

**CITY OF FLORENCE
PLANNING COMMISSION
RESOLUTION AR 15 05 DR 04**

A REQUEST FOR A DESIGN REVIEW TO CHANGE THE EXTERIOR APPEARANCE OF THE STILLWATER CONDOMINIUMS.

WHEREAS, application was made by Thomas Shaw, architect, representing Stillwater Condominiums Home Owners Association, for an Administrative Design Review as required by FCC 10-1-1-6; and

WHEREAS, the application was referred to the Planning Commission for their approval as provided in FCC 10-1-1-6-C and FCC 10-1-1-6-E on August 5, 2015; and

WHEREAS, the Planning Commission/Design Review Board met on August 25, 2015 as outlined in Florence City Code 10-1-1-6-C, to consider the application, evidence in the record, and testimony received, and

WHEREAS, the Planning Commission/Design Review Board determined per FCC 10-6, after review of the application, testimony and evidence in the record, that the application meets the criteria through compliance with certain Conditions of Approval; and

WHEREAS, the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact, staff recommendation and evidence and testimony presented to them, that the application meets the applicable criteria.

NOW THEREFORE BE IT RESOLVED that the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for an Administrative Design Review to change the exterior appearance of the Stillwater Condominiums by removing ledge stone accents and changing vertical board and batten siding to horizontal lap siding at Stillwater Condominiums, 1220 Bay Street, meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

Conditions of Approval:

1. Approval shall be shown on:
 - “A” Findings of Fact
 - “B” Land Use Application
 - “C” Existing and Proposed Elevations

Findings of Fact attached as Exhibit “A” are incorporated by reference and adopted in support of this decision. **Any modifications to the approved plans** or changes of use, except those changes relating to the structural integrity or ADA

access which are regulated by Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this approval, including application text and exhibits, staff reports, testimony and/or discussions, the property owner/applicant agree to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal action as documented by the records of this decision and/or the associated Conditions of Approval. The property owner and applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of building permits.
3. This Design Review approval shall be valid for one year from the date of issuance, ending August 25, 2016.

4. Zoning Provisions & Architectural Guidelines

- 4.1. Excepting the south side of the mixed-use structure, the applicant shall retain a ledge stone accent or stone veneer in each location where it is currently located of equal or greater quality after repairs to the building have been completed. The south side of the mixed use structure shall include stone accent/veneer at least 18" extending from the side walls.
- 4.2. The applicant shall re-orient at least one trim piece (Main Building West and East Elevations - Feature 2) to be perpendicular to the planes they are breaking up. The applicant shall also widen the trim so that these areas meet the minimum 2-foot separation and paint them consistent with the original approval or a complementary color approved by the Planning Director of a Pacific Northwest coastal-themed, muted earth-tone palette.
- 4.3. Lap siding proposed shall be of greater exposure width than existing lap siding on the residential buildings. Board and batten will be retained on the north face of the residential building and on the mixed-use building.
- 4.4. Corner trim shall be 4" minimum width. Siding and shingles shall have a maximum 6" exposed to the weather.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 25th day of August, 2015.

CURT MUILENBURG, Chairperson
Florence Planning Commission

DATE

**STAFF REPORT & FINDINGS OF FACT
FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT
Exhibit "A"**

Date of Report: August 6, 2015
Application: AR 15 05 DR 04

Planner:
Glen Southerland

I. PROPOSAL DESCRIPTION

Proposal: An application for an Administrative Design Review to change the exterior appearance of the Stillwater Condominiums by removing ledge stone accents and changing vertical board and batten siding to horizontal Hardi-Plank lap siding

Applicant: Thomas Shaw, architect, representative

Property Owner: Stillwater Condominiums Home Owners Association
Laurel Crossing LLC

Location: 1220 Bay Street
Assessor's Map 18-12-34-12, Tax Lots 90000, 90100, 90101, 90102,
and 90103

General Location: South side of Bay Street, west of Siuslaw River Bridge

Comprehensive Plan Map Designation: Downtown

Zone Map Classification: Old Town District Area "A" (OTDA)

Surrounding Land Use / Zoning:

Site: Retail & Residential (Mixed Use) / OTDA
North: Restaurants, Retail, Residential / MSA
South: Siuslaw River / Development Estuary
East: Highway 101, Mixed Use Commercial/Residential buildings / OTDA
West: Riverhouse Motel, Commercial Buildings / OTDA

Streets/Classification:

West – Kingwood Street - Collector; East – Highway 101 – Major Arterial/Highway;
North – Bay Street - Collector; South – None

II. BACKGROUND/NARRATIVE

The Stillwater Condominiums, originally named the Bay Street Condominiums, were proposed in 2005 and approved through Conditional Use Permit CUP 05 10. The

buildings originally approved consisted of a three-story condominium near the river on the subject property and adjacent to the Siuslaw River Bridge as well as a mixed-use building adjacent to Bay Street.

In August 2006, the City issued building permits for the condominium project. In 2007, the developer and the City entered into a Memorandum of Understanding to alter the building permit to reduce the height of the east end of the river front building by removing the roof over the east stairway and eliminating a portion of the east third floor dwelling unit. This modification later led to weather damage to the structure and subsequent condemnation of the stairwell. In 2013, the Planning Commission approved a plan to rebuild the roof and staircase and add back the third story of the stairwell though modified from that approved in 2005.

The current Administrative Design Review application was received on June 24, 2015 to remodel the exterior of the building. Changes proposed include a change in orientation of siding on the building, switching from vertical board and batten to horizontal siding, and removing several ledge stone accents along the front of the southern building. The application proposes these changes to both buildings on the property. The application was deemed complete on July 22, 2015.

