 308 S 2nd St, Dayton WA  
Applicant/Owner: Karen W. Williams  
Mailing Address: PO Box 169, Dayton WA 99328  
Daytime Phone: 509-540-6095 Fax: \_\_\_\_\_

**IMPORTANT: PLEASE READ THE GENERAL INFORMATION CAREFULLY  
BEFORE COMPLETING THIS APPLICATION FORM.**

A Certificate of Appropriateness is requested for:

- Preservation
- Rehabilitation
- Restoration
- Reconstruction
- Demolition
- Other: Replace front door; add screen/storm doors

Required Documentation:

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

014

Please describe proposed work in the space below:

1) Replace existing front door with fiberglass entry door with decorative oval glass panel. Existing wood door cannot be re-keyed, and no key was provided when house was purchased. Door knob has become increasingly difficult to open and requires two hands, which is a fire hazard.

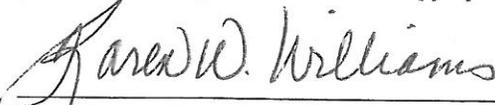
2) Install screen/storm door on alley entry door. *and back door.*

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

Remove existing wood door.

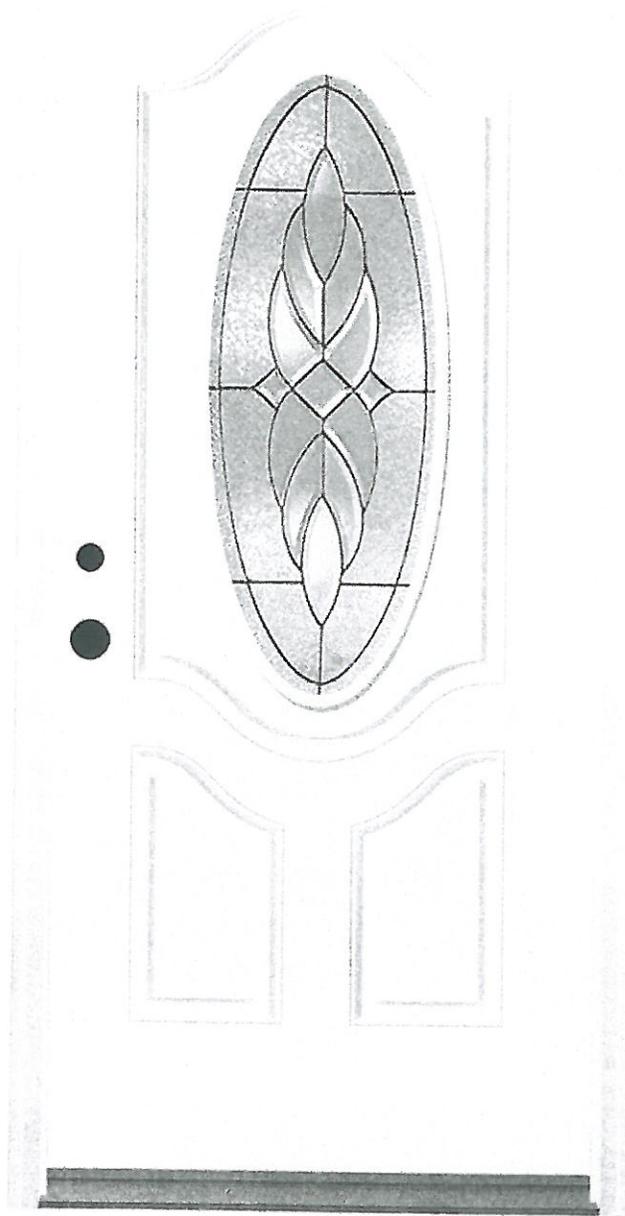
I hereby certify that I am the owner of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent.

Certificates are referred to the Dayton Historic Preservation Commission for review. The Commission meets the fourth Tuesday of each month at Dayton City Hall, 111 S. 1<sup>st</sup> 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.

