

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 15, 2018

CASE NO.: Historic Design Review Case No. HIS17-40MOD1

APPLICATION SUMMARY: A proposal to modify a previous historic design review approval (HIS17-40) to renovate the facade of the Anderson Building (1900).

LOCATION: 201-211 Commercial Street NE

REQUEST: Request: Major Historic Design Review of a proposal to modify a previous historic design review approval (HIS17-40) to renovate the facade of the Anderson Building (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 255/265 Court Street NE); 97301; Marion County Assessor's Map and Tax Lot number: 073W22DC-09000.

APPLICANT: Leonard Lodder and Gene Bolante, Studio 3 Architecture Inc.

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230 Standards for Historic Contributing Buildings in Commercial Historic Districts 230.040

RECOMMENDATION: **APPROVE** the proposal to change the location and swing of the door along Court Street, and installation of the new window opening at the rear of the building.

DENY the installation of the metal siding at the rear of the Anderson Building.

PROCEDURES

Historic Landmarks Commission Review & Decision

Under Salem Revised Code (SRC) Chapter 230, no development permit 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 Salem Revised Code (SRC) 230.020(f), historic design review approval shall be granted if the application satisfied 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.

120-Day Requirement

The state mandated 120-day deadline to issue a final local decision, including any local appeals in this case, is May 23, 2018, unless an extension is granted by the applicant.

APPLICATION PROCESSING

Subject Application

1. On January 5, 2018, the applicant submitted materials for a Major Historic Design Review to modify their existing approval to replace the storefront of the Anderson Building.
2. The application was deemed complete for processing on January 23, 2018

Public Notice

1. Notice of the public hearing was mailed to the owners of all property within 250 feet of the subject property on January 25, 2018 (**Attachment A**).
2. The property was posted in accordance with the posting provision outlined in SRC 300.620.

TESTIMONY RECEIVED

Neighborhood Association Comments

The subject property is located within the Central Area Neighborhood Development Organization (CANDO). As of the date of publication, no comments were received from the neighborhood association.

Public Comments

All property owners within 250 feet of the subject property were mailed notification of the proposal on January 25, 2018. Notice of public hearing was also posted on the subject property. As of the date of publication, no comments have been received.

Public Agency Comments

Joy Sears, Restoration Specialist with the Oregon State Historic Preservation Office (SHPO) provided comments on this proposal, stating that the proposed metal siding does not meet the Secretary of the Interior's Standards for Rehabilitation (**Attachment D**).

City Department Comments

The Building and Safety Division reviewed the proposed plans, and has indicated that the applicant must obtain required building permits.

FACTS & FINDINGS

Background Information and Historic Design Review

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 the applicant recently purchased the property, for the purpose of utilizing it for their architecture firm on the second story.

The applicant received approval from the HLC in 2017 (HIS17-40) to remove the existing aluminum storefront and install a new bronze aluminum storefront to match the adjacent storefront located at 211 Commercial. This new storefront will include adding new exit doors from the second floor, as required by Building and Safety; one on Court Street NE and two on Commercial Street NE. Additionally, the applicant received approval to replace two of the existing doors within the storefront facing Court Street NE and to bring forward and realign the Commercial Street NE storefront and remove the non-historic brick veneer on the south corner wall and at the corner column, restoring their original appearance. The applicant is proposing modifications to this original approval which include the following:

1. **Door Relocation:** The applicant is proposing to modify the approved location of the door on the south façade storefront, moving it to the western end of the Court Street façade to accommodate a change to the internal configuration of the space. Included within this request is approval to change the door swing of this door. The applicant is proposing to hang the door on the western edge of the door frame as opposed to the eastern edge, which was the original request. The Building and Safety Division has noted that the door cannot swing outward onto the sidewalk, and therefore they are requesting approval to change the approved door swing.
2. **Rear Façade - New Window:** The applicant is proposing to create a new window opening within the upper central portion of the rear façade to provide light to the entry stairwell. The proposed window will be a 4' x 4' single light aluminum framed.
3. **Rear Façade Siding:** The applicant is proposing to attach metal siding to the upper rear portion of the 211 Commercial resource in order to weatherproof this portion of the building. This portion of the building is currently clad in parged brick which is

failing. The brick underneath the parging is from the original 1867 era structure. The mortar joints are loose, causing a number of the bricks to become loose as well. The proposed metal siding will be flat metal over furred out frame with rigid insulation.

SRC Chapter 230.040 specifies the standards applicable to this project. The Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable guidelines. For the applicant's full response, please refer to **Attachment C**.

FINDINGS

DOOR RELOCATION

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.*

Finding: The applicant is proposing to change the location and swing of one door. This door is located within the storefront modification approved under HIS17-40, where a finding was made that there were no original materials that remained from the original storefront, therefore staff recommends the HLC find that 230.040(d)(1)(A) is not applicable to the evaluation of this 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 storefront.*

Finding: The applicant is not proposing to alter the proposed materials of the approved door, therefore staff recommends that the HLC find that 230.040(d)(1)(B) is not applicable to the evaluation of this proposal.

(2) Design.

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

Finding: The existing storefront is not original to the structure, and therefore there are no original components which can be preserved, therefore, staff recommends that the HLC find that 240.040(d)(2)(A) does not apply to the evaluation of this proposal.

(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.

Finding: The applicant proposes to remove the existing storefront system, which is not original to the structure. The applicant is not proposing to restore the storefront based upon historic research, therefore staff recommends that the HLC find that 240.040(d)(2)(B)(i) does not apply to the evaluation of this proposal.

(ii) Contemporary design that is compatible with the scale, design, materials, color and texture of historic compatible buildings in the district.

Finding: The applicant has received approval to install a new storefront system comprised of metal and glass. The proposed location of one of the approved egress doors along Court needed to be relocated and the door swing reversed to accommodate an internal design change. The proposed new storefront is a contemporary design that is compatible with the scale, design and materials of other commercial resources within the District, therefore staff recommends that the HLC find that 230.040(d)(2)(B)(ii) has been met for this portion of the proposal.

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

Finding: The street level entrances on both Commercial Street NE and Court Street NE are the primary focus of these facades, while being compatible in design with the Anderson Building. Staff recommends that the HLC find that 230.040(d)(2)(C) has been met.

WINDOW AND SIDING INSTALLATION

230.040 (f) Alterations and Additions. Additions to, or alterations of, the historic contributing building may be made to accommodate uses other than the originally intended purpose.

(1) Materials. Materials for alterations or additions shall:

(A) Building materials shall be of traditional dimensions.

Finding:

Rear Façade - New Window: Aluminum is a common material for windows during the period of significance for the district, and the proposed new window will have similar dimensions to the storefront windows found throughout the building. Staff recommends the HLC find that SRC 230.040(f)(1)(A) has been met for this portion of the proposal.

Rear Façade Siding: Metal is not a common material for siding during the period of significance for the district and it is not currently a siding material that was originally used on the building. The original exterior cladding material is brick, which in this particular location has been parged, or covered with a thin layer of stucco or concrete, most likely to protect the brick from the weather and water intrusion. Staff recommends the HLC find that 230.040(f)(1)(A) has not been met for this portion of the proposal.

(B) *Material shall be of the same type, quality and finish as original material in the building.*

Finding:

Rear Façade - New Window: Aluminum is a common material for windows during the period of significance for the district, and the proposed new window will be a similar type and quality of the windows found throughout the building. Staff recommends the HLC find that SRC 230.040(f)(1)(B) has been met for this portion of the proposal.

Rear Façade Siding: Metal is not a siding material that was originally used on the building in this location. Staff recommends the HLC find that 230.040(f)(1)(B) has not been met for this portion of the proposal.

(C) *New masonry added to a building shall, to the greatest degree possible, match the color, texture and bonding pattern of the original masonry.*

Finding: The applicant is not proposing to add new masonry to the building as part of this proposal. Staff recommends the HLC find that this standard is not applicable to the evaluation of this proposal.

(D) *For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.*

Finding:

Rear Façade - New Window: Original brick will be retained around the proposed new window opening, located at the rear of the building. Staff recommends the HLC find that SRC 230.040(f)(1)(D) has been met for this portion of the proposal.

Rear Façade Siding: The proposed new metal siding will be attached to an insulated metal frame attached to the exterior of the parged brick façade. This proposal is intended to help retain the original brick to the maximum extent possible, and prevent further water intrusion. However, any moisture currently within this masonry wall would be trapped within the brick, behind the metal siding, and potentially result in further deterioration of the 1867 brick wall. Staff recommends the HLC find that 230.040(f)(1)(D) has not been met for this portion of the proposal.

230.040 (f)(2) Design. Alterations or additions shall:

(A) *Additions shall be located at the rear, or on an inconspicuous side, of the building.*

Finding:

Rear Façade - New Window: The proposed new window opening will be located at the rear of the building. Staff recommends the HLC find that SRC 230.040(f)(2)(A) has been met for this portion of the proposal.

Rear Façade Siding: The proposed new metal siding will be located at the rear of the building. Staff recommends the HLC find that 230.040(f)(2)(A) has been met for this portion of the proposal.

(B) *Be designed and constructed to minimize changes to the building.*

Finding:

Rear Façade - New Window: The proposed new window opening will be located at the rear of the building, not easily visible from the right of way. At 4' x 4' in size and in the proposed location, it has been designed to minimize changes to the building. Staff recommends the HLC find that SRC 230.040(f)(2)(B) has been met for this portion of the proposal.

Rear Façade Siding: The proposed new metal siding will be located at the rear of the building, it will also be minimally visible from the right of way. While it is a change to the building, it is limited to the upper portion of the rear façade. Staff recommends the HLC find that 230.040(f)(2)(B) has been met for this portion of the proposal.

(C) *Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.*

Finding:

Rear Façade - New Window: The applicant is proposing to create a new window opening, which is limited in size and scale, and compatible with the existing resource. Staff recommends the HLC find that SRC 230.040(f)(2)(C) has been met for this portion of the proposal.

Rear Façade Siding: The proposed new metal siding will be located at the rear of the building, and it will be minimally visible from the right of way. While it is a change to the resource, it is limited in size and scale with relationship to the original building. Staff recommends the HLC find that 230.040(f)(2)(C) has been met for this portion of the proposal.

(D) *Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.*

Finding:

Rear Façade - New Window: The applicant is proposing to create a new window opening, which is limited in size and scale with the existing resource. No significant historical features will be obscured or destroyed through installation of this new opening. Staff recommends the HLC find that SRC 230.040(f)(2)(D) has been met for this portion of the proposal.

