

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: January 20, 2022

CASE NO.: Historic Design Review Case No. HIS21-28

APPLICATION SUMMARY: A proposal to replace the transom windows and storefront systems on the primary facade and add new signage ~~a permanent outdoor covered dining area with a canopy adjacent~~ to the primary façade of the Odd Fellows Annex Building (c.1900).

LOCATION: 466 Court Street NE (See Attachment A)

REQUEST Class 3 Major Historic Design Review of a proposal to replace the transom windows and storefront systems and add new signage ~~on the primary facade and add a permanent outdoor covered dining area with a canopy and drapes adjacent to~~ of the Odd Fellows Hall Annex Building, a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 466 Court Street NE; 97301; Marion County Assessor's Map and Tax Lot number: 073W27AB-90004.

APPLICANT(S): Curt Renfro, Kaufman Homes on behalf of Bernard Malherbe and Jim Vu, FUD Properties LLC

APPROVAL CRITERIA: Salem Revised Code (SRC) 230.040(d) Storefronts and SRC 230.056 Signs in Commercial Historic Districts

RECOMMENDATION: **APPROVE** the proposal with the following CONDITION of Approval:

Condition 1: The applicant shall salvage the 1936 transom window glass after removal, using accepted preservation and storage methods. The 1936 transom glass shall be retained in a secure storage area on-site, so future restoration of this glazing from the 1936 storefront remodel is potentially feasible.

BACKGROUND

Notice of public hearing for the initial proposal to replace transom windows and storefront systems including the request for approval of the outdoor dining platform and awning was initially sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on November 24, 2021. Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620. On December 16, 2021, the applicant requested a continuance until the January 20, 2022 HLC meeting in order to add their request for approval to install new signage. At this time the applicant also authorized extension of the state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case from March 24, 2022, to May 24, 2022 (**Attachment C1**).

When this case was initially scheduled for public hearing at the HLC in December 2021, their awning extended over the sidewalk and overlapped the existing awning attached to the Odd Fellows Hall Annex Building, therefore initially this platform was not exempt from historic design review before the HLC. However, on December 21, 2021 the applicant voluntarily agreed to cut back their platform awning so that it would no longer impact the Odd Fellows Annex Building and agreed to continue to work with Public Works to ensure compliance with the City Council adopted guidelines for dining platforms in the downtown (See **Attachment C2**). Therefore the applicant withdrew their request for approval of the outdoor dining platform and awning and this portion of the project is no longer subject to historic design review before the HLC.

The City of Salem Historic Landmarks Commission will hold a public hearing for the case on January 20, 2021 at 5:30 p.m., virtually (<https://bit.ly/planningpublicmeetings>).

PROPOSAL

The applicant is proposing to replace the storefront window on the north façade of the Odd Fellows Store Annex building (c.1900). Additionally, the applicant is requesting approval to replace the transom windows as well. Currently, the single-pane transoms are original glazing stopped-in with wood in & out, similar to the large single panes below within the storefront system. The current condition of the existing single-paned windows both within the storefront system as well as within the transoms is poor, especially at exposed corners. Furthermore, the owners are interested in improving the energy performance of the building envelope with the introduction of double paned energy efficient glazing both within new storefront systems and transom windows. The applicant is also requesting approval to install two new signs 8' 6" by 5' in size painted on to the stucco face of the Odd Fellows Store Annex building (c.1900) which will be up lit by lighting fixtures placed on the top of the awning (**Attachment C**).

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as **Attachment C** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) **Criteria: SRC 230.040(d) Storefronts and SRC 230.056 Signs in Commercial Historic Districts** are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the project's conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards state the facts relied upon in rendering the decision and explain justification for the decision.

2. Historic Significance

The Odd Fellows Hall was designed and constructed in 1900 by Architects Walter D. Pugh of Portland and John Gray of Salem. This building originally was the 'mother lodge', Chemeketa Lodge No. 1, of the Independent Order of Odd Fellows (IOOF) in the Pacific Northwest. The building also held the Grand Theater in the main Odd Fellows Hall with John Philip Sousa's comic "El Capitan" opening on November 29, 1900. According to nomination documents, a one-story brick addition with a flat roof (the Annex) was built in the fall of 1900. Initially there was only one entrance on the north façade of this building. In 1922, a concrete addition was added to this 1900 annex and in 1936 both additions were rebuilt at which time two entrances were created, and the transom windows and canopies were also added. In 1961 the storefronts were replaced and reconfigured (**Attachment B**).

3. Neighborhood and Citizen Comments

The subject property is located within Central Area Neighborhood Development Organization (CANDO). Notification of the public hearing was sent to the neighborhood association, tenants and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on November 24, 2021. Notice of public hearing was also posted on the subject property. Comments were received from Michael Livingston representing the

neighborhood association, who stated CANDO does not oppose the proposal to replace the transom windows and storefront (**Attachment D and D1**). Carole Smith submitted testimony objecting to the temporary structure placed in the parking area in front of 466 Court Street NE. Ms. Smith's testimony was signed by eleven people who stated that this structure is not compatible with the Downtown Historic District. However, this testimony is regarding the withdrawn portion of the proposal relating to the dining platform and awning and therefore is not applicable to the HLC's evaluation of their current proposal (**Attachment E**).

4. City Department and Public Agency Comments

The Building and Safety Division indicate that the applicant must obtain required building permits. The Public Works Department has no concerns. Fire Department has no concerns. The Planning Division indicated that the proposed signage meets the applicable standards in SRC 900.

5. Historic Design Review

The applicable criteria and factors are stated below in **bold** print. Following each criterion is a response and/or finding relative to the proposal.

FINDINGS

Storefront and Transom Windows

SRC 230.040(d). Storefronts. *Replacement of storefronts or components of storefronts in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was determined to be unfeasible due to poor condition of the materials. If the storefront is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.*

1. Materials.

(A) Original material shall, if possible, be retained or repaired.

Response: The original glass within both the storefront and the transom windows is single pane, in poor condition and cannot be easily repaired. While the original glass and framing is proposed for replacement, the original window and storefront openings will be retained. Staff recommends that the HLC find that SRC 230.040(d)1(A) has been met.

(B) Replacement materials shall be, to the greatest extent practicable, of the same type, quality, design, size, finish, proportions, and configuration of the original materials in the storefront.

Response: The applicant is proposing to replace the 1961 era single paned glass and aluminum framing with a new double paned glass and black metal frame within the existing storefront window and transom window openings. While the proposed replacement glass and metal framing is not an exact in-kind replacement, the proposed materials are metal and glass

and fit within the existing openings. Staff recommends that the HLC find that SRC 230.040(1)(B) has been met.

