

CITY OF DAYTON

COMPREHENSIVE

LAND USE PLAN

HISTORIC ELEMENT

HISTORIC PRESERVATION ~~PROGRAMS~~ OVERVIEW

The City recognizes the importance of protecting and preserving its historic~~al~~ resources, such as 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 the~~ 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. Then on November 10, 1992 the City adopted its first historic preservation ordinance (Ord. 1544) to carry out this mission.

DAYTON HISTORIC PRESERVATION COMMISSION

The Dayton Historic Preservation Commission (DHPC) acts in an advisory capacity to the City Council and responsibilities include, but are not limited to:

- a. Review nominations to the National Register of Historic Places submitted to DAHP;
- b. Conduct, maintain and update a comprehensive inventory of historic resources within the City of Dayton;
- c. Establish and maintain a local register of historic places;
- d. Review and comment upon projects which impact historic resources;

- e. Undertake public awareness efforts on historic preservation issues;
- f. Explore various local, state, and federal programs offering funding, preferential tax treatment, and technical assistance for historic properties;
- g. Make recommendations with regard to City policy on land use, zoning, and design standards when applicable to historic preservation;
- h. Conduct review of projects on the local historic register, whether through an advisory or regulatory process for compliance with the Secretary of Interior Standards and/or District Design Guidelines as adopted by the City; and,
- i. Evaluate Special Valuation applications for compliance with the City's program.

HISTORIC REGISTER NOMINATIONS

Nominations to both the National Register of Historic Places and the Washington Heritage Register are made ~~to the on a Standard National Register Inventory nomination form, available from the~~ State ~~Office Department~~ of Archaeology and Historic Preservation (DAHP). ~~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 for~~ the property.

~~The state office~~DAHP first reviews all nominations originating in this state before being put before the ~~state 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 State Advisory council 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~~State Advisory Council and National 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” and is one of sixteen communities with this honor in Washington State, see www.preserveamerica.gov.

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 Certified Local Government (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 and testing of archaeological sites;
- ~~Preparation of n~~ominatio preparation of local properties to the National Register of Historic Places;
- ~~Activities related to C~~omprehensive community planning activities, such as providing staff support for a CLG's historic preservation commission, and developing published design guidelines or amending preservation ordinances;
- ~~Preparing P~~reservation plans for the protection of local historic resources;
- ~~Testing archaeological sites to determine their significance or p~~rograms for public education in historic preservation, such as preparing and producing exhibits and multimedia materials brochures concerning local historical resources and their protection; and,
- ~~the activities of the historic preservation commission preparing special~~ 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.~~

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

CLGs may also apply for funds not specifically earmarked for CLGs. Other sources for funding may include the National Park Service, National Trust for Historic Preservation, privately-funded grants, scholarships, fellowships, and funding sources for restoring a primary residence; see www.preservationdirectory.com.

~~TAX~~ INCENTIVES

Tax Reform Act of 1986 - 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 rental 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.

Additionally, under this tax reform a 10% rehabilitation tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. As with the 20% rehabilitation tax credit, the 10% credit applies only to buildings—not to ships, bridges or other structures. The rehabilitation must be substantial, exceeding either \$5,000 or the adjusted basis of the property, whichever is greater. And the property must be depreciable. The 10% credit applies only to buildings rehabilitated for non-residential uses. Rental housing would thus not qualify. Hotels, however, would qualify. They are considered to be in commercial use, not residential. Historic Preservation Tax Incentives, Page 16, <https://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>.

The National Park Service strongly advises all to consult an accountant, tax attorney, or other professional tax advisor, legal counsel, or the Internal Revenue Service for help in determining whether the above incentives apply to their own situations.

Special Valuation - 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 for~~ “special valuation” ~~for of certain historic properties within the state.~~ The specific requirements and process for this program is contained within the Dayton Municipal Code, DMC [REDACTED]. 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 Certified Local Governments CLGs are eligible to pass tax relief to the public. The ~~local government~~ City of Dayton ~~has identifies-identified~~ the types of historic properties that are eligible for ~~Special valuation~~ Valuation and ~~has designates~~ designated the Dayton Historic Preservation Commission (DHPC) as the local review board ~~that which will~~ reviews applications. Eligible properties that undergo substantial rehabilitation may receive ~~special~~ Special valuation Valuation if the DHPC 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.

Zoning Overlays – Zoning overlays are used as tools to provide incentives allowing additional uses, modified review processes and/or modified standards within a specified historic district, such as, relief from required parking.

Other - Additional incentives may be authorized for beneficial placement of public improvements or amenities, or the like on private and/or public property, or revised review processes, such as, street improvements or approvals to complete major repair in the case of flood damage to of

HISTORIC REGISTERS

The three registers: national, state and local provide three separate levels of significance for historic resources.

