

NOTICE OF DECISION

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

DECISION OF THE HISTORIC LANDMARKS COMMISSION

MODIFICATION OF HISTORIC DESIGN REVIEW CASE NO.: HIS19-19MOD1

APPLICATION NO.: 21-114959-DR

NOTICE OF DECISION DATE: September 21, 2021

SUMMARY: Proposal to modify a previous historic design review approval (HIS19-19) to modify the originally approved window type on the upper stories of the proposed new seven story hotel.

REQUEST: Major Historic Design Review of a proposal to modify a previous historic design review approval (HIS19-19) to modify the originally approved window type on the upper stories of the proposed new seven-story hotel on property totaling approximately 0.47 acres in size, zoned CB (Central Business District) within the Salem Downtown Historic District, and located at 195 to 197 Commercial Street SE (Marion County Assessor Map and Tax Number(s): 073W27BA00500 & 700).

APPLICANT: Bob Thompson, TVA Architects, on behalf of Salem Opportunity LLC (James Bruce)

LOCATION: 195 Commercial St SE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.050 Standards for New Construction in Commercial Historic Districts

FINDINGS: The findings are in the attached Decision dated September 17, 2021.

DECISION: The **Historic Landmarks Commission APPROVED** Modification of Historic Design Review HIS19-19MOD1 based upon the application materials deemed complete on August 27, 2021 and the findings as presented in this report.

VOTE:

Yes 7 No 0 Absent 1 (Schwartz) Abstain 1 (French)

Carroll Cottingham, Acting Chair
Historic Landmarks Commission

The rights granted by the attached decision must be exercised, or an extension granted, by October 7, 2023, or this approval shall be null and void.

Application Deemed Complete: August 27, 2021
Public Hearing Date: September 16, 2021
Notice of Decision Mailing Date: September 21, 2021

Decision Effective Date: October 7, 2021
State Mandate Date: December 25, 2021

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. Wednesday, October 6, 2021. 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>

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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO.: Modification of Historic Design Review Case No. HIS19-19MOD1

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 September 16, 2021 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) 230.050 as follows:

FINDINGS

Criteria: 230.050. Standards for New Construction in Commercial Historic Districts. *New buildings may be constructed in commercial historic districts, subject to the following standards:*

(a) Materials.

(1) *The primary façade shall be constructed of traditional building materials such as brick or stone. Stucco or pre-cast concrete block shall not be used in the primary façade.*

Finding: The HLC finds that the applicant has not proposed any changes to the proposed exterior cladding on the primary façade of the proposed new hotel. Therefore, the HLC finds that SRC 230.050 (a)(1) is not applicable to the evaluation of this proposal.

(2) *Materials used in the construction shall be identical or similar to those available for similar buildings or structures built during the period of significance.*

Finding: The HLC finds that the applicant is proposing to install Innotech commercial grade vinyl windows on floors 3-7 throughout the proposed new Holman Hotel instead of the originally approved aluminum clad wood windows. Vinyl is not a material that would have been available during the period of significance for the Downtown Historic District (1867-1950). However, the portion of the exterior window frames that will be visible will be aluminum clad. The HLC finds that metal is a traditional material for windows that was available during the period of significance for the district and can be found on commercial buildings throughout Salem's downtown. The HLC further finds that the applicant is not proposing to change the previously approved material for the exterior facades of the proposed new building which will include brick, concrete and glass. The HLC finds that SRC 230.050 (a)(2) has been met.

(3) *Materials shall be similar in scale, proportion, texture, and finish to those found on nearby historic structures.*

Finding: The HLC finds that the applicant's proposed vinyl windows on floors 3-7 of the new Holman Hotel will have exterior frames which are aluminum clad. Aluminum windows can be found on commercial buildings throughout Salem's downtown. Therefore the portion of the proposed windows which are visible on the exterior façade are similar in scale, proportion,

texture and finish to similar windows on commercial buildings throughout the Downtown Historic District. No additional changes are proposed to the previously approved material for the exterior facades of the proposed new building. The HLC finds that SRC 230.050 (a)(3) has been met.

(b) Design.

