



Dayton Historic Preservation Commission

Regular Meeting Agenda

Date: April 22, 2020 Time: 6:00 PM

Place: ZOOM! See next page for instructions to join

A. CALL TO ORDER

B. ROLL CALL

C. ADOPTION OF MINUTES

A. January 22, 2020

D. DESIGN/SPECIAL VALUATION REVIEW

A. COA 2020-02 – My Dad’s Place

E. UNFINISHED BUSINESS

A. Main Street Sign Report (Staff)

B. Pietrzycki Park Sign Report (Smith)

F. NEW BUSINESS

A. Project ideas and discussion

B. Ginny Butler reappointed confirmed; updated roster

C. SHB 2868

G. OTHER BUSINESS

A. 2020 Chair and Vice-Chair Nominations and Elections (see bylaws for guidance)

H. ADJOURNMENT

Next Scheduled Meeting

May 27, 2020 @ 6:00 pm

111 South 1st Street, Dayton, Washington 99328

Meeting might be held via tele-conference

Meagan Bailey is inviting you to a scheduled Zoom meeting.

Topic: Dayton Historic Preservation Commission

Time: Apr 22, 2020 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85449267681>

Meeting ID: 854 4926 7681

One tap mobile

+16699009128,,85449267681# US (San Jose)

+13462487799,,85449267681# US (Houston)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 253 215 8782 US

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

Meeting ID: 854 4926 7681

Find your local number: <https://us02web.zoom.us/u/kdDB5dOzg>



Dayton Historic Preservation Commission

Regular Meeting Minutes

Date: January 22, 2020 **Time:** 6:00 PM

Place: 111 South 1st Street, Dayton, Washington 99328

A. CALL TO ORDER

- A. Chair Mike Smith called to order the regular meeting of the Dayton Historic Preservation Commission at 6:00 PM.

B. ROLL CALL

- A. Members present: Mike Smith, Ginny Butler, Carole Lane, and J.J. Dippel

Members absent: Rusty Figgins

Staff present: Meagan Bailey, Director of Planning & Community Development

Others present: Zac Weatherford, Mayor; and Lincoln Short, COA Representative

C. ADOPTION OF MINUTES

- A. December 18, 2019

- i. A motion was made by Butler and seconded by Lane to approve the December 18, 2019 meeting minutes as presented; none opposed. Minutes approved.

D. DESIGN/SPECIAL VALUATION REVIEW

- A. COA 2020-01: NW Grain Growers (210 E. Main St.)

- i. Lincoln Short with Northwest Grain Growers was present to answer questions and provide more project details on the request COA. The sign is being replaced due to the name of the company changing, with the general goal of having the same sign at all three locations, including Dayton, Walla Walla, and St. John. The sign is made of metal, and the lights will be behind the lettering and logo to provide that "halo" effect. Short indicated that the company hired to create the sign is a well known and reputable company that creates quality products. Additionally, colors were selected to create an earthy appearance and be in sync with the business.
- ii. Smith read the Findings of Fact for the Certificate of Appropriateness as prepared. No opposition was presented to the Findings of Fact.

- iii. A motion was made by Lane and seconded by Butler to approve Certificate of Appropriateness 2020-01 for Northwest Grain Growers; none opposed. Motion carries. The Certificate of Appropriateness is issued as presented.

E. UNFINISHED BUSINESS

A. Downtown Dayton, Walking Tour Guide

- i. Additional review and revisions were discussed. Staff will incorporate the final changes and plan to distribute the brochure in February.

B. Main Street Sign Report (Staff)

- i. In order to avoid unbudgeted costs associated with required easements on private property at the initially desired location, a new location will need to be selected that is within the City right of way. Staff will review the site and present alternative locations at the next regular meeting.

C. Pietrzycki Park Sign Report

- i. Smith is actively working on sign design; the materials and shape of the sign have been decided upon but wording still needs to be worked out. Smith will continue to work on this and report back, potentially with design examples.

F. NEW BUSINESS

- A. None presented.