2. Design.

(A) To the extent practicable, original storefront components such as windows, door configuration, transoms, signage and decorative features shall be preserved.

Response: The applicant is proposing to retain the existing 1961 storefront and transom window openings. The single paned glass will be replaced with double paned glass within the storefronts. The aluminum framing components are deteriorated and will be replaced with a slightly wider dark metal framing to better ensure the large double paned glass is secure within the storefront. Some of the single paned glass within the transom windows is clouded, and the applicant is proposing to replace this glass with double paned glass. While the transom windows are not original to the structure, they were added as part of the 1936 remodel. While not original to the structure, this glazing was added during the historic period for the Downtown Historic District and is unique to this structure. Therefore, while staff recommends that the HLC finds that replacement with clear glass within new framing is acceptable, staff recommends that the HLC adopts the following **CONDITION** to better meet this standard:

Condition 1: The applicant shall salvage the 1936 transom window glass after removal, using accepted preservation and storage methods. The 1936 transom glass shall be retained in a secure storage area on-site, so future restoration of this glazing from the 1936 storefront remodel is potentially feasible.

(B) Where the original storefront is too deteriorated to save, the commercial character of the building shall be retained through:

- (i) A restoration of the storefront based on historical research and physical evidence.
- (ii) Contemporary design that is compatible with the scale, design, materials, color and texture of historic compatible buildings in the district.

Response: The applicant is not proposing to significantly alter the appearance and design of the 1961 storefront. However, the applicant is proposing a new black metal trim element placed at the joint where the two large storefront glass panels come together on the interior & exterior. The single paned storefront glass will be replaced with new double paned glass that will be set within new black metal framing within the existing storefront window openings. Staff recommends that the HLC find that these proposed design changes are compatible with the scale, design and materials of the Odd Fellows Annex Building and that SRC 230.040(2)(B) has been met.

(C) For buildings that provide a separate upper-story entrance on the exterior facade, the street-level entrance should be the primary focus of the building facade.

Response: This building does not have a separate upper story entrance that will be impacted by the project; therefore, staff recommends that the HLC find that SRC 230.040(2)(C) is not applicable to the evaluation of this proposal.

Signage

Criteria: 230.056. Signs in Commercial Historic Districts. *New buildings may be constructed in commercial historic districts, subject to the following standards:*

(a) Historic Signs.

(1) *Notwithstanding SRC chapter 900, historic signs shall be retained whenever possible, particularly if the sign is:*

(A) *Associated with historic figures, events, or places significant as evidence of the history of the product, business, or service advertised, or significant as reflecting the history of the building or the development of the historic district;*

(B) *Characteristic of a specific period; or*

(C) *Integral to the design or physical fabric of the building or structure.*

Finding: The applicant is not proposing to retain, restore or reconstruct a historic sign. Therefore, staff recommends the HLC find that SRC 230.056 (a)(1) is not applicable to the evaluation of this proposal.

(2) Design.

(A) *Historic signs shall be recreated only with historical, pictorial, and physical documentation.*

Finding: The applicant is not proposing to recreate a historic sign. Staff recommends that the HLC find that SRC 230.056 (a)(2) is not applicable to the evaluation of this proposal.

(b) Permanent non-historic signs.

(1) Materials. Permanent non-historic signs shall be constructed of wood, metal, or acrylic.

Finding: The applicant is proposing to paint the new signage with acrylic paints onto the existing stucco exterior wall. Staff recommends that the HLC find that SRC 230.056(b)(1) has been met.

(2) Design.

(A) Permanent non-historic signs shall be located:

(i) *Within an existing sign frame attached to the historic structure provided the sign frame does not obscure significant features of the historic resource; or*

Finding: The applicant is proposing to paint the signage directly onto the exterior of the primary façade of the Odd Fellows Store Annex building (c.1900). While no sign frame currently exists to hold the signage, the proposed signage will be flush against the façade of the building and it will not obscure any significant character defining features of the resource. Staff recommends that the HLC find that SRC 230.056 (b)(2)(A)(i) has been met.

(ii) *Between the transom and sill of the first story and:*

(aa) *Perpendicular to the corner;*

(bb) *Flush to the facade; or*

(cc) *Perpendicular to the building;*

Finding: The applicant is not proposing to install the signage between the transom and sill of the first story. Staff recommends that the HLC find that 230.056(b)(2)(A)(ii) is not applicable to the evaluation of this proposal.

(iii) *Suspended from the awning or marquee.*

Finding: The applicant is not proposing to suspend the signage from the awning. Staff recommends that the HLC find that SRC 230.056(b)(2)(A)(iii) is not applicable to the evaluation of this proposal.

(B) *Permanent non-historic signs shall be attached:*

- (i)** *Into mortar joints, not into masonry; and*
- (ii)** *Where significant features are not obscured.*

Finding: The applicant is proposing to paint the signage directly onto the stucco on the exterior of the primary façade, therefore no brackets or screws are required to install the signage. No significant character defining features will be obscured or destroyed by the installation of the signage. Staff recommends that the HLC find that 230.056(b)(2)(B)(i) is not applicable to the evaluation of this proposal and 230.056(b)(2)(B)(ii) has been met.

(C) *Any permanent non-historic sign that incorporates lighting shall:*

- (i)** *Not be internally illuminated, except if it incorporates halo illumination utilizing reversed pan-channel letters with an internal light source reflecting off the building;*

Finding: The applicant is not proposing signage that will be internally illuminated. Staff recommends that the HLC find that SRC 230.056(b)(2)(C)(i) has been met.

(ii) *Not exceed 366 watts or 250 nits between sunset and sunrise; and*

Finding: The applicant is proposing signage that will be illuminated by four light fixtures (two per sign) which will be installed on the top of the awning pointing up toward the signage, not visible from the right of way. These light fixtures will not exceed 366 watts between sunset and sunrise. Staff recommends that the HLC find that SRC 230.056(b)(2)(C)(ii) has been met.

(iii) *Not have exposed conduit.*

Finding: The applicant is proposing to install the conduit through a small opening in the wall located on top of the awning. The conduit will not be exposed or visible from the right of way. Staff recommends that the HLC find that 230.056(b)(2)(C)(iii) has been met.

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks

Commission **APPROVE** the proposal with the following **CONDITION** of Approval:

Condition 1: The applicant shall salvage the 1936 transom window glass after removal, using accepted preservation and storage methods. The 1936 transom glass shall be retained in a secure storage area on-site, so future restoration of this glazing from the 1936 storefront remodel is potentially feasible.

