

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta información, por favor llame
503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

CLASS 3 MAJOR HISTORIC DESIGN REVIEW CASE NO.: HIS22-28

APPLICATION NO.: 22-119340-PLN

NOTICE OF DECISION DATE: November 18, 2022

SUMMARY: A proposal to modify the exterior of the D'Arcy Building (aka Whitlock's).

REQUEST: Major Historic Design Review of a proposal to install new signage on the east facade; reopen formerly blocked windows and doors; remove the non-historic awnings and replace the existing non-original storefront on the exterior of the D'Arcy Building (aka Whitlock's) on property appx. .194 acres in size within the CB (Central Business District) zone and the Salem Downtown Historic District and located at 455 Court Street NE, (Marion County Assessor Tax Lot Number: 073W22DC06100)

APPLICANT: Charles Weathers

LOCATION: 455 Court St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.065 General Guidelines for Historic Contributing Buildings

FINDINGS: The findings are in the attached Decision dated November 18, 2022.

DECISION: The **Historic Landmarks Commission APPROVED** Class 3 Major Historic Design Review Case No. HIS22-28 based upon the application materials deemed complete on October 26, 2022 and the findings as presented in this report.

Yes 5 No 0 Absent 4 (Fuller, Holton, Maglinte-Timbrook, Mulvihill)

Carol Cottingham, Chair
Historic Landmarks Commission

The rights granted by the attached decision must be exercised, or an extension granted, by December 6, 2024, or this approval shall be null and void.

Application Deemed Complete:	<u>October 26, 2022</u>
Public Hearing Date:	<u>November 17, 2022</u>
Notice of Decision Mailing Date:	<u>November 18, 2022</u>
Decision Effective Date:	<u>December 6, 2022</u>
State Mandate Date:	<u>February 23, 2023</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Monday, December 5, 2022. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 230. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

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>

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO.: Historic Design Review Case No. HIS22-28

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of November 17, 2022 the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.065

FINDINGS

Criteria:

New Walkway and Patio Cover:

230.065. GENERAL GUIDELINES FOR HISTORIC CONTRIBUTING RESOURCES

(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.

Finding: The HLC finds that the applicant is proposing to retain the commercial retail use on the ground floors and adapt the second-floor portions of the building to residential use. The applicant is proposing to retain the original height, footprint and massing of the D'Arcy building, and is further proposing to restore original door and window openings, improving the historic integrity of the resource. The HLC find that SRC 230.065(a) has been met for the proposal.

(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.

Finding: The HLC finds that the applicant is proposing to remove non-historic awnings throughout the D'Arcy Building and remove the signage covering the existing transom windows on the primary façade. Additionally, the applicant is proposing to remove CMU from previously infilled openings and will repair original historic materials impacted by these alterations when it is feasible, using appropriate historic preservation methods. The HLC find that SRC 230.065(b) has been met for the proposal.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Finding: The HLC finds that the applicant is not proposing to alter or repair any distinctive stylistic features or examples of skilled craftsmanship found on the D'Arcy Building, therefore this guideline is not applicable to the evaluation of this proposal.

(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

Finding: The HLC finds that the applicant is proposing to restore the original ground story opening and stairwell access to the second floor based upon a historic photograph of the structure. Additionally, the applicant is proposing to restore the transom window openings, which are physically extant underneath the existing signage which will be removed. The CMU will be removed, and the door and window openings will be restored on the north façade supported by the physical evidence within the building. The HLC finds that guideline SRC 230.065(d) has

been met for this portion of the proposal.

(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.

Finding: The HLC finds that the applicant is proposing to remove the existing awnings and signage which currently are obscuring character defining features of the original portions of the primary façade of the D’Arcy Building. These features have not acquired significance over time; therefore the HLC finds that this standard is not applicable to the evaluation of this proposal.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Finding: The HLC finds that the applicant’s proposed alterations are intended to restore the original appearance of the D’Arcy Building to the greatest degree feasible. The proposed replacement of the existing non-original storefront will be within the existing storefront openings, is of a compatible material (metal and glass) and design, and will minimize any changes to the resource. The HLC finds that guideline SRC 230.065(f) has been met for this portion of the proposal.

(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.

Finding: The HLC finds that the applicant is requesting approval to reopen formerly blocked windows and doors and remove the non-historic awnings on the exterior of the D’Arcy Building. The proposed alterations will be constructed with the least possible loss of historic materials and will instead serve to restore the transom windows, original second floor access and door and window openings on the D’Arcy Building. The HLC finds that guideline SRC 230.065(g) has been met for this portion of the proposal.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Finding: The HLC finds that the applicant is not proposing to correct any structural deficiencies; therefore this standard is not applicable to the evaluation of this proposal.

(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.

Finding: The HLC finds that the applicant is not proposing any excavation or re-grading, therefore this standard is not applicable to the evaluation of this proposal.

