

AGENDA
DAYTON HISTORIC PRESERVATION COMMITTEE

DATE: WEDNESDAY, July 20, 2022
PLACE: DAYTON CITY HALL ANNEX and
REMOTE VIA ZOOM <https://us06web.zoom.us/j/88040058523>
TIME: 6:30 PM

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE #</u>
A.	CALL TO ORDER	
B.	APPEARANCE OF INTERESTED CITIZENS	
This time is reserved for questions or comments from persons in the audience on any topic.		
C.	APPROVAL OF MINUTES	
	Meeting on June 15, 2022	1 – 2
D.	APPLICATION FOR HISTORIC ALTERATION	
	EXHIBIT A - HIST 2022-05 APPLICATION	3 – 12
	EXHIBIT B – DECISION CRITERIA	13 - 14
	EXHIBIT C - STAFF REPORT	15 - 18
E.	CLG GRANT ACTIVITY	
F.	OTHER BUSINESS	
G.	ADJOURN	

Posted: 07/13/2022
Cyndi Park, Library Director

If you have a disability and require a reasonable accommodation to fully participate in this meeting, please contact the City of Dayton at least 32 working hours (four days) before the meeting via email at cityofdayton@ci.dayton.or.us or telephone 503-864-2221 to discuss your accessibility needs.

NEXT MEETING DATE
Wednesday, August 17, 2022

Dayton Historic Preservation Committee
Minutes of Meeting of June 15, 2022

Members present: Judy Gerrard, Dave Hargett , Kelly Haverkate,
Wayne Herring

Members absent: Kim Courtin

Staff: Cyndi Park, Library Director

The meeting was opened by Chair Judy Gerrard at 6:34 p.m. Dave Hargett moved to approve the minutes of the February 16, 2022 meeting, Vice Chair Kelly Haverkate seconded the motion. Motion passed unanimously.

Appearance of Interested Citizens

None in attendance.

Election of Officers

All committee members present agreed to have Judy Gerrard continue serving as Chairperson of the Committee and having Kelly Haverkate serve as Vice Chairperson of the Committee.

CLG Grant Update

Reid from Concrete GPR is away from the office but will make sure that we have an invoice and report from the ground-penetrating radar investigation of Brookside by Friday, June 17th. If they were not able to make any determinations about the area in question, Dave Hargett will help to coordinate a different company coming out to investigate.

SeaReach checked in with Cyndi the day before the meeting. They need a better image of a hand-written Brookside inventory and are eager to get started on our signs to meet the grant deadline. The committee will continue the search for women to feature.

Other Business

There was no additional business.

Adjournment

Chairperson Gerard adjourned the meeting at 7:00 p.m.

Respectfully submitted,

Cyndi Park
Library Director



Historic Property Request for Change Application

416 Ferry St - PO Box 339
Dayton OR 97114
Ph # (503) 864-2221
Fax # (503) 864-2956
www.ci.dayton.or.us
cityofdayton@ci.dayton.or.us

For City of Dayton Use:

Date Application Received:	Received By:	<i>File Number:</i>
Public Hearing Date:	Fee Amount:	Deposit Amount:
Application Completed Date:	Application Approval Date:	

TYPE OF ACTION REQUESTED:

Demolition
 Repairs/Restorations
 Other _____
 Addition of Designation
 Removal of Designation
 New Construction
 Alteration
 Relocation

Site Address: 300 / 302 / 304 Ferry Street

Name of Applicant: Paul Falsetto

Mailing Address: 1605 NE Buffalo Street City: Portland ST: OR Zip: 97211

Telephone Number: 503-750-5750 Cell Number: 503-750-5750

Email Address: paul@pmf-arch.com

Applicant Signature: *Paul Falsetto* Date: 6/ /22

Property Owner (If different from Applicant): Twin Towers, LLC

Address: 7401 SW Washo Court, Suite 200 City: Tualatin ST: OR Zip: 97062

Consultants (please list all that apply)

