

**NOTICE OF PUBLIC MEETING
CITY OF LAFAYETTE**

**DOWNTOWN DESIGN REVIEW
AND AWARD COMMITTEE**

DATE: Thursday, September 22, 2021
TIME: 3:00 p.m.
PLACE: Lafayette City Hall, 486 Third Street

A G E N D A

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes of August 25, 2021**
- 4. Action Item: Façade Grant Application for the Ferryman Building**
- 5. Other Discussion Items**
- 6. Next Meeting**
- 7. Adjourn**

The meeting location is accessible. If you need an accommodation to attend or participate in the meeting, please notify City Hall at 503-864-2451 at least 24 hours in advance of the meeting. Thank you.

City of Lafayette
Downtown Design Review and Award Committee Meeting Minutes
Lafayette City Hall, 486 Third Street
August 25, 2021

1. **CALL TO ORDER:** Doreen VanTyne, Chair called the meeting to order at 3:00 p.m.
2. **ROLL CALL:** Preston Polasek, City Administrator called the roll.
Present: Doreen VanTyne, Sheila Neuman, and Beckii Schiffer
Absent: None.
City Staff Present: Preston Polasek, City Administrator.
Others: Carlos Hernandez, applicant and Marie Sproul, Mayor
3. **MINUTES OF MARCH 18, 2021:**
Doreen VanTyne moved and Sheila Neuman seconded a motion to approve the minutes as presented. The motion was approved unanimously.
4. **ACTION ITEM: FAÇADE GRANT APPLICATION FOR MARTHA’S TACOS:**
The committee reviewed the application and letter recommending approval from David Brittell, Architect. Sheila commented that she liked that Carlos and Martha are increasing their restaurant capacity by adding outdoor seating.

Doreen VanTyne moved and Sheila Neuman seconded a motion to approve a \$12,500 matching façade grant for Martha’s Tacos. The motion was approved unanimously and all city officials in attendance gave a rousing round of applause for the successful grant application.
5. **OTHER DISCUSSION ITEMS:**
Mayor Sproul commented that urban renewal among other projects can provide façade grants to downtown businesses in the future.
6. **NEXT MEETING:** Wednesday, September 22, 2021.
7. **ADJOURNMENT:** Doreen VanTyne moved and Sheila Neuman seconded the motion to adjourn the meeting. The motion passed 3-0 and the meeting adjourned at 3:30 p.m.

These minutes of August 25, 2021 were approved by the Downtown Design Review and Award Committee September 22, 2021.

CERTIFIED:

Doreen VanTyne, Chair



Downtown Design Review and Award Committee

Meeting Date: September 22, 2021

Agenda Item: Façade Grant Application for
the Ferryman Building

Requested Committee Action:

Discuss the application and direct staff accordingly.

Staff Recommendation:

Award a City Façade Grant in the amount of \$12,500.

Background:

Shannon Thorson, owner of the Ferryman Building at 241 E. Third Street, has submitted the attached façade grant application requesting \$12,500 in grant funds to help with a total project cost of \$29,500. A letter from David Brittell, Architect, is also attached. He lists the design and review criteria, suggests a change in the awning and exterior gooseneck lighting, and recommends approval of the grant request.

Financial Impact:

\$12,500 from the Façade Grant program in the General Fund – Planning.

Alternative:

The Committee may determine to reduce the amount of grant award or add specific design elements.

Suggested Motion:

“I move to award a \$12,500 façade improvement grant to Shannon Thorson, owner of the Ferryman Building, for the grant application dated August 17, 2021.”

CITY OF LAFAYETTE

DOWNTOWN FAÇADE IMPROVEMENT GRANT
APPLICATION FORM

Property Owner Name: Shannon Thorsen Design

Project Address: 241 E 3rd

Business Name: The Ferryman Building

Phone: 503-550-3916

Fax: _____

Email: shthorsen@gmail.com

Estimated Project Start Date: 9-1-21 Estimated Project Completion Date: 10-15-21

City Grant Amount Requested (maximum \$12,500)	\$ 12,500
Applicant Matching Funds	\$ 17,000
Total Project Costs	\$ 29,500

The statements made herein are true and represent an accurate and full disclosure of all necessary information. Applicant understands that the City will retain this application and any other information the City receives, whether or not this matching grant request is approved. The City may require from applicant additional information pertaining to the subject business or project. In addition, the City may require an agreement on the use of City funds. Applicant acknowledges that is application is separate from and not a substitute for any land use approval, business compliance requirement, or construction permit that may be required of applicant. Applicant hereby agrees to cooperate with City and State officials on this project if any City grant funds are awarded.

