

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



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

DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 1 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS22-09

APPLICATION NO.: 22-107783-DR

NOTICE OF DECISION DATE: April 19, 2022

SUMMARY: A proposal to replace a door, transom, and damaged side light with in-kind materials at the South Eldridge Block (1889).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to replace a door, transom, and damaged side light with in-kind materials at the South Eldridge Block (1889), on property 0.12 acres in size, zoned CB (Central Business) within Salem's Downtown Historic District and located at 240 Commercial Street SE, 97301 (Marion County Assessor's Map and Tax Lot number: 073W22DC/8300).

APPLICANT: Scott Smith

LOCATION: 240 Commercial St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters SRC230.040(d) – Standards for historic contributing buildings in commercial historic districts

FINDINGS: The findings are in the attached Decision dated April 19, 2022.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 1 Minor Historic Design Review Case No. HIS22-09 based upon the application materials deemed complete on April 19, 2022 and the findings as presented in this report.:

The rights granted by the attached decision must be exercised, or an extension granted, by April 20, 2024, or this approval shall be null and void.

Application Deemed Complete:	<u>April 19, 2022</u>
Notice of Decision Mailing Date:	<u>April 19, 2022</u>
Decision Effective Date:	<u>April 20, 2022</u>
State Mandate Date:	<u>August 17, 2022</u>

Case Manager: Kirsten Straus, kstraus@cityofsalem.net, 503-540-2347

This decision is final.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS22-09)
240 COMMERCIAL ST NE) April 19, 2022**

In the matter of the application for a Minor Historic Design Review submitted by Scott Smith on behalf of Al Tandy, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to replace two sets of entryways (door, side light, and transom) with in-kind materials at the South Eldridge Block (1889).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to replace two sets of entryways (door, side light, and transom) with in-kind materials at the South Eldridge Block (1889), on property 0.12 acres in size, zoned CB (Central Business) within Salem's Downtown Historic District and located at 240 Commercial Street SE, 97301 (Marion County Assessor's Map and Tax Lot number: 073W22DC/8300).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

FINDINGS

Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a 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.

PROPOSAL

The applicant is proposing to replace two sets of entryways (door, side light, and transom) with in-kind materials at the South Eldridge Block (1889). There are two entryways into a single tenant space and the northern most entry's side light was broken during an attempted break in. In order to replace the sidelight, the entire door, transom, and side light structure is required to be replaced because the type of entryway replacement pieces are no longer being made. The first story storefront details are not original to the building and were originally installed sometime in the 1930-40s according to nomination documents. Though the first-floor façade

was updated in the 1930s-40s, the doors/windows replaced for replacement appear to have been installed more recently. A newspaper article from the 1980s indicates a remodel of the front façade (see *Statesman Journal*, October 23, 1982, p. 48).

The doors are currently made of aluminum and the applicant is proposing to replace the entryways in the same style and material with a slight taller bottom rail that is required by modern building standards and different handle style. Specifics indicate that the entryway will be made of new clear anodized aluminum. Single pane clear tempered laminate glass will be paired with 42" by 84" out swinging doors. The bottom rail will be 10" with a narrow stile vertical rail and a 5.5" top rail. It will be cut to accommodate the existing wood floor system.

SRC (Salem Revised Code) Ch. 230.040(d), *Standards for historic contributing buildings in commercial historic districts – Storefronts*, is applicable to this project.

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 22-107783-DR.

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; an excerpt is included as **Attachment B** 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) 230.040(d) *Standards for historic contributing buildings in commercial historic districts -- Storefronts*, are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. 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. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their 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

This is a two-story stucco-covered, unreinforced brick building in the Italianate style, most likely designed by Wilbur F. Boothby. It has cast-iron ornamentation on its primary facade. This seven-bay building was originally the southern part of a twenty-three-bay building known as the South Eldridge Block. Most of the ornate decorative features, which serve to define its Italianate character, remain.

The South Eldridge Block, erected in 1889, conveys a sense of historical evolution that characterizes Salem's commercial district. This building is the southern-most seven-bay section of a twenty-three-bay building that extended to the end of the block. It has retained architectural integrity of design, window fenestration, and decorative ornamentation on the second floor, and it is associated with local noteworthy architect Wilbur F. Boothby and Salem's Rostein and Greenbaum families, long-time Salem merchants.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from *SRC 230.095 Demolition of historic accessory structures*, are applicable to this project.