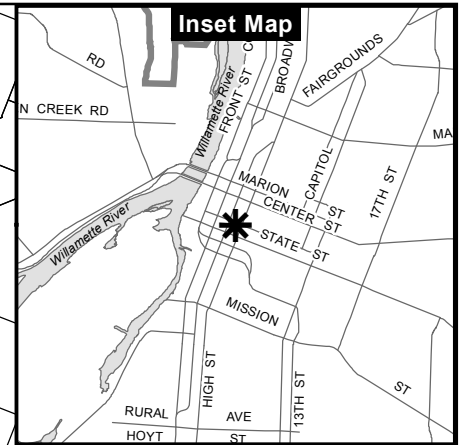
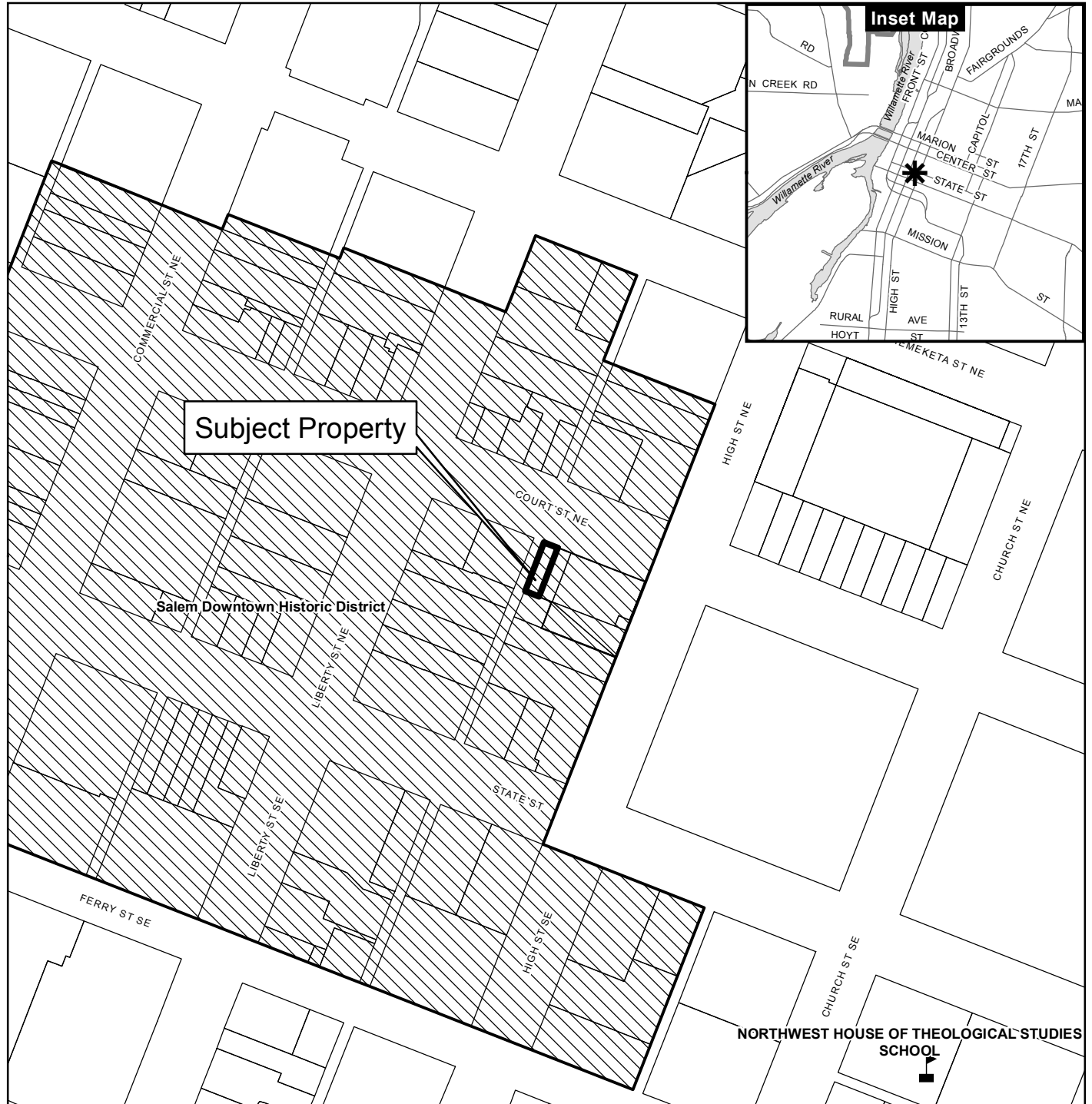
DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific standard(s).
3. DENY the proposal based on noncompliance with identified standards in SRC 230, indicating which standard(s) is not met and the reason(s) the standard is not met.

Attachments: A. Vicinity Map
B. Excerpt from National Register Historic Resource Documents
C. Applicant's Submittal Materials
C1. Applicants request for continuance to consider signage
C2. Applicants withdrawal of request for approval of dining platform/awning
D. Email testimony from CANDO
D1. Email testimony from CANDO
E. Email testimony from Carole Smith

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 466 Court St. NE










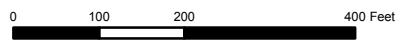
Subject Property

Salem Downtown Historic District

NORTHWEST HOUSE OF THEOLOGICAL STUDIES SCHOOL

Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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United States Department of the Interior
National Park Service

Salem Downtown Historic District
Salem, Marion County

National Register of Historic Places

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History and Significance: The Central Stage Terminal and Hotel contributed to social and commercial developments in Salem during the first half of the twentieth century. This addition to the Odd Fellows Hall (see 195 High Street NE), designed by Morris H. Whitehouse, was completed in 1921. Whitehouse was born in Portland, graduated from MIT in 1906, and entered into several partnerships. This building dates from a period when he had no partners, however. The Mediterranean style he utilized in the design of this building include round arched windows and roofing tiles. In 1935-1937 and in 1951, Frank H. Strubble made revisions to this building and the building to the north. James L. Payne made further revisions in 1952.

The Odd Fellows were responsible for having this building constructed. The Odd Fellows was one of the most successful of over 200 fraternal orders found in nineteenth-century America. The IOOF contributed, socially, to Salem by providing benefits to its members for the cost of illness and funerals, administrative training, and an array of community services (including the founding of a cemetery for all and a public reading room).