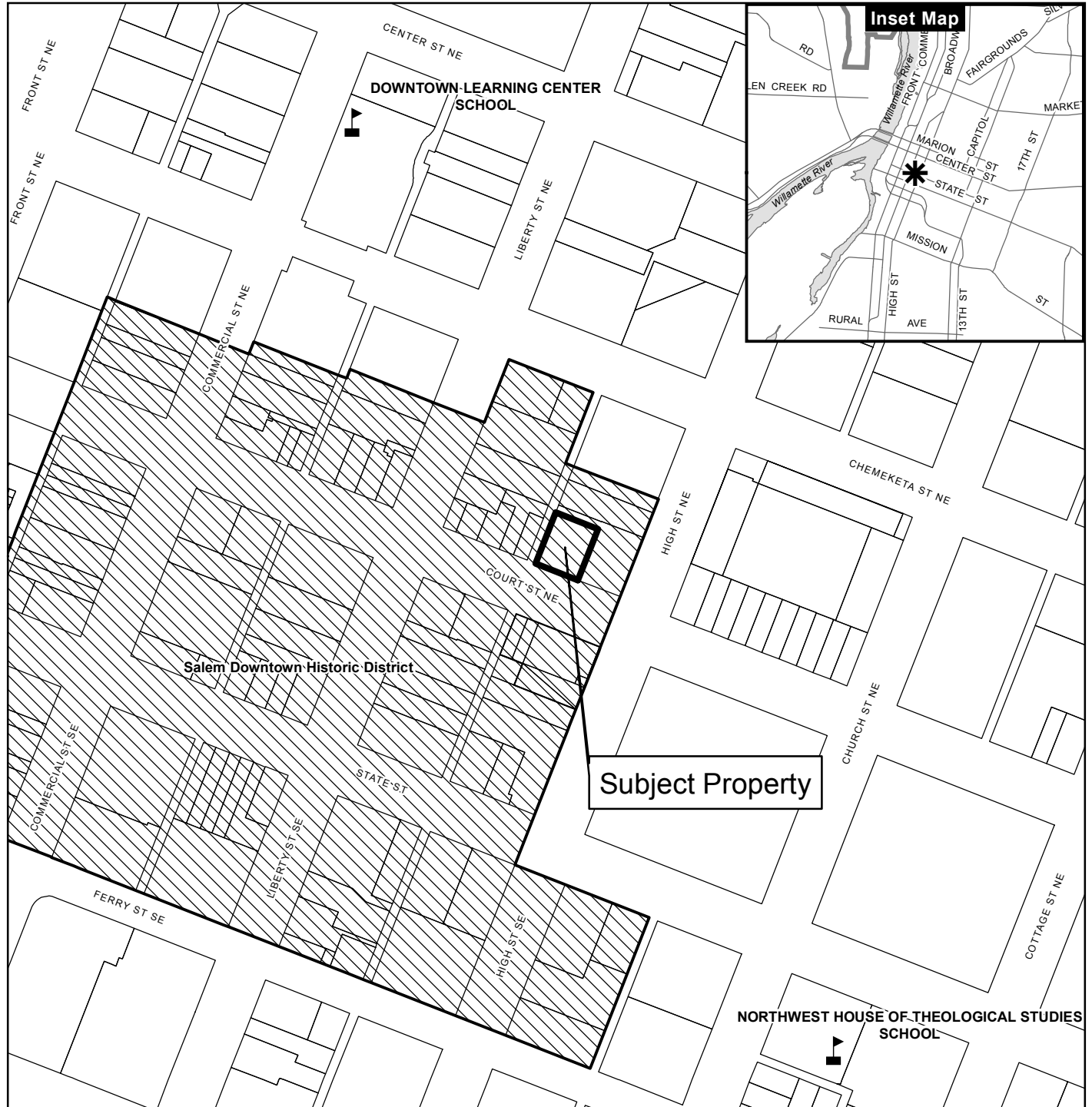
The Historic Landmarks Commission **APPROVES** HIS22-28.

**VOTE: Yes 5 No 0 Absent 4 (Fuller, Holton, Maglinte-Timbrook, Mulvihill)
 Abstain 0**






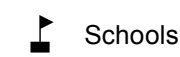

Attachments: A. Vicinity Map
 B. Excerpt from Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 455 Court St NE



Legend

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



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455 COURT

HISTORIC DESIGN REVIEW SHEET INDEX



SHEET NUMBER	SHEET NAME
HDR-01	COVER SHEET
HDR-02	SITE PLAN
HDR-03	FLOOR PLAN - LEVEL 0
HDR-04	FLOOR PLAN - LEVEL 1 - GROUND
HDR-05	FLOOR PLAN - LEVEL 1 - MEZZANINE
HDR-06	FLOOR PLAN - LEVEL 2
HDR-08	SOUTH ELEVATION
HDR-09	WEST ELEVATION
HDR-10	NORTH ELEVATION
HDR-11	EAST ELEVATION

LOCATION MAP



PROJECT INFORMATION

PROJECT DESCRIPTION

INTERIOR RENOVATION WITH MINOR EXTERIOR CHANGES OF A 2 STORY 23,000 SQUARE FOOT HISTORICAL COMMERCIAL BUILDING.

INTERIOR CHANGES INCLUDE DEVELOPMENT OF RESIDENTIAL UNITS ON THE SECOND FLOOR OF THE BUILDING, INTERIOR COMMERCIAL TENANT SPACE UPGRADES ON THE FIRST FLOOR AND BASEMENT LEVEL, AND ADDITION OF AN ELEVATOR TO THE BUILDING.

EXTERIOR IMPROVEMENTS INCLUDE NEW STOREFRONT WITH AN ADDITIONAL ENTRY, RE-ESTABLISHING TRANSOM/CLEAR STORY WINDOWS AND REMOVAL OF THE EXISTING AWNINGS.

CONTACT LIST

ARCHITECT OF RECORD

CB TWO ARCHITECTS, LLC
 500 LIBERTY STREET SE, STE 100
 SALEM, OR 97301
 PH: 503.480.8700
 E: AARON@CBTWOARCHITECTS.COM



PROJECT/LOCATION:






455 COURT
455 COURT ST NE SALEM, OR 97301

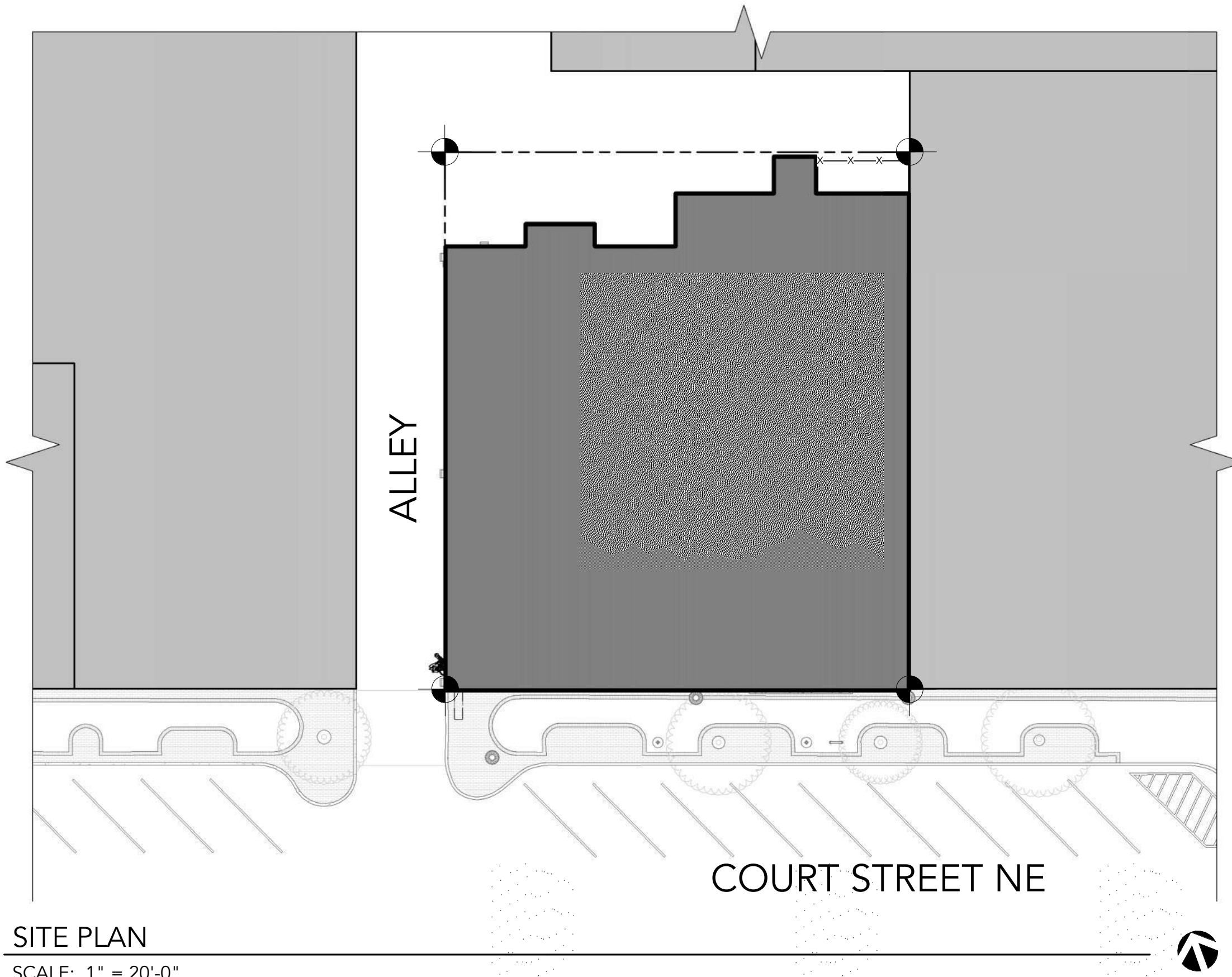
TITLE: COVER SHEET

HDR-01

DATE: 09/22/2022

SITE PLAN LEGEND

OBJECT/PATTERN	DESCRIPTION(S)
	- PROPERTY LINE
	- ROOF OUTLINE
	- FENCE
	- PROPERTY DATUM POINT
	- EXISTING SIDEWALK
	- EXISTING ROAD
	- EXISTING PROJECT BUILDING
	- EXISTING ADJACENT BUILDING NOT IN SCOPE
	- EXISTING TREE
	- WALL MOUNT STREET LIGHT
	- EXISTING TRASH CAN
	- EXISTING STREET LIGHT
	- EXISTING BIKE RACK



SITE PLAN

SCALE: 1" = 20'-0"



PROJECT/LOCATION:





455 COURT
455 COURT ST NE SALEM, OR 97301

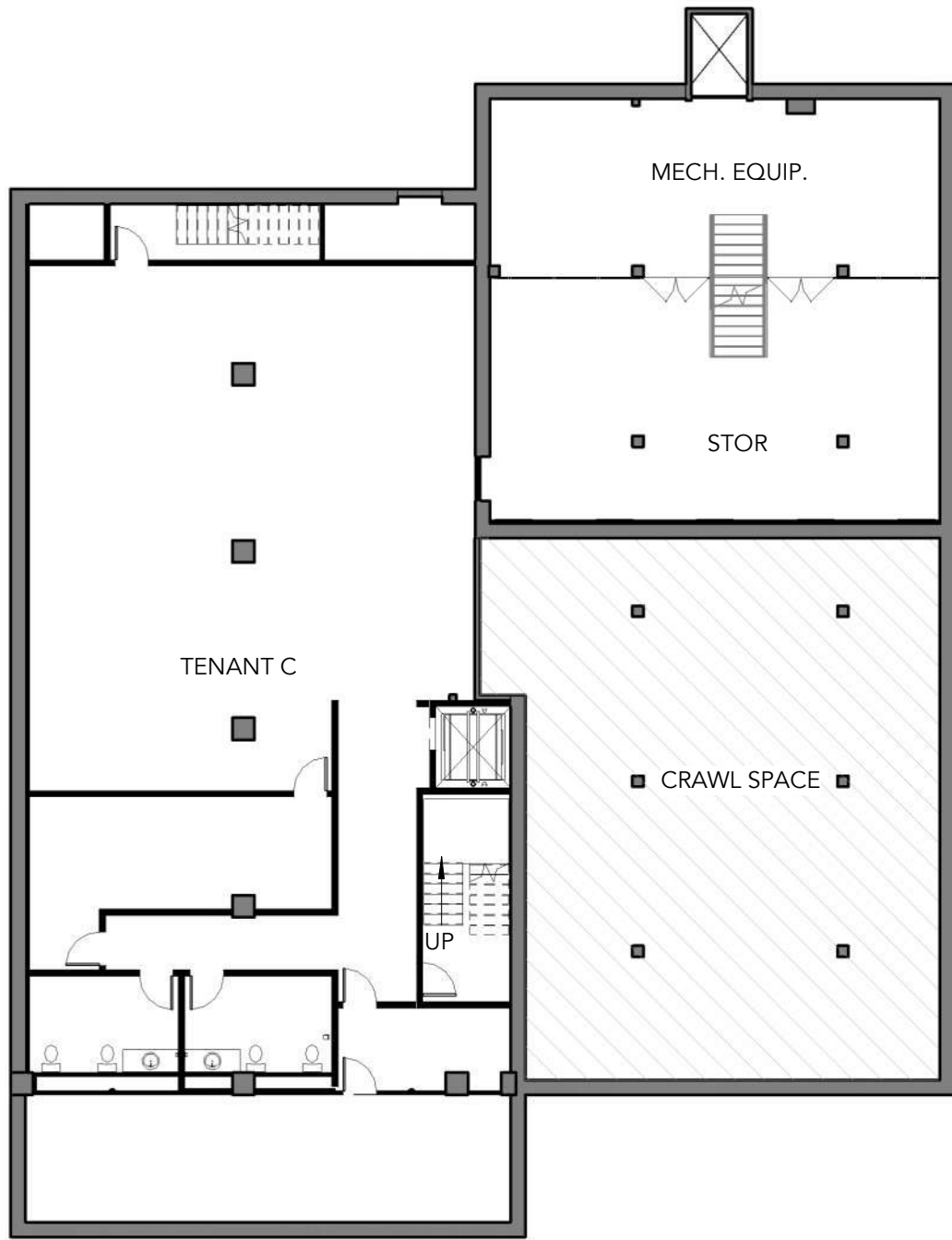
TITLE: SITE PLAN

HDR-02

DATE: 09/22/2022

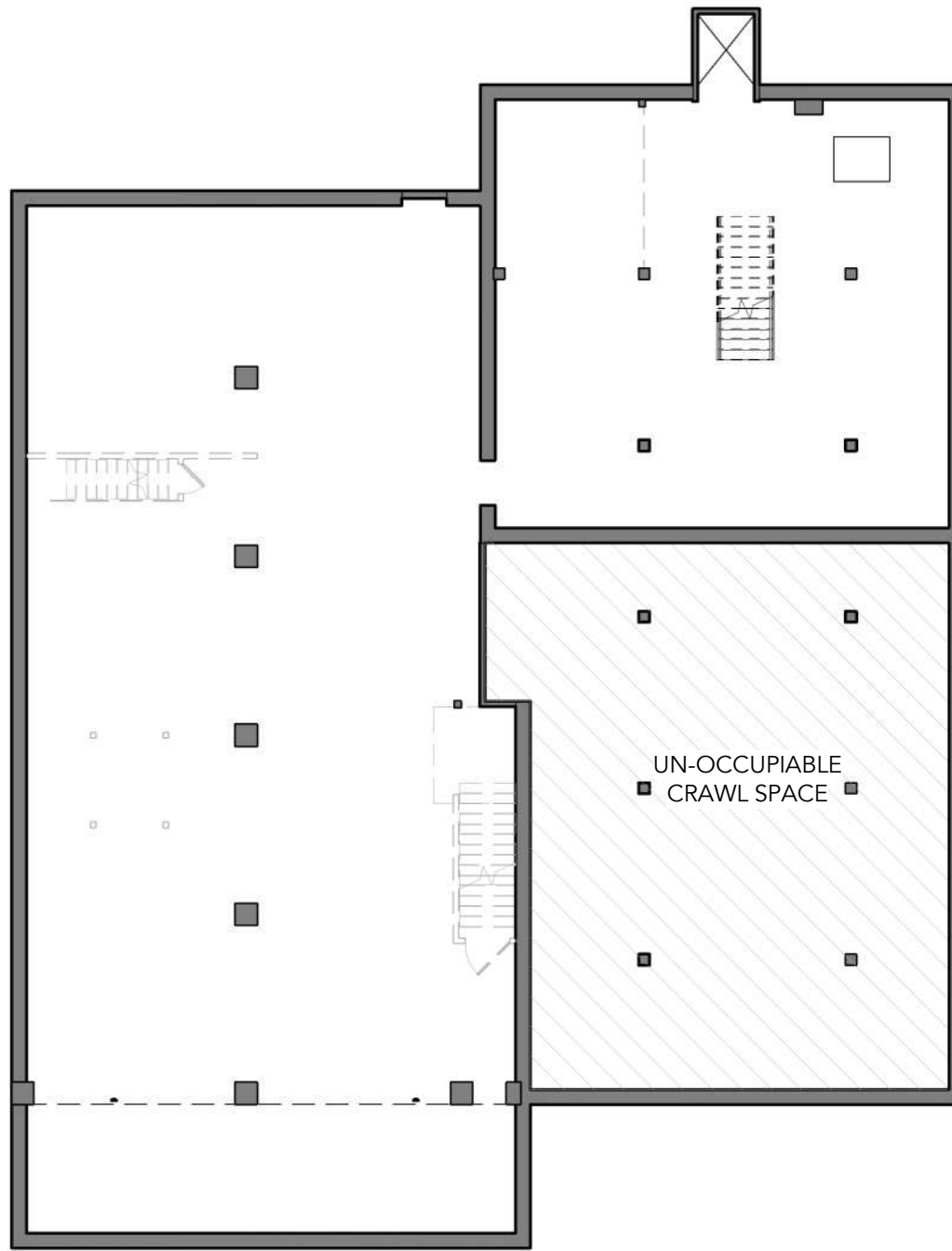
FLOOR PLAN LEGEND

OBJECT/PATTERN	DESCRIPTION(S)
	- EXISTING TO DEMOLITION
	- EXISTING TO REMAIN
	- NEW
	- EXISTING UN-OCCUPIABLE CRAWL SPACE TO REMAIN



