

# PLANNING COMMISSION AGENDA

DUE TO THE COVID 19 EMERGENCY SAN JUAN REGIONAL PLANNING COMMISSION WILL CONDUCT ALL OF ITS PUBLIC MEETINGS VIRTUALLY UNTIL FURTHER NOTICE. THE INFORMATION NECESSARY TO CONNECT TO THIS PUBLIC MEETING IS LISTED BELOW

**TUESDAY, JUNE 16, 2020 AT 7:00 PM**

1. Roll Call of Members
2. Minutes: May 19, 2020

## **TOWN HISTORIC REVIEW COMMITTEE:**

3. **Proposed Windows on the Building Façade of Outdoor World, 1234 Greene Street, Lot 7, Block 20, Silverton CO**
4. **Other**
5. Adjourn

Join Zoom Meeting

<https://zoom.us/j/92136473203>

Meeting ID: 921 3647 3203

One tap mobile

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Meeting ID: 921 3647 3203

## **STAFF REPORT FOR THE PLANNING COMMISSION**

### **TOWN OF SILVERTON HISTORIC REVIEW COMMITTEE BUILDING FAÇADE OF THE OUTDOOR WORLD BUILDING**

**REPORT DATE:** JUNE 11, 2020.

**MEETING DATE:** JUNE 16, 2020.

**FROM:** PLANNING DIRECTOR.

#### **Project Description**

Proposed Windows on the Façade of an Existing Building in the Historic Overlay District, Existing Outdoor World Building, 1234 Greene Street, Lot 7, Block 20, Silverton, Colorado.

The owner of the Outdoor World building at 1234 Greene Street is requesting a review of four proposed windows, on the second story of the building front façade.

This building is located within the Town's Historic Overlay District.

Changes to the front façade of buildings within the Historic Overlay District require review by the Town's Historic Review Committee. The San Juan Regional Planning Commission is reviewing this project in its official capacity as the Town's Historic Review Committee.

The building was built in 1974. The building is 46 years old, so it would not be considered a "historic" structure.

The four existing second story windows, on the front of the building, are going to be replaced with four proposed new windows. The proposed windows are two feet taller than the existing windows. The proposed windows have a transom section of glass at the top.

#### **Summary**

Four new windows are proposed. There were no Town regulations or guidelines found that would prevent you from approving this project. The **Planning Director recommends approval** of the four proposed windows.

#### **Additional Project Details**

The building is owned by San Juan Associates Outdoor World LLLP. The Applicant is Wyatt Carmack. Assisting him with the application and/or the Co-Applicant is Gina Rosato.

The application items submitted in May included: a written description of the proposed work, Before & After photos of the Outdoor World building, and adjacent land owner envelopes.

Approximately 38 adjacent land owners within 300 feet were notified by mail. The adjacent land owner letter is attached.

The application was posted on the Town website for citizen review.

One response was received, and it is attached. The response was from adjacent land owner Nancy Swanson, who stated no opposition to the project.

STAFF REPORT FOR PLANNING COMMISSION, OUTDOOR WORLD, JUNE 11, 2020.

Because the proposed windows are going to be a different size than the existing windows, and the window openings in the front building façade will need to be cut larger to accommodate the new taller windows, the Applicant requested that the Town Staff and/or the Town Historic Review Committee approve this project before window ordering.

**Comparison to the Regulations**

The proposed work was compared to the applicable Town regulations. Town Ordinance 2008-02 (the Historic Overlay District Ordinance), and the guidelines in the 2006 document entitled "Silverton Colorado Architectural Design Standards for Historic Districts" were reviewed by the Planning Director, in order to evaluate this project. Those two documents are available on the Town website/upon request.

Regarding windows, which is an item frequently reviewed by the Town Historic Review Committee, the Ordinance requires:

*"e. Windows. On all stories, windows shall be vertically-oriented and organized in a symmetrical, balanced, and regular pattern."*

Additionally the Ordinance requires the following:

*c. Façade Treatments. ... Elements that should be consistent with the district and adjacent buildings include ... vertically-oriented window treatment, window head and sill details, oriel window..."*

In the 2006 Design Standards, for "*Greene Street Historic Commercial Buildings*" (this building is not historic, as it is only 46 years old) the guidelines contained therein recommend the following:

*"4. Preserve the design of the second floor windows and other features that separately distinguish each floor such as lintels, decorative belt courses, and bands of masonry."*

*"Definitions. Lintel: a horizontal beam (iron, wood, stone, that spans the top of a window supporting the wall above it."*

*"Exterior Decorative Features: 1. Preserve the decorative features that identify the building as "contributing" to the period of significance, such as: ... Transom windows above display windows or entryways ... Elaborate window sashes, molding, and lintels."*

*"Definitions. Molding: a decorative strip on a building."*

*"Definitions. Pediment: A triangular-shaped front of a gable or a decorative treatment over a door or window."*

*"Additions or remodels to Historic Commercial buildings in the Greene St. District: 4. Preserve additions that are older than 50 years."*

*"Design Standards for Silverton Greene Street District New Commercial Buildings. Building Design. 6. Large, vertically elongated windows should be used for the first floor store front. 7.*

STAFF REPORT FOR PLANNING COMMISSION, OUTDOOR WORLD, JUNE 11, 2020.

