



# DAYTON HISTORIC PRESERVATION COMMISSION

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

## SPECIAL MEETING AGENDA

**Wednesday, November 16, 2016 at 6 PM**

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ACCEPTANCE OF MINUTES - 10/26/2016**

### **Action Item – Acceptance of minutes**

4. **COA DESIGN/SPECIAL VALUATION REVIEW:** none
5. **UNFINISHED BUSINESS:**
  - a. Response to Mayor's request / Discussion and Consideration of Ginny's  
(see DMC 5-18-16 Commission duties and Update from 10/26/16 Meeting attached).

#### **Action Item**

- b. HP Update – 2016
  - 1) Discussion and recommendations for Sections 1-4  
Purpose & Definitions

### **Action Item – Preliminary recommendation**

- 2) Should the existing code be repealed and replaced with a code considered all new?  
Comment: This option would eliminate the need to retain text removed or added in red.

### **Action Item – Preliminary recommendation**

- 3) Revise name from *Dayton Historic Preservation Commission* to *Dayton Landmark Commission*.

### **Action Item – Preliminary recommendation**

- 4) Amending and Dissolving Districts (See attachment to agenda)

### **Action Item – Preliminary recommendation**

- 5) Code - Latest draft – Discussion and recommendations for Sections 5 - 7

### **Action Item – Preliminary recommendation**

6. **NEW BUSINESS:**
7. **OTHER BUSINESS:** December Meeting?

### **Action Item**

8. **ADJOURNMENT**

Next Scheduled Meeting: Wednesday, TBD

**DMC 5-18.16**

(D) *Powers and duties.* ..., the historic preservation commission shall engage in the following:

1. Conduct and maintain a comprehensive inventory of historic resources ...
2. Initiate and maintain the Dayton Register of Historic Places. This official register shall be compiled of buildings, structures, sites, objects and districts identified by the commission as having historic significance worthy of recognition ...
3. Review nominations to the Dayton Register of Historic Places ...
4. Review proposals to construct, change alter, modify, remodel, move, demolish, and significantly affect properties or districts on the register as provided in section 5-18.20; ...
5. Provide for the review either by the commission or its staff of all applications for approvals, permits, environmental assessments or impact statements,...
6. Conduct all commission meeting in compliance with RCW Chapter 42.30, Open Public Meetings Act, ...
7. Participate in, promote and conduct public information, educational and interpretive programs pertaining to historic resources;
8. Establish liaison support, communication and cooperation with federal, state, and other local government entities which will further historic preservation objectives, including public education ...
9. Review and comment to the city council on land use, etc., as they relate to historic resources ...
10. Advise the city council generally on matters of Dayton history and historic preservation; ...
12. Provide information to the public on methods of maintaining and rehabilitating historic properties. ...
13. Officially recognize excellence in the rehabilitation of historic buildings, structures, sites and districts, and new construction in historic areas; and encourage appropriate measures for such recognition;
14. Be informed about and provide information to the public and city departments on incentives for preservation of historic resources ...
15. Submit nominations to the State and National Registers of Historic Places;
16. Investigate and report to the city council on the use of various federal, state, local or private funding sources available to promote historic resource preservation in the City of Dayton;
17. Serve as the local review board for special valuation and:
  - a) Make determination concerning the eligibility of historic properties for special valuation,
  - b) Verify that the improvements are consistent with the Washington State Advisory Council's Standards...
  - c) Enter into agreements with property owners for the duration of the special valuation ...
  - d) Approve or deny applications for special valuation,
  - e) Monitor the property for continued compliance with the agreement and statutory eligibility requirements during the ten-year special valuation period, and
  - f) Adopt bylaws and/or administrative rules and comply with all other local review board responsibilities identified in RCW Chapter 84.26;

## **DHPC GOALS FOR 2017-2021**

1. Update local inventory and registry information. Add new and corrected information for registered properties to DAHP WISAARD:
  - a. Downtown Dayton Historic District
  - b. South Side (SSHD-N) eligible properties for local inventory
  - c. Washington Street (WSHD-N) eligible properties for local inventory
  - d. Individual eligible properties
  - e. Individual registered properties
2. Add at least 1 new member to our Commission
3. Continue to process COA' s for the Downtown Dayton Historic District
4. Formulate a process by which the Commission can confirm compliance with Tax Valuation by those receiving the benefits
5. Work with residential citizens to form a repair/maintenance fund for residents in historic homes that are in financial need
6. Education of Local Register property owners regarding registration of their properties
7. Education of those living in National Register Historic Properties of the importance of preserving the integrity of their property
8. Education of the general public on the importance of Historic Preservation
9. Form at least one local residential historic district
10. Continue working closely with the Dayton City Planning Commission in regards to historic properties

*KJS Draft Update 10/30/2016*

## **Amending and Dissolving Districts**

### **CP Historic Element:**

**Policy HP-1.14** Owners who collectively choose to list their properties as a local district in Dayton Register of Historic Places (DRHP) shall remain in the district of the DRHP, except in limited circumstances.

### **Code – Limited Circumstances:**

- a. A local district boundary may be amended provided:
  - None of the affected owners currently receive incentives associated with the listing of their property within the district; and
  - If the DHPC is able to make a finding that the portion of the district is no longer deemed appropriate for designation.
- b. A local district may be dissolved provided:
  - If there are owners currently receiving incentives associated with the listing of their property within the district, they are willing to repay taxes as needed and restore properties to pre-incentive standards and uses; and
  - The DHPC is able to make a finding that the district is no longer deemed appropriate for designation.