FINDINGS:

Sec. 230.040 - Standards for historic contributing buildings in commercial historic districts.

(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.

Finding: The applicant is installing storefront that mimic the appearance of the existing storefronts with two minor changes: the height of the kickplate and the door handle. Part of the storefront was damaged and in order to replace both sets, these changes were necessary to meet the current building code. The façade is not original to the building and likely dates to the 1982 remodel of the building. The proposed design closely matches what exists currently and is thus compatible with the existing storefront is design and material.

(1) Materials.

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

(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: There are currently no original materials in the storefront as it was likely replaced in 1982. The proposed design replicates the existing storefront in material with new clear anodized aluminum. The applicant is also proposing single pane clear tempered laminate glass which will closely match the existing glass while also providing high security at these doors. These specifications closely match the quality, design, size, finish, proportions, and configuration of the existing storefront in material.

(2) *Design.*

- (A) *To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved.*
- (B) *Where the original storefront is too deteriorated to save, the commercial character of the building shall be retained through:*
 - (i) *A restoration of the storefront based on historical research and physical evidence.*
 - (ii) *Contemporary design that is compatible with the scale, design, materials, color and texture of historic compatible buildings in the district.*
- (C) *For buildings that provide a separate upper-story entrance on the exterior facade, the street-level entrance should be the primary focus of the building facade.*

Finding: The existing storefront is not original to the building and the proposed design replicates the existing storefront. The existing doors will be replaced by 42" by 84" out swinging doors of the same size. The bottom rail will be 10" with a narrow stile vertical rail and a 5.5" top rail. It will be cut to accommodate the existing wood floor system. The bottom rail will be slightly taller to accommodate safety concerns and the door handle will be replaced.

DECISION

Based upon the application materials deemed complete on April 19, 2022 and the findings as presented in this report, the application for HIS22-08 is **APPROVED**.

