



**CITY OF SILVERTON – HISTORIC LANDMARKS COMMISSION
REGULAR MEETING**

Silverton Community Center
421 S. Water Street
December 20, 2016 - 6:00 PM

AGENDA

I. ROLL CALL

II. BUSINESS FROM THE FLOOR –

Items not on the Agenda

III. DISCUSSION/ACTION ITEMS

3.1 Historic Design Review Application, HDR-16-03 –
Historic Design Review for an exterior alteration to an elevation facing a public right-of-way at 100 South Water Street, a building of secondary significance.

IV. ADJOURN

AMERICANS WITH DISABILITIES ACT: The City of Silverton intends to comply with the A.D.A. The meeting location is accessible to individuals needing special accommodations such as an interpreter for the hearing impaired or other special accommodations. To participate, please contact the Community Development Department Administrative Assistant at 503-874-2207 at least 48 hours prior to the meeting.

A copy of the Agenda and background materials provided to the Historic Landmarks Commission is available for public review in the Community Development Department Office, Monday –Friday, 8:00 a.m. to 5:00 p.m. Written comments may be filed with the Community Development Department, prior to the public hearing or you may attend the hearing and testify in person or in writing on these applications. Additional information and/or review of this application may be obtained at Silverton City Hall, 306 South Water Street or by contacting the Community Development Department at (503) 874-2207. Copies of the staff report will be available seven (7) days prior to the public hearing. All documents will be available on our website at www.silverton.or.us.



City of Silverton
Community Development
306 South Water Street
Silverton, OR 97381

STAFF REPORT

PROCEDURE TYPE III

LAND USE DISTRICT:

DC, DOWNTOWN COMMERCIAL

PROPERTY DESCRIPTION:

ASSESSOR MAP#: 061W35CB

LOT#: 13300

ADDRESS: 100 South Water Street

CASE FILE: HDR-16-03

APPLICANT:

Mohsen Salem

345 Westfield Street #209

SILVERTON, OR 97381

APPLICANT'S REPRESENTATIVE

Michael L Wellman

PO Box 1288

Silverton, OR 97381

CONTACT PERSON:

Michael L Wellman, (503) 873-8111

OWNER:

Mohsen Salem

345 Westfield Street #209

SILVERTON, OR 97381

LOCATION: Located on the southwest corner of the intersection of North Water Street and Main Street

PROPOSED DEVELOPMENT ACTION: Historic Design Review for an exterior alteration to an elevation facing a public right-of-way at 100 South Water Street, a building of secondary significance.