(1) *The design shall be compatible with the general character of historic contributing buildings in the historic district. Factors in evaluating compatibility include, but are not limited to:*

- (A)** *The height, width, proportions, size and scale is consistent with those used in similar historic contributing buildings in the district generally.*
- (B)** *The design reflects, but does not replicate, the architectural style of historic contributing buildings in the district.*
- (C)** *Architectural elements that are similar to those found on historic contributing buildings in the historic district are used.*
- (D)** *Architectural elements such as lintels, cornices, doors, storefronts and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district.*
- (E)** *The front façade is designed with human-scaled proportions that are compatible with adjacent buildings and the district as a whole.*

Finding: The HLC finds that the proposed design of the new Innotech commercial grade vinyl windows will replicate the design of the previously approved aluminum clad wood windows. The portion of the windows on the exterior façade will be clad in aluminum. The HLC finds that while the windows are not of a form typically found on historic contributing buildings, the overall design of the proposed building generally reflects the tripartite form of historic contributing buildings in the district with an articulated base, column, and capital, with the patterning of the windows forming the vertical 'column.' The HLC finds that the proposed new hotel building is a contemporary, post-modern commercial style building that the proposed window designs are generally compatible in design with Salem's Downtown Historic District.

(2) *Buildings shall be placed contiguous with the right-of-way line.*

Finding: The HLC finds that the applicant has proposed a building design that is contiguous with the right-of-way lines. The applicant has not proposed any changes to this portion of the proposal; therefore, the HLC finds that SRC 230.050 (b)(2) is not applicable to the evaluation of this proposal.

(3) *Buildings shall be designed without above-ground pedestrian walkways which are prohibited across any public street.*

Finding: The applicant has not proposed an above ground pedestrian walkway. Therefore the HLC finds that SRC 230.050 (b)(3) has been met.

(4) *Walls shall include storefronts along each ground floor that is adjacent to a public street. Windows shall not be tinted, mirrored or treated in such a way as to block views into the interior.*

Finding: The HLC finds that the applicant has proposed storefronts with clear glazing along

both Commercial Street NE and Front Street SE. The applicant has not proposed any changes to this portion of the proposal; therefore, the HLC finds that SRC 230.050 (b)(4) is not applicable to the evaluation of this proposal.

(5) *Parking within a building on the ground floor shall only be allowed behind secondary façades. Commercial storefronts or office uses shall be provided between any ground floor parking area and the primary façades fronting the public street. Parking is prohibited between the building and the street.*

Finding: The HLC finds that the building's parking area (floors 1-3) will be accessed off the alley at the rear (west) end of the site and is not visible from either right of way. No parking is proposed between the proposed new building and either Ferry or Commercial Streets. The applicant has not proposed any changes to this portion of the proposal; therefore, the HLC finds that SRC 230.050 (b)(5) is not applicable to the evaluation of this proposal.

(6) *No new building shall be designed to allow drive-through uses, except banks and credit unions where construction of the bank or credit union is commenced on or after*

October 1, 2011 may include a drive-through use as a conditional use subject to the following standards:

- (A)** *All components of the drive-through, including kiosk, structure, and drive aisle, shall be located on a secondary façade, not visible from the right-of-way, other than an alley,*
- (B)** *Queuing lanes shall not be permitted between the building and the right-of-way, other than an alley,*
- (C)** *Up to two queuing lanes may be permitted,*
- (D)** *If the subject property abuts an alley, access to and from the drive-through from the alley is encouraged.*

Finding: The applicant is not proposing a drive-through use as part of their proposal, therefore the HLC finds that SRC 230.050 (b)(6) is not applicable to the evaluation of this proposal.

(7) *Manufactured dwelling units are prohibited*

Finding: The applicant is not proposing a manufactured dwelling as part of the proposal therefore the HLC finds that SRC 230.050 (b)(7) has been met.

Condition 1 adopted under HIS19-19:

Condition 1: The applicant shall submit the specifications (material and design) and the content (pictures and narrative) for the interpretive panel describing the history and significance of both the Holman Building and the Marion Car Park for review and approval prior to issuance of building permits.

Finding: The applicant is not proposing any changes to their proposed interpretive panel therefore, the HLC finds that this condition will continue to apply to the property and is therefore, not applicable to the evaluation of this proposal.

