

FOR THE MEETING OF: March 21, 2019
AGENDA ITEM: 6.a

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: March 21, 2019

CASE NO.: Historic Design Review Case No. HIS18-23MOD1

APPLICATION SUMMARY: A proposal to modify a previous historic design review approval (HIS18-23) to rehabilitate the exterior of Durbin Bros' Livery (1867).

LOCATION: 120 Commercial Street NE

REQUEST Major Historic Design Review proposal to modify a previous historic design review approval (HIS18-23) to rehabilitate the exterior of Durbin Bros' Livery (1867), a non-contributing resource within the Salem Downtown Historic District, zoned CB (Central Business District), and located at 120 Commercial Street NE / 97301; Marion County Assessors Map and Tax Lot Number 073W27AB08000.

APPLICANT(S): Jim Toporek, Studio 3 Architecture for Scott Chernoff

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230
230.045 Standards for Non-Contributing Buildings and Structures in Commercial Historic Districts
(g) Alterations and Additions

RECOMMENDATION: APPROVE

BACKGROUND

On February 8, 2019, the applicant submitted materials for a Major Historic Design Review for a number of proposed new alterations to the building and site.

The application was deemed complete for processing on February 27, 2019.

Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on March 1, 2019 (**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 public hearing for the case on March 21, 2019 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is June 27, 2019, unless an extension is granted by the applicant.

PROPOSAL

The applicant is proposing modifications to their originally approved design (HIS18-23) on the northern, western, and eastern facades of the Alessandro's Restaurant Building (the historic name of this building was recently changed to Durbin Bros.' Livery). Their full proposal can be found in **Attachment C**; a summary of the modifications to their originally approved proposal is below.

Storefront (Western Façade)

The applicant is proposing to change the color of the approved Oldcastle Series 3000 aluminum storefront from a clear aluminum to a dark bronze finish.

Awnings and Patio Covers

The applicant is proposing to install a new flat profiled metal awning above the relocated double door on the northern façade.

Windows

The applicant is proposing to install a fixed storefront window on the southern end of the western storefront instead of the previously approved door for this location. The applicant is proposing to remove the previously approved transom window above the double door on the northern façade due to a framing conflict.

Doors

The applicant is proposing to change the previously approved configuration of the doors within the storefront on the western, northern and eastern facades. Specifically, the applicant is proposing to install double doors at the center of the storefront on the western façade. The applicant has proposed to relocate the double doors on the northwestern end of the north façade approximately 10 feet to the east of their original location.

The applicant is proposing to remove the previously approved glass and metal roll top garage doors for the eastern facade.

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) Chapter 230.045 *Standards for Non-Contributing Buildings and Structures in Commercial Historic Districts (g) Alterations and Additions* 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 projects 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

According to nomination documents the Alessandro's Restaurant Building was constructed in 1870(circa) and is a two story commercial building (**Attachment B**).

Due to significant alterations this resource is historic non-contributing to Salem's Downtown Commercial Historic District. Additional historic research completed by staff indicates that the original structure may have been built as early as 1867, however, there is no evidence that there are any extant features from this early period.

3. Neighborhood and Citizen Comments

The subject property is located within the Central Area Downtown Neighborhood

Association (CANDO). Notification of the public hearing was sent to the neighborhood association, all property owners within the Salem Downtown National Register District, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on July 26, 2018. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required building permits. The Planning Division requires site plan approval. The Public Works Division has noted that awning permits may be required.

5. Historic Design Review

SRC Chapter SRC 230.045(g) specify the standards applicable to this project. The applicable criteria and factors are stated below in **bold** print. Following each criterion is a response and/or finding relative to the amendment requested.

FINDINGS

Criteria 230.045. Standards for Non-Contributing Buildings and Structures in Commercial Historic Districts.

(g) Alterations and Additions. *Additions and alterations that comply with the standards in this section may be made to historic non-contributing buildings. Whenever practical, additions and alterations to historic non-contributing buildings should result in the restoration of missing features from the period of significance, or the removal of alterations that were made outside of the period of significance.*

(1) Materials.

(A) Materials shall be consistent with those present in buildings in the district generally.

Finding: The applicant is proposing new storefronts, windows, doors and awnings using materials that are consistent with the buildings in the district generally therefore staff recommends that the HLC find that this standard has been met.

(B) Roofing materials shall have a non-reflective, matte finish.

Finding: The applicant is not proposing to replace the main roof on the building. The profiled metal roofing materials on the top of the proposed flat canopy over the relocated double door entry on the north facade will a non-reflective, matte finish. Staff recommends that the HLC find that this standard has been met.

(2) Design.

(A) *The location for an addition shall be at the rear, or on an inconspicuous side, of the building.*

Finding: The applicant is not proposing an addition that will increase the square footage or height of the building, therefore staff recommends that the HLC find that this standard is not applicable to the evaluation of this proposal.

(B) *Changes to features of a historic non-contributing building that date from the period of significance shall be minimized.*

Finding: The property does not retain any significant character defining features from the period of significance. Therefore, staff recommends that the HLC find that this standard has been met.

(C) *The design shall be compatible with the character of historic contributing buildings in the historic district and create a harmonious relationship with historic contributing buildings in the district generally. Factors in evaluating the design under this paragraph include, but are not limited to:*

(i) Similarities in the size and scale to those used in historic contributing buildings in the district generally.

Finding: The property shall continue to be used as a commercial use, its historic purpose. The height, massing, and building footprint will not be altered. The scale and size of the proposed new openings are compatible with those found within historic contributing buildings within the Downtown Commercial District generally. Staff recommends that the HLC find that this standard has been met.

(ii) Use of architectural features that reflect, or are similar to, the architectural style of historic contributing buildings in the district.

Finding: The applicant's proposal generally uses architectural features that reflect, or are similar to those found on contributing commercial buildings within the District generally. Therefore staff recommends that the HLC find that this standard has been met.

(iii) Simple gable or hipped roofs with a pitch similar to surrounding buildings are generally appropriate. Flat roofs may be appropriate when the prevailing styles of architecture provide an appropriate context. Exotic or complex roof forms that detract from the visual continuity of the district are generally inappropriate.

Finding: The applicant is not proposing to alter the roof on the building. However, the

applicant is proposing a new flat topping awning over the relocated double doors on the north façade. This form is compatible with the building and the surrounding Historic District, therefore staff recommends the HLC find that this standard has been met.

(iv) Additions should have a similar mass to surrounding buildings.

Finding: The applicant is not proposing an addition that will increase the building's square footage or height, therefore staff recommends that the HLC find that this standard is not applicable to the evaluation of this proposal.

(v) Front elevations should appear similar in scale to those seen traditionally in the surrounding neighborhood.

Finding: The applicant is not proposing to substantially alter the primary façade of the resource, and the proposed alterations to the north and eastern facades are similar in scale to similar facades found throughout the District. Staff recommends that the HLC find that this standard has been met.

(vi) The width and height of the addition should not exceed the typical dimensions seen in the district.

Finding: The applicant is not proposing an addition increasing the building's square footage or height, therefore staff recommends that the HLC find that this standard is not applicable to the evaluation of this proposal.

(vii) Simple rectangular building forms are generally preferred.

Finding: The resource will retain its rectangular building form, therefore staff recommends that the HLC find that this standard has been met.

(D) The design shall make clear what is original and what is new.

Finding: The applicant's design is compatible with the resource and is not a reconstruction based upon historic evidence. The utilization of the modern materials ensures that it is clear what is original and what is new. Staff recommends that the HLC find that this standard has been met.

(E) Features that have been added over time and have attained significance in their own right shall be preserved, even if the features do not reflect the period of significance.

Finding: There are no significant features that have acquired significance over time. Staff recommends that the HLC find that this standard is not applicable to the evaluation of this proposal.

(F) An addition that adds stories shall increase the height of a building to no

more than four stories.

Finding: The applicant is not proposing to add an addition increasing the square footage or height, therefore staff recommends that the HLC find that this standard 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 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. Hearing Notice and Vicinity Map
B. Excerpt from National Register Historic Resource Documents
C. Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, Historic Preservation Officer



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NUMBER:	Historic Design Review Case No. HIS18-23MOD1
AMANDA APPLICATION NO:	19-104909-DR
HEARING INFORMATION:	<u>Historic Landmarks Commission, Thursday, March 21, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	120 Commercial St NE, Salem OR 97301
OWNER(S):	CH Reed, LLC (Scott Chernoff)
APPLICANT / AGENT(S):	Jim Toporek for Studio3 Architecture
DESCRIPTION OF REQUEST:	<p>Summary: A proposal to modify a previous historic design review approval (HIS18-23) to rehabilitate the exterior of Durbin Bros' Livery (1867).</p> <p>Request: Major Historic Design Review proposal to modify a previous historic design review approval (HIS18-23) to rehabilitate the exterior of Durbin Bros' Livery (1867), a non-contributing resource within the Salem Downtown Historic District, zoned CB (Central Business District), and located at 120 Commercial Street NE / 97301; Marion County Assessors Map and Tax Lot Number 073W27AB08000.</p>
CRITERIA TO BE CONSIDERED:	<p><u>MAJOR HISTORIC DESIGN REVIEW</u></p> <p>General Guidelines for Historic Contributing Resources</p> <p>Pursuant to SRC 230.065, an application for a Major Historic Design Review proposing changes to a contributing building or structure may be approved if the proposal conforms to the following guidelines:</p> <ul style="list-style-type: none"> (a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing. (b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored. (c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity. (d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence. (e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected. (f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource. (g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed. (h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities. (i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

HOW TO PROVIDE TESTIMONY:

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

CASE MANAGER:

Kimberli Fitzgerald, Historic Preservation Officer, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net.

NEIGHBORHOOD ORGANIZATION:

Central Area Neighborhood Development Organization (CAN-DO), Bruce Hoffman, Land Use Chair; Phone: 503-781-8542; Email: bruhof@gmail.com.

DOCUMENTATION AND STAFF REPORT:

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

<https://www.cityofsalem.net/Pages/planning-notices-decisions.aspx>

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

March 1, 2019

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:**

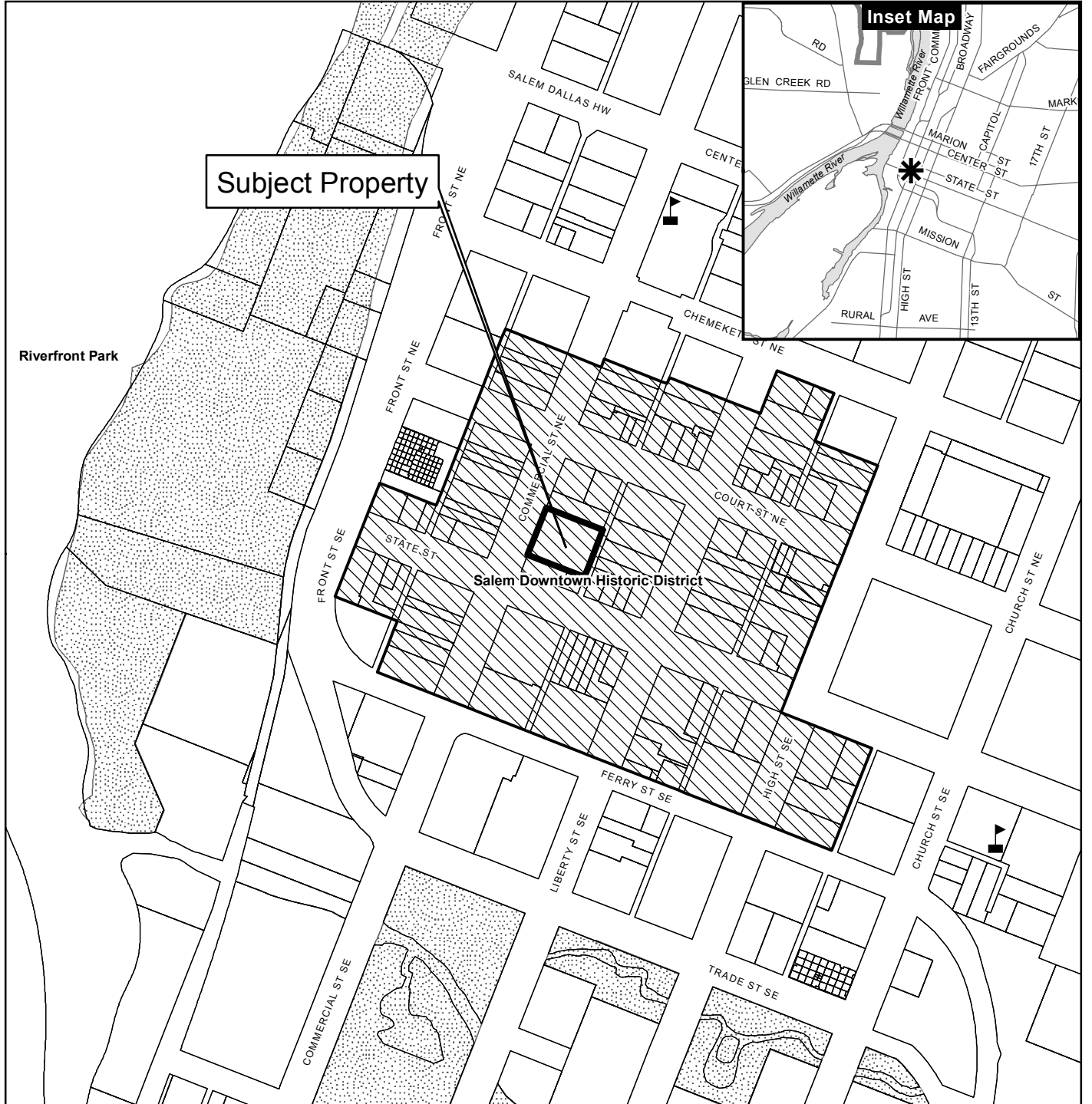
<http://www.cityofsalem.net/planning>

G:\CD\PLANNING\HISTORIC\CASE APPLICATION Files - Processing Documents & Staff Reports\Processing Documents\2019\HIS18-23MOD1 120 Commercial St NE Durbins Livery\HIS18-23MOD1 Hearing Notice.doc








It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event. TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map

120 Commercial St NE



Legend

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

CITY OF Salem
AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number: 7 Salem Downtown Historic District

120 Commercial Street, NE

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name(s): Alessandro's Restaurant

Year of Construction: c.1870; 1990

Legal Description: 073W27AB08000; Salem Addition, from Lots 5, 6 & 7, Block 33

Owner(s): Fasani, LLC
120 Commercial Street, NE
Salem, Oregon 97301

Description: This is a two-story commercial building. The date of construction may have been as early as c.1870. The Sanborn maps show that Durbin's Livery was at this location in 1884; Minto & Lowe Livery in 1888; a hardware and stove shop in 1890; YMCA Rooms in 1895; and an electric painting company and photo shop in 1926. Substantial changes have occurred to the building and the latest remodeling appears to have occurred in the 1990s. The current facade has brick veneer on the first one-and-one-half stories and is stucco-covered above. Windows are arched and fixed. The building does not contribute to the character of the district in its current condition.



Historic Landmarks Commission Application

120 Commercial St.
Salem, OR 97301

Summary of Changes

Western Façade:

- At ground floor – The center of the three existing openings has become double doors, matching the most recent tenants configuration
- At ground floor – The southern opening of the three existing opening has become a fixed storefront configuration to match the northern window.

Northern Façade:

- At ground floor – The double doors to the east of the two overhead doors has moved east from its originally proposed location.
- At ground floor – The transom had to be removed from the central entrance to the building lobby due to framing conflicts.

Eastern Façade:

- At ground floor – The two overhead doors were removed along the alley.

Throughout:

- All new aluminum storefront will have a dark bronze finish, wood canopy roofing to match.

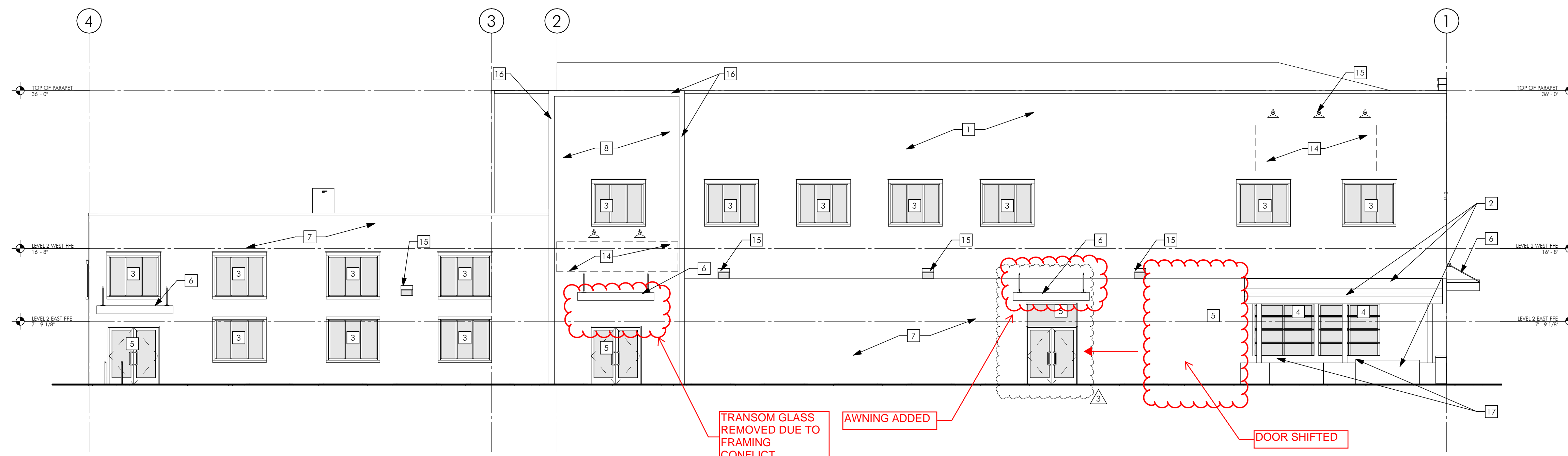


IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

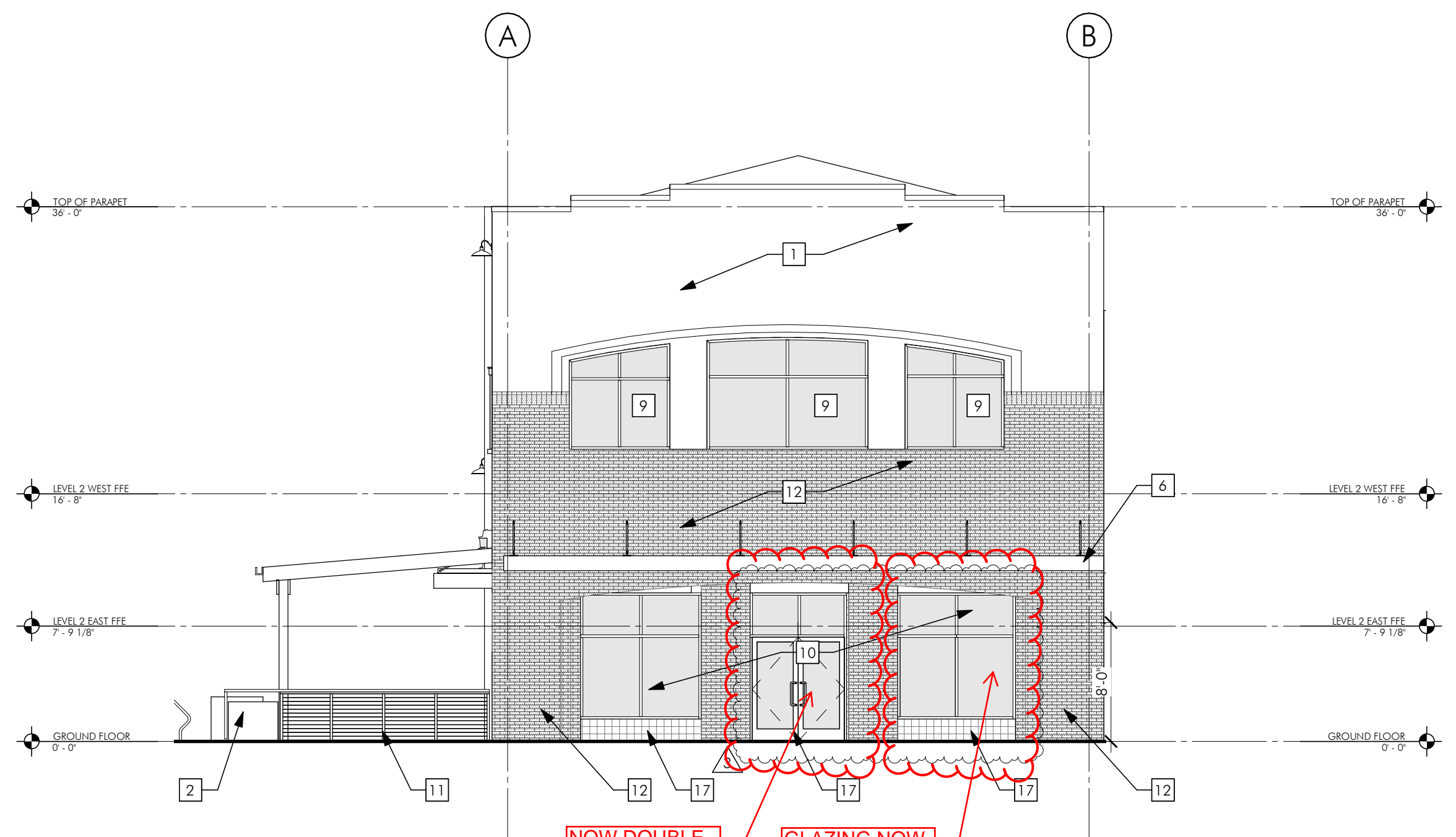
PROJECT # 2018-012
DATE: 11/21/2018

ELEVATION NOTES:

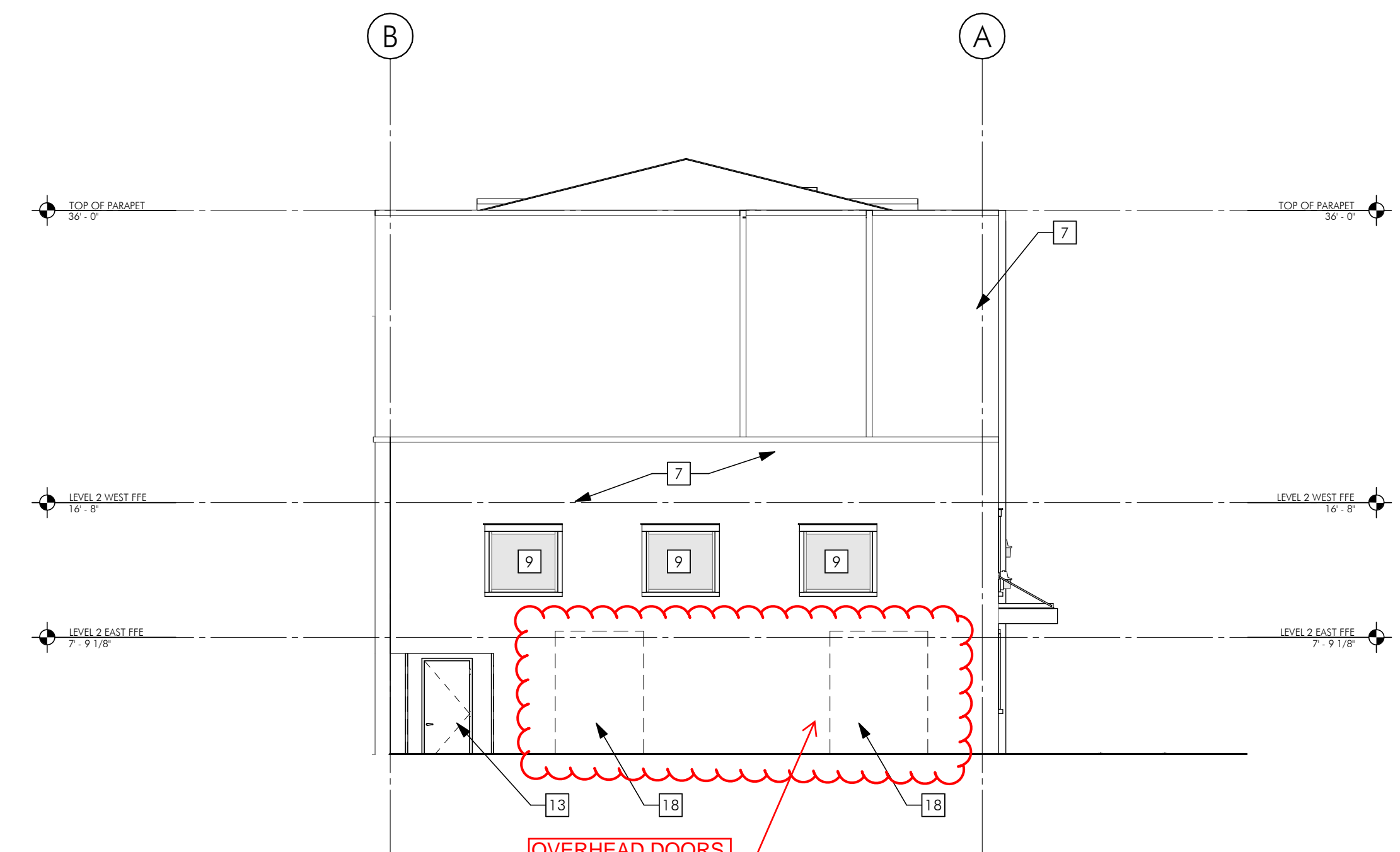
- 1 EXTERIOR FINISH TO REMAIN, PATCH AND PAINT. COLOR: SW 2813 DOWNING STRAW
- 2 PATIO/PLANTER ADDITION. COVERED WITH PERMANENT STRUCTURE
- 3 NEW OPENING AND WINDOW.
- 4 NEW OPENING WITH OVERHEAD GLASS DOOR.
- 5 NEW OPENING WITH STOREFRONT GLAZING.
- 6 NEW METAL CANOPY WITH UNDERMOUNTED LIGHT FIXTURES.
- 7 EXTERIOR FINISH TO REMAIN, PATCH AND PAINT. COLOR: 2824 RENWICK GOLDEN OAK.
- 8 EXTERIOR FINISH TO REMAIN, PATCH AND PAINT. COLOR: 2803 ROOKWOOD TERRA COTTA.
- 9 EXISTING WINDOW TO REMAIN.
- 10 NEW STOREFRONT TO REPLACE EXISTING.
- 11 CABLE RAILING WITH WOOD LEDGE ABOVE.
- 12 EXISTING BRICK TO REMAIN, REPAIR AS REQUIRED.
- 13 NEW ALCOVE AND H/M DOOR.
- 14 PROPOSED SIGNAGE LOCATION, FINAL DESIGN TBD.
- 15 PROPOSED LIGHT FIXTURE LOCATION, PROVIDE POWER.
- 16 4x6 METAL CLAD, WOOD FRAME AROUND ENTRY.
- 17 WALL TILE BELOW WINDOW.
- 18 INFILL WALL OPENINGS PER STRUCTURAL. PAINT.



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



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



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

BUILDING IMPROVEMENTS FOR:
120 COMMERCIAL ST. NE
SALEM, OREGON 97301

SHEET:
HLC
R4



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PROJECT # 2018-012
DATE: 7/5/2018

REVISIONS

BUILDING IMPROVEMENTS FOR:
120 COMMERCIAL ST. NE
SALEM, OREGON 97301



COMMERCIAL STREET LOOKING NORTH FROM CORNER OF STATE ST. IN SALEM, OREGON, 1939



WEST BUILDING ELEVATION - VIEW FROM COMMERCIAL STREET



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PROJECT # 2018-012
DATE: 7/5/2018

REVISIONS

BUILDING IMPROVEMENTS FOR:
120 COMMERCIAL ST. NE
SALEM, OREGON 97301



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PROJECT # 2018-012
DATE: 7/5/2018

REVISIONS

BUILDING IMPROVEMENTS FOR:
120 COMMERCIAL ST. NE
SALEM, OREGON 97301

SHEET:
HLC 2



NORTH BUILDING ELEVATION - VIEW FROM ADJACENT PARKING AREA



EAST BUILDING ELEVATION - VIEW FROM ALLEY



THIS SEAL IS VALID ONLY FOR THE STATE OF OREGON. IT IS NOT VALID FOR ANY OTHER STATE. THE SEAL IS VALID FOR THE STATE OF OREGON FROM 7/5/2018 TO 7/5/2021. THE SEAL IS VALID FOR THE STATE OF OREGON FROM 7/5/2018 TO 7/5/2021. THE SEAL IS VALID FOR THE STATE OF OREGON FROM 7/5/2018 TO 7/5/2021.

PROJECT # 2018-012
DATE: 7/5/2018

REVISIONS

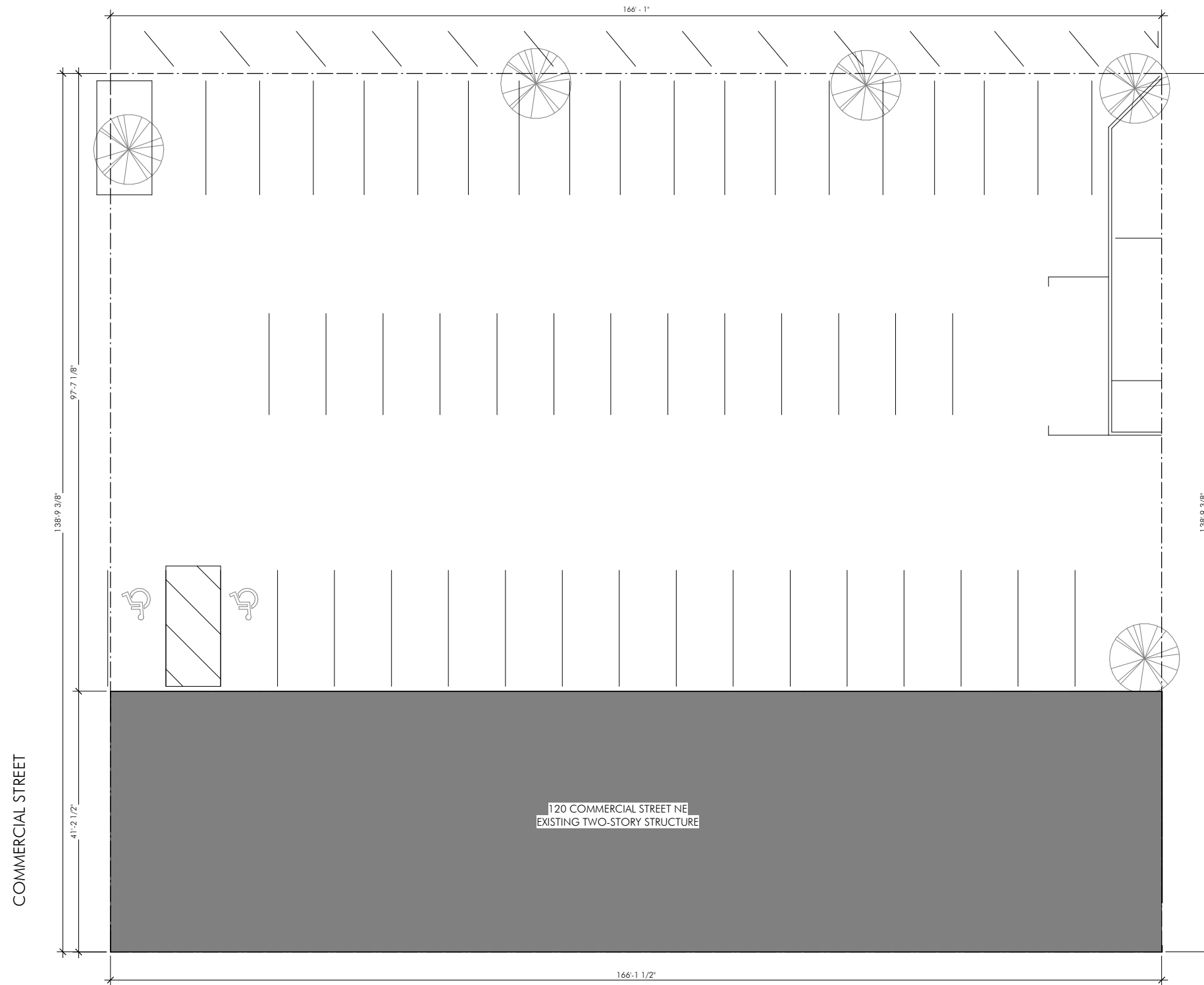
BUILDING IMPROVEMENTS FOR:
120 COMMERCIAL ST. NE
SALEM, OREGON 97301



THIS PLAN AND ANY OTHER DOCUMENTS, SPECIFICATIONS, CONTRACTS, AGREEMENTS, AND OTHER DOCUMENTS, SHALL BE CONSIDERED TO BE PART OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PROJECT # 2018-012
DATE: 7/5/2018

REVISIONS



1 EXISTING SITE PLAN
0 5 10 20 30 1" = 10'-0"

BUILDING IMPROVEMENTS FOR:
120 COMMERCIAL ST. NE
SALEM, OREGON 97301

SHEET:
EX.0



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 # 2018-012

BUILDING IMPROVEMENTS FOR:
120 COMMERCIAL ST. NE
SALEM, OREGON 97301

SHEET:
A1.01

SITE AREA CALCULATIONS:

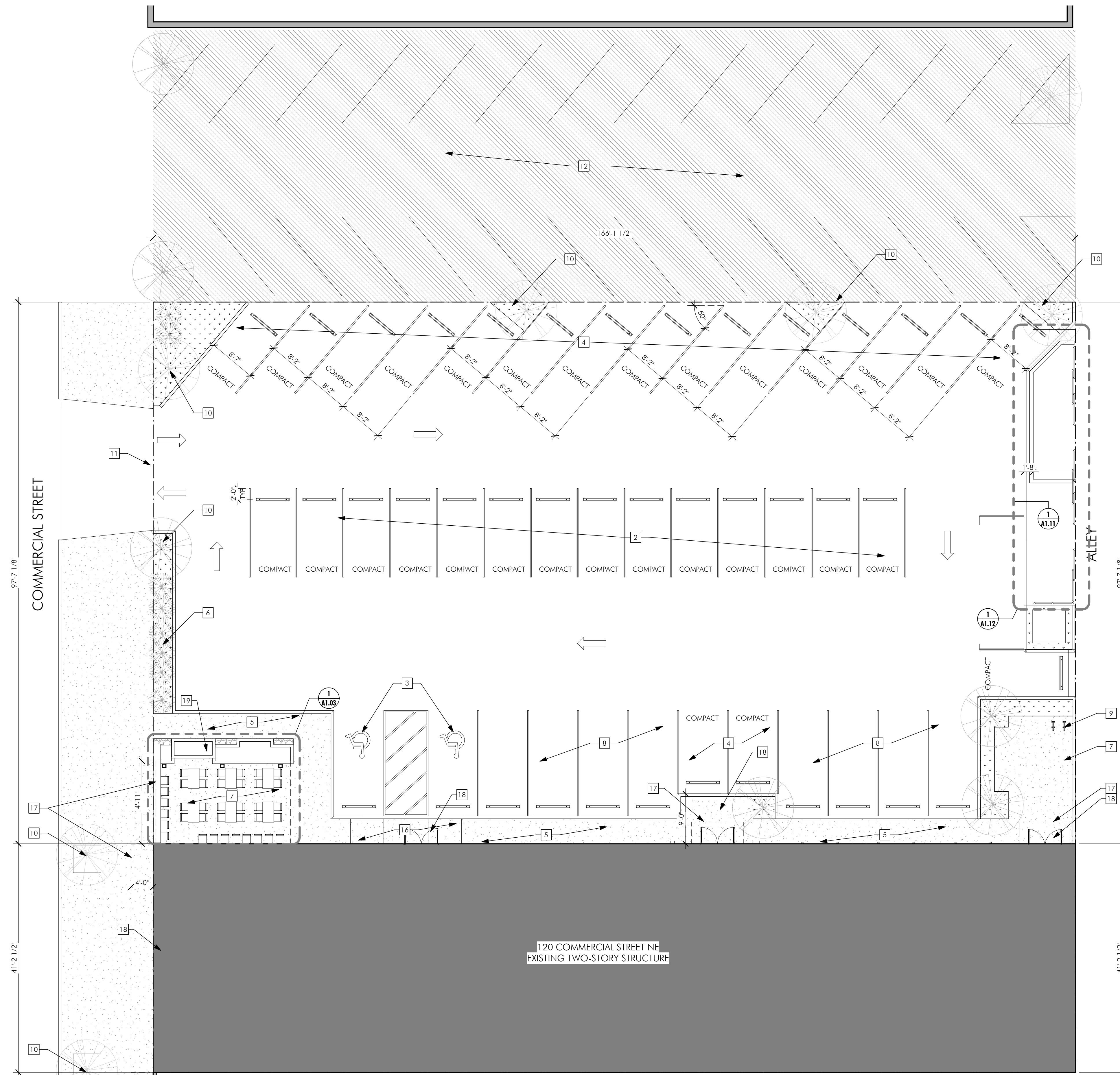
BUILDING FOOTPRINT: 6,828 SF
TOTAL SITE AREA: 23,054 SF
PARKING SPACES REQUIRED: 0
43 SPACES PROVIDED INCLUDING TWO ACCESSIBLE PARKING SPACES
31 COMPACT AND 12 FULL SIZE SPACES ARE PROVIDED

SITE PLAN NOTES:

- 1 EXISTING PARKING TO REMAIN.
- 2 RE-STRIPE EXISTING SPACES FROM FULL SIZE PARKING STALLS TO COMPACT PARKING STALLS.
- 3 RE-STRIPE ADA PARKING STALLS, PROVIDE ACCESSIBLE STRIPING AND SIGNAGE. RAMP TO NEW SIDEWALK.
- 4 RE-STIPED COMPACT SPACES PER PLAN.
- 5 NEW SIDEWALK.
- 6 EXTEND EXISTING PLANTER ALONG COMMERCIAL STREET PER PLAN.
- 7 NEW CONCRETE PATIO AREA. SLOPE TO DRAIN AWAY FROM BUILDING. SCORE CONCRETE AS REQUIRED.
- 8 RE-STRIPE FULL-SIZE PARKING STALLS PER PLAN.
- 9 NEW BIKE PARKING RACKS, SEE DETAIL 3/A1.02.
- 10 EXISTING TREE TO REMAIN, VERIFY LOCATION IN FIELD.
- 11 EXISTING CURB CUT TO REMAIN.
- 12 PARKING AREA AT ADJACENT PROPERTY SHOWN FOR REFERENCE ONLY.
- 13 NEW TRASH ENCLOSURE.
- 14 PROPERTY LINE.
- 15 EXISTING TRANSFORMER TO REMAIN.
- 16 ACCESSIBLE CURB RAMP, SEE DETAIL ON A1.02.
- 17 NEW CANOPY OVERHEAD.
- 18 SLOPE WALK AS REQUIRED TO MEET FFE AT DOOR OPENING.
- 19 NEW CONCRETE PLANTER AND FIRETABLE. SEE DETAILS ON A1.03.
- 20 NEW CONCRETE WHEEL STOP. SEE DETAIL 7/A1.02.

SITE PLAN LEGEND:

- BUILDING AREA
- LANDSCAPING
- CONCRETE SIDEWALK/PAD



1 SITE PLAN - PROPOSED
0 5 10 20 30 1" = 10'-0"



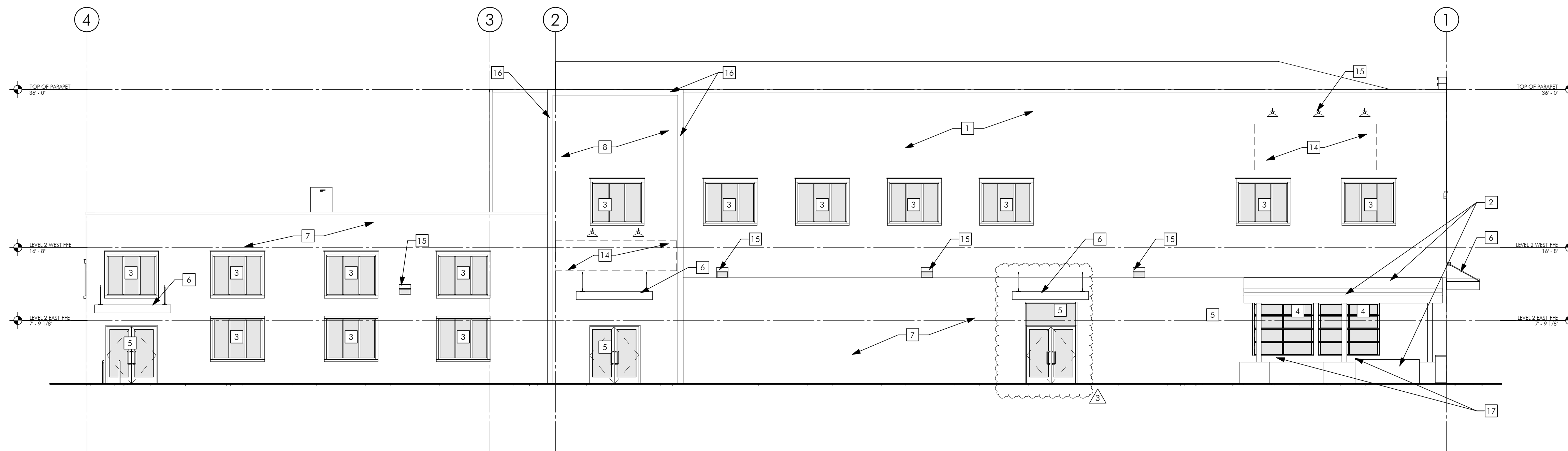


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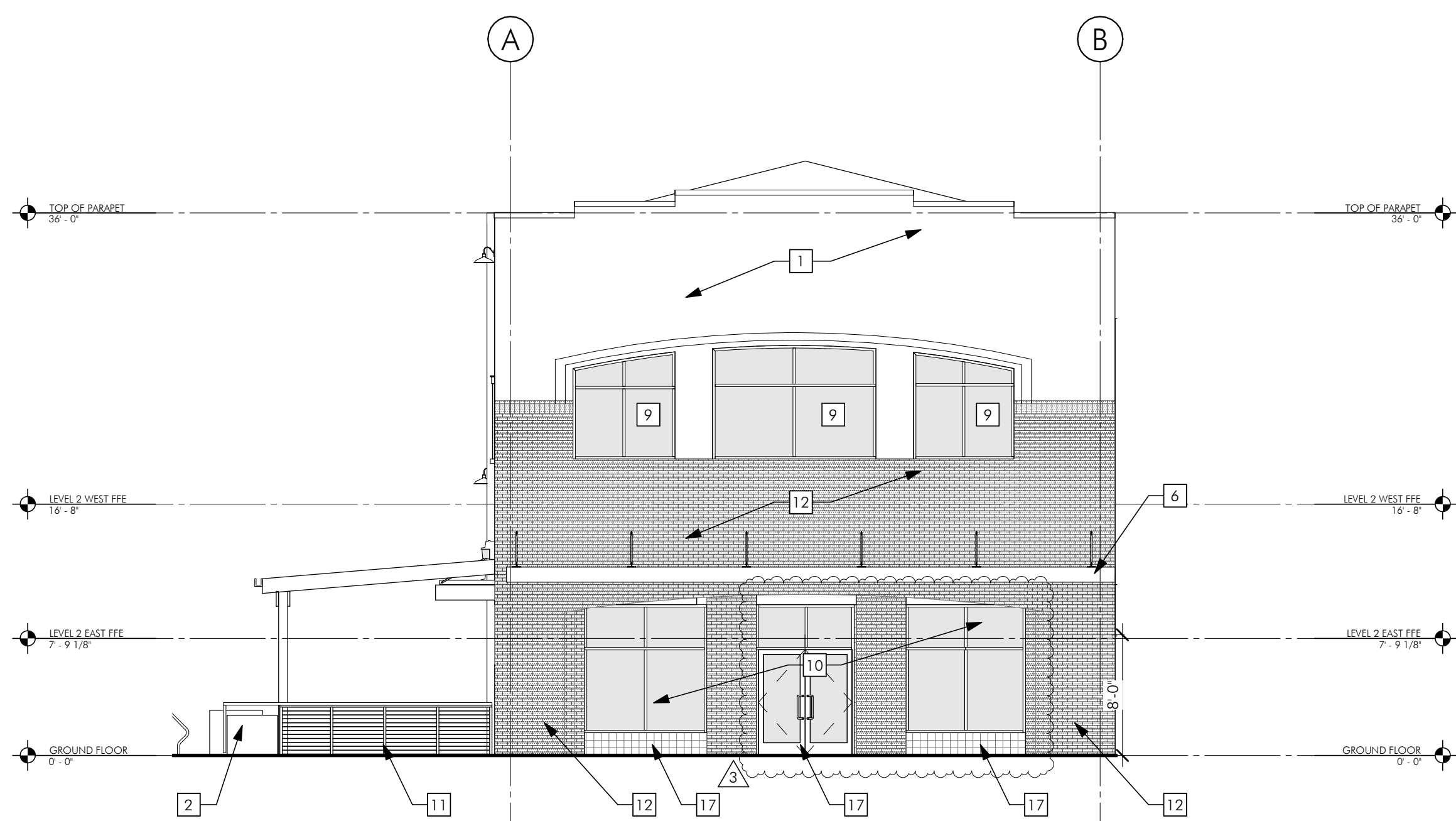
PROJECT # 2018-012
DATE: 11/21/2018

ELEVATION NOTES:

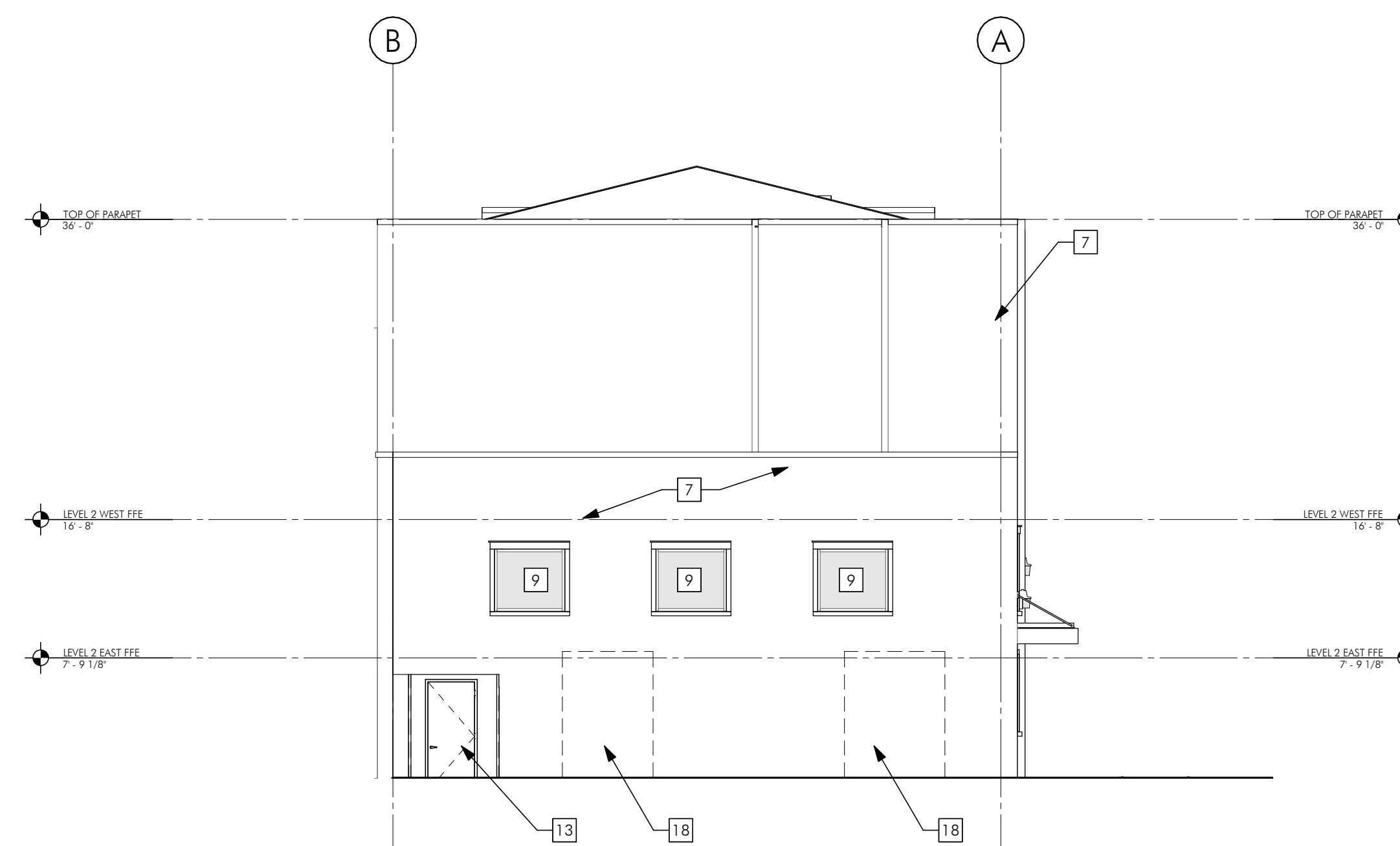
- 1 EXTERIOR FINISH TO REMAIN, PATCH AND PAINT. COLOR: SW 2813 DOWNING STRAW
- 2 PATIO/PLANTER ADDITION. COVERED WITH PERMANENT STRUCTURE
- 3 NEW OPENING AND WINDOW.
- 4 NEW OPENING WITH OVERHEAD GLASS DOOR.
- 5 NEW OPENING WITH STOREFRONT GLAZING.
- 6 NEW METAL CANOPY WITH UNDERMOUNTED LIGHT FIXTURES.
- 7 EXTERIOR FINISH TO REMAIN, PATCH AND PAINT. COLOR: 2824 RENWICK GOLDEN OAK.
- 8 EXTERIOR FINISH TO REMAIN, PATCH AND PAINT. COLOR: 2803 ROOKWOOD TERRA COTTA.
- 9 EXISTING WINDOW TO REMAIN.
- 10 NEW STOREFRONT TO REPLACE EXISTING.
- 11 CABLE RAILING WITH WOOD LEDGE ABOVE.
- 12 EXISTING BRICK TO REMAIN, REPAIR AS REQUIRED.
- 13 NEW ALCOVE AND H/M DOOR.
- 14 PROPOSED SIGNAGE LOCATION, FINAL DESIGN TBD.
- 15 PROPOSED LIGHT FIXTURE LOCATION, PROVIDE POWER.
- 16 4x6 METAL CLAD, WOOD FRAME AROUND ENTRY.
- 17 WALL TILE BELOW WINDOW.
- 18 INFILL WALL OPENINGS PER STRUCTURAL. PAINT.



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



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



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

BUILDING IMPROVEMENTS FOR:
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SHEET:
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R4**



