



# DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328

Contact – 509-540-6747

## ***DRAFT* AGENDA**

**Regular Meeting, Tuesday, Sept. 23, 2014 at 6 PM**

City Council Chambers, 111 S. 1<sup>st</sup> Street, Dayton, WA

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. ADOPTION OF MINUTES - 7/22/14 and 8/12/14**

**4. COA DESIGN/SPECIAL VALUATION REVIEW:**

- a. COA14-016 – Haight – 403 S. 1<sup>st</sup>. St. – Replace front Steps & rotten wood on porch

**5. UNFINISHED BUSINESS:**

a. Washington St. and South Side District Guidelines

- Update from Kathy and Matt.
- Next steps/process

b. Grant Time Sheets through Aug – Return completed sheets.

**5. NEW BUSINESS:**

Notice from Alex and Becky Leventis regarding repair and maintenance of front steps & porch

**6. OTHER BUSINESS - None**

**7. ADJOURNMENT**

Next Regular Scheduled Meeting: Tues. Oct. 28, 2014 @ 6 pm



# DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328

Contact – 509-540-6747

## DRAFT - Special Meeting Minutes

Tuesday, August 12, 2014 at 6 PM

City Council Chambers, 111 S. 1<sup>st</sup> Street, Dayton, WA

1. **CALL TO ORDER** – 6:03 PM

2. **ROLL CALL**

C. Dale Slack, Chair	Absent	James McCary	Present
Matt Zanger, Vice Chair	Present	Kathy George	Present
Michael L. Smith	Present		
Ginny Butler	Present		

Staff- Karen Scharer, AICP, Planning Director

3. **COA DESIGN/SPECIAL VALUATION REVIEW:**

COA14-0012 – Shane Loper – 2<sup>nd</sup> *REVISED PROPOSAL* resized & relocated proposed garage. Construction of a detached garage/shop at 500 S 1<sup>st</sup> St.

Shane Loper presented a 2<sup>nd</sup> revision to his garage/shop proposal. The garage/shop will be behind the historic home near the access easement along the south side of the property. The structure proposed is 28 feet by 16 feet and 13’ 6” in height to the roof top. The style of the garage is similar in design to the garage/shop COA approved in July and location is the same as approved in a June COA.

Matt questioned the choice of windows proposed as windows on homes in the Historic District (other than ranch style) have windows that are vertically orientated.

Shane indicated that he has already purchased windows which are “sliders” horizontally orientated.

Ginny noted that only one window would be visible from the street.

Shane added that there is a tree between the front and proposed garage which will in part limit visibility of the window.

Ginny moved and Mike seconded the acceptance of the finding of facts. The commission unanimously approved the facts.

Kathy moved and Jim seconded to approve the COA. The commission voted to approve the COA, Ginny abstained from voting.

The COA approval states:

*This COA approves a detached garage at the location noted above. Plans, construction and finishes shall be consistent with the COA application as*

3a1

*submitted on 8/6/2014 and approved by the commission.*

*A building permit shall be obtained before any construction begins.*

*This CAO allows for one new building and voids the previous CAO decisions dated June 24, 2014 and July 22, 2014.*

**4. GUIDELINES UPDATE by STAFF:**

Karen updated the DHPC that the draft guidelines were forwarded to the State DAHP. Megan Duvall at DAHP requested that the illustrations be included with the first draft. The DHPC will need to decide what illustrations to include at the meeting on August 26<sup>th</sup>.

**5. ADJOURNMENT** – Matt moved to adjourn and the DHPC meeting at 7:25 pm.

Next Regular Scheduled Meeting: Tuesday, August 26, 2014 @ 6 pm

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Matt Zanger, Vice Chairman      Dated

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Karen Scharer, Planning Director      Dated



# DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328

Contact – 509-540-6747

## DRAFT - Meeting Minutes

Tuesday, August 26, 2014 at 6 PM

City Council Chambers, 111 S. 1<sup>st</sup> Street, Dayton, WA

1. **CALL TO ORDER** – 6:02 PM

2. **ROLL CALL**

C. Dale Slack, Chair	Absent	James McCary	Present
Matt Zanger, Vice Chair	Absent	Kathy George	Present
Michael L. Smith	Present		
Ginny Butler	Present		

Staff- Karen Scharer, AICP, Planning Director

3. **ADOPTION OF MINUTES** – After discussion, the 7/22/2014 Minutes were approved as submitted.

