

NOTICE OF DECISION

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



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503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO.: HIS18-23MOD1

APPLICATION NO. : 19-104909-DR

NOTICE OF DECISION DATE: MARCH 22, 2019

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

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

APPLICANT: Jim Toporek for Studio3 Architecture

LOCATION: 120 Commercial St NE

CRITERIA: Salem Revised Code (SRC) Chapter 230.045

FINDINGS: The findings are in the attached Decision dated March 22, 2019.

DECISION: The **Historic Landmarks Commission APPROVED** Historic Design Review Case No. HIS18-23MOD1 based upon the application materials deemed complete on February 27, 2019 and the findings as presented in this report.

VOTE:

Yes 7 No 0 Absent 2 (French, Schwartz)

Russell Schutte, Vice-Chair
Historic Landmarks Commission

This Decision becomes effective on April 9, 2019. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

The rights granted by the attached decision must be exercised, or an extension granted, by April 9, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>February 27, 2019</u>
Public Hearing Date:	<u>March 21, 2019</u>
Notice of Decision Mailing Date:	<u>March 22, 2019</u>
Decision Effective Date:	<u>April 9, 2019</u>
State Mandate Date:	<u>June 27, 2019</u>

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

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Monday, April 8, 2019. 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 230. The appeal must be filed in duplicate with the City of Salem Planning Division. 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 at the Planning Division office, 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. Historic Review Case No. HIS18-23MOD1

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 March 21, 2019, 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) 230.045 as follows:

Salem Revised Code (SRC) 230.045. Standards for Non-Contributing Buildings and Structures in Commercial Historic Districts

FINDINGS

Salem Revised Code (SRC) 230.045. Standards for Non-Contributing Buildings and Structures in Commercial Historic Districts

(g) Alterations and Additions

(1) Materials.

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

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

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

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

(2) Design.

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

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

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

Finding: The property does not retain any significant character defining features from the period

of significance therefore, the HLC finds that this standard has been met.

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

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

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

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

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

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

Finding: The HLC finds that the applicant is not proposing to alter the roof on the building. However, the applicant is proposing a new flat topping awning over the relocated double doors on the north façade. The HLC finds that this form is compatible with the building and the surrounding Historic District, therefore this standard has been met.

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

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

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

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

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

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

(vii) Simple rectangular building forms are generally preferred.

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

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

Finding: The HLC finds that the applicant's design is compatible with the resource and is not a reconstruction based upon historic evidence. The utilization of the modern glass and metal garage doors on both the north and east facades and the metal trim above the central entry on the north façade ensure that it is clear what is original and what is new, therefore the HLC finds that this standard has been met.

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

Finding: The HLC finds that there are no significant features that have acquired significance over time therefore this standard is not applicable to the evaluation of this proposal.

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

Finding: The HLC finds that the applicant is not proposing to add an addition increasing the square footage or height, therefore the HLC finds that this standard is not applicable to the evaluation of this proposal.

