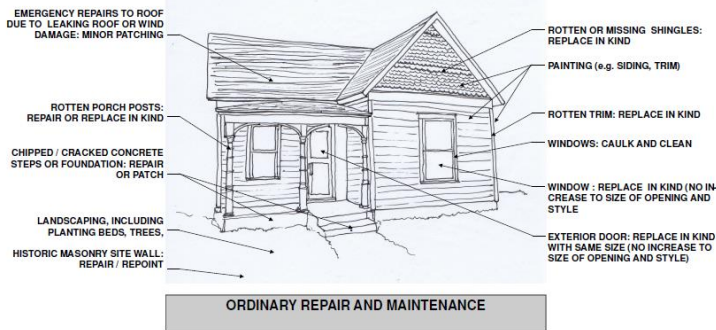


5



ORDINARY REPAIR AND MAINTENANCE

## A - ORDINARY REPAIRS & MAINTENANCE

## B - REHABILITATION

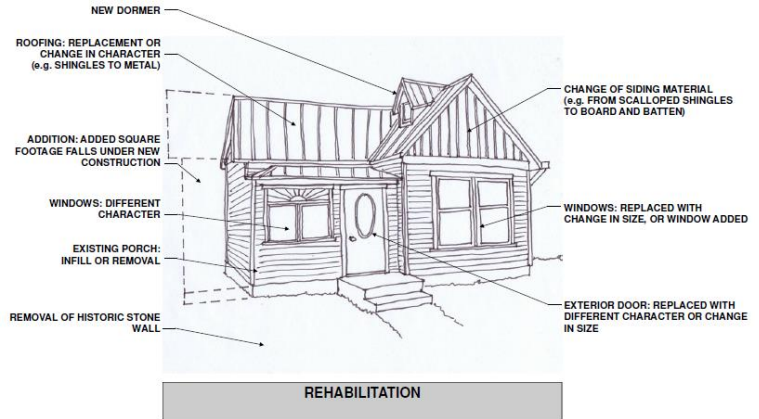
## C - NEW CONSTRUCTION – BUILDINGS & ADDITIONS

### REVISED KEY DHPC PROCESS OPTIONS <sup>1</sup>

	A ORDINARY MAINTENANCE & REPAIRS	B REHABILITATION	C NEW CONSTRUCTION		DEMOLITION <sup>2</sup>
<b>REVISED</b> <b>OPTION 1</b> NO RESIDENTIAL DISTRICT(S)	ELIMINATE RESIDENTIAL DISTRICT(S)	ELIMINATE RESIDENTIAL DISTRICT(S)	ELIMINATE RESIDENTIAL DISTRICT(S)		ELIMINATE RESIDENTIAL DISTRICT(S)
<b>OPTION 2</b> ADVISORY	EXEMPT	ADVISORY REVIEW ONLY	ADVISORY REVIEW ONLY		ADVISORY REVIEW ONLY
<b>REVISED</b> Added Option <b>OPTION 3</b> 2/27/16	EXEMPT	ADVISORY REVIEW ONLY	Administrative COA <sup>3</sup> By City for new additions not visible from Street.	COA APPROVAL (REGULATORY) New additions visible from street and new buildings.	ADVISORY REVIEW ONLY
<b>OPTION 4</b> BALANCED APPROACH (Previously #3)	EXEMPT	ADVISORY REVIEW ONLY	COA APPROVAL (REGULATORY)		ADVISORY REVIEW ONLY
<b>OPTION 5</b> EXISTING CODE (Previously #1)	EXEMPT	COA APPROVAL (REGULATORY)	COA APPROVAL (REGULATORY)		COA APPROVAL (REGULATORY)

2/27/2016

- Footnotes: 1. These key options were revised after the 2/27/16 workshop. They reflect a series of options outlined before and during the 2/24 & 2/27 workshops. They do not represent an exhaustive list.
2. Demolition of an historic structure, whether or not on a registry, may require review under the State Environmental Policy Act (SEPA). See City Informational Bulletin next to Display # 7.
3. An administrative rule, if approved by the DHPC, or through adoption of design guidelines, could allow for administrative review(s) of new construction.