*Second story windows may be of a different design of the first floor window, but should be vertically elongated and double hung.” 8. The use of transom windows and kickplates on the front of the buildings is encouraged.”*

*“Ornamental Detailing for new Commercial Buildings in the Historic Green[e] Street District: 1. Contemporary versions of historic detailing is encouraged for cornices, brackets, dentils, lentils [lintels], and decorative belt courses.”*

### **Existing Window Trim**

The Before photo (included in the attached submittal) shows a horizontal, decorative, painted wood, window trim board, over each of the four windows. I believe the decorative horizontal wood trim over the existing windows might be called a “pediment.” A “lintel” seems to be more structural like a header. The After photo (included in the attached submittal) shows a proposed upper, transom piece of glass, where the existing painted wood trim board is located. The Planning Commission may wish to discuss with the Applicant if that existing decorative trim might be, or should be, reattached at the top of the new windows.

### **Staff Recommendation**

There were no Town regulations or design guidelines encountered which would prevent you from approving this project. The Planning Director recommends that you can approve the four proposed windows.

### **Attachments**

The attachments for your review and consideration are the following:

- (1) Letter from Applicant to the Planning Commission dated May 19, 2020.
- (2) Before & After photos of the Outdoor World Building, showing the four existing second story windows, and the four proposed taller second story windows, submitted by Applicant on May 19.
- (3) Adjacent land owner letter.
- (5) Written and verbal comment(s) received from citizens/adjacent land owners.

Please contact me anytime if you would like to discuss this project. My contact information is listed in the attached adjacent land owner letter.

Prepared By: Lisa M. Adair PE  
Town & County Planning Director  
Silverton & San Juan County Colorado

May 19,2020

Lisa Adair / Silverton Historical Review Board,

As you are all aware, the Outdoor World building is currently undergoing construction to repair the damages from the December 21st fire in the Great Divide building. We are currently working on a complete restoration and we would like to take this opportunity to make improvements that will build on the function and aesthetics of the building.

We would like to replace the upstairs windows on the Greene Street frontage. We would like to increase the height of the windows from 5 feet to 7 feet, keeping the same width of the current window frame. Attached are before and after comparisons.

Your consideration is much appreciated,

Wyatt R Carmack  
San Juan Associates / Outdoor World







Town of  
**Silverton**

PO Box 250  
Silverton, CO 81433



**SAN JUAN COUNTY**

PO Box 466  
Silverton, CO 81433

June 1, 2020

Regarding: Town Historic Review Committee Application, **OUTDOOR WORLD**, 1234 Greene Street, Lot 7, Block 20, Silverton, San Juan County, Colorado.

Dear Silverton Property Owner:

The Town of Silverton has received an application regarding proposed changes to a building façade. You have been identified as an Adjacent Land Owner.

The project site is located at 1234 Greene Street, Lot 7 Block 20, known as the store "Outdoor World." The application was submitted by Wyatt Carmack. The owner is San Juan Associates Outdoor World LLLP.

Changes to building facades within the Town's Historic Overlay District are reviewed by the Town Historic Review Committee. The San Juan Regional Planning Commission will review this project, in their official capacity as the Town Historic Review Committee, on Tuesday June 16 at 7 PM. Adjacent land owners/public citizens may submit written/verbal comments, regarding the proposed changes to the Outdoor World building façade, to the Planning Director/Town Historic Review Committee before/during the June 16 meeting.

The Applicant is requesting approval of four proposed windows, to be placed on the second story of the existing building facade. The building was built in 1974. The four proposed windows are two feet taller than the four existing windows.

You can view the application on the Town of Silverton website, by clicking on the following tabs: "Government" – "Boards & Commissions" – "Planning Commission" – "Pending Applications." There is a helpful "Before & After" photo of the Outdoor World building façade in the application.

If you have questions/comments about this project, you can contact the Planning Director Lisa Adair.

The Planning Director is working from home. These are the best ways to contact the Planning Director at this time:

Home-office landline: (970) 387-0500  
Work cell phone number: (970) 946-9408  
Email address for the fastest response time: mackie@gobrainstorm.net

Thank you,

Lisa M. Adair PE

Town & County Planning Director  
Town of Silverton  
PO Box 250  
Silverton, CO 81433

**Date:** Fri, 5 Jun 2020  
**From:** Nancy Swanson  
**To:** Lisa Adair  
**Subject:** Outdoor World historic review

I have no objection to this change!

Nancy Swanson

Sent from my iPhone