G. OTHER BUSINESS

- A. Dippel submitted her letter of resignation, effective Feb. 1, 2020. Staff will advertise the vacancy following council's formal acceptance of the resignation.
- B. Butler will be seeking reappointment to the commission, with a term ending 02/28/2023. Staff will request this request for reappointment at the next regular Council meeting.
- C. Lane informed the commission that historic site 5202 may appear quite different today than the original picture due to the addition of riprap following the 1996 flood. Staff will coordinate with FEMA to try to obtain additional information.
- D. Butler shared information and materials received at a recent training she attended in Spokane, attached herein as exhibit A. The training and documents help in clarifying the differences between the local, state, and federal registries.

Preservation 101

1. Welcome

2. Statewide Partners

Washington Trust for Historic Preservation
preservewa.org

Jennifer Mortensen, Outreach Director
jmortensen@preservewa.org, 206-462-2999

Breanne Durham, Main Street Director
bdurham@preservewa.org, 206-489-2287

3. Local Partners

Spokane Preservation Advocates
spokanepreservation.org

Dave Shockley
info@spokanepreservation.org, 509-344-1065

Spokane City/County Historic Preservation Office
historicspokane.org

Megan Duvall, Historic Preservation Officer
mduvall@spokanecity.org, 509-625-6543

Logan Camporeale, Historic Preservation Specialist
lcamporeale@spokanecity.org, 509-625-6634