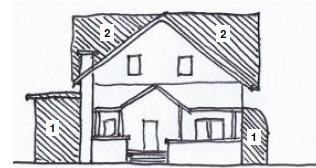


REHABILITATION

### SURVEY RESULTS:

**19. New construction should be compatible with the historic architecture that currently exists in the Local Register Historic District.**

**YES 26    UNSURE 5    NO 9**



INAPPROPRIATE  
ADDITIONS

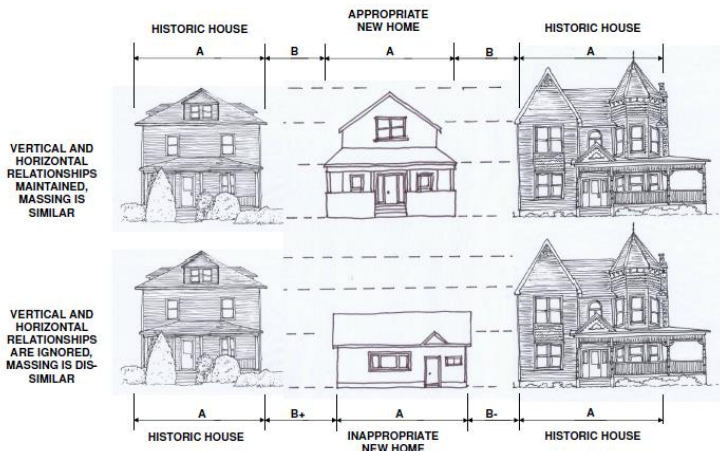
1. SIDE EXTENSIONS HAVE DIFFERENT ROOF SLOPES FROM THE MAIN ROOF
2. DORMERS ARE OVERSIZED AND NOT SCALED SUBORDINATE TO THE PRIMARY ROOF MASS



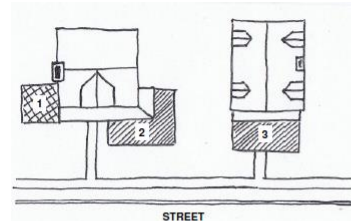
APPROPRIATE  
ADDITIONS

1. SIDE EXTENSION IS A CONTINUATION OF ROOF SLOPE AND SMALLER MASS
2. DORMER SCALE IS SUBORDINATE TO MAIN ROOF MASS

NEW CONSTRUCTION - ADDITIONS

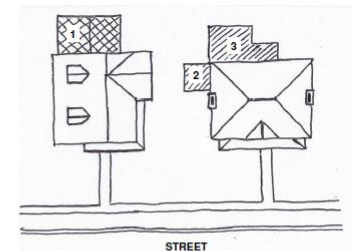


NEW CONSTRUCTION



INAPPROPRIATE  
ADDITIONS

1. ADDITION CHANGES MASS OF PRIMARY FACADE VIEWED FROM THE STREET
2. ADDITION IS LOCATED IN FRONT AND PARTIALLY OBSCURES THE PRIMARY FACADE
3. ADDITION COMPLETELY OBSCURES HISTORIC FACADE



APPROPRIATE  
ADDITIONS

1. ADDITION IS LOCATED OUT OF VIEW FROM THE STREET
2. ADDITION IS LOCATED TO THE REAR AND IS SECONDARY TO THE PRIMARY FACADE
3. ADDITION IS LOCATED OUT OF VIEW FROM THE STREET

NEW CONSTRUCTION - ADDITIONS

# Display # 5      DMC 5-18.24 - HANDOUT

## When is a COA required by DMC 5-18.24?

**DMC 5-18.24** - Review of changes to Dayton Register of Historic Places Properties.

(A) Review required. No person shall:

- change the use,
- reconstruct,
- restore,
- repair,
- demolish
- construct any new building or structure, or
- alter,
- remodel,
- move or

any existing property on the Dayton Register of Historic Places without review by the commission and without receipt of a certificate of appropriateness, or in the case of demolition, a waiver, as a result of the review.

The review shall apply to all features of the property, interior and exterior that contribute to its designation and are listed on the nomination form. Information required by the commission to review the proposed changes is established in the rules.

**DEFINITION:** *"Ordinary repair and maintenance" means work for which a permit issued by the City of Dayton is not required by law, and where the purpose and effect of such work is to correct any deterioration or decay of or damage to the real property or structure appurtenance therein and to restore the same, as nearly as may be practicable, to the condition prior to the occurrence of such deterioration, decay or damage.*

## When are activities exempt?

**DMC 5-18.24** - Review of changes to Dayton Register of Historic Places Properties.

(B) Exemptions. The following activities do not require a certificate of appropriateness or review by the commission; ordinary repair and maintenance, which includes painting, or emergency measures defined in section 5-18.12