4. **COA DESIGN/SPECIAL VALUATION REVIEW:**

*COA requests were considered in a different order of at meeting.*

a. COA14-011 – State Farm (Wendy Finkbeiner) – 201 E. Main St. – Rebranding Signage

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 3/4” from the building face. Sign 3 will be vinyl lettering added onto the upper 1/2 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 1/2 with the State Farm name & logo.

The applicant did not attend the meeting. Karen S. explained the application.

Ginny questioned how damaging was the original sign to the building.

Jim thought that there very likely would be a shadow from age.

Karen stated that the DHPC could require a condition for cleaning.

Ginny crafted a condition for brick cleaning.

Kathy moved to approve the findings and Mike seconded the motion. The DHPC approved the findings.

Kathy moved to approve the COA and Jim seconded the motion. The DHPC unanimously approved, stating “*The 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.*

*“Any bricks discolored by the previous sign must be gently cleaned as recommended by the National Park Service for historic buildings.”*

- b. COA 14-013 - Ruth Janes –208 E Tremont St - Rehabilitation /replacement of windows.

Kathy questioned if bedroom windows are in the front.

Ruth stated that they are not on the front of the house and confirmed that the windows will be the same size as existing windows.

Kathy moved to approve the findings and Jim seconded the motion. The DHPC approved the findings

Kathy moved to approve the COA and Jim seconded the motion. The DHPC unanimously approved, stating *“Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness to Ruth Janes 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.”*

- c. COA 14-014 –Karen Williams –308 S 2<sup>nd</sup> St. – Rehabilitation/replace front door & side/alley screen door.

Karen W. presented the door replacements proposed. She also questioned if the DHPC would consider the addition of side light fixtures by the front door. Karen did not have a specific fixture to present to the DHPC but will be presenting a COA next month.

Kathy questioned if the door is “too grand” for a ranch style home. Karen had an example of another home. Jim and Ginny stated that they have seen ranch style homes with very similar doors.

Kathy moved to approve the findings and Mike seconded the motion. The DHPC approved the findings.

Mike moved to approve the COA and Jim seconded the motion. The DHPC unanimously approved, stating, *“Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness to Karen Williams to replace the front door and alley side storm/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.”*

- d. COA14-015 – Lisa Haag – 307 E 6<sup>th</sup> St., Rehabilitation / replacement of windows

Lisa presented the request. The majority of proposed windows will be vinyl. Attic windows will not be replaced at this time. Manufacturer’s information was provided. Windows with a diamond shape grids will be replaced with windows

with the same or similar type of grid as the sample of the diagonal grid window she brought.

Ginny questioned the character of the windows. The existing windows have square grids at 8 inches apart. Karen measured the proposed grids as 9 inches apart.

Jim stated that most vinyl windows are only single hung, not double hung.

Lisa clarified that there is one diamond shaped window at the bottom of the staircase which will not be replaced.

Lisa confirmed that the casings will not be replaced. Jim commented that with the same casings, the windows will appear very similar.

Kathy stated that this is the first time that the DHPC has considered almost total replacement of really old windows.

Lisa asked if the glass for the bathroom window could be changed.

Ginny stated that the DHPC allows glass to be replaced.

Jim moved to approve the findings and Mike seconded the motion. The DHPC approved the findings.

Kathy moved to approve the COA and Mike seconded the motion. The DHPC unanimously approved, stating, "*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.*"

**5. UNFINISHED BUSINESS:**

a. Washington St. and South Side District Guidelines latest update of 8/19/2014.

- 1) Review of updated draft Sections I & II with additions provided by Tom Reese, URS consultant.

Kathy recommended a number of changes to outline formatting and sentence structure which were discussed.

The DHPC confirmed that the home on the southwest corner of Park St. and S. 2<sup>nd</sup> Street is not in the South Side District and the map in the inventory does not accurately reflect the location of homes on Park Street. On the south side of Park Street, four homes are in the district and one is not.

The Commission agreed that they do not want to use justification in the formatting.