4. Historic Preservation Advocacy

5. National, State, and Local Designations

6. Case Study: Browne's Addition

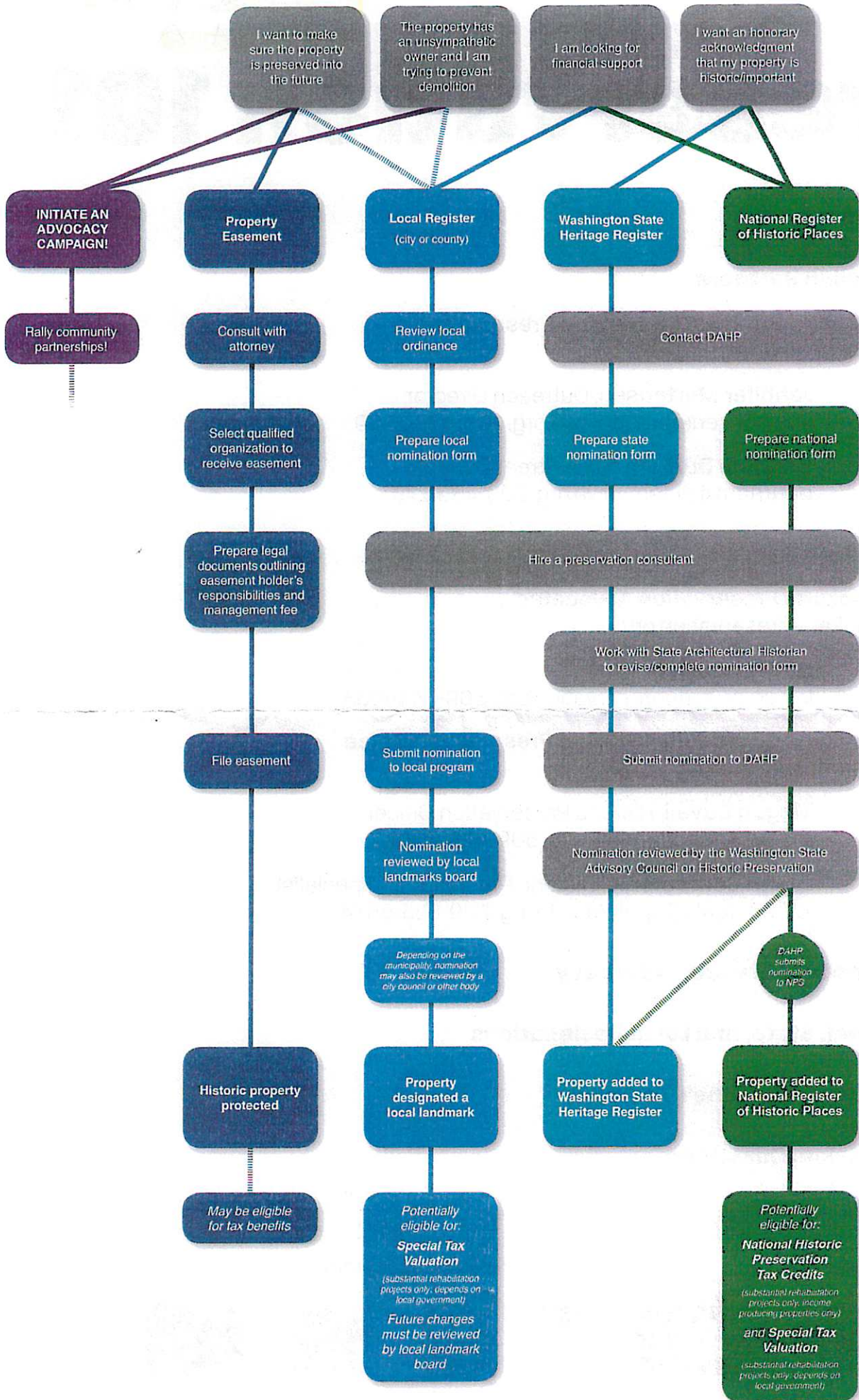
7. Conclusion/Questions

Presented by:



With support from:





I want to make sure the property is preserved into the future

The property has an unsympathetic owner and I am trying to prevent demolition

I am looking for financial support

I want an honorary acknowledgment that my property is historic/important

INITIATE AN ADVOCACY CAMPAIGN!

Property Easement

Local Register (city or county)

Washington State Heritage Register

National Register of Historic Places

Rally community partnerships!

Consult with attorney

Review local ordinance

Contact DAHP

Select qualified organization to receive easement

Prepare local nomination form

Prepare state nomination form

Prepare national nomination form

Prepare legal documents outlining easement holder's responsibilities and management fee

Hire a preservation consultant

Work with State Architectural Historian to revise/complete nomination form

File easement

Submit nomination to local program

Submit nomination to DAHP

Historic property protected

Nomination reviewed by local landmarks board

Nomination reviewed by the Washington State Advisory Council on Historic Preservation

Depending on the municipality, nomination may also be reviewed by a city council or other body

Property designated a local landmark

Property added to Washington State Heritage Register

Property added to National Register of Historic Places

May be eligible for tax benefits

*Potentially eligible for: **Special Tax Valuation** (substantial rehabilitation projects only, depends on local government) **Future changes must be reviewed by local landmark board***

*Potentially eligible for: **National Historic Preservation Tax Credits** (substantial rehabilitation projects only, income-producing properties only) **and Special Tax Valuation** (substantial rehabilitation projects only, depends on local government)*

DAHP submits nomination to NPS



Dayton Historic Preservation Commission

Certificate of Appropriateness

My Dad's Place – 127 East Main Street, Dayton, Washington 99328

April 22, 2020

COA 2020—02

WHEREAS, My Dad's Place has made an application for a Certificate of Appropriateness for 127 East Main Street, Dayton, Washington 99328; and,

WHEREAS, the proposal includes removing the existing lattice style windows and replacing with large single pane windows, or, "picture windows"; and,

WHEREAS, the proposed replacement will not increase or decrease the window size; and,

WHEREAS, the color scheme of the new windowsills and frames will be white, as are the existing windowsills and frames; and,

WHEREAS, the building is within the boundaries of the Downtown Dayton Historic District; and,

WHEREAS, the building is a contributing structure to the Downtown Dayton Historic District; and,

WHEREAS, the replacement of the windows, as presented, will not create a sense of false historicism; and,

WHEREAS, the replacement will not be detrimental to any historic buildings nearby.

NOW, THEREFORE, THE DAYTON HISTORIC PRESERVATION COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: The preceding Findings of Fact as stated above are hereby adopted.

Section 2: The commission hereby states that if a building or zoning code cannot be met by the design as approved herein, the applicant may not proceed with the installation without further amending the plans and requesting an amended Certificate of Appropriateness, if necessary. The applicant is responsible for complying with all applicable zoning and building codes and for receiving any necessary building permits prior to moving forward with the installation.