Staff's recommendation and conditions of approval are the minimum that can be approved by staff and still be in keeping with the original Planning Commission approval. Staff's finding and decision were made through the following reasoning: counting the number of existing articulations on any particular building elevation/face and the number proposed in the application and accepting a change in materials as long as it did not reduce the number of articulations. Staff conditioned additional articulations as necessary to keep with the intent of PC's original approval. The applicant reviewed the proposed findings and has consulted with the home owners association and they wish to eliminate the stone veneer on the residential building and they possibly have other objections. Simply changing to another material presently used on this elevation face decreases the number of articulations. Pursuant to FCC 10-1-1-6-C the Planning Director is referring the request for administrative review to the Planning Commission/Design Review Board for decision. The PC's review is not a public hearing. The notice period has expired. The PC may ask clarifying questions of the application and exhibits but may not receive any new testimony not presently in the record from the applicant or anyone in attendance.

III. NOTICES & REFERRALS

Notice: Noticing was performed in accordance with FCC 10-1-1-6-D. Notice was sent to surrounding property owners within 100 feet of the property on July 23, 2015 and a sign was posted on the property on July 23, 2015.

As of this writing, the City has received no comments.

Referrals: Referrals were sent on July 23, 2015 to the Florence Building Department, Siuslaw Valley Fire and Rescue, Florence Public Works, Florence Urban Renewal Agency and Oregon Department of Transportation.

As of this writing, the City has received no comments.

IV. **APPLICABLE REVIEW CRITERIA**

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Section 1-6

Chapter 6: Design Review, Sections 4 through 6 and 9

Chapter 17A: Old Town District, Sections 1 through 4

Downtown Architectural Design Guidelines

V. **FINDINGS**

The criteria are listed in bold followed by the findings of fact.

FLORENCE CITY CODE

TITLE 10: CHAPTER 1: ADMINISTRATIVE REVIEW

10-1-1-6: ADMINISTRATIVE REVIEW

- A. The Planning Director, or designated planning staff may make administrative decisions. The administrative procedure is used when there are clear and objective approval criteria and applying City standards require no use of discretion.**
- B. Administrative Decisions are based upon clear compliance with specific standards. Such decisions include, but are not limited to the following:**
 - 3. Modification of less than 1,500 square feet or less than 25% of the building square footage, whichever is less.**

The applicant has proposed several exterior modifications to the buildings at 1220 Bay Street, though the applicant has proposed that the exterior of the building will remain in its current color scheme. Staff will review the changes proposed, where the application of the City standards would usually require the use of discretion, as a cumulative change where current features and proposed architectural detailing are exchanged one-for-one. The end result will be a change in appearance of the structure with no overall change in quality of appearance. The coverage of the building will not change, only the outward appearance of the existing building.

TITLE 10: CHAPTER 6: DESIGN REVIEW

10-6-5: GENERAL CRITERIA: The Planning Commission or Design Review Board may require any of the following conditions it deems necessary to secure the purpose and intent of this Chapter. The Board shall, consider the effect of its action on the availability and cost of needed housing. The Board shall not use the requirements of this Section to exclude needed housing types. However, consideration of these factors shall not prevent the Board from imposing conditions of approval if the costs of such conditions shall not unduly increase the cost of housing. The Board shall have no authority to affect dwelling unit densities. The Board shall consider the following criteria reviewing applications and may set conditions or standards which regulate and limit the following: (Ord. 680, 1-11-83)

- A. Setbacks, yards, height, density and similar design features according to the underlying zoning district.**
- B. Lot area, dimensions and percentage of coverage according to the underlying zoning district.**

These items are addressed as part of staff review of Title 10: Chapter 17: Old Town District Area "A."

- E. Noise, vibration, smoke, dust, odor, light intensity and electrical interferences.**

The applicant has not proposed that the site will cause any noise, vibration, smoke, dust, odor, light intensity, or electrical interference.

- G. Architectural quality and aesthetic appearance, including compatibility with adjacent buildings**

These criteria will be addressed as part of staff review of FCC 10-17A and the Downtown Architectural Guidelines.

- I. Exterior lighting and security**

The applicant has not proposed any exterior lighting changes, therefore, the proposal does not meet the criteria for applicability listed in FCC 10-37-2-B.

- J. Public health, safety and general welfare.**

The building has not been proposed to have any adverse effect on the public health, safety, and general welfare.

- L. Requiring a time period within which the proposed use or portions thereof shall be developed.**

- M. Requiring bonds to insure performance of special conditions. (Ord. 625, 6-30-80)**

- N. Such other conditions as are necessary to implement policies contained in the Florence Comprehensive Plan. (Ord. 680, 1- 11-83)**

No conditions will be required of the applicant related to these criteria.

10-6-9: LAPSE OF DESIGN REVIEW APPROVAL: Authorization of a design review permit shall be void one (1) year after the date of approval of a design review application, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be completion of a building foundation. The applicant may apply to the Planning Commission for a one-time extension of one (1) year maximum duration based on compliance with the following criteria:

- A. The request for an extension is made in writing prior to expiration of the original approval.**
- B. There are special or unusual circumstances that exist which warrant an extension.**
- C. No material changes of surrounding land uses or zoning has occurred.**

The Planning Commission may deny the request for an extension of a design review permit if new land use regulations have been adopted that affect the applicant's proposal. (Ord 26, 2008)

This Design Review approval shall be valid for one year from the date of issuance, ending August 6, 2016. **(Condition 3)**

TITLE 10: CHAPTER 17: OLD TOWN DISTRICT

10-17A-2: LAND USES FOR AREA A: The following establishes permitted, conditional, and prohibited uses for the Old Town District Area A:

- B. Conditional Uses:** Uses which are administratively determined to have an impact similar to or less than Conditional uses listed below. The Planning Commission, subject to the procedures and conditions set forth in Chapter 4 of this Title, may grant a conditional use permit for the following:

Residential units: provided that any building facing a street (or streets if a corner lot) shall include a first story commercial use that occupies the first twenty-five feet (25') of the building(s) that face(s) a street. If pedestrian access to the dwelling(s) is from the street, it shall be a separate entrance and not more than six feet (6') wide.