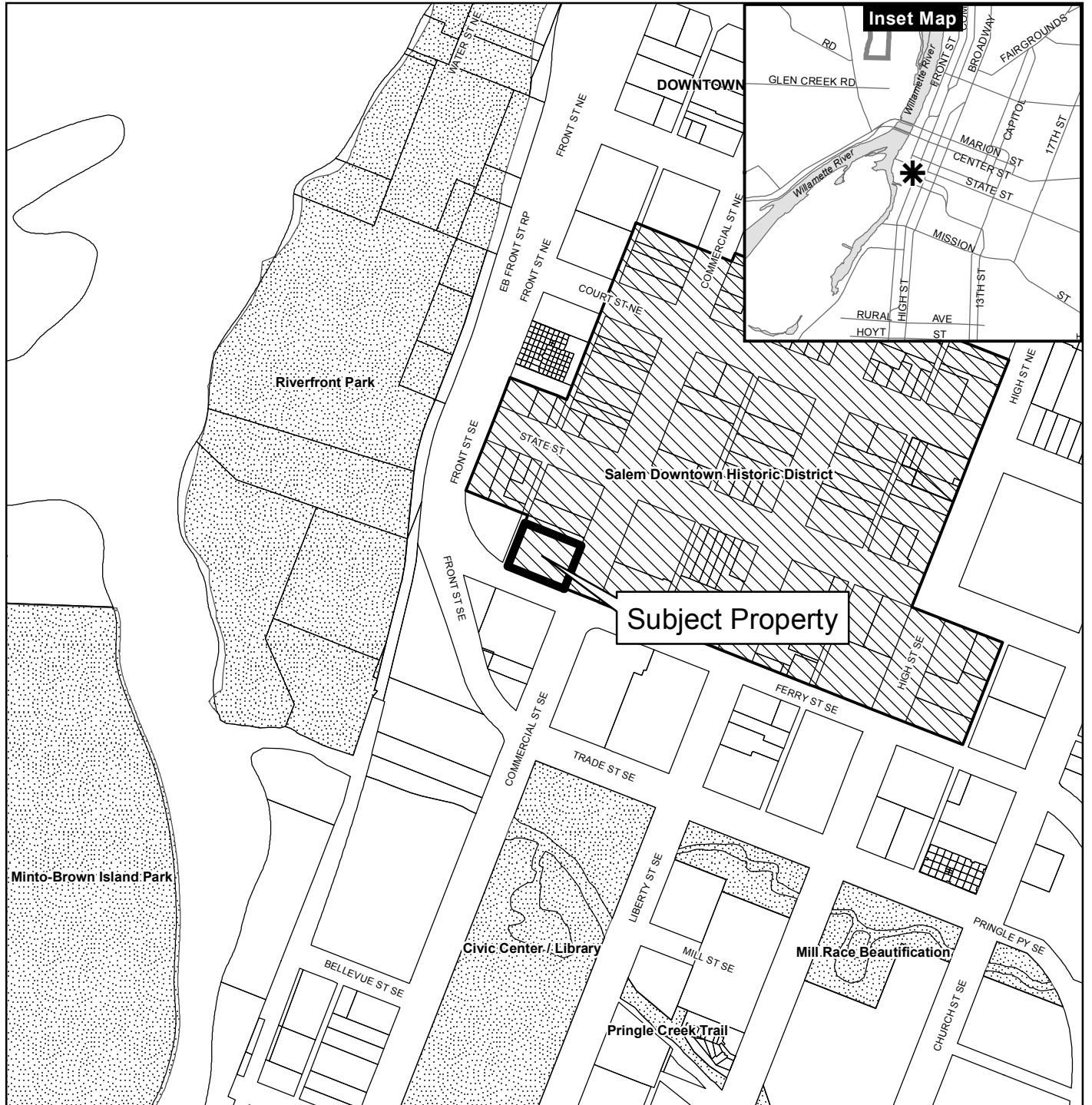
VOTE: Yes 7 No 0 Absent 1 (Schwartz) Abstain 1 (French)

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








Prepared by Kimberli Fitzgerald, Historic Preservation Officer

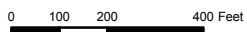
Vicinity Map

195-197 Commercial Street SE (073W27BA00700)



Legend

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








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- BUILDING ELEVATION LEGEND**
-  BRICK VEENEER
 -  BOARD FORMED CONCRETE
 -  HIGH DENSITY FIBER CEMENT
 -  ARCHITECTURAL LOUVER
 -  VINYL WINDOW w/ ALUMINUM METAL FOIL / ALUMINUM STOREFRONT AT GROUND