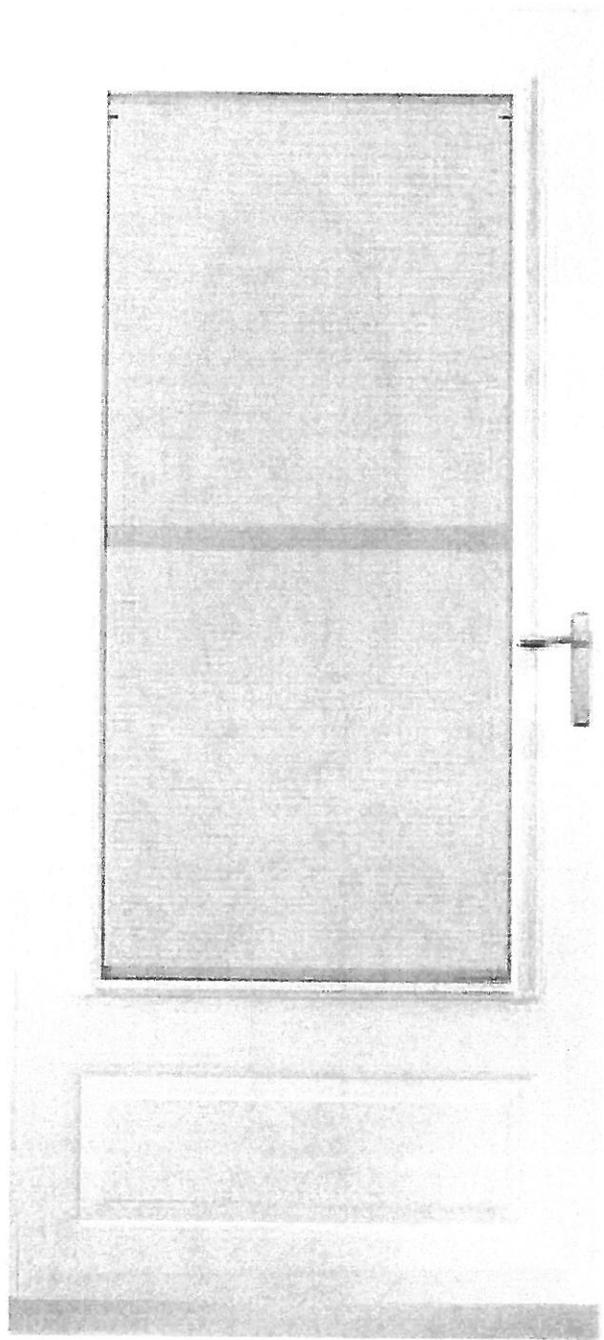
  
Signature of Owner or Authorized Agent

8/21/2014

Date



014





# Dayton Historic Preservation Commission

111 South 1st Street  
Dayton WA 99328-1341

Phone (509) 540-6747  
Email: [kscharer@daytonwa.com](mailto:kscharer@daytonwa.com)  
Fax (509) 382-253

## Certificate of Appropriateness Commission Design Review Evaluation

Name of McQuaryHouse

Historic Inventory  
 Southside Historic District  
Local/State/National

Address: 308 S. 2nd Street, Dayton, WA 99328

Local Register

Owner: Karen Williams

State Register

National Register

- Preservation     Rehabilitation     Restoration  
 Reconstruction     Demolition     Other: FRONT DOOR & SCREEN DOOR

List of features significant to designation:

Observations from site visit:

Proposed changes to Property:

SIGNIFICANT

NON-SIGNIFICANT

### Standards for Preservation

- The property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of the property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- The property is recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Changes to the property that have acquired historic significance in their own right will be retained and preserved.

014

- The property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
- Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
- Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- Designs that were never executed historically will not be constructed.