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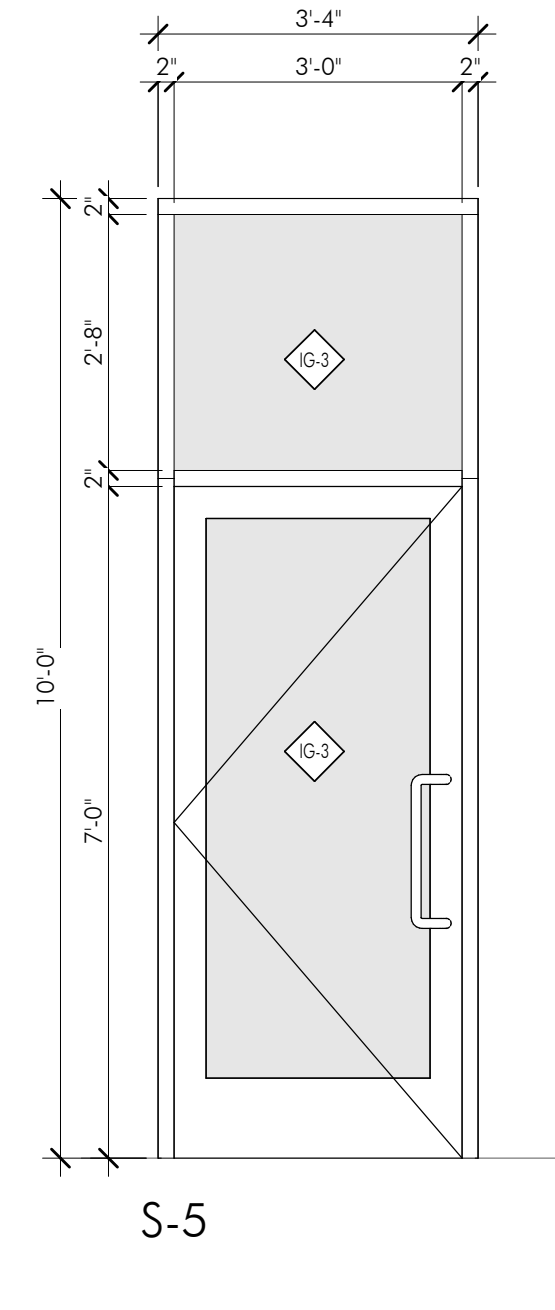
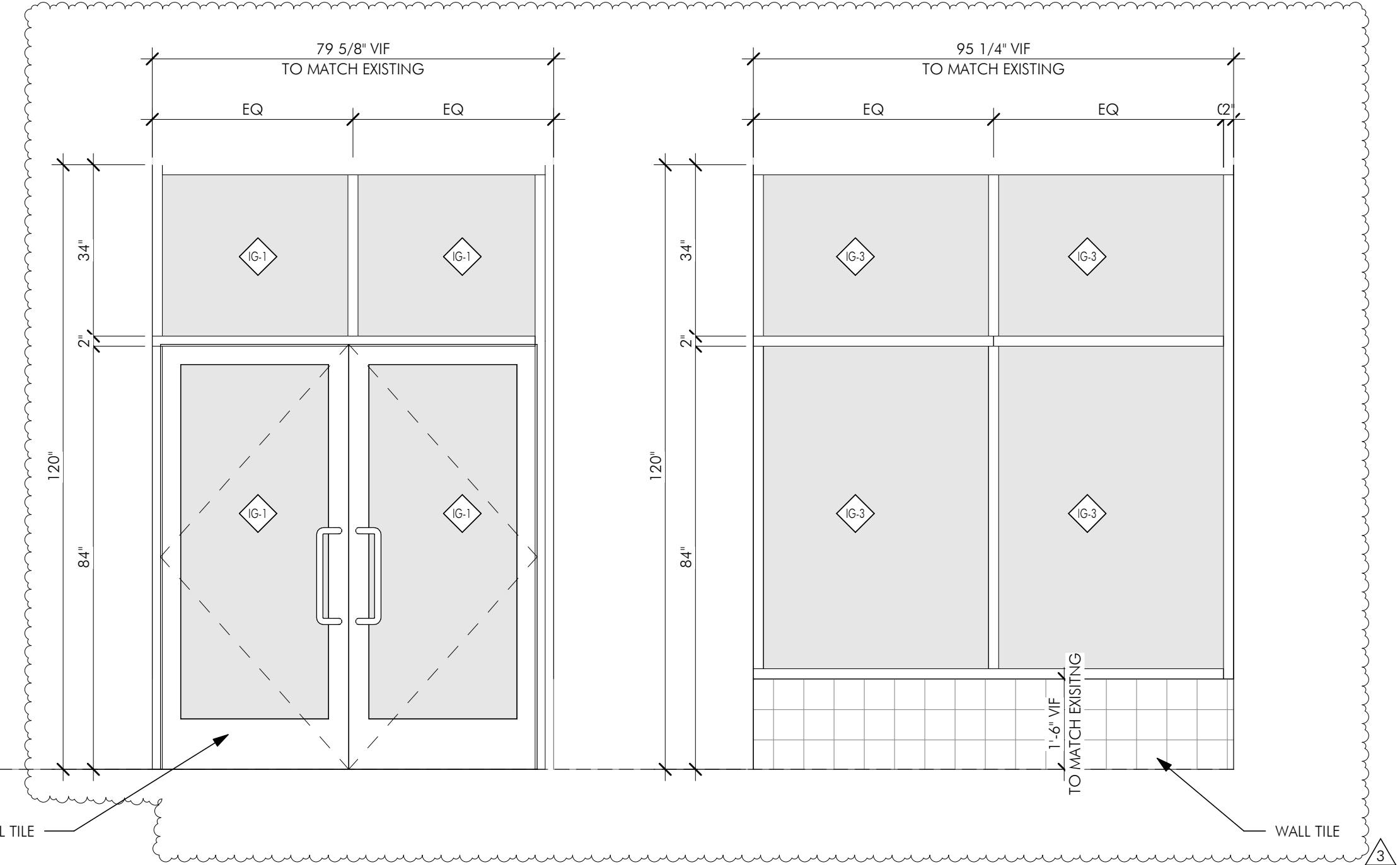
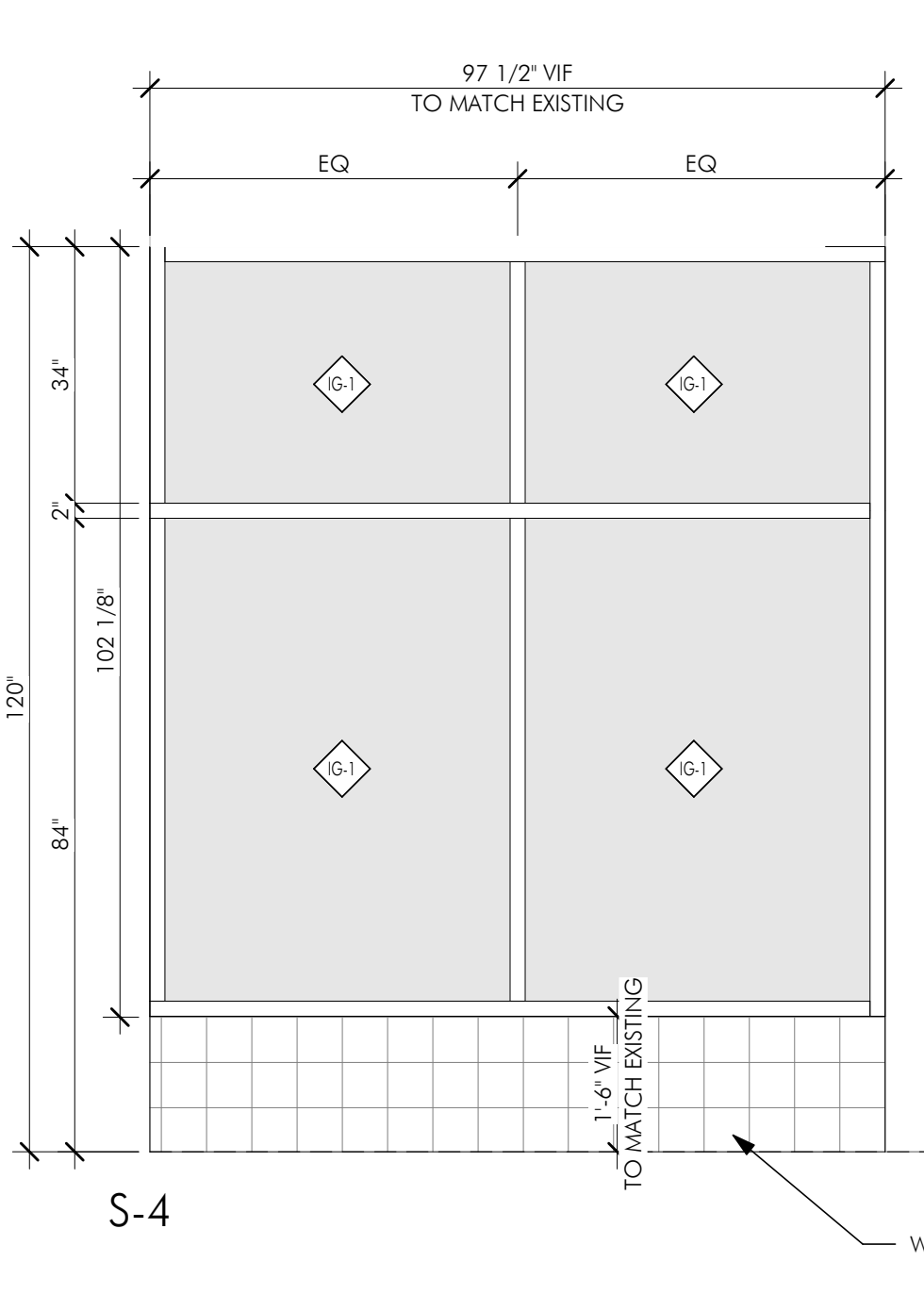
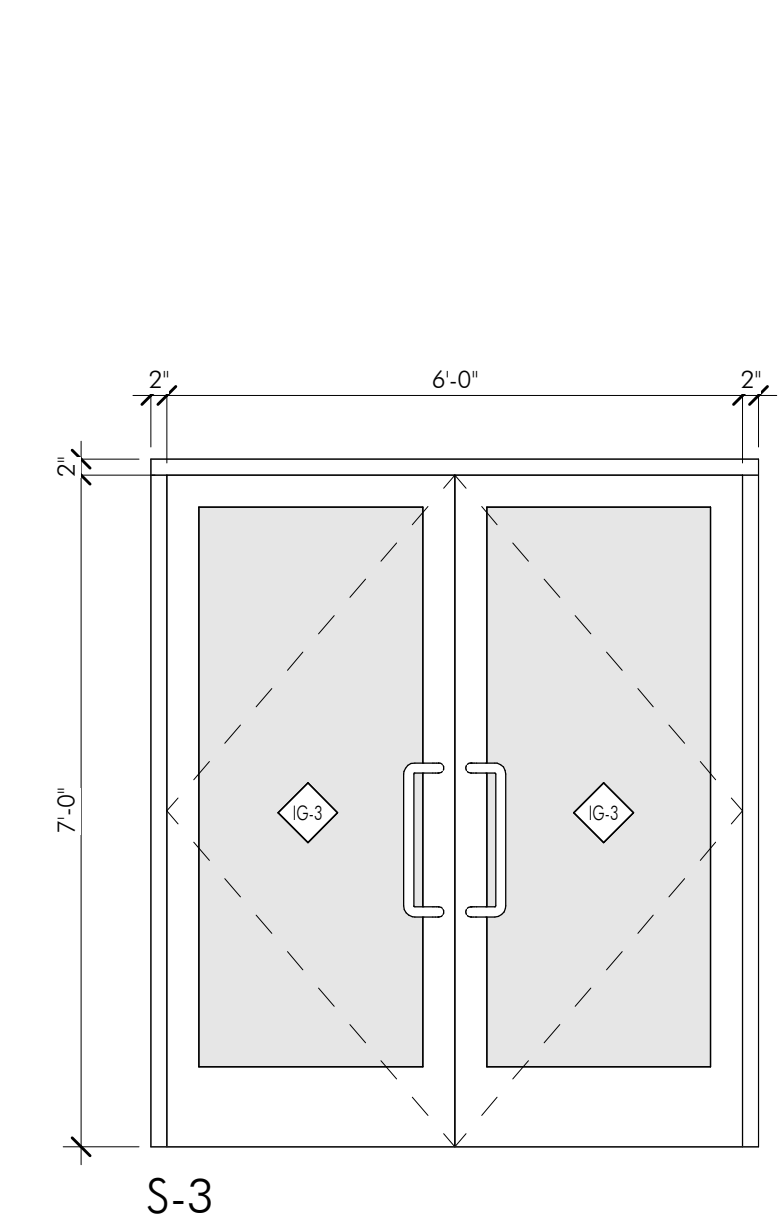
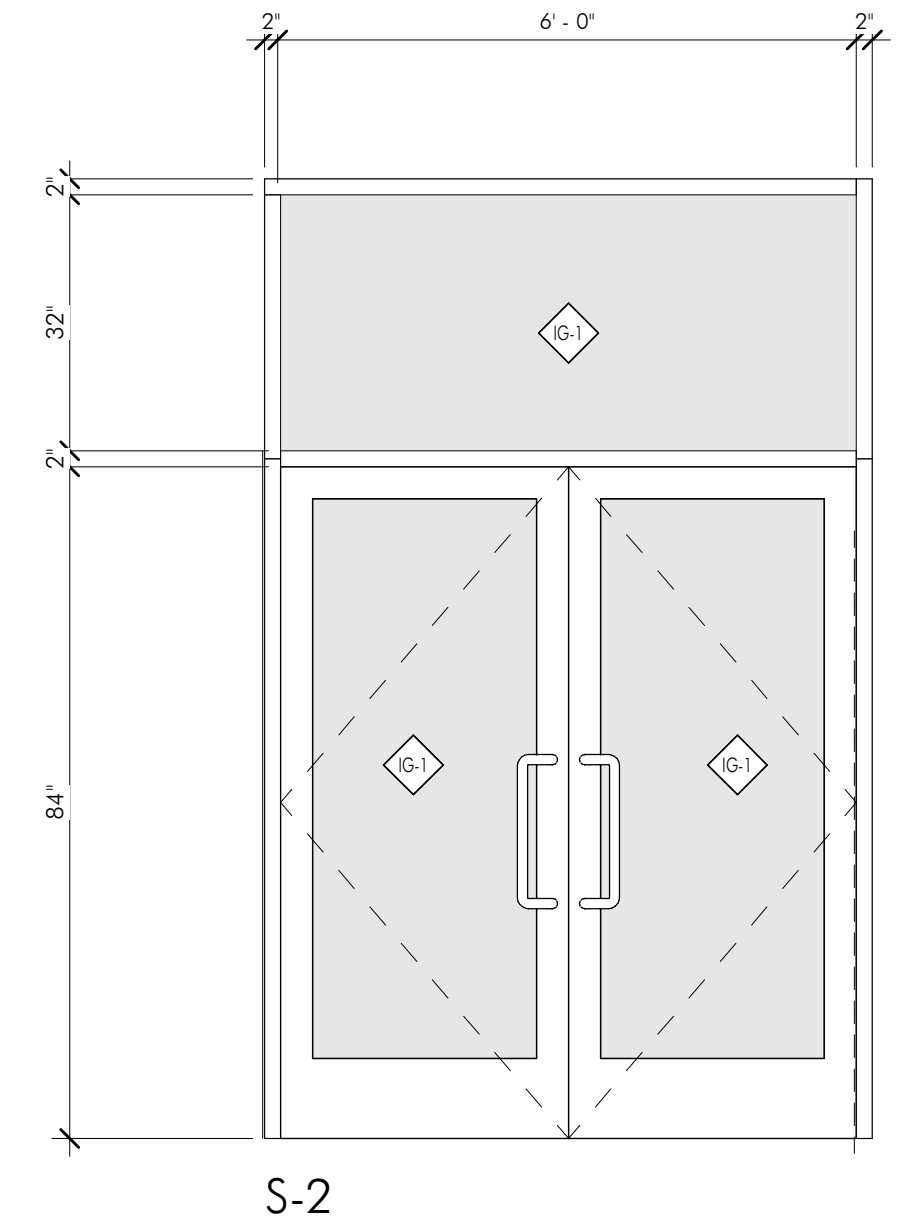
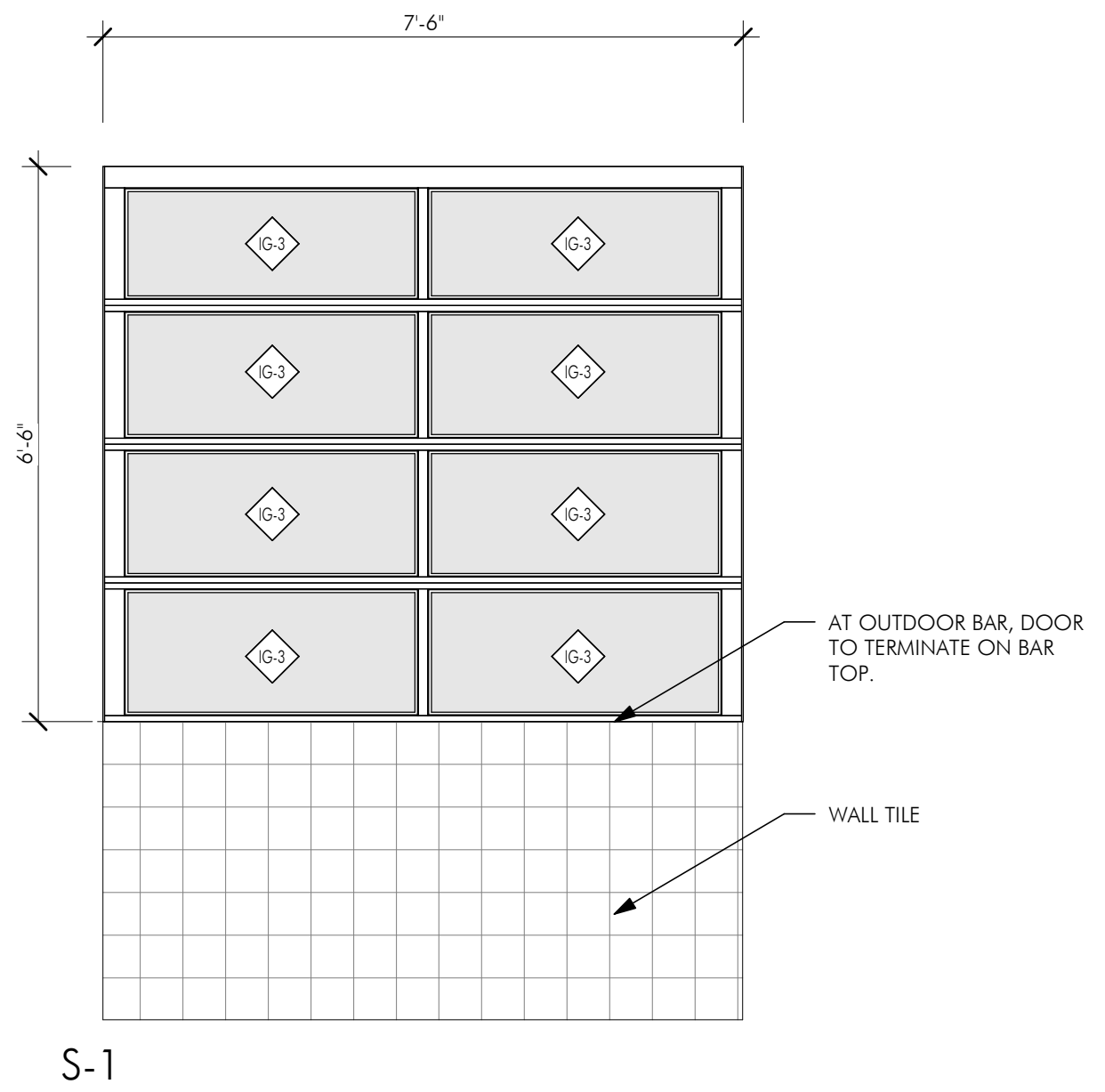
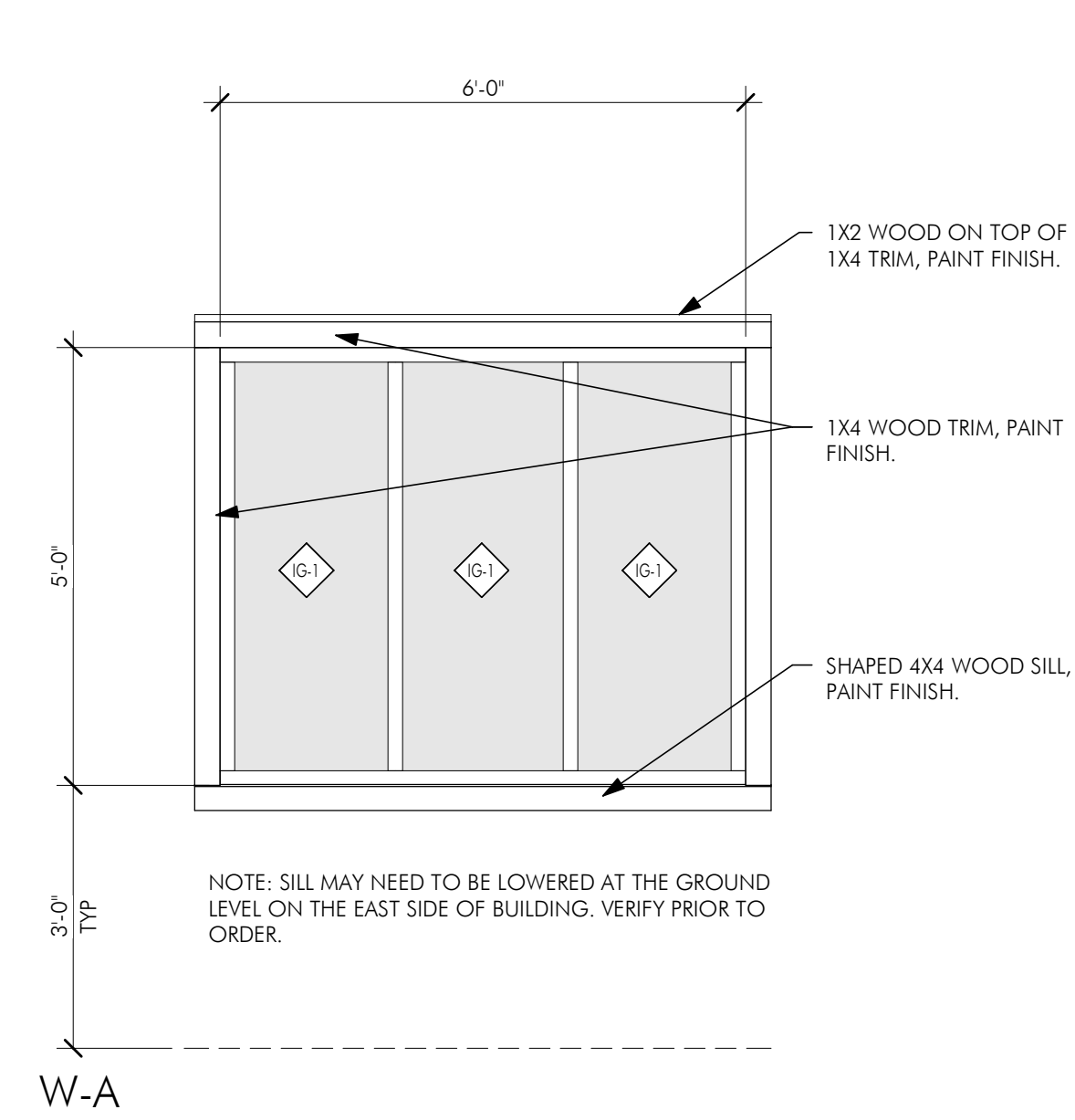
PROJECT # 2018-012
DATE: 2/8/2019

