



DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328
Contact – 509-540-6747

DRAFT AGENDA

Regular Meeting, Wednesday, June 24, 2015 at 6 PM

City Hall 111 S. 1st Street, Dayton, WA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ADOPTION OF MINUTES** - 5/27/15 Draft Minutes
4. **COA DESIGN/SPECIAL VALUATION REVIEW:**
COA15-009 – 222 E Commercial St & 120 N. 1st St. /Depot and Caboose Park - Restroom and Arbor
5. **NEW BUSINESS:**
Request for DHPC Consultation / Area of Potential Effects (APE) for Proposed Community Reader Board
6. **UNFINISHED BUSINESS:**
 - a. Washington St. and South Side District Guidelines
Review and approve a Final Draft to DAHP for Grant Contract
 - b. Time Sheets through June – Return completed sheets.
 - c. Planning Session for DMC 5-18 Update & DHPC Rules Update
Preparation of Community Survey (*if draft completed, materials in to be provided at meeting*)
7. **OTHER BUSINESS :**
Letter from Leslie Patterson regarding establishing a “working carriage house” at the Mill House Property.
8. **ADJOURNMENT**
Next Regularly Scheduled Meeting: Wednesday, July 15, 2015 @ 6 pm



DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328
Contact – 509-540-6747

DRAFT Minutes

Regular Meeting, Wednesday, May 27, 2015 at 6 PM

1. CALL TO ORDER

2. ROLL CALL

Michael L. Smith, Chair	Present	James McCary	Present
Matt Zanger	Present	Vacant Position	
Chrissy Talbott	Present	Vacant Position	
Ginny Butler	Present		

Staff- Karen Scharer, AICP, Planning Director

- 3. ADOPTION OF MINUTES** - 4/29/15 Draft Minutes. Ginny Moved to accept the minutes as submitted and Matt seconded the motion. All were in favor of accepting the minutes.

4. COA DESIGN/SPECIAL VALUATION REVIEW:

COA15-700 – 315 S 2nd, Wamble: revised plan for shed.

The commission discussed and approved an application for a Certificate of Appropriateness has been submitted for construction of a larger shed 12' x 20' with an overall height of approximately 12'. The shed will be located 42' from the south property line (right-of-way of Tremont St.). 7.5' east of the home and 5.5' west of the side property line. The roof will have the same pitch and siding will be the same as the house. The application was modified at the meeting on 5/27/2015 to eliminate the window on the south side and allow for skylights that may be installed, if desired. The CAO approved allows for one new shed and voids the previous shed approval under COA 15-003.

COA15-008 – 207 E Main St., alteration of storefront.

The commission discussed and approved an application for a Certificate of Appropriateness for alterations of the storefront: reducing the recessed doorway; lowering the height of the recessed area; relocating the front façade to be flush with the brick on the front; replacing and increasing the front wood bulkheads; revising that portion of the façade directly above the front windows to resemble the lower bulkhead features.

5. UNFINISHED BUSINESS:

- a. Washington St. and South Side District Guidelines

The commission tabled discussion and review to the next meeting after the City Council action on the revision to the grant contract, agreeing to a Final Draft to DAHP as the contract deliverable.

- b. Time Sheets through May were submitted to staff.

- c. Planning Session for DMC 5-18 Update & DHPC Rules Update
Preparation of Community Survey Matt, Mike and Karen provided draft materials for preparation of a survey to the residents of the two residential districts. The commission discussed a variety of options for the survey. Karen agreed to combined the three drafts and provide the commission with a 1st draft survey.

6. ELECTION OF CHAIRMAN PRO TEM

Matt Zanger was unanimously voted as the Chairman Pro Tem.

- 7. **NEW BUSINESS:** none
- 8. **OTHER BUSINESS :** none
- 9. **ADJOURNMENT**

Next Regularly Scheduled Meeting: Wednesday, June 24, 2015 @ 6 pm

Approved by the DHPC.

Mike Smith, Chairman

Date

Attest:

Karen J Scharer, Planning Director

Date



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 6/15/2015
COA # COA15-009
Meeting Date: _____
Dayton Historic Preservation Commission
City of Dayton
111 South 1st Street
Dayton, WA 99328 (509) 540-6747

Property Address: 120 N 1st & 111 N 2nd St Caboose Park & Dayton Depot

Applicant/Owner: City of Dayton and Dayton Depot Historic Society

Mailing Address: 222 E. Commercial Street, Dayton, Washington 99328

Daytime Phone: 509-382-2026 EMAIL info@daytonhistoricdepot.org

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: Restroom & park improvements

Required Documentation:

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

Please describe proposed work in the space below:

Complete park build-out in two phases. Phase I – Restroom on Depot property, together with paved ADA walkway access to Restroom, Depot, Park and alley parking.

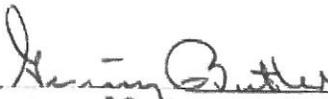
Phase II – Park improvements with arbor entrance, walkways play equipment and landscaping.

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.



Signature of Owner or Authorized Agent

and |



6/18/15

Date



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

Name of Dayton Depot & Caboose Park

Depot Only- Historic Inventory
Depot Local Register - Individual

Address: 222 E Commercial & 120 N 1st St, Dayton, WA

x Downtown Historic District

x State Register District

Owner(s): Dayton Depot & City of Dayton

X National Register District

- Preservation Rehabilitation Restoration
 Reconstruction Demolition Other: Public Restroom & Park Arbor

List of features significant to designation:

Observations from site visit:

Proposed changes to Property:

SIGNIFICANT _____

NON-SIGNIFICANT _____

DDHC DESIGN GUIDELINES :

DESIGN GUIDELINES FOR NEW CONSTRUCTION AND NEW ADDITIONS

There are many examples of historic architecture and a few of modern architecture in downtown Dayton. These individually styled buildings contribute to the overall character of the streetscape through their pedestrian-oriented design. Historically the lower levels of these buildings housed a retail component allowing people to engage with the building at the street level while the upper levels were used for offices, lodging and meeting space. Employees, residents and customers help to enliven the street and create a vibrant downtown.

Maintaining the continuity of the street frontage preserves the character of the downtown streetscape. New construction should provide street-level, pedestrian-oriented uses on all street frontages, and should follow the setback of its neighbors. Design for new construction should respect the adjacent buildings but not imitate them. The following are design considerations put forth by the National Trust for Historic Preservation to help integrate new construction into historic districts.

A. Proportions

The average height and width of the adjacent buildings typically determines the general proportions of the façade. While infill openings may be several lots wide,

the design should attempt to break up such a mass into bays either by articulating the façade or through changes in material. However, care should be taken to keep the amount of different materials used on the building to a minimum as a large variation can detract from the overall design.

B. Rhythm

A streetscape taken as a whole has a visual rhythm. This does not mean that every building has the same height, width, and window pattern. The rhythm comes from the variations of height, width, and openings within a general framework. New design should fit into the established rhythm of the streetscape.

C. Scale

The scale of all new buildings should complement that of existing buildings. Scale should consider width, the number of bays and lineal feet, and height in terms of both the number of stories and the height of the building above grade.

D. Massing

Massing considers the overall volume or size of a building. Compatible designs need not be created through replication but should reflect a consideration of the massing of nearby buildings.

E. Height

Although there are sections of the street frontage with buildings of the same height, changes in height are common. It is recommended that a new building stay within one to two stories of adjacent buildings.

F. Materials

Dayton Main Street buildings are primarily brick, stucco and display glass storefronts. Design for new construction should emphasize the use of quality building materials and be compatible with the scale, size, and texture of existing adjacent materials.

G. Façade

Downtown façade designs vary widely but are generally consistent in terms of a few basic elements. In addition to a consistent street frontage, downtown façades typically feature a storefront at the base, strong horizontal expression lines, and some type of parapet at the top, with no visible roof.

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 –Dayton Depot & Caboose Park Plan

Ginny Butler for Dayton Depot Historic Society

222 E Commercial Street, Dayton

Karen Scharer for City of Dayton

120 N 1st Street, Dayton

COA15-009- / June 24, 2015

WHEREAS, this Certificate of Appropriateness (COA is being requested by Ginny Butler on behalf of the property owner, Dayton Depot Historic Society for the property located at 222 N Commercial Street and by Karen Scharer on behalf of the property owner, City of Dayton for the property at 120 N. 1st St., Dayton WA.