PROPOSED PLAN - LEVEL 0

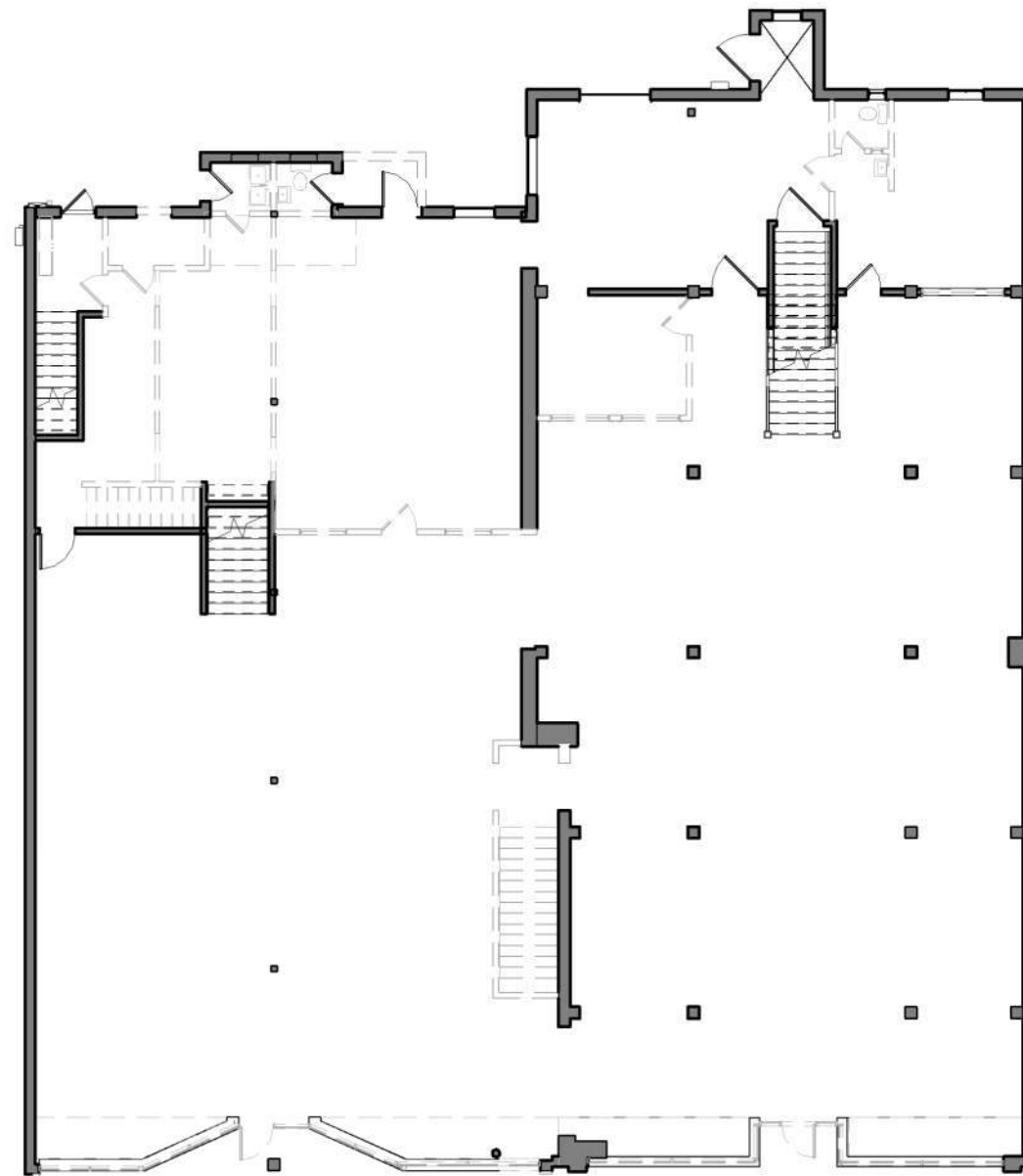
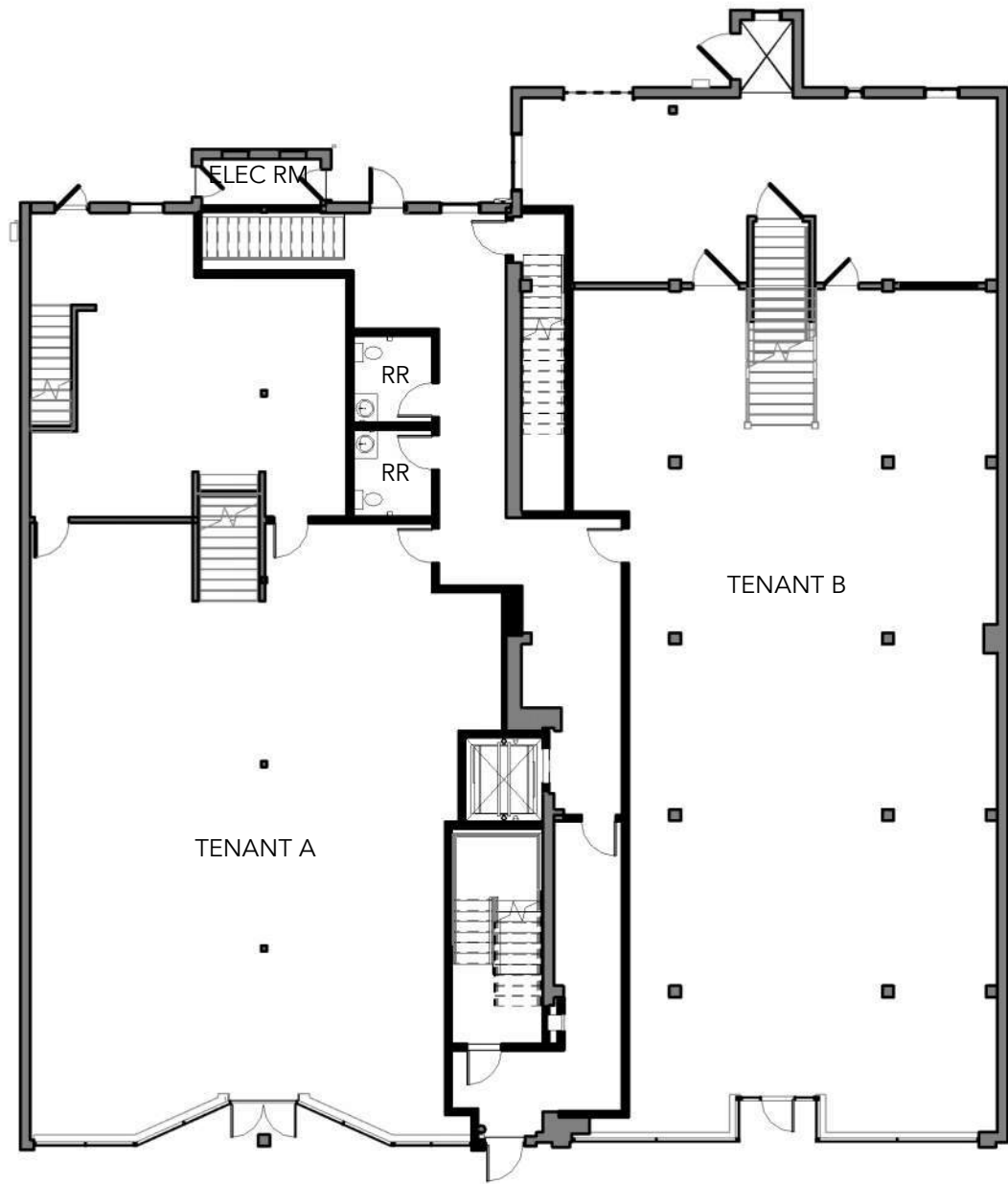
SCALE: 1/16" = 1'-0"