Section 3: Based upon the preceding Findings of Fact, the Commission grants a Certificate of Appropriateness to My Dad's Place for the window replacement as presented for My Dad's Place, 127 East Main Street, Dayton, Washington 99328.

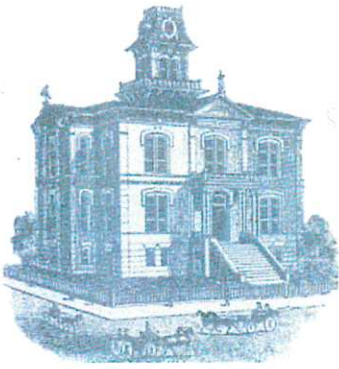
Approved by the Dayton Historic Preservation Commission on the 22nd day of April, 2020.

Dayton Historic Preservation Commission

Chair

Attest:

Meagan Bailey, CFM, Director of Planning & Community
Development



Dayton Historic Preservation Commission

111 South 1st Street, Dayton, Washington 99328

Phone: (509) 382-2361

Email: mbailey@daytonwa.com

DAYTON REGISTER OF HISTORIC PLACES Application for Certificate of Appropriateness (COA)

CITY of DAYTON

MAR 18 2020

PLANNING DEPARTMENT

Date Received _____

COA # _____

Meeting Date: _____

Dayton Historic Preservation Commission

City of Dayton

111 South 1st Street

Dayton, WA 99328

Property Address: 127 E Main St.

Applicant/Owner: Terry Bartlett

Mailing Address: 127 E Main St. Dayton Wa 99328

Daytime Phone: 541 908-1925 Fax: _____

**IMPORTANT: PLEASE READ THE GENERAL INFORMATION CAREFULLY
BEFORE COMPLETING THIS APPLICATION FORM.
APPLICATIONS ARE DUE SEVEN (7) DAYS BEFORE THE FOURTH (4TH)
WEDNESDAY OF EACH MONTH**

A Certificate of Appropriateness is requested for:

- Preservation
- Rehabilitation
- Restoration
- Reconstruction
- Demolition
- Other: Replacement of Current Windows
Back to an original Look

Required Documentation:

- Scale drawings (plans, elevations, sections, details)
- Photographs, slides
- Samples

Please describe proposed work in the space below:

R+R all Lattice windows and
Place Clear picture window back

Will you be removing or covering any original architectural features? If so, please specify (i.e. soffit, brackets, trim, windows, etc.)

Remove trim and replace as needed
around windows

I hereby certify that I am the owner of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent.

Certificates are referred to the Dayton Historic Preservation Commission for review. The Commission meets the fourth Wednesday of each month at Dayton City Hall, 111 S. 1st Street, Dayton, WA at 6:00 p.m. The completed application must be submitted no later than 7 days prior to the scheduled meeting. A Certificate of Appropriateness does not replace a building or zoning permit.