The proposed changes will be to an approved structure housing residential uses and a first-story commercial use adjacent to Bay Street. The applicant has not proposed any change of use in the building nor changes to the coverage of the buildings.

10-17A-3 LOT AND YARD PROVISIONS FOR AREA A

- A. Lot Area: The lot area shall be a minimum of 1,500 square feet.**
- B. Lot Dimensions: The minimum lot width shall be twenty-five feet (25').**
- C. Lot Coverage: The Design Review Board may allow up to ninety percent (90%) lot coverage by buildings and other impervious surfaces.**
- D. Yard Regulations:**
 - 1. For Area A, yards shall be as follows: Front Yards: Building fronts may vary from zero to ten feet (0' to 10') setback from the front property line. Upper story windows and balconies may encroach into the sidewalk area as long as a minimum eight feet (8') wide and ten feet (10') high pedestrian way is maintained within the sidewalk area. Benches and tables may encroach into the sidewalk area as long as the minimum eight feet (8') wide pedestrian way is maintained within the sidewalk area. Ten percent (10%) of the lot frontage, or a maximum of six feet (6'), may be utilized for pedestrian walkways connecting to interior parking lots or for river viewing areas. Side and Rear Yards: Buildings may be zero lot line, provided that all Building Code requirements are met.**
 - 2. In each block, there will be at least one opening for Americans with Disabilities Act (ADA) accessible public access to interior parking lots and/or to new or existing public viewing areas of the Siuslaw River.**

The applicant has not proposed any changes to the buildings which would affect the existing situation for lots and yards. The approved buildings are on lots which meet all requirements of FCC 10-17A-3 or met those provisions at the time of their approval.

10-17A-4 SITE AND DEVELOPMENT PROVISIONS FOR AREA A

- A. Building or Structural Height Limitations: The maximum height for buildings or other structures in the Old Town District Area A shall be two (2) stories above grade with a maximum of thirty feet (30'). For any building two (2) stories above grade, two (2) or more of the following design options shall be employed to reduce the perceived scale of the structure:**

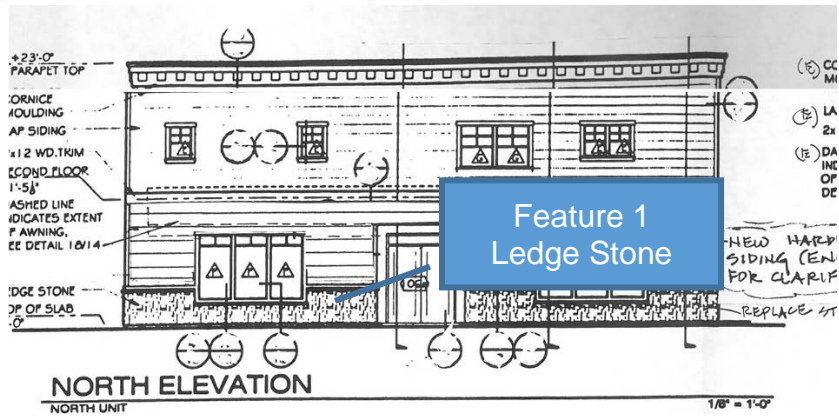
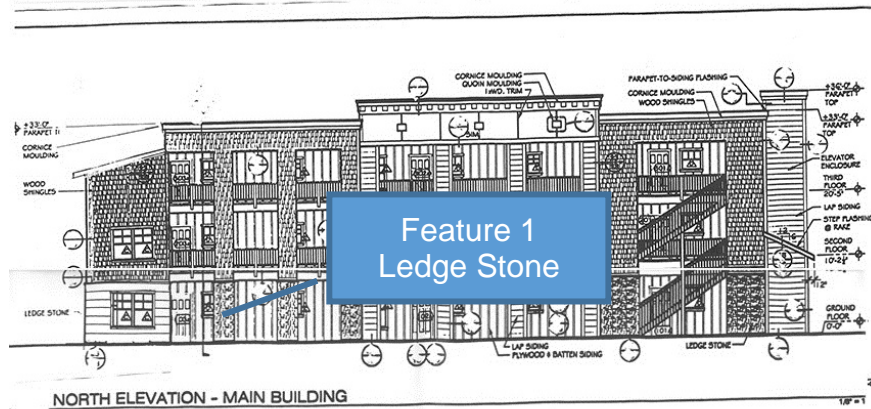
1. **Pitched or gable roofs are encouraged, with offsets, valleys, or false dormers to break up the roof plane as viewed from any abutting street.**
2. **Building exterior shall be broken into shapes and planes of less than 750 square feet for any building plane. Such planes shall have a two foot (2') minimum relative off-set.**
3. **Windows, balconies, entryways, and/or arcades shall be used to create visual interest and reduce the apparent bulk/mass of the building; and variation in materials, textures, colors, and shapes shall be used to break up wall planes.**

