

SECTIONS 1-4 DHPC APPROVED, except for specific edits & additions by staff are listed with date of change or as highlighted. **Note:** Other track changes are in reference to DHPC edits made on 3/8/17. 5/24/2017 - Updated for terms “designation” and “Commission”

Section 1: Title. Historic Preservation. **DHPC APPROVED**

Section 2: Purpose. **DHPC APPROVED**

The purpose of this chapter is to provide for the identification, evaluation, designation, and protection of historic and cultural resources within the City of Dayton in a positive, manner as prescribed within the Dayton Comprehensive Plan for future generations; and preserve and rehabilitate eligible historic resources within the City of Dayton in order to:

- A. Safeguard the heritage of the city as represented by those buildings, districts, objects, sites and structures which reflect significant elements of Dayton history;
- B. Foster civic and neighborhood pride in the beauty and accomplishments of the past, and a sense of identity based on Dayton history;
- C. Preserve and encourage harmonious architectural styles within historic districts;
- D. Promote the use of historic buildings and structures within districts for the economic prosperity, education, inspiration and general welfare of the people of the city;
- E. Stabilize or improve the aesthetic and economic vitality and values of such sites, improvements and objects;
- F. Assist, encourage and provide incentives to private owners for preservation, restoration, redevelopment and use of outstanding historic buildings, districts, objects, sites and structures;
- G. Preserve and rehabilitate eligible historic properties within the City of Dayton for future generations through special valuation, a property tax incentive;
- H. Promote and facilitate the early identification and resolution of conflicts between preservation of historic resources and alternative land uses; and
- I. Conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment.

Section 3: Applicability. **DHPC APPROVED**

No provision of this title shall be construed to prevent the ordinary maintenance of a historic resource when such action does not involve a change in design, materials, or appearance.

Section 4: Definitions. **DHPC APPROVED, except as highlighted below in yellow**

The following definitions apply to terms used in this title. Terms not defined have their commonly construed meaning:

Actual cost of rehabilitation: Actual cost of rehabilitation means costs incurred within 24 months prior to the date of application and directly resulting from one or more of the following:

1. improvements to an existing building located on or within the perimeters of the original structure; or
2. improvements outside of but directly attached to the original structure which are necessary to make the building fully useable but shall not include rentable/habitable floor space attributable to new construction; or
3. architectural and engineering services attributable to the design of the improvements; or
4. all costs defined as "qualified rehabilitation expenditures" for purposes of the federal historic preservation investment tax credit.

“Excluded from this definition” placed at beginning of sentence for clarity” 3/9/17 KJS

Alteration: An addition, removal, or reconfiguration that changes the appearance of a historic resource. **Excluded from this definition is painting,** (when color is not specifically noted in the Record of Designation), and ordinary maintenance. ~~are excluded from this definition.~~
6/1/2017 KJS

Advisory Review Certificate (ARC): A **document written decision** issued by the Dayton Historic Preservation Commission ~~certifying~~ **stating** that the applicant has satisfactorily met the requirements of this title for submittal of plans for review and advice only by the Commission for the alteration of a historic **structure resource**.

Building: A house, barn, church, hotel, or similar construction created principally to shelter any form of human activity.

6/1/2017 KJS

Certificate of Approval (COA): A **document written decision** issued by the Dayton Historic Preservation Commission ~~certifying~~ **stating** that the applicant has satisfactorily met the requirements of this title for the alteration of a historic **structure resource**.

Certified local government (CLG): Dayton as a local government has been certified by the state historic preservation officer as having established its own historic preservation commission and a program meeting federal and state standards.

Contributing: A building, structure, object, or site originally constructed within the applicable period of significance that retains and exhibits sufficient integrity (location, design, setting, materials, workmanship, and association) to convey a sense of history. These properties strengthen the historic integrity of an existing or potential historic district.

Cost: The actual cost of rehabilitation, which cost shall be the minimum threshold required by the State of Washington for the assessed valuation of the historic property under the Special Valuation Program. Reference -RCW 84.26.020 or any subsequent amendment.

Dayton Historic Preservation Commission (DHPC) or Commission: The Commission is authorized under **DMC Section 5-18.16** thereof. The Commission is the local review board referenced in Chapter RCW 84.26 and WAC Chapter 254-20 for the review of special valuation of historic properties.

Dayton Historic Resource Inventory (DHRI): The DHRI is a comprehensive inventory of historic resources within the boundaries of the City of Dayton. The DHRI includes records of buildings, structures, objects, and sites recorded by the City of Dayton used to identify historic resources potentially eligible for designation in the Dayton Register of Historic Places.

Dayton Register of Historic Places (DRHP): The list of local historic resources officially designated and recognized by the City of Dayton as important to its history and is afforded protection under this title, including a building, structure, site, object, or district in the Dayton Register of Historic Places.

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Design guidelines. The Secretary of the Interior’s Standards for the Treatment of Historic Properties are the design guidelines for properties on the DRHP, unless more specific design guidelines are adopted by the city.

District: A geographically definable area, small or large, possessing a significant concentration, linkage, or continuity of sites buildings, structures, and/or objects united by past events, architecture or aesthetic, ally by plan or physical development. In this title, the term is in reference to a district on the DRHP, unless specifically otherwise noted.

Emergency repair: Work necessary to prevent destruction or dilapidation to real property or structural appurtenances immediately threatened or damaged by fire, flood, earthquake or other disaster.

6/1/2017 KJS

Historic Demolition Certificate (HDC): A document written decision issued by the Dayton Historic Preservation Commission certifying stating that the applicant has satisfactorily met the provisions of this title for historic demolition.