DATE: DECEMBER 13, 2016

Attachments

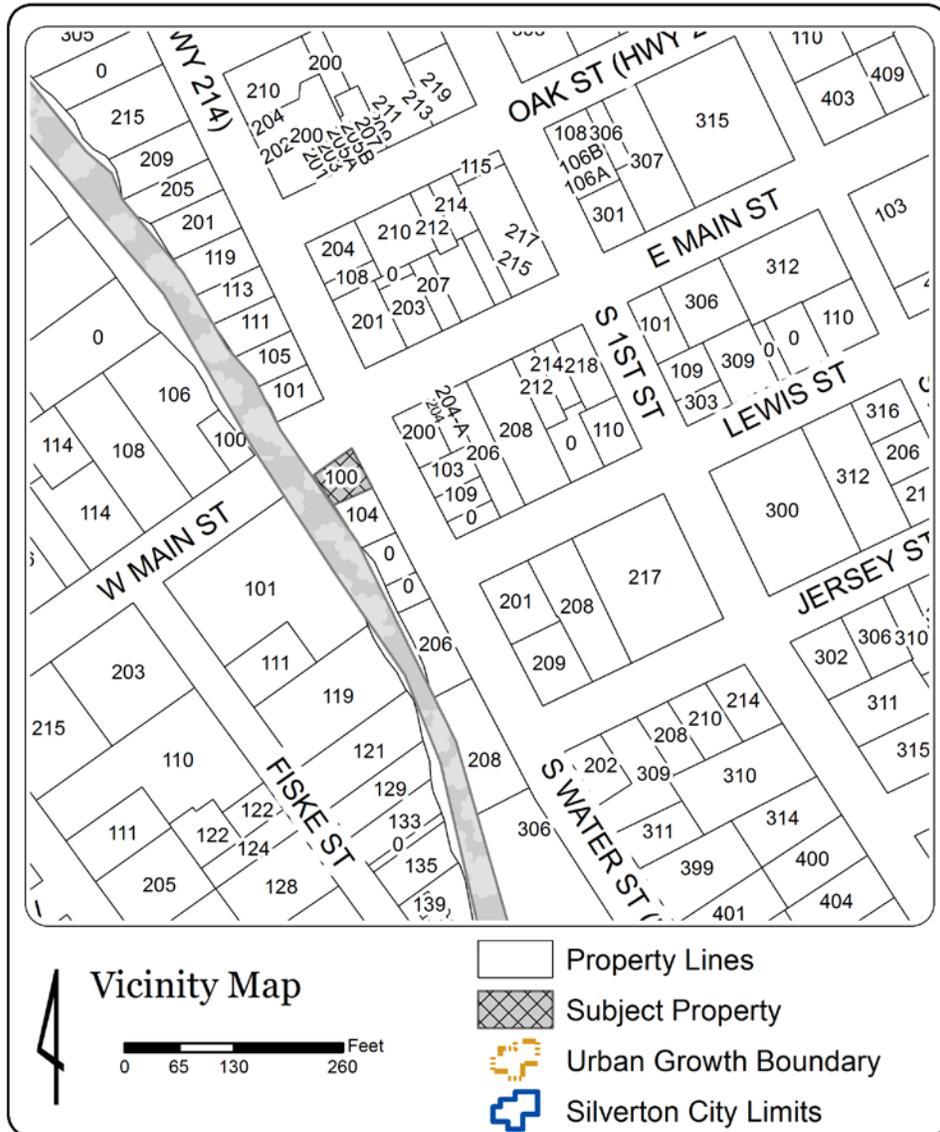
- A. Vicinity Map & Site Plan
- B. Applicant's Findings
- C. Staff Report
- D. Conditions of Approval
- E. Testimony
- F. Appeal Information

ATTACHMENT A: VICINITY MAP & SITE MAP

Case File: HDR-16-03

Vicinity Map and Surrounding Land Use Districts

- North – DC (Downtown Commercial)
- East – DC (Downtown Commercial)
- South – DC (Downtown Commercial)
- West – P (Public)



Site Plan



EXISTING ELEVATION



PROPOSED

Historic Picture Circa 1907



Historic Picture Circa 1917



ATTACHMENT B: APPLICANT'S FINDINGS



November 3, 2016

(1)

Historic Landmarks Commission
City of Silverton

PROJECT: AMES BUILDING RENOVATION
100 S. WATER ST.

RE: FAÇADE MODIFICATION ON WATER ST.

Dear Commissioners,

During the process of this renovation, as approved prior, it has become apparent several changes to the Water St. façade need to be changed. This façade area (area with Silverton Fox sign in the window & little metal window above the door) is inconsistent with the existing façade. The door is not needed for the ground floor space. There will be tenant equipment behind this area that we would rather not be seen from the street. See the attached photographs labeled "EXISTING ELEVATION & PROPOSED". We would like to remove the inconsistent area on the left side of the existing photo and infill this opening with a 48" high brick wainscot and window as shown in the proposed photo. The detail to match the other 3 storefronts to the right. The proposed elevation shows the new basement door in its approved location. This door will match the existing door in the center. The proposed elevation still shows the existing door which was the access to the basement. It will be removed & replaced with a privacy gate to the 2nd floor stairway.