Rear Façade Siding: The applicant's proposal to install metal siding on the exterior of the rear facade could potentially result in adversely affecting the 1867 brick underneath, therefore staff recommends the HLC find that 230.040(f)(2)(D) has not been met for this portion of the proposal.

(E) *Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.*

Finding:

Rear Façade - New Window: The applicant is proposing to create a new window opening, which is limited in size and scale with the existing resource and the district generally. Staff recommends the HLC find that SRC 230.040(f)(2)(E) has been met for this portion of the proposal.

Rear Façade Siding: The proposed metal siding is not a typical siding material for either the Downtown Historic District, or this resource. Staff recommends the HLC find that 230.040(f)(2)(E) has not been met for this portion of the proposal.

(F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.

Finding:

Rear Façade - New Window: The applicant's proposed new window opening will not adversely impact any distinctive materials or features of the building. Staff recommends the HLC find that SRC 230.040(f)(2)(F) has been met for this portion of the proposal.

Rear Façade Siding: The applicant's proposal to install metal siding on the exterior of the rear facade could potentially result in adversely affecting the 1867 brick over time by trapping moisture within the masonry wall, resulting in deterioration and further destabilization of the wall, therefore staff recommends the HLC find that 230.040(f)(2)(F) has not been met for this portion of the proposal.

(G) Be constructed with the least possible loss of historic materials

Finding:

Rear Façade - New Window: The applicant's proposed new window opening will result in a minimal loss of materials at the rear of the building. Staff recommends the HLC find that SRC 230.040(f)(2)(G) has been met for this portion of the proposal.

Rear Façade Siding: The proposed metal siding could potentially result in the long term deterioration of this historic brick, which will be retained underneath the metal siding, therefore staff recommends the HLC find that 230.040(f)(2)(G) has not been met for this portion of the proposal.

(H) Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence.

Finding: The applicant's proposed window and metal siding at the rear of the building are clearly new, and will not create a false sense of history. Staff recommends the HLC find that 230.040(f)(2)(H) has been met for this portion of the proposal.

(I) Be designed in a manner that makes it clear what is original to the building and what is new.

Finding: The applicant's proposed new window and new metal siding is clearly new. Staff recommends the HLC find that 230.040(f)(2)(I) has been met for this proposal.

(J) *Be designed to reflect, but not replicate, the architectural styles of the period of significance.*

Finding:

Rear Façade - New Window: The proposed design of the new window reflects the style of the period of significance within the district. Staff recommends the HLC find that SRC 230.040(f)(2)(J) has been met for this portion of the proposal.

Rear Façade Siding: The proposed metal siding was not a common exterior siding material for commercial structures within the period of significance for the Downtown Commercial District. Staff recommends the HLC find that 230.040(f)(2)(J) has not been met for this portion of the proposal.

(K) *Preserve features of the building that has occurred over time and has attained significance in its own right.*

Finding: The applicant is not proposing to alter features of the building that have acquired significance over time, therefore staff recommends the HLC find that 230.040(f)(2)(K) is not applicable to the evaluation of this proposal.

(L) *Preserve distinguishing original qualities of the building and its site.*

Finding: The applicant is proposing to install metal cladding on the rear of the building, and this alteration could further damage the integrity of the 1867 era brick. As noted by the Oregon SHPO, addition of the sheet metal is an inappropriate addition that does not meet the Secretary of the Interior's Standards. Specifically, there is concern about trapping moisture behind the sheet metal which could further deteriorate the masonry (see Attachment D). Therefore, staff recommends the HLC find that 230.040(f)(2)(L) has been not been met for this portion of the proposal.

(M) *Not increase the height of a building to more than four stories.*

Finding: The applicant is not proposing to increase the height of the building, therefore staff recommends 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 to change the location and swing of the door along Court Street, and installation of the new window opening at the rear of the building.

DENY the installation of the metal siding at the rear of the Anderson Building.

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. Hearing Notice and Vicinity Map
B. Excerpt from National Register Historic Resource Document
C. Applicant's Submittal Materials
D. Comment from Joy Sears, Oregon State Historic Preservation Office

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.HIS17-40MOD1
AMANDA APPLICATION NO:	18-101841-DR
HEARING INFORMATION:	<u>Historic Landmarks Commission, Thursday, February 15, 2018, 5:30 P.M.:</u> Council Chambers, Room 240, Civic Center, 555 Liberty St NE, Salem, OR 97301
PROPERTY LOCATION:	201-211 Commercial Street NE, Salem, OR 97301
OWNER(S):	201 Commercial ST NE LLC (Gene Bolante, Leonard Lodder)
APPLICANT / AGENT(S):	Leonard Lodder, Studio 3 Architecture
DESCRIPTION OF REQUEST:	<p>Summary: A proposal to modify a previous historic design review approval (HIS17-40) to renovate the facade of the Anderson Building (c.1900).</p> <p>Request: Major Historic Design Review of a proposal to modify a previous historic design review approval (HIS17-40) to renovate the facade 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 255/265 Court Street NE); 97301; Marion County Assessor’s Map and Tax Lot number: 073W22DC-09000.</p>
CRITERIA TO BE CONSIDERED:	<p><u>MAJOR HISTORIC DESIGN REVIEW</u></p> <p>230.040. Standards for Historic Contributing Buildings in Commercial Historic Districts. Modifications to historic contributing buildings in commercial historic districts shall comply with this section.</p> <p>(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.</p> <p>(1) Materials.</p> <p>(A) Original material shall, if possible, be retained or repaired.</p> <p>(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.</p> <p>(2) Design.</p> <p>(A) To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved.</p> <p>(B) Where the original storefront is too deteriorated to save, the commercial character of the building shall be retained through:</p> <p>(i) A restoration of the storefront based on historical research and physical evidence.</p> <p>(ii) Contemporary design that is compatible with the scale, design, materials, color and texture of historic compatible buildings in the district.</p> <p>(C) For buildings that provide a separate upper-story entrance on the exterior façade, the street-level entrance should be the primary focus of the building façade.</p>

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:	<p>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.</p> <p>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.</p> <p>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.</p>
CASE MANAGER:	Kimberli Fitzgerald, Case Manager , 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), Wood Dukes, Land Use Chair; Phone: (503) 364-4230; Email: Woodrow668@gmail.com .
DOCUMENTATION AND STAFF REPORT:	<p>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:</p> <p>www.cityofsalem.net/notices</p>
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
NOTICE MAILING DATE:	January 25, 2018

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

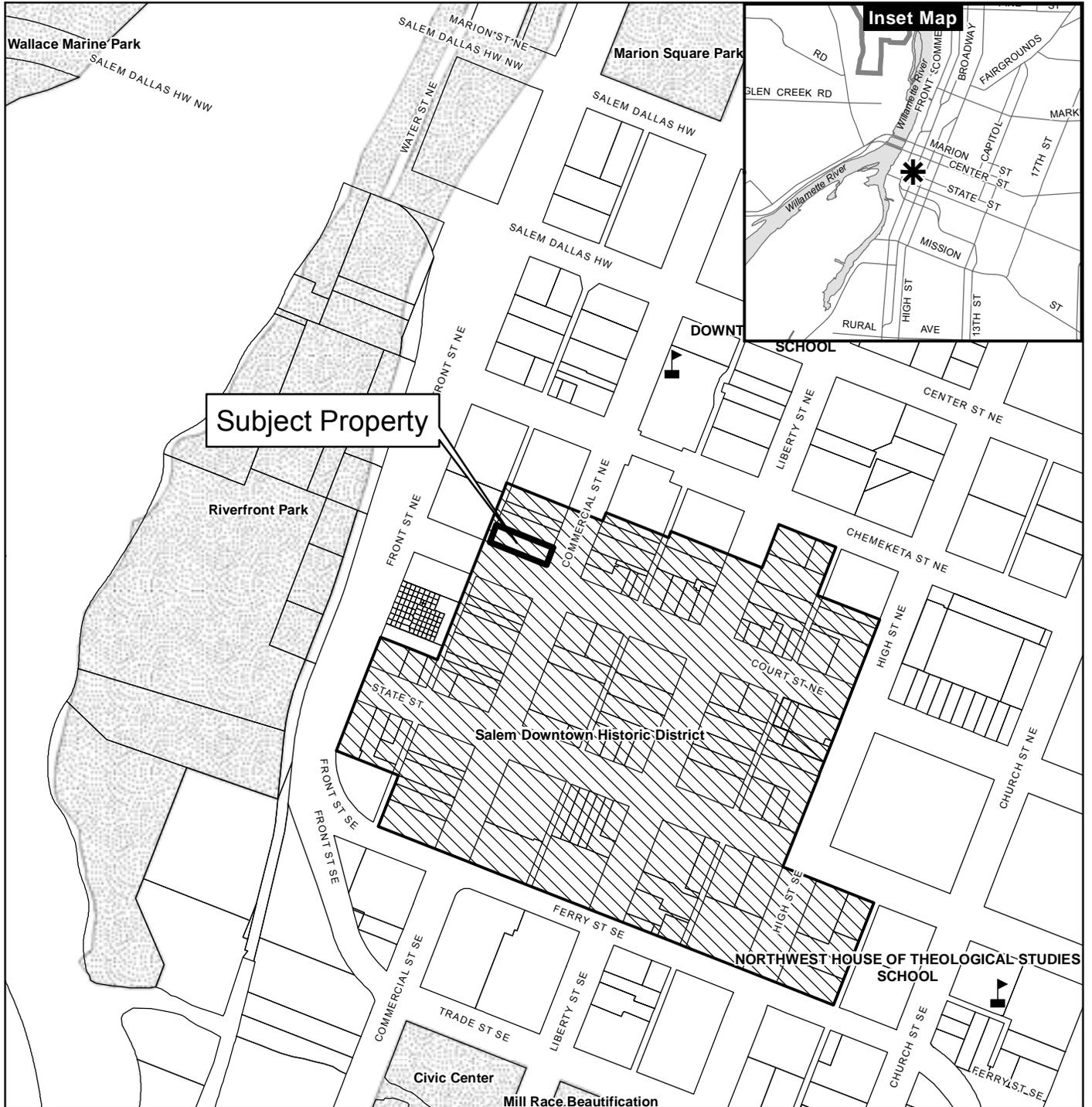
<http://www.cityofsalem.net/planning>

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 201 Commercial Street NE



Legend

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



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**

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.