- 2) Determine the illustrations to be included with the draft:

The DHPC reviewed the Architectural types and terms used in the guidelines to determine the illustrations to be drawn.

The DHPC confirmed that they do not want to use photos in the guidelines.

Discussion was tabled regarding the design for the Cover & Chapter Page Illustrations.

3) Next steps/process

Kathy agreed to update the formatting discussed by the DHCP. Karen provided Kathy with her notes.

- b. Grant Time Sheets through July – Return completed sheets. The DHPC determined they spent 1.25 hours this evening discussing the District Guidelines.

6. **OTHER BUSINESS:** none

7. **ADJOURNMENT –**

Ginny moved to adjourn and the DHPC meeting adjourned at 8:09 pm.

Next Regular Scheduled Meeting: Tuesday, Sept. 23, 2014 @ 6 pm

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Ginny Butler, Presiding DHPC      Dated

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Karen Scharer, Planning Director      Dated



SEP 05 2014

REC'D BY [Signature]

# 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)

McCary Construction Inc.  
502 E Hannan  
Dayton, WA 99328  
509-382-2327

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

Property Address: 403 S. 1st  
Applicant/Owner: Michelle & Kathy HAIGHT  
Mailing Address: 403 S. 1st  
Daytime Phone: \_\_\_\_\_ 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: see attached sheet

Required Documentation:

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

4

Please describe proposed work in the space below:

Remove + replace front concrete steps

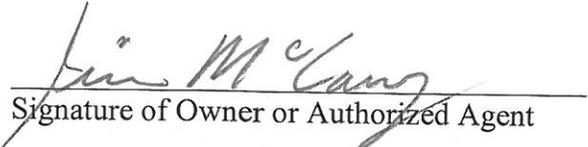
Remove + replace Rotted wood on porch above concrete steps, some floor boards may need to be replaced at same time, all wood will be like old (Red Fir) and painted as before.

