



DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328

Contact – 509-540-6747

DRAFT AGENDA

Regular Meeting, Tuesday, Dec. 23, 2014 at 6 PM

City Council Chambers, 111 S. 1st Street, Dayton, WA

1. CALL TO ORDER

2. ROLL CALL

3. ADOPTION OF MINUTES - 11/25/14

4. COA DESIGN/SPECIAL VALUATION REVIEW:

COA14-019 300 S. 1st Street- Addition of a hand rail for the front steps

5. UNFINISHED BUSINESS:

a. Washington St. and South Side District Guidelines (see attachment to agenda)

- Comments and recommendations of Tom Reese
- Update by Matt, as needed
- Next steps - Schedule

b. Time Sheets through Nov. – Return completed sheets.

c. 2015 DHPC Work Program Updates:

- 2015 Update of Inventory Schedule – Kathy
- Workshop - Main Street Building Maintenance and Federal Tax Incentives

d. 2014 Comp. Plan Update (update):

- Zoning Overlay – Dayton Historic Register Overlay Map - *draft*
- Comp Plan – additional text corrections proposed

More information available at: www.daytonwa.com (see link on Home page)

6. NEW BUSINESS: None

7. OTHER BUSINESS :

a. Jan. 2015 Visit by DAPH Representatives (Kim Gant and possibly others) – Coordination of a tour, meeting refreshments, etc.

b. Confirmation of reappointments of Matt & Mike will be considered at the Jan. 12, 2015 City Council Meeting along with any new appointments.

c. Election of Chairman and Chairman Pro Tem will be held at the regularly scheduled February meeting.

8. ADJOURNMENT

Next Regular Scheduled Meeting: Wednesday, Jan. 28, 2015 @ 6 pm

Agenda 5a. Res. Design Guidelines - Consultant Comments & Schedule:

12/17/14 Comments from Tom for 12/23/14 meeting:

"Karen,

I have reviewed the draft and have no comments other than what we discussed regarding additional illustrations and graphics. Tom

Tom Reese, MA., ASLA"

1/23/15 Matt provides 2nd (Final) Draft of Res. Design Guidelines for 1/28/15 Meeting review

1/19/15 Karen completes SEPA Checklist for Guidelines and districts as Subarea plans

1/28/15 – Draft of Guidelines approved for public circulation

2/1/15 – Karen drafts the SEPA Threshold Determination, Notice of DHPC Public Hearing, and Dept of Comm. 60 notice.

2/5/15 - Notice published in Newspaper.

Hardcopy of Design Guidelines circulated to residents of the residential districts.

2/20/15 SEPA comment/appeal period ends

2/25/15 DHPC holds Public Hearing on Res Historic District Design Guidelines hearing is closed or is continued for additional oral and/or written testimony.

3/25/15 DHPC approves motion to recommend approval, recommend approval with revisions or to defer action on Res Historic District Design Guidelines

4/21/15 Planning Commission holds a public hearing regarding adding the Dayton Register Southside and Washington Street Historic Districts together with the DHPC recommended design guidelines as subarea plans augmenting the Dayton Comprehensive Plan.

4/21/15 or 5/20/15 – The Planning Commission forwards a recommendation to the City Council to adopt the Dayton Register Southside and Washington Street Historic Districts together with their DHPC recommended design guidelines as subarea plans.

5/11/15 or 6/8/15 – The City Council considers whether to take action to approve the Subarea Plans.



DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328

Contact – 509-540-6747

DRAFT Meeting Minutes

Tuesday, November 25, 2014 at 6 PM

City Council Chambers, 111 S. 1st Street, Dayton, WA

1. CALL TO ORDER – 6:02 PM

2. ROLL CALL

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

Staff- Karen Scharer, AICP, Planning Director

3. ADOPTION OF MINUTES – Ginny moved to accept the 10/28/2014 Minutes with corrections, Matt 2nd the motion and all commissioners were in favor and approved the motion.