Planning
 Engineering
 Surveyor
 Other

Name: Paul Falsetto Physical Address: same as mailing address

Firm: Paul M. Falsetto Architect LLC City: _____ ST: _____ Zip: _____

Mailing Address: 1605 NE Buffalo Street Telephone #: 503-750-5750

City: Portland ST: OR Zip: 97211 Cell Phone #: 503-750-5750

Email Address: paul@pmf-arch.com

Planning
 Engineering
 Surveyor
 Other

Name: Chris DesLauriers Physical Address: same as mailing address

Firm: T.M. Rippey Consulting Engineers City: _____ ST: _____ Zip: _____

Mailing Address: 1605 NE Buffalo Street Telephone #: 503-443-3900

City: Tigard ST: OR Zip: 97223 Cell Phone #: _____

Email Address: CDesLauriers@TMRippey.com

For Office Use

Fee:	Deposit:	Amount Paid:	Date Paid:	Receipt #
Approved by:	<input type="checkbox"/> City Manager <input type="checkbox"/> City Planner <input type="checkbox"/> Public Works Director <input type="checkbox"/> City Engineer <input type="checkbox"/> City Council <input type="checkbox"/> Historic Preservation Committee <input type="checkbox"/> Fire Marshall			
Applicant Notification Date:	Comments:			
Additional Services Amount Billed:	Paid:	<input type="checkbox"/> Planner		
<input type="checkbox"/> Engineer	<input type="checkbox"/> Staff Time		<input type="checkbox"/> Other	

Who will verify that the alteration or new construction (if approved) has been completed according to the City's requirements?

Name: Paul Falsetto Title: Architect Relationship to Project: Project Architect

Name: Title: Relationship to Project:

Name: Title: Relationship to Project:

Provide a written description/explanation of the proposed exterior alteration or new construction:

see attached

Provide a Site Plan indicating the location or proposed location of structures on the subject property:

see attached

Provide photographs, other pictorial/schematics, sample materials/colors (if available) to represent the proposed changes or additions for a new or to a remodeled structure:

see attached

Provide a written explanation of the intended alteration in comparison with the City's 1993 Advisory Guidelines and the US Secretary of Interior Guidelines. (Review US guidelines on-line at: www.nps.gov/history/hps/tps/standguide/index.htm)

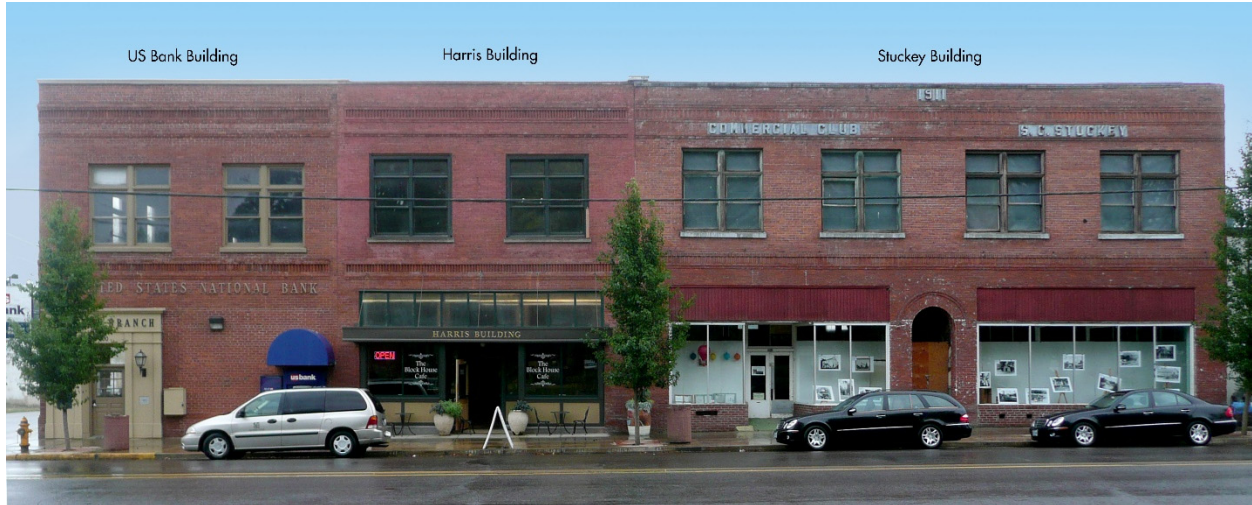
see attached

Provide any other information necessary to address the approval criteria:

see attached

project	3rd & Ferry Street Development – 21003
re	Historic Property Request for Change Narrative
date	6/13/22
site	300 / 302 / 304 Ferry Street

