



DAYTON PLANNING DEPARTMENT

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October 30, 2015

RE: Washington Street and South Side Local Register Historic Districts

Dear Property Owner,

The City of Dayton will be considering whether to amend the Historic Preservation Chapter of the Dayton Municipal Code regarding local historic districts, processing of certificates of appropriateness and providing greater flexibility to how the Dayton Historic Preservation Commission performs its duties.

Both the City and Dayton Historic Preservation Commission are seeking to better understand your thoughts and opinions regarding your Historic District, the process for obtaining a Certificate of Appropriateness, and how the Commission might better serve historic property owners.

Attached is a "Historic District Property Owner Survey" with 23 questions that we hope you will complete. Please return the survey in the enclosed envelope by mail or drop-off at City Hall preferably on or before Monday, November 16, 2015.

The City is asking that only one survey per historic district property ownership be submitted. Please attach additional pages if you wish to provide further comments not addressed by the survey questions. You may remain anonymous or enclose your name and contact information for possible follow-up questions by the City. The City Planning Department will track surveys by a numbering system should you wish to confirm receipt of your survey.

Thank you in advance for taking time to fill out the survey. You will be invited to a future workshop where the results of the survey will be presented and discussed.

Sincerely,

A handwritten signature in black ink, reading 'Karen J. Scharer'. The signature is written in a cursive, flowing style.

Karen Scharer, AICP
Planning Director



Historic Preservation Facts ... DID YOU KNOW?

DAYTON HISTORIC PRESERVATION CODE

On Nov. 10, 1992 The Dayton City Council adopted the Historic Preservation Code, Chapter 5-18. It is this chapter which grants authority to the Dayton Historic Preservation Commission, sets procedures for establishment of local historic districts and the review of Certificates of Appropriateness.

SPECIAL VALUATION TAX INCENTIVES

This program reduces property taxes for a 10 year period and is available to a homeowner in a Local Historic District when the homeowner rehabilitates their home.

To date, eight homeowners have taken advantage of the Special Valuation Tax Incentive Program with taxes reduced substantially for a 10 year period. As of 2015, three property owners are currently receiving benefits.

CAN'T AFFORD REPAIRS?

Blue Mountain Action Council has programs to help low income households with minor home repairs, lead paint removal and other assistance. Call **509.529.4980 Ext. 134** or visit <http://www.bmacww.org/services/housing-services>.

ARE YOU PAYING TOO MUCH FOR INSURANCE?

Insurance carriers differ in their policies for older and historic homes. Some providers insure for replacement of costly original type materials on an historic structure while other carriers do not. Replacement with original type materials typically would not be required on a home in the Local Historic District, however, similar in appearance (like) materials are required. A prime example is the typically allowed use of vinyl framed windows rather than wood framed windows.

Homeowners are urged to contact local insurance carriers, compare quotes and policies; then they should decide which policy is best for them. Questions? Contact Dayton Planning Dept.

CERTIFICATE OF APPROPRIATENESS

Dayton Historic Preservation Commission review is required only when an exterior project permit (building, demo, sign, electrical or other) is required in a Local Registered Historic District. A list of those exterior projects which are exempt from a building permit is available to assist homeowners in determining when a building permit and COA are required. *Contact the Planning Dept. for more information.*

ZONING OVERLAY DISTRICTS

All properties in the Zoning Overlay of a Historic District are subject to the zoning standards which apply to all construction whether a permit is required or not (*see DMC 11-07.020 & 030 for the complete text*):

- Exterior building material shall be similar in appearance to materials of the neighborhood historic buildings.*
- The style of new buildings shall be compatible and complementary with the neighborhood historic buildings.*
- Temporary structures are allowed 60 days of a calendar year.
- New buildings shall retain similar setbacks to adjacent properties.*
- New porch construction shall be compatible with adjacent historic and neighborhood porches.*
- Tent, steel, or pole structured buildings are not allowed.