Case No. HIS17-40 Revision

Historic Alteration Review - General Resource Worksheet

Site Address: 201-211 Commercial St NE and 275-285 Court Street NE

Resource Status: X Contributing

Type of Work Activity Proposed

 Individual Landmark Non-Contributing

Major X

Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
 Door
 Exterior Trim
 Porch
 Roof
 Masonry/Siding
 Storefront
 Window(s) Number of windows: 1 to be added.

Other architectural feature (describe)

Landscape Feature:

- Fence
 Retaining wall
 Other Site feature
 Streetscape

New Construction:

- Addition
 New Accessory Structure
 Sign
 Awning

 Will the proposed alteration be visible from any public right-of-way?

X YES

X NO

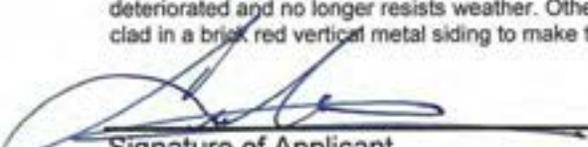
Project's Existing Material: Brick/Alum/Metal/Stucco/Cement Parge coatProject's New Material: The same, although we wish to cover the deteriorating cement parge coat at the interior west elevation.

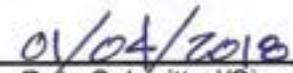
Project Description

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:

In addition to previously approved work, documented in HIS17-40, the following work is being contemplated:

- Necessary repairs to existing 2nd floor windows. Essentially we may need to replace some of the exterior trim pieces and if push comes to shove, we may need to rebuild a couple sills which may have deteriorated.
- The West elevation now shows a 4'-0" x 4'-0" window which occurs over the stair landing. The idea would be to set it low enough so that it would be about 12' above the existing roof over the tenant spaces at 255-265 Court Street. Visually this window could probably only be seen from a narrow slice of vision from the park, but would not be visible from anywhere along Court Street.
- The South Elevation now shows a slight variation in the placement of one door into the 201 Commercial Space, as well as reversing the swing on the door into 275 Court Street.
- The final item concerns the second floor wall facing east above 211 Commercial Street. Our drawing shows that it is brick, however most of this wall is covered with a deteriorating layer of cement parging or stucco. We have discovered that the wall has over time deteriorated and no longer resists weather. Other parts of this wall, as well as the adjacent wall on the SKEF building have been clad in a brick red vertical metal siding to make them weather proof and we would like to continue that over this small area.


 Signature of Applicant

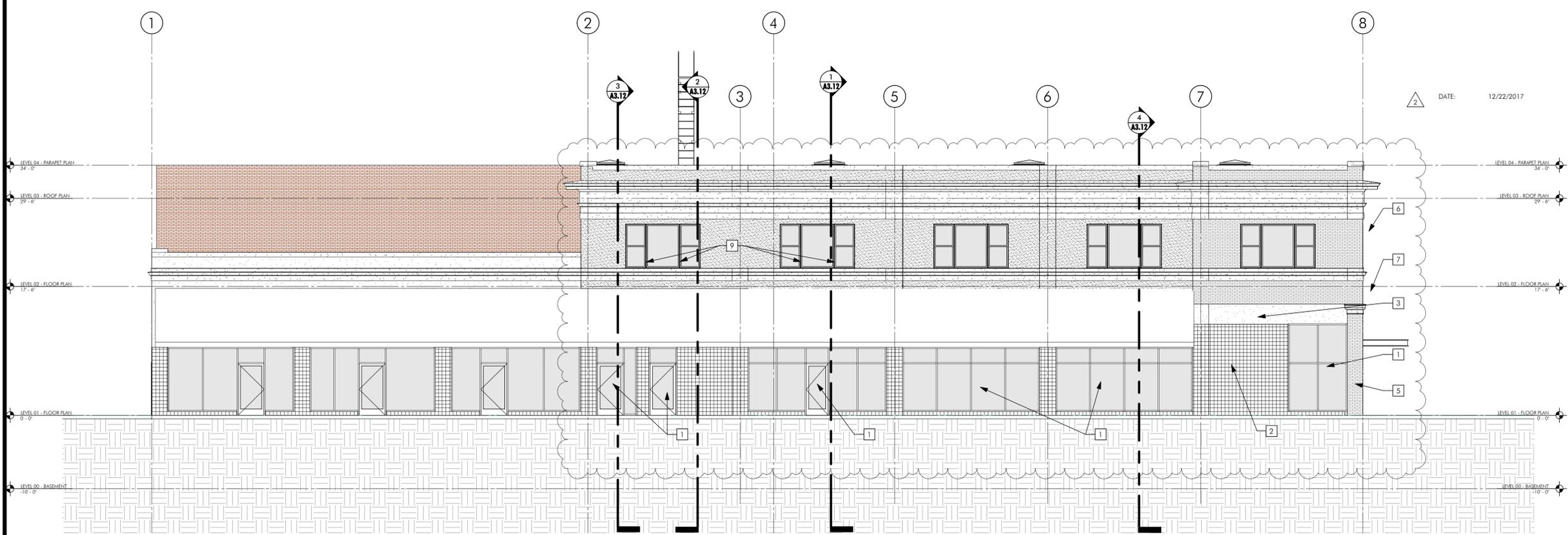

 Date Submitted/Signed



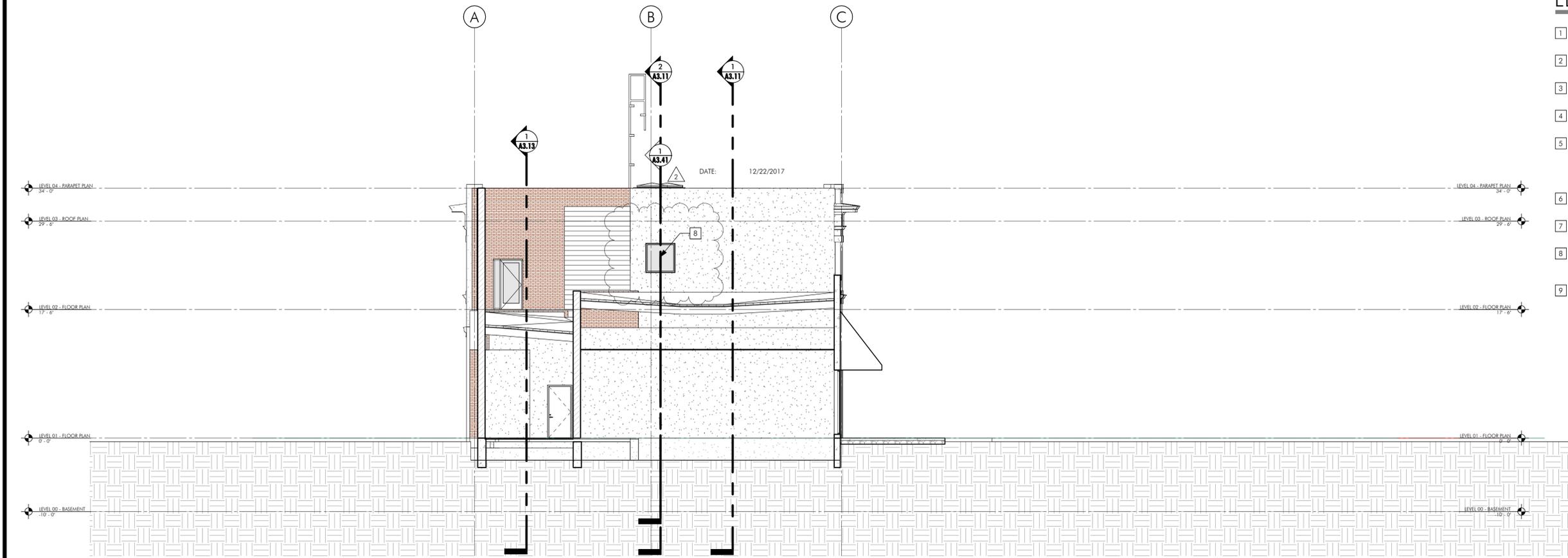
IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECT AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2017-086
DATE: 09/07/2017

REVISIONS
1 DATE: 12/01/2017
VARIOUS, STOREFRONT, ETC.



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



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

ELEVATION NOTES:

- 1 NEW ALUMINUM FRAMED STOREFRONT WITH SEALED INSULATING GLASS UNITS
- 2 EXISTING RECLAIMED RED BRICK TO BE REMOVED TO REVEAL 6x6 PAINTED CERAMIC WALL TILE BENEATH.
- 3 REMOVE EXISTING SIGNAGE AND SHEET METAL BACK PANEL TO REVEAL UNDERLYING STUCCO FINISH.
- 4 REMOVE EXISTING SIGNAGE AND SHEET METAL BACK PANEL TO REVEAL UNDERLYING STUCCO FINISH.
- 5 EXISTING RECLAIMED RED BRICK TO BE REMOVED, AS WELL AS CERAMIC MOSAIC TILE APPLICATION AT COLUMN, TO REVEAL ORIGINAL WHITE BRICK FINISH TO COLUMN. CAREFULLY REMOVE HISTORIC PLAQUE AND REINSTALL UPON COMPLETION OF THE WORK.
- 6 REMOVE EXISTING CANTILEVERED SIGN IN THIS AREA. PATCH PAINT AS REQUIRED.
- 7 REMOVE EXISTING CORNER CANTILEVERED SIGN IN THIS AREA. PATCH PAINT AS REQUIRED.
- 8 CUT OPENING IN EXISTING WOOD FRAME WALL, ADD NEW 6x8 HEADER AND INSTALL 4'-0" x 4'-0" WINDOW TO PROVIDE NATURAL LIGHT TO INTERIOR STAIRWELL.
- 9 REPAIR WOOD TRIM AT EXTERIOR WINDOWS AS REQUIRED.

TENANT IMPROVEMENT FOR:
Studio 3 Architecture
275 COURT STREET NE, SALEM OR 97301

SHEET:
A2.02



NOTICE
CONSTRUCTION
ENTRANCE &
DELIVERIES ONLY

SITE SAFETY

245

NORPP'S

From: Kimberli Fitzgerald [<mailto:KFitzgerald@cityofsalem.net>]
Sent: Tuesday, January 16, 2018 4:15 PM
To: Leonard Lodder <Leonard@studio3architecture.com>
Subject: Initial Completeness Review: HIS17-40MOD1; 201-211 Commercial St NE

Hi Leonard;

We have a number of items that we still need in order to deem the application complete.