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

Replacing front concrete steps

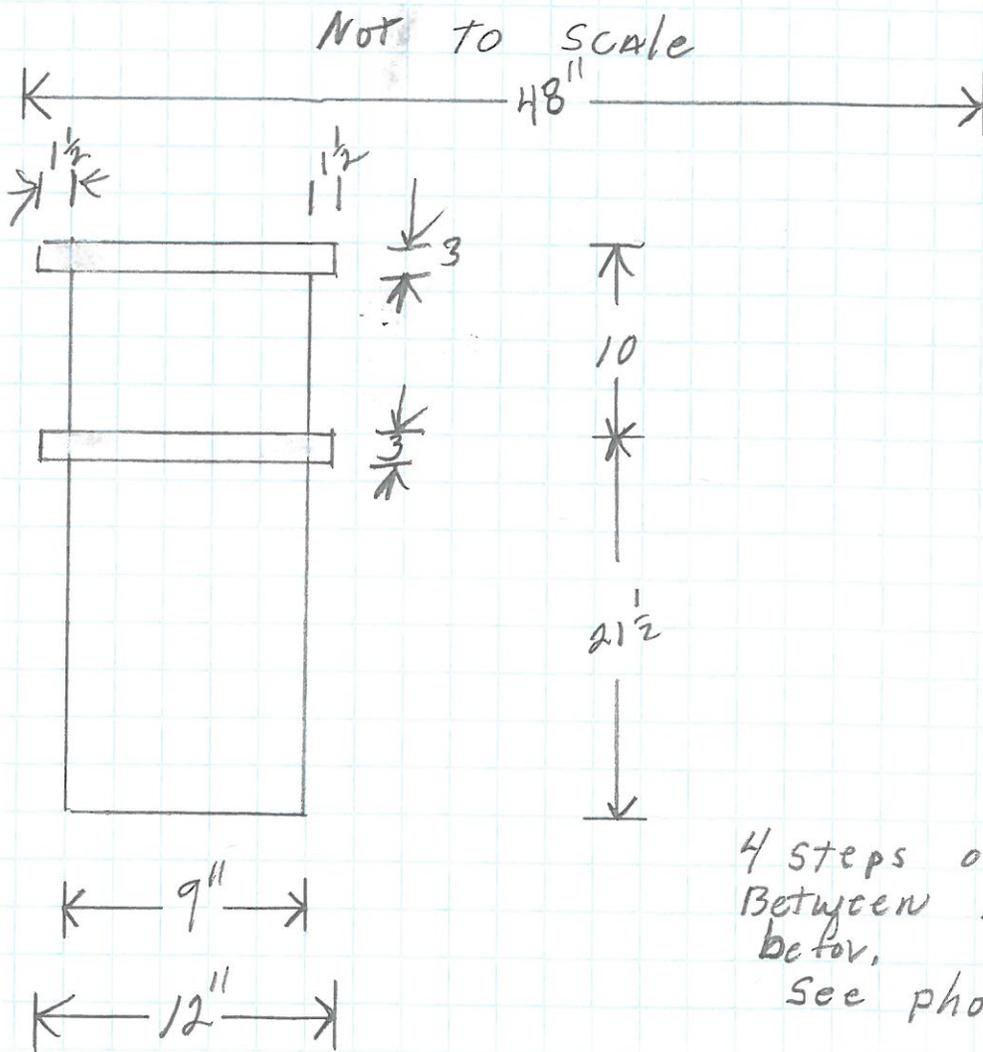
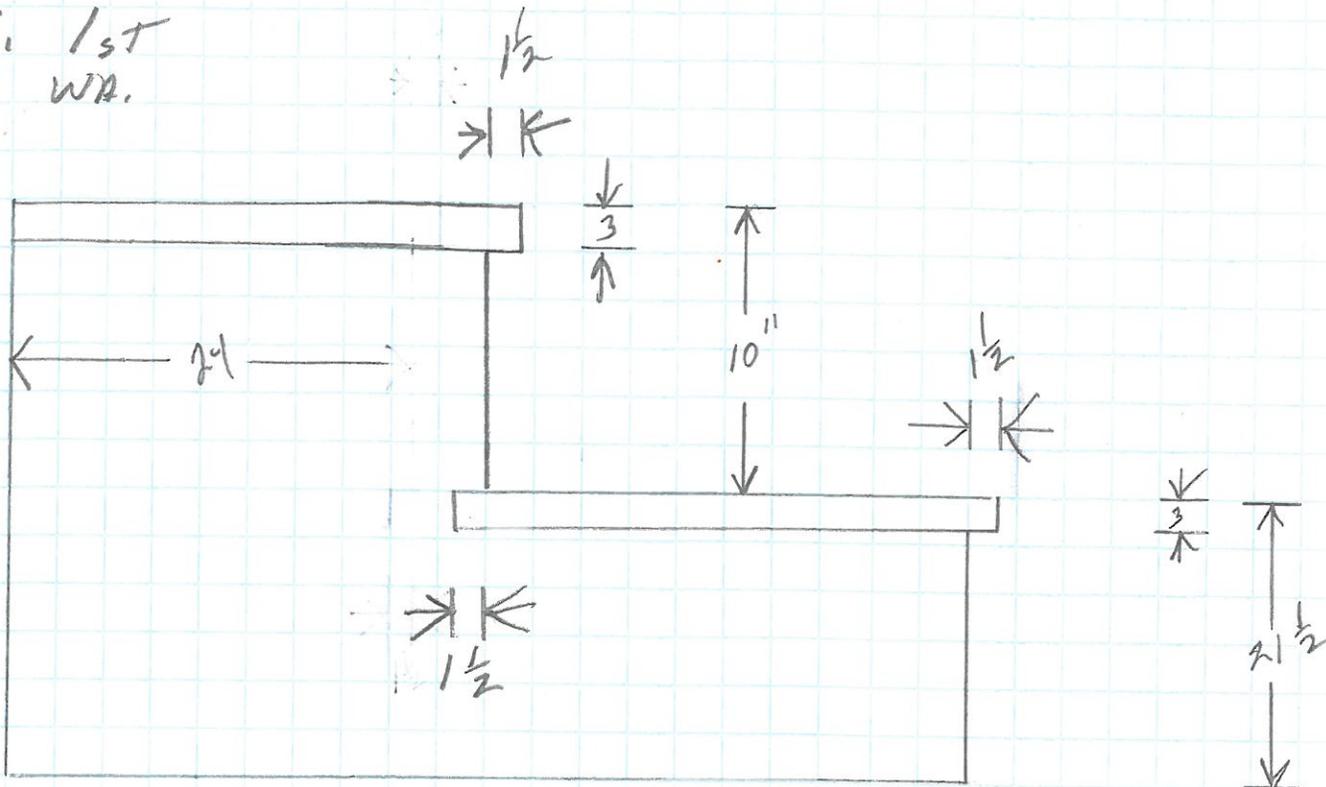
I hereby certify that I am the owner of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent.