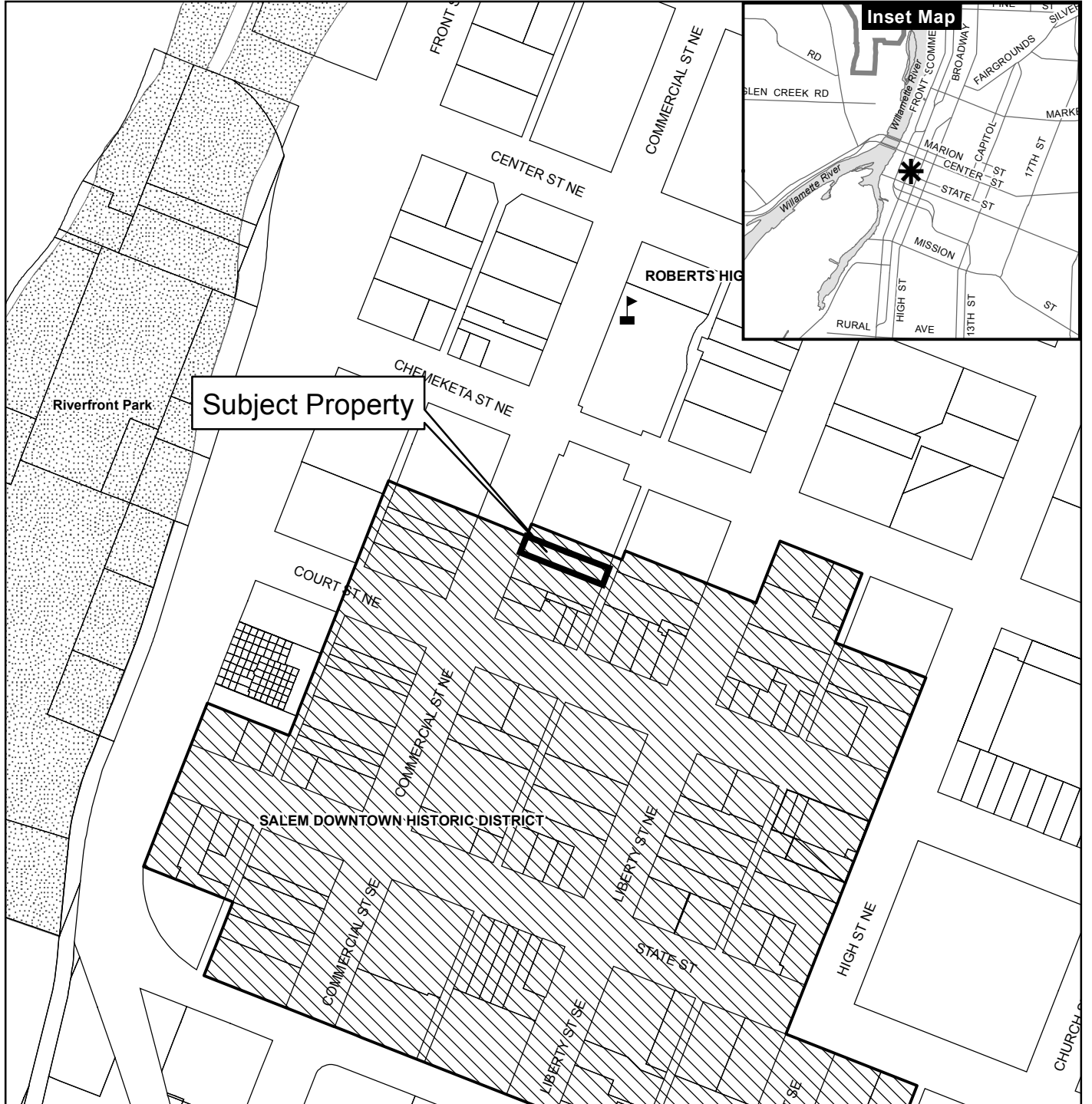


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Prepared by Kirsten Straus

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials- Excerpt

Vicinity Map 240 Commercial Street NE



Legend

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



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

Historic Alteration Review Worksheet

Site Address: 240 Commercial ST N.E. 97301

Resource Status: Contributing Non-Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

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

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

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

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe)

New:

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

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

Project's Existing Material: Aluminum Project's New Material: Aluminum

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:

Due to continual attempts & successful break-ins the front doors have been bent & broken. We ARE replacing w/as close to identical as is possible. They will appear as though nothing changed w/one exception. The full light glass door will now have the new code bottom stile on door.

Now  New 

Signature of Applicant

No Significant Changes
Date Submitted/Signed



Cascade Peaks Construction

Scott Smith
owner

Residential and Commercial
All aspects of construction arranged or performed.

503-930-7432
CCB# 164676

cascadepeaksco@gmail.com
590 Rosemont Ave. NW Salem, OR 97304

Salem Summit Company storefront.

4/8/22

Salem Summit company has had repeated attempted and succesful break-ins in the course of two years. One of these attempts bent a door jamb beyond repair. He was informed by a local Glazier the the type of aluminum jambs he has are no longer produced. However he was assured they could create a new opening with a very close replica. We have solicited bids from three companies. All confirmed the lack of availability of the existing system. Our goal is to replace the existing two front entryways to match one another. The only two changes will be the heights of the rails, one to accomodate new code and one to accomodate the new door closer. We asked that rails, jamb, transom, and sidelight look the same. There will be a new glass in the openings containing a membrane which is more difficult to break in a burglary attempt. No visible differences.

We are asking that this review be expedited if possible due to the fact his shop is currently at risk with sheets of plywood acting as a window.

We are replacing like for like as much as is possible.

Thank you,

Sincerely,

Scott Smith

**EXISTING
STOREFRONT**



**EXISTING
STOREFRONT**



DAVIS GLASS INC
230 2ND AVE SE
ALBANY OR 97321
(541)926-1962 Fax:(541)926-0275
Tax# 93-0654560

Quote: 22704

Date:03/29/2022

Customer

CASCADE PEAKS CONSTRUCTION C/O
 SCOTT SMITH
 590 ROSEMONT AVE NW
 SALEM OR 97304

Cell:(503)930-7432

Csr:GEOFF Tech: PO Terms:C.O.D

<u>Qty</u>	<u>Part / Description</u>	<u>Item Total</u>
1	DOORS - HLSO door package, installed	4,895.00
1	DOORS - HRSO door package, installed	4,895.00

Notes: Estimate to provide and install new clear anodized alum enty door packages per request. Single pane clear tempered laminate glass system with 42" x 84" ouotswing doors. 10" bottom rails, narrow stile vertical rails with 5 1/2" top rail. LCN 4111 AVG Grade 1 door closures with brushed stainless 1" diameter push-pull handle set. Threshold to be cut to accomodate existing wood floor system. Davis Glass will remove and dispose of the current doors packages. All materials and labor included. **clear tempered laminate will assist in future vandalism and potential break ins. The glass is a combination of both tempered and laminated for strength.

