

TO: Historic Landmarks Commission

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

FROM: Kimberli Fitzgerald, Historic Preservation Officer

HEARING DATE: February 17, 2022

CASE NO.: Historic Design Review Case No. HIS22-01

APPLICATION SUMMARY: A proposal to replace the exterior windows and add new security lighting and cameras on the exterior of the Anderson Building (c.1900).

LOCATION: 201-211 Commercial Street NE/ aka 251-275 Court Street NE

REQUEST: Class 3 Major Historic Design Review of a proposal to replace the exterior windows and add new security lighting and cameras on the exterior of the Anderson Building (c.1900), a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 201-211 Commercial Street NE (aka 251-275 Court Street NE); 97301; Marion County Assessor's Map and Tax Lot number: 073W22DC09000.

APPLICANT: Leonard Lodder (201 Commercial Street NE)

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230.040(b) Windows in Commercial Historic Districts; 230.040(j) Mechanical Equipment

RECOMMENDATION: **APPROVE** with the following Condition:

Condition 1: The proposed new security cameras and lighting fixtures shall be attached into mortar joints and not into the brick masonry on the columns on the exterior of the Anderson Building.

BACKGROUND

On January 5, 2022, the applicant submitted materials for a Major Historic Design Review for a proposal to replace exterior windows and add new security lighting and cameras to the exterior of the Anderson Building (1900). The application was deemed complete for processing on January 27, 2022.

Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on January 28, 2022 (**Attachment**

A). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620. The City of Salem Historic Landmarks Commission will hold a virtual public hearing for the case on February 17, 2022 at 5:30 p.m. (<https://bit.ly/planningpublicmeetings>).

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is May 27, 2022, unless an extension is granted by the applicant.

PROPOSAL

The applicant is requesting approval to replace nine wood framed windows with exterior aluminum storm sashes on the second story of the Anderson Building which are in poor condition. These windows were installed in 1927 and have a 4'w x 6'h center fixed window flanked by 2'4"w x 6'h double hung windows on each side. The applicant is proposing to install new fiberglass framed windows in wood frames with Cardinal clear LoE 366 glass. The windows will be inset trimmed with new cedar to match the existing wood trim at the exterior and they will be replicating the existing window design and configuration.

The applicant is also proposing to install a total of six new HIKVision Fixed dome security cameras and four replacement security lights on the exterior of the first story of the Anderson Building. Three cameras will be installed on the south elevation fronting State Street, and they will be mounted to the underside of a canopy or soffit and installed toward the top of the columns between the storefront windows. One camera will be installed on the east elevation fronting Commercial Street SE and will be installed at the top of the central brick column on this façade between the storefronts. Two additional cameras will be installed on the west façade fronting the alley. No cameras or lights will be installed on the northern façade. The applicant is proposing to install two new Luminis Syrios Square SQ602 Wall up/down LED security lights on the east facade which will be installed at the top of both the central and northernmost brick columns adjacent to the storefront entries on this facade. Two Lithonia D-SXW1 LED Wall Luminaire lights are proposed for the western façade fronting the alley (**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) **Salem Revised Code (SRC) Chapter 230, 230.040b and j Windows and Mechanical Equipment 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 Anderson Building (1900) is a two-story Commercial style building at the northwest corner of Commercial and Court Street NE. The Gehlars purchased this property in 1958, and Studio 3 Architecture purchased the property in 2017 for the purpose of utilizing it for their architecture firm on the second story. Isaac's is the tenant on the ground floor. (**Attachment B**). This resource is historic contributing to Salem's Downtown Historic District and retains a high degree of integrity.

3. Neighborhood and Citizen Comments

The subject property is located within the Central Area Neighborhood Development Organization (CANDO). Michael Livingston, CANDO Chair submitted an email on 2/3/2022 stating that CANDO does not oppose the proposal (**Attachment D**). All property owners and tenants within 250 feet of the subject property were mailed notification of the proposal on January 28, 2022 pursuant to Salem Revised Code (SRC) requirements. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from adjoining property owners.

4. City Department and Public Agency Comments

Building and Safety Division indicates that the applicant must obtain required building permits.

5. Historic Design Review

SRC Chapter 230, *230.040b Windows and (j) Mechanical Equipment in Commercial Historic Districts* are the criterion applicable to the evaluation of this proposal (**Attachment C**). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable standards.

FINDINGS

Windows

Criteria: 230.040.(b) Windows in Commercial Historic Districts.

(1) Materials.

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

Finding: The applicant has completed a window assessment and the existing windows have broken panes, dry rotted sashes and frames and sills that require complete replacement. Aluminum storm windows were installed which have caused additional problems with the windows relating to accelerated deterioration. These windows are not secure, and one has blown off. Repairs were attempted by the previous owner but were not successful. Staff recommends the HLC find that SRC 230.040 (b)(1)(A) has been met for the proposal.

(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 windows.*

Finding: The applicant is proposing to replace the existing wood frames, sills and trim with wood, matching the existing to the greatest degree feasible. The aluminum storm windows will not be replaced, instead the applicant is proposing to replace the existing wood windows with fiberglass with insulated Cardinal LoE 366 glass which is similar to the glass within the storefront on the first floor. The proposed new windows will be installed within the existing openings and match their current design and configuration. Staff recommends the HLC find that SRC 230.040 (b)(1)(B) has been met for the proposal.

(C) *Glass block or tinted, mirrored, opaque, or colored glass is not permitted, unless it is the historic glazing type.*

Finding: The applicant is not proposing to install block, tinted, mirrored, opaque or colored glass. Staff recommends the HLC find that SRC 230.040(b)(1)(C) has been met for the proposal.

(2) Design.

(A) *A replacement window shall, to the greatest extent feasible, match design, size, proportions, configuration, reflective qualities, and profile of the original window.*

Finding: The applicant is proposing to install replacement windows which match the configuration and design of the 1927 windows on the second-floor windows of the Anderson Building. The windows will be installed into the existing openings and they will be framed and trimmed with wood, matching the existing to the greatest degree feasible. While the windows will be fiberglass and not wood, the fiberglass is paintable, and therefore will not have the reflective qualities of a more modern window. Staff recommends the HLC find that SRC 230.040(b)(2)(A) has been met for the proposal.

(B) *The size and shape of original window openings should be preserved so that the configuration of the façade is not changed.*

Finding: The applicant is proposing to retain the existing size and shape of the 1927

window openings, and the configuration of the exterior façade of the Anderson Building will not be changed. Staff recommends the HLC find that SRC 230.040(b)(2)(B) has been met for the proposal.

(C) *New window openings into the principal elevations, enlargement or reduction of original window openings and infill of original window openings are not permitted.*

Finding: The applicant is not proposing to install any new window openings and is not proposing to infill any existing openings. Staff recommends the HLC find that SRC 230.040(b)(2)(C) has been met for the proposal.

(D) *Original openings that have been covered or blocked should be re-opened when feasible.*

Finding: The applicant is not proposing to re-open any covered up original openings, therefore this standard is not applicable to the evaluation of this proposal.