Dayton's NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is an honorary designation. The City of Dayton has three historic districts listed on ~~the this historic register - National Register of Historic Places~~ one commercial and two residential and one commercial which are shown in Figure HP-1. These are the: districts and year each were established are:

Downtown Dayton Historic District - National (DDHD-N) – 1999,
Southside ~~National~~ Historic District - National (SSHD-N) - 1986, and,
Washington Street ~~National~~ Historic District - National (WSHD-N) - 1986.

Downtown Dayton National Historic District

There are also several individually listed national resources ~~residences listed~~ within and outside these national districts.

| Add Map of the national districts PDF INSERT

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WASHINGTON HERITAGE REGISTER

The Washington Heritage Register is an official listing of historically significant sites and properties and includes districts, sites, buildings, structures, and objects that have been identified and documented as being significant in local or state history, architecture, archaeology, engineering or culture. The program was established in 1971 as an alternative to National Register. It is strictly an honorary designation and raises the public awareness about historic and cultural values. Many of the national registered properties are also listed on the Washington Heritage Register such as the three historic districts shown in Figure HP-1.

DAYTON'S LOCAL REGISTER OF HISTORIC PLACES

~~The three districts noted above are also listed on the local Dayton Register of Historic Places along with several individual listings of houses on the local 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 on the zoning overlay map for the Dayton Historic Register of Historic Places, shown on Figure HP-1 below.~~

The local Dayton Register of Historic Places (DRHP) includes both district and individual listings of resources. Any building, structure, site, object, or district may be designated for inclusion in the ~~Dayton Register of Historic Places~~DRHP, 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 in historic context. [DMC 5-18. 20-24]

Historic context is patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning and significance within history or prehistory is made clear. Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. Historic context may relate to an event or series of events, pattern of development, building form, architectural style, engineering technique, landscape, artistic value, use of materials or methods of construction, or be associated with the life of an important person; also the setting in which a historic element, site, structure, street, or district exists.

The local Downtown Dayton Historic District (DDHD) includes the oldest existing railroad station in Washington (1881) and the Columbia County Courthouse, the oldest Washington State Courthouse still in use. The DDHD is shown on the Zoning Overlay Map for the DRHP, shown on Figure HP-2.

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DOWNTOWN DAYTON HISTORIC DISTRICT