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

9-5-14  
Date

403 S. 1st  
Dayton WA.



4 steps on inside  
Between Ends AS  
before,  
See photo.











# Dayton Historic Preservation Commission

111 South 1st Street  
Dayton WA 99328-1341

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

## Certificate of Appropriateness Commission Design Review Evaluation 9/23/2014

Name of Property Hill House

Historic Inventory

Address: 403 S 1st Street, Dayton, WA 99328

Local Register

State Register

Owner: Michael J Haight

National Register

South Side District, Local, St &  
Nat.Register

- Preservation     Rehabilitation     Restoration  
 Reconstruction     Demolition     Other: remove and replace front steps and remove & replace rotten wood on porch.

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:

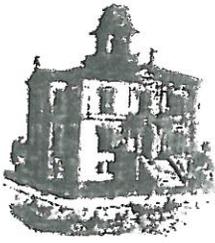
\_\_\_\_\_

\_\_\_\_\_

- Changes are significant. Deny Certificate of Appropriateness.

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

\_\_\_\_\_  
Date



# DAYTON HISTORIC PRESERVATION COMMISSION

Findings of Facts Certificate of Appropriateness

403 S. 1st Street, Dayton, WA 99328

July 10, 2013

WHEREAS, the Owner(s) of the property located at 403 S. 1st Street is Michael J Haight. McCary Construction has requested this Certificate of Appropriateness (COA) on his behalf;

WHEREAS, the property is located in the Southside Historic District and is known as the "Hill 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 upstairs windows;

WHEREAS, the project includes replacement of five 2<sup>nd</sup> story windows. Three windows on the front (west) side and two on the south side of the home. The existing windows have broken seals and are have aluminum frames. They will be replaced with white vinyl framed windows to match the profile of the existing glass panes.

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 403 S. 1st 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, 403 S. 1st Street will continue to be recognized as a physical record of its time, place, and use;

WHEREAS, 403 S. 1st Street has acquired historic significance in its own right and will be retained and preserved;

WHEREAS, the distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

WHEREAS, the original framed windows were previously replaced with the current aluminum framed windows.

X WHEREAS, exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property.

X 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.**

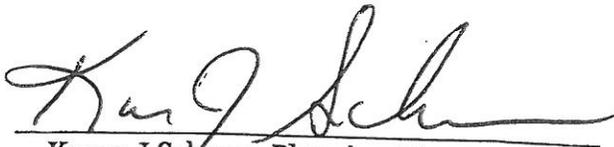
Based upon the preceding findings of fact, the Commission grants a Certificate of Appropriateness to McCary Construction on behalf of Michael J Haight for the house at 403 S. 1st Street, Dayton, WA.

This COA approves the replacement of five 2<sup>nd</sup> story windows. Three windows on the front (west) side and two windows on the south side of the home. All new windows will be white vinyl framed with glass panes to match the profiles of the existing windows.

Approved by the Dayton Historic Preservation Commission this 10<sup>th</sup> day of July, 2013.

  
C Dale Slack, Chairman

Attest:

  
Karen J Scharer, Planning Director

# HISTORIC PROPERTY INVENTORY FORM

3472

State of Washington  
Office of Archaeology and Historic Preservation  
111 W. 21st Ave. KL-11  
Olympia, WA 98504  
(206) 753-5010 CONTRIBUTING  
5/8. Hst Dist.