WHEREAS, the property at 222 N Commercial St was placed on the Local Register 9/28/1993 and is within the Local Dayton Downtown Historic District formed on April 11, 2001. Prior to that time, in 1986 the District and property was placed on the National Registry. Notice of Designation was filed and recorded with Columbia County on February 10, 2009 for this property.

WHEREAS, the property at 120 N 1st St. is within the Local Dayton Downtown Historic District formed on April 11, 2001. Prior to that time, in 1986 the District and property was placed on the National Registry.

WHEREAS, the proposed improvements shown on the development plans for the park and depot is considered “new construction”. The Phase I restroom will be located on the southwest corner of the Dayton Depot property. The building and trim will be painted the same colors as the Historic Depot and will have similar siding and trim. The Phase II arbor will be located midpoint on the west side of Caboose Park off N. 1st St. The wrought iron arbor will provide an arched entry to the park, analogous to a train tunnel and over time be covered with vegetation.

WHEREAS, in 2011 the DHPC issued a COA for the 1st Phase of the Caboose Park, but did not act on future phase improvements.

WHEREAS, the Dayton Planning Commission issued a CUP for development of a City Park on the City Property in 2011. The City Planning Director has determined that the proposed development is covered under the existing CUP and no amendment to the permit is required.

WHEREAS, the conceptual plan for the park was adopted on February 9, 2015 as part of the “Commercial Street Corridor Master Plan” which is a subarea plan of the Dayton Comprehensive Plan.

WHEREAS, care has been taken to keep the amount of different materials used on the restroom to a minimum as a large variation can detract from the overall design.

WHEREAS, the streetscape with the new structures and landscaping will as a whole fit into the established rhythm and scale of the streetscape.

**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 construct the restroom at 222 E Commercial Street, arbor at 120 N 1st St. and other incidental construction of structures and signage associated with this project, subject to:

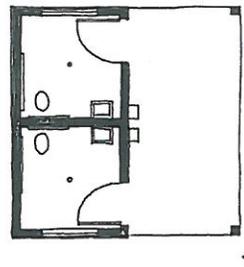
Obtaining permits for the restroom, arbor, signage and other elements as may be required.

Approved by the Dayton Historic Preservation Commission this ____ day of June, 2015.

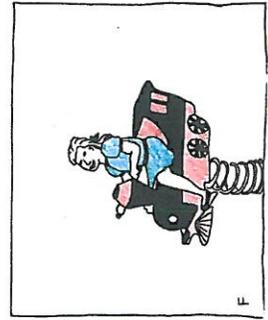
Mike Smith, Chairman

Attest:

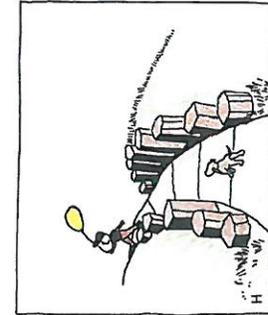
City Clerk, Tina Cole



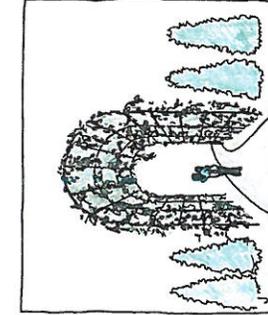
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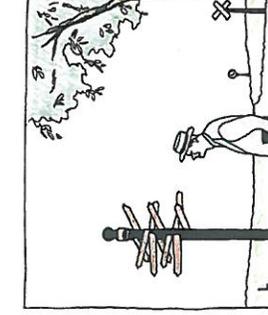
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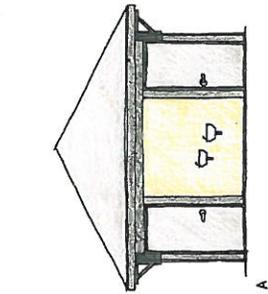
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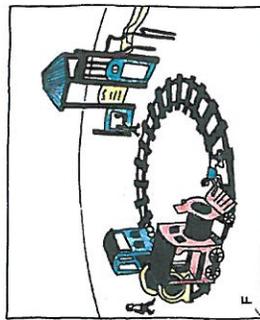
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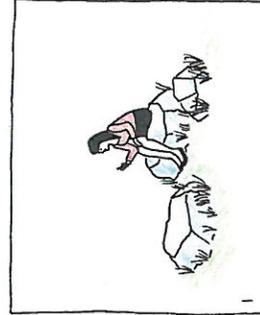
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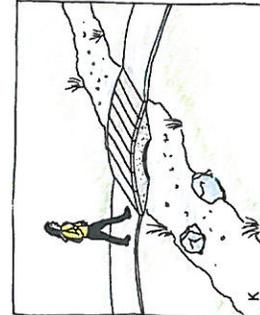
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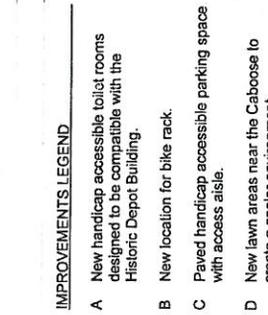
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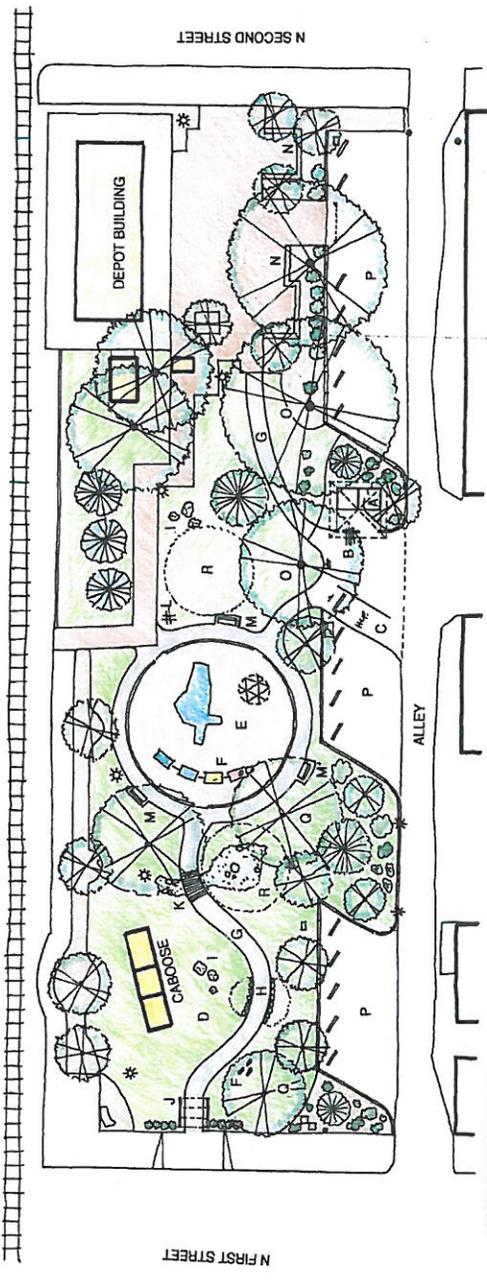


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IMPROVEMENTS LEGEND

- A New handicap accessible toilet rooms designed to be compatible with the Historic Depot Building.
- B New location for bike rack.
- C Paved handicap accessible parking space with access aisle.
- D New lawn areas near the Caboose to create a cooler environment.
- E Reconfigured playground area in a circular pattern, with repositioned fence and surrounding walkway. Existing play equipment can remain where located.
- F Additional Train themed playground equipment (many options).
- G New 6 foot wide concrete path.
- H Columnar basalt and grass mound "road cut" used for informal seating.
- I Large boulders in the lawn used for informal seating.
- J Steel or wrought iron arbor as a "tunnel" entrance to the park.
- K Boardwalk "trestle" over dry river bed (river rock and cobbles).
- L Wood directional sign with multiple destinations indicated.
- M Recycled plastic benches.
- N Replace existing wood bench boards with recycled plastic.
- O Trim existing trees for increased safety and enhanced health.
- P Parking area to remain, gravel, with angled railroad ties used as wheel stops.
- Q New trees & shrubbery to provide shade, beauty, & multi-seasonal color.
- R Potential location for future spray feature.