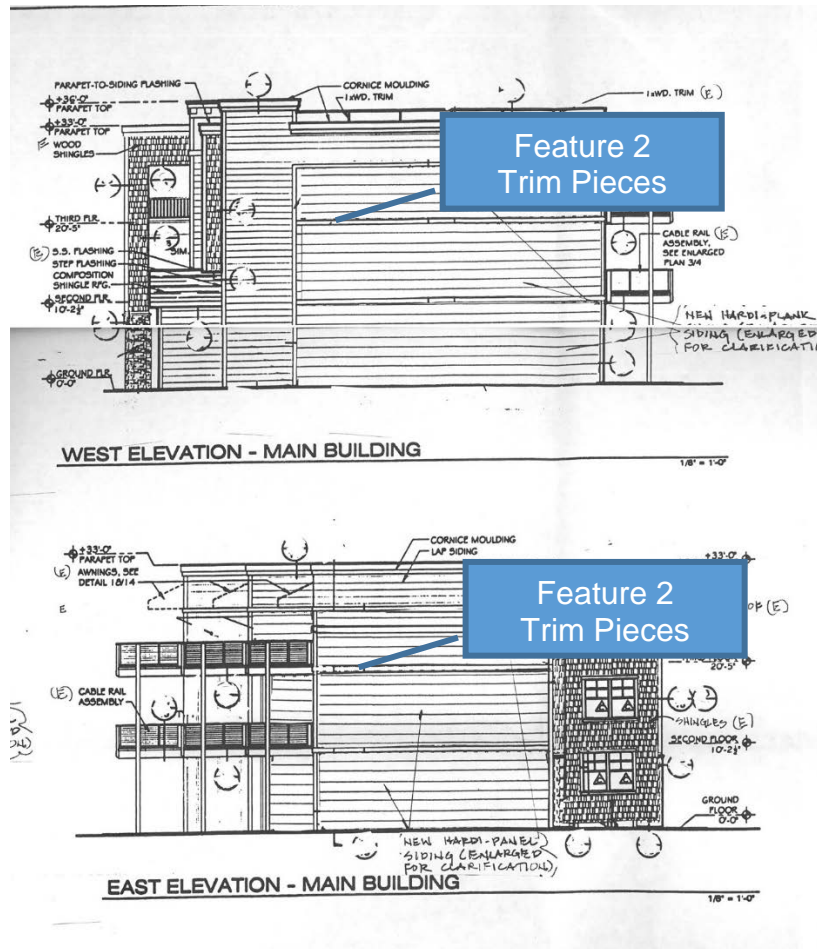
The buildings where the proposed changes will take place do not meet the current code requirements for Old Town District Area "A." The southern building is above the maximum height allowed for the district and one story greater than currently allowed. In addition, the building was not constructed with any pitched or gabled roofs and the exterior includes shapes and planes of greater than 750 square feet, specifically along the eastern and western sides with a relative offset of less than two feet.

Currently on the exterior of the northern mixed-use building, siding consists of board and batten one-foot in width along the bottom half of the building (above ledge stone accent) bordered above by a trim piece before transitioning to horizontal lap siding. Siding on the southern condominium building is almost exclusively board and batten where not ledge stone or cedar shingles. There are few vertical accents on the building other than the existing board and batten (please see diagram below).

The applicant requested a change from board and batten siding to lap siding, constituting a change both in orientation and material. The applicant has not proposed that any other existing horizontal trim pieces will change in orientation or material other than the removal of ledge stone at the base of the north end of the condominium building. This constitutes two changes in the exterior of the building which must be replaced by two other articulations or variations on the exterior of the building. The applicant in his application did not demonstrate a reason for the removal of the ledge stone (Main Building & Mixed Use Building North Elevations - Feature 1) on the condominium building or a reason for the replacement on the mixed-use building. In a follow-on conversation the applicant stated that the board and batten are single wall construction rather than simply exterior sheathing and constitutes a significant problem in weatherization and maintenance. He also stated that the ledge stone was installed as an afterthought and thus installed improperly. The applicant indicated that he could retain the board and batten on the north side and replace the ledge stone on the north side of the residential building. The applicant shall retain the board and batten on the residential building and install a ledge stone accent or stone veneer in each location where it is currently located of equal or greater quality after repairs to the building have been completed. The exception is the south wall of the mixed use building where significant water damage has occurred. **(Condition 4.1)**

The applicant has also proposed that the lap siding to be added to the building will be the only change. Since the trim above and below these sections on the west and east elevations of the main building are also horizontal there are no breaks in the wall plane. In addition, the applicant has provided drawings where the lap siding has been “enlarged for clarification.” It is likely that these areas of siding will be indistinguishable from the existing horizontal trim. The current trim pieces do not meet City Code with regard to 2-foot separation. The applicant shall re-orient the trim pieces (Main Building West and East Elevations - Feature 2) so that they are perpendicular in orientation to the planes they are breaking up. The applicant shall also widen the trim so that these areas meet the minimum 2-foot separation and paint them consistent with the original approval or a complementary color approved by the Planning Director of a Pacific Northwest coastal-themed, muted earth-tone palette. **(Condition 4.2)**





In addition, in order to prevent multiple horizontal features per wall from blending together, lap siding proposed shall be of greater exposure width than existing lap siding on the main and mixed-use buildings. **(Condition 4.3)**

FLORENCE DOWNTOWN ARCHITECTURAL DESIGN GUIDELINES

BUILDING STYLE

Context

Each building or addition shall be designed within the context of its larger surroundings and environment in terms of overall street massing, scale and configuration.

The building was originally designed with massing in mind. Multiple planes on each side of the building with different orientations were considered important in creating a building that was still human-scaled. The applicant has proposed changes which would create a building which seemed larger than appropriate.

Historic Style Compatibility

New and existing building design shall be consistent with the regional and local historical traditions. While incorporating historic ornament and detail into new buildings is encouraged, it is recognized that the current cost of such detail may not be feasible. Instead, historic compatibility is better achieved by relating to the vertical proportions of historic facades, windows and doors, and the simple vertical massing of historical buildings.

- **Existing buildings: Maintain and restore significant historic details.**

The applicant has proposed lap siding, which is a material used historically within the Florence-area and will likely not detract from the attractiveness of the Old Town District.