Handwritten signature of owner or authorized agent



Signature of Owner or Authorized Agent

3/15/2020
Date



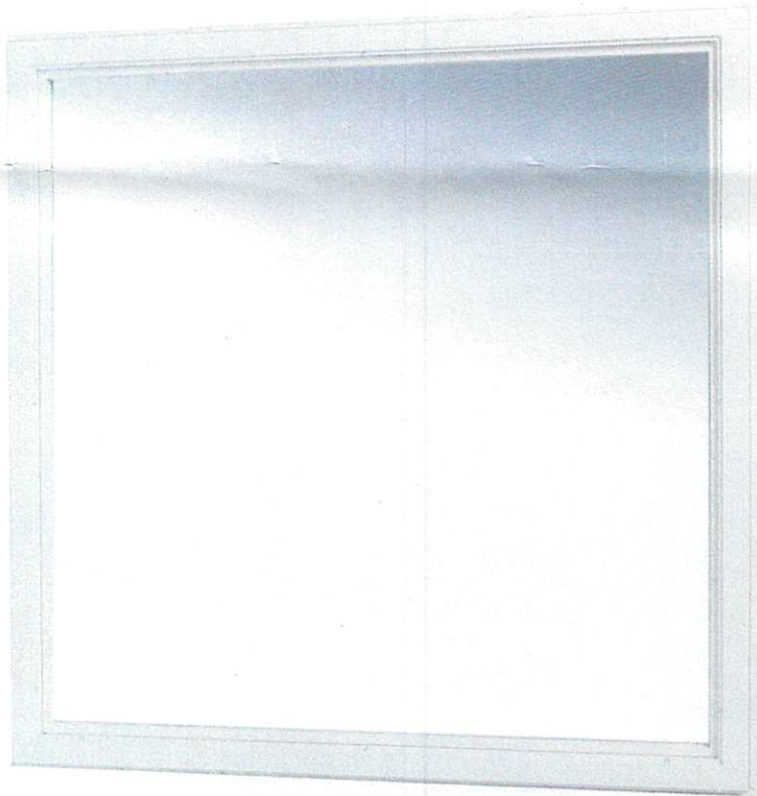
Lattice window to be
replaced by single large
window to give original appearance.



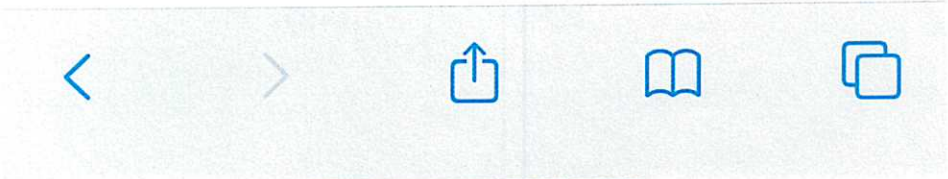
3:59



AA homedepot.com



Click or Tap Image to Zoom In



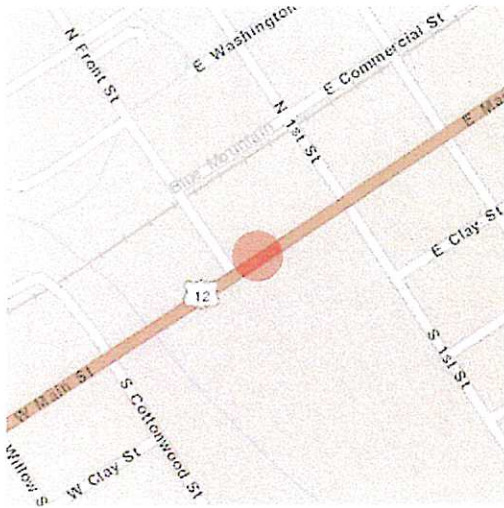


Historic Property Report

Resource Name: My Dad's Place (formerly Chapman's Furnace)

Property ID: 3281

Location



Address: 127 East Main, Dayton, WA, 99328
Tax No/Parcel No: 1-050-13-012-0001
Plat/Block/Lot: Day's Original Town, Block 39 Lot 12
Geographic Areas: Columbia County, T10R39E30, DAYTON Quadrangle

Information

Number of stories: 1

Construction Dates:

Construction Type	Year	Circa

Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

Historic Context:

Category
Architecture
Commerce

Architect/Engineer:

Category	Name or Company



Historic Property Report

Resource Name: My Dad's Place (formerly Chapman's Furnace)

Property ID: 3281

Inventory Details - 3/1/2004

Common name:

Date recorded: 3/1/2004

Field Recorder: Dayton Historic Preservation Commission

Field Site number: 1202

SHPO Determination

Detail Information

Characteristics:

Category	Item
Roof Material	Asphalt/Composition - Built Up
Structural System	Masonry - Brick
Plan	Rectangle
Foundation	Brick
Cladding	Brick - Common Bond
Roof Type	Flat with Parapet
Form Type	Commercial

Styles:

Period **Style Details**

Late 19th and Early 20th Century American Movements Commercial

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Significance narrative: 1985 record: Early history unknown. Now occupied on one half by Chapman's Furnace Service; the other side is vacant. It was probably an early storefront building. Nancy Compau - Field Recorder
2003 record: Building does not appear on 1916 Sanborn Map but is shown on 1943 Sanborn Map. Probably built by Harriet McCauley or Day Family. Record of ownership: Columbia REA 1977, Darrell Chapman H/AC 1984, Leo Fletcher 1989, To Gladys Fletcher 1993, Kay McFarland 1995, L Alan Puzas 1998, Terry Herrin 2003
2012 record: Herrin to Matthew & Rebecca McCauley Vargas (quit claim) 2011
2019 Update: Owner is Clarence Bartlett. Business called MY DAD'S PLACE PIZZA.