E COMMERCIAL STREET



N FIRST STREET

N SECOND STREET

PROPOSED SITE PLAN
1"=20'-0"

Stenkamp Architecture
315 Spokane Street
Richland, Washington 99354
(509) 371-4066

Caboose Park Improvements
For The
Commercial Street Corridor Group
Dayton, Washington

PROPOSED SITE PLAN
& SKETCHES

PROJECT #140
DATE 2/27/15



Stenkamp Architecture
 315 Spokane Street
 Richland, Washington 99354
 (509) 371-6086

Caboose Park Improvements Phase 1
 for the
 Commercial Street Corridor Group
 Dayton, Washington

TITLE SHEET
 & PROJECT DATA

PROJECT #149-1
 DATE: 5/28/15
 T1

PROJECT DATA

Project Location:
 E Commercial Street, between N First and N Second Streets, Dayton, WA 99228

Owner:
 City of Dayton, represented by The Commercial Street Corridor Group (509) 382-2577, Contact: Jennie Dickinson

Architect & Landscape Designer:
 Stenkamp Architecture
 315 Spokane Street, Richland, WA 99354
 (509) 371-6086, Contact: Joe Stenkamp
 Landscape Designer: Susie Stenkamp

Civil Engineer:
 Anderson Flury & Associates, Inc.
 214 East Birch, Walla Walla, WA 99332
 Surveyor: Howard Boggs
 Contact: Eric Green

Structural Engineer:
 Marc Engineering & Design
 3351 Ranch Road, Walla Walla, WA 99332
 (509) 322-0546, Contact: Joe Mann

Mechanical & Electrical Engineer:
 Shecker Engineering, LLC
 1911 Fairway Drive, Richland, WA 99352
 (509) 825-4242, Contact: Steve Strouder

SCOPE OF WORK - PHASE 1

Phase 1 construction involves all work associated with the construction of the Public Toilet Building including the following:

- Necessary demolition & excavation
- Construction of the Public Toilet building
- Utility connections & consequential surfacing restorations
- Final site grading, concrete paving and striping
- Concrete retaining walls, curbs, sidewalks, bike rack, & bollards
- Reinforced to existing near toilet building (as indicated)
- Removal of gravel near toilet room in preparation for landscaping

GENERAL NOTES

- Contractor shall call the City of Dayton (509-382-4571) and have all underground utilities located at least 2 working days prior to the start of any construction.
- Verify all existing grades, utilities, dimensions and conditions on the site prior to starting work. Notify Architect immediately if any discrepancies are found.
- Provisions for handicapped access and use of the building are to comply with the State of Washington Building Code and the Americans with Disabilities Act (ADA) better than requirements.
- Contractor shall give all robes and comply with all laws, ordinances, rules, regulations, and orders of any pertinent public authority having jurisdiction over the project. Contractor shall notify the Architect immediately if any laws, ordinances, rules, regulations are found to be at variance with applicable rules and regulations.
- If a dimension is shown do not scale the drawings, the dimension(s) govern. Notify Architect immediately if any discrepancies are found.
- Contractor to keep a record set of as-built conditions and provide one owner with a reproducible set of as-built drawings upon completion of the project.
- The work is to be accomplished while adjacent properties are in operation. Contractor shall be responsible for ensuring the owner's representative(s) to ensure continued safe use of the adjacent properties.

SHEET INDEX

- T1 Title Sheet & Project Data
- SV1 Site Survey
- A1 Site Development Plan
- A2 Public Toilet Building Plan, Notes & Schedules
- A3 Public Toilet Elevations, Sections, & Details
- ME1 Public Toilets Plumbing & Electrical Plans

VICINITY MAP





Stenkamp Architecture
 315 Spokane Street
 Richmond, Washington 99334
 (509) 371-0068

For The
 Commercial Street Corridor Group
 Dayton, Washington
 Caboose Park Improvements Phase 1

SITE DEVELOPMENT PLAN

PROJECT #1400-1
 DATE: 02/28/15
 A1

SITE DEMOLITION NOTES - PHASE 1

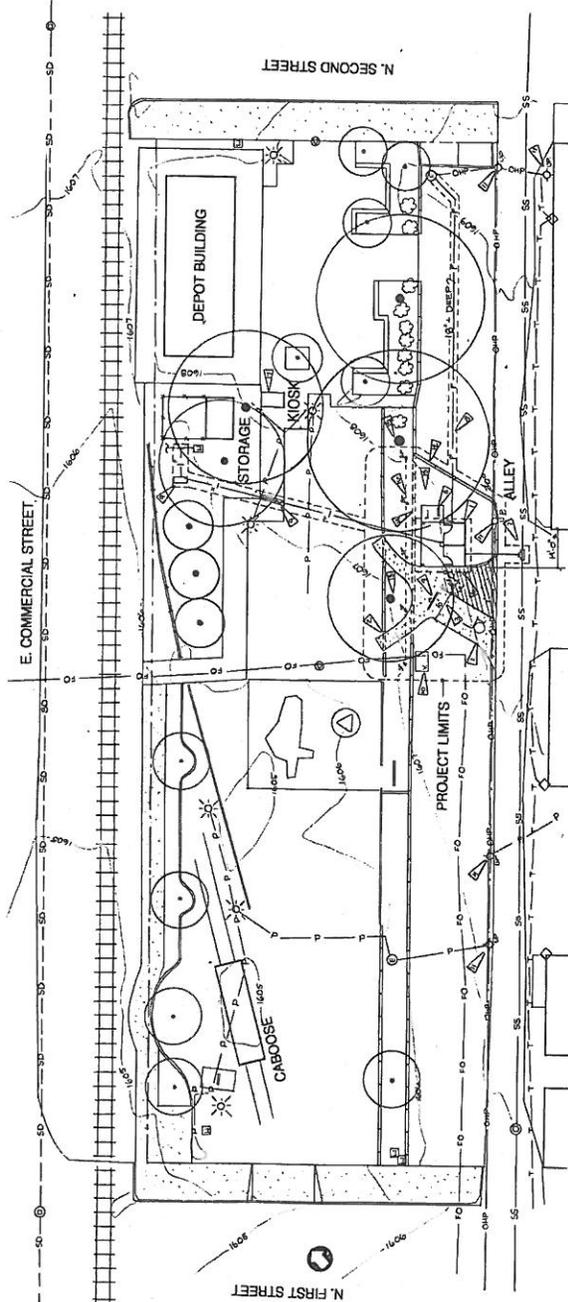
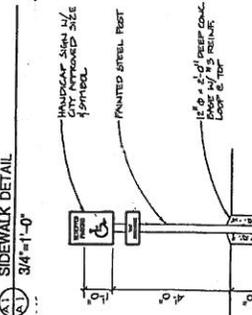
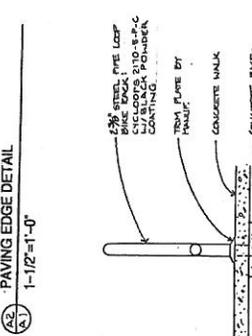
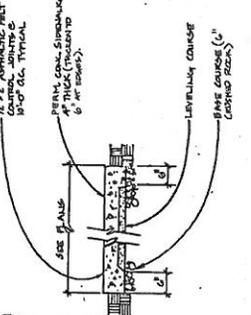
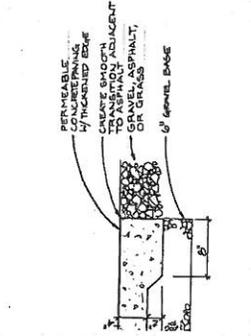
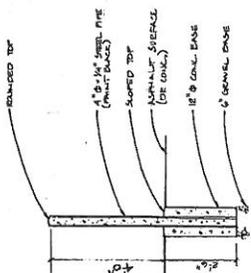
1. Contractor shall remove all foundation related materials, including but not limited to, concrete, masonry, and steel. Contractor shall remove surface materials as shown on the plan. Contractor may temporarily remove surface materials as shown on the plan, but shall restore them to their original condition.
2. Contractor shall verify all foundation with the Owner before proceeding with any demolition. Contractor shall coordinate with the Owner before proceeding with any demolition. Contractor shall coordinate with the Owner before proceeding with any demolition.
3. Presently, asbestos contaminated materials (ACM) is not known to be on the property. If any ACM is discovered during demolition, the contractor shall immediately stop work and notify the Owner. Any and all asbestos abatement shall be performed by a licensed asbestos abatement contractor. All asbestos abatement methods approved by Federal, State, and local authorities.
4. Properly remove all demolition debris from the job site, and maintain clean, orderly working conditions at all times. Contractor and protect all items for salvage to the Owner.
5. The work is to be performed while adjacent outdoor spaces may be occupied, therefore, Contractor shall coordinate all work with the Owner's representatives to ensure safe use of adjacent spaces.