(E) *Windows historically used on upper levels shall not be installed at storefront level, and storefront windows shall not be installed on upper levels.*

Finding: The applicant is not proposing to install storefront windows on the upper level as part of this proposal. Additionally, there are no windows proposed for installation on the lower level. Staff recommends the HLC find that SRC 230.040(b)(2)(E) has been met for the proposal.

(F) *Commercial window types shall not be substituted with residential window types.*

Finding: The applicant is not proposing to substitute a different window type on the second floor of the Anderson Building. Staff recommends the HLC find that SRC 230.040(b)(2)(F) is not applicable to the evaluation of this proposal.

(G) *Interior grilles, grilles between layers of insulating glass, or stenciled mullions in lieu of true divided lights or exterior mullions are not permitted.*

Finding: The existing windows do not currently incorporate divided lights, and the applicant is not proposing to install new windows which include interior grilles, grilles between layers of insulating glass or stenciled mullions. Staff recommends the HLC find that SRC 230.040(b)(2)(G) is not applicable to the evaluation of this proposal.

Security Cameras & Lights

230.040(j) Mechanical Equipment and Service Areas.

(1) Materials. *Materials shall be harmonious in type, color, scale, texture, and proportions with the building and the district generally.*

Finding: The proposed security cameras and replacement lights are of metal and glass which are typical materials found throughout the Anderson Building and the district generally. Staff recommends the HLC find that SRC 230.040(j)(1) has been met for this proposal.

(2) Design.

(A) *Mechanical equipment and service areas should be located out of public view and designed as an integral part of the overall building design.*

Finding: The proposed new security cameras and the replacement and new security lighting fixtures are located on the rear façade, screened by the existing awning or in an inconspicuous location on the exterior of the Anderson Building. The most visible fixtures are on the east façade fronting Commercial Street. The replacement security light fixtures for the eastern façade are of a 'box' design, where the light shines both up and straight down on the building façade, and where the light fixture appears to be an integral part of the overall building design. The fixtures will be installed into the brick columns, and in order to ensure that the proposal does not adversely impact any original materials on the exterior of the Anderson Building, staff recommends the HLC adopt the following Condition of Approval:

Condition 1: The proposed new security cameras and lighting fixtures shall be attached into mortar joints and not into the brick masonry on the columns on the exterior of the Anderson Building.

(B) *Mechanical equipment and service areas should be placed at the rear of the building, recessed on the roof of the building, or screened by appropriate fencing.*

Finding: The applicant is proposing to install new security cameras and lighting at the rear of the Anderson Building and screened by the existing awning on the south façade. The replacement and new fixtures are small in scale, and where visible on the eastern façade, no character defining features are obscured or damaged by their installation. Staff recommends the HLC find that SRC 230.040(j)(2)(B) has been met for this proposal.

(C) *Low-profile mechanical units and elevator shafts may be placed on rooftops if they are not visible from the street, or set back and screened from view.*

Finding: The applicant is not proposing any alterations to the rooftop as part of this proposal. Staff recommends the HLC find that SRC 230.040(j)(2)(C) is not applicable to the evaluation of this proposal.

(D) *Solar panels should have low profiles and not be visible from right-of-way, other than alleys, and shall be installed in a manner that minimizes damage to historic materials.*

Finding: The applicant is not proposing to install any new solar panels. Staff recommends the HLC find that SRC 230.040(j)(2)(D) is not applicable to the evaluation of this proposal.

(E) *Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.*

Finding: The applicant is not proposing to install any new skylights. Staff recommends the HLC find that SRC 230.040(j)(2)(E) is not applicable to the evaluation of this proposal.

(F) *Mechanical equipment placed at street level should be screened in a manner that is compatible with the streetscape and adjacent buildings.*

Finding: The applicant is proposing to install new security cameras at street level underneath the existing awning, so these cameras will be screened from view facing Court Street NE. The proposed new cameras and replacement security lights are small in scale on the facades fronting Commercial Street NE and the alley at the rear, and while not screened, the new fixtures will not obscure any character defining features. Staff recommends the HLC find that SRC 230.040(j)(2)(F) has been met for this proposal.

(G) *New skylights and vents shall be placed behind and below the parapet level.*

Finding: The applicant is not proposing to install any new skylights or vents. Staff recommends the HLC find that SRC 230.040(j)(2)(G) is not applicable to the evaluation of this proposal.

(H) *Any new or replacement communication device(s), including, but not limited to, dishes, antennas, and associated equipment, collocated on existing sites shall not exceed the total number and cumulative size of the dishes, antennas, and associated equipment which have been approved for installation under the most recent historic design review approval for such devices.*

Finding: The applicant is not proposing to install new or replacement communication devices. Staff recommends the HLC find that SRC 230.040(j)(2)(H) is not applicable to the evaluation of this proposal.

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.

DECISION ALTERNATIVES

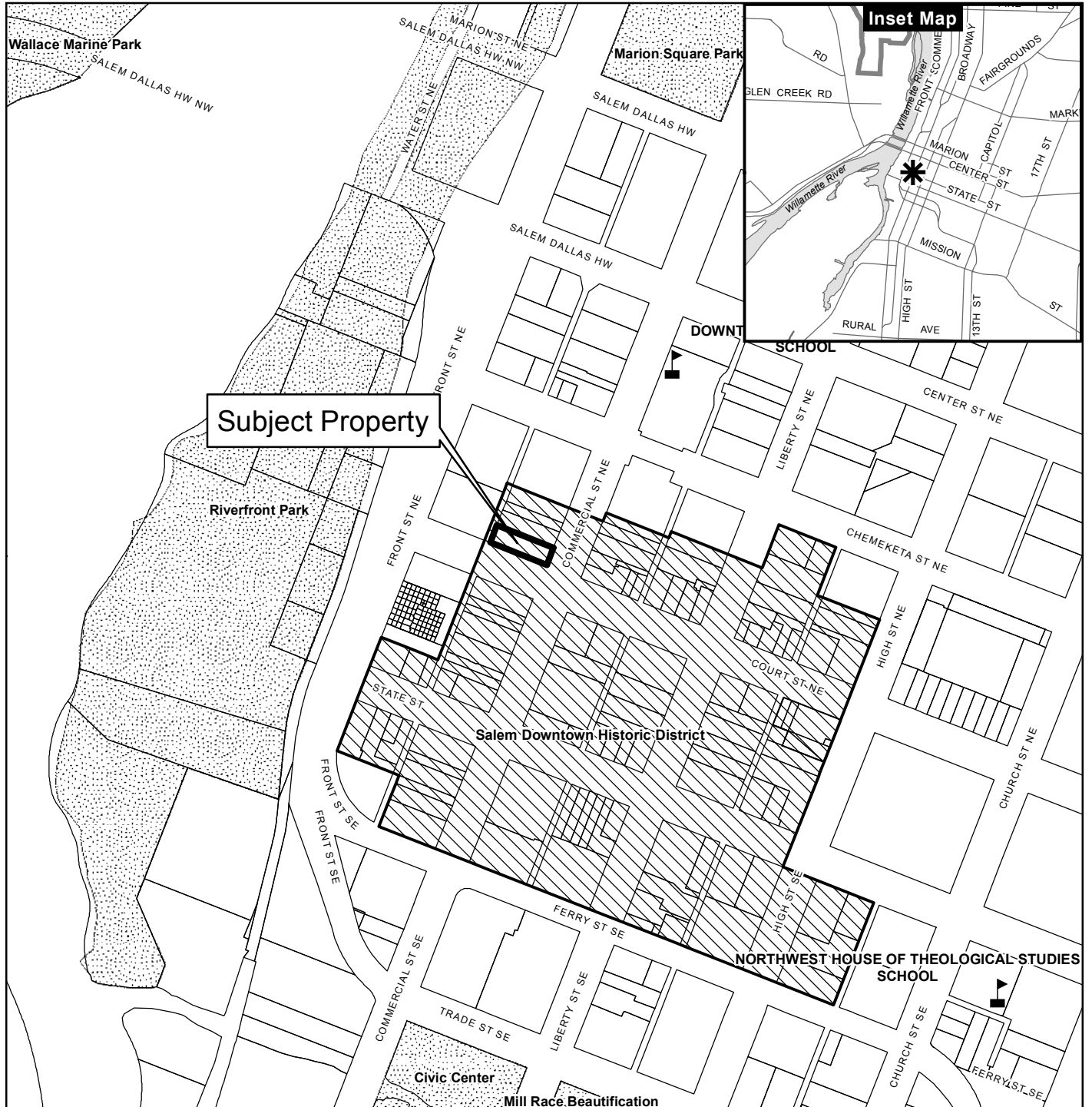
1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s)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