Physical description: 1985 record: A small one story building with exposed brick unpainted in common bond. The building has a large plain flat upper cornice and a store front cornice with a coursing of rowlock brick, a string course of crown molding and a plain undecorated fascia board. It has a recessed double entry, upper transom, windows have been painted, the bulkhead has been covered with plywood, it has an exposed pilaster on the left side.
2003 record: Building has been remodeled to look of an earlier period.
2012 record: Mailing address is 127 Main Street



Historic Property Report

Resource Name: My Dad's Place (formerly Chapman's
Furnace)

Property ID: 3281

Bibliography:

2003 record: Columbia County Assessor's Office tax records
UTM reference: Topozone
1916-1943 Sanborn Maps
2012 record: DHPC update
2019 record: DHPC Update

HISTORIC PROPERTY INVENTORY FORM

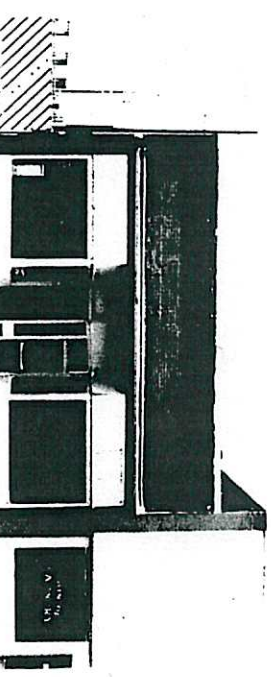
IDENTIFICATION SECTION

Site No. 1202
 Site Name: Historic Chapman's Furnace Service
 Common
 Field Recorder: ER
 Date Recorded: 11/22/85
 Owner's Name: 125 E. Main
 Street
 City/Town: Dayton
 County: Columbia
 Zip Code: 99328

LOCATION SECTION

Street Number: 125-129 E. Main
 City/Town: Dayton
 County: Columbia Twp. 10N Range 34E Sect 3C 1/4 Sect NW 1/4 Sect NE
 Tax No./Parcel No. _____
 UTM References _____ Zone _____ Easting _____ Northing _____

State of Washington
 Office of Archaeology and Historic Preservation
 111 W. 21st Ave. KL-11
 Olympia, WA 98504
 (206) 753-5010



Status: National Register
 State Register
 Survey/Inventory
 Determined Eligible
 Other (NHL, HABS, HAER) Indicate
 Classification _____ Date: _____
 District _____
 Site _____
 Building
 Structure
 Object

PHOTOGRAPHY
 Photography Neg. No.: 12:02
 (Roll No. + Frame No.)
 View: south facade
 Date: 11/22/85

DESCRIPTION SECTION

Materials & Features/Structural Types:

Roof Material: Wood Shingle
 Asbestos/Asphalt Shingle
 Slate
 Tar
 Metal (specify) _____
 Other (specify) _____
 Roof Type: Gable
 Flat
 Monitor
 Gambrel
 Shed
 Hip
 Pyramid
 Sawtooth
 Other (specify) _____

Foundation: Log
 Post & Pier
 Stone
 Concrete
 Block
 Poured
 Brick
 Other (specify) _____

Cladding (Exterior Wall Surfaces):

Log _____
 Horizontal Wood Siding Rustic/Novelty
 Clapboard
 Wood Shingle Split Shakes
 Re-sawn
 Machine Shingle

Asbestos/Asphalt Shingle

Brick Masonry
 Stone Masonry
 Stucco
 Terra Cotta
 Carrara Glass
 Aluminum Siding
 Other (specify) _____

Height/No. of Stories:

One
 One and one-half
 Two
 Two and one-half
 Three
 Other (specify) _____

Integrity: (include detailed description in 'Additional Description' section)

Additional description in 'Additional Description' section:
 Additions to house plan
 Changes to windows
 Changes to roof shape
 Changes to interior plan
 Other (specify) _____

<input checked="" type="checkbox"/>	Intact
<input type="checkbox"/>	Slight
<input checked="" type="checkbox"/>	Moderate
<input type="checkbox"/>	Excessive

Style/Form: (Check one or more of the following)

Pioneer/Homestead
 Greek Revival
 Gothic Revival
 Italianate
 Second Empire
 Stick/Eastlake
 Queen Anne
 Shingle Style
 Richardsonian Romanesque
 Chicago School/
 Sullivanesque
 Beau Arts Classicism
 Princess Anne
 Neo-Colonial
 Dutch Colonial
 Spanish Colonial
 English Revival
 Bungalow
 Craftsman
 American Foursquare/
 Classic Box
 Prairie Style
 Art Deco/Moderne
 Commercial Vernacular
 Vernacular
 Other (specify) Simple brick commercial

NARRATIVE SECTION

Areas of Significance / Study Unit Themes: (check one or more of the following)

- | | | |
|--|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> |
| <input type="checkbox"/> Architecture/Landscape Architecture | <input checked="" type="checkbox"/> Education | <input type="checkbox"/> Military |
| <input type="checkbox"/> Arts | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Politics/Government/Law |
| <input type="checkbox"/> Commerce | <input checked="" type="checkbox"/> Ethnic Heritage (Specify) _____ | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Science & Engineering |
| <input type="checkbox"/> Community Planning/Development | <input type="checkbox"/> Manufacturing/Industry | <input type="checkbox"/> Social Movements/Organizations |
| | | <input type="checkbox"/> Transportation |
| | | <input type="checkbox"/> Other (Specify) _____ |

Statement of Significance: (Reference names, dates, events, areas of significance/study unit themes)

Date of Construction: _____
 Architect/Builder: _____
 Historical Significance: _____

Early history-unknown. Now occupied on one half by Chapman's Furnace Service; the other side is vacant. It was probably an early storefront building.

Additional Description of Physical Appearance & Significant Architectural Features:
 (Architectural significance; can include interior & site features; address integrity issues specifically)

A small one story building with exposed brick unpainted in common bond. The building has a large plain flat upper cornice and a store front cornice with a coursing of rowlock brick, a string course of crown molding and a plain undecorated fascia board. It has a recessed double entry, upper transom windows have been painted, the bulkhead has been covered with plywood, it has an exposed plaster on the left side.

Major Bibliographic References: (include books, periodicals, manuscripts, newspapers, legal documents, maps, photos, oral sources, etc.)

CERTIFICATION OF ENROLLMENT

SUBSTITUTE HOUSE BILL 2868

66th Legislature
2020 Regular Session

Passed by the House February 13, 2020
Yeas 96 Nays 0

**Speaker of the House of
Representatives**

Passed by the Senate March 3, 2020
Yeas 49 Nays 0

President of the Senate

Approved

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **SUBSTITUTE HOUSE BILL 2868** as passed by the House of Representatives and the Senate on the dates hereon set forth.

Chief Clerk

FILED

**Secretary of State
State of Washington**

SUBSTITUTE HOUSE BILL 2868

Passed Legislature - 2020 Regular Session

State of Washington 66th Legislature 2020 Regular Session

By House Finance (originally sponsored by Representatives Blake and Walsh)

READ FIRST TIME 02/11/20.

1 AN ACT Relating to allowing for extensions of the special
2 valuation of historic property for certain properties; amending RCW
3 84.26.070 and 84.26.050; and creating a new section.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 84.26.070 and 1986 c 221 s 5 are each amended to
6 read as follows:

7 (1) The county assessor shall, for ten consecutive assessment
8 years following the calendar year in which application is made, place
9 a special valuation on property classified as eligible historic
10 property.