Applicant: [Signature]
Signature

8-17-21
Date

Building Owner: [Signature]
Signature

8-17-21
Date

Submit to: City of Lafayette
Attn: City Administrator
PO Box 55
Lafayette, OR 97127

DESCRIBE PROJECT

Describe below all proposed improvements included in your project and how such improvements comply with Downtown Development Standards. Please enclose pictures or drawings as necessary to help describe the work. (Attach additional sheets as needed)

Repair and replace failing and rotting siding areas, remove dilapidated 2nd floor porch back to staircase. Caulk and paint, replace gutters, install decorative goosenecks lighting, install awnings over 2nd floor windows facing 3rd. Paint colors to comply w/ Miller historic colors

PROJECT BUDGET

Attach documentation for costs such as contractor's bids or detailed estimate for materials and labor costs. (Attach additional sheets as needed)

Labor	Materials	Purpose (painting, awning, repair)	Estimated Cost
	Combined	Siding repair	\$ 3600
	"	porch demo	\$ 1900
	"	Paint	\$ 13,100
	"	lights	\$ 3300
	"	Awnings	\$ 2100
	"	Gutters	\$ 5500
Total Project Costs:			\$

THE OLD FERRYMAN BUILDING
FAÇADE RESTORATION
241 3RD ST (MAIN STREET) - LAFAYETTE

Proposed

The dilapidated railing and deck is removed and the siding is patched. Falling gutters are replaced.



awnings are installed over each of the three second floor windows.



gooseneck lights will be placed where green stars are.

Paint color is a dark blue-grey from the Miller Historic Colors of America Chart. Budget allows front of building, and most of the sides.

Extensive siding repair is conducted on three sides of the building.



August 19, 2021

Preston Polasek, City Administrator
City of Lafayette
486 3rd Street, PO Box 55
Lafayette OR 97127

I. DESCRIPTION

This review is in accordance with the City of Lafayette Downtown Façade Improvement Grant Application. On August 17, 2021, Shannon Thorson Design LLC, provided a written application for the Old Ferryman Building located at 241 3rd Street. Funding is being requested for the following façade improvements:

1. Siding repair \$3,600 estimated cost L&M
2. Porch demo \$1,900 estimated cost L&M
3. Paint \$13,100 estimated cost L&M
4. Lights \$3,300 estimated cost L&M
5. Awnings \$2,100 estimated cost L&M
6. Gutters \$5,500 estimated cost L&M

Total: \$29,500 estimated cost L&M

The estimated costs appear to be in keeping with current construction market costs.

II. REVIEW CRITERIA

Applicant Eligibility Requirements and Grant Parameters

1. A property owner of a building with frontage on Third Street.

THE PROPERTY FRONTS ON THIRD STREET (COMPLIES).

2. The building must have been used for a commercial purpose for six months prior to application.

A PREVIOUS APPLICATION STATED THAT THE BUILDING HAS BEEN USED AS AN ANTIQUE STORE.
(COMPLIES)

3. The grant award may be denied or funded in any amount up to a maximum match of \$12,500 per project.

A MAXIMUM OF \$12,500 MAY BE AWARDED IF APPROVED.

4. One project per building during any 12-month period.

THE APPLICATION STATES THAT IT IS ESTIMATED THAT THE WORK WILL BE COMPLETED BETWEEN 9/1/21 – 10/15/21. (COMPLIES)

Eligible Improvements

Eligible improvements that are listed and apply to this project include:

- Cleaning, preparation, and painting exterior walls and trim in colors acceptable to the City

THE APPLICATION INCLUDES PAINTING OF THE FAÇADE. THE PROPOSED COLOR IS DARK BLUE GRAY FROM THE APPROVED CITY STANDARDS. (COMPLIES)

- Repair, replacement or installation of awnings, windows, doors

THE APPLICATION INDICATES THAT NEW AWNINGS WILL BE INSTALLED OVER EACH OF THREE SECOND FLOOR WINDOWS. IN MY PROFESSIONAL OPINION THE SELECTED AWNINGS AND PLACEMENT WOULD DETRACT FROM THE BUILDING FAÇADE. THE UPPER WINDOWS ARE ALREADY SHADED BY THE GENEROUS OVERHANG OF THE ROOF. SEE BELOW ITEM "d" FOR RECOMMENDATIONS.

DOES NOT COMPLY

- Repair or reconstruction of entryways

NOT PROPOSED OTHER THAN PAINTING

- Repair, replacement or installation of exterior masonry or siding materials

SIDING REPAIR IS PROPOSED.

Ineligible Activities

Ineligible improvements that are listed and apply to this project include:

- None

Application has been made and deemed acceptable by the City Administrator.

Following is the Approval Process:

Item 5: Each grant application will be reviewed by the Downtown Design Review and Award Committee based on the following criteria:

- a. The improved aesthetic appearance of the building

THE PROPOSED IMPROVES THE AESTHIC APPEARANCE OF THE BUILDING

- b. Positive impact on pedestrian appeal

THE GENERAL IMPROVEMENT TO THE BUILDING FAÇADE WILL HAVE A POSITIVE IMPACT ON PEDESTRIAN APPEAL.