Exclusions as follows: City of Salem permit, touch up paint, final keying

****single pane glass does not meet current energy code** Thank you, Davis Glass Inc**

Job Site: JOBSITE
 240 COMMERCIAL ST SE
 SALEM

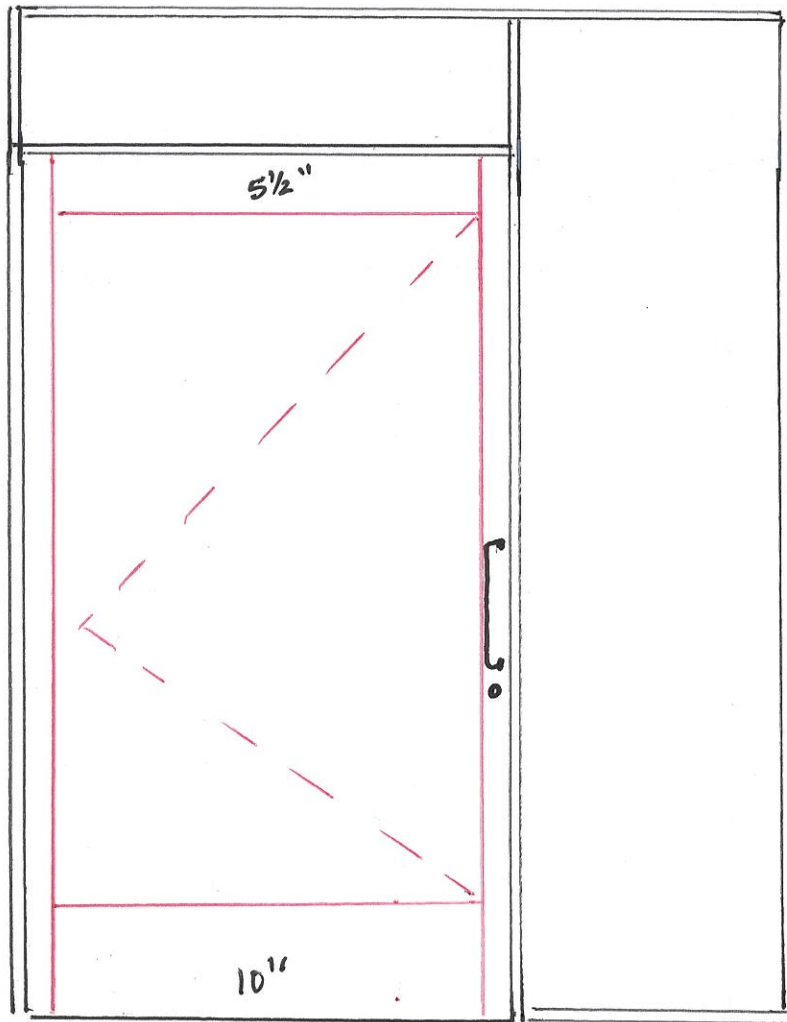
Signature _____
 **Please note pricing is subject to change

<u>Tax</u>	<u>Total</u>	<u>Payments</u>	<u>Balance</u>
0.00	9,790.00	0.00	9,790.00

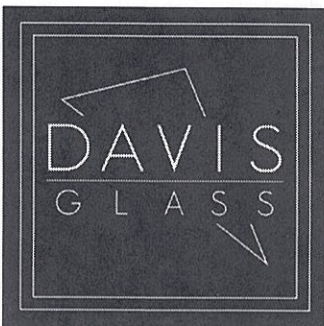
DAVIS GLASS

Geoff Davis
230 2nd Ave SE
Albany, OR 97321

10" Bottom rail for ADA Compliance
5 1/2" top Rail for LCN Closure Attachment
2 1/4" narrow stile vertical door rails



42 x 84 DOOR



RESIDENTIAL

COMMERCIAL

AUTOMOTIVE

230 2ND AVENUE SE
ALBANY, OR
97321

(541) 926-1962
CCB# 13180
DAVISGLASS.NET