BUILDING FACADES

Horizontal Design Elements

Mixed-use storefront buildings shall have a distinctive horizontal base, second floor and eave, cornice and/or parapet line. Horizontal articulation can be made by material changes or applied fascia detail.

The applicant has proposed a change from vertical board and batten to horizontal lap siding. Elements of the existing buildings meet this criteria for horizontal design.

Vertical Design Elements

Mixed-use storefront building faces shall have distinctive vertical lines of emphasis spaced at relatively even intervals. Vertical articulation can be made by material changes, variations in roof heights, applied fascia, columns, bay windows, etc. The intent is to vertically breakup long, uninterrupted building elevations that face onto streets. Maximum spacing of vertical articulations shall be 50 feet.

The applicant has proposed a change from vertical board and batten to horizontal lap siding. The applicant has been required to break up the long, uninterrupted building elevations on the main building. On the mixed-use building, no vertical articulations will be required because the horizontal elements of the building will be broken up by different-colored trim, windows, doors, and awnings. Articulations on the main building have been specified through Conditions 4.1 through 4.3.

Permitted Visible Building Materials

Exterior Building Walls

- **Lap siding, board and batten siding, shingles and shakes. Vinyl and metal siding shall not be permitted.**
- **Brick or stone masonry, minimum 2-1/2” deep solid veneer material.**
- **Cement-based stucco.**

The applicant has indicated that the exterior of the building will be sided with both lap siding and shake siding as well as stone masonry. These proposed materials are acceptable. Hardie-plank siding, though not expressly allowed by architectural guidelines, may also be used due to its durability provided that it is close enough in texture and appearance to natural materials or modern fiber cement siding. Vinyl and metal siding are not permitted.

Building and Site Material Colors

- **Color finishes on all building exteriors shall be approved by the City.**

The applicant has proposed colors matching those previously approved. The applicant shall submit any proposed colors per Condition 4.2.

Building Walls

- **For each building, there shall be one single, clearly dominant exterior wall material and finishes.**
- **Brick and stone facades shall return at least 18” around side walls (Figures 1a and 1b).**
- **Building walls of more than one material change along horizontal lines only, with a maximum of three materials allowed per façade (Figures 2a and 2b).**
- **Heavier appearing materials shall only be used below lighter appearing materials.**
- **Siding and shingles shall have a maximum 6” to the weather.**
- **4” minimum width corner, skirt, rake and eave trim shall run the full height of each façade, flush or protrude beyond the surrounding wall surface.**
- **Board and batten siding: battens shall be spaced a maximum of 8” on center.**

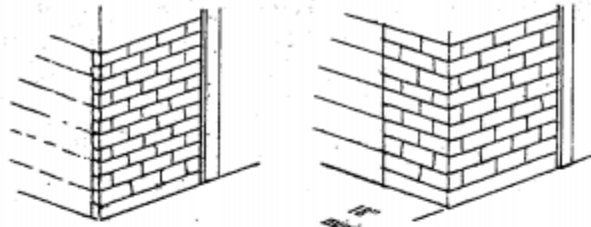


Figure 1a: Thin veneer with no side return is not allowed

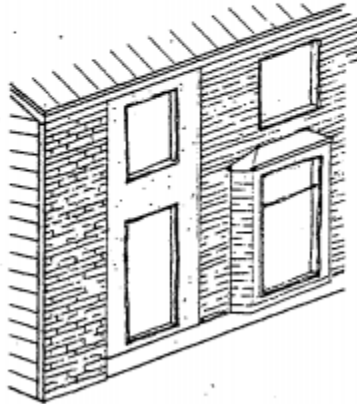


Figure 2a: Heavy materials above or along lighter not allowed

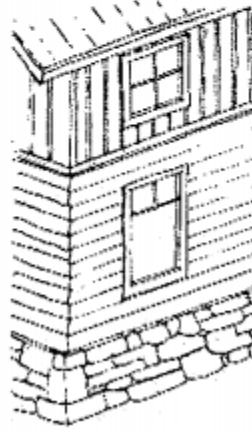


Figure 2b: Allowed

The applicant has proposed a conversion to lap siding. Three or fewer material transitions are proposed for the building, meeting these criteria. Corner trim shall be 4" minimum width. Side return of the veneer on south wall of the mixed used building is discussed and conditioned earlier in the report. Siding and shingles shall have a maximum 6" exposed to the weather. **(Condition 4.4)**

VI. Conclusion and Recommendations:

Staff finds the application, as presented meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met:

Conditions of Approval:

1. Approval shall be shown on:

"A" Findings of Fact
"B" Land Use Application
"C" Existing and Proposed Elevations

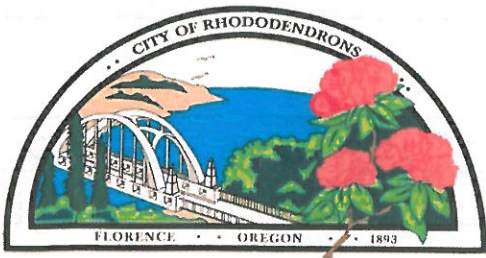
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2. Regardless of the content of material presented for this approval, including application text and exhibits, staff reports, testimony and/or discussions, the property owner/applicant agree to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal action as documented by the records of this decision and/or the associated Conditions of Approval. The property owner and applicant shall submit to the Community Development Department a signed “Agreement of Acceptance” of all conditions of approval prior to issuance of building permits.
3. This Design Review approval shall be valid for one year from the date of issuance, ending August 25, 2016.
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 - 4.2. The applicant shall re-orient at least one trim piece (Main Building West and East Elevations - Feature 2) to be perpendicular to the planes they are breaking up. The applicant shall also widen the trim so that these areas meet the minimum 2-foot separation and paint them consistent with the original approval or a complementary color approved by the Planning Director of a Pacific Northwest coastal-themed, muted earth-tone palette.
 - 4.3. Lap siding proposed shall be of greater exposure width than existing lap siding on the residential buildings. Board and batten will be retained on the north face of the residential building and on the mixed-use building.
 - 4.4. Corner trim shall be 4” minimum width. Siding and shingles shall have a maximum 6” exposed to the weather.