## IDENTIFICATION SECTION

Site No. 110  
Site Name: Hill House  
Common  
Field Recorder: NG/ER  
Date Recorded: 10-29-85  
Owner's Name: Tommy Jonas  
Street: 403 S. First  
City/Town: Dayton  
County: Columbia  
Zip Code: 99328

## LOCATION SECTION

Street Number: 403 S. First  
City/Town: Dayton  
County: Columbiawp. ION  
Tax No./Parcel No.: \_\_\_\_\_  
UTM References: \_\_\_\_\_  
Zone: \_\_\_\_\_  
Eastings: \_\_\_\_\_  
Northings: \_\_\_\_\_  
Day & Mustard  
addition  
B22 L 1&2  
Less than one acre

Zip Code 99328  
Range 39E Sect 30 1/4 Sect \_\_\_\_\_  
1/4 Sect \_\_\_\_\_

Status:  
 National Register  
 State Register  
 Survey/Inventory  
 Determined Eligible  
 Other (NHL, HABS, HAER) Indicate

Classification \_\_\_\_\_ Date: \_\_\_\_\_  
District   
Site   
Building   
Structure   
Object



## PHOTOGRAPHY

Photography Neg. No.: 1:10  
(Roll No. + Frame No.)  
View: West facade  
Date: 10-29-85

## DESCRIPTION SECTION

### Materials & Features/Structural Types:

Roof Material:  
Wood Shingle   
Asbestos/Asphalt Shingle   
Slate   
Tar   
Metal (specify) \_\_\_\_\_  
Other (specify) \_\_\_\_\_

Roof Type:  
Gable   
Flat   
Monitor   
Gambrel   
Shed

Cladding (Exterior Wall Surfaces):  
Log   
Horizontal Wood Siding { Rustic/Novelty   
Clapboard   
Wood Shingle { Split Shakes   
Re-sawn   
Machine Shingle   
Asbestos/Asphalt Shingle   
Brick Masonry   
Stone Masonry   
Stucco   
Terra Cotta   
Carrara Glass   
Vinyl/Aluminum Siding   
Other (specify) \_\_\_\_\_

Foundation:  
Log   
Post & Pier   
Stone   
Concrete   
Block   
Poured   
Brick   
Other (specify) \_\_\_\_\_

### Height/No. of Stories:

One   
One and one-half   
Two   
Two and one-half   
Three   
Other (specify) \_\_\_\_\_

Pioneer/Homestead   
Greek Revival   
Gothic Revival   
Italianate   
Second Empire   
Stick/Eastlake   
Queen Anne   
Shingle Style   
Richardsonian Romanesque   
Chicago School/  
Sullivanesque   
Beau Arts Classicism   
Princess Anne   
Neo-Colonial   
Dutch Colonial   
Spanish Colonial   
English Revival   
Bungalow   
Craftsman   
American Foursquare/  
Classic Box   
Prairie Style   
Art Deco/Moderne   
Commercial Vernacular   
Vernacular   
Other (specify) \_\_\_\_\_

Intact	<input type="checkbox"/>
Slight	<input checked="" type="checkbox"/>
Moderate	<input type="checkbox"/>
Excessive	<input type="checkbox"/>

Integrity: (include detailed description in 'Additional Description' section)  
Additions to house plan. \_\_\_\_\_  
Changes to windows. \_\_\_\_\_  
Changes to roof shape. \_\_\_\_\_  
Changes to interior plan. \_\_\_\_\_  
Other (specify) exterior door filled in porch

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# NARRATIVE SECTION

Areas of Significance / Study Unit Themes (check one or more of the following)

<p>Agriculture</p> <p>Architecture/Landscape Architecture</p> <p>Arts</p> <p>Commerce</p> <p>Communications</p> <p>Community Planning/Development</p>	<p><input checked="" type="checkbox"/> Conservation</p> <p><input checked="" type="checkbox"/> Education</p> <p><input type="checkbox"/> Entertainment/Recreation</p> <p><input checked="" type="checkbox"/> Ethnic Heritage (specify) _____</p> <p><input type="checkbox"/> Health/Medicine</p> <p><input type="checkbox"/> Manufacturing/Industry</p>	<p><input type="checkbox"/> Military</p> <p><input type="checkbox"/> Politics/Government/Law</p> <p><input type="checkbox"/> Religion</p> <p><input type="checkbox"/> Science &amp; Engineering</p> <p><input type="checkbox"/> Social Movements/Organizations</p> <p><input type="checkbox"/> Transportation</p> <p><input type="checkbox"/> Other (Specify) _____</p>
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Statement of Significance (Reference names, dates, events, areas of significance/study unit themes)

Date of Construction \_\_\_\_\_

Architect/Builder \_\_\_\_\_

Historical Significance \_\_\_\_\_

Owned for years by Ed and Wilma Hill. He was a wholesale oil distributor and she a teacher. Owned today by Jonas, a farmer, descendant of pioneer farming family.