**Standards for Reconstruction**

- Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
- Reconstruction of the landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
- Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
- Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. The reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
- The reconstruction will be clearly identified as a contemporary re-creation.
- Designs that were never executed historically will not be constructed.

**Evaluation:**

- Changes are non-significant. Award Certificate of Appropriateness.
- Changes are significant. Award Certificate of Appropriateness with NO conditions.
- Changes are significant. Award Certificate of Appropriateness with conditions:

---



---

- Changes are significant. Deny Certificate of Appropriateness.



## Historic Inventory Report

### Photos

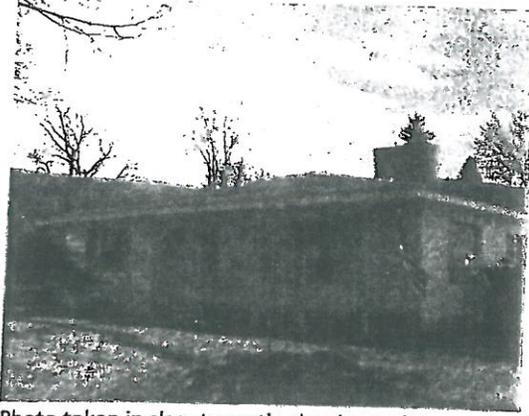


Photo taken in clear to partly cloudy conditions at 9:45 am.



## Historic Inventory Report

### Location

Field Site No. 613

DAHP No.

Historic Name:

Common Name: McQuary Home

Property Address: 308 S Second St, Dayton, WA 99328

Comments:

Tax No./Parcel No. 1-050-21-006-0001

Plat/Block/Lot Day original town, fraction Lot 5-6 Block 21

Acreage -1

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T10R39E	30			Columbia	DAYTON

### Coordinate Reference

Easting: 2277617

Northing: 369431

Projection: Washington State Plane South

Datum: HARN (feet)

### Identification

Survey Name: 2003 Dayton Grant FY04-61004-004

Date Recorded: 01/30/2004

Field Recorder: Dayton Historic Preservation Commission

Owner's Name: Karen Williams

Owner Address: 308 S Second St

City: Dayton

State: WA

Zip: 99328

Classification: Building

Resource Status:

Comments:

Survey/Inventory

1985

Local Register

2008

Within a District? Yes

Contributing? Yes

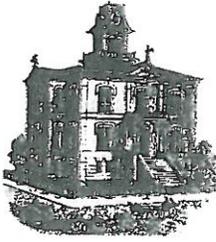
National Register:

Local District: Local Register South Side Historic District

National Register District/Thematic Nomination Name: South Side Historic District

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001



## DAYTON HISTORIC PRESERVATION COMMISSION

Certificate of Appropriateness  
308 S. 2<sup>nd</sup> Street, Dayton, WA 99328  
COA14-014 / August 26, 2014

**WHEREAS**, the Owner of the property located at 308 S. 2nd Street is Karen Williams,

**WHEREAS**, the property is located in the Southside Historic District and is known as the "McQuary House";

**WHEREAS**, the property is a contributing property to the period of significance of the district, 1870- 1955;

**WHEREAS**, an application for a Certificate of Appropriateness has been submitted for replacement of the front door and screen door;

**WHEREAS**, the property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;

**WHEREAS**, the historic character of 308 S 2<sup>nd</sup> Street will be retained and preserved. The removal of distinctive materials *or* alteration of features, spaces, and spatial relationships that characterize the property will be avoided;

**WHEREAS**, 308 S 2<sup>nd</sup> Street will continue to be recognized as a physical record of its time, place, and use;

**WHEREAS**, 308 S 2<sup>nd</sup> Street has acquired historic significance in its own right and will be retained and preserved;

**WHEREAS**, the new doors will not destroy historic materials, features, and spatial relationships that characterize the property.