DEMOLITION PLAN - LEVEL 0

SCALE: 1/16" = 1'-0"

FLOOR PLAN LEGEND



OBJECT/PATTERN	DESCRIPTION(S)
	- EXISTING TO DEMOLITION
	- EXISTING TO REMAIN
	- NEW
	- EXISTING UN-OCCUPIABLE CRAWL SPACE TO REMAIN

PROPOSED PLAN - LEVEL 1 - GROUND

SCALE: 1/16" = 1'-0"



DEMOLITION PLAN - LEVEL 1 - GROUND

SCALE: 1/16" = 1'-0"



CBTWO
ARCHITECTS LLC

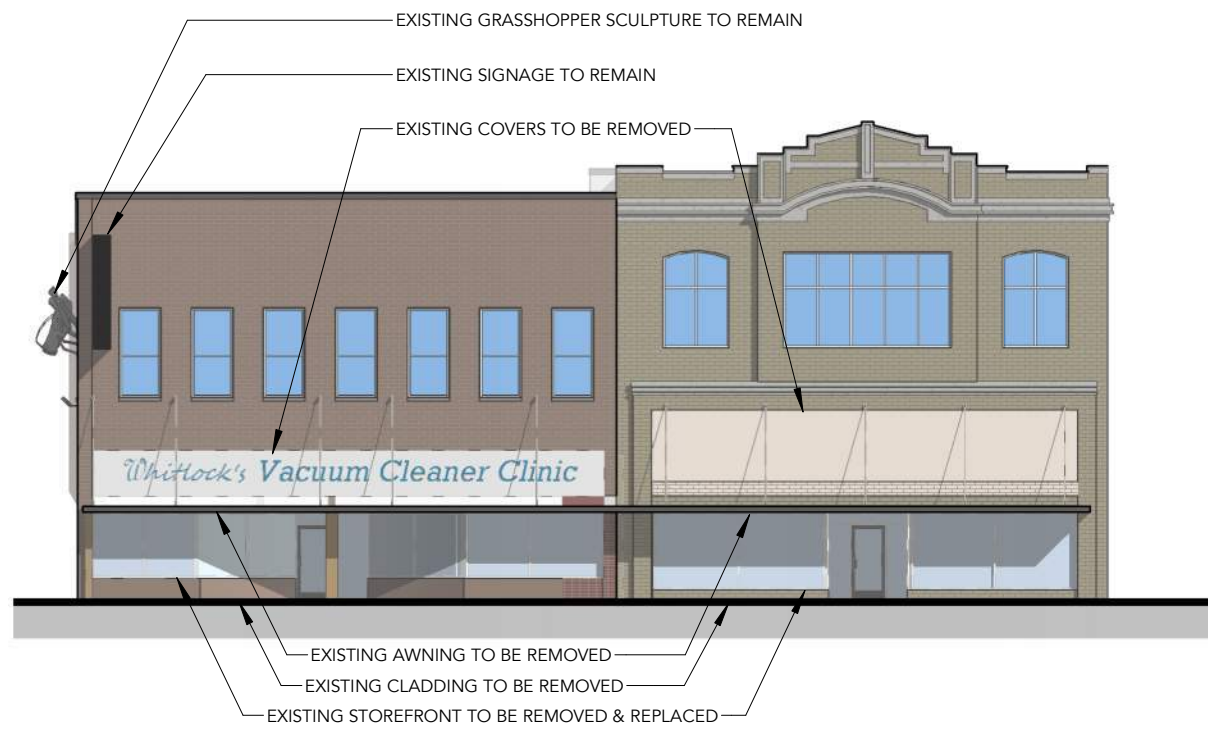
PROJECT/LOCATION:

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TITLE: FLOOR PLAN - LEVEL 1 - GROUND

HDR-04

DATE: 09/22/2022



SOUTH ELEVATION - EXISTING

SCALE: 1/16" = 1'-0"



EXISTING SOUTH ELEVATION



HISTORIC SOUTH ELEVATION



SOUTH ELEVATION - PROPOSED

SCALE: 1/16" = 1'-0"