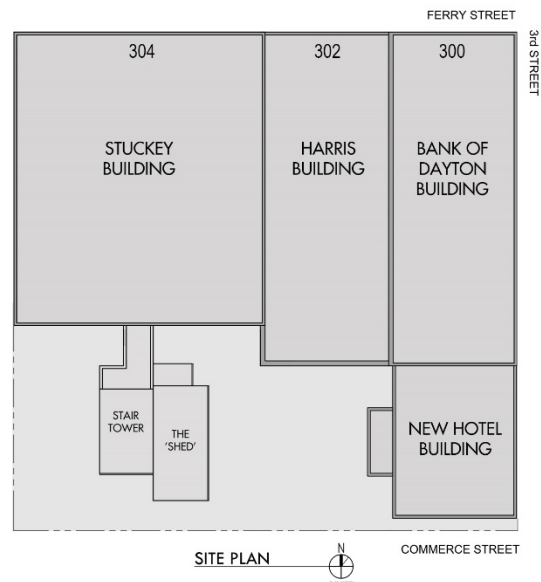
EXTERIOR ALTERATION & NEW CONSTRUCTION NARRATIVE



Ferry Street View



Aerial - Existing



Site Plan – Proposed

- **Provide a written description/explanation of the proposed exterior alteration or new construction.**

Twin Towers, LLC is proposing a full rehabilitation and seismic upgrade of three vintage brick buildings in the downtown core of Dayton. When complete, the ground floors of these buildings will host four commercial tenants providing food and beverage services. A new hotel structure abutting the Bank of Dayton Building on 3rd Street will provide the manager's office, elevator, and gathering spaces for the hotel guests. The second floor of all buildings will be interconnected to create twelve hotel rooms and support spaces. A back courtyard with a covered shed will host dining and other special events.

The Stuckey Building (1911) is the largest and oldest of the three existing buildings, and abuts the Harris Building (1913) to the east. The Bank of Dayton Building (1913) occupies a key corner in town. The Stuckey and Harris Buildings are listed as contributing structures in

the Dayton Multiple Property Nomination, and as such are listed in the National Register of Historic Places. The Bank of Dayton Building (its original name) was not listed as a contributing structure, likely due to heavy alterations of its original façade.



A current photo of the development site, at the corner of 3rd and Ferry Streets



An early image of Dayton's commercial core, showing the original configurations of the three buildings, and the demolished Opera House at the far extents of the block.



A contemporary image of the Stuckey Building

The Stuckey Building

The Stuckey Building will have its current storefront (windows, doors and bulkheads) removed and replaced with a system more in keeping with its original aesthetic, albeit with the two doors located at the ends of the opening. Seismic bracing will be installed at the inside center of the storefront, a necessary action to address the ‘soft story’ condition of the structure. The archway where the stairway to the second floor is located will remain, but the non-compliant stairs removed. Glazing will be installed in the arched opening, providing views into the Tap House. All second floor windows will be replaced with fiberglass-clad wood windows, of a matching configuration to the original.

The brick and mortar joints were cleaned and retooled within the last decade, and will be reexamined for any additional work needed. The brickwork at the first floor was at one time painted, and that paint was aggressively removed, damaging the weather-face finish of the brick. To protect the brickwork, it is proposed to apply a protective layer of paint at that location only. The building date and names at the parapet will be cleaned and kept in place.





A contemporary image of the Harris Building

The Harris Building

The Harris Building had a new storefront and canopy installed in 2012, and that is to remain intact. The two second floor windows will be replaced with fiberglass-clad wood windows, of a matching configuration to the original.