VII. EXHIBITS

A. Findings of Fact

- B. Land Use Application
- C. Existing and Proposed Elevations
- D. CUP 05 10 Findings and Condition Excerpts



City of Florence
 Community Development Department
 250 Highway 101
 Florence, OR 97439
 Phone: (541) 997 - 8237
 Fax: (541) 997 - 4109
www.ci.florence.or.us

Type of Request

Design Review (DR) (See FCC 10-6) **Conditional Use Permit (CUP)** (See FCC 10-4)

Applicant Information

Name: THOMAS SHAW, ARCHITECT Phone 1: 503 572-4548
 E-mail Address: TSIAW4242@GMAIL.COM Phone 2: _____
 Address: 1601 RHODODENDRON DRIVE ^{HSDW} FLORENCE OR 97439
 Signature: [Signature] Date: 6/24/15
 Applicant's Representative (if any): _____

Property Owner Information

Name: STILLWATER CONDOMINIUMS HOA Phone 1: 541 543-4431
 E-mail Address: HEAN7SAGE@YAHOO.COM Phone 2: _____
 Address: 88683 Colvard Lake Rd.
 Signature: X [Signature] Date: 6/24/15
 Applicant's Representative (if any): SEE ABOVE

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

For Office Use Only:

Received
 RECEIVED
 City of Florence
 JUN 24 2015
 By: [Signature]

Approved

Exhibit

EXHIBIT B

Property Description

Site Address: 1220 BAY ST

General Description: RESIDE & RECONSTRUCT BOTH BUILDINGS
FOOTPRINTS OF BOTH BUILDINGS TO REMAIN

Assessor's Map No.: _____ - _____ - _____ - _____ ^{"AS IS"} Tax lot(s): _____

Zoning District: _____

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map

(FCC 10-1-1-4-B-3): _____

Project Description

Square feet of new: 0 Square feet of existing: _____

Hours of operation: 7:00AM TO 7:00 PM Existing parking spaces: _____

Is any project phasing anticipated? (Check One): Yes No

Timetable of proposed improvements: JULY 15, 2015 TO OCT 15, 2015

Will there be impacts such as noise, dust, or outdoor storage? Yes No

If yes, please describe: MINIMAL ON SITE STORAGE IN PARKING
LOT BETWEEN BUILDINGS FOR CONSTRUCTION ONLY.

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

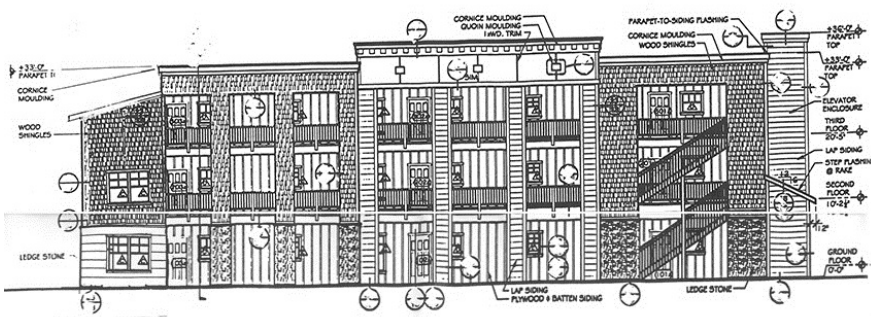
PROJECT CONSISTS OF REMOVAL OF ROTTED WOOD
MATERIALS & REPLACEMENT WITH NEW LAP SIDING
RIVER SIDE (SOUTH) DECKS TO BE COMPLETELY
REMOVED & REPLACED WITH NEW STRUCTURES
MATCHING EXISTING IN FOOTPRINT.

For Office Use Only:

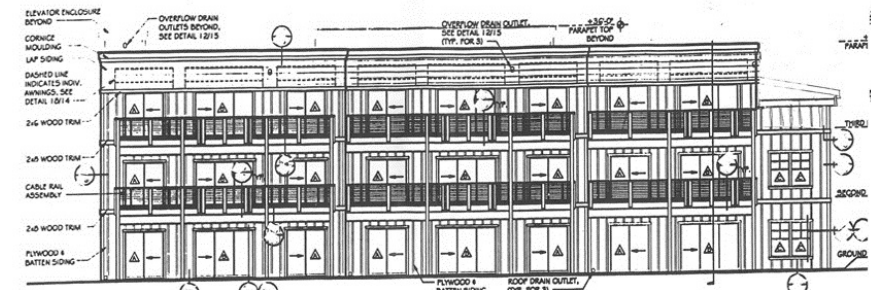
Date Submitted: _____ Fee: _____

Received by: _____

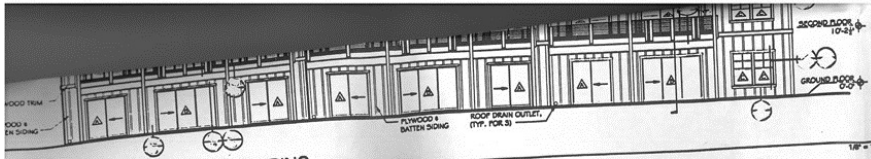
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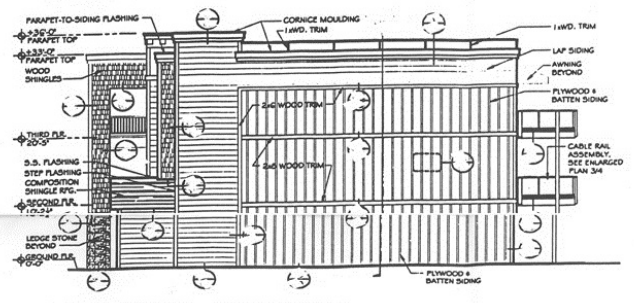
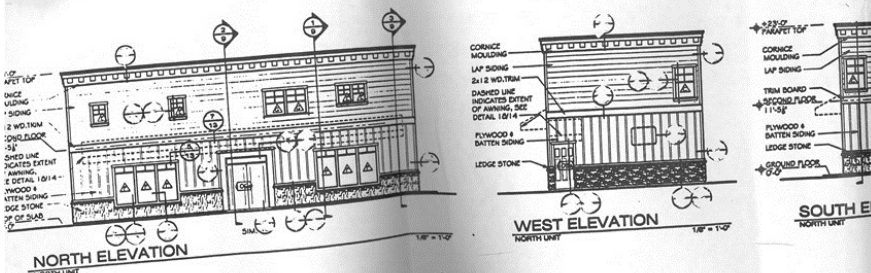
NORTH ELEVATION - MAIN BUILDING



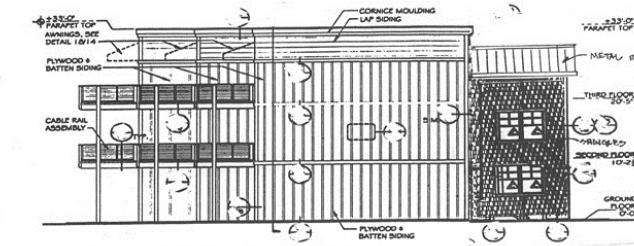
SOUTH ELEVATION - MAIN BUILDING



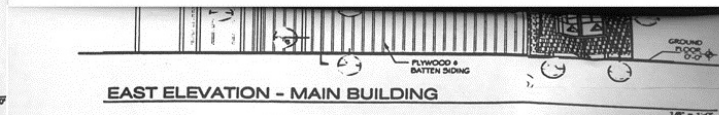
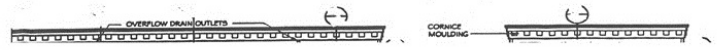
SOUTH ELEVATION - MAIN BUILDING



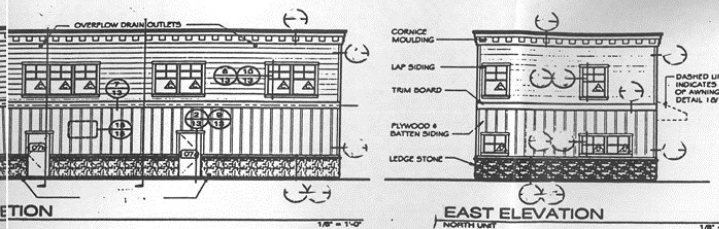
WEST ELEVATION - MAIN BUILDING



EAST ELEVATION - MAIN BUILDING



EAST ELEVATION - MAIN BUILDING



SOUTH ELEVATION

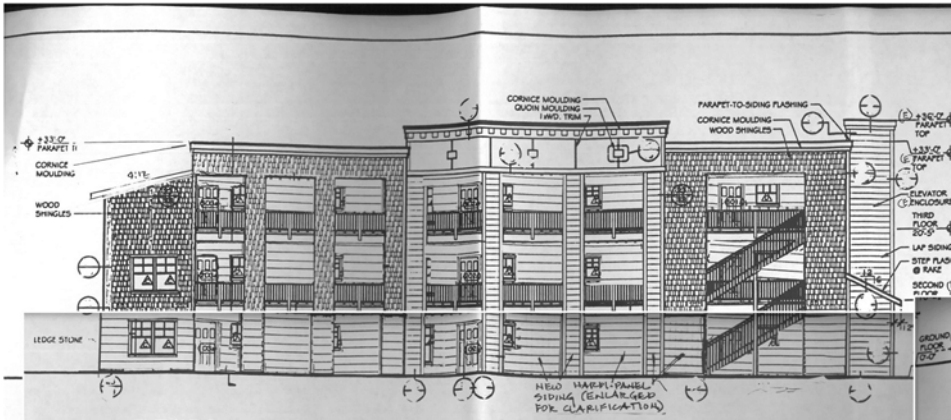
EAST ELEVATION

THOMAS SHAW ARCHITECT
 1601 RHODODEN DR PH 4806
 FLORENCE OR 97149 503 872-4640

ER CONDOMINIUMS
 RECONSTRUCTION
 WEST FLORENCE OR

STILLWATER CONDOMINIUMS
 RECONSTRUCTION
 1220 BAY STREET FLORENCE OR

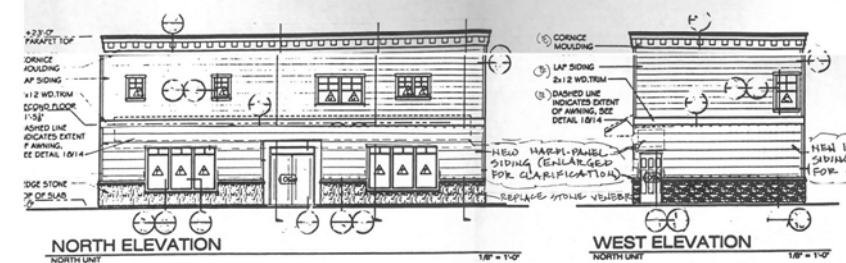
AS IS BUILDINGS
 JUNE 2015



NORTH ELEVATION - MAIN BUILDING

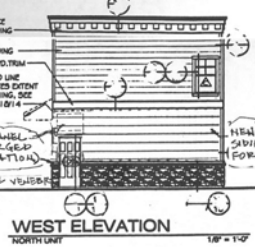


SOUTH ELEVATION - MAIN BUILDING



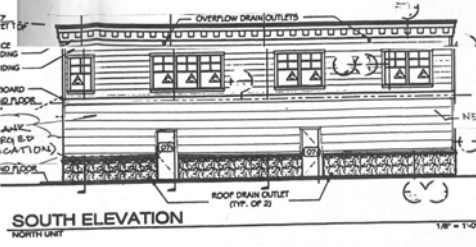
NORTH ELEVATION NORTH UNIT

1/8" = 1'-0"