The Central Stage Terminal and Hotel company was incorporated September 10, 1921 by J.E. Lewis, L.R. Applegate, and John H. Carson. By 1925 W.W. Chadwick was president and Richard Shepard of Eugene was secretary/treasurer of the company. Transportation was a big part of the history of this building. Buses from surrounding communities and larger cities drove down the alley to the west and received and discharged passengers at the back of this building. The Central Stage Terminal and Hotel Company leased the facility for \$650, and sub-leased space to auxiliary businesses, including a barber shop, a coffee shop and a cigar shop. In 1928 Chadwick moved the business across the street to the northwest corner of High and Court (the Senator Hotel), and from then on Chemeketa Lodge utilized the Hotel which remained the principle business upon which service industries depended.

The first floor of this building was used as a restaurant, a hotel bus depot entrance, and a store. The second floor contained rooms for a manager and an office, with rooms with baths and closets for hotel accommodations, lit by skylights, off a central hall in the back. The third floor was used by the Odd Fellows for a billiard room and library.

195 High Street, NE

Classification: Historic Contributing (Listed in the National Register of Historic Places, 1988; see also 181 High Street)

Historic Name: Odd Fellows Hall and the Annex

Current Name: Office/Condominium Project

Year of Construction: 1900

Legal Description: 073W27AB02400; Salem Addition, Lot 1 and from Lot 2 in Block 21

Owner(s): Carole Smith
363 Court Street NE
Salem, Oregon 97301

Description: This building is addressed as 195 High Street, NE, as well as 456 and 466 Court Street. It consists of a three-story and a one-story addition on the west end. The main portion of this building, constructed in 1900, is a stone, concrete-faced Richardsonian Romanesque style edifice designed by Walter D.

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National Park Service

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National Register of Historic Places

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Pugh and John Gray. It stands at the busy southwest corner of High and Court streets across from the historic and contemporary site of the Marion County Courthouse. It was originally constructed with a central bell tower on the east facade (now gone). The building's symmetry, its utilization of rounded arches, its prominent bell tower base, its third floor lintel course, and its large arched windows make this building a fine example of the Richardsonian Romanesque style.

Both east and north elevations are systematically organized and have a prominent cornice with a flat parapet above. The third floor has nine rectangular bays on the north facade, each containing paired one-over-one, double-hung sash windows. The east facade of the third floor has six such bays with paired windows as well as two arched windows centered in the bell tower base. The ground floor has retained the original theater entrance, complete with box offices and multiple entry doors. This entrance has a historic tile floor that says "Grand Theater." The foundation is of brick and rock. A one-story brick addition, 24 feet along Court Street and 80 feet across the west end was built in the fall of 1900. It has a flat roof. Originally two small stores shared an entrance. In 1922, a concrete addition was added to this addition. In 1936 both additions were rebuilt.

Canopies were added in the 1930s, and some modifications have occurred since then. In 1961 the corner store walls were faced with used brick and the window sill was raised. On the Court Street side, the original narrow window and blank wall were replaced with three storefront-type windows with brick trip. Overall, the building retains its historic character and contributes to the qualities of the district.

History and Significance: The Odd Fellows Hall contributed to social and commercial developments in Salem during the first half of the twentieth century. Architects Walter D. Pugh of Portland and John Gray of Salem designed the 1900 Odd Fellows Hall. Erixon & Van Patten constructed the building. The adjoining Central State Terminal and Hotel and bus terminal addition, designed by Morris H. Whitehouse, was completed in 1921. Income from the rental of the opera house, retail shops and office space supported the work of the Odd Fellows. James DeYoung redesigned the theater in 1935. In 1935-1937 and in 1951, Frank H. Strubble made revisions to this building and the one to the north; James L. Payne made further revisions in 1952. The attached store to the west, on the alley, was rebuilt according to Frank H. Strubble's design in 1936.

The Chemeketa Lodge No. 1, Independent Order of Odd Fellows (IOOF), founded in Salem in 1852 (and located on this site since 1869), is the "Mother lodge" of Odd Fellows in the Pacific Northwest. The Odd Fellows was one of the most successful of over 200 fraternal orders found in nineteenth-century America. The IOOF contributed, socially, to Salem by providing benefits to its members for the cost of illness and funerals, administrative training, and an array of community services (including the founding of a cemetery for all and a public reading room). Additionally, the Odd Fellows Hall is one of only two remaining buildings in the commercial district designed in the Richardsonian Romanesque style.

When the Grand Theater in the Odd Fellows Hall opened in the early 1900s, Salem had a population of 4,258. Opera admissions ranged from \$1.00 for orchestra seats to twenty-five cents for the highest gallery seats. John Philip Sousa's comic "El Capitan" opened the Grand Theater on November 29, 1900. Silent movies came in the 1920s; the Grand String Orchestra often accompanied them. After the arrival of movies with sound, stage shows were presented in the afternoon and movies were screened at night.

In 1927 the Elsinore Theater opened a block down the street, and the crowds slowly abandoned the Grand. Finally, with the advent of television, the Grand closed in the late 1950s. In the early

United States Department of the Interior
National Park Service

Salem Downtown Historic District
Salem, Marion County

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1960s it reopened its doors, hosting Salem wrestling matches, which continued until the building became the venue of the Salem Theater of Performing Arts in 1984.⁶⁵

The first offices in the Odd Fellows Hall were rented by Dr. Grace Albright (March 1, 1901), and by Dr. W.H. Byrd (March 16, 1901). The corner retail space (High and Court streets) was rented in July of 1901 to Fred Haas who operated a drug store. Drug stores continued to operate at that same location for over sixty years.

Other long-term businesses and their tenure in this building included: D.H. Mosher, a tailor, from 1908-1942; V.E. Kuhn, a cobbler, from 1920 to 1956; a barbershop; a jewelry store; and Roen's Typewriters.

223 - 233 High Street, NE

Classification: Historic Contributing

Historic Name: T.G. Bligh Building

Current Name(s): Olson Florist, etc. (Quiznos, La Estrelita, Hair Studio)

Year of Construction: 1923

Legal Description: 073W22DC06000; Salem Addition from Lots 3 and 4 in Block 22

Owner(s): Betty L. and Kelley J. Peters, Trustees
c/o Fred Van Natta
499 Court Street, NE
Salem, Oregon 97301

Description: This is a one-story Revival style concrete commercial building on the northwest corner of High and Court streets. This-82-by-120-foot building has a Mission Revival style multi-curved parapet at the building corners, and small ornamental brickwork elements below the cornice.