Additional Description of Physical Appearance & Significant Architectural Features (Architectural significance, can include interior & site features, address integrity issues specifically)

Double gable dormers on side of end gable roof house. Exposed rafters and brackets, and shingles. Full front porch partially inclosed and has tapered porch posts and piers. House needs work. Property includes a onw story, gable roof garage.

Major Bibliographic References (include books, periodicals, manuscripts, newspapers, legal documents, maps, photos, oral sources, etc)

Interview with Evelyn Maynard, 11-21-85  
Columbia County Title Co. records



## Historic Property Inventory Report

### Location

**Field Site No.** 110

**DAHP No.** 07-00258

**Historic Name:** Hill House

**Common Name:**

**Property Address:** 403 S First, Dayton, WA 99328

**Comments:**

**Tax No./Parcel No.**

**Plat/Block/Lot** /22/1-2

**Acreage** <1

**Supplemental Map(s)**

<b>Township/Range/EW</b>	<b>Section</b>	<b>1/4 Sec</b>	<b>1/4 1/4 Sec</b>	<b>County</b>	<b>Quadrangle</b>
T10R39E	30			Columbia	

### Coordinate Reference

**Easting:** 2277445

**Northing:** 369035

**Projection:** Washington State Plane South

**Datum:** HARN (feet)



# Historic Property Inventory Report

## Identification

**Survey Name:** Legacy for City of Dayton **Date Recorded:** 01/01/1900  
**Field Recorder:**  
**Owner's Name:**  
**Owner Address:**  
**City:** **State:** **Zip:**  
**Classification:**  
**Resource Status:** **Comments:**  
**Within a District?**  
**Contributing?**  
**National Register:**  
**Local District:**  
**National Register District/Thematic Nomination Name:**  
**Eligibility Status:** Not Determined - SHPO  
**Determination Date:** 1/1/0001  
**Determination Comments:**

## Description

**Historic Use:** **Current Use:**  
**Plan:** **Stories:** **Structural System:**  
**Changes to Plan:** **Changes to Interior:**  
**Changes to Original Cladding:** **Changes to Windows:**  
**Changes to Other:**  
**Other (specify):**  
**Style:** **Cladding:** **Roof Type:** **Roof Material:**  
**Foundation:** **Form/Type:**

## Narrative

**Study Unit** **Other**  
**Date of Construction:** **Builder:**  
**Engineer:**  
**Architect:**

**Property appears to meet criteria for the National Register of Historic Places:**  
**Property is located in a potential historic district (National and/or local):**  
**Property potentially contributes to a historic district (National and/or local):**

**Statement of Significance:**

Columbia County Assessor & Treasurer

Property Search Results > 263561 HAIGHT, MICHAEL J for Year 2012 - 2013

Property

Account

Property ID:	263561	Legal Description:	DAY & MUSTARD, LOTS 1 & 2 BLK 22; 14,400 SQ. FT.
Geographic ID:	1030220020000	Agent Code:	
Type:	Real		
Tax Area:	C-2 - City of Dayton in Fire 3	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	403 S 1ST ST DAYTON, WA 99328	Mapsc0:	
Neighborhood:	City of Dayton Neighborhood 1	Map ID:	
Neighborhood CD:	DAYTON1		

Owner

Name:	HAIGHT, MICHAEL J	Owner ID:	96226
Mailing Address:	LEE-HAIGHT, CATHY 403 S 1ST ST DAYTON, WA 99328	% Ownership:	100.000000000000%

Exemptions:

Taxes and Assessment Details

Values

Taxing Jurisdiction

Improvement / Building

Sketch

Property Image



**Land**

**Roll Value History**



## DAYTON HISTORIC PRESERVATION COMMISSION

### Findings of Facts Certificate of Appropriateness

for

403 S. 1st Street, Dayton, WA 99328

COA14-016

September 23, 2014

DRAFT

**WHEREAS**, the Owner(s) of the property located at 403 S. 1<sup>st</sup> Street is Michael and Kathy Haight. McCary Construction has requested this Certificate of Appropriateness (COA) on his behalf;

**WHEREAS**, the property is located in the Southside Historic District and is known as the "Hill 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 concrete steps and rotting wood on the front porch.