PROPOSED SOUTH ELEVATION



HISTORIC SOUTH ELEVATION

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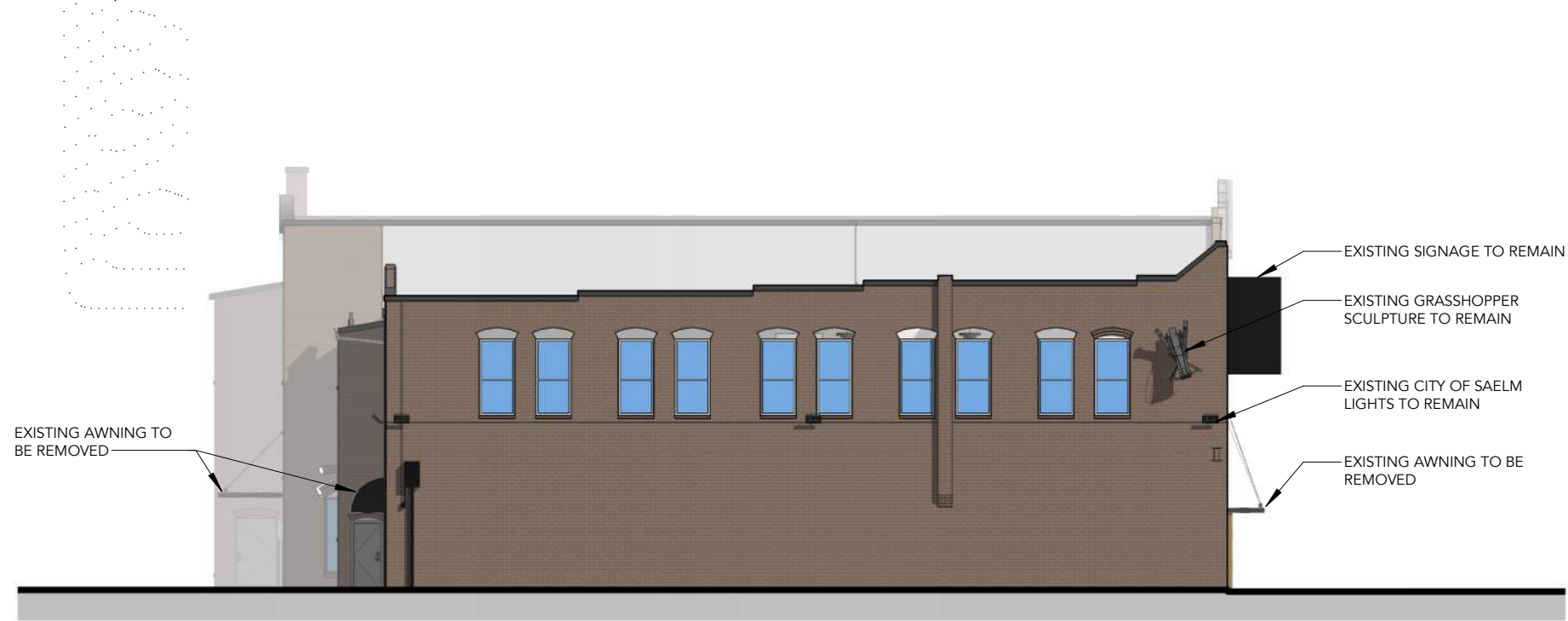
PROJECT/LOCATION:

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TITLE: SOUTH ELEVATION

HDR-08

DATE: 09/22/2022

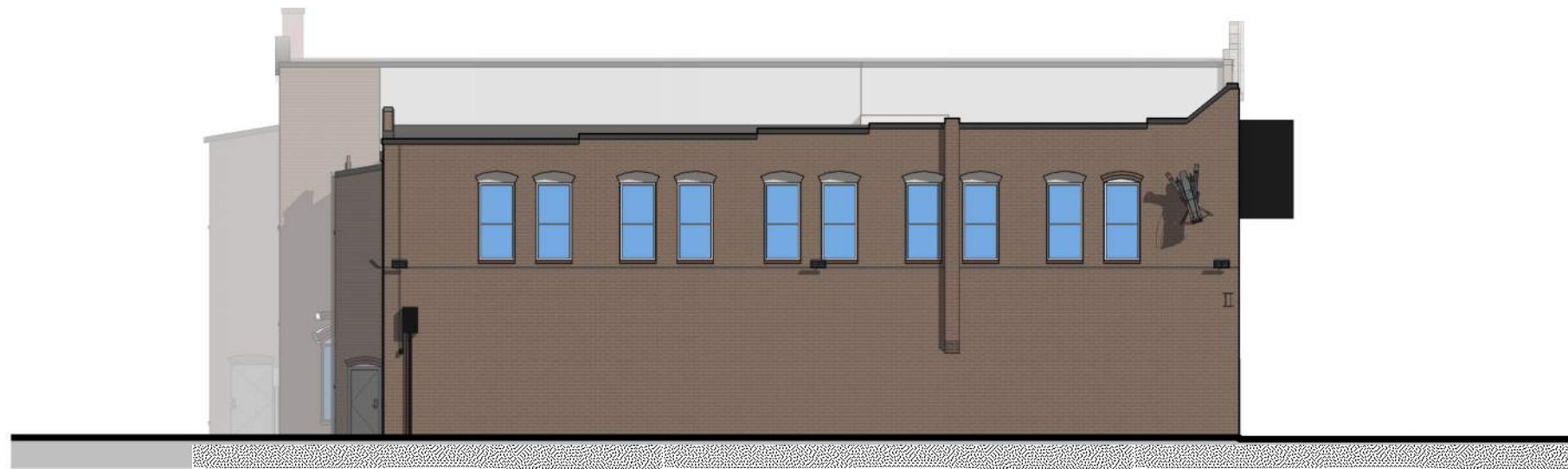


WEST ELEVATION - EXISTING

SCALE: 1/16" = 1'-0"