** Dayton Historic Preservation Commission considers similar type of criteria when reviewing a COA.*

ENFORCEMENT & FINES

The Dayton Historic Preservation Commission does not levy fines and does not have authority to require maintenance of a property or structure.

The City enforces zoning, public nuisance and building codes regarding buildings, property and maintenance.

Visit www.daytonwa.com to learn more about Historic Preservation and City Codes.



Dayton - Historic District Property Owner Survey

Survey # _____

Please answer all questions.

Yes No Not
Sure

1. Are you the property owner of a property in the Washington Street Historic District or South Side Historic District?
If no, please explain. ☐ Yes ☐ No ☐ Not Sure
2. Were you a Washington Street and/or South Side Local Register Historic District homeowner on August 13, 1986 when the National Register Historic Districts were formed? ☐ Yes ☐ No ☐ Not Sure
3. Were you a homeowner when your Local Register Historic District was formed?
 - Washington Street Local Register Historic District 1/26/2009, and/or ☐ Yes ☐ No ☐ Not Sure
 - South Side Local Register Historic District 8/10/2009 ☐ Yes ☐ No ☐ Not Sure
4. Property owners may apply for Special Valuation Tax Incentives in their Local Register Historic District. Have you received Special Valuation Tax Incentives? ☐ Yes ☐ No ☐ Not Sure
5. Do you plan to take advantage of Local Register Historic District Special Valuation tax incentives in the future? ☐ Yes ☐ No ☐ Not Sure
6. Do you agree that tourism of the Local Register Historic Districts helps to support Dayton's local economy? ☐ Yes ☐ No ☐ Not Sure
7. Have you read Dayton Municipal Code, Historic Preservation Chapter, DMC 5-18? ☐ Yes ☐ No ☐ Not Sure
8. Should the Historic Preservation Chapter DMC 5-18 be revised?
If yes, please explain how. (*Attach sheet as needed.*) ☐ Yes ☐ No ☐ Not Sure
9. Should the role of the Dayton Historic Preservation Commission be revised?
If yes, please explain how. (*Attach sheet as needed.*) ☐ Yes ☐ No ☐ Not Sure
10. Should the role of the Dayton Historic Preservation Commission be non-regulatory, guidance only for Certificates of Appropriateness? ☐ Yes ☐ No ☐ Not Sure
11. Should compliance with a Certificates of Appropriateness decision be required? ☐ Yes ☐ No ☐ Not Sure
12. Do you support code revisions to allow the Dayton Historic Preservation Commission to expedite Certificate of Appropriateness review in a special meeting? ☐ Yes ☐ No ☐ Not Sure
13. Do you think the City Planner should be allowed to approve Certificates of Appropriateness on behalf of the Dayton Historic Preservation Commission? ☐ Yes ☐ No ☐ Not Sure

Please answer whether you agree with the following statements.	Yes	No	Not Sure
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14. The Local Register Historic District assures the historic character of my neighborhood survives.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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15. The Dayton Historic Preservation Commission makes well-reasoned Certificate of Appropriateness decisions.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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Extreme designed homes as above would not be granted a Certificate of Appropriateness by the Dayton Historic Preservation Commission. On appeal, the City Council may overrule the Commission.

16. Property owners within an historic District should be allowed to build a new home or addition similar to any of the three above examples.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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17. Homeowner property rights are more important than retaining the historic buildings of the District.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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18. It is beneficial to have my home in the local historic district.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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19. New construction should be compatible with the historic architecture that currently exists in the Local Register Historic District.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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20. Adoption of local historic district design guidelines would be beneficial.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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21. The Dayton Historic Preservation Commission is a resource for homeowners planning preservation and maintenance projects.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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22. If you previously applied for a Certificate of Appropriateness, was the process helpful and a positive experience?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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23. A financial hardship provision should be incorporated into the Certificate of Appropriateness process under the Historic Preservation Code, DMC 5-18.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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OPTIONAL: Name & Contact Information (phone or email)