SITE DEVELOPMENT FLAG NOTES

- [1] New Public Toilet Building. See Sheets A2 & A3 for plan and details.
- [2] New permeable concrete surfacing (ACI Specification 522.1) for the depot area. Contractor shall coordinate with the City to create a consistent edge for new surfacing. New concrete to be sloped at a minimum of 2% grade in any direction, sloped to the street. All concrete shall be finished as shown. See detail on this sheet.
- [3] New 10" x 10" x 4" thick high lift, city approved geotextile and stepping, along with new 5" high, 8" long concrete kerbside.
- [4] New on-street wheelchair accessible parking sign. See detail on this sheet.
- [5] New blue mat, 8.7' x 6' x 4" thick concrete slab. See detail on this sheet.
- [6] New protective bollards (2). See detail on this sheet.
- [7] Connect the 4" sewer pipe to the existing 10" city sewer per City Standard Plans 1-2, 1-4, & 4-5. Contractor shall expose the pipe to the street. Contractor shall install a new 4" sewer pipe in the position shown. Backfill and patch excavation area with asphalt per City Standard Plan 1-3. See also Sheet ME1.
- [8] New electrical power routing from existing meter and panel to the Public Toilet Building. Backfill with compacted 3/4" gravel for a minimum of 12" depth. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement.
- [9] New 1" underground water line, valves, and valve box to serve the depot area. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement.
- [10] Existing utility vault to remain unutilized.
- [11] Existing utility pole to remain.
- [12] New position for railroad for edging near new toilet rooms. Use blue concrete for edging. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement.
- [13] Contractor to remove 8" of existing gravel within this area. Landscaper (hired directly by Owner) shall provide topsoil, irrigation sprinklers, and plants near the end of the project.
- [14] Existing railroad bed to be removed and relocated to new positions as shown.
- [15] Care needs to be taken working near the existing Trees. Do not pile any excavation material within the crown spread of any trees.
- [16] Existing landscaping sprinkler heads and piping to remain in use during construction of the toilet rooms. Landscaper (hired directly by Owner) shall provide topsoil, irrigation sprinklers, and plants near the end of the project.
- [17] Existing Kiosk Building to be used as a guide for matching colors.

EROSION CONTROL NOTES

1. The contractor shall be responsible for implementing and maintaining all best management practices (BMPs) as applicable to prevent debris, silt, sediments, etc. from entering surface water bodies. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement.
2. It is the contractor's responsibility to keep the site and adjoining streets clean. Any track-out beyond the project limits shall be cleaned immediately. If sediment is tracked onto public right-of-way, any catch basins downstream shall be protected with an inlet protection device. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement.
3. Retained areas to be reseeded, including parking areas, shall be approved and protected from erosion using fabric or approved stormwater BMP.
4. The boundary between the construction zone and the rest of the site shall be protected from erosion using wattles or an approved alternate construction stormwater BMP. Contractor shall use all approved erosion control measures during construction. Inspections during construction shall be conducted by the contractor. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement.
5. Dust control shall be ongoing through the duration of the project. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement.
6. The contractor shall remove all erosion control devices once construction is completed and accepted. Wattles may be reused for landscaping planting mix.
7. Operations of construction activities shall maintain erosion and sedimentation control measures during construction. Inspections during construction shall be conducted by the contractor. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement. Contractor shall coordinate with the City to ensure proper utility placement.



(A1) SITE DEVELOPMENT PLAN
 1"=20'-0"

Date: June 20, 2015
To: DHPC
From: Karen Scharer, AICP, Dayton Planning Director
Regarding: Proposed Community Reader Board
Request for Consultation / Area of Potential Effects (APE)

BACKGROUND

Project: A number of Dayton agencies and non-profits have come together to construct and operate a Community LED Reader Board (double-faced). The purpose of the sign is to provide public information to the community, such as: City, County, school, hospital, community events, voting, and emergency information. There will not be any private advertising on the sign. See attached for additional information.

Location: City right-of-way, south side of Main St. (1 foot behind the sidewalk) approximately 40' east of Pioneer Bridge over the Touchet River.

Size of Sign: 3.5' high by 8.5' in wide.

Sign Frame and Support: The proposed sign bottom will be 12' above grade. The top of the reader board will be approximately 15.5' above grade.

If a frame is added to the sign for architectural interest, the sign could extend to a height of approximately 18'.

Option for Dome: Background Information, a dome 21" high, half the height of the message center, and 8'3" long and the width of the 2 halves of the signs plus the width of the poles, 16" wide - Fabricate it out of sheet metal and attach to the poles directly and set tightly to the top of the message centers. (The reason I am hesitant is this blocks the heat from escaping out the top of the sign. If we can keep the sides open it will be ok but if we enclose it all we void the warranty. The cost of the dome installed is: \$1,567.00.)

Support Options: Under consideration is whether to support for the sign should be by:

- One or two posts,
- Wrapped supports to appear wider (more bulky)

REQUEST FOR CONSULTATION

As a consulted agency for the Community Reader Board, the DHPC has been requested to:

- Review the proposal,
- Determine the degree of impacts on Historic Districts and Properties, and
- Recommend mitigation as may be appropriate.

Area of Potential Effects (APE) – see attached.

The APE is the geographic area(s) within which a project may directly or indirectly affect historic properties. The APE is defined before the identification of any historic properties. Therefore, to determine the APE, you do not need to know whether any historic properties exist in the area(s), but

you should consider all locations where the project may result in ground disturbances; visible or audible disturbances; or changes in public access, traffic patterns, or land use.

Adverse effect:

An adverse effect occurs when a project may directly or indirectly diminish the integrity of an historic property by altering any of the characteristics that qualify that property for National Register inclusion. Specifically, if the project diminishes the integrity of a property's location, design, setting, materials, workmanship, feeling, and association, then there is an adverse effect. Examples of adverse effects include:

- Physical destruction or damage;
- Alteration inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties [4];
- Relocation of the property;
- Change in the character of the property's use or setting;
- Introduction of incompatible visual, atmospheric, or audible elements;
- Neglect and deterioration;
- Transfer, lease, or sale out of federal control without adequate preservation restrictions

FINDINGS, CONCLUSIONS AND RECOMMENDATIONS BY THE DHPC

1. ___ Impacts ___ No Impacts
2. Cite adverse effects from above
3. Appropriate Mitigation, if impacts:
 ___ No Mitigation
 ___ Location of Sign:
 ___ Size of Sign:
 ___ Design of Frame:
 ___ Design of Supports:
4. Other:



C

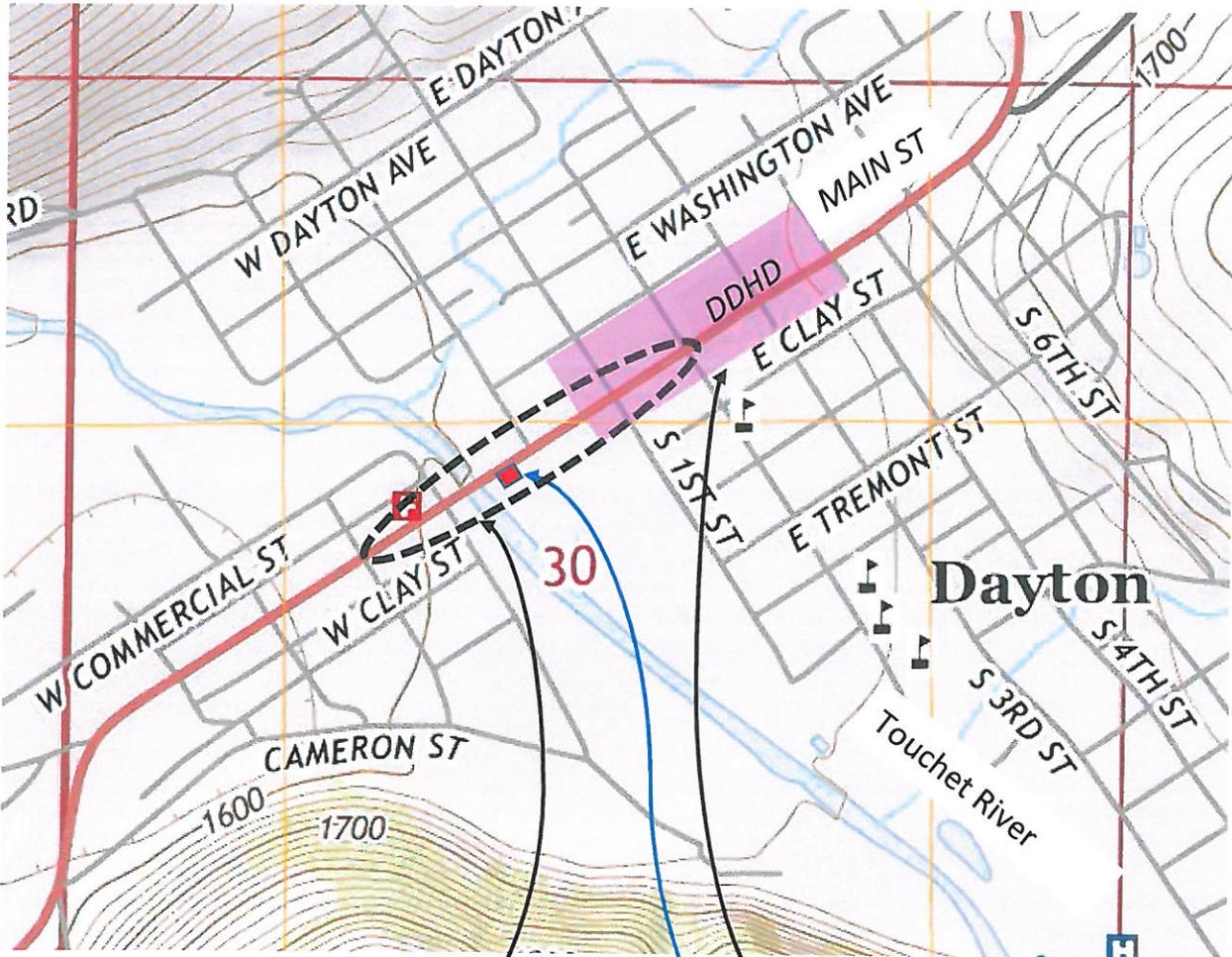




4. **PROJECT SITE:** Area - 121 sq. ft. , 0.003 acres; Terrain - flat; Use - vacant, unused right-of-way behind sidewalk.

ADJACENT LAND USE: North - Hwy 12/Main St. with paved sidewalk; South - Flour Mill Park and Touchet River Levee Trail; East - Flour Mill Park; West - Flour Mill Park restroom, Touchet River and Pioneer Bridge to the northwest.

MAP: USGS Map



Area of Potential Effects (APE)

National Register Downtown Dayton
Historic District

11 x 11 foot project area within the
right-of-way of HWY 12 / Main St.

PHOTOS:



Photos 1 & 2 – Looking south across Main St. to Flour Mill Park & project area. PROJECT AREA

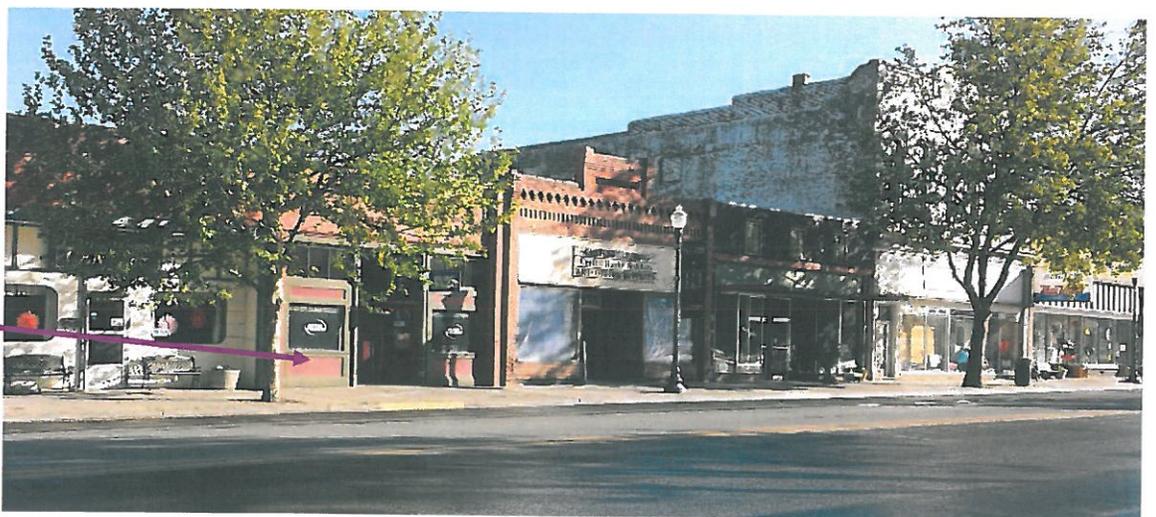


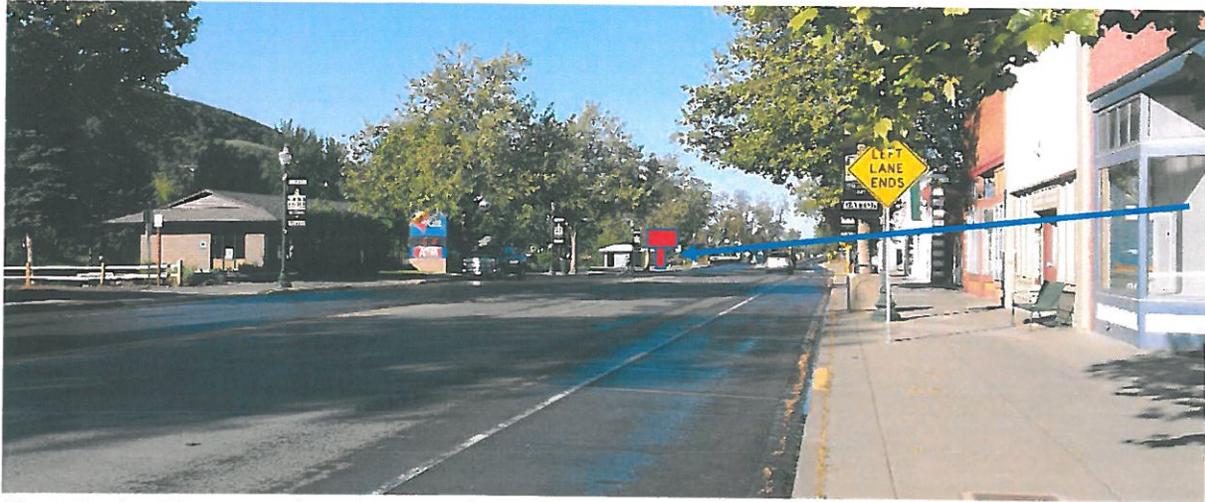
DDHD one block east of project area

Project Area

Photo 3 – Looking east at project site and Main St.

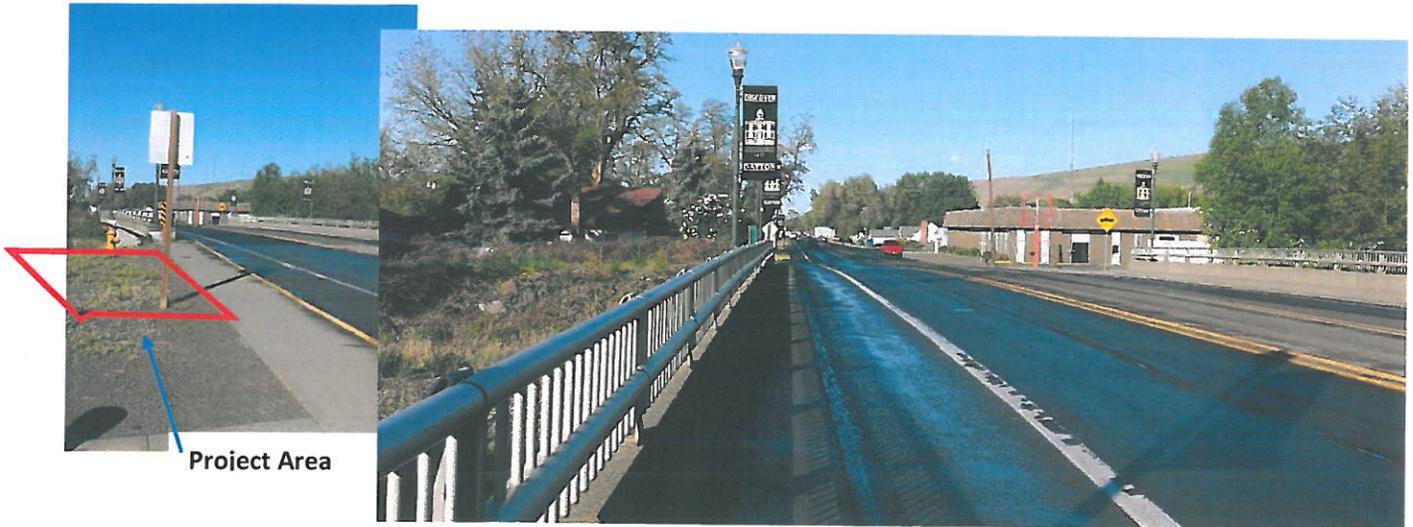
Photo 4 - First Building in the DDHD one block east of project area.