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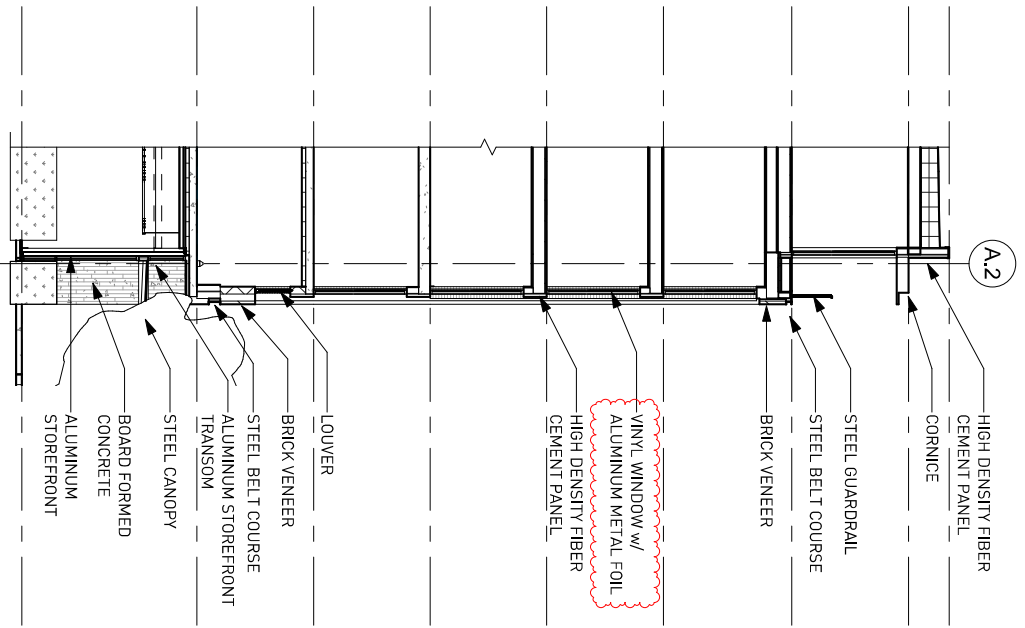
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STURGEON
DEVELOPMENT PARTNERS

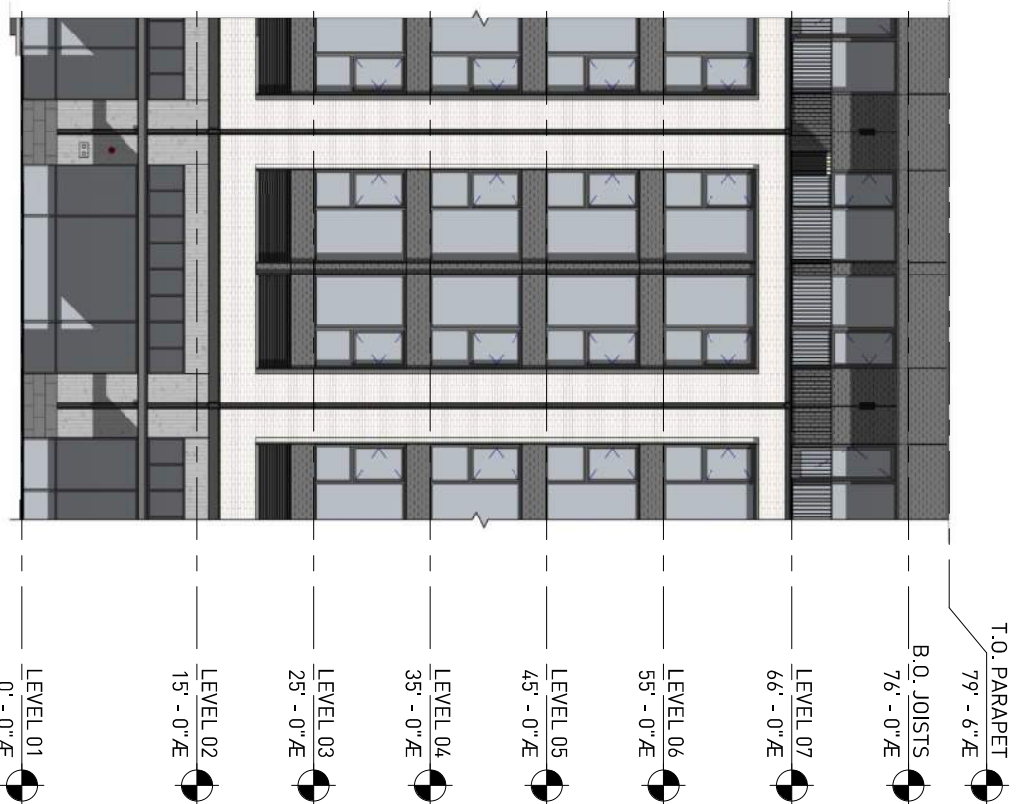
034
ELEVATION - WEST

1/16" = 1'-0"
08/06/2021

HOLMAN RIVERFRONT PARK HOTEL
195 COMMERCIAL ST, SALEM, OR



2 TYPICAL WALL SECTION
 3/32" = 1'-0"



1 TYPICAL FACADE BAY
 3/32" = 1'-0"