11 (2) The entitlement of property to the special valuation
12 provisions of this section shall be determined as of January 1. If
13 property becomes disqualified for the special valuation for any
14 reason, the property shall receive the special valuation for that
15 part of any year during which it remained qualified or the owner was
16 acting in the good faith belief that the property was qualified.

17 (3) At the conclusion of special valuation, the cost shall be
18 considered as new construction.

19 (4)(a) A property is eligible for two seven-year extensions of
20 the special valuation if:

1 (i) The property is located in a county that is listed as a
2 distressed area as reported by the state employment security
3 department and the city is under twenty thousand in population; and

4 (ii) The property continues to meet the criteria provided in RCW
5 84.26.030.

6 (b) Extensions must be applied for by the owner, upon forms
7 prescribed by the department of revenue and supplied by the county
8 assessor, at least ninety days prior to the expiration of the special
9 valuation.

10 (c) All extensions must be reviewed by the local review board and
11 may be approved or denied at the local review board's discretion.

12 (d) No extension may be provided under this subsection on or
13 after January 1, 2057.

14 **Sec. 2.** RCW 84.26.050 and 1986 c 221 s 4 are each amended to
15 read as follows:

16 (1) Within ten days after the filing of the application in the
17 county assessor's office, the county assessor shall refer each
18 application for classification to the local review board.

19 (2) The review board shall approve the application if the
20 property meets the criterion of RCW 84.26.030 and is not altered in a
21 way which adversely affects those elements which qualify it as
22 historically significant, and the owner enters into an agreement with
23 the review board which requires the owner for the ten-year period of
24 the classification to:

25 (a) Monitor the property for its continued qualification for the
26 special valuation;

27 (b) Comply with rehabilitation plans and minimum standards of
28 maintenance as defined in the agreement;

29 (c) Make the historic aspects of the property accessible to
30 public view one day a year, if the property is not visible from the
31 public right-of-way;

32 (d) Apply to the local review board for approval or denial of any
33 demolition or alteration; and

34 (e) Comply with any other provisions in the original agreement as
35 may be appropriate.

36 (3) Once an agreement between an owner and a review board has
37 become effective pursuant to this chapter, there shall be no changes
38 in standards of maintenance, public access, alteration, or report
39 requirements, or any other provisions of the agreement, during the

1 period of the classification without the approval of all parties to
2 the agreement.

3 (4) An application for classification as an eligible historic
4 property shall be approved or denied by the local review board before
5 December 31st of the calendar year in which the application is made.

6 (5) The local review board is authorized to examine the records
7 of applicants.

8 (6) No new applications may be approved on or after January 1,
9 2031.

10 NEW SECTION. **Sec. 3.** (1) This section is the tax preference
11 performance statement for the tax preference contained in sections 1
12 and 2, chapter . . ., Laws of 2020 (sections 1 and 2 of this act).
13 This performance statement is only intended to be used for subsequent
14 evaluation of the tax preference. It is not intended to create a
15 private right of action by any party or to be used to determine
16 eligibility for preferential tax treatment.

17 (2) The legislature categorizes this tax preference as one
18 intended to provide tax relief for certain businesses or individuals
19 as provided in RCW 82.32.808(2)(e).

20 (3) It is the legislature's specific public policy objective to
21 promote the revitalization of historic properties.

22 (4) If the review finds that the number of taxpayers claiming
23 this preference increases, then the legislature intends to extend the
24 expiration date of this tax preference.

25 (5) In order to obtain the data necessary to perform the review
26 in subsection (4) of this section, the joint legislative audit and
27 review committee may refer to any data collected by the state.

--- END ---

G. OFFICERS AND STAFF 1. The officers of this organization shall be Chair and Vice Chair. The Secretary, though present, shall not be a member. Should the need arise on a permanent or temporary basis, the necessary office shall be voted in by majority vote.

2. All officers shall perform their duties as prescribed by these by-laws and by parliamentary authority adopted by the organization. a. The election for Chair and Vice Chair shall be held at the regularly scheduled February meeting. Nominations shall be made from the floor and election held immediately before new business. The officers shall be elected for a one-year term or until their successors are elected, with their term of office beginning immediately after election.