4. COA DESIGN/SPECIAL VALUATION REVIEW: none

5. UNFINISHED BUSINESS:

a. Washington St. and South Side District Guidelines

1) DAPH review comments and recommendations:

Karen discussed the conversation she had with Kim Gant, the new DHPC representative regarding the Draft Washington St. and South Side District Guidelines. She explained that Kim found the content to be quite good, but did suggest that additional illustrations be added. Kim's thought was that with illustrations and other graphics the guidelines would have a better appeal and be more user friendly. Karen showed the DHPC a few examples of other design guideline from other communities as references.

Matt and Ginny both had concerns that showing too specific of illustrative examples might mislead or misinform as to the range of appropriate options for a homeowner.

Matt agreed to add additional illustrations and have the next (2nd) Draft of Guidelines ready for the January 28, 2015 Meeting.

2) Next steps/process & Scheduling of Public Hearing:

Karen explained that a SEPA checklist and SEPA threshold determination (TD) will need to be issued. The threshold determination should be issued before public hearings. The commission decided that SEPA should be based on the draft Matt completes for the January 28, 2015 meeting.

Attachment 3

Karen will send out the SEPA TD and notice of the public hearing based of the draft guidelines with the added illustrations after the Jan. 28th meeting. All residents of the two districts will receive a copy, as well as, property owners.

The DHPC decided to hold the public hearing on Feb. 25, 2015 regarding the Draft Guidelines, provided that the consultant, Tom Reese is available.

Karen confirmed that Tom was not cc'd on the draft sent to DAPH. She agreed to contact Tom and request his review of the latest draft before the December meeting and confirm his availability for a Feb. 25th or March 25th public hearing.

- b. Grant Match to Date & Time Sheets: Karen stated that the DHPC has met the minimum required match for the grant. Karen encouraged the commission to continue to record time on the project. The DHPC agreed to record 15 minutes although they actually spent 17 minutes during the meeting discussing the draft guidelines.

- c. 2015 DHPC Work Program –

The Commission discussed the DHPC 2015 work program.

Ginny questioned if there are any workshops planned on the east side of the state.

Matt stated that a workshop on proper care and maintenance of brick is something that the commission should pursue. Karen stated that she has discussed with Christine at the Port about doing such a workshop. Ginny stated that DAHP has people and will know of other resources that the commission could use.

The DHPC did not have any suggestions at this time regarding processing new nominations to the Dayton Historic Register in 2015.

The DHPC agreed that an update of historic property ownership and data is needed in 2015.

Open Meeting Training: All commissioners have completed training. Dale completed training on the Open Meetings, Sunday, Nov. 23, 2014

6. NEW BUSINESS:

2014 Comprehensive Plan Update –Final Docket.

Karen provided an overview of the docketed 2014 Comp. Plan Update –related to Historic Preservation. Planning Commission hearings are schedules for 12/16/14 and 1/6/14. A complete list and more information regarding the proposed updates is available at:

www.daytonwa.com (see link on Home page)

CP14-001 - Commercial Street Master Plan, adopt as a Subarea Plan.

Funded by the Dayton Development Task Force (DDTF), the Plan includes area generally of the north Main St. alley to north edge of Commercial St. between just west of the Touchet River east to the viaduct. Designations, pages 26-28.

CP14-006 – Updates the Comp Plan to recognize the Historic Downtown District which will be adopted as a subarea plan. Downtown District guidelines (policies) will be used to approve Certificates of Appropriateness. Also there will be a separate “Historic Element” in the Comprehensive Plan. Currently the Historic Policies are located in the Housing Element.

CP14- 011 – Update the Housing Element Chapter by adding housing policies to further define design and services needed by elderly, as well as, recognizing ways to accommodate aging-in-place. Aging in place is a term used to refer to adapting a building for ease of use by elderly. Matt explained that the term “universal design” is used to refer to being able to live in a structure from cradle to grave as its design accommodates all people.

DR14-003 - Zoning

Historic District standards – Revise standards for Historic District Overlays as recommended by the Dayton Historic Preservation Commission. The DHPC recommended this change last February 2014.

DR14-004 - Zoning

Side Yard setbacks for corner lots. – Revise code to allow a reduction to one of the two street front yards. Reduced yard width of 10 feet or alternatively 15 feet rather than 20 feet.