Attachments: A. Vicinity Map
B. Excerpt from National Register Historic Resource Document
C. Applicant's Submittal Materials
D. CANDO testimony








Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map

201-211 Commercial St NE; AKA 251-275 Court St NE



Legend

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



0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number: 7 Salem Downtown Historic District

201 - 211 Commercial NE*Classification:* Historic Contributing*Historic Name:* Anderson Building*Current Name(s):* Nopp's Jewelry & Art/Antique Village*Year of Construction:* c.1900*Legal Description:* 073W22DC08900 and 9000. Salem Addition, from Lot 4, Block 49*Owner(s):* Mark Gehlar, Trustee
774 Cascade Drive, NW
POB 5245
Salem, Oregon 97304

Description: This is a two-story Commercial style building at the corner of Commercial and Court streets. Originally this site was a part of the Starkey McCulley Block (see 223-233 Commercial St NE), and it appears that the existing building was constructed c.1900. The east-facing facade presents a two-bay ground floor and a four-bay second story. Second-story tripartite windows retain the wood mullions between a center fixed panel flanked by single hung windows with aluminum sash. The ground-floor facade has large aluminum-framed plate glass windows and aluminum-framed double-hung, swinging glass doors. The entrance to the corner store has been remodeled with brick veneer and an angled storefront. The storefront windows along the south elevation consist of large windows with thin bands of tile at the bottom and tile covered columns between the glass, and appears to date from the 1960s. A standing seam metal awning is on the south elevation covering a series of shops that face Court Street.

The primary decorative features of the building include a wide cornice, an ornamental concrete band below the second floor windows, and a parapet. Although changes to the storefronts have altered the first floor appearance, the building retains a majority of its historic fabric and it contributes to the character of the downtown district.

History and Significance: The Anderson Building contributes to the sense of historic past in the Salem commercial district because the building's second-story fenestration and exterior sheathing are little changed since the turn of the century and because of its association with prominent early Salem businessman, William R. Anderson. William R. Anderson bought this lot on the northwest corner of Commercial and Court streets in 1867.¹⁹ In the 1880s, a two-story building divided into two shops fronting on Commercial Street, and known as "McCully's Block," stood on this site. By the late 1880s, the Sanborn Company fire insurance map of Salem indicates the building had been renamed the "Starkey Block."²⁰ Except for a one-story rear addition on the northern portion of the building added in the early 1890s, and a one-story addition on the rear (west) wall of the Court Street section portion, it appears that the main two-story Commercial Street portion of this building may date from the 1870s or early 1880s and not 1898, as the Marion County Assessor's Office has recorded. The building may have undergone substantial modernization of the exterior facade in the late 1890s, however.

In 1873 the Salem business directory listed Anderson as being in the business of renting "drays and hacks," and horses for hire.²¹ William E. Anderson, born in Salem around 1885, owned and operated a

¹⁹ Marion County deed book, vol. 9, pg. 107.

²⁰ "Salem, Oregon," New York: Sanborn Company, 1884, 1888, 1890, 1895, updated to 1914, 1926.

²¹ John Mortimer Murphy, compiler, *Oregon Business Directory and State Gazetteer*, Portland, Ore.: S.J. McCormick, Publisher, 1873, 273.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number: 7 Salem Downtown Historic District

sporting goods store for many years, Anderson's, on the west side of Commercial Street next to the turreted Capital National Bank Building (Globe Travel in the late 1900s).

Max H. Gehlar and his wife, Martha Schnuelle Gehlar, bought this property in 1958. Their children, Mark and Mack G. Gehlar, eventually acquired the property in the 1960s.²²

²² Marion County deeds, vol. 571, p. 174 and vol. 733, p. 643; *History of the Bench and Bar of Oregon*, Portland, Oreg.: Historical Publishing Company, 1910, 138; *Statesman-Journal*, March 24, 1981, B2.

NEW WESTERN AUTO STORE ON COMMERCIAL AT COURT OPENS TONIGHT



Invitations to everybody in Salem to attend the formal opening of the new Western Auto Supply Co. store this evening from 7 to 10 o'clock. The attractive new building is located on the northwest corner of North Commercial and Court streets. The invitation is issued by Willis Clark, manager of the local store. Entertainment, refreshments and prizes are offered as special attractions.

1927 Photo of Western Auto Supply Co.

Clipped By:



sjong687

Thu, Nov 16, 2017



275 COURT ST. NE
SALEM, OR 97301-3442
P: 503.390.6500
www.studio3architecture.com



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

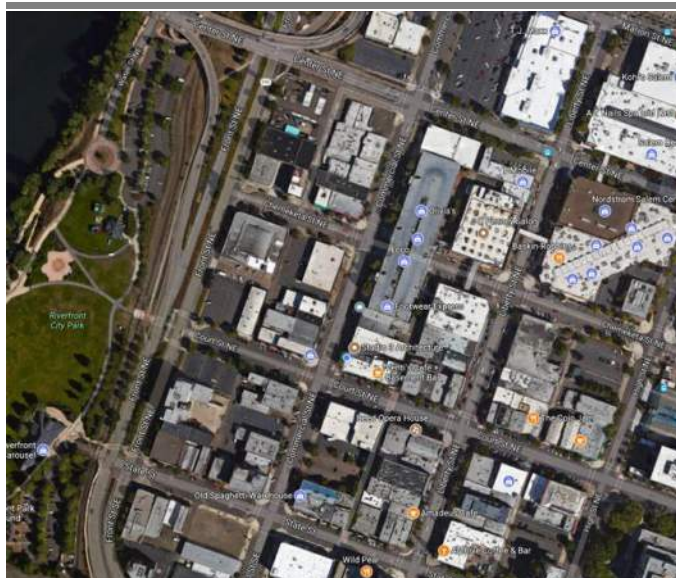
PROJECT # 2021-169
DATE: 01/03/2022
REVISIONS