Project Area / Community Sign

Photo 5 – Looking towards project area from first building in the DDHD.



Project Area

Photos 6 & 7 Above, looking west of project area across the Pioneer Bridge over the Touchet River.

Photo 9 – Looking east to the project area sign from west of Pioneer Bridge.



Photo 8 - Bridge dated -1966

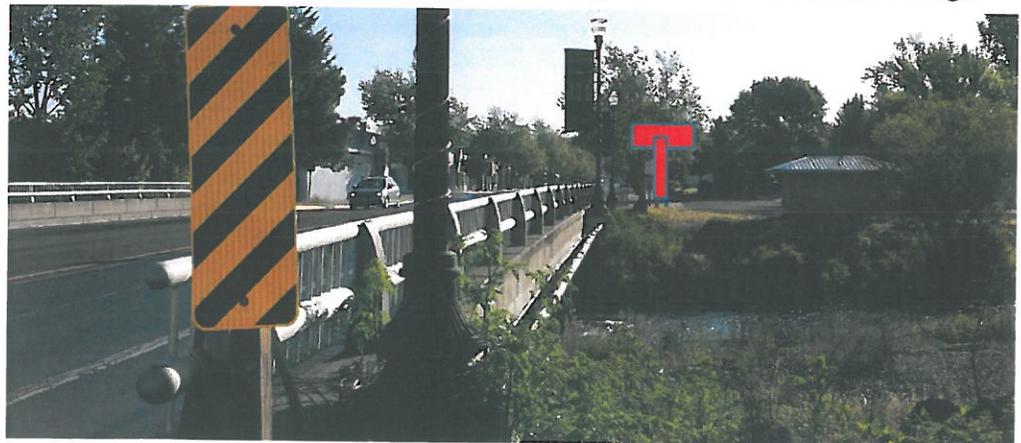
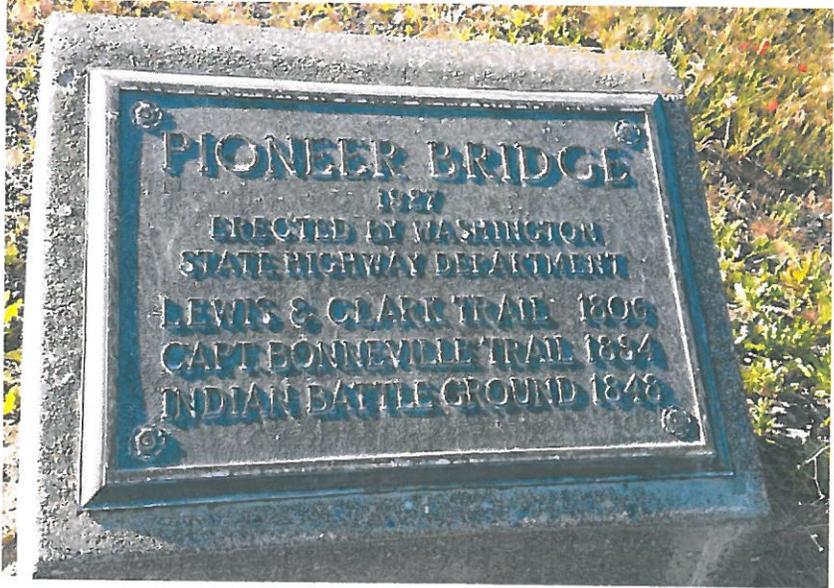


Photo 10 – Pioneer Bridge Marker at east end of bridge, approximately 40 feet from the project area.



5. Area of Potential Effects: The APE consists of a four block linear area along the Main St. corridor which is the one major arterial/highway running generally in an east west direction through the City of Dayton WA. The APE begins at the W. Main St & Willow St. intersection and extends to E Main St. & 2nd St. intersection. The APE includes properties both on the north and south sides of Main St.

6. APE & Efforts to Identify Eligible Historic & Archeologic Properties:

1998 - Dayton Downtown Historic District (DDHD) – National nomination with inventory by Florence K. Lentz, for the WA ST Office of Archaeology & Historic Preservation, December, 1998.

2003 Dayton Grant (Inventory) Recorded 3/1/2004. Inventory of Main St. buildings east of Pioneer Bridge (over Touchet River).

2014 - City of Dayton, "*Final Shoreline Inventory and Characterization Report*" prepared November 7, 2014 by URS, Portland, OR.

7. APE & Eligible Historic & Archeologic Properties (Results):

Dayton Downtown Historic District (DDHD). The project area is one block west of the DDHD. The DDHD was placed on the National and State Registers of Historic Places in 1999. Subsequently in 2001, the DDHD was added to the Dayton Local Register of Historic Places.

Archeologic Sites. No archeologic sites have been identified in the APE, however, along the Touchet River shoreline, "... the DAHP's Statewide Predictive Model identifies the entire shoreline as a very high-risk area for the presence of archaeological, historical, and cultural resources." per the City of Dayton, "*Final Shoreline Inventory and Characterization Report*" prepared November 7, 2014 by URS, Portland, OR.

8. Lack of Historic Properties within the APE: n/a

9. **Impact to Historic Properties within the APE:** With the project site a block away from the DDHD, impacts of a community reader board sign will have an indirect impact. The extent of impact will vary dependent on the final design selection, whether the sign will have a modern designed frame or a frame designed to be more reflective of the architecture in the Period of Significance of the DDHD.

10. **Parties being consulted: *Suggested Parties***

Dayton Depot Historic Society

Blue Mountain Heritage Society

Dayton Historic Preservation Commission DHPC

DAHP

11. **Other Information:**

Washington State law (RCW 27.53 and 27.44) protects archaeological resources (RCW 27.53) and Indian burial grounds and historic graves (RCW 27.44) located on both public and private lands of the State. An archaeological excavation permit issued by DAHP is required in order to disturb an archaeological site. Knowing disturbance of burials/graves and failure to report the location of human remains are prohibited at all times (RCW 27.44 and 68.60).

Inadvertent Discovery – Procedures

- a. Whenever historic, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the development site shall be stopped immediately and the find reported as soon as possible to the Administrator or DAHP.
- b. The Administrator shall then notify the Washington State Department of Archaeology and Historic Preservation, affected Tribe(s), any local historic preservation authority, and any other appropriate agencies and upon consultation with DAHP, shall require that an immediate site assessment be conducted by a professional archaeologist or historic preservation professional, as applicable to determine the extent of damage to the resource. The site assessment shall be distributed to the Washington State Department of Archaeology and Historic Preservation, the affected Tribe(s), and local historic preservation authority for a 15-day review period. If the above listed agencies or governments have failed to respond within the applicable review period following receipt of the site assessment, such stopped work may resume.
- c. If human remains are encountered, all activity must cease and the area must be protected and the find reported to local law enforcement and the County coroner or medical examiner.

Frequently Asked Questions about Section 106 of the National Historic Preservation Act

What is Section 106?

Section 106 of the National Historic Preservation Act (NHPA) [1] requires Federal agencies, including NEH, to consider the effects of Federally funded projects on historic properties and to afford the Advisory Council on Historic Preservation (ACHP) an opportunity to comment on such projects prior to the expenditure of any Federal funds.

What kinds of projects require Section 106 review, and how is an applicant who has been awarded or offered an NEH grant affected by Section 106?

Section 106 covers a broad range of projects, including construction, renovation, repair, or rehabilitation; ground disturbances; and changes to an area's visual characteristics. NEH bears ultimate responsibility for ensuring that it meets all of its Section 106 requirements. However, NEH cannot meet its obligations without the full cooperation and assistance of NEH awardees or offers. Further, NEH cannot release grant funds until it completes its Section 106 obligations.