- c. Creative use of public spaces

ELEMENTS OF THE PROPOSED FAÇADE IMPROVEMENTS WILL HELP TO RECREATE THE ORIGINAL CHARM OF THIS 1900'S STOREFRONT.

d. Consistency with downtown development standards, including colors, textures, and features

THE APPLICATION INDICATES THAT NEW AWNINGS WILL BE INSTALLED OVER EACH OF THREE SECOND FLOOR WINDOWS. IN MY PROFESSIONAL OPINION THE SELECTED AWNINGS AND PLACEMENT WOULD DETRACT FROM THE BUILDING FAÇADE. THE UPPER WINDOWS ARE ALREADY SHADED BY THE GENEROUS OVERHANG OF THE ROOF. INSTEAD, I SUGGEST THAT A NEW CONTINUOUS FLAT AWNING BE INSTALLED TO PROVIDE PROTECTION OF THE LOWER WINDOWS SIMILAR TO THE AWNING THAT WAS HISTORICALLY PART OF THE BUILDING AND WHAT WAS ORIGINALLY PROPOSAL (SEE ATTACHED)

OTHER THAN THIS, THE PROPOSED IMPROVEMENT APPEAR TO BE CONSISTENT WITH THE DESIGN DOWNTOWN DEVELOPMENT STANDARDS (2.105.05.B).

III. SUMMARY

It is my recommendation that this project be awarded funds, in accordance with the findings of the Review and Award Committee's findings, with the following conditions:

1. The awnings should be revised as recommended above. Also see recommendations attached.
2. The gooseneck lights should be located under the revised awning. See recommendations attached.

Respectfully,

A handwritten signature in black ink, appearing to read "David Brittell", with a long horizontal flourish extending to the right.

David Brittell
Principal Architect
Brittell Architecture Inc.

new awning

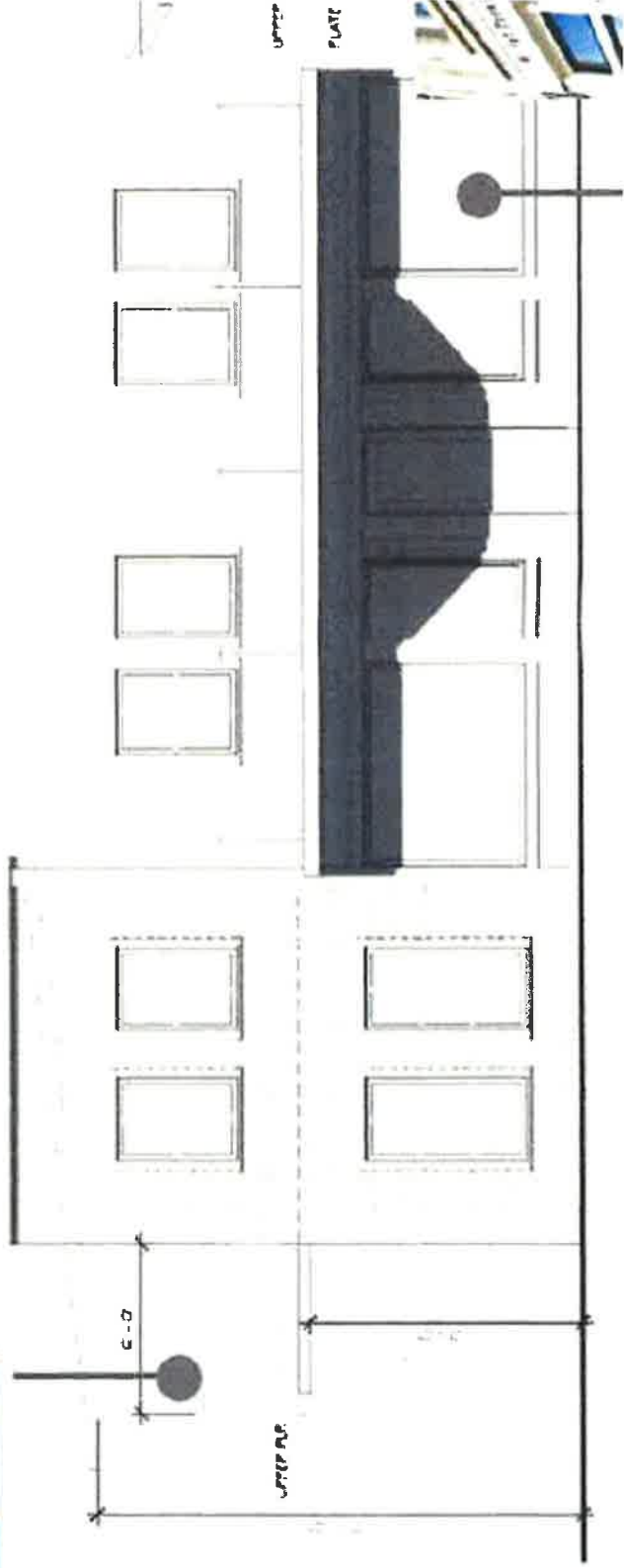


gooseneck lights (3)

Decorative railing with built-out posts and facing main street



Proposed



Original