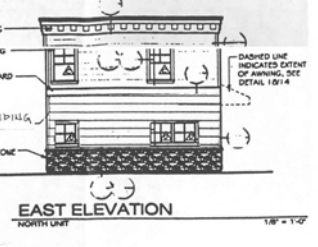
WEST ELEVATION NORTH UNIT

1/8" = 1'-0"



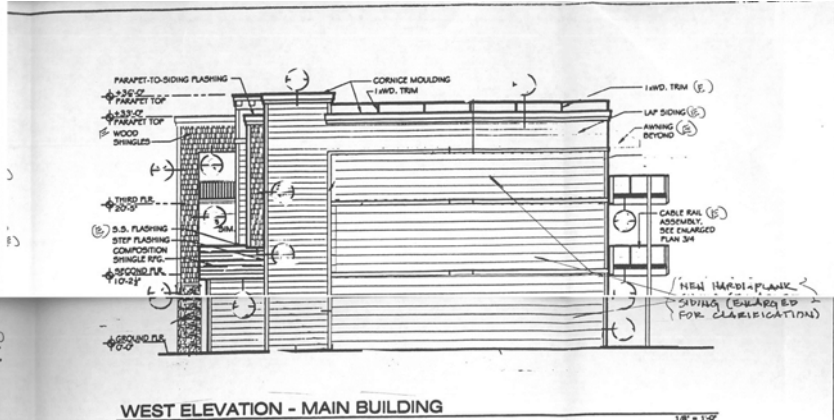
SOUTH ELEVATION NORTH UNIT

1/8" = 1'-0"



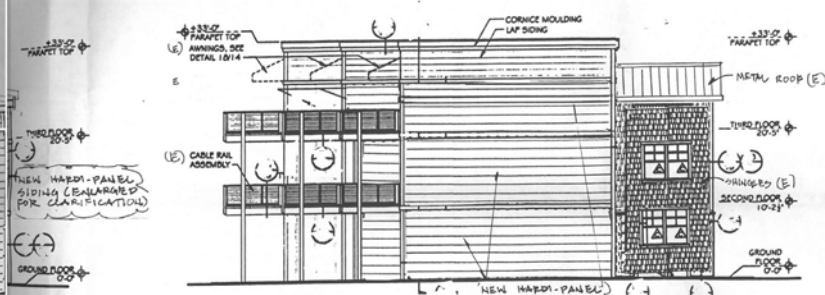
EAST ELEVATION NORTH UNIT

1/8" = 1'-0"



WEST ELEVATION - MAIN BUILDING

1/8" = 1'-0"



EAST ELEVATION - MAIN BUILDING

1/8" = 1'-0"

NOTES:
 1. THERE ARE NO CHANGES TO BUILDING CONFIGURATION OR SQUARE FOOTAGE
 2. (S) INDICATES EXISTING MATERIAL (S) TO BE RETAINED

REGISTERED ARCHITECT
 THOMAS SHAW
 1601 RHODE ISLAND ROAD
 FLORENCE, MA 01439

THOMAS SHAW, ARCHITECT
 1601 RHODE ISLAND ROAD
 FLORENCE, MA 01439

STILLWATER CONDOMINIUMS
 RECONSTRUCTION

PROP CHAL

Stillwater Project –Resolution CUP 05 10

Excerpt taken from the Findings of Fact of CUP 05 10

H. Architectural quality and aesthetic appearance, including compatibility with adjacent buildings: The front elevation of the proposed mixed-use store front design with a flat roof and distinctive vertical lines of emphasis meet the intent of the Comprehensive Plan Design Criteria and is in concert with the City of Florence SDPS and adjacent properties. However, the west and south elevations especially are limited in their amount of detail. Staff recommends the applicant add additional architectural detail to the south and west elevations at the ground floor level of the mixed use building. Additional features such as a covered entrance, widows, additional trim boards, change in color, etc. are needed to break up the large expanse of board and baton siding on the west and south elevations.

Plans for the main building indicate a combination of flat roofs with crown and quoin moulding within a column and arch design to provide some architectural relief. The building facades will include ledge stone bases with a mix of horizontal lap board siding, vertical board and batten siding and the use of some shingle siding. The main three-story structure is proposed to have external staircases at either ends of the building within an open staircase housing, slatted banisters, and sided support columns. Staff recommends that this building also receive additional architectural detail to the west elevations to break up the large expanse of board and baton siding with some widows or other architectural detail. (Condition 21)

I. Color, building materials and exterior appearance in accordance with the policies established by the City: The applicant has not proposed building colors, and exterior appearances. Before building permits are issued, the applicant shall be required to submit to the Community Services Department for review and approval all color schemes and building materials to make sure they are consistent with the policies established by the city and the SDPS. (Condition 22)

Final wording of Condition #21 in Resolution CUP 05 10

21. Prior to the issuance of building permits, the applicant shall submit revised plans, to the Community Services Department for review and approval, showing additional architectural detail to the south and west elevations of the mixed use building to break up the large expanse of board and batten. The applicant shall also submit additional architectural detail to the west elevation to break up the expanse of board and batten siding. Details may include windows, trim boards, change in color, etc.