2nd FLOOR WINDOWS REPLACEMENT

Anderson Building 201

275 Court St NE Salem OR 97301

VICINITY MAP:



DRAWINGS LIST:

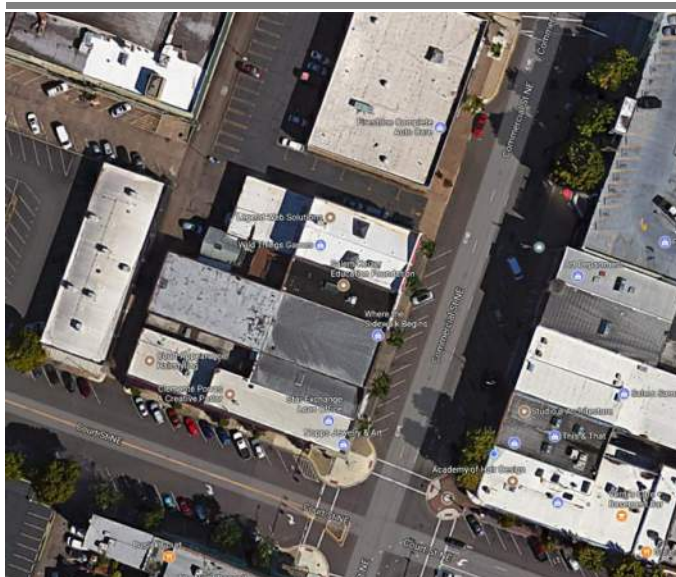
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Revision Description
GENERAL DRAWINGS				
G0.01	COVER SHEET	01/03/2022		
G0.02	GENERAL NOTES	01/03/2022		
G4.01	EXTERIOR VIEW	01/04/2022		
ARCHITECTURAL DRAWINGS				
A1.21	SITE PLAN & LEVEL 02 FLOOR PLAN	01/03/2022		
A2.01	BUILDING ELEVATIONS	01/03/2022		
A5.11	WINDOW ELEVATIONS	01/03/2022		
A5.21	EXTERIOR DETAILS	01/03/2022		
A5.22	EXTERIOR DETAILS	01/03/2022		
A6.01	SCHEDULES	01/03/2022		

PROJECT TEAM:

OWNER:
201 COMMERCIAL ST NE, LLC
dba ANDERSON BUILDING 201
285 Court St. NE
Salem, OR 97301-3442
P: 503.390.6500

ARCHITECT:
STUDIO 3 ARCHITECTURE, Inc.
275 Court St. NE Salem, OR 97301-3442
P: 503.390.6500
D: 971.239.0207 E: leonard@studio3architecture.com
D: E: gene@studio3architecture.com
W: www.studio3architecture.com

AERIAL SITE PHOTO:



SYMBOL LEGEND:

ELEVATION DATUM:

- 100.00 F.F.E. ELEVATION
- ELEVATION DATUM LOCATION

SECTION REFERENCE:

- FILLED ARROW DENOTES BUILDING SECTION
- OPEN ARROW DENOTES WALL SECTION/DETAIL
- DETAIL NUMBER
- SHEET NUMBER
- SIDE NOTE IF REQUIRED

ELEVATION REFERENCE:

- ELEVATION NUMBER OR DESIGNATION AS OCCURS
- SHEET NUMBER

DETAIL REFERENCE:

- DETAIL NUMBER
- SHEET NUMBER
- SIDE NOTE IF REQUIRED
- DETAIL CUT LOCATION IF SHOWN

WINDOW TYPE:

- REFER TO WINDOW ELEVATIONS SHOWN ON DRAWINGS A5.1X

DOOR NUMBER:

- DOOR SIZE OR NUMBER

PLAN NOTE DESIGNATION:

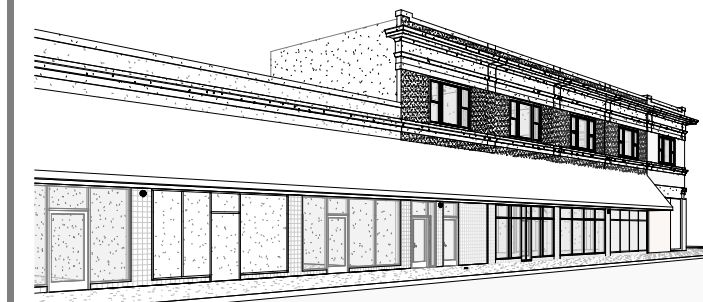
- PLAN OR SIDE NOTE NUMBER
- MARK OR DIAGONAL NOTE NUMBER
- REVISION NUMBER

ROOM TITLE + NUMBER:

- ROOM NAME
- ROOM NUMBER

WALL TYPE MARK:

- WALL OR PARTITION CONSTRUCTION TYPE. SEE LEGEND.



2nd Floor Windows Replacement
Anderson Building 201
275 Court Street NE Salem OR 97301

SHEET:
G0.01

Historic Alteration Review Worksheet

Site Address: _____

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: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) _____

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: _____ Project's New Material: _____

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:

Signature of Applicant

Date Submitted/Signed

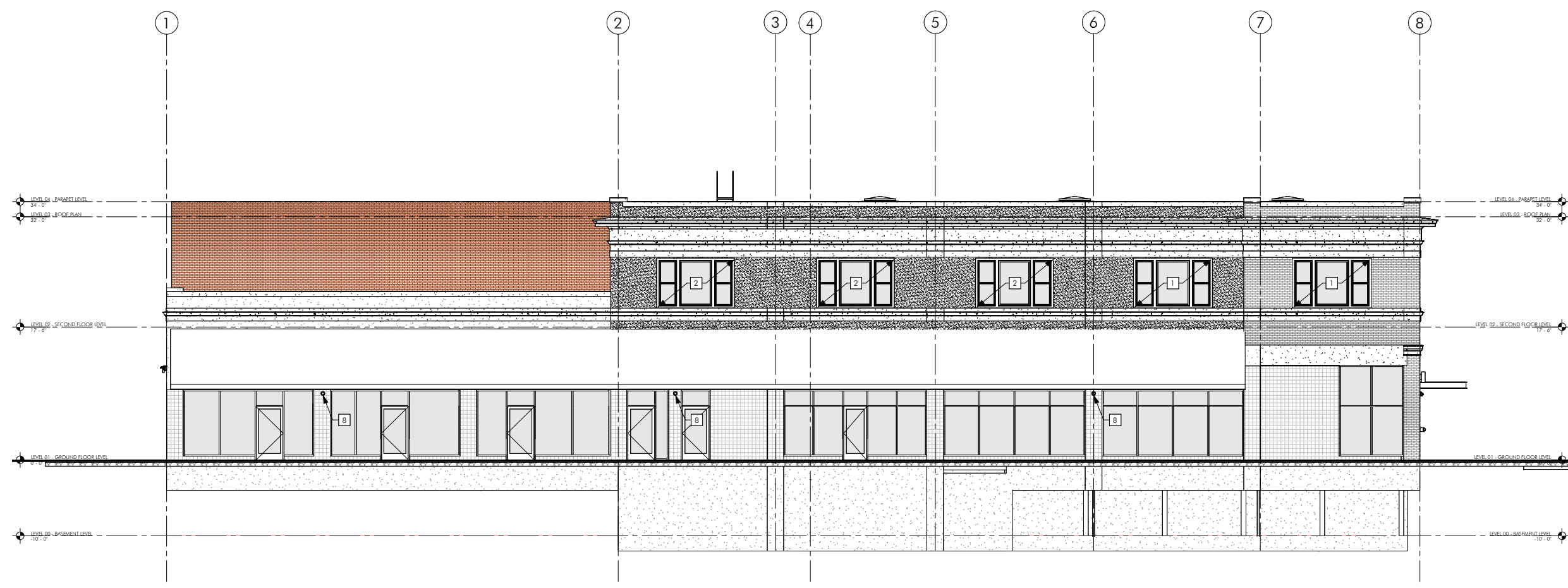


IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

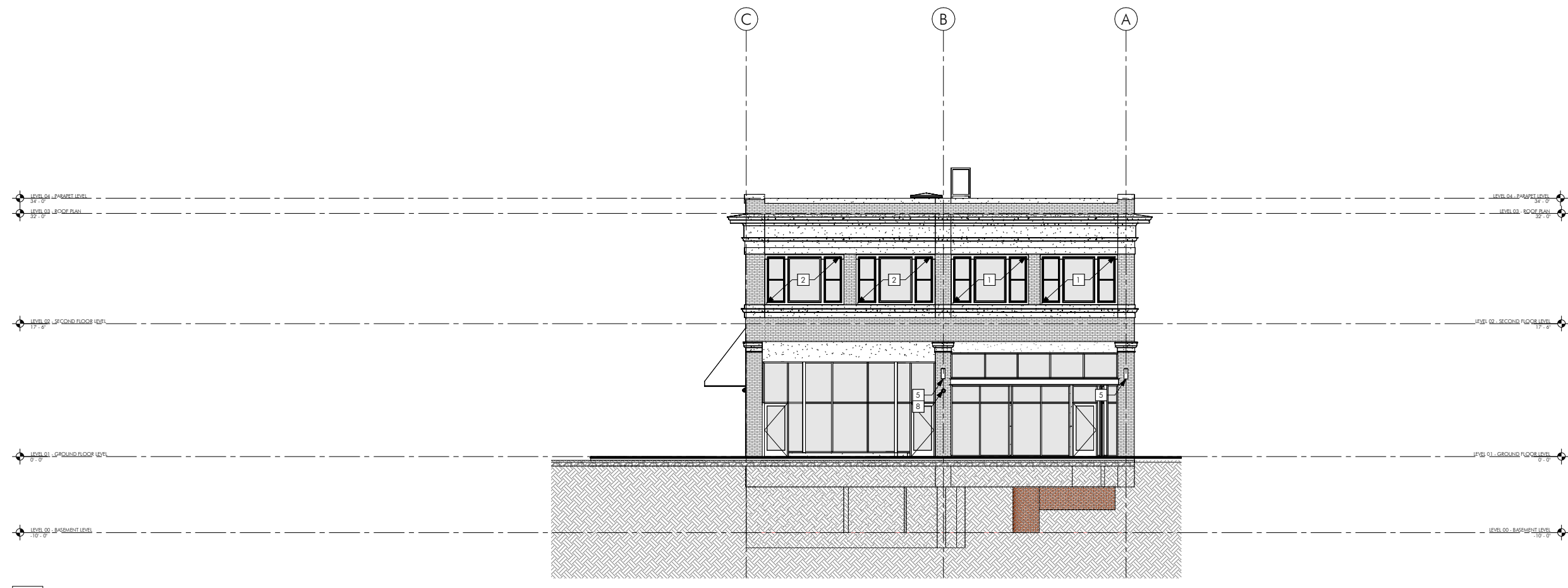
PROJECT # 2021-169
DATE: 01/03/2022
REVISIONS

ELEVATION NOTES:

- 1 NEW WINDOW ASSEMBLY TYPE WA-1.
- 2 NEW WINDOW ASSEMBLY TYPE WA-2.
- 3 EXISTING CANOPY STRUCTURE TO REMAIN.
- 4 PATCH PAINT AREA WHERE SIGNAGE WAS REMOVED.
- 5 LUMINIS SYRIOS SQUARE SQ602 LIGHT FIXTURE.
- 6 LITHONIA DSXW1 LIGHT FIXTURE.
- 7 REMOVE EXISTING HIGH PRESSURE SODIUM WALL PACK.
- 8 HIKVISION CAMERA LOCATION



1 SOUTH ELEVATION
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"



2 EAST ELEVATION
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"

2nd Floor Windows Replacement
Anderson Building 201
275 Court Street NE Salem OR 97301

SHEET:
A2.01



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

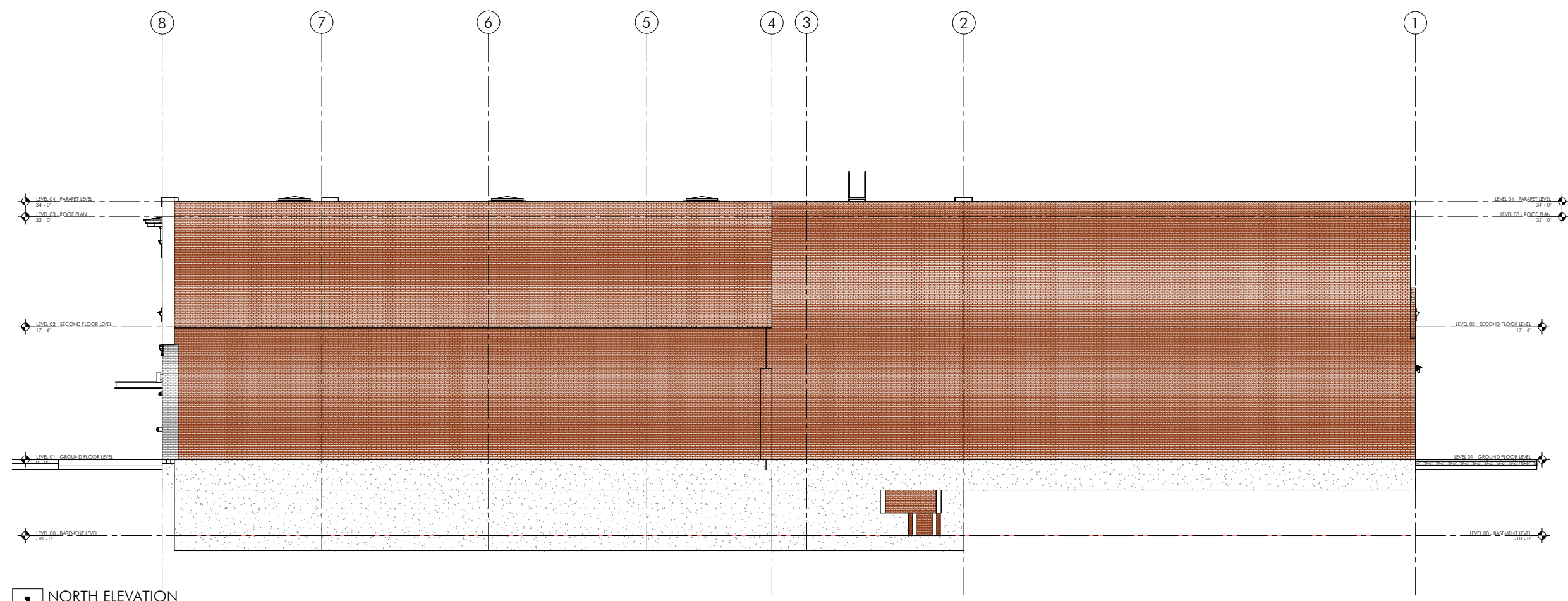
PROJECT # 2021-169
DATE: 01/03/2022
REVISIONS