The brick and mortar joints were cleaned and retooled as part of the 2012 scope of work, and look to be in good condition. The brickwork at the first floor was at one time painted, but that had been carefully removed without damaging the weather-face finish of the brick.

It is proposed to demolish the ca1930s concrete addition to the back of the Harris Building, which is not considered to be a contributing element in the Multiple Property Nomination. The addition is in poor condition and as an unreinforced masonry structure, would prove challenging to seismically upgrade. Its demolition will provide a majority of the space for a new courtyard, which is considered to be a very positive amenity for the development.

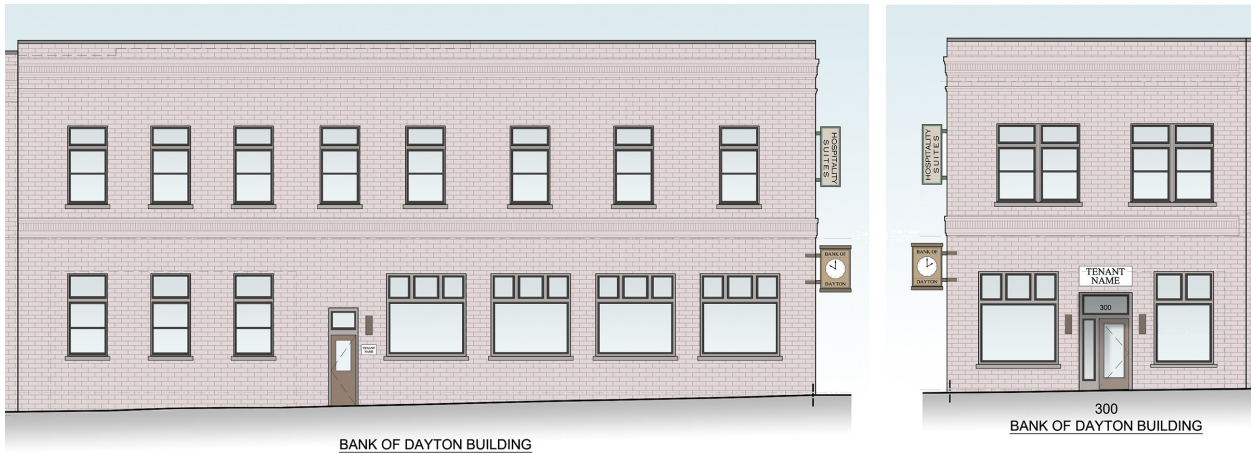


A 1940s image of the Bank of Dayton building, left, and a current photo, right

The Bank of Dayton Building

At some point in the past, the Bank of Dayton (formally the US Bank Building) had its lower façade on Ferry Street dramatically altered. The original and rather stoic configuration of a central door with flanking windows was changed when the two window openings were removed and the door was relocated to the corner. It is the intention of this project to return, as close as possible, the original look and feel of the main façade. The main difference will be

the creation of an alcove for the main door, allowing the door to operate not in the public right-of-way, as required by code.



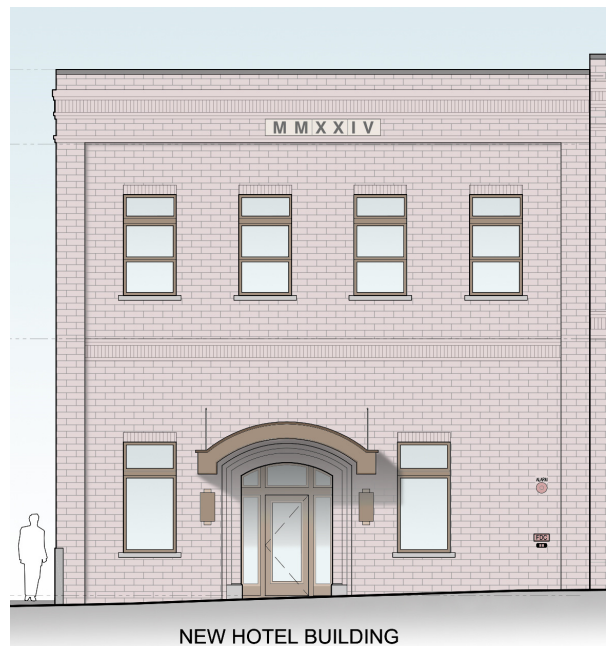
The proposed Bank of Dayton Building, 3rd Street façade, left, and Ferry Street façade, right