**WHEREAS**, this project is congruous with the district's period of significance and is in harmony with the neighborhood,

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**NOW, THEREFORE, THE DAYTON HISTORIC PRESERVATION COMMISSION  
HEREBY RESOLVES AS FOLLOWS:**

**Section 1.**

Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness to Karen Williams to replace the front door and screen door at 308 S 2<sup>nd</sup> Street, Dayton, WA.

This COA approval requires the doors and finishes to be consistent with the COA as submitted to and approved by the commission.

Approved by the Dayton Historic Preservation Commission this \_\_\_\_ day of August, 2014.

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C Dale Slack, Chairman

Attest:

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Karen J Scharer, Planning Director



# Dayton Historic Preservation Commission

111 South 1<sup>st</sup> Street  
Dayton WA 99328-1341

Phone (509) 540-6747

Email: [kscharrer@daytonwa.com](mailto:kscharrer@daytonwa.com)

Fax (509) 382-2539

CITY OF DAYTON

AUG 21 2014

REC'D BY

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

Date Received

COA # 14-015

Meeting Date:

Dayton Historic Preservation Commission

City of Dayton

111 South 1st Street

Dayton, WA 99328

(509) 540-6747

Property Address: 307 S. 6<sup>th</sup> St Dayton 99328

Applicant/Owner: Lisa Haag

Mailing Address: same

Daytime Phone: 509 382 3046 Fax: —

**IMPORTANT: PLEASE READ THE GENERAL INFORMATION CAREFULLY BEFORE COMPLETING THIS APPLICATION FORM.**

A Certificate of Appropriateness is requested for:

- Preservation
- Rehabilitation
- Restoration
- Reconstruction
- Demolition
- Other: \_\_\_\_\_

\* Rehab. per staff

Required Documentation:

Scale drawings (plans, elevations, sections, details)

Photographs, slides

Samples \*

\* photos of existing windows to be provided.  
\* Vinyl windows photos to be provided  
\* criss pattern window to be shown on 8/26  
8/26

Dayton Register of Historic Places - Design Review for Certificate of Appropriateness

Page 7 of 8

Revised 05/28/2014

\* per phone call 8/21/2014 KS

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Please describe proposed work in the space below:

Window Replacement.  
- I would like to replace all windows (except attic windows) with new vinyl windows. All windows that currently have a diamond pattern will be replaced with windows with the same or as close as possible patterns.

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

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 Tuesday of each month at Dayton City Hall, 111 S. 1<sup>st</sup> 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.

L Haag  
Signature of Owner or Authorized Agent

8/21/2014  
Date



# Dayton Historic Preservation Commission

111 South 1st Street  
Dayton WA 99328-1341

Phone (509) 540-6747  
Email: kjscharer@daytonwa.com  
Fax (509) 382-253

## Certificate of Appropriateness Commission Design Review Evaluation

Name of Property Israel, Grover Clark House

Historic Inventory

Address: 307 S 6<sup>th</sup> Street, Dayton, WA 99328

Local Register

State Register

Owner: Lisa Haag

National Register

- Preservation   
 Rehabilitation   
 Restoration  
 Reconstruction   
 Demolition   
 Other:

**REPLACE WINDOWS**

List of features significant to designation:

Observations from site visit:

Proposed changes to Property:

**SIGNIFICANT**

**NON-SIGNIFICANT**

### Standards for Preservation

- The property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of the property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- The property is recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Changes to the property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

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- The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

### **Standards for Rehabilitation**

- Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to the property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **Standards for Restoration**

- The property will be used as it was historically or be given a new use which reflects the property's restoration period.
- Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
- The property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically

and visually compatible, identifiable upon close inspection, and properly documented for future research.

- Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
- Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
- Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- Designs that were never executed historically will not be constructed.

**Standards for Reconstruction**

- Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
- Reconstruction of the landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
- Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
- Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. The reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
- The reconstruction will be clearly identified as a contemporary re-creation.
- Designs that were never executed historically will not be constructed.