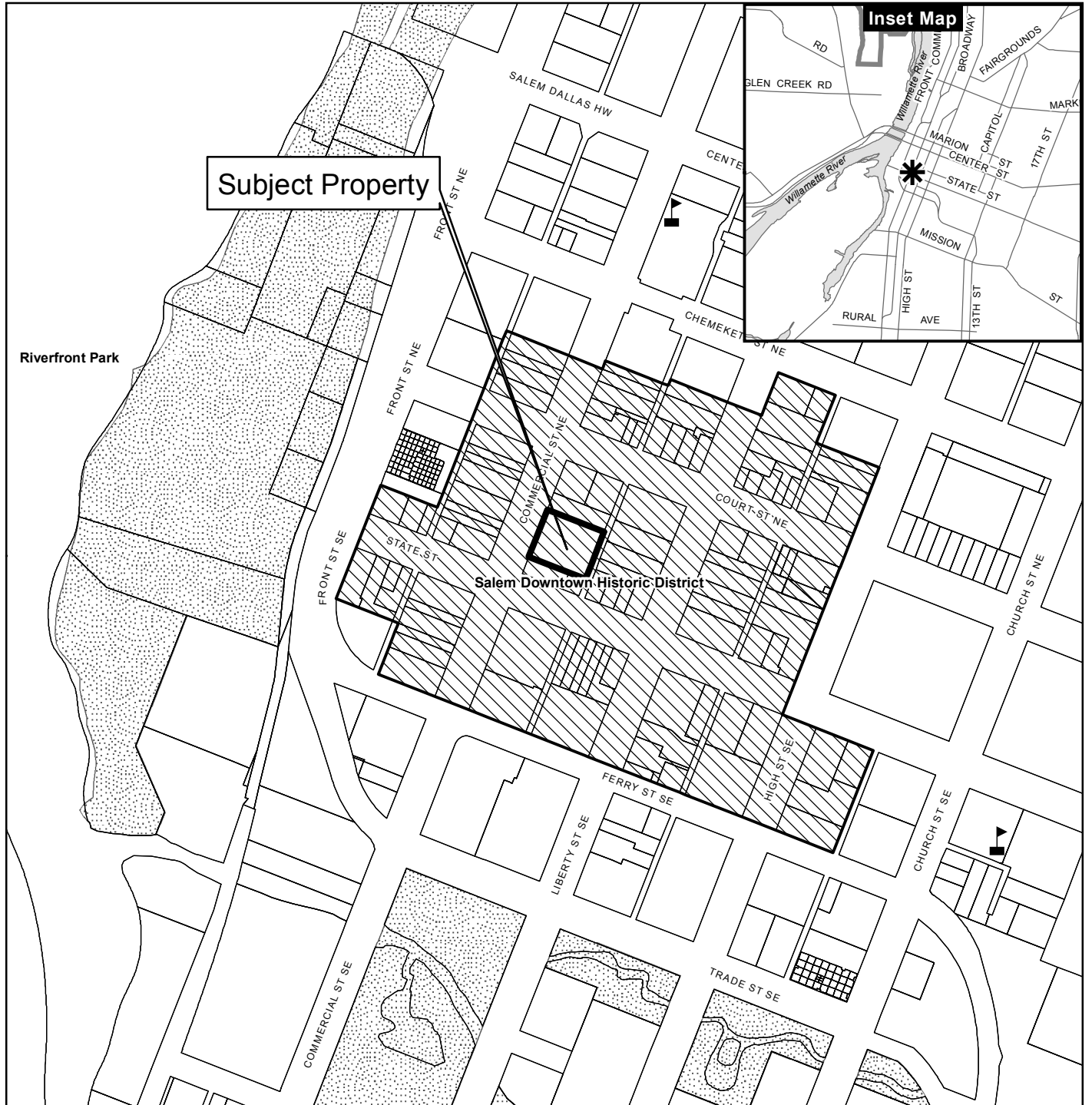
DECISION: The Historic Landmarks Commission **APPROVES THE PROPOSAL.**

VOTE: Yes 7 No 0 Absent 2 (French, Schwartz) Abstain 0








Attachments: A. Vicinity Map
 B. Excerpt from National Register Historic Resource Document
 C. Applicant's Submittal Materials

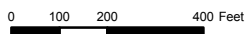
Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 120 Commercial St NE



Legend

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



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United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number: 7 Salem Downtown Historic District

120 Commercial Street, NE

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name(s): Alessandro's Restaurant

Year of Construction: c.1870; 1990

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

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

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



Historic Landmarks Commission Application

120 Commercial St.
Salem, OR 97301

Summary of Changes

Western Façade:

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

Northern Façade:

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

Eastern Façade:

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

Throughout:

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

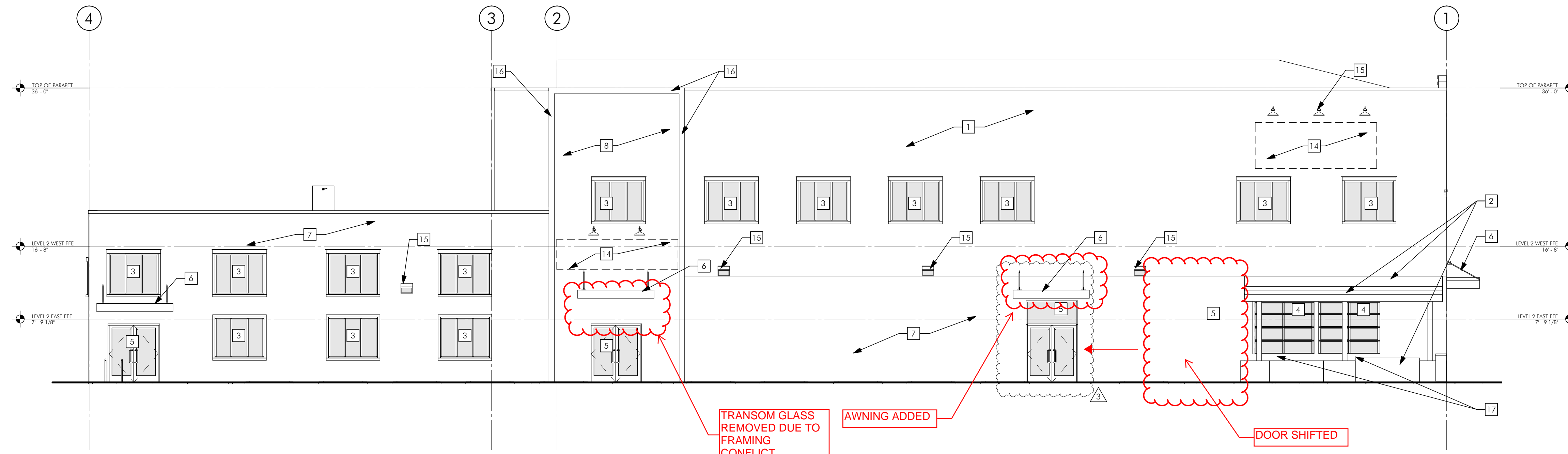


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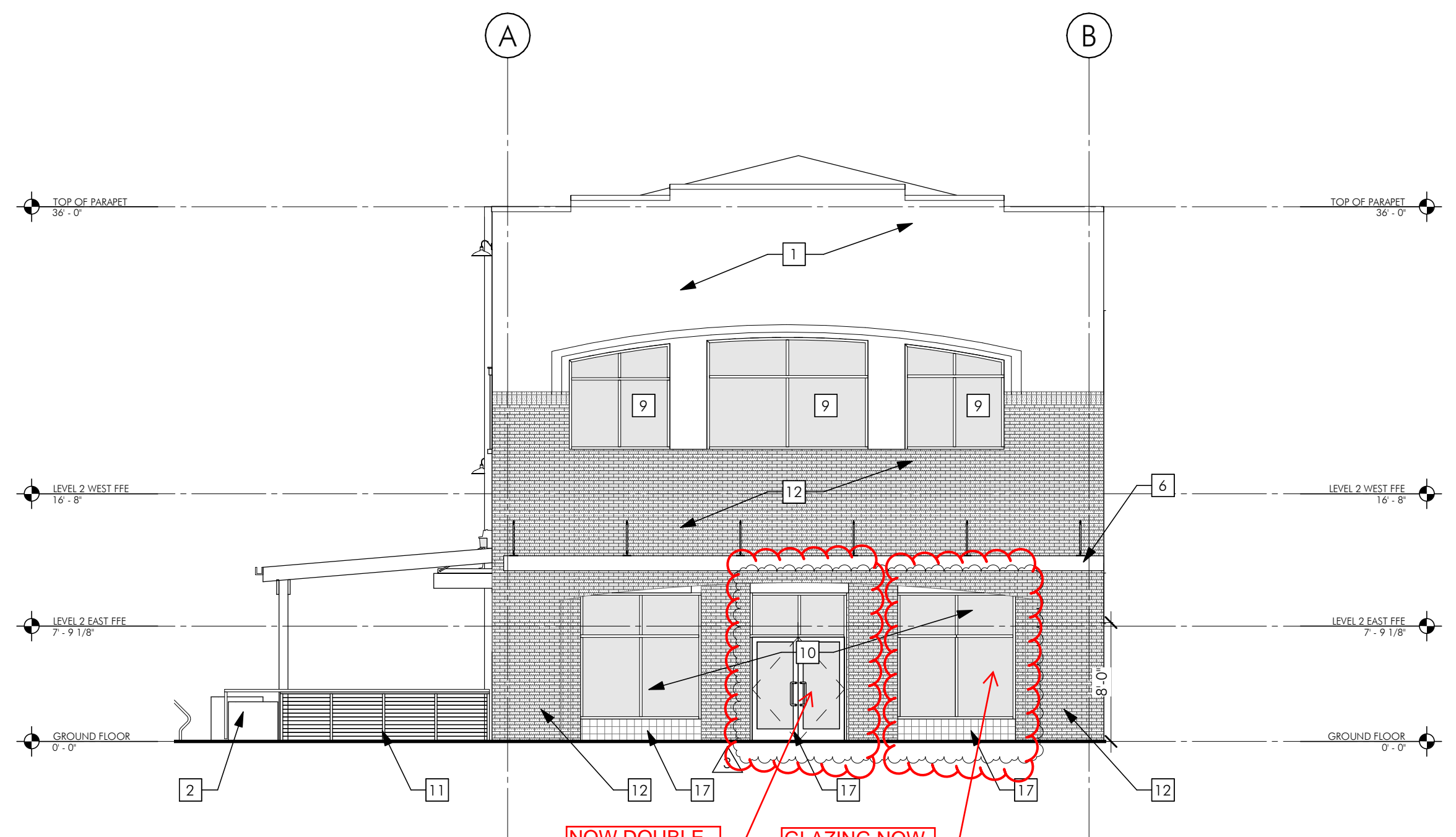
PROJECT # 2018-012
DATE: 11/21/2018

ELEVATION NOTES:

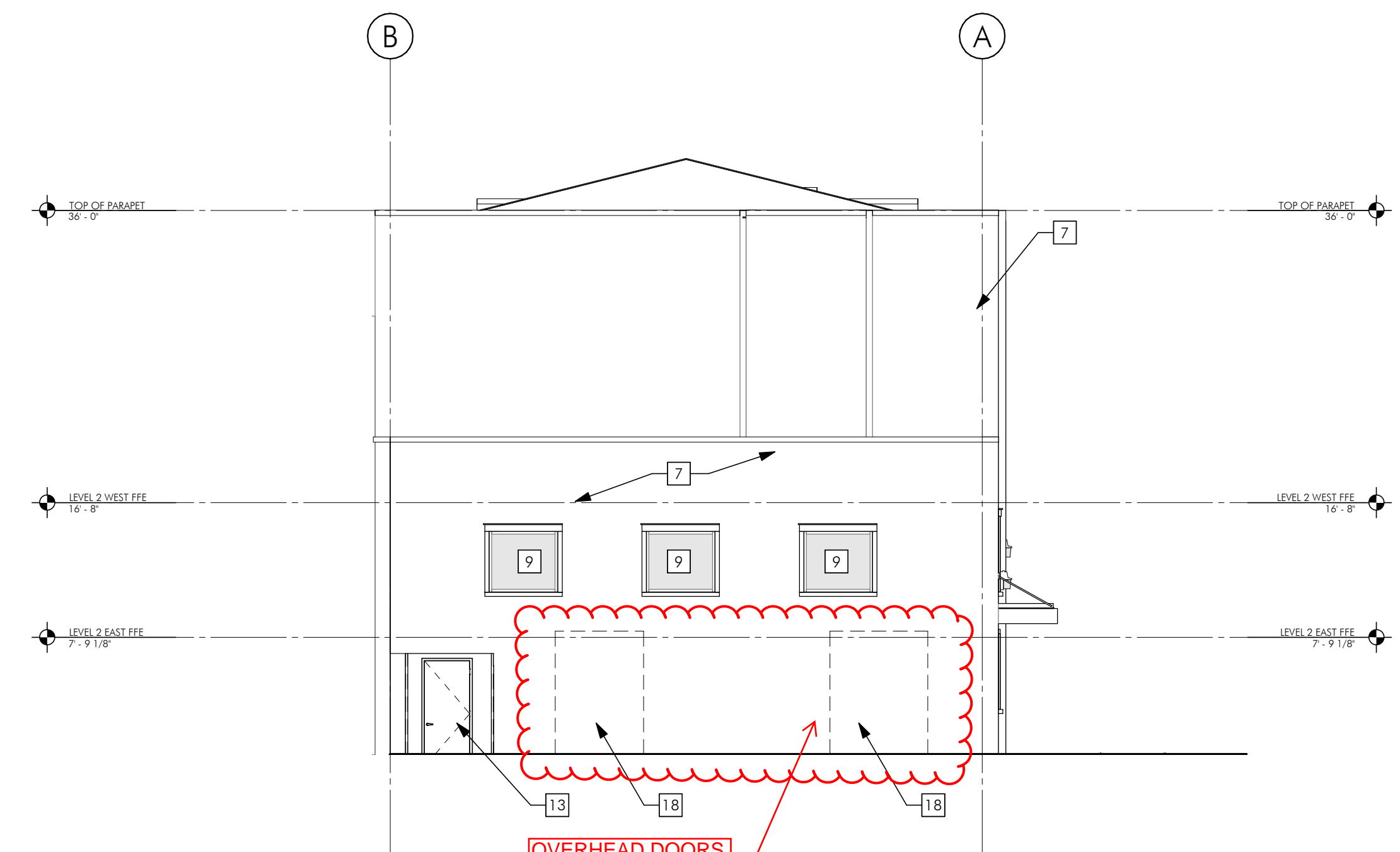
- 1 EXTERIOR FINISH TO REMAIN, PATCH AND PAINT. COLOR: SW 2813 DOWNING STRAW
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- 3 NEW OPENING AND WINDOW.
- 4 NEW OPENING WITH OVERHEAD GLASS DOOR.
- 5 NEW OPENING WITH STOREFRONT GLAZING.
- 6 NEW METAL CANOPY WITH UNDERMOUNTED LIGHT FIXTURES.
- 7 EXTERIOR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



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



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



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

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

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



WEST BUILDING ELEVATION - VIEW FROM COMMERCIAL STREET

STUDIO

3

ARCHITECTURE
INCORPORATED

275 GOULD BLVD NE
SALEM, OR 97301-3442
P: 503.390.6500
www.studio3architecture.com



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NORTH BUILDING ELEVATION - VIEW FROM ADJACENT PARKING AREA



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EAST BUILDING ELEVATION - VIEW FROM ALLEY



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