The Commission discussed whether or not this proposed provision should be applied differently for the residential districts. The DHPC concluded that in all cases, an owner will need to submit a COA, and any new addition closer to a property line would be reviewed by the commission.

Jim questioned where the setback is measured from. Karen explained that the setback is measured from the property line. Matt explained that by measuring from the center of the right-of-way and assuming that the street is in the middle of the right-of-way, one can generally figure out where the front property line is. Karen stated that alleys are right-of-way, but the setbacks from an alley are typically rear yard setbacks, not front setbacks.

DR14-005 - Development Standards Update

- o Establish trees and tree branches clearance in right-of way

Karen explained that many jurisdictions have standards.

Matt and Ginny both agreed that lack of tree trimming in the City is a problem.

Matt questioned if there is a provision regarding power lines, and Karen confirmed that there is.

DR14 – 007 Historic Districts– Zoning Overlays Title 11 (GIS mapping completion date – Nov. 2014). Karen explained that the Historic Districts will be an Overlay of Zoning. Ginny questioned if the entire City will be mapped and Karen confirmed that there will be a number of city-wide maps (data layers) in the GIS data base. The city will have a Comp Plan, Zoning, Critical Areas, and other maps available as pdfs on-line and printed. Karen will soon have the GIS software to manipulate the data layers to create and print specialty maps. Dayton Historic Register properties outside of the Historic Districts will also be mapped on a GIS data layer.

7. OTHER BUSINESS:

- a. Briefing on Chamber Banquet - Historic Preservation Award: The DHPC had an opportunity to review the article in the Dayton Chronicle regarding the award to Lisa Haag which was presented by Kathy George.
- b. Visit by Kim Gant, DAHP scheduled for Wed., January 28, 2015.
Matt recommended starting the conversation regarding the workshop on building maintenance before Kim's January visit.
The DHPC discussed Lisa Haag's potential to submit for a tax valuation credit.
Ginny agreed to give her a call and offer to answer questions about the program.
- c. Vacancy: Ginny informed the DHPC that Chrissy Talbot is interested in becoming a commissioner. Karen agreed to contact her and invite her to attend the Dec. 23, 2014 meeting.

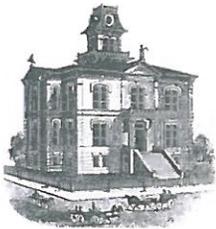
8. ADJOURNMENT:

Mike moved to adjourn and Ginny seconded the motion. The DHPC meeting adjourned at 7:24 pm.

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

C. Dale Slack, Chair DHPC Dated

Karen Scharer, Planning Director Dated



Dayton Historic Preservation Commission

111 South 1st 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 12/15/14
COA # _____
Meeting Date: _____
Dayton Historic Preservation Commission
City of Dayton
111 South 1st Street
Dayton, WA 99328 (509) 540-6747

Property Address: 300 S. 1ST ST.
Applicant/Owner: TONY & LAURA AUKERMAN
Mailing Address: 300 S. 1ST ST.
Daytime Phone: 509-713-0427 TONY
303-522-0810 LAURA Fax: N/A

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

A Certificate of Appropriateness is requested for:

- Preservation
- Rehabilitation REPAIR, ALTERATIONS, ADDITIONS
- Restoration
- Reconstruction
- Demolition
- Other: _____

Required Documentation:

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

CITY OF DAYTON
DEC 25 2014
REC'D BY [Signature]

ATTACHMENT 4

Please describe proposed work in the space below:

INSURANCE COMPANY REQUIRING HAND RAILS ON FRONT STEPS LEADING TO THE PORCH. WE WOULD LIKE TO COME OUT FROM BALUSTERS WITH RAILING ^(ON PORCH) TO A BALUSTER ON PORCH THEN MAKE A 90° TURN WITH HAND RAIL DOWN THE STEPS TO A BALUSTER AT THE BOTTOM OF THE STEPS. ALL BALUSTERS AND RAILING WILL MATCH EXACTLY TO THE CURRENT RAILING AND BALUSTERS TO INCLUDE COLOR, WHICH IS WHITE.

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.