**Evaluation:**

- Changes are non-significant. Award Certificate of Appropriateness.
- Changes are significant. Award Certificate of Appropriateness with NO conditions.
- Changes are significant. Award Certificate of Appropriateness with conditions:

\_\_\_\_\_

\_\_\_\_\_

- Changes are significant. Deny Certificate of Appropriateness.

\_\_\_\_\_  
Commission Member

\_\_\_\_\_  
Date

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## Historic Inventory Report

### Location

Field Site No. 304

DAHP No.

Historic Name: Atherton, L.G., House

Common Name: Israel, Grover Clark, House

Property Address: 307 S Sixth St, Dayton, WA 99328

#### Comments:

Tax No./Parcel No. 1-170-05-006-0000

Plat/Block/Lot Syndicate Hill, frac of lot 4 all of 5 and 6 Block 1

Acreage -1

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T10R39E	30	NE		Columbia	DAYTON

### Coordinate Reference

Easting: 2278704

Northing: 370534

Projection: Washington State Plane South

Datum: HARN (feet)

### Identification

Survey Name: 2003 Dayton Grant FY04-61004-004

Date Recorded: 01/15/2004

Field Recorder: Dayton Historic Preservation Commission

Owner's Name: Bruce W Martin & Dana M Martin

Owner Address: PO Box 807

City: Deer Park

State: WA

Zip: 99006

Classification: Building

#### Resource Status:

Survey/Inventory

National Register

State Register

Local Register

#### Comments:

1985

9/17/86

1986

9/28/93 (2/10/98)

Within a District? No

#### Contributing?

National Register: Israel, Grover J., House

Local District:

National Register District/Thematic Nomination Name:



# Historic Inventory Report

**Eligibility Status:** Not Determined - SHPO

**Determination Date:** 1/1/0001

**Determination Comments:**

## Description

**Historic Use:** Domestic - Single Family House

**Current Use:** Domestic - Single Family House

**Plan:** Apsidal **Stories:** 2.5

**Structural System:** Balloon Frame

**Changes to Plan:** Unknown

**Changes to Interior:** Slight

**Changes to Original Cladding:** Intact

**Changes to Windows:** Intact

**Changes to Other:**

**Other (specify):**

<b>Style:</b>	<b>Cladding:</b>	<b>Roof Type:</b>	<b>Roof Material:</b>
Beaux Arts - Classical Revival	Shingle Wood - Clapboard	Hip	Wood - Shingle

<b>Foundation:</b>	<b>Form/Type:</b>
Concrete - Poured Stone	Single Family

## Narrative

<b>Study Unit</b>	<b>Other</b>
Architecture/Landscape Architecture	

<b>Date of Construction:</b>	1890 Built Date	<b>Builder:</b>	Buckhorn, Harry
		<b>Engineer:</b>	
		<b>Architect:</b>	

**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 - Local

**Property potentially contributes to a historic district (National and/or local):** Yes

**Statement of Significance:** 1985 record: The Israel House is a significant example of the transition between the late Queen Anne style and the early Colonial Revival. The house reflects the intersecting gable and hip roof elements and chamfered bays of the Victorian period with the shingle siding, diamond pane sash, and gambrel dormers of the Colonial Revival. (The house may have been altered to reflect the latter style sometime after construction.) The house is also significant for its association with the second owner, who purchased the house in 1913 from grain dealer L G Atherton. Israel was affiliated with the Columbia National Bank and the Israel packing firm. Nancy Compau - Field Recorder Israel-Erbes Orchard Co. apple packing label is the oldest registered brand in Washington.