2nd Floor Windows Replacement
Anderson Building 201
275 Court Street NE Salem OR 97301

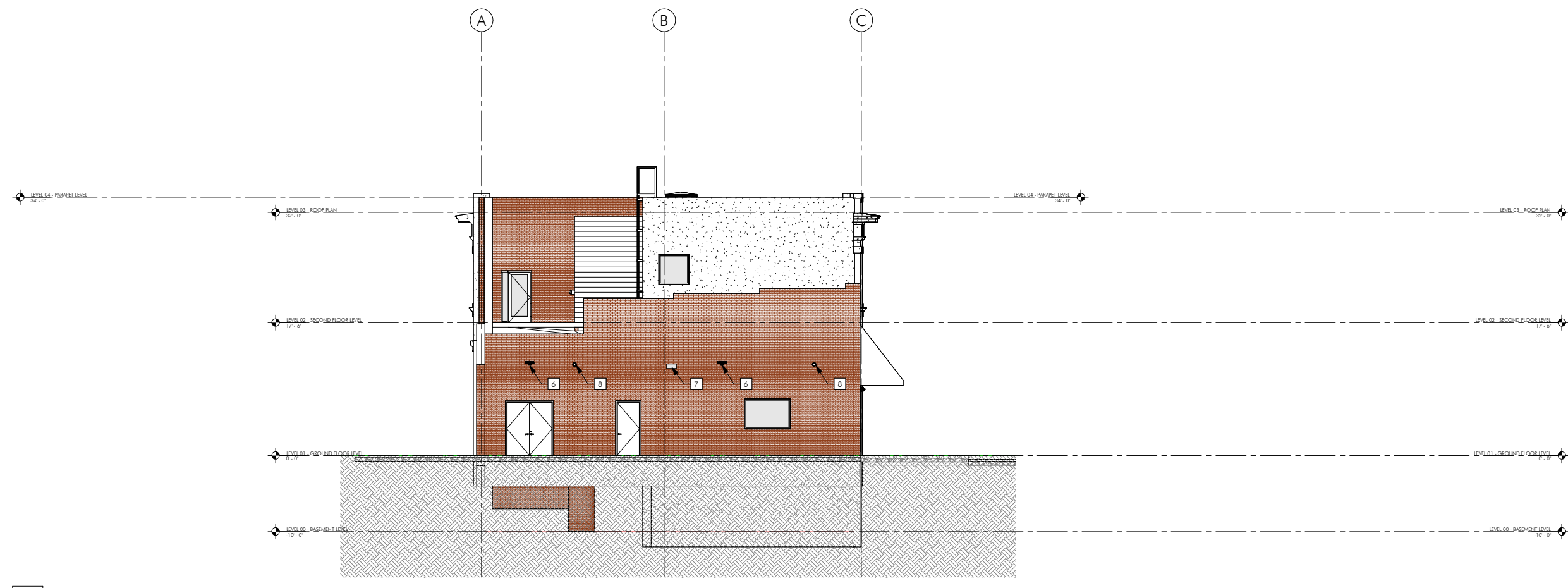
SHEET:
A2.02

ELEVATION NOTES:

- 1 NEW WINDOW ASSEMBLY TYPE WA-1.
- 2 NEW WINDOW ASSEMBLY TYPE WA-2.
- 3 EXISTING CANOPY STRUCTURE TO REMAIN.
- 4 PATCH PAINT AREA WHERE SIGNAGE WAS REMOVED.
- 5 LUMINIS SYRIOS SQUARE SQ602 LIGHT FIXTURE.
- 6 LITHONIA DSXW1 LIGHT FIXTURE.
- 7 REMOVE EXISTING HIGH PRESSURE SODIUM WALL PACK
- 8 HIKVISION CAMERA LOCATION



1 NORTH ELEVATION



2 WEST ELEVATION

GLASS TYPES:

INSULATING GLASS UNITS:

- Type IG-1** - Sealed Insulating Glass Units: Vision glazing
Applications: All exterior glazing unless otherwise indicated.
Basis of Design: Vitro Architectural Glass (formerly PPG)
Solarban 70 Solar Control Low-E
- Outboard Lite: Annealed float glass, 1/4 inch thick, minimum. Clear.
 - Tint: Clear.
 - Coating: Low-E type, on #2 surface.
 - Inboard Lite: Annealed float glass, 1/4 inch thick, minimum. Clear.
 - Tint: Clear.
 - Air Space: fill cavity between inboard and outboard lites with argon or argon/krypton gas to improve winter U-value.
 - Total Thickness: 1 inch.
 - Installation Angle: 90
 - NFRC U-value: 0.24
 - Visible Light Transmittance, (VLT): 64%
 - UV Light Transmission (max): 5%
 - Exterior Visible Light Reflectance: 13%
 - Interior Visible Light Reflectance: 14%
 - Solar Heat Gain Coefficient, (SHGC): 0.27
 - Light to Solar Gain, (LSG): 2.37
- Acceptable Alternate Glass: Cardinal LoE 366.

Type IG-3 - Insulating Glass Units: Spandrel glazing.
Applications: Provide this type of glazing in the following locations:

- Glazed lites in exterior curtain walls and storefronts where indicated.
- Outboard Lite: Annealed float glass, 1/4 inch thick, minimum. Clear.
- Tint: Clear.
- Coating: Low-E type, on #2 surface.
- Inboard Lite: Heat strengthened float glass, 1/4 inch thick, minimum. Clear.
- Tint: Clear.
- Opacifier: Ceramic Frit on #4 surface, or Elastomeric Coating on #4 surface.
- Type: Same as IG-1 except opaque.