1. Window Condition Assessment. For each of the windows where repair; replacement is required- please complete the attached window condition assessment- If there is a plan sheet associated with each window; be sure to key it to that as well as the narrative addressing the applicable review criteria. **[Leonard Lodder]** we are looking to do rather minimal repairs which would best be characterized as deferred maintenance on these windows. I reviewed the windows again this morning and noticed that all of the windows on the south side of the building show evidence of some level of deterioration. Our interest is simply to repair the most obvious such as 1x4 trim boards which have warped and or rotted as well as sash repair that has shown up during remodel work. We have noticed that some of the sills are in bad shape. Eventually we may need to schedule repair and or replacement work, but probably outside the opportunity of the current project. You suggested we need not respond further to this issue.
2. Proposed new window. Please provide a spec sheet (measurements and materials) for the proposed new window, as well as how it will be trimmed once installed. Be sure to include an associated key to the plan sheet and narrative that addresses the applicable review criteria. **[Leonard Lodder]** I've attached a view from the Revit Model as well as a picture to illustrate this point. The primary purpose for the window is to introduce natural light to the entry stair. The window itself is a 4'-0" square aluminum framed window. Square to avoid it being visible from the west.
3. Doors. Please provide a more comprehensive detailed summary of the changes to the approved door location(s) and how they will be installed. In particular please provide photos of the doors, and also confirm the elements that have not changed (i.e. material); as well as the elements that have changed and how they meet the applicable review criteria. **[Leonard Lodder]** Both doors were part of the original approval. This change simply involves the following two items. The Entry door and sidelight to 275 Court Street is mirrored in order to avoid conflict with and an existing interior doorway on the inside. The second involves moving a new door to the storefront bay to the west in order to work out with possible tenant needs.
4. Proposed new siding. Please provide a narrative and photographic condition assessment of the original material in this location (i.e. is there brick extant underneath the stucco parging?). Additionally please provide specifics (i.e. length; width; height) of the new siding; as well as the proposed attachment method of the vertical metal siding. Within the narrative, please address how the proposed new material and design meets the applicable review criteria. **[Leonard Lodder]** This is the one I would really like you to take a look at. The contractor is telling me that it's possible to make minor brick repairs to the wall on the inside, but that the exterior especially has taken a beating from the weather. It faces west. Somewhere along the way the wall was covered with a parge coat which is failing. The mortar joints are relatively loose. They are concerned that making it weather proof in any way will involve re-building the wall. We don't think there is a budget for that, but would like to preserve it on the interior, while protecting the exterior from the weather. Ideally flat metal over furred out metal framing with rigid insulation would reduce thermal expansion and contraction and keep it dry.
5. A narrative statement describing how the proposal meets the applicable review criteria: The criteria 230.040(d) Storefronts as well as 230.040(f) Alterations and Additions.

Please provide these items by 5:00pm on **January 23, 2018**. If you need additional time, please let me know as soon as possible.

Thanks,
Kimberli

Kimberli Fitzgerald, AICP
Historic Preservation Officer,
Cultural Resources Planner
Community Development Department
City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301-3503
Phone: (503) 540-2397
kfitzgerald@cityofsalem.net

New window below roof line from Court and Front Streets, not visible because it is below roof line.



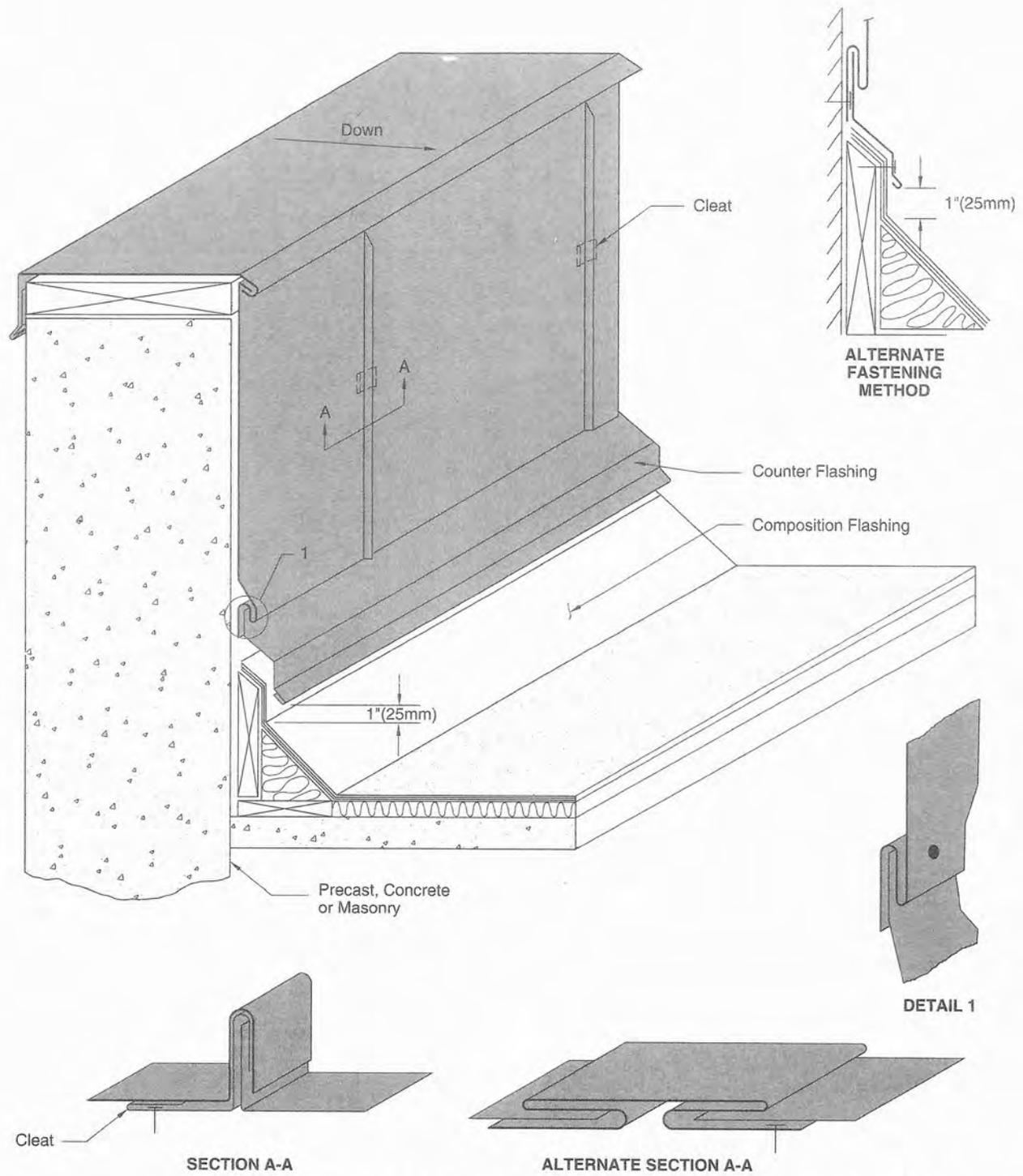
From: Leonard Lodder <Leonard@studio3architecture.com>
Sent: Wednesday, January 24, 2018 8:26 PM
To: Kimberli Fitzgerald
Subject: 275 Court Street

Hello Kimberli

I've attached an illustration from SMACNA that shows the type of protection we would like to put on the exposed parts of the west wall of the upper part of 211 Commercial, at the original wall line. The wall goes back to 1867 has had a lot of weathering. You probably noticed the loose brick in several locations.

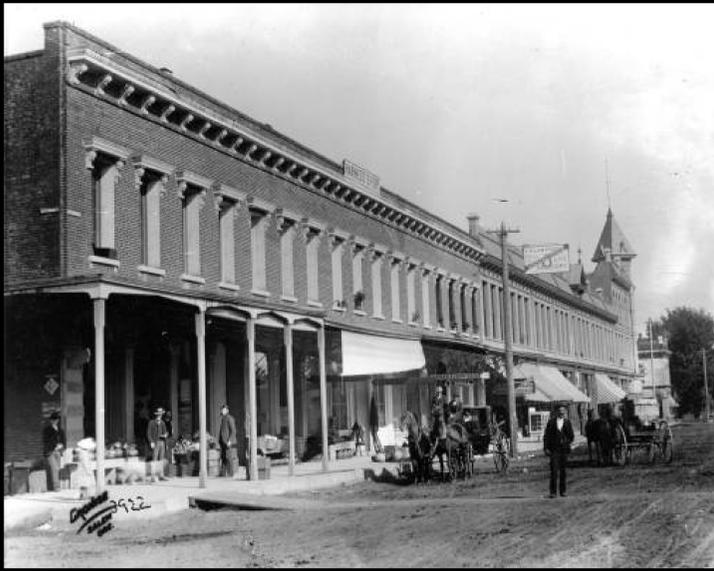
Leonard Lodder, AIA, LEED AP
Studio **3** Architecture, Inc.
222 Commercial St. NE
Salem, OR 97301-3410
P: 503.390.6500
C: 503.949.3301
E: leonard@studio3architecture.com





PARAPET WALL COVERING

FIGURE 3-9



Starkey/McCully Block in 1887

Originally built in 1867. The west side of Commercial Street between Court & Chemeketa in downtown Salem, Oregon. The buildings are all two-story and of brick, with bracketing under the roofline. Edward S. Lamport has the harness and saddlery; Edward C. Small's Oregon Clothing House is at the left of the utility pole and Charles W. Hellenbrand has a restaurant to the right of it. At the far end of the block is a three-story building with a square tower. At the next corner is a two-story building which became the site of the Star Exchange in later years. A horse-drawn carriage is pulled up in front of one of the shops and produce is displayed on the boardwalk in front of the ones on the left. Striped awnings extend over the walk, and wooden planks create a "sidewalk" to get across the street on. Several of the second floor windows appear to have plants in them.



Starkey/McCully Block in 1945

This is a photograph of part of the west side of Commercial Street N. between Court and Chemeketa streets in downtown Salem, Oregon. It was known as the Starkey-McCully Building, and was at 223-233 Commercial NE. The block was reportedly built in 1867 and is believed to be the oldest building in the area. It is of brick masonry with cast iron decoration from the Oregon Iron Works in Portland. Originally it housed several businesses on the main floor, and a hotel on the second. At the time of the photo it housed the Coast to Coast store, which was only there very briefly, and the Army & Navy clothing store. In later years the second floor windows of the left section were boarded up.