What is an historic property?

An historic property is any property that is included in, or eligible for inclusion in, the National Register of Historic Places [2] (National Register). National Register-listed or -eligible properties fall into five broad categories:

Buildings: constructions designed principally to shelter human activity, including houses, barns, commercial buildings, government buildings, etc.

Structures: functional constructions not principally designed for human shelter, including bridges, canals, lighthouses, dams, boats, aircrafts, etc.

Sites: Locations of significant events, or prehistoric or historic occupation or activity, including ceremonial sites, battlefields, shipwrecks, trails, designed landscapes, archaeological remains of habitation sites, natural features having cultural significance, etc.

Objects: Constructions that are relatively small in scale, frequently artistic in nature, and associated with a specific setting or environment. They are not museum objects, but include sculptures, monuments, fountains, boundary markers, etc.

Districts: A concentration or continuity of sites, buildings, structures, or objects that are united by their history or aesthetics. The identity of a district results from the interrelationship of its resources. Frequently encountered districts include residential areas, commercial areas, transportation networks, large farms, rural villages, groupings of habitation sites or ceremonial sites.

Historic properties also include artifacts, records, and remains related to and located within such properties, and properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization.

What is the ACHP?

The ACHP is an independent Federal agency that promotes historic preservation, oversees the operation of the Section 106 process, and advises the President and Congress on historic preservation policy. Occasionally, the ACHP participates in the Section 106 review of an NEH project. For example, the ACHP may participate if NEH has made an adverse effect finding or if other parties involved in the Section 106 review of a project have requested ACHP guidance.

Who else participates when NEH reviews a project under Section 106 and what are their responsibilities?

NEH: Leads the Section 106 review process.

NEH Federal Preservation Officer (FPO): Coordinates Section 106 reviews at NEH, and responds to general inquiries about Section 106 from applicants, award recipients, and the public.

NEH Program Office/Division: Serves as the office primarily responsible for ensuring that NEH meets its Section 106 responsibilities.

NEH General Counsel's office: Assists the FPO and Program Offices/ Divisions with fulfilling NEH's legal obligations under Section 106.

Consulting Parties

Awardee/Offeree: Assists NEH with its Section 106 review by providing the agency with the materials necessary for its review, including SHPO/THPO decision letters, background research on historic properties, project plans and specifications, field investigations and/or surveys, etc. Also, as necessary, prepares studies and analyses, and coordinates public involvement in the Section 106 review of its project.

SHPO/THPO: The State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) advises and assists NEH with carrying out its Section 106 obligations, including identifying historic properties, assessing and resolving adverse effects, and reviewing project design plans.

Indian tribes and Native Hawaiian organizations: If participating, works with NEH to identify historic properties, assess adverse effects to historic properties, and resolve adverse effects.

Representatives of local governments and other consulting parties: If participating, comments on the identification of historic properties, effects to historic properties, and ways to mitigate or avoid adverse effects.

Public: Comments on the identification of historic properties, effects to historic properties, and ways to mitigate or avoid adverse effects.

Why is the public involved in the Section 106 review process?

The Section 106 regulations require Federal agencies to seek and consider the public's views at every stage of the review process. However, agencies have discretion in how they notify the public of their proposed actions and how they seek public comment. Because proposed projects vary in scope and size, NEH's plans for involving the public may be different for each Section 106 review. In most cases, NEH will ask awardees or offers to post public notices about their projects through appropriate media (e.g., newspapers, local post offices and libraries, applicant's website, etc.). The comment period generally lasts thirty (30) days.

How does the Section 106 review process work?

First, NEH determines whether Section 106 covers the proposed project. If so, then NEH identifies the Area of Potential Effects (APE), which is the geographic area/s within which a project may directly or indirectly affect historic properties, and any historic properties in the APE. NEH also consults with the awardee or offeree, the SHPO/THPO, other consulting parties, and the public, as necessary, when making these identifications. If there are no historic properties, then NEH refrains from further Section 106 review of the project.

However, if there are historic properties, then NEH, in consultation with the consulting parties and the public, assesses whether the project will adversely affect historic properties. If the project will not adversely affect historic properties, then NEH refrains from further Section 106 review of the project. On the other hand, if there will be adverse effects to historic properties, then NEH, in consultation with the consulting parties and the public, explores ways to avoid or mitigate adverse effects to historic properties. If necessary, NEH may also reach out to the ACHP to participate in the agency's Section 106 review. Finally, if NEH and the SHPO/THPO agree on how to resolve adverse effects, then they will execute a memorandum of agreement.

For further details on the Section 106 review process, you may wish to consult the Section 106 regulations, 36 C.F.R. Part 800 [3].

What is an adverse effect?

An adverse effect occurs when a project may directly or indirectly diminish the integrity of an historic property by altering any of the characteristics that qualify that property for National Register inclusion. Specifically, if the project diminishes the integrity of a property's location, design, setting, materials, workmanship, feeling, and association, then there is an adverse effect. Examples of adverse effects include:

Physical destruction or damage;

Alteration inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties [4];

Relocation of the property;

Change in the character of the property's use or setting;

Introduction of incompatible visual, atmospheric, or audible elements;

Neglect and deterioration;

Transfer, lease, or sale out of federal control without adequate preservation restrictions

Do applicants have any Section 106 responsibilities prior to an award or offer of an NEH grant?

Yes. Although NEH does not formally initiate Section 106 review until it decides to fund a project, there are many steps that an applicant should take prior to submitting an application to ensure that Section 106 review of its project moves along smoothly and efficiently.

If your institution requests NEH funds to support ground disturbances, changes to an area's visual characteristics, or any construction, renovation, repair, or rehabilitation of a building, then you should take the following measures:

Contact your SHPO [5] and/or THPO [6] (if the project will take place on tribal land) about the proposed project. Once you have initiated contact, provide the NEH FPO (FPO@neh.gov [7]) with the name and contact information of the person in the SHPO/THPO office who will be assisting NEH with its review.

Request a written decision from the SHPO/THPO on the following:

Whether there are any known National Register –listed or –eligible properties that are in or near the project site, and whether there are any other National Register-eligible properties.

If there are historic properties, comments on the effects of the NEH-funded project on historic properties; and

If effects are adverse, comments on ways to avoid, minimize, or mitigate adverse effects.

If applicable, submit an archaeological survey for the APE to NEH.

Note for Challenge Grant applicant: If the applicant does not include the survey with its application and later receives a challenge grant offer, NEH's Section 106 review of the offeree's project will be delayed until the offeree has submitted the survey.

Submit a list containing the names of all consulting parties and their contact information, including titles, mailing addresses, and email addresses. Consulting parties include Federally-recognized tribes, Native Hawaiian organizations, state and local governments, and individuals and organizations with a legal or economic relationship to a project or property (e.g. historic societies or commissions).

Are there any materials I should submit to the SHPO/THPO when I ask for the written decision on the eligibility of historic properties, effects to historic properties, and ways to avoid or mitigate adverse effects?

Yes. To facilitate this determination, you should provide the SHPO/THPO the following materials:

A written description of the applicant's project. The description should include the proposed use(s) for the property and the scope of the proposed construction, renovation, repair, rehabilitation, or ground or visual disturbance;

A map, photograph, or drawing clearly demarcating the project's Area of Potential Effects (APE). The APE is the geographic area(s) within which a project may directly or indirectly affect historic properties. To determine the APE, applicants should consider all locations where the project may result in ground, visible, or audible disturbances, or changes in public access, traffic patterns, or land use;

Descriptions of all known National Register-listed or –eligible properties that are in the APE, and descriptions and evaluations of all other properties in the APE for National Register-eligibility (regardless of age) by considering the National Register criteria. (See 36 C.F.R. Part 60 [8] and 36 C.F.R. Part 63) [9]. Descriptions should be based on materials such as background research on historic properties, oral history interviews, field surveys and/or investigations, and past planning, research, and studies, and should include information such as a property's location, the year of its construction (if a structure), and previous ownership;

A description of the NEH-funded project's effects on historic properties. For a project to have an effect on an historic property, it must have the potential to alter the characteristics that qualify that property for inclusion in or eligibility for the National Register; and

An explanation of why the 36 C.F.R. § 800.5(a)(1) [10] criteria for an adverse effect were found applicable or inapplicable, including any conditions or future actions to avoid, minimize, or mitigate adverse effects. Adverse effects to historic properties include physical destruction, alteration, or removal of a property.