The storefront appears to retain the original bulkhead materials and proportions, with the windows replaced to include aluminum sash. Some of the storefront windows and transoms have been painted over, but they remain in place. A fabric awning extends out from the building above the transoms. The building retains its integrity and contributes to the historic qualities of the district.

History and Significance: The one-story T.G. Bligh Building, constructed in 1923, has retained substantial physical integrity of design, materials and decorative details since the mid-1900s. Additionally, it is associated with the life of Thomas G. and Anna Bligh, prominent in the commercial and cultural life of Salem.

Born in Halifax, Nova Scotia, Canada, in 1874, Thomas Gregor Bligh came to the United States with his wife and family from Vancouver, British Columbia, around the turn of the century, settling, first, in Portland, Oregon, and, around 1910, in Salem. T.G. Bligh and his son, Frank, soon opened the Star Theater. In 1912 the Blighs built the combined Bligh Hotel and Bligh Theater on the north side of State Street, next to the Masonic Building, between High and Liberty streets. (This complex is now gone and the site occupied by a parking lot.) In August 1922, T.G. Bligh bought this corner lot, then occupied by a one-story wood frame dwelling and office building, from the Salem Elks fraternal organization (BPOE lodge #336). In November 1924, T.G. Bligh died suddenly in an automobile accident on the highway just west of Grand Ronde. He and builder L.C. Davis were returning to Salem from Neskowin, where Bligh had intended to have Davis build a

⁶⁵ Vertical files, "Salem" file, Salem Public Library.

~~GLASS JOINT AUGMENTATION / PLATFORM COVER PERMANENCY W/ DRAW-UP DRAPERY APPLIQUE~~

PROJECT DATA

REFERENT CODE

2019 OREGON STRUCTURAL SPECIALTY CODE

OCCUPANCY CLASSIFICATION (CHAPTER 3)

GROUP: A-2
 USE: RESTAURANT
 OCCUPANT LOAD: OVER 50
 NUMBER OF STORIES: 1

COVERED PLATFORM

REQUEST FOR PERMANENCY

SPACES OCCUPIED = 4 PARKING SPACES
 COVERED PLATFORM
 DEPTH = 12'-0"
 LENGTH = 38'-0"
 OUTDOOR EATING PAVILION = 456 SF

REQUEST FOR DINING PLATFORM WITHDRAWN
 HISTORIC DESIGN REVIEW APPROVAL NOT
 REQUIRED DUE TO COMPLIANCE WITH
 COUNCIL ADOPTED DESIGN GUIDELINES
 FOR DINING PLATFORMS
 APPROVAL THROUGH PUBLIC WORKS

New Proposed Signage
 Added to Scope

PROJECT CONTACTS

OWNER

BERNARD MALHERBE
 KITCHEN ON COURT ST
 466 COURT ST NE
 SALEM, OREGON 97301
 503.559.3971

CONTRACTOR

KAUFMAN HOMES INC. #55421
 CURT RENFRO, DESIGNER
 3625 KASHMIR WAY SE
 SALEM, OREGON 97317
 503.370.8390

GLAZING INSTALLER

DARAND & AARON DAVIES
 KASSAUNDR HUTCHINS
 BLACK LINE GLAZING
 2763 22ND STREET SE
 SALEM, OREGON 97302
 503.878.8585
 EMAIL: kassaundra@blacklineglazing.com

SITE SUPERINTENDENT:

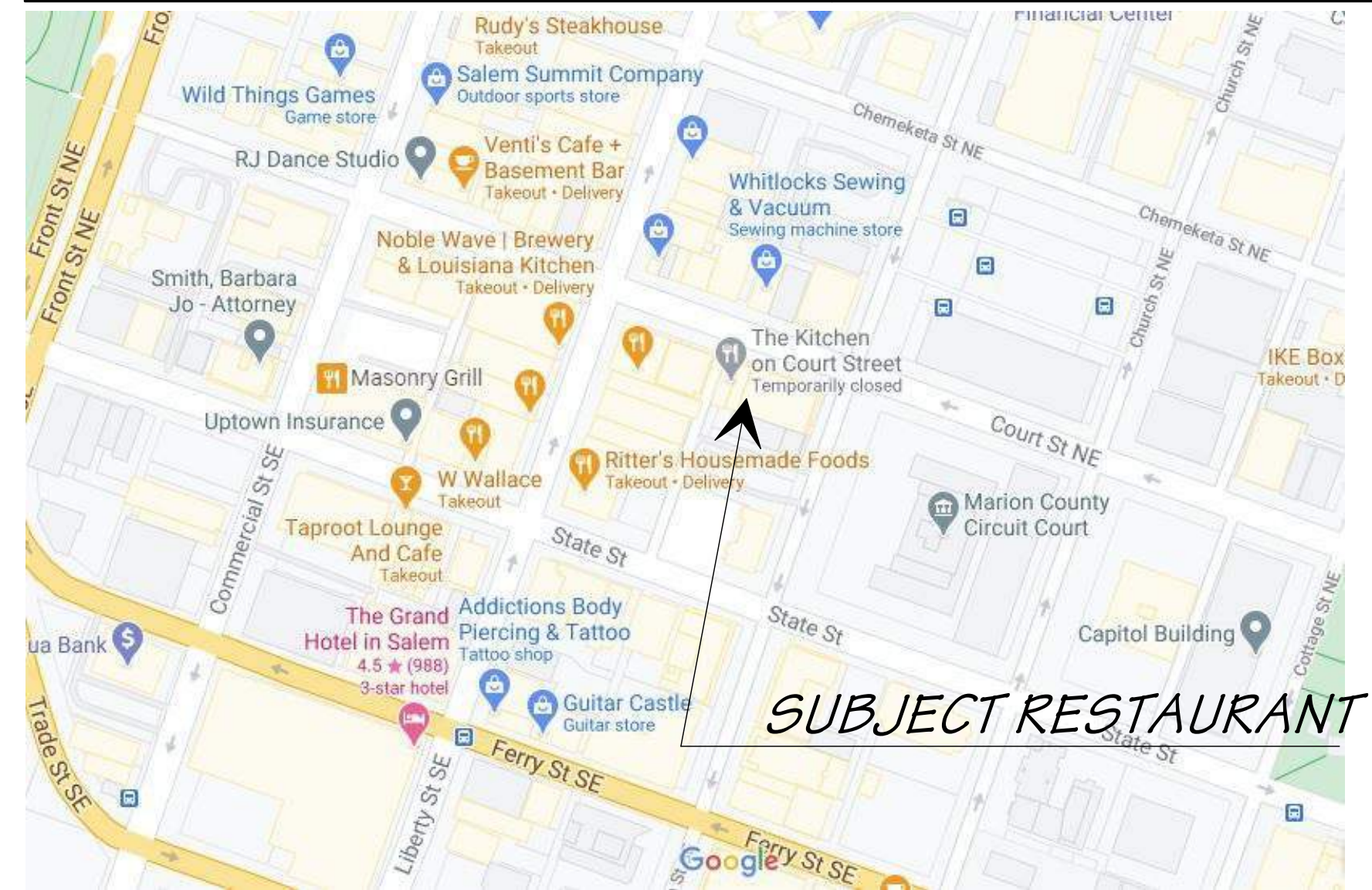
TROY BATSON
 503.586.6319
 EMAIL: troy@kaufman.net