CLIENT: 201 COMMERCIAL STREET NE LLC
 LOCATION: 201 COMMERCIAL STREET NE SALEM, OREGON
 PHOTOGRAPHY: UNKNOWN



Court and Commercial looking North-East

This photo of the Fourth of July parade in Salem, Oregon, (1892) was taken looking northeast from the corner of Court and Commercial streets. The only building in the block seen which still (2006) has a tower is Greenbaum's Quilted Forest at the far end. The photo was taken from the window of the old Cronise Studio (now the Busick Building). In the leading carriage rode the dignitaries who would deliver the address and conduct the program at Marion Square Park (on the river) and the young woman who would read the Declaration of Independence. Next came the Goddess of Liberty riding in a chariot. That year she was Gussie Steiwer. The streets were still dirt, and the people standing in front of the stores would have been on boardwalks. Planks also extended across the streets at intersections for the pedestrians to walk on. Several one- and two-horse carriages are seen. The store on the left corner had a large sign painted on it advertising their groceries.



Big Celebration Will Mark Opening of Fine New Quarters Friday

Friday evening will mark the completion of the beautiful new Western Auto Supply company store at Court and North Commercial with a formal opening to the public. A cordial invitation is extended by Willis Clark, Manager, to the people of Salem to be the guests of Western Auto Supply company to fittingly celebrate the opening of one of the finest stores of all the 150 Western Auto stores that are scattered throughout Oregon and the western states.

The event will be celebrated with entertainment, refreshments, and prizes, and a big location sale that bids fair to equal any sale that has ever been held by the Western Auto Supply company. Fred Sibley and his famous orchestra and entertainers will furnish the entertainment. According to announcement by Willis Clark, fifty dollars of merchandise will be given away and the festive will start at 7:30 p. m. and will last until 10:00 p. m.

The new, fully equipped store, which are ideally situated for the sale of merchandise permits parking on two streets and greatly relieves the congested condition that exists in the former location.

Of interest to all motorists and especially to the ladies is the new service department where a completely equipped shop is maintained for the installation of accessories and parts, which permits one to purchase and have it installed. Western Auto's new building, which is one of the finest in the city, is a credit to both its owners and builders.

Considerable thought has been given to the personnel of Western Auto Supply company. Willis Clark, who recently moved here from Pendleton, was well known in that community as a hard worker and a fine letterman. As a member of the Chamber of Commerce, Klams Lodge, Mr. Clark has accomplished much good work.

His assistant manager, is equally well known and has a large acquaintance made through his years with Western Auto Supply company. Doll Wilshire, a popular Salem boy, is manager of the tire department. Abe Vaughan is popular with the radio fans as manager of the radio department of the Western Auto Store.

With this picked and trained force at your service, the Western Auto Supply company at Salem stands ready to render the finest service in the city.

Perhaps no trade character is better known to automobile owners of the west than "Having done" the little trade character used by the Western Auto Supply company to emphasize their policy.

Salem's smiling countenance beams forth from newspaper advertisements, bill boards, electric signs, in fact every medium used by the company to advertise. The smiling figure made its debut in 1918. The idea was originated by George Popper, president of the Western Auto Supply company and is credited to R. V. Van Buren.



Commercial street. As evidence of their appreciation to the thousands of car owners who have made their success possible through their liberal patronage, a seven day "New Location Sale" begins Saturday.

Sam's smiling countenance beams forth from newspaper advertisements, bill boards, electric signs, in fact every medium used by the company to advertise. The smiling figure made its debut in 1918. The idea was originated by George Popper, president of the Western Auto Supply company and is credited to R. V. Van Buren.

The trade mark is considered a very valuable adjunct to the company's extensive advertising, because of the cheerful expression on his face, which reflects the experience of the thousands of customers of the big company. With one hand outstretched to render service, the other in his pocket to suggest saving, together with his broad smile, he stands portraying the policy of the Western Auto Supply company in building their formal opening of their new store tomorrow night at 201 N. 8th.

Many automobile owners will be glad to see every article they need to secure at low prices the accessories and tires they need.

The usual low price that prevails at Western Auto will be materially reduced during the first seven days that the store is opened. A sale will be held and the opportunity will be given every motorist of Salem to secure at low prices the accessories and tires they need.

Many automobile owners will be glad to see every article they need to secure at low prices the accessories and tires they need.

The usual low price that prevails at Western Auto will be materially reduced during the first seven days that the store is opened. A sale will be held and the opportunity will be given every motorist of Salem to secure at low prices the accessories and tires they need.

BIG DAMAGE BY FIRE.

THE OLD "STARKEY" BLOCK IS PARTIALLY BURNED.

Gilbert, Patterson & Co's Grocery Visited by the Fire—Other Losses.

The large grocery store of Gilbert, Patterson & Co. in the "Starkey" block, on Commercial street, near Court, was visited by the fire about 5:15 a. m. yesterday and in the short period of two hours was nearly reduced to a mass of ruins, and the adjoining grocery store of John A. Van Eaton also suffered a considerable loss thereby.

Mrs. Wm. Anderson, who lives on Court street, across the alley in the rear of these store buildings was the first to notice the fire. She could see smoke arising from the roof of the first named store about 5:10 a. m. but supposed that it came from the chimney. A minute or so later she concluded that it was coming through the roof and proceeded around to the front of the building, reaching there she notified Fred Steusloff of her discovery. He happened along just then. A hurried investigation was made and to their surprise they found the interior of the building filled with smoke. Mr. Steusloff hurried to the engine house and informed the fire department of the discovery.

In a few seconds the Sibley steamer was out followed by the hose wagon. The steamer was set on the cistern at the intersection of Commercial and Court street and in the interim while steam was being raised, a line of hose was attached to the hydrant at the Van Eaton corner and a stream of water turned on.

Chief Andrew Coas had considerable work locating the exact spot where the fire was the hottest but soon found that the flames were the fiercest in the southwest corner of the main store room of Gilbert, Patterson & Co. There being a skylight in the room adjoining the rear end of the main building two streams of water were directed through it to the flames and remodeling mass of flames from the hydrant and one from the Sibley. Another stream was sent in through the rear entrance which consisted of iron doors and had to be battered in. While effective work was being done with all this water it was deemed best to bring the reserve engine, the La France, out and there-by get more water onto the flames from other places. This engine had not been steamed up since the organization of the paid department and not being attached to the heating system in the engine house, steam had to be raised directly from cold water.

The firemen who were well supplied with water facilities to cope with the fiery elements. A hole was cut in the roof directly over the point where the flames seemed to be the worst—at the rear end of the hall—a flood of water sent down. Then another stream was directed through the front entrance and soon it was noticed that the fire streams were doing effective work, and gradually the smoke began to clear away and within two hours after the alarm had been given the department was ready to return to the house.

Within five feet of where the fire is supposed to have started stood a row of barrels containing different oils and varnish and it was through the gallant efforts of the firemen that the flames were crowded towards the front of the building and away from that material. Had the flames roached these barrels an explosion would necessarily have followed and how much greater the destruction would have been can only be conjectured.

Several of the firemen were on the roof directly over this inflammable material and for awhile they were in quite a perilous position. The flames created intense heat and together with the dense smoke the greater portion of the large stock of goods owned by Gilbert, Patterson & Co. was ruined. Nearly all the shelf goods are damaged—these consist of groceries, canned goods, paints in different sized cans, glass and glazier's supplies, etc. The shelving is badly scorched and charred and about one-third of it can be used in rebuilding; the counters were also badly damaged. What portion of the stock escaped the flames is quite badly saturated with water.

The division walls of the "Starkey" block are of brick to the first floor and the joists are laid on top. Space for ventilation is left between each one and this extends crossing of the block from Mr. Van Eaton's store to that of J. W. Thomas. When the fire was discovered smoke was penetrating nearly all the upper and lower rooms by means of these spaces and in a few moments the store room of Mr. Van Eaton was filled with dense smoke and heat. No water was thrown into this place but the ceiling was badly damaged and a large amount of the goods ruined by being permeated with the flames arising from the charred and burning mass next door.

Anderson Building Reconstruction 1927

Newspaper coverage in the Daily Capital Journal Thursday October 6, 1927 (page 8) describing the opening celebration for the reconstructed Anderson Building. Many of the features of the building are recognizable today. The Canopy no longer exists and the clerestory windows above the canopy are also gone. Looking down the Court Street facade, it appears that the ground floor windows with sills at approximately 8 feet above the sidewalk, repeat the same cadence of the second floor windows. The reconstructed building has a new 2nd floor structure at 17'-6" above the ground floor, while the original was at 15'-4", a portion of which is still extant at 211 Commercial.



Commercial looking North-West:

Commercial looking North-West: People line the streets to watch the July 4 parade in 1894. The horse-drawn "floats" are coming down Court Street, turning on to Commercial Street in Salem, Oregon. People have come by horse and buggy and in large carts. Some of the onlookers have climbed out of second story windows and perch on the sidewalk overhangs. Several women are carrying umbrellas to keep out of the sun.

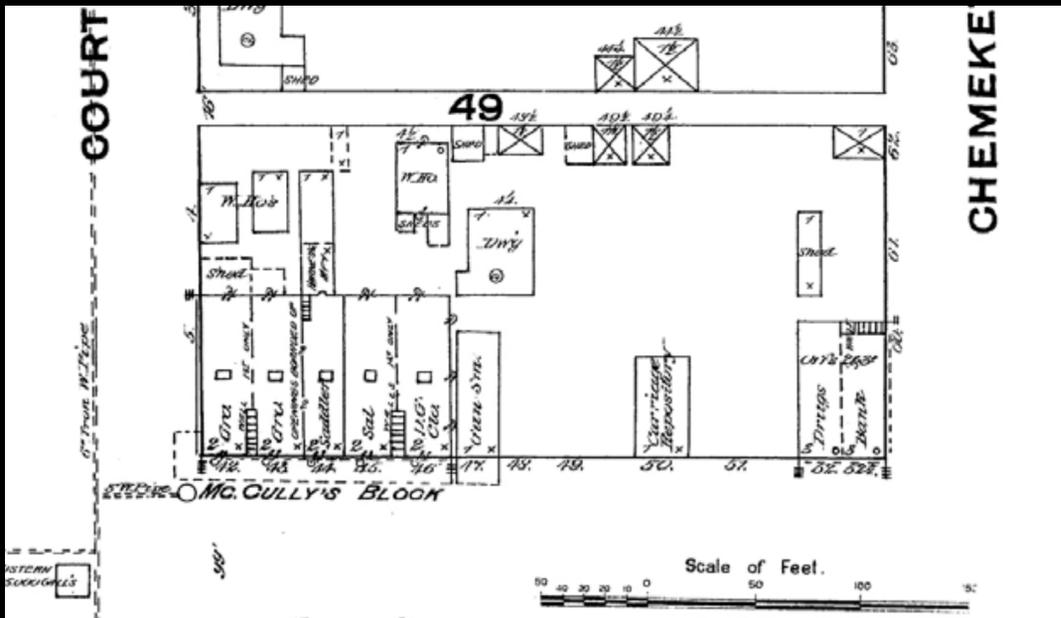
Anderson Building Damaged

The Anderson building, located on the northwest corner of the intersection of Commercial and Court streets, cracked badly Sunday morning, due to the foundation settling. According to statements made by contractors today, too much weight bearing on the corner as the result of a large portion of the original wall being removed in order to make an entrance to the clothing store now occupying the building. When the wall was removed, a gross weight was placed on the corner foundation and it being hardly secure enough, resulted in the entire side and a portion of the south wall sagging.