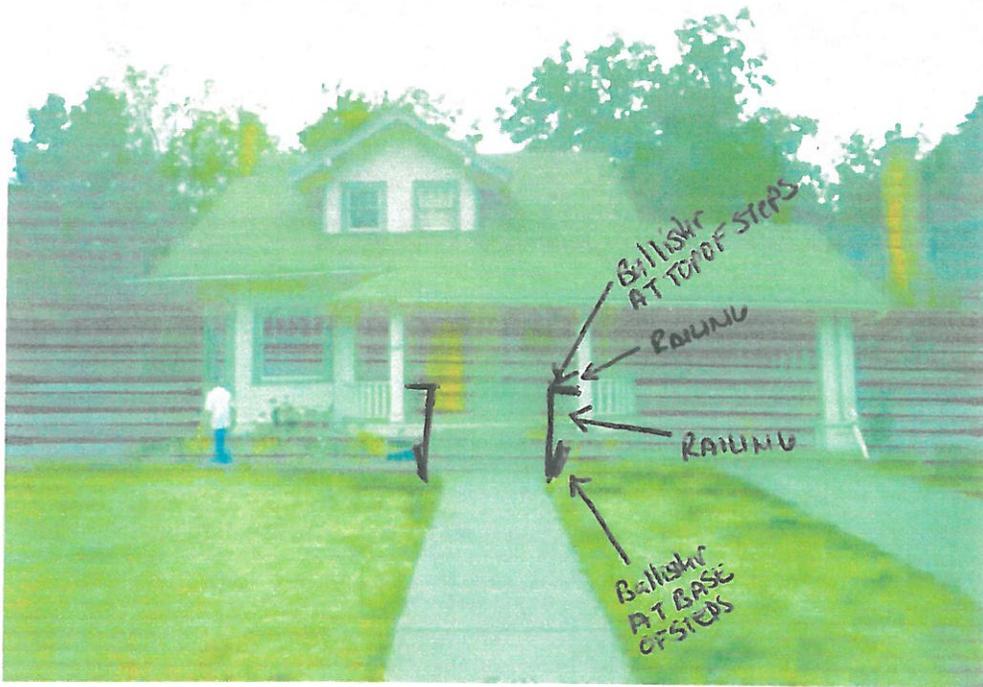
Certificates are referred to the Dayton Historic Preservation Commission for review. The Commission meets the fourth Tuesday of each month at Dayton City Hall, 111 S. 1st Street, Dayton, WA at 6:00 p.m. The completed application must be submitted no later than 7 days prior to the scheduled meeting. A Certificate of Appropriateness does not replace a building or zoning permit.

Janice U. Dukeman
Signature of Owner or Authorized Agent

12-14-14
Date

A THREAT

Steelman Home Inspections
422 Sycamore
Walla Walla, WA 99362



300 s 1st street
Dayton, Washington 99362



12/15/2014



Historic Inventory Report

Location

Field Site No. 104

DAHP No.

Historic Name: Carr, John, House

Common Name: Smith, Clarinda, House

Property Address: 300 S First St, Dayton, WA 99328

Comments:

Tax No./Parcel No. 1-150-21-099-0083

Plat/Block/Lot Railroad/Tax #83 and 99

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: 2277133

Northing: 369295

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: 2003 Dayton Grant FY04-61004-004

Date Recorded: 12/15/2003

Field Recorder: Dayton Historic Preservation Commission

Owner's Name: G Scott Marinella/Susan J Marinella

Owner Address: 300 S First St

City: Dayton

State: WA

Zip: 99328

Classification: Building

Resource Status:

Comments:

Survey/Inventory

1985

National Register

9/17/86

State Register

1986

Local Register

2009

Proposed District - Local Register

Adopted 2010

Within a District? Yes

Contributing? Yes

National Register: Historic Houses of Dayton TR

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



Historic Inventory Report

National Register District/Thematic Nomination Name: Historic Houses of Dayton TR

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:** 1.5

Structural System: Braced Frame

Changes to Plan: Extensive

Changes to Interior: Extensive

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other:

Other (specify):

Style:

Cladding:

Roof Type:

Roof Material:

Queen Anne
Arts & Crafts - Craftsman

Wood - Drop Siding

Gable - Side Gable

Asphalt / Composition -
Shingle

Foundation:

Form/Type:

Stone

Single Family - Bungalow

Narrative

Study Unit

Other

Commerce

Architecture/Landscape Architecture

Agriculture

Politics/Government/Law

Date of Construction: 1890 Built Date

Builder: John Carr/Victor Siebert (1929)

Engineer:

Architect: Siebert, Victor

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



Historic Inventory Report

Statement of Significance:

1985 record: John Carr first builder; burned partially & rebuilt in 1929. 1929 Architect Victor Siebert of Walla Walla (bungalow features). Major John Carr, who built so many of the houses in Dayton, built this for himself and lived in it, at least he is listed as living there in the 1909 City Directory. At that time he was a city councilman at large and president of the Dayton Lumber Company. Miss Beulah, a student, and Miss Bessie, a dressmaker at R D Sayres and Company, both Carrs, are listed there also. Carr had come to Dayton prior to 1883 and started his career as a cabinetmaker. He eventually became president of the lumber company. He was a Spanish American war veteran. Clarence Smith, farmer, owned it for many years. Smith owned a large parcel of land on South First on what was once part of Jesse Day's original land. The house partially burned in 1929 and Smith had it rebuilt as a bungalow, hiring an architect from Walla Walla to design the remodeling. That explains the cutaway corner and other remnants of the original Queen Anne style. Doug Oliver, present owner, works for the government and is a member of the City Planning Commission. He has the plans for the Siebert bungalow construction. Nancy Compau - field recorder

2003 record: History of ownership - Victor C Anderson 12/05/1972, Cecil K Marske etux 07/15/1976, Cecil Marske to Janet 03/29/1979, George D Oliver etux 03/29/1979, G Scott & Susan J Marinella 09/09/1987.

Description of Physical Appearance:

1985 record: This is a large side gable bungalow style house with a gable dormer. The roof line has exposed rafters on both the main house roof and the dormer. The dormer has two windows, double hung, three over one. There are five over one fixed windows. The porte cochere has exposed rafters. There is a partial semi-circular enclosed porch with square columns and a plain square balustrade. There are wrought iron railings on the steps of the porch. There is a cutaway bay with corner brackets and a gable extension at the rear of the house. The house has a brick chimney. The owner says the floors are intact, original parquet. This property also includes a barn and a one story, frame, gable roof garage.

Major Bibliographic References:

1985 record: County Assessor's records

Interview with Doug Oliver, 11/22/1985

1916 Sanborn map

1909 City Directory

2003 record: Columbia County Assessor's Office tax records

UTM reference: Topozone

2011 record: DHPC update

2014 record: DHPC update

Photos



Photo taken in partly cloudy and bright conditions at 10:30 am.



WE WERE

Dayton Newspaper 3/7/1929

2011



Partly cloudy
300 S First St
2013



Front view of 300 S First
2014

FINE CITY HOME TAKEN BY
FIRE.—Fire made a complete
loss of the home of Mr. and
Mrs. Clarence Smith of South
First Monday morning, when
an uncontrolled blaze started
in the basement, and with the
exception of just a few small
pieces of furniture, consumed
the building and furniture.
Loss has been estimated at
more than \$12,000, about half
covered by insurance. The
building was built by John
Carr about 25 years ago and
was one of the finest dwell-
ings on the street. Mr. and
Mrs. Smith bought the place
little more than a year ago
from the Woodward estate.

The blaze was kept within
the walls and did no damage
to adjoining property; George
Jackson's house stands on
one side and Chas. Smith's,
father of Clarence Smith, is
on the other. Mr. and Mrs.
Smith are unsettled as to just
what they will do for a home
at this time. . 1.500

CLARENCE SMITH TO
BUILD.—Clarence Smith,
whose home on First street
was recently destroyed by
fire, has accepted plans
drawn by Victor Siebert of
Walla Walla for a new
dwelling he will build this
spring on the site of his
former home. The house is
to be of Colonial architec-
ture with nine rooms and

3-7-1929

WE WERE

full basement and will have
all the conveniences. The
plans were released to con-
tractors for bids on Wednes-
day.