ROPE & PULLEY DRAPE INSTALLER

RORY FAUST
 SALEM TENT & AWNING
 280 WALLACE RD NW
 SALEM, OREGON 97304
 503.363.4788
 EMAIL: sales@salemstent.com



SITE PLAN VICINITY MAP



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A2	IRL 1:1 SCALE CORNER GLASS DETAIL - AUGMENTED
A3	DRAPERY AWNING INFORMATION

VERIFY ALL CONDITIONS &
 DETAILS PRIOR TO CONSTRUCTION

Kaufman HOMES INC.
 "Building extraordinary homes and remodels with thoughtful and timeless appeal
 Creating enduring value and relationships that last a lifetime"
 3625 Kashmir Way SE, Salem, OR 97317 (503) 370-8390

COMMENTS & REVISIONS

A GLASS JOINT AUGMENTATION & COVERED PLATFORM PERMANENCY W/ DRAPERY (CLASS III HISTORICAL REVIEW) FOR

KITCHEN ON COURT ST

466 COURT ST NE • SALEM, OREGON • 97301

DATE
11/19/2021

SCALE
PER PLAN/
DETAIL

PLOT DATE

SHEET
G1

Historic Alteration Review Worksheet

Site Address: 466 Court St Ne, Salem, Oregon 97301

Resource Status: Contributing Non- Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

Chose One: Commercial District Individual Resource Public District
Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: 4 joints

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe)
Wdw - Joint Metal Trim, Interior & Exterior

New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: 135 degree glass joint filled with sealant Project's New Material: 135 glass joint with Metal trim applied interior & exterior


Project Description

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

1. Glass Storefront approved under Class I HDR with desire to add Metal Trim Element at 135 degree glass joints, (4) locations, at Interior & Exterior (See Mock-up of Storefront provided to Kimberli Fitzgerald) This trim will be secured in place within the window frame each end and bedded into joint with sealant to match installation material.

~~Withdrawn 2. Request Temporary Covered Platform on Court St to be made Permanent - To provide Seasonal protection of patrons by way of custom fabricated Canvas & Clear Vinyl Draw Up Panels applied to all 4 sides except the platform entry which is to remain open at all times during normal business hours.~~

2. Request installation of new signage on the primary facade (see attached drawings)

Signature of Applicant 

11/19/21

Date Submitted/Signed

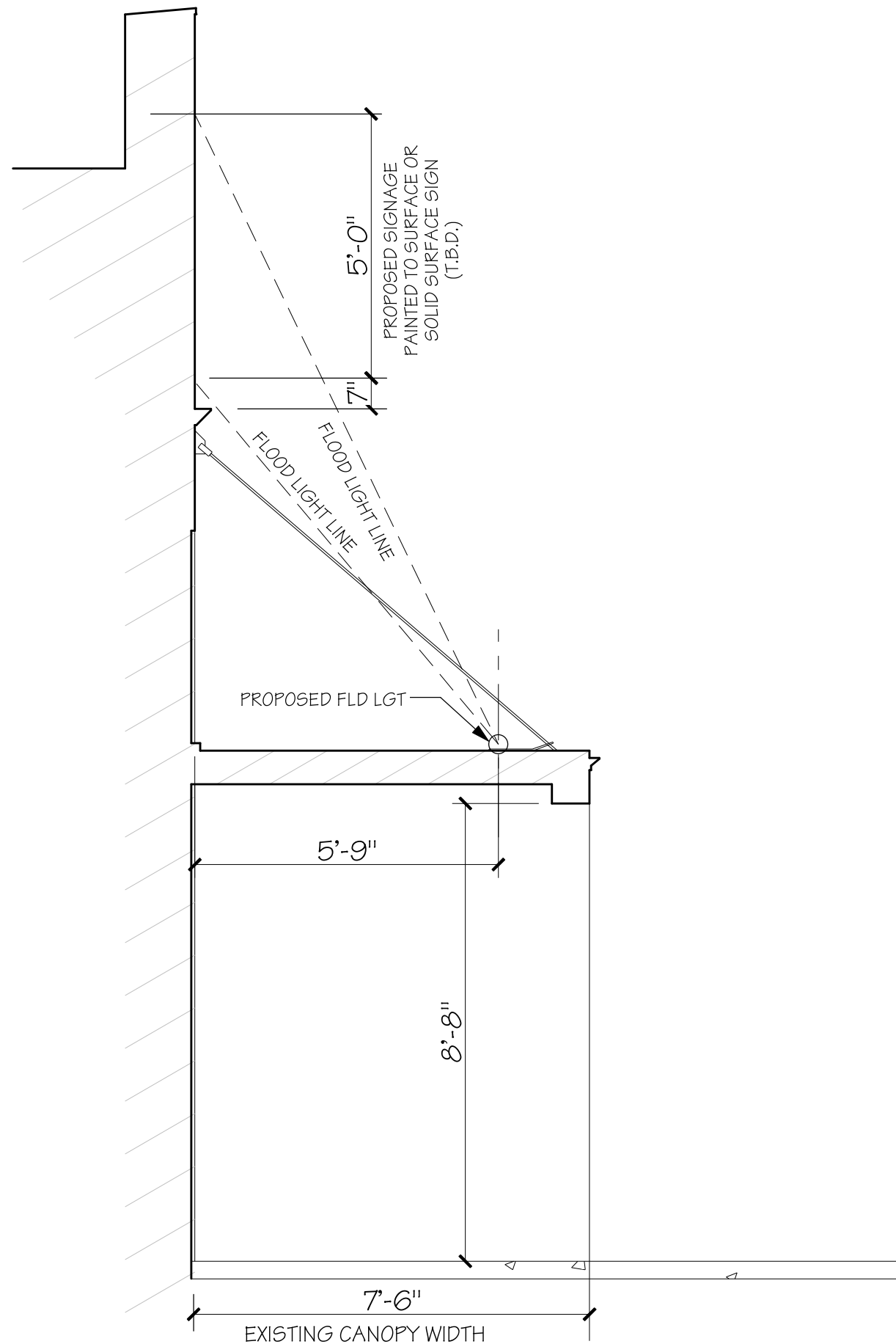
Updated 12/21/21



SIGNAGE ELEVATION - OPTION #2

466 COURT STREET NE

1/4" = 1'-0"



SIGNAGE/LIGHT PROJECTION DET.