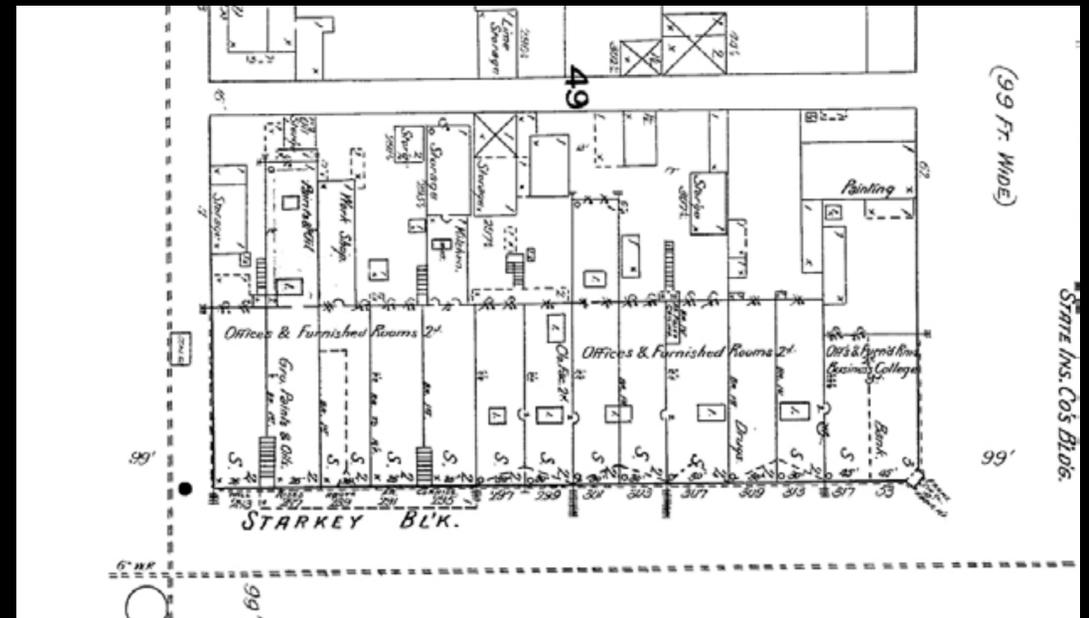
A plate glass window, about 12x16 was demolished when the corner sank and another smaller glass cracked. No other damage was done.

Newspaper article in the Daily Capital Journal Monday Dec 30, 1912 indicating damage to south wall of the Anderson Building. This must have been the old storefront from the original Starkey/McCully Block, since the current storefront was constructed in 1927.

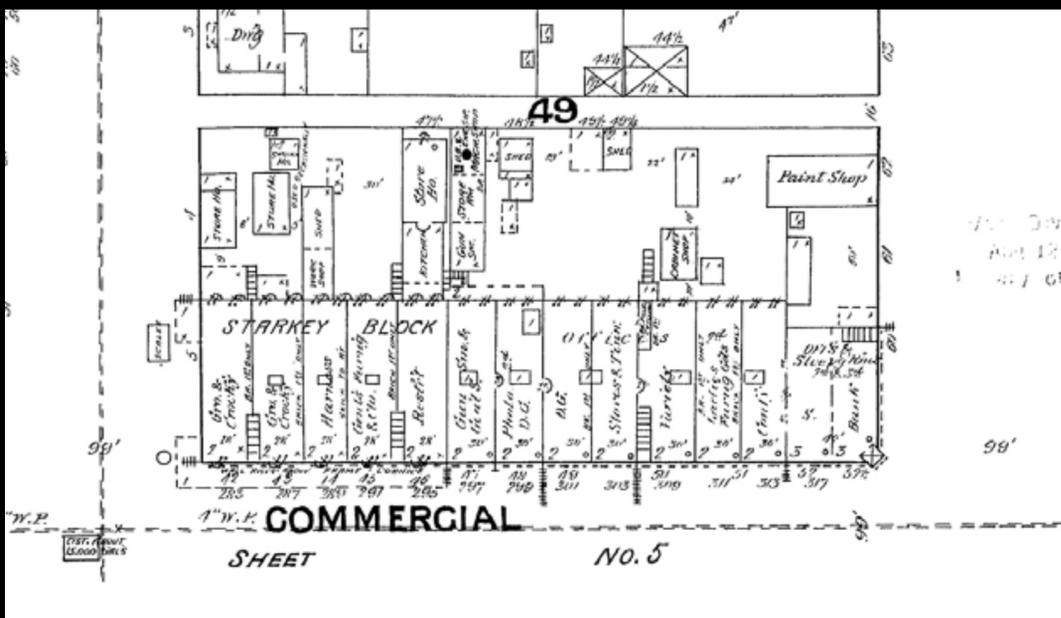
Anderson Building, Starkey/McCully Block SALEM, OR: HISTORIC PHOTOGRAPHS