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 12/23/2014

Name of Property John Carr House Historic Inventory
Address: 300 S 1st Street, Dayton, WA 99328 Local Register
 State Register
Owner: Tony & Laura Aukerman National Register
 South Side District, Local,
State & Nat. Register

- Preservation Rehabilitation Restoration
 Reconstruction Demolition Other: add railing to front stairs

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.

- 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



DRAFT

DAYTON HISTORIC PRESERVATION COMMISSION

Findings of Facts Certificate of Appropriateness

for

300 S. 1st Street, Dayton, WA 99328

COA14-019

December 23, 2014

WHEREAS, the Owner(s) of the property located at 300 S. 1st Street are Tony and Laura Ackerman have requested this Certificate of Appropriateness (COA);

WHEREAS, the property is located in the Southside Historic District and is known as the “John Carr 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 construction of a handrail along the front staircase leading to the front porch and door. **Materials, construction and white color is proposed to match the existing front porch railing and balusters.** The assure safety, the Aukerman’s home insurance company has required that a handrail be installed.

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 300 S. 1st Street will be retained and preserved. The new stair rail will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

WHEREAS, taking into consideration the use of “matching” materials, construction and color, the handrail ...

_____ *will be a prominent feature creating a sense of false sense of historical character.*

_____ *will be a minor feature and will not create a sense of false sense of historical character.*

WHEREAS, 300 S. 1st Street will continue to be recognized as a physical record of its time, place, and use;

WHEREAS, 300 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.

**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*

_____ *Revised Certificate of Appropriateness*

to Tony and Laura Aukerman for the house at 300 S. 1st Street, Dayton, WA.

This COA approves the addition of a handrail for the front steps as has been required by the owner's insurance company.

___ The handrail with the revised design will (*remove, include or*
_____) to assure it does not create a false sense of a
historic feature.

Approved by the Dayton Historic Preservation Commission this _____ day of December,
2014.

C Dale Slack, Chairman

Attest:

Karen J Scharer, Planning Director

CP14-006 – Amend Pages –58-66 of the Comprehensive Plan Housing Element as follows:

1. Remove the Historic Preservation Section(s) under the Housing Element of the Comprehensive Plan and establish and amend them in a new Historic Preservation Element that addresses historic districts as subareas, historic residential and commercial buildings, and landmark sites.
2. Establish the Downtown Dayton Historic District (DDHD) and the DDHD Design Guidelines as the Subarea Plan for the DDHD as part of the Comprehensive Plan. Downtown Dayton Historic District Design Guidelines are included as Attachment E.

HISTORIC ELEMENT

HISTORIC PRESERVATION PROGRAMS:

The City recognizes the importance of protecting and preserving its historical buildings, both those that now have historic importance and those that will gain historic significance over time. This is implemented through preservation planning, restoration and design guidelines. This overriding objective has enabled the City to pursue and receive designation as a state of Washington Certified Local Government(s) [CLG]. The City established a Historic Preservation Commission through Resolution No. 951 on July 14, 1992. This involved an appointed Commission that assists in the preparation of plans and ordinances, for the protection of local historic resources. It also seeks restoration-producing incentives for the public, provides preservation oriented public education, conducts a periodic survey of Dayton's historic resources, and advises the City in historic preservation matters.

HISTORIC REGISTER:

Nominations to both the National Register of Historic Places and the Washington Heritage Register are made on a Standard National Register Inventory-nomination form, available from the State Office of Archaeology and Historic Preservation. Completeness of documentation and clarity of writing are strictly required. [The preparer depending on the property involved needs Qualifications in architecture, history, landscape architecture, archaeology or other fields]. The nomination document becomes the archival resource on the property.

The state office first reviews all nominations originating in this state before being put before the state Advisory Council. The Council may list the property (site, building, structure, object, district, or group or resources) in the Washington Heritage Register, recommend it to the National Register, or reject it. All properties recommended to the National Register are automatically considered Washington Heritage Register Properties. The state council is the only body in the state that can make a recommendation to the National Register and the only body that can place a property on the Washington Heritage Register. Resources on either register that are later moved or altered are reviewed by the state council to determine whether they are still suitable. The National Park Service of the Department-of Interior is the agency that approves national listings and administers the national program. The Park Service and other federal agencies also initiate listings.