ELEVATION FROM STREET

3/8" = 1'-0"



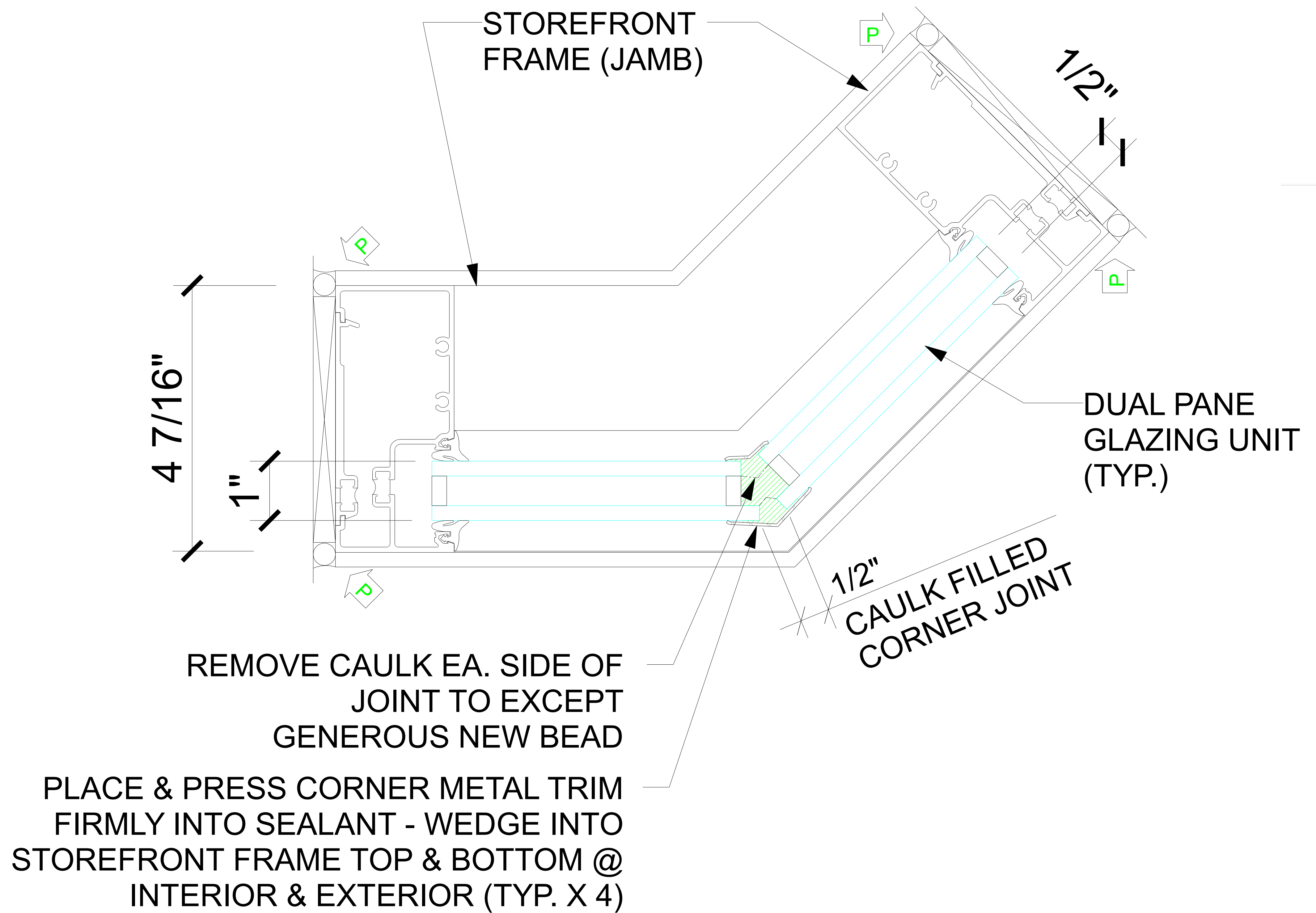
Storefront; East Side of entry



Storefront – West side of entry



Transom windows



1 SECTION @ METAL/GLASS JOINT

A2 45 DEGREE CORNER - ADD MTL TRIM 12" = 1'-0"

VERIFY ALL CONDITIONS & DETAILS PRIOR TO CONSTRUCTION

COMMENTS & REVISIONS

NO.	DESCRIPTION

DATE	11/21/2021
SCALE	PER PLAN/DETAIL
PLOT DATE	

Kimberli Fitzgerald

From: Curt Renfro <curt@kaufman.net>
Sent: Thursday, December 16, 2021 9:10 AM
To: Kimberli Fitzgerald
Cc: Troy Batson; mbmalherbe
Subject: Class III - Kitchen on Court St

Importance: High

Dear Kimberli,

It is the thinking & desire by all parties involved in the Kitchen on Court Street project (HIS21-28) to expand the current proposal under review to include installation of a new Kitchen on Court painted logo (illuminated from lights installed on the existing awning), proposed for placement on the existing parapet wall, into our proposed submittal. We therefore request that the public hearing on this case initially noticed and posted for tomorrow, Thursday Dec 16, 2021, be opened and then continued to the January 20, 2022 HLC meeting. We also authorize the extension of the 120 days an additional 60 days from March 24, 2022 to May 24, 2022 in order to allow adequate time to ensure the complete processing of this land use action.

Thank you.

Curt Renfro | Designer
Kaufman Homes, Inc | office 503.370.8390
3625 Kashmir Way SE Salem, OR 97317



Kimberli Fitzgerald

From: Curt Renfro <curt@kaufman.net>
Sent: Tuesday, December 21, 2021 10:54 AM
To: Kimberli Fitzgerald
Cc: Troy Batson; mbmalherbe
Subject: Kitchen on Court St

Importance: High

Hi Kimberli

The applicant/owner for HIS21-28 wish to withdrawal our request for historic design review approval of the dining platform as we will be cutting back the awning overhang so that it no longer impacts the historic resource and therefore is exempt from historic design review. We will continue to work with Public Works to ensure compliance with the City Council adopted guidelines for dining platforms in the downtown.

Thank you.

Curt Renfro | Designer
Kaufman Homes, Inc | office 503.370.8390
3625 Kashmir Way SE Salem, OR 97317



Kimberli Fitzgerald

From: MICHAEL LIVINGSTON <michaellivingston1@comcast.net>
Sent: Wednesday, November 24, 2021 10:19 AM
To: Zachery Cardoso
Cc: Kimberli Fitzgerald; Irma Dowd; Owens, Sarah
Subject: Re: Request for Comments - Case No. HIS21-28 for 466 Court St NE

ZACHERY,

On behalf of CANDO, I am submitting this comment in response to your request below in Case No. HIS21-28 for 466 Court St NE :

CANDO does not oppose the proposal to replace the transom windows and storefront systems on the primary facade and add a permanent outdoor covered dining area with a canopy adjacent to the Odd Fellows Annex Building (c.1900). Given the design and location of these changes and taking into account the adaptations necessitated by the continuing pandemic, the substantive historical value and characteristics of the building will not be materially diminished by this proposal.

Michael Livingston
CANDO Vice Chair

On 11/24/2021 10:02 AM Zachery Cardoso <zcardoso@cityofsalem.net> wrote:

Hello,

The Request for Comments for Historic Design Review Case No. HIS21-28 for 466 Court St NE is attached for your information. Comments are due **Wednesday, December 8, 2021 by 5:00 p.m.** Hard copies go out in the mail today for those of you who are to receive one.

Application Summary: A proposal to replace the transom windows and storefront systems on the primary facade and add a permanent outdoor covered dining area with a canopy adjacent to the Odd Fellows Annex Building (c.1900).

Please direct questions or comments to the **CASE MANAGER:**

Kimberli Fitzgerald

From: MICHAEL LIVINGSTON <michaellivingston1@comcast.net>
Sent: Sunday, January 2, 2022 8:17 AM
To: Zachery Cardoso
Cc: Irma Dowd; Owens, Sarah; Kimberli Fitzgerald
Subject: Re: Revised Request for Comments - Case No. HIS21-28 for 466 Court St SE

ZACHERY,

On behalf of CANDO, I am submitting this comment in response to your request below in Case No. HIS21-28 for 466 Court St NE :

CANDO does not oppose the proposal to replace the transom windows and storefront systems on the primary facade and add new signage to the primary facade of the Odd Fellows Annex Building (c.1900). Given the design and location of these changes, the substantive historical value and characteristics of the building will not be materially diminished by this proposal.

Michael Livingston
CANDO Vice Chair

On 12/22/2021 9:43 AM Zachery Cardoso <zcardoso@cityofsalem.net> wrote:

Hello,

The Revised Request for Comments for Major Historic Design Review Case No. HIS21-28 for 466 Court St SE is attached for your information. Comments are due **Wednesday, January 5, 2022 by 5:00 p.m.** Hard copies go out in the mail today for those of you who are to receive one.

The notice is revised to address a change in scope of the application.

Application Summary: A proposal to replace the transom windows and storefront systems on the primary facade and add new signage ~~a permanent outdoor covered dining area with a canopy adjacent~~ to the primary façade of the Odd Fellows Annex Building (c.1900).

To: Historic Landmarks Commission

From: Downtown business/residents/building owners

Date: Dec 15, 2021

Subject: TESTIMONY-Denial of Major Historic Review Case No HIS 21-28

We, the undersigned object to the temporary structure placed in the parking area in front of 466 Court St NE for the following reasons:

STANDARDS FOR NEW CONSTRUCTION IN COMMERCIAL HISTORIC DISTRICTS.

230.050 (b) Design: (A) the height, width, proportions, size and scale is consistent with those used in similar historic contributing building in the district generally. This free standing temporary building fails to meet this standard;

230.050 (b)(B) The design reflects, but does not replicate, the architectural style of historic contributing buildings in the historic district. This temporary building is constructed of materials and a design that is incompatible with the other buildings in the district and thus does not meet this standard;

230.050 (b) (C) Architectural elements that are similar to those found on historic contributing buildings in the historic district are used. As all construction materials and element are alien to the district, the temporary building does not meet this standard;

230.050 (b) (D) Architectural elements such as lintels, cornices, doors, storefront and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district. This temporary building does not meet this standard;

230.050 (4) Windows shall not be tinted, mirrored, or treated in such a way as to block view into the interior. The historic contributing building has had papered out windows now for almost 2 years. This is an on-going violation of this standard.

230.040 STANDARDS FOR HISTORIC CONTRIBUTING BUILDINGS IN COMMERCIAL HISTORIC DISTRICTS

230.040 (F) (2) (A) Additions shall be located at the rear, or on an inconspicuous side of the building. This temporary building is located in front of the historic property and obscures all historic features, and thus violates this standard.

230.040 (k) (A) Materials that are compatible with the character of the building's period and style shall be used. Using clear plastic on the historic marquee is not compatible with this standard. Using bare wood construction is incompatible with the other buildings in the historic district, and these materials and constructions elements violates this standard.

230.040 (2) (C) Be limited in size and scale such that a harmonious relationship is created in relationship to original building. This temporary building violates this standard.

Continued

230.040 (D) Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed. This temporary building violates this standard by completely obscuring this contributing historic building front-especially if the "drape" is allowed to be installed.

230.040 (E) Be designed to be compatible with the size, scale, material, and character of the building and the district generally. This temporary building is not compatible with any historical contributing or non-contributing building in this area of the historic district. All adjacent buildings are either brick or stucco-over-brick, this wood framed structure is not compatible with the Odd Fellows building complex buildings or the other historic contributing and non-contributing buildings in this area, and the historic area generally. As such, this temporary building violates this standard. The metal livestock tubs in the street are a hideous detraction from our beautiful historic district.

Because the temporary building placed in the parking area does not meet the standards set by the Historic Landmark Committee it should be denied permanent placement in the parking strip. At the very least, the temporary building should be moved behind the building and installed in the private parking lot to provide for additional seating. This temporary building is incompatible with the other buildings in the district, should not be given a permanent permit to obscure our historic, architectural treasures in our Downtown Historic District.

Respectfully submitted by:

Pulla Tritt

Paula Howell

Bill

Ann

Alan Schmitt

Char Sackett

AK

Karen Orton

Susan Howell

Elizabeth

[Signature]