The 3rd Street elevation originally had a full storefront with a single door adjacent, which was at some point replaced with brick infill and a large single window. This project will remove the single window and provide three windows matching the location and configuration of the second story windows above. The brick infill at the single door will be removed, and that doorway returned to use. The parapet wall at this elevation was at some point stepped down towards the back of the building. That wall will be rebuilt back to its original level.

It should be mentioned that this project proposes to install a projecting clock at the corner of the Bank of Dayton Building. Clocks of this type were often located on important buildings, like a bank, and on prominent intersections. Based on an interpretation of the Dayton sign code, this clock would be considered a ‘sign’, and would count against the allotment of signage to be provided for this project. It is our contention that this clock would be an architectural amenity to provide character and interest to the commercial core, and should not be considered an advertisement endeavor.

The New Hotel Building

Adjacent to the Bank of Dayton Building and at the corner of 3rd and Commerce Street will be a new hotel building, providing the main entry, stairs and elevator, and support spaces for this establishment. A connection will be made into the second floor of the three existing buildings, where the twelve guest rooms will be located. The exterior of the hotel was designed to be fully compatible with the three existing buildings by use of a matching brick color and similar detailing. The hotel, though, is made distinct through other subtle details, such as corner piers and a flat arched entry. A rather ornate canopy will help mark the importance of a central hotel in town. Inspired by the Stuckey Building, the date of construction will be provided as an architectural feature, and in this case denoted through the use of Roman numerals (MMXXIV). This will hallmark the hotel as a contemporary structure, so as not to confuse it with an original historic building.



The exterior brickwork continues around the south and west elevations, where a cantilevered second story 'Galleria' provides views down into the Courtyard. At the opposite end of the Courtyard is the Stair Tower and Shed, which will be clad in metal panels as befits its functional nature and configuration. The Tower has some resemblance to grain elevator buildings seen locally, with that connection made more evident by placing "DAYTON" at its top. The Tower makes its connection to the back of the Stuckey Building by use of a bridge, which at its upper tier will provide access to the rooftop.

The existing shed roofs of the three existing buildings will be removed and replaced with a single roof with the necessary structural strength to address both seismic forces and the multitudes of mechanical units located there. That strength is also necessary in the installation over 140 photovoltaic panels on the roof deck.

- **Provide a Site Plan indicating the location or proposed location of structures on the subject property.**



This site and floor plan, above, shows the Stuckey, Harris and Bank of Dayton buildings on the northern portion of the development, and the new Hotel building at the southeast corner. The Courtyard is at the back edge of the lot, and bracketed to the west by the Shed and Stair Tower.

- **Provide photographs, other pictorial/schematics, sample materials/colors (if available) to represent the proposed changes or additions for a new or to a remodeled structure.**

This information was provided in response to a previous question.

- **Provide a written explanation of the intended alteration in comparison to the City's 1993 Advisory Guidelines and the US Secretary of Interior Guidelines.**

The following is based on the "Commercial Exterior Rehabilitation Guidelines" section of the 1993 Advisory Design Guidelines

Building Height

The new Hotel Building is at a two story height, allowing it to match up with the height of the adjacent Bank of Dayton building, to which it connects. This height helps reinforce the overall importance of the commercial block.

Building Width

The Hotel Building dimensions are 37 feet facing 3rd Street, and 31 feet facing Commerce Street, which is an appropriate dimension for a two story building on this block.

Setback

The Hotel Building is set at the sidewalk edge, equal to the adjacent Bank of Dayton Building.

Proportion of Openings

There will be new windows installed on most all facades of the three existing buildings, with the exception being the four large ground floor windows on the east elevation of the Bank of Dayton. The new windows will reflect the historic proportions of the windows they are to replace.