Any materials that you provide to the SHPO/THPO must also be provided to NEH, preferably with your grant application or as soon as practicable thereafter.

What are my Section 106 responsibilities if I am awarded or offered an NEH grant?

NEH will ask you to provide all the materials necessary for it to initiate a formal review of your project. Specifically, NEH will ask you for the following:

The SHPO/THPO's written determination if you haven't already provided it;

Any materials that should have been submitted to the SHPO/THPO to assist him/her with the written determination (See Question 10 above);

Descriptions of the steps taken to identify any historic properties;

Information about any known National Historic Landmarks; and

Any other information provided to and received from the SHPO/THPO.

How can I define the APE?

The APE is the geographic area(s) within which a project may directly or indirectly affect historic properties. The APE is defined before the identification of any historic properties. Therefore, to determine the APE, you do not need to know whether any historic properties exist in the area(s), but you should consider all locations where the project may result in ground disturbances; visible or audible disturbances; or changes in public access, traffic patterns, or land use.

Where can I find information on historic properties?

Information about historic properties is available from your SHPO or THPO, local historical societies, public libraries, or local government archives. The National Park Service, U.S. Department of the Interior (NPS) also holds information on every property listed in the National Register [10]. NPS may also have information on properties that have been determined eligible and that have been nominated for (but not yet listed in) the National Register. For the National Register regulations, see 36 C.F.R. Part 60 [11].

What are the National Register criteria?

To be National Register-listed or -eligible, the property must be significant in American history, architecture, archeology, engineering, and culture, and possess integrity of location, design, setting, materials, workmanship, feeling, and association. Furthermore, the property must meet one or more of the following criteria:

Be associated with events that have made a significant contribution to the broad patterns of our history; or

Be associated with the lives of significant persons in or past; or

Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

Have yielded or may be likely to yield, information important in history or prehistory.

What is a National Historic Landmark?

National Historic Landmarks are nationally significant historic places designated by the Secretary of the U.S. Department of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. For a listing of National Historic Landmarks, see here [12].

I have provided NEH with all the materials it has requested. What happens next?

Once NEH receives all requested materials, it will then review them, consult with the ACHP (if participating), the SHPO/THPO, other consulting parties, and the public to determine the APE, whether there are historic properties present, whether the project will affect those properties, and ways to mitigate or avoid any adverse effects.

NEH's Section 106 decisions usually fall under one of the following categories:

No historic properties: If NEH finds there are either no historic properties or there are historic properties but the project will not affect them, then it will follow § 800.4 of the Section 106 regulations, which requires NEH to notify the SHPO/THPO of NEH's finding. If the SHPO/THPO does not object within thirty (30) days after receiving the letter, then NEH is generally permitted to release grant funds.

Project's effects indeterminable: If NEH cannot fully determine a project's effects on historic properties, then NEH will follow § 800.14, which requires NEH to continue consultations, draft a programmatic agreement (PA), and invite the ACHP to consult on the PA. If the SHPO/THPO and other parties to the PA agree to it and once the PA is filed with the ACHP, then NEH is generally permitted to release grant funds.

No adverse effects to historic properties: If NEH finds that the project will not adversely affect historic properties, then it will follow § 800.5, which requires NEH to notify the SHPO/THPO and consulting parties of NEH's findings. If the SHPO/THPO or any of the consulting parties do not object, then NEH is generally permitted to release grant funds. Adverse effects to historic properties: If NEH finds that a project will adversely affect historic properties, then NEH will follow § 800.6, which requires NEH to continue consultations, seek ways to mitigate or resolve adverse effects, and execute a memorandum of agreement (MOA). If the SHPO/THPO and other parties to the MOA agree to it and the MOA is filed with the ACHP, then NEH is generally permitted to release grant funds.

How long will it take for NEH to finish its Section 106 review of my project?

The Section 106 review process may take between several months to a year for NEH to complete, depending on the complexity of the project and the cooperation of the awardee or offeree. Therefore, the sooner you are able to provide NEH with the necessary information, the sooner NEH can complete its review. Please be aware that awardees and offers cannot begin any work involving construction, renovation, repair, rehabilitation, or ground or visual disturbances activities until NEH completes its Section 106 review.

What happens if construction is already underway on my project at the time I submit a grant application?

Under Section 110(k) of the NHPA, Federal agencies are prohibited from providing grants, licenses, or other assistance to applicants who intentionally significantly and adversely affect historic properties. This provision, known as the "anticipatory demolition" section, is designed to prevent applicants from destroying historic properties prior to seeking Federal assistance in an effort to avoid the Section 106 review process. NEH encourages all applicants to submit their grant applications early in the project's planning process to avoid any complications from this provision. However, if the project is already underway and you have questions about how Section 110(k) may affect your organization's eligibility for NEH grant funds, please contact the NEH FPO.

Where can I find more information about the Section 106 review process?

Additional information about Section 106 is available on the ACHP's website at www.achp.gov [13]. You may also contact the NEH FPO by email: FPO@neh.gov [7], by phone: (202) 606-8309, or by mail: Federal Preservation Officer, National Endowment for the Humanities, 400 7th Street SW, Washington DC 20506.

Source URL: <http://www.neh.gov/grants/manage/frequently-asked-questions-about-section-106-the-national-historic-preservation-act>

From: Karen Scharer [mailto:kscharer@daytonwa.com]
Sent: Monday, May 11, 2015 4:53 PM
To: Martha Lanman
Cc: Craig George; jimc@my180.net
Subject: FW: Dayton - State Rt 12 Community Reader Board Sign

Martha –

Please give me a call to discuss the “APE” comments back from WA St. DAHP and comments back from DOT.

APE –

Kim Gant from DAHP gave the APE information a quick review. She indicated that for a formal review we will need to include a schematic of the sign (w/dimensions). She highly encouraged us to consult with Historic Societies in the City, DHPC and DAHP to help our grant application rise to the top. The information packet with the APE information should be sent as soon as possible to consulting agencies. The APE info. should address how the sign will impact the Historic District and any other historic structures or archeologic sites in the APE.

Do we have design bids that will address the need for the sign to blend with the Downtown Dayton Historic District one block away? Or will we need to hire someone separately to help with the frame for the sign? The frame will be an important component in obtaining support from the historic preservation community.

DOT –

While we are not required to obtain any permit from DOT, Jim Mahugh of DOT has agreed to assist in reviewing any of our information and spec’s regarding compliance with DOT regulations.

To comply w/DOT we will need to make sure the reader board sign:

- Does not extend over the sidewalk
- Does not obscure the end of bike lane sign (bike sign -min. 7’ above grade required)
- Operation complies with **468-66-050 3**

(g) Electronic signs may be used only as Type 3 on-premise signs and/or to present public service information, as follows:

Advertising messages on electronic signboards may contain words, phrases, sentences, symbols, trademarks, and logos. A single message or a message segment must have a static display time of at least two seconds after moving onto the signboard, with all segments of the total message to be displayed within ten seconds. A one-segment message may remain static on the signboard with no duration limit.

Displays may travel horizontally or scroll vertically onto electronic signboards, but must hold in a static position for two seconds after completing the travel or scroll.

Displays shall not appear to flash, undulate, or pulse, or portray explosions, fireworks, flashes of light, or blinking or chasing lights. Displays shall not appear to move toward or away from the viewer, expand or contract, bounce, rotate, spin, twist, or otherwise portray graphics or animation as it moves onto, is displayed on, or leaves the signboard.

Electronic signs requiring more than four seconds to change from one single message display to another shall be turned off during the change interval.

No electronic sign lamp may be illuminated to a degree of brightness that is greater than

necessary for adequate visibility. In no case may the brightness exceed 8,000 nits or equivalent candelas during daylight hours, or 1,000 nits or equivalent candelas between dusk and dawn. Signs found to be too bright shall be adjusted as directed by the department.

- Sign only provides Public service information, (a message on an electronic sign that provides the time, date, temperature, weather, or information about nonprofit activities sponsored by civic or charitable organizations).
- Sign cannot include a "Thank You" to private individuals or companies.

Karen J Scharer, AICP

Planning Director

Direct & Cell: 509-540-6747

111 S 1st St., Dayton WA 99328

City Hall 509-382-2361

City Fax 509-382-2539

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