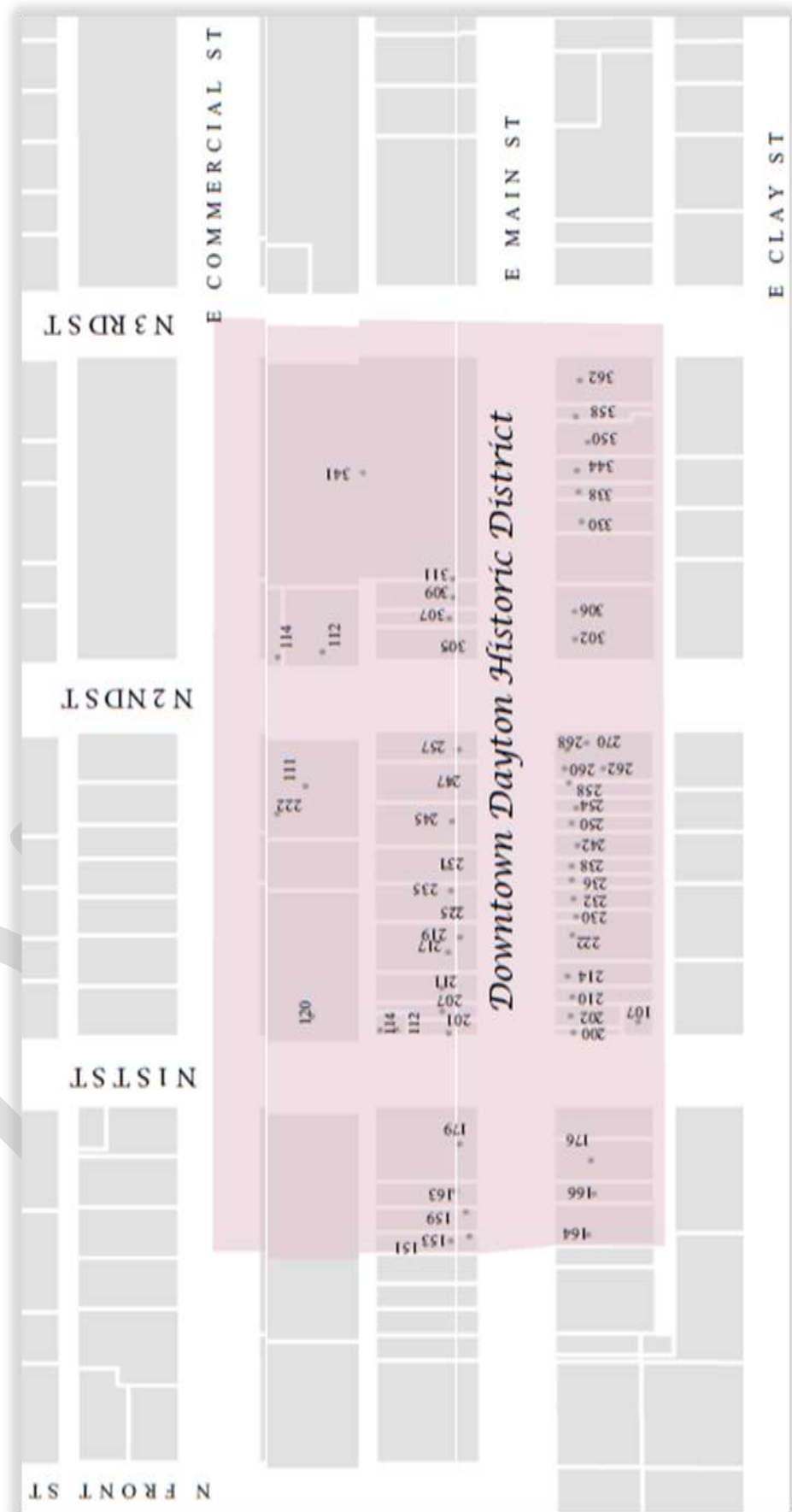


Figure HP-2 DOWNTOWN DISTRICT SHADED IN PINK

GOALS, POLICIES AND OBJECTIVES

Goal HP-1 Preserve historic, architectural and cultural resources to:

- Retain our connection to the past,
- Enhance community values, and,
- Leave a historical legacy for future generations.

Commentary - Dayton's historic structures and places are important to all residents of the City. Not only do they contain the City's beginnings, but they are also where the City's more prominent landmarks are located.

~~Goal HP-1: Preserve and enhance the buildings and properties in Dayton that are historically significant or of architectural importance. Community Objective HP-1.1: The City should encourage development that is compatible with the existing historic integrity of the community.~~

DAYTON HISTORIC PRESERVATION COMMISSION (DHPC)

Policy HP-1.1 Use the expertise of the Dayton Historic Preservation Commission in matters that relate to the preservation of City's heritage and strategies to retain a sense of the past in the current day and future City of Dayton.

Policy HP-1.2 Utilize the Dayton Historic Preservation Commission for all advisory and regulatory design review associated with historic resources.

Policy HP-1.3 Dayton Historic Preservation Commission (DHPC) Certificate of Approval (COA) decisions and Advisory Review Certificate recommendations (ARC) should include economically feasible alternatives, whenever possible.

Commentary – There are two types of project review processes used by the DHPC. The first process is the Certificate of Approval (COA) which is the regulatory design process, whereby the decision of the DHPC is final and a project must be in compliance, unless over ruled on appeal. The second process is the Advisory Review Certificate (ARC) which is the advisory design process, whereby compliance with the advisory review certificate recommendations of the DHPC are optional.

The policies contained in the Historic Preservation Element provide direction for use of these processes under the Dayton Municipal Code.

GENERAL

Policy HP-1.4 Encourage the retention of significant historic and cultural resources which foster community identity and pride.

Policy HP-1.5 Encourage revitalization of older housing stock, preservation of neighborhood patterns, and the marking of important sites.

Policy HP-1.6 Development should be compatible with the existing historic fabric of the community.

Commentary - *The main architectural themes from the 1870's through the mid 1950's have already been identified in the inventory(s). These themes are encouraged in the consideration in the design of 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. Instead, sensitivity to surrounding buildings and use patterns must be considered for harmonious design.*

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.~~

PRESERVATION AND PROPERTY RIGHTS

Policy HP-1.7 Preservation is to be approached in a positive manner. The rights of property owners should be respected.

Commentary –

- *The Dayton City Council has ultimate authority as to whether a property or district is added to or removed from the Dayton Register of Historic Places.*

- When a property owner(s) agrees to list their property(s) on the local register of historic places and the City designates the listing(s), both the owner(s) and City are agreeing to a long term commitment for the preservation of the resource(s).
- All property owners within the City of Dayton are to maintain their property(s) and keep structures in good repair, whether the property is designated as historic or not.