Type IG-5 - Sealed Insulating Glass Units: Safety glazing.
Applications: Provide this type of glazing in the following locations:

- Glazed lites in exterior doors.
- Glazed sidelights and panels next to doors.
- Other locations required by applicable federal, state, and local codes and regulations.
- Other locations indicated on the drawings.
- Type: Same as IG-1 vision glazing except use fully tempered float glass for both outboard and inboard lites.
- Tint: Clear.
- Total Thickness: 1 inch.
- Installation Angle: 90
- NFRC U-value: 0.24
- Visible Light Transmittance, (VLT): 64%
- UV Light Transmission (max): 5%
- Exterior Visible Light Reflectance: 13%
- Interior Visible Light Reflectance: 14%
- Solar Heat Gain Coefficient, (SHGC): 0.27
- Light to Solar Gain, (LSG): 2.37

MONOLITHIC GLASS:

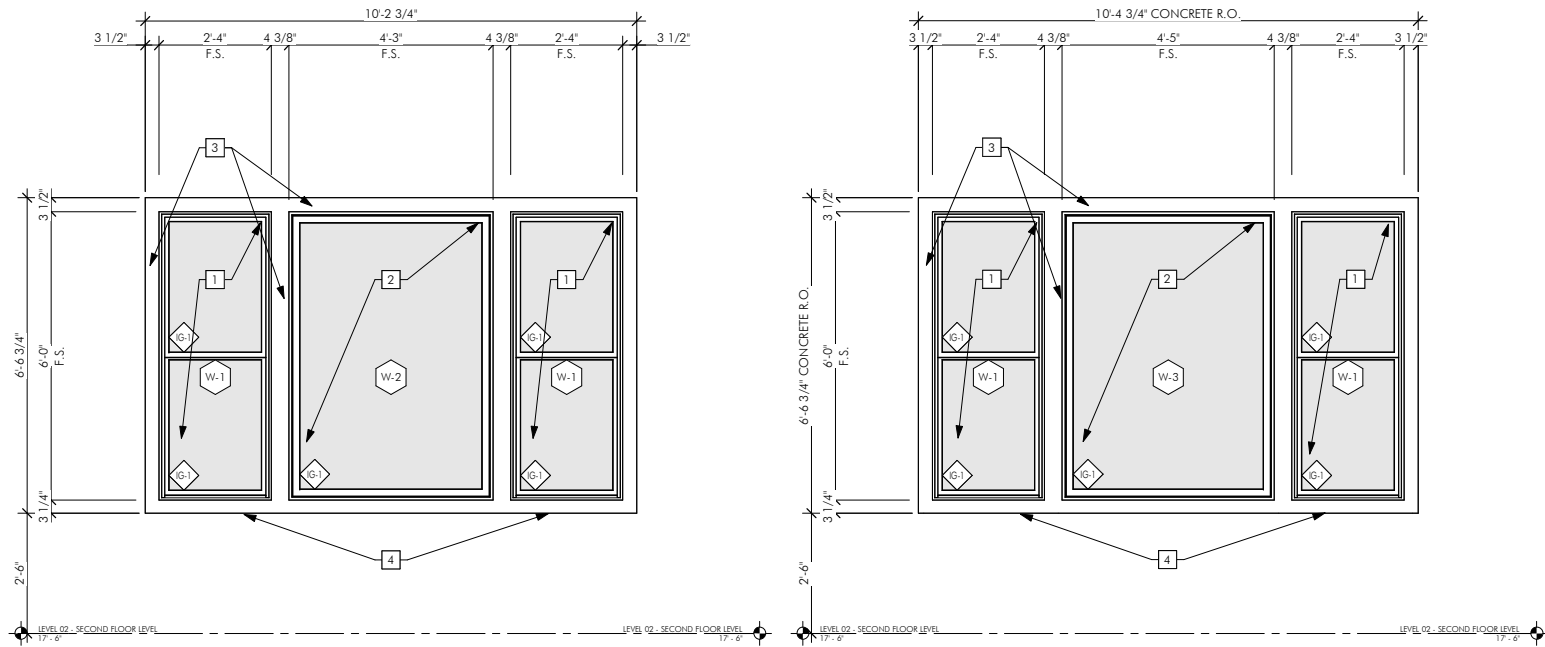
- Type G-3** - Fire-Resistance-Rated Glazing: Type, thickness, and configuration of glazing that contains flame, smoke, and blocks radiant heat, as required to achieve indicated fire-rating period exceeding 45 minutes:
- Applications: Glazing in fire-rated door assembly. Glazing in fire-rated window assembly. Glazing in sidelites, borrowed lites, and other glazed openings in fire-rated wall assemblies. Other locations as indicated on drawings.
 - Labeling: Provide permanent label on fire-rated glazing in compliance with ICC (IBC) and authorities having jurisdiction.
 - Provide products listed by Underwriters Laboratories or Intertek Warnock Hervey.
 - Safety Glazing Certification: 16 CFR 1201 Category II.
 - Glazing Method: As required for fire rating.
 - Fire-Resistance-Rating Period: See Schedule.
 - Markings for Fire-Rated Glazing Assemblies: "OH" - meets fire window assembly criteria including the hose stream test of NFPA 257 or UL 9 Fire test standards.

Type G-5 - Monolithic Safety Glazing: Non-Fire Rated Glazing: Type, thickness, and configuration as required to achieve indicated ratings.:

- Applications: Glazed lites in doors, except fire doors. Glazed sidelights to doors, except in fire rated walls and partitions. Other locations required by codes, or indicated on drawings.
- Glass Type: Fully tempered safety glass.
- Tint: Clear
- Thickness: 1/4"
- Glazing method: Dry Glazing method.

ELEVATION NOTES:

- 1 DOUBLE HUNG FIBERGLASS SASH W/ INSECT SCREENS AND TYPE IG-1 GLASS
- 2 FIXED PICTURE WINDOW, FIBERGLASS SASH W/ TYPE IG-1 GLASS
- 3 CEDAR TRIM TO PROFILES SHOWN IN DETAILS. PAINTED.
- 4 BEAUTY SEALANT AT PERIMETER OF TRIM AND WINDOWS. PROVIDE DRAINAGE WEEPS THROUGH SEALANT UNDER TRIM AT SILL SECTION.



WA-1

WA-2

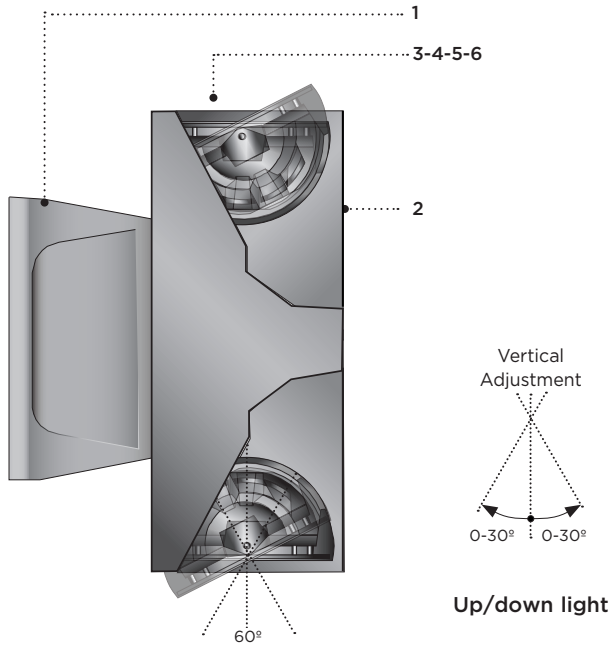
1 WINDOW ASSEMBLY ELEVATIONS

1/2" = 1'-0"

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:

FIXTURE SUFFIX REFLECTOR VOLTAGE FINISH OPTION OPTION OPTION



SQ602



- 1- Cast aluminum driver housing. Includes galvanized steel wall mount pressure plate.
- 2- Seamless extruded aluminum housing.
- 3- Fully sealed cast aluminum up/down light assembly.
- 4- Sealed cast aluminum lens frame.
- 5- Clear tempered glass lens.
- 6- Faceted specular aluminum reflector.