2003 record of ownership: Kathryn Boice 8/22/1972, E D Pruatt 4/14/1977, Melvin C & Anne W Lindeman 8/14/1986, Bruce W & Dana M Martin 9/26/1997

015



## Historic Inventory Report

**Description of  
Physical  
Appearance:**

1985 record: Large 2.5 story shingled upper and clapboard at lower level house with flared, steeply pitched hip roof and projecting front end gable roof addition with cutaway bay. There are small gambrel roof shingled dormers, one in each side slope of the hip roof. Boxed eaves; upper two floors have double hung windows with multi-diamond pane upper and plain lower glass. Wraparound porch with dentil trim under eave and fish scale shingled porch supports and balustrade. Projecting bay with hip roof, dentil trim on eaves, at side. Interior - intact with ornately carved Corinthian columned fireplaces, typical Victorian interior, high ceilings, grooved door surrounds with cornerblocks, turned balustrade on stair. Original fixtures in bathroom. Pressed metal wainscoting in kitchen. In need of work, but very much intact with original interior and exterior.

2011 record: Badly deteriorated

**Major  
Bibliographic  
References:**

1985 record: Interview with Gladys Fletcher, 11/20/1985

1909 Dayton City Directory

Columbia County Title Co records

2003 record: Columbia County Assessor's Office tax records

UTM reference: Topozone

2011 record: DHPC update

## Photos



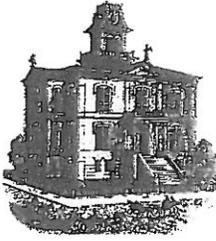
Photo taken in cloudy conditions at 10:45 am.

~~Mr. G. Atherton has received the contract for building the basement for his new residence on Syndicate Hill to Harry Wuckhorn; it is expected that the residence will be completed before Christmas. Atherton has let the contract for building his home on Syndicate Hill to Mr. John Nash.~~

~~Mr. G. Atherton has received the plans for his new residence, which he intends building on Syndicate Hill this season. The plans are quite elaborate and show that the building will be two stories high and have~~

Dayton newspaper clipping

2011



## DAYTON HISTORIC PRESERVATION COMMISSION

Certificate of Appropriateness  
307 S 6<sup>th</sup> Street, Dayton, WA 99328  
COA14-015 / August 26, 2014

**WHEREAS**, the Owner of the property located at 307 S. 6th Street is Lisa Haag.

**WHEREAS**, the property is on the Local, State and National Register of Historic Places. It is commonly known as the "Israel, Grover Clark, House";

**WHEREAS**, the property is a contributing property to the period of significance of the district, 1870- 1955;

**WHEREAS**, an application for a Certificate of Appropriateness has been submitted for rehabilitation to replace windows. The majority of proposed windows (all except attic windows) will be vinyl. **Manufacturer's information will be provided at the 8/26/14 DHPC meeting.** Windows with a diamond shape grids will be replaced with windows with the same or similar type of grid. **A sample will be provided at the 8/26/14 DHPC meeting);**

**WHEREAS**, the property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;

**WHEREAS**, the historic character 307 S 6th Street will be retained and preserved. The removal of distinctive materials *or* alteration of features, spaces, and spatial relationships that characterize the property **will be avoided;**

**WHEREAS**, 307 S. 6<sup>th</sup> Street will continue to be recognized as a physical record of its time, place, and use;

**WHEREAS**, 307 S 6th Street has acquired historic significance in its own right and will be retained and preserved;

**WHEREAS**, rehabilitation will include measures to preserve any remaining historic materials, features, and spatial relationships.

NOW, THEREFORE, THE DAYTON HISTORIC PRESERVATION COMMISSION  
HEREBY RESOLVES AS FOLLOWS:

**Section 1.**

Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness to Lisa Haag for the house at 307 S. 6th Street, Dayton, WA.

This COA approves the replacement of windows as presented at the August 26, 2014 DHPC meeting and referenced in this COA request.

Approved by the Dayton Historic Preservation Commission this \_\_\_\_ day of August, 2014.

\_\_\_\_\_  
C Dale Slack, Chairman

Attest:

\_\_\_\_\_  
Karen J Scharer, Planning Director

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