NARRATIVE:

1. Facades- This façade change will restore the balance of the façade, match those features of the existing. The new brick work will match the type and height of the existing brick.
2. Building Materials- As stated above the masonry will match existing & the proposed window, including the transom, with be painted wood all in the same style as the existing.
3. Architectural Details- Again all materials are to match existing.
4. Scale and Proportion- This change matches the existing scale/proportions of the façade.
5. Height- NA
6. Roof Shape- NA
7. Pattern of Window and Door Openings- As seen in the proposed elevation these will match.
- 8-13. NA

ATTACHMENT C: STAFF REPORT, HDR-16-03

Review Criteria: Historic Design Review applications are reviewed according to the Silverton Development Code Section 3.5.600 which states:

In order to approve Historic Design Review applications, the reviewing body shall consider the following criteria:

1. *Facades – Characteristic architectural features, such as balconies, porches, bay windows, dormers, or trim details on main facades shall be retained, restored, or designed to complement the primary structure and any existing surrounding comparable historic resources. Particular attention should be paid to those facades facing street rights-of-way. Architectural elements inconsistent with the property's existing building design or style shall be avoided.*

Findings & Conclusions: The building at 100 South Water Street was constructed in 1905. It is a Secondary Significant Building within the Silverton Commercial Historic District and was known as the People's Bank. The former People's Bank has a five sided plan, with the entry oriented towards the corner, cut at a 45 angle. The brick building sits on a concrete foundation above a full basement, and is covered by a flat, wood frame, composition roof. A decorative brick corbelling motif is found below the cornice. A corbelling detail also frames the windows of the second floor. In 1905 this building was constructed for the People's Bank, the second of two banks in Silverton.

E.M Olivotti of Mount Angel remodeled the interior extensively in 1914. The exterior of the building was remodeled sometime prior to 1917, possibly during the Olivotti remodel. This is when the wainscoting height was increased and the transom window height was decreased along the northern portion of the building. This also appears to be when the additional exterior door near the middle of the building was added and the exterior door at the south end removed.

The proposal is to carry the existing storefront style that exists on the north side of the building to the south side of the building. This will create a consistent design along the façade that will complete the 1917 style, rather than a combination of the 1905 style and 1917 style.

2. *Building Materials - Building materials shall be reflective of, and complementary to, those found on the existing Designated Landmarks Register property and existing surrounding comparable historic resources. Siding materials of vertical board, plywood, cement stucco, aluminum, exposed concrete block, and vinyl shall be avoided, unless documented as being consistent with the original design or style of the property.*

Findings & Conclusions: The building materials being used for the addition are reflective of those found on the existing property. Wood doors, windows and brick are being utilized to complement the existing structure. The criterion is met.

3. *Architectural Details - Retention and repair of existing character-defining elements of a structure, such as molding or trim, brackets, columns, cladding, ornamentation, and other finishing details and their design or style, materials, and dimensions, shall be considered by the property owner prior to replacement. Replacements for existing architectural elements or proposed new architectural elements shall be consistent with the resource's design or style. If any previously existing architectural elements are restored, such features shall be consistent with the documented building design or style. Conjectural architectural details shall not be applied.*

Findings & Conclusions: The proposal is to carry the existing storefront style that exists on the north side of the building to the south side of the building. This will create a consistent design along the façade that will complete the 1917 style, rather than a combination of the 1905 style and 1917 style. The criterion is met.

4. *Scale and Proportion - The size and proportions of the alteration or new construction shall be compatible with existing structures on the site, if proposed to remain, and with any surrounding comparable structures. Additions or new construction shall generally be smaller than the impacted Designated Historic Resource, if proposed to remain. In rare instances where an addition or new construction is proposed to be larger than the original historic resource, it shall be designed such that no single element is visually larger than the original resource, if proposed to remain, or any existing surrounding comparable historic resources.*

Findings & Conclusions: The scale of the proposed addition is compatible with the existing structures on the site. A consistent design along the façade will complete the 1917 style, rather than a combination of the 1905 style and 1917 style.. The criterion is met.

5. *Height - To the extent possible, the height of the alteration or new construction shall not exceed that of the existing historic resource, if proposed to remain, and any existing surrounding comparable historic resources. However, second story additions are allowed, provided they are consistent with the height standards of the underlying zoning designation and other chapters of this Code, and provided they are consistent with the other review criteria contained herein.*

Findings & Conclusions: The height of the building is not being modified. The criterion is met.