**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 403 S. 1st 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**, 403 S. 1st Street will continue to be recognized as a physical record of its time, place, and use;

**WHEREAS**, 403 S. 1st Street has acquired historic significance in its own right and will be retained and preserved;

**WHEREAS**, the distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

**WHEREAS**, exterior alterations 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 McCary Construction on behalf of Michael J Haight for the house at 403 S.1st Street, Dayton, WA.

This COA approves the replacement of the concrete steps and rotting wood on the front porch.

Approved by the Dayton Historic Preservation Commission this \_\_\_\_ day of September, 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: kscharer@daytonwa.com  
Fax (509) 382-2539

**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 (509) 540-6747

Property Address: 518 S. First Street  
Applicant/Owner: Alex & Becky Leventis  
Mailing Address: 2703 NW 91 Street, Vancouver, WA 98665  
Daytime Phone: 360-574-5096 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: \_\_\_\_\_

Required Documentation:

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

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Please describe proposed work in the space below:

As a courtesy to the Committee we would like to inform you of repair & maintenance we will be doing on the cement pillars on either side of the front steps at 518 S. First St. The concrete is so old it is crumbling off and is unsafe. We are using Jim Erskine of J.D.L. Const. to take off the defective concrete & add new concrete in the exact same footprint as it was in 1918. \*

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.

Becky Leventis  
Signature of Owner or Authorized Agent

Sept. 7, 2014  
Date

\* The concrete will be painted white to match the existing foundation. We are also pulling off the stuck & deteriorated indoor/outdoor carpet on the steps, and will repaint the steps in a paint more appropriate for concrete. This will erase the "70's look of the carpet and make the steps less ~~dangerous~~.



## *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

### **THE DAYTON REGISTER OF HISTORIC PLACES: DESIGN REVIEW FOR CERTIFICATE OF APPROPRIATENESS**

The City of Dayton adopted Dayton Historic Preservation Ordinance 1544 on November 10, 1992. This ordinance provides that the Commission is responsible for the stewardship of historic and architecturally significant properties in the City of Dayton. This ordinance requires review by the Dayton Historic Preservation Commission of most proposed changes to properties or districts listed on the Dayton Register of Historic Places.

Owners of property designated on the Dayton Register have signed an agreement stating that they will abide by the terms of Ordinance 1544 Section 5.D. A **Certificate of Appropriateness must be obtained** before any action is taken affecting use, exterior appearance, contributing historical interior features, demolition, new construction attached to the structure, or reconstruction/replacement.

This agreement and design review process ensures the preservation of those historic and architectural features that allowed the structure to be placed on the Register. A Certificate of Appropriateness is the tool used to provide this protection for a designated structure or district. The Certificate of Appropriateness is an official notice of approval issued by the Dayton Historic Preservation Commission, charged with permitting or denying the appropriateness.

Certain limited types of work are permitted without a Certificate of Appropriateness. These are as follows:

1. Painting and/or staining.
2. Ordinary repair and maintenance (Ordinance 1544 Section 3.Q).
3. Repair-in-kind, if the work you want to do involves only repair using the same materials and exact same details and finishes. It is, however, a good idea to notify the Historic Preservation Commission when you are planning in-kind maintenance.
4. Emergency measures and repairs (Ordinance 1544 Section 3.K).

Examples of work that require a Certificate of Appropriateness include but are not limited to:

1. Installing replacement siding (aluminum, steel, vinyl, etc.);
2. Replacing roof, with different finish materials;
3. Changing existing windows, sashes or frames;
4. Altering or adding sidewalks, driveways or parking areas;
5. Adding/altering garages;
6. Altering/adding/removing chimney;
7. Altering/adding/removing foundation;
8. Altering/removing contributing historical exterior/interior features;
9. Exterior signs.