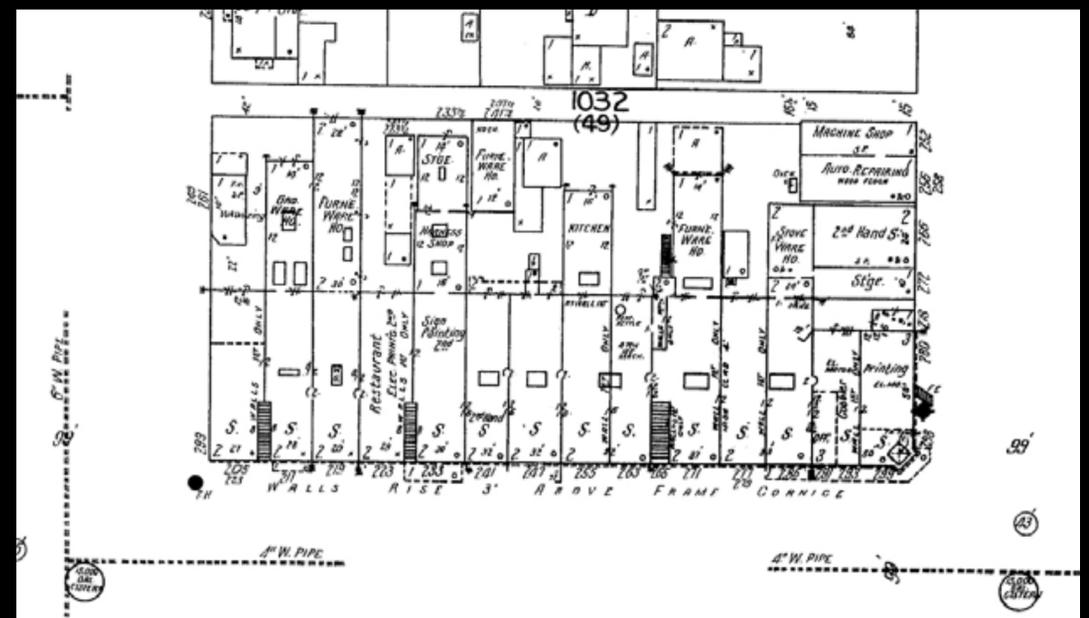
1884



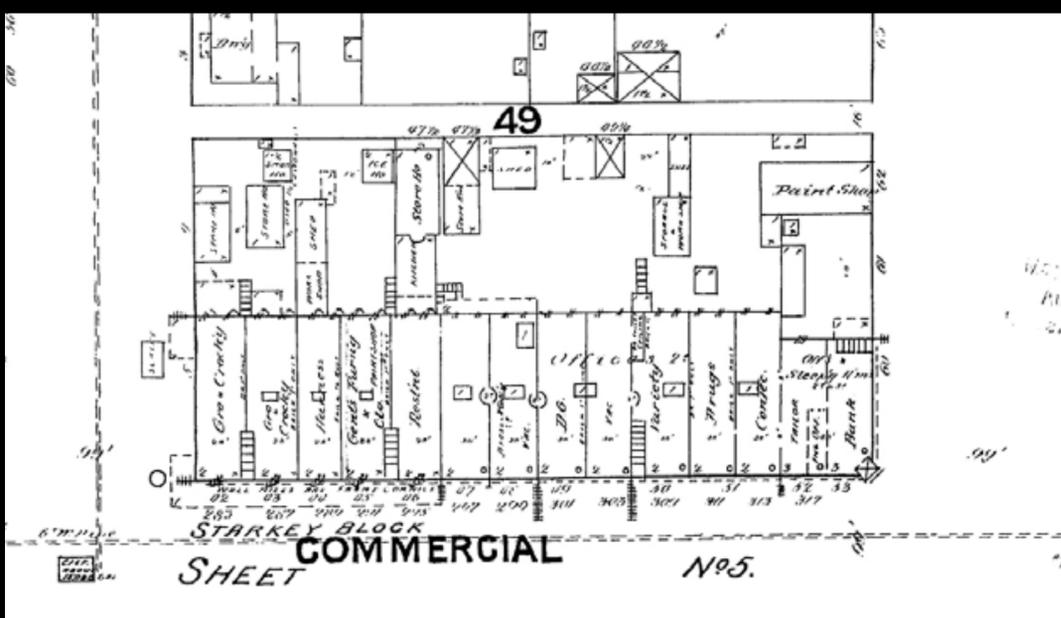
1895



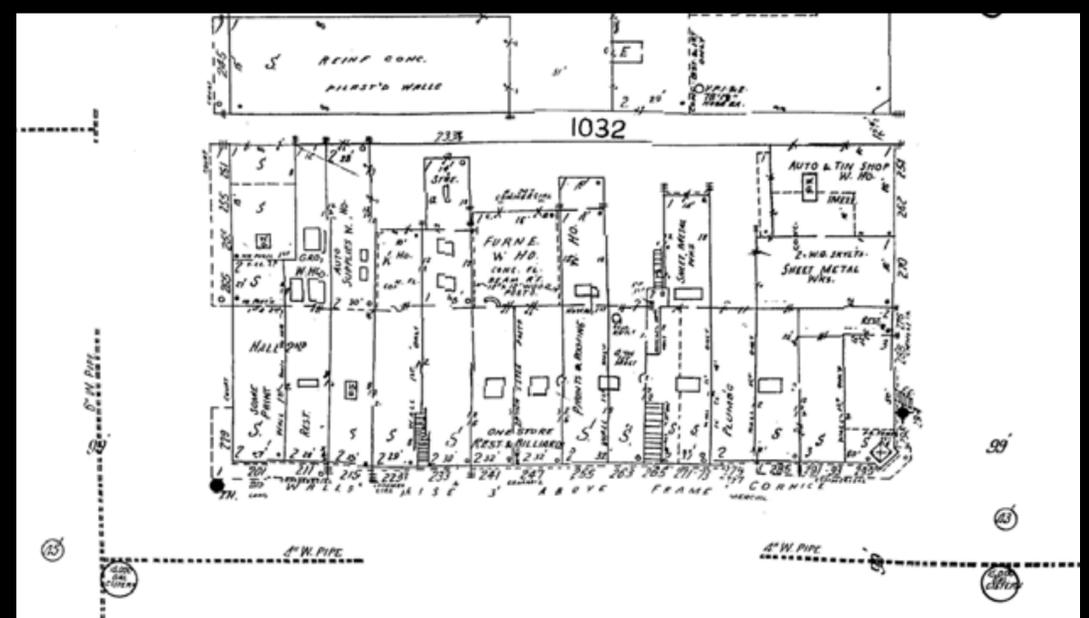
1888



1926-1927

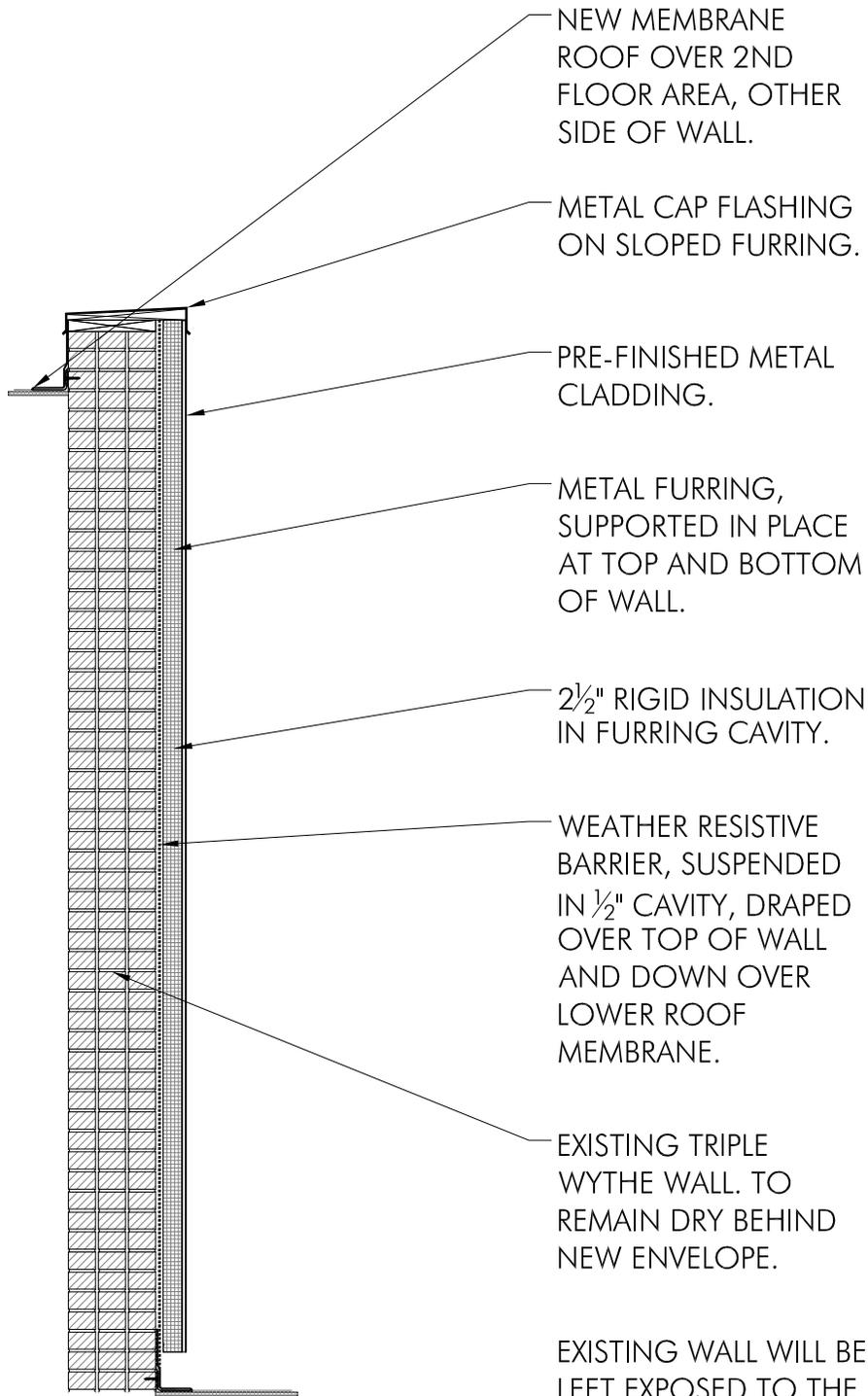


1890



1926-1950

Sanborn Maps: 201 Commercial Street NE Salem OR



EXISTING WALL WILL BE LEFT EXPOSED TO THE INTERIOR TO ALLOW DIFFUSION OF MOISTURE CURRENTLY IN THE BRICK. MOISTURE CONTENT IN THE WALL WILL BE CONSISTENT WITH THE INDOOR ENVIRONMENT.

X EXISTING BRICK WALL PROTECTION DETAIL









ELEVATION NOTES:

- 1 NO CHANGE TO NEW OF BUILDING
- 2 NO CHANGE TO 2ND FLOOR INTERIOR INCLUDING WOODS, BRICK, CONCRETE, ETC
- 3 SETTING CHANGES TO REMAIN, NO CHANGES
- 4 SETTING CHANGES TO REMAIN, NO CHANGES
- 5 NEW ALUMINUM BRONZE/FOREBRIGHT
- 6 DIFFERENT LAYER OF BRICK TO BE REMOVED FROM EXISTING COLUMN AND HEADENT WALL, COLUMN AND WALL TO BE RESTORED TO MATCH EXISTING ON EAST ELEVATION. IF PREVIOUS BRICK DOES NOT EXIST, NEW BRICK TO BE ADDED TO MATCH EXISTING
- 7 NEW TRIM AT SOUTH ELEVATION TO BE RESTORED TO MATCH EAST ELEVATION
- 8 RELOCATED BRICK SIGN FROM 222 COMMERCIAL STREET

222 COMMERCIAL STREET NE
SALEM, OR 97301-3472
P 503.299.4532
WWW.STUDIO3ARCHITECTURE.COM



PROJECT # 2017-086
DATE 10/03/2017

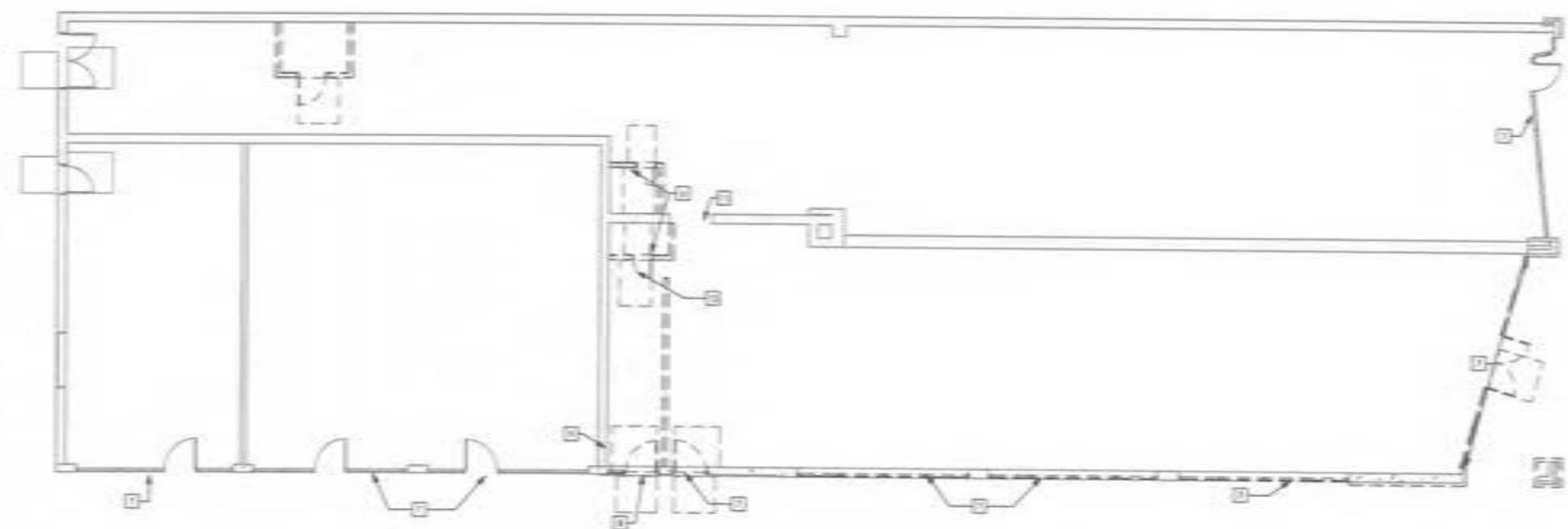
REVISIONS

EXTERIOR REMODEL FOR:
Studio 3 Architecture
201 COMMERCIAL STREET NE, SALEM OR 97301