The state council and Park Service use established criteria in evaluating nominations. State and National Register criteria are similar, the chief difference in listings being the absolute high quality of National Register resources. The National Register is intended to include not only those places of national significance but also places of state and local significance. This successful partnership between the federal and state level of government has prompted Congress to expand that partnership to provide for greater participation among local governments. A local government may participate directly in this program when the State Historic Preservation Officer certifies that the local government has established its own historic preservation commission and a program meeting federal and state standards. A local government that receives such certification is known as a Certified Local Government (CLG). Dayton is a CLG.

PRESERVATION BENEFITS:

Historic preservation is not only culturally but also economically valuable. Historic structures generate tourism and attention. Historic preservation is frequently used in rehabilitating run down residential areas and in providing a successful theme for downtown revitalization. Restored downtown buildings provide an interesting setting for shops and restaurants. Restoration work snowballs with the recognition that comes from listings on the registers and with inducements of grants and tax credits. In 2005 Dayton was recognized as a Preserve America City.

GRANTS:

The historic preservation partnership between the federal, state and local levels of government established through the National Preservation Act of 1980 allows the creation of the CLG Program. Obtaining status as a CLG can encourage the local government to develop and maintain its local preservation efforts in coordination with its development plans. CLGs are eligible to apply for earmarked grants from their State Historic Preservation Officer. At least 10% of the annual Historic Preservation Fund Grant made to States under the National Historic Preservation Act must be distributed among CLGs. There are many projects that can be assisted by state grants to CLGs. Some examples are:

- *Surveys and inventory of historic buildings and other historic features of a community such as parks, fences, roads, and bridges;*
- *Survey of local prehistoric and historic archaeological resources;*
- *Preparation of nomination of local properties to the National Register of Historic Places;*
- *Activities related to comprehensive community planning, such as providing staff support for a CLG's historic preservation commission, developing published design guidelines for use by historic preservation commissions in their review of new construction and alterations to properties within historic districts writing or amending preservation ordinances;*
- *Preparing preservation plans for the protection of local historic resources;*
- *Testing archaeological sites to determine their significance or programs for public education in historic preservation, such as preparing and producing exhibits and brochures concerning local historical resources and their protection, and the activities of the historic preservation commission preparing special events that educate the public about local history and the community's historic resources and preservation issues.*

CLGs may also apply for funds not specifically earmarked for CLGs, but so can other governments that are not CLGs as well as non-government institutions, organizations and individuals.

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Status as a CLG gives local governments an advantage in the competition for scarce funds, as their programs are already coordinated with their State Historic Preservation Office.

TAX INCENTIVES

The Tax Reform Act of 1986 permits owners and some lessees of historic buildings to take a 20% income tax credit on the cost of rehabilitating such buildings for industrial, commercial, or general residential purposes. The law also permits depreciation of improvements over 27.5 years for a residential property and over 31.5 years for non-residential programs. The rehabilitated building must be a certified historic structure that is subject to depreciation and the National Park Service must certify the rehabilitation as meeting standards.

During its 1985 session, the Washington State Legislature determined that as the state approached its centennial year, the preservation of a lasting legacy or historic resources was an important goal. In order to reach this goal, the legislature passed a law that allows a "special valuation" for certain historic properties within the state. The primary benefit of the law is that during the ten-year special valuation period, property taxes will not reflect substantial improvements made to the property.

Prior to the passage of this law, owners restoring historic buildings were subject to increased property taxes once the improvements were made. The legislature decided that restoration of these properties would be encouraged if tax relief were selected as a tool that could provide financial incentives necessary to promote rehabilitation of eligible historic properties.

Only CLGs are eligible to pass tax relief to the public. The local government identifies the types of historic properties that are eligible for special valuation and designates a local review board that will review applications. Eligible properties that undergo substantial rehabilitation may receive special valuation if the local review board approves the rehabilitation work. The work must have been conducted within two years prior to application and must equal in cost at least 25% of the assessed value of the structure prior to rehabilitation.