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Historic Demolition:

1. Historic demolition (or partial historic demolition)” means the destruction or removal, or relocation, of a building, structure, or object in whole or in part.
2. Historic demolition (or partial historic demolition) pertains to the destruction, removal, or relocation of significant features of a building that are important to defining the building’s, structure’s, or object’s historic character.
3. Historic demolition (or partial historic demolition) does not include:
 - a. The removal of past additions for the express purpose of restoration of a building, structure or object to its historic appearance, form, or function;
 - b. The destruction or removal of portions of a building, structure or object that are not significant to defining its historic character; and
 - c. Alterations as allowed pursuant to a COA or ARC, as applicable under this title.

Historic Integrity: The quality of wholeness of historic location, design, setting, materials, workmanship, and/or association of a historic resource, as opposed to its physical condition.

Historic Preservation Staff or staff: The city planning department director or delegated staff who is responsible for providing staff resources to the Commission.

Historic Resource: A building, structure, object, site, or district that is at least fifty (50) years old or is of exceptional significance and potentially meets the age, integrity, and significance criteria for designation in the Dayton Register of Historic Places, but may not necessarily be recorded in an inventory of historic resource.

Historic Significance: The physical association of a building, structure, site, object, or district with historic events, trends, persons, architecture, method of construction, or that have yielded or may yield information important in prehistory or history.

Review after incentives are determined, revise as needed.

Incentives: Rights or privileges or combination thereof which the city council, or other local, state, or federal public body or agency, by virtue of applicable present or future legislation,

may be authorized to grant or obtain for the owner(s) of register properties. Examples of economic incentives include, but are not limited to, tax relief, conditional use permits, rezoning, street vacation, facade easements, gifts, beneficial placement of public improvements or amenities, or the like.

National Register of Historic Places or National Register: The nation’s official list of buildings, structures, sites, objects, and districts significant to our cultural history because of their documented importance to our history, architectural history, engineering, or cultural heritage. The National Park Service in Washington, D.C. maintains the National Register.

Non-Contributing: A building, structure, object, or site that does not retain or exhibit sufficient integrity (location, design, setting, materials, workmanship, and association) to convey a sense of history. Properties without any contributing resource do not strengthen the historic integrity of an existing or potential historic district in their current condition. The resource may or may not have been originally constructed within the applicable period of significance.

Not in Period: A building, structure, object, or site that was originally constructed outside the applicable period of significance.

Notice on Title – A recorded document stating the property designation on the DRHP and alerting future owners of the designation.

Object: A thing of functional, aesthetic, cultural, historical, or scientific value, such as, a fountain, sculpture, monument, milepost, vehicle, aircraft, etc., but not including a building or structure.

Ordinary Maintenance: Activities that do not remove materials or alter qualities that make a historic resource eligible for designation in the DRHP, including cleaning, painting (when color is not specifically noted in DRHP’s Record of Designation), and limited replacement of siding, trim, and window components when such material is beyond repair and where the new piece is of the same size, dimension, material, and finish as that of the original historic material.

Owner of property: The fee simple owner of record as exists on the Columbia County Assessor’s records.

Period of Significance: The time period, from one to several years or decades, during which a historic resource was associated with an important historic event(s), trend(s), person(s), architecture, or method(s) of construction.

Record of Designation: The official document created that describes how a historic resource meets the criteria for designation in the DRHP by the Dayton Historic Preservation Commission.

Rehabilitation: The process of returning a historic resource to a state of utility through repair or alteration, which makes possible an efficient use while preserving those portions and features of the historic resource and its site that convey its historic significance.

KJS 6/1/2017

Relocation: The removal ~~from~~ or moving of an historic resource from its original location.

Site: The location of a significant event, prehistoric or historic occupation or activity, or location of a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of any existing building, structure, or object.

Significance or significant: Local, state, or national significance helps in the understanding of the history of the local, state, or nation area (whichever is applicable) by illuminating the local, statewide, or nationwide impact of the events or persons associated with the property, or its architectural style having information potential. The local area can include the City of Dayton, Columbia County, or Southeast Washington, or a modest geographic or cultural area, such as a neighborhood. Local significance may apply to a property that illustrates a theme that is important to one or more localities; state significance to a theme important to the history of the state; and national significance to property of exceptional value in representing or illustrating an important theme in the history of the nation.

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Special valuation eligible class of properties: All individual properties designated on the Dayton Register of Historic Places (DRHP) ~~or and properties~~ certified as contributing to a district in the DRHP. ~~Dayton Register Historic District.~~

Special valuation for historic properties or special valuation: The local option program which when implemented makes available to property owners a special tax valuation for rehabilitation of historic properties under which the assessed value of an eligible historic property is determined at a rate that excludes, for up to ten years, the actual cost of the rehabilitation. (RCW Chapter 84.26.)

Streetscape: The physical parts and aesthetic qualities of a public right-of-way and adjacent lands, including the roadway, gutter, tree lawn, sidewalk, retaining wall, landscaping and building setback.

Structure: A functional construction made usually for purposes other than creating human shelter, such as an aircraft, bridge, fence, dam, play structure, tunnel, etc.

Washington Heritage Register: The official list of historically significant sites and properties found throughout the state. The list is maintained by the Department of Archaeology & Historic Preservation 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.

Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties (State Advisory Council's Standards): The rehabilitation and maintenance standards used by the Commission as minimum requirements for determining whether or not an historic property is eligible for special valuation and whether or not the property continues to be eligible for special valuation once it has been so classified.