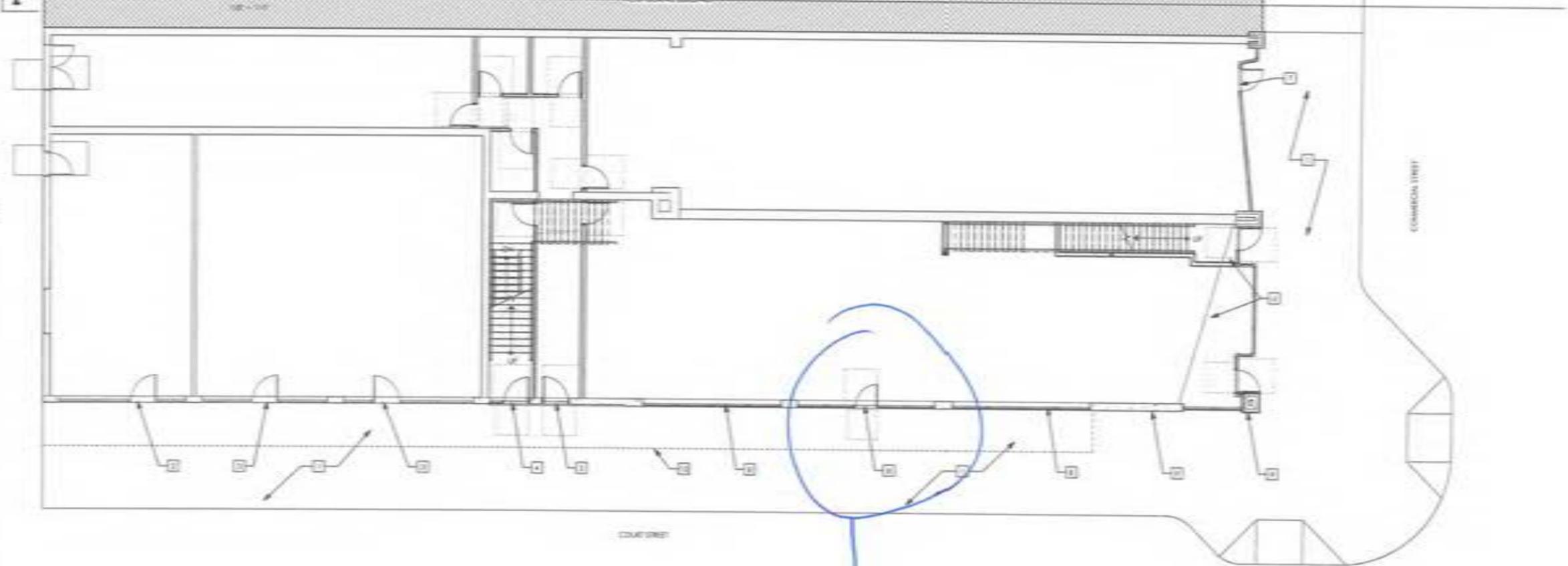
SITE PLAN NOTES:

- 1. EXISTING CITY SIDEWALK, NO CHANGE.
- 2. EXISTING STOREFRONT AND ENTRY TO 1ST COURT STREET, NO CHANGE.
- 3. EXISTING STOREFRONT AND ENTRY TO 2ND COURT STREET, NO CHANGE.
- 4. EXISTING STOREFRONT AND ENTRY TO 3RD COURT STREET, TO BE REPLACED WITH NEW STOREFRONT IN SAME CONFIGURATION AS EXISTING.
- 5. EXISTING STOREFRONT AND ENTRY TO 2ND COURT STREET, TO BE REPLACED WITH NEW STOREFRONT IN SAME CONFIGURATION AS EXISTING.
- 6. EXISTING STOREFRONT AND ENTRY TO 3RD COMMERCIAL STREET, TO BE REPLACED WITH NEW STOREFRONT AND WITH SECONDARY STORES DOOR TO 2TH COURT STREET.
- 7. EXISTING STOREFRONT AND ENTRY TO 2TH COMMERCIAL STREET, NO CHANGE.
- 8. EXISTING STOREFRONT FOR 2TH COMMERCIAL STREET, LOCATED ALONG COURT STREET, TO BE REPLACED WITH NEW IN SAME CONFIGURATION AS EXISTING.
- 9. EXISTING STOREFRONT AND ENTRY TO 2TH COMMERCIAL STREET, TO BE REPLACED WITH NEW STOREFRONT AND WITH SECONDARY STORES DOOR TO 2TH COURT STREET.
- 10. EXISTING SIDEWALK DROPPY WIDE, NO CHANGE.

GENERAL NOTE: ALL STOREFRONT DOORWAYS AND NEW DOOR SETS SHALL BE 36" WIDE STOREFRONT DOORWAYS AND 48" WIDE SECONDARY STOREFRONT DOORWAYS AT 2TH COMMERCIAL.



2 LEVEL 01 - DEMOLITION PLAN



APPROVED DOOR LOCATION
H1517-40

1 SITE PLAN



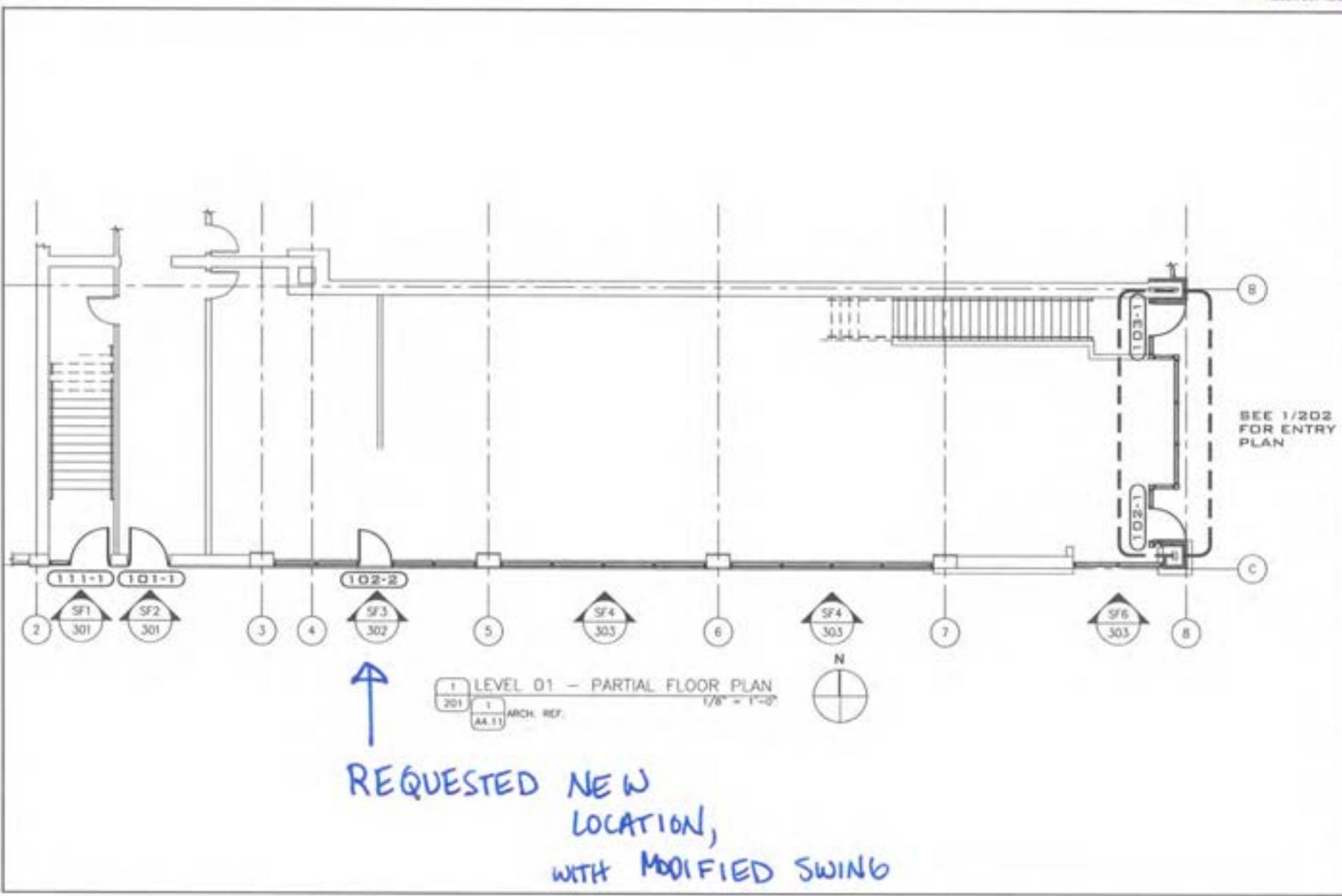
227 COMMERCIAL ST. NE
SALEM, OR 97301
P: 503.399.9222
www.studio3architect.com



PROJECT # 2017-089
DATE 10/02/2017

REVISIONS

EXTERIOR REMODEL FOR:
Studio 3 Architecture
201 COMMERCIAL STREET NE, SALEM OR 97301



111 NW 10TH AVE
 SALEM, OR 97301
 Phone: (503) 588-4889
 Fax: (503) 588-4881
 www.dallaskg.com

DALLAS GLASS
 Excellence in Glassing

201 COMMERCIAL ST. N.E. - SALEM, OREGON 97301
 STUDIO 3 ARCHITECTURE
 RICH DURCAN CONSTRUCTION, INC.

201

Attachment D

From: SEARS Joy * OPRD [mailto:Joy.Sears@oregon.gov]
Sent: Tuesday, February 06, 2018 4:27 PM
To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Cc: Sally Long <SJLong@cityofsalem.net>
Subject: RE: Request for Comments HIS17-40MOD1

Hello Kimberli,

Thank you for the opportunity to present courtesy comments on this project. The current proposal to cover the historically stucco covered brick masonry on the rear of 211 Commercial with sheet metal is an inappropriate repair that does not meet the Standards. There is a great concern about trapping moisture behind the sheet metal and in the historic masonry wall that will lead to greater problems with deterioration. If there is a moisture problem that is trying to be solved, then the historic stucco should be cleaned and patched with carefully selected stucco material that is compatible to the historic stucco and then either painted with a breathable mineral paint for the best but more expensive suggestion for lower maintenance or regular latex paint for a less expensive but more maintenance intensive treatment.

Sincerely,
Joy

Joy Sears
Restoration Specialist

Oregon State Historic Preservation Office (SHPO)
725 Summer Street NE, Suite C
Salem OR 97301

Phone 503-986-0688
Email: Joy.Sears@oregon.gov
Website: www.oregonheritage.org

“it is better to preserve than to restore and better to restore than to reconstruct”
- A. N. Didron 1839