The Bank of Dayton Building will have new windows installed on a recreated lower façade, which is to resemble the original configuration.

The Stuckey Building's new storefront will contain an upper band of windows, and the main windows will be divided into three sections, all to match the original configuration. The door locations are on the ends of each bay, to allow room for the necessary structural braced frame system.

Materials

The Hotel Building will be clad in red brick, to match as close as possible that of the three existing buildings. There will be similar brick details at the belt course and parapet wall.

Roof Forms

The Hotel Building will maintain a parapet wall similar to the three existing buildings. The level parapet walls at the visible sides of the Bank of Dayton and the Stuckey Building were at some point altered to create a stepped profile. Those walls will have brick added to bring them to a level profile yet again.

Color

Subtle colors are proposed for any painted surface of the existing and new Hotel buildings. The lower front façade of Stuckey will receive a protective layer of paint to cover the brick that was heavily damaged from an earlier paint removal project. The color of paint is yet unselected, but will either be a neutral color, or one that matches the adjacent brickwork.

Awnings

The Stuckey Building will receive metal canopies at their entry alcoves, to provide weather protection at the door locations. The Bank of Dayton will not have an awning, in keeping with the original bank façade. A canopy will be provide to mark the entry of the Hotel, as was the case with many historic hotels.

Signs

The signage locations have been carefully selected to not obscure important aspects of the buildings. At the Stuckey Building, the name of the commercial establishments will be placed on the front of the canopies, at about six inches in height. There will be one blade sign associated with each business, at a maximum of 3.8 square feet in size (20"x28").

The Harris Building tenant will have one blade sign at the 20"x28" size.

The Bank of Dayton Building will have a wall sign installed over its front door, and a blade sign on the 3rd Street façade.

Since the Hotel Building is not on Ferry Street and will be the destination of first-time visitors to Dayton, its signage is a critical aspect to its visibility. Proposed is the hotel name on the front of the canopy, and a blade sign on 3rd Street. At the highly-visible second floor corner of the Bank of Dayton Building is to be a blade sign. The South elevation at Commerce Street will have a wall sign, visible to vehicle traffic. A wall sign announcing the location of the Courtyard will be set back from Commerce Street.

As mentioned previously, it is our assertion that the building date for the hotel at the parapet (MMXXIV) and the proposed corner clock are to be considered architectural elements, and not advertisement signage. This would hold true for the "DAYTON" letters at the east face of the stair tower.

Alterations

Strong photographic and archival evidence has supported the direction of all alteration efforts. If any interior images are known and can be provided for the interior of the Bank of Dayton, that would be much appreciated.

New Additions

The Hotel Building is not a new addition, but a distinctly new building, yet it uses a similar strategy. From a distance of a block away, the hotel is to appear as a contributing member of the commercial block of buildings. As one gets closer, it becomes evident that the building is of contemporary construction, to not confuse it with an actual historic buildings. The building date at the parapet will confirm its vintage to all those who can read Roman numerals.

Commercial Landscapes

Street trees are existing at both Ferry and 3rd Streets, and one will be removed near the Hotel entry and replaced with two new ones, centered on that entry. The existing planter will be redesigned to allow ease of movement from street parking, and contain shrubs and ground covers.

▪ ***Provide any other information necessary to address the approval criteria.***

A set of drawings with more detailed design information has been submitted, and should be reviewed in conjunction with this narrative.

Please know that it is the development team's intention to thoughtfully and respectfully rehabilitate Dayton's three landmark buildings in the commercial core, while providing them with improved resiliency and well-appreciated uses.

▪ **7.2.112.07 Exterior Alteration And New Construction**

F. Decision Criteria. To approve the application for exterior alteration of a Designated Landmark or new construction on property on the National Register of Historic Places, or in the Historical Property Overlay Zone, or in an historic district the Planning Commission shall consider the following criteria:

1. *The proposed new use is similar to the historical use of the property or the proposed new use requires minimal change to the Designated Landmark's or its property's distinctive, materials, features, spaces, and spatial relationships.*

Response: The uses for the ground floor will be commercial in nature, albeit in not the same manner as the Harris and Stuckey buildings were originally designed for. The new uses will retain the existing Harris storefront, and will return the storefronts of Stuckey back closer to their original configuration.