GLASS NOTES:

Type IG-1 - Sealed Insulating Glass Units: Vision glazing
Application(s): All exterior glazing unless otherwise indicated.
 • Outboard Lite: Annealed float glass, 1/4 inch thick, minimum.
 • Tint: Clear.
 • Coating: Low-E type, on #2 surface.
 • Inboard Lite: Annealed float glass, 1/4 inch thick, minimum.
 • Air Space: fill cavity between inboard and outboard lites with argon or argon/krypton gas to improve winter U-value.
 • Tint: Clear.
 • Visible Light Transmittance: 65%
 • External Reflectance: 11%
 • Internal Reflectance: 12%
 • UV Transmission: .05
 • Solar Heat Gain Coefficient, (SHGC): 0.27
 • Winter Night-time U-value: 0.24
 • Total Thickness: 1 inch.
 Type: Solarban 60 Clear

Type IG-3 - 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.
 Type: Type: Solarban 60 Clear

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 Warrack Hersey.
 • 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.



BUILDING IMPROVEMENTS FOR:
120 COMMERCIAL ST. NE
SALEM, OREGON 97301

SHEET:
HLC
R5

SW 2833
Roycroft Vellum
Interior / Exterior

COLOR:
SW 2883 - ROYCROFT VELLUM

APPLICATION:
-WINDOW TRIM
-WALL TRIM



WALL TILE:
DAL TILE - HLO2 RAFFIA 6"X6"

APPLICATION:
-BELOW GLAZING AT WEST FACE
-BELOW ROLLUP DOORS AT
NORTH FACE



OPENINGS:
KAWNEER DARK BRONZE
NO. 40

APPLICATION:
-NEW WINDOWS,
STOREFRONT AND
OVERHEAD DOORS

SW 2813
Downing Straw
Interior / Exterior

COLOR:
SW 2813 - DOWNING STRAW

APPLICATION:
-UPPER WALL
-ABOVE GLAZING AT LOWER
LEVEL



EXISTING BRICK TO REMAIN



ROOFING:
CORRUGATED METAL
ROOF

APPLICATION:
-NEW AWNING ALONG
COMMERCIAL STREET

SW 2824
Renwick Golden Oak
Interior / Exterior

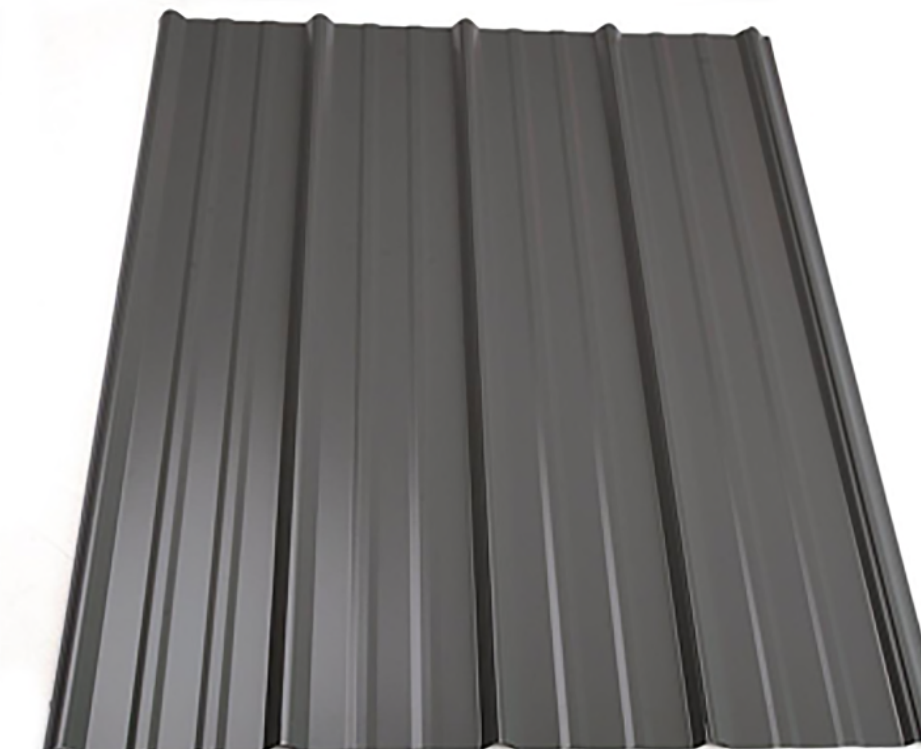
COLOR:
SW 2824 - RENWICK GOLDEN
OAK

APPLICATION:
-LOWER WALL



SOFFITS:
CEDAR PLANKS-6 " EXPOSURE
W/ NATURAL FINISH

APPLICATION:
-UNDERSIDE OF ENTRY SOFFIT
-FINISH BELOW NEW WOOD
CANOPY



ROOFING:
STANDING SEAM METAL
ROOF - COLOR TO
MATCH NEW WINDOW
FRAMES

APPLICATION:
-NEW WOOD CANOPY

SW 2803
Rookwood Terra Cotta
Interior / Exterior

COLOR:
SW 2803 - ROOKWOOD TERRA
COTTA

APPLICATION:
-AT NORTH SIDE ENTRANCE
ACCENT WALL



CONCRETE PLANTER:
POLISHED FINISH

APPLICATION:
-PLANTERS ADJACENT
TO BUILDING AT NEW
WOOD CANOPY



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SITE PERSPECTIVE - VIEW FROM COMMERCIAL STREET

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120 COMMERCIAL ST. NE
SALEM, OREGON 97301