The Dayton Historic Preservation Commission acts primarily in an advisory capacity to the City Council. Various responsibilities of this Commission 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;
- 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.

INDIVIDUAL PROPERTIES and LOCAL DRHP LISTINGS

Policy HP-1.8 An individual property owner with property eligible for listing in the local Dayton Register of Historic Places (DRHP) should have the right to choose whether to be listed individually in the local register or not.

Policy HP-1.9 A property owner who desires to individually list their property on the local Dayton Register of Historic Places will be governed by regulatory review through a Certificate of Approval (COA).

Policy HP-1.10 A residential property individually listed in the local Dayton Register of Historic Places (DRHP) is to remain in the DRHP, except when:

- The Commission makes a finding that a property is no longer deemed appropriate for designation and the property should be removed from the register.
- A property owner of individually listed property may choose to remove their property from the DRHP, provided that the owner is not currently receiving or benefiting from incentives associated with the designation of the property on the register.

LOCAL DISTRICT LISTINGS

Policy HP-1.11 When forming a new local residential historic district, there must be a supermajority within the group of property owners who support the listing of their property within the Dayton Register Historic District.

Policy HP-1.12 Residential property owners who desire to form a new district on the Dayton Register of Historic Places should be given the choice of governance as a group:

- Regulatory review through a Certificate of Approval (COA); or,
- Advisory review through an Advisory Review Certificate (ARC).

Policy HP-1.13 Properties within a local historic district in the Dayton Register of Historic Places should be contiguous. A local historic district must contain contributing properties and may contain non- contributing properties.

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.

INCENTIVES

Policy HP-1.15 Special Valuation tax incentives should be available to all eligible properties in the local Dayton Register of Historic Places (DRHP). Eligible properties include:

- Individually listed properties in the DRHP; and
- Contributing properties within a Local Register Historic District in the DRHP.

Policy HP-1.16 Placeholder for policy regarding zoning incentives

Policy HP-1.17 Local district property owners should receive benefits of zoning incentives, if the property owners as a district have agreed to the Certificate of Approval (regulatory) review process for preservation, rehabilitation, restoration, and new construction projects.

DOWNTOWN DAYTON HISTORIC DISTRICT

Commentary - The Downtown Dayton Historic District (DDHD) is the heart of the City. It defines our culture and community. It represents a large public and private investment; creating a positive community image, being the focal point of the community and preserving historic architectural resources.

Our DDHD historic buildings attract visitors, due to their historic character and well cared for appearance. Economic development is framed within the context of preserving historic architecture and presenting history. Everyone, not just the downtown business owners, benefits from our historic downtown. Our greater community has a stake in the economic health of the downtown. A healthy DDHD protects property values not only in the commercial areas, but in the surrounding areas as well.

The DDHD is designated as a national, state and local register district (DDHD-N, DDHD-S and DDHD) signifying its historic importance. The local DDHD and Design Guidelines were adopted as a Subarea Plan of the Comprehensive Plan, under Ordinance # 1873 on February 9, 2015 to guide future changes within the district. This subarea plan is included as APPENDIX B.

Policy HP-1.18 The Downtown Dayton Historic District (DDHD) is the premier historic district within the City of Dayton. As such, the DDHD will continue to be supported through the DDHD Subarea Plan, COA process, and Zoning Overlay. The DDHD shall continue, unless the district is no longer deemed appropriate for designation.

Policy HP-1.19 To sustain the aesthetic, cultural and economic standing of Downtown Dayton Historic District without conflict with community economic

development goals, it is essential that preservation, rehabilitation, restoration, and new construction projects are congruent with existing historic structures.

DESIGN GUIDELINES

Policy HP-1.20 ~~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 Register Historic Districts.

Commentary ~~–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 Dayton Historic Preservation Commission and City Council. The Design Guidelines inform about design policies in the districts and provide direction on preserving the integrity of the community's historic resources through congruous preservation, restoration, rehabilitation, and new construction, and alterations.*

Objective HP1.20.A Adopt design guidelines as part of the comprehensive plan subarea for each historic district, as a means to recognize such guidelines as City policy under the Comprehensive Plan.

Objective HP1.20.B ~~Policy HP1.2.2~~ Design guidelines should are to assure address the distinct rhythms, diversity of architectural form, and architectural details which give the historic buildings their architectural styling. Additionally, the guidelines are to address the methods for implementing changes to historic structures through preservation, rehabilitation, restoration, and new construction. restoration rehab, are retain when possible Design guidelines should be utilized by the property owner in the development of all project proposals and prior to submittal of a Certificate of Approval (COA) or an Advisory Review Certificate (ARC) as may be required. ~~–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 # 1873 on February 9, 2015 and are included as APPENDIX B.*~~