2. *Historic character of the property is retained and preserved. The relocation of distinctive materials or alterations of exterior features, spaces, and spatial relationships that characterize the property shall be avoided.*

Response: The existing historic exterior brick and decorative features of both buildings will be retained. The upper windows will be replaced, but in a manner that replicates the original configuration of a fixed sash over a double hung sash.

3. *Use of the property recognizes the physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.*

Response: Very little work will be done to the Harris Building's main facade. The majority of work on the Stuckey façade will be in the construction of a new storefront, which will use the original storefront design as a guide.

4. *Changes acquiring historic significance in their own right are retained and preserved.*

Response: The existing Stuckey storefront, which is to be replaced, has not itself acquired any historic significance.

5. *Alterations preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property.*

Response: The brickwork and decorative metal items on Stuckey will be retained.

6. *Historic features are repaired versus replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.*

Response: The replacement windows will replicate the configuration and profiles (as closely as possible) to the original. The Bank of Dayton Building's main façade will be reconstructed based on archival photographic evidence.

7. *Use of chemical and physical treatments, if appropriate, are undertaken by the gentlest means possible. Treatments that cause damage to historic materials shall not be used.*

Response: The gentlest means possible to clean the brickwork will be employed, which primarily involves a nylon bristle brush and warm water.

8. *Alteration, including new additions, exterior alterations, or related new construction, do not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic*

materials, features, size, scale, and proportions, and massing to protect the integrity of the property and environment.

Response: The new storefront at Stuckey will be compatible in its composition, but upon closer examination will be understood to be of new construction, and as such, differentiated. The new hotel building is designed to be compatible with the other vintage buildings on the lot, but will be easily differentiated by its new brick, and even the building date at the cornice, in Roman numerals.

9. *New additions and adjacent or related new construction on the subject property are undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment are unimpaired.*

Response: The connection to the Stair Tower at the rear of Stuckey could be removed with minimal disruption to the exterior brickwork.

10. *Consider design guidelines such as applicable sections of the City's 1993 Advisory Guidelines or the U.S. Secretary of Interior's Standards.*

Response: Duly noted and considered.

CITY OF DAYTON
416 Ferry Street – P. O. Box 339
Dayton, OR 97114-0039
503-864-2221 fax 503-864-2956

**HISTORIC PRESERVATION COMMITTEE
STAFF REPORT**

DATE: July 13, 2022
FILE NUMBER: HIST 22-05
HEARING DATE: July 20, 2022
APPLICANT: Paul Falsetto
OWNER: Twin Towers, LLC

REQUEST: Request for an alteration to an alteration to a historic resource as described in Section I.

PROPERTY: 300, 302, 304 Ferry St.

ZONE: Commercial, within the CBO district.

CRITERIA: **Dayton Land Use and Development Code (LUDC)**
7.2.117.07.F

EXHIBITS: A. Submitted Application
B. Narrative Response to Criteria

I. BACKGROUND

Twin Towers, LLC is proposing a full rehabilitation and seismic upgrade of three vintage brick buildings in the downtown core of Dayton. When complete, the ground floors of these buildings will host four commercial tenants providing food and beverage services. A new hotel structure abutting the Bank of Dayton Building on 3rd Street will provide the manager’s office, elevator, and gathering spaces for the hotel guests. The second floor of all buildings will be interconnected to create twelve hotel rooms and support spaces. A back courtyard with a covered shed will host dining and other special events. The Stuckey Building (1911) is the largest and oldest of the three existing buildings and abuts the Harris Building (1913) to the east.

As a precursor to the Planning Commission hearing the applicant’s application for Site Design Review, Variance, and Property Line Adjustment applications, the HPC shall make a recommendation on the applicant’s application for the alteration of a historic resource. The recommendation shall be given to the Planning Commission and shall be heard alongside the aforementioned applications.

II. PROCESS

Major alterations to a historic resource are processed as Type II actions where the HPC makes a recommendation to the Planning Commission.