SHEET:
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R7**



BUILDING PERSPECTIVE - VIEW FROM COMMERCIAL STREET LOOKING SOUTHEAST



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DATE: 2/8/2019

BUILDING IMPROVEMENTS FOR:
120 COMMERCIAL ST. NE
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BUILDING PERSPECTIVE - VIEW FROM COMMERCIAL STREET LOOKING EAST



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DATE: 2/8/2019

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BUILDING PERSPECTIVE - VIEW FROM PARKING AREA LOOKING SOUTH



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120 COMMERCIAL ST. NE
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HLC
R10



BUILDING PERSPECTIVE - VIEW FROM ALLEY LOOKING SOUTHWEST

STUDIO

3

ARCHITECTURE
INCORPORATED

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



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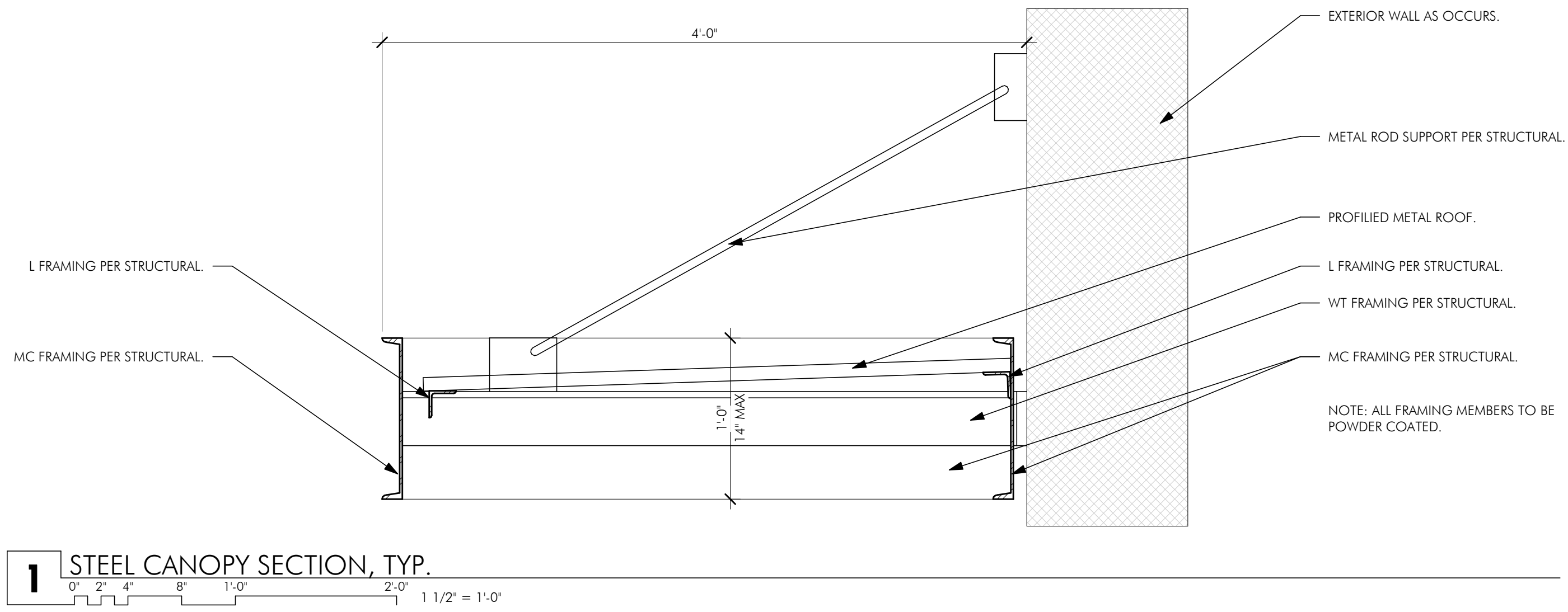
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R11

60% PRELIMINARY SET
NOT FOR
CONSTRUCTION

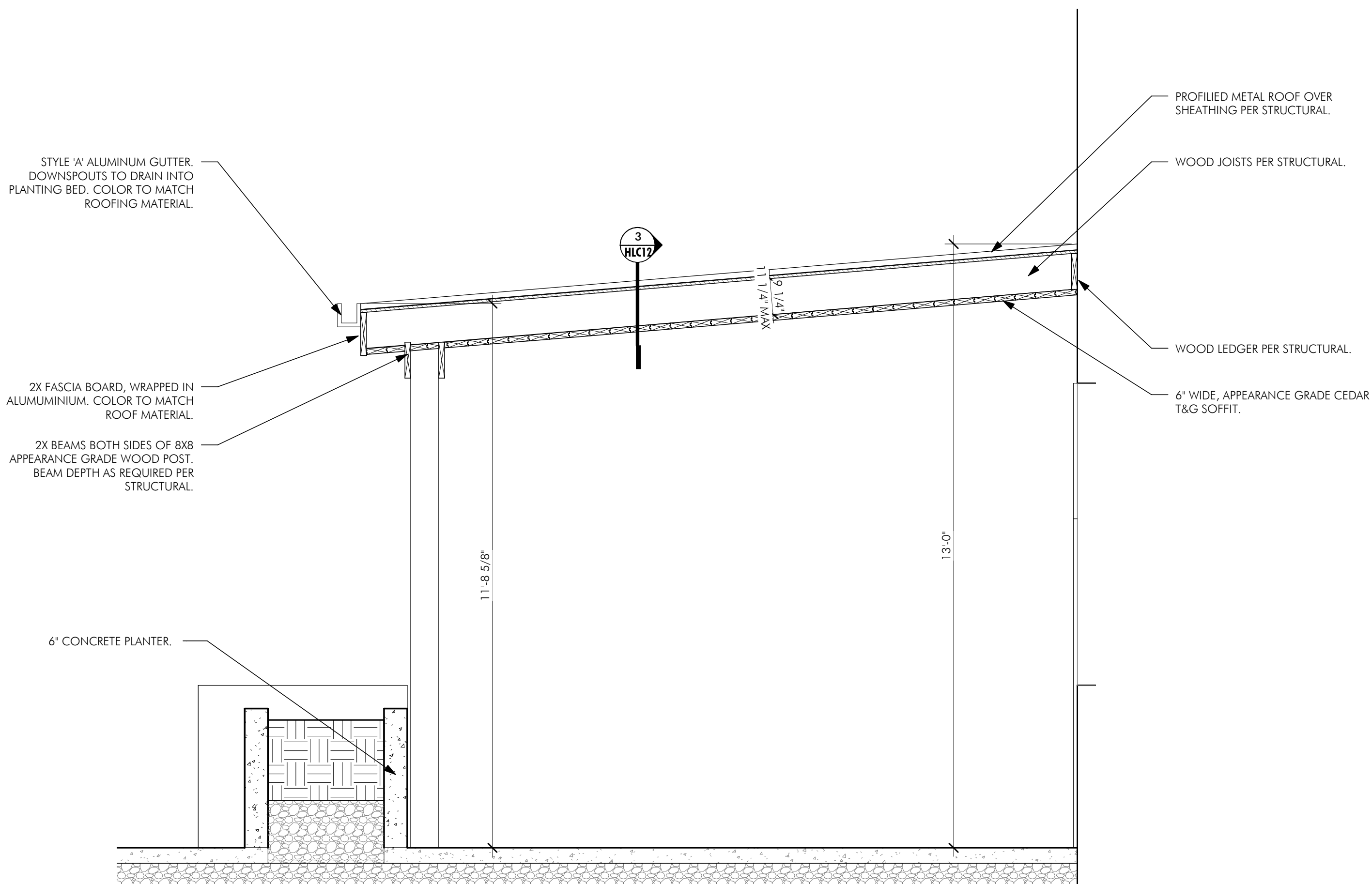
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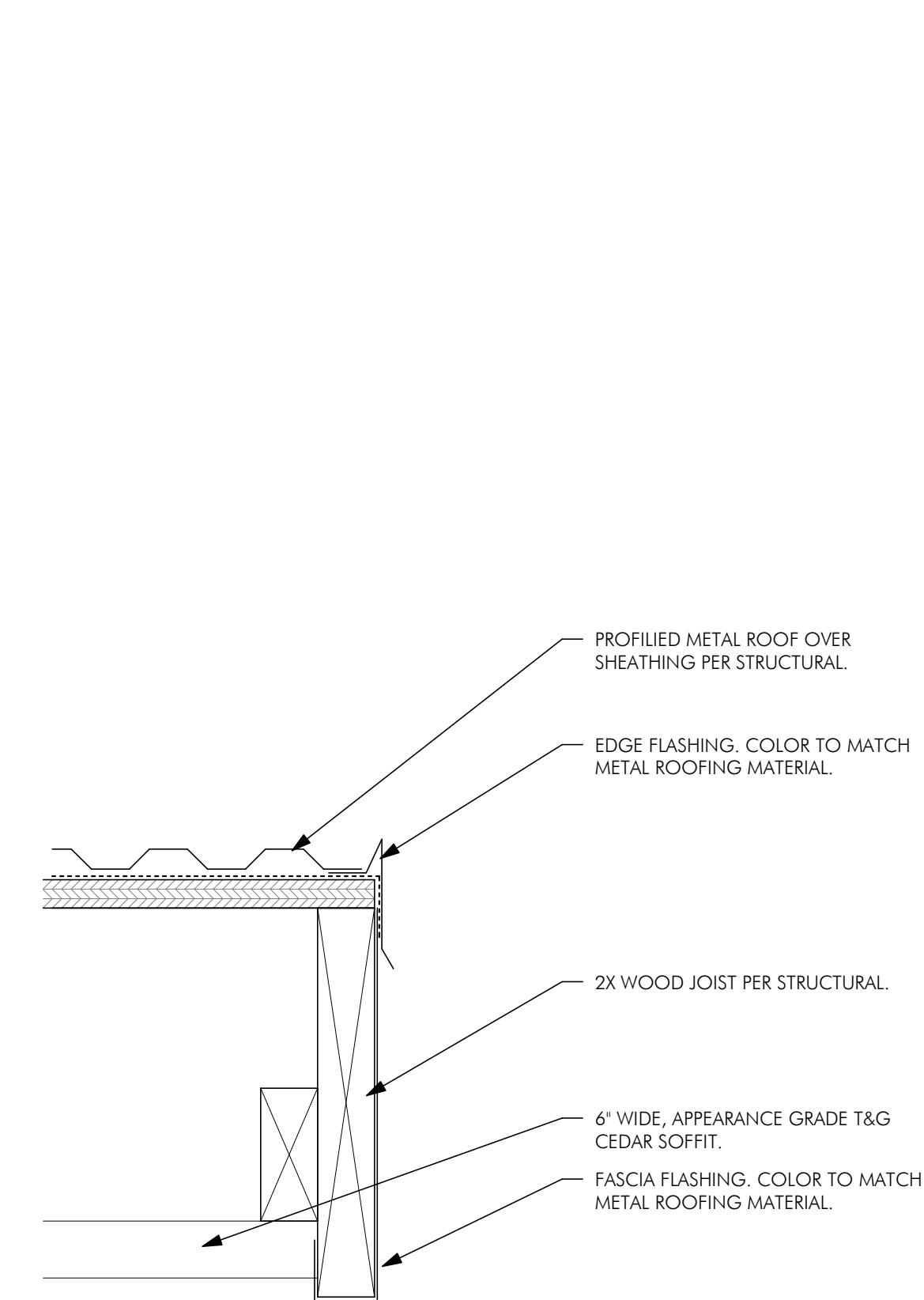
REVISIONS



1 STEEL CANOPY SECTION, TYP.



2 WOOD CANOPY SECTION



3 WOOD CANOPY EDGE CONDITION

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120 COMMERCIAL ST. NE
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SHEET:
HLC12