EXISTING WEST ELEVATION



WEST ELEVATION - PROPOSED

SCALE: 1/16" = 1'-0"



PROPOSED WEST ELEVATION



NORTH ELEVATION - EXISTING

SCALE: 1/16" = 1'-0"



EXISTING NORTH ELEVATION

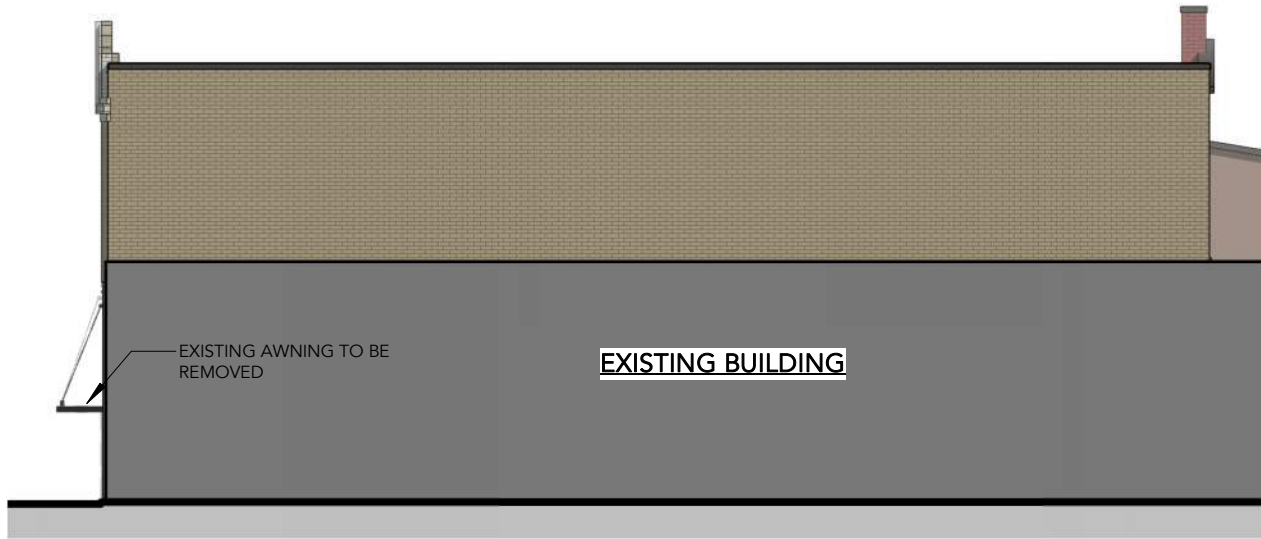


NORTH ELEVATION - PROPOSED

SCALE: 1/16" = 1'-0"



PROPOSED NORTH ELEVATION



EAST ELEVATION - EXISTING

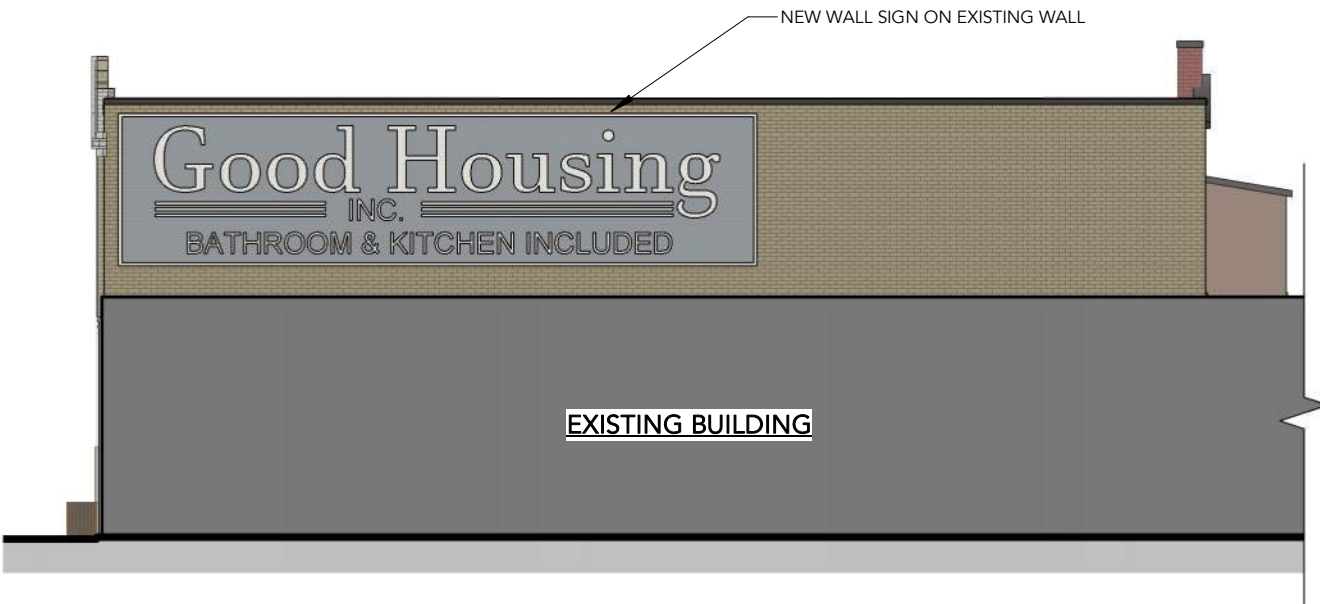
SCALE: 1/16" = 1'-0"



EXISTING EAST ELEVATION



HISTORIC EAST ELEVATION



EAST ELEVATION - PROPOSED

SCALE: 1/16" = 1'-0"



PROPOSED EAST ELEVATION

CBTWO
ARCHITECTS LLC

PROJECT/LOCATION:

455 COURT
455 COURT ST NE SALEM, OR 97301

TITLE: EAST ELEVATION

HDR-11

DATE: 09/22/2022