The application was submitted by the applicant on June 15, 2022. The HPC hearing will be held on July 20, with the Planning Commission hearing scheduled for Thursday, August 11.

Appeal of the Planning Commission's decision shall be processed in accordance with the provisions of LUDC Section 7.3.207.

III. DECISION CRITERIA AND FINDINGS

7.2.112.07 Exterior Alteration And New Construction

F. Decision Criteria. To approve the application for exterior alteration of a Designated Landmark or new construction on property on the National Register of Historic Places, or in the Historical Property Overlay Zone, or in an historic district the Planning Commission shall consider the following criteria:

1. The proposed new use is similar to the historical use of the property or the proposed new use requires minimal change to the Designated Landmark's or its property's distinctive, materials, features, spaces, and spatial relationships.

Findings: The Harris and Stuckey buildings were originally designed for commercial uses. The proposal will continue to use the building for commercial purposes, and the applicant indicates that the storefronts will be returned closer to the original configuration.

2. Historic character of the property is retained and preserved. The relocation of distinctive materials or alterations of exterior features, spaces, and spatial relationships that characterize the property shall be avoided. Response: The existing historic exterior brick and decorative features of both buildings will be retained. The upper windows will be replaced, but in a manner that replicates the original configuration of a fixed sash over a double hung sash.

Findings: The proposed alteration does not make significant architectural changes to the subject buildings. The applicant has indicated that the existing historic exterior, including the brick and decorative features, will be retained. While the upper windows will be replaced, they will be replaced in a manner that replicates the original design.

3. Use of the property recognizes the physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

Findings: The applicant has indicated that the proposal does not include very much work on the Harris building façade and that the majority of work on the Stuckey façade involves the construction of a new storefront with the original storefront used as a guide.

4. Changes acquiring historic significance in their own right are retained and preserved. Response: The existing Stuckey storefront, which is to be replaced, has not itself acquired any historic significance.

Findings: The applicant has indicated that sector of the Stuckey to be replaced, the storefront, does not in of itself have any specific historic significance.

5. Alterations preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property.

Findings: The applicant has indicated that the brickwork and decorative metal items on the Stuckey building will be retained.

6. Historic features are repaired versus replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

Findings: Per the applicant's submittal, the replacement windows will replicate the originals as closely as possible. Additionally, the applicant indicates that the Bank of Dayton Building's main façade will be constructed based on archival photographic evidence.

7. Use of chemical and physical treatments, if appropriate, are undertaken by the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

Findings: The applicant has not indicated that any chemical treatments will be used, and that the brickwork will be cleaned by the gentlest means possible- Via nylon bristle brush and hot water.

8. Alteration, including new additions, exterior alterations, or related new construction, do not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic 3rd & Ferry Street Development – features, size, scale, and proportions, and massing to protect the integrity of the property and environment.

Findings: The applicant's submittal indicated that the new hotel building will be distinct from the existing buildings, but compatible with the existing Harris and Stuckey Buildings. The new Stuckey Building storefront will be similar to the previous architecture, but will differ slightly due to the nature of new construction.

9. New additions and adjacent or related new construction on the subject property are undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment are unimpaired. Response: The connection to the Stair Tower at the rear of Stuckey could be removed with minimal disruption to the exterior brickwork.

Findings: The applicant has indicated that the proposed connection to the stair tower could be removed with minimal disruption in the future.

10. Consider design guidelines such as applicable sections of the City's 1993 Advisory Guidelines or the U.S. Secretary of Interior's Standards.

Findings: The applicant has noted that design standards mentioned in criterion 10 have been considered.

IV. CONCLUSIONS

Based on the findings in the staff report, staff recommends the HPC recommend approval of HIST 2022-05 to the Planning Commission.

V. EXAMPLE MOTIONS

1. I move to adopt the findings in the staff report and recommend approval of HIST 2022-05 to the Planning Commission.
2. I move to recommend the Planning Commission deny HIST 2022-05 based on... (state criteria that are not met)
3. I move to recommend continuation of the public hearing to (date/time certain)