DAYTON'S NATIONAL REGISTER OF HISTORIC PLACES

The City of Dayton has three historic districts listed on the National Register of Historic Places – two residential and one commercial. These are the:

- Southside National Historic District,
- Washington Street National Historic District, and
- Downtown Dayton National Historic District.

There are also several individual residences listed outside the districts.

DAYTON'S LOCAL REGISTER OF HISTORIC PLACES

~~In addition there is one~~ The three districts noted above are also listed on the local Dayton Register of Historic Places along with ~~the Downtown Dayton Historic District.~~ ~~There are also~~ several individual listings of houses on the Dayton Historic local r-Register.

In both the National and Dayton Historic Districts, buildings are designated as primary/contributing or non-contributing. Included among these is the oldest existing railroad station in Washington (1881) and the Columbia County Courthouse, the oldest Washington State Courthouse still in use. The areas in which these landmarks are located are shown ~~in~~ on the zoning historic overlay map for ~~map~~ the Dayton Historic Register of Historic Places, shown on Figure HP-1~~the next page below~~.

Any building, structure, site, object, or district may be designated for inclusion in the Dayton Register of Historic Places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; if it has integrity; and is at least 50 years old, or is of lesser age and has exceptional importance. [City of Dayton Municipal Code Section 5-.24~~Historic Preservation Ordinance, Section 5, A~~]

(Placeholder for Historic District Map)

Goals and Objectives

Goal HP-31: Preserve and enhance the buildings and properties in Dayton that are historically significant or of architectural importance.

Community Objective HP-31.1: The City should encourage development that is compatible with the existing historic integrity of the community.

Policy Discussion

Dayton's historical structures are important to all residents of the City. Not only do these areas contain the City's beginnings, but they are also where the City's more prominent landmarks are located.

The main architectural themes have already been laid down and must be considered in the design of any new structures or renovation of existing structures. This does not mean that all structures must be lavish imitations of an architectural style whose heyday is past. But sensitivity to surrounding buildings and use patterns is essential to a successful development.

Preservation is to be approached in a positive nonrestrictive manner. The rights of property owners as well as cost to owners should be respected. It is for this reason that the Historic Preservation Commission should be a group of citizens who share interest and knowledge in historic preservation and will provide recommendations to the property owners.

The Dayton Historic Preservation Commission acts primarily in an advisory capacity to the City Council. Various responsibilities of this Commission ~~may~~ include though not limited to:

- a) Review of nominations to the National Register of Historic Places;
- b) Establish and maintain a local register of historic places;
- c) Review and comment upon projects which impact historic resources;
- d) Undertake public awareness efforts on historic preservation issues;
- e) Explore various local, state, and federal programs offering funding, preferential tax treatment, and technical assistance for historic properties; ~~and~~
- f) Make recommendations with regard to historic land use, zoning, and design standards, and
- g) Conduct reviews of projects through Certificates of Appropriateness (COA) for compliance with the Secretary of Interior Standards and/or District Design Guidelines as adopted by the City. COA review applies to both to projects in historic districts and on registered properties.

Community Objective HP-1.2: Adopt district design guidelines which are user friendly in implementing the Secretary of Interior Standards as applied to the Dayton Historic Districts.

Policy -HP1.2.1

The purpose of design guidance is to provide an easy to read policy resource for property owners, architects, designers, builders, developers, City staff, and the Historic Preservation Commission and City Council. Guidelines inform about design policies in the districts and provide direction on preserving the integrity of the community's historic resources through congruous new construction and alterations.

Policy -HP1.2.2

Design guidelines should assure the distinct rhythms, distinctive colors, spacing of details, and diversity of architectural textures which give the historic buildings their architectural styling are retain when possible. The Design guidelines should be adopted as part of a subarea plan for each historic district in the City.

The Downtown Dayton Historic District and Design Guidelines were adopted as the Subarea Plan of the Comprehensive Plan for the Downtown Dayton Historic District, under Ordinance [REDACTED] on February 9, 2015.