6. *Roof Shape - New roofs shall match the pitch and shape of the original historic structure if proposed to remain, or any existing surrounding compatible historic resources.*

Findings & Conclusions: The roof pitch and shape are not being modified. The criterion is met.

7. *Pattern of Window and Door Openings - To the extent possible window and door openings shall be compatible with the original features of the existing historic resource, if proposed to remain, in form (size, proportion, detailing), materials, type, pattern, and placement of openings.*

Findings & Conclusions: The proposal is to carry the existing storefront style that exists on the north side of the building to the south side of the building. This will create a consistent design along the façade that will complete the 1917 style, rather than a combination of the 1905 style and 1917 style. The criterion is met.

8. *Building Orientation - Building orientation shall be compatible with existing development patterns on the Designated Landmarks Register property, if proposed to remain, and any existing surrounding comparable historic properties. In general, alteration or new construction shall be sited so that the impact to primary facade(s) of the historic structure proposed to remain is minimized.*

Findings & Conclusions: Building orientation is not being modified. The criterion is met.

9. *Site Development - To the extent practicable, given other applicable development standards, such as standards in this Code for building coverage, setbacks, landscaping, sidewalk and street tree locations, the alteration or new construction shall maintain existing site development patterns, if proposed to remain.*

Findings & Conclusions: There is no site development proposed. The criterion is met.

10. *Accessory Development/Structures - Accessory structures development such as exterior lighting, walls, fences, awnings, and landscaping that are associated with an alteration or new construction shall be visually compatible with the architectural design or style of the existing Designated Landmarks Register property, if proposed to remain, and any surrounding comparable historic properties.*

Findings & Conclusions: No accessory development or structures are proposed. The criterion is not applicable.

11. *Garages - Garages, including doors, shall be compatible with the site's primary structure, if proposed to remain, based on factors that include design or style, roof pitch and shape, architectural details, location and orientation, and building materials. The design or style of alteration or new construction involving an existing or new garage, visible from public rights-of-way or private street rights-of-way, shall also be compatible with the design or style of other surrounding comparable historic properties.*

Findings & Conclusions: No garages are proposed. This criterion is not applicable.

12. *Chemical or Physical Treatments - Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.*

Findings & Conclusions: No chemical or physical treatments are proposed. This criterion is not applicable.

13. *Differentiation - An alteration or new construction shall be differentiated from the portions of the site's existing historic resource. However, it shall also be compatible with the*

historic resource's significant materials, design or style elements, features, size, scale, proportion, and massing. Therefore, the differentiation may be subtle and may be accomplished with variations in wall or roof alignment, offsets, roof pitch, or roof height. Alternatively, differentiation may be accomplished by a visual change in surface, such as a molding strip or other element that acts as an interface between the original resource and the alteration or new construction.

Findings & Conclusions: The proposed addition is being designed to be compatible with the existing historic resource. The criterion is met.

ATTACHMENT D: Conditions of Approval

ATTACHMENT E: TESTIMONY

No testimony was received.

ATTACHMENT F: APPEAL INFORMATION

The applicant or owner of the subject property, or any person who participated in the proceeding by submitting oral or written comments have legal standing to appeal a Type III decision.

The decision, including conditions of approval, may be appealed to the City Council by filing a signed Notice of Appeal within 10 days of the date the Notice of Decision being mailed.

The Notice of Appeal shall contain:

- (1) An identification of the decision being appealed, including the date of the decision;
- (2) A statement demonstrating the person filing the Notice of Appeal has standing to appeal;
- (3) A statement explaining the specific issues being raised on appeal;
- (4) If the appellant is not the applicant, a statement demonstrating that the appeal issues were raised during the comment period;
- (5) Filing fee of \$500.00.

The decision will be final if an appeal is not filed by the due date.

The complete file is available in the Community Development Department at City Hall located at 306 South Water Street for review.

For further appeal information, contact Jason Gottgetreu at (503)874-2212.