All stainless steel hardware.

Syrios Square LED light module is designed with a tilting mechanism allowing forward and back light adjustability. The $\pm 30^\circ$ directional module allows to aim the light beam in the desired direction, without disturbing the luminaire mounting. The module can be secured using the built in locking mechanism.



Other adjustment factory set positions are available. Please consult factory.

MATERIALS

Syrios Square LED is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. The main housing is made of seamless extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.

Syrios Square LED is standard with a unique proprietary design allowing the sealed LED module to tilt within the housing.

Syrios Square LED SQ602 series is standard with 30° optic. See options section for alternate selection.

ELECTRICAL

DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of $-40^\circ\text{C}/-40^\circ\text{F}$ to $55^\circ\text{C}/131^\circ\text{F}$, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED Standard 4000K/80CRI. Optional 2700K, 3000K & 3500K. Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE

60,000hrs $L_{70}B_{50}$ (based on IESNA TM-21 Test Method and LM-80 data). Up to 70,000hrs $L_{70}B_{50}$ (calculated projection from LM-80 data).

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

MOUNTING

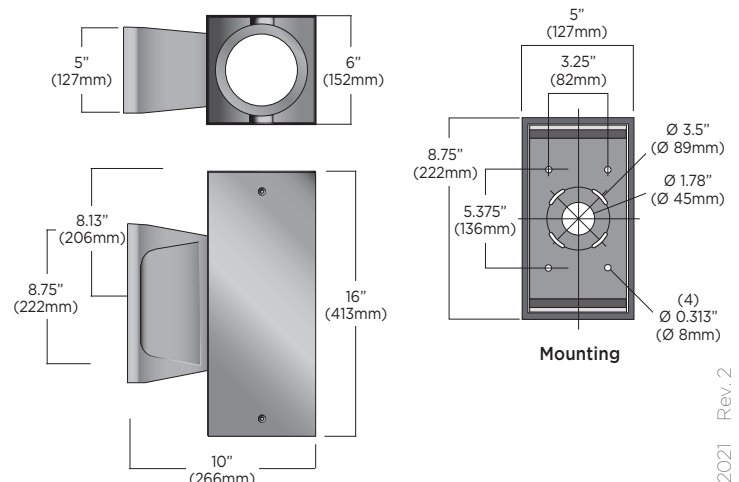
Maximum weight: 12.2 lbs (5.5 kg)

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3 1/2" (89mm) C/C mounting holes.

Additional mounting holes are provided as per site requirements.

CERTIFICATION

Tested to UL1598 and CSA 22.2 #250. ETL listed wet location. Rated IP66.





D-Series Size 1 LED Wall Luminaire



Buy American

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

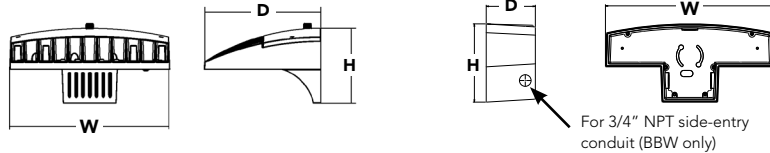
d#series

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBBTD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT ² 208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ^{1,7} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{1,7} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{1,7} E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant ^{8,9}

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V) ^{3,10} DF Double fuse (208, 240 or 480V) ^{3,10} HS House-side shield ¹¹ SPD Separate surge protection ¹²	Shipped separately¹¹ BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWTVG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with E20WC.
- Also available as a separate accessory; see Accessories information.
- Not available with E20WC.



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

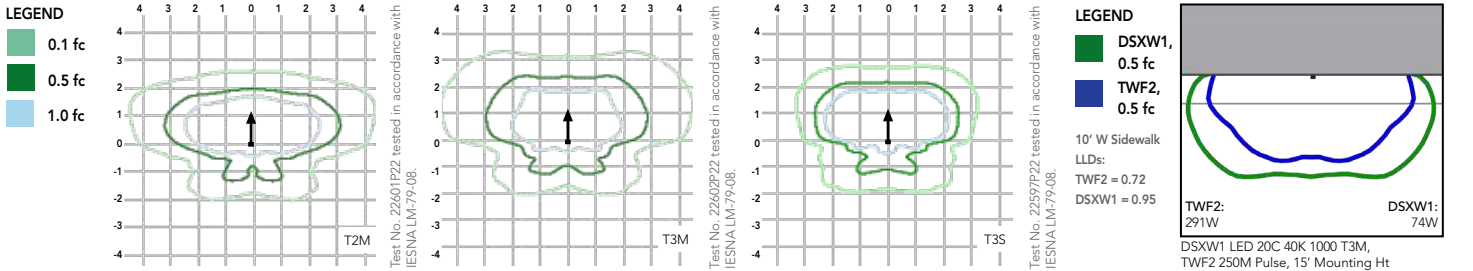
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isfootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



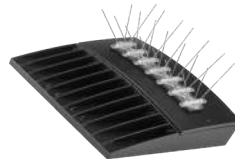
Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



DS-2CD2143G0-I

4 MP Outdoor IR Fixed Dome Camera



- 1/3" (4 MP) Progressive Scan CMOS
- Up to 2688 x 1520 Resolution
- 2.8 mm and 4 mm Fixed Lens Options
- EXIR 2.0 Range Up to 100 ft (30 m)
- H.265+/H.265/H.264+/H.264
- 120 dB WDR
- IP67, IK10 Protection
- Durable Metal Housing
- 12 VDC \pm 25% (PoE 802.3af), maximum 7.5 W

The Hikvision DS-2CD2143G0-I Outdoor IR Fixed Dome Camera provides high definition network output. It supports H.265+ video compression technology, which assures savings in bandwidth and storage.

The camera has an EXIR 2.0 range of up to 100 feet (30 meters).

The 2.8 mm and 4 mm lens options are optimized for viewing angles that fit any situation.

Available models:

DS-2CD2143G0-I: 2.8 mm lens
4 mm lens



Kimberli Fitzgerald

From: MICHAEL LIVINGSTON <michaellivingston1@comcast.net>
Sent: Thursday, February 3, 2022 3:39 PM
To: Zachery Cardoso
Cc: Kimberli Fitzgerald; Owens, Sarah; Irma Dowd
Subject: Re: Request for Comments - Case No. HIS22-01 for 201-211 Commercial St NE

ZACHERY,

On behalf of CANDO, I am submitting this comment in response to your request below in Case No. HIS22-01 for 201-211 Commercial St NE :

CANDO does not oppose the proposal to replace the exterior windows and add new security lighting and cameras on the exterior of the Anderson Building (c.1900). Given the design and location of these changes as described in the materials you have provided, the substantive historical value and characteristics of the building will not be materially diminished by this proposal.

Michael Livingston
CANDO Chair

On 01/27/2022 3:32 PM Zachery Cardoso <zcardoso@cityofsalem.net> wrote:

Hello,

The Request for Comments for Major Historic Design Review Case No. HIS22-01 for 201-211 Commercial St NE is attached for your information. Comments are due **Thursday, February 10, 2022 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 exterior windows and add new security lighting and cameras on the exterior of the Anderson Building (c.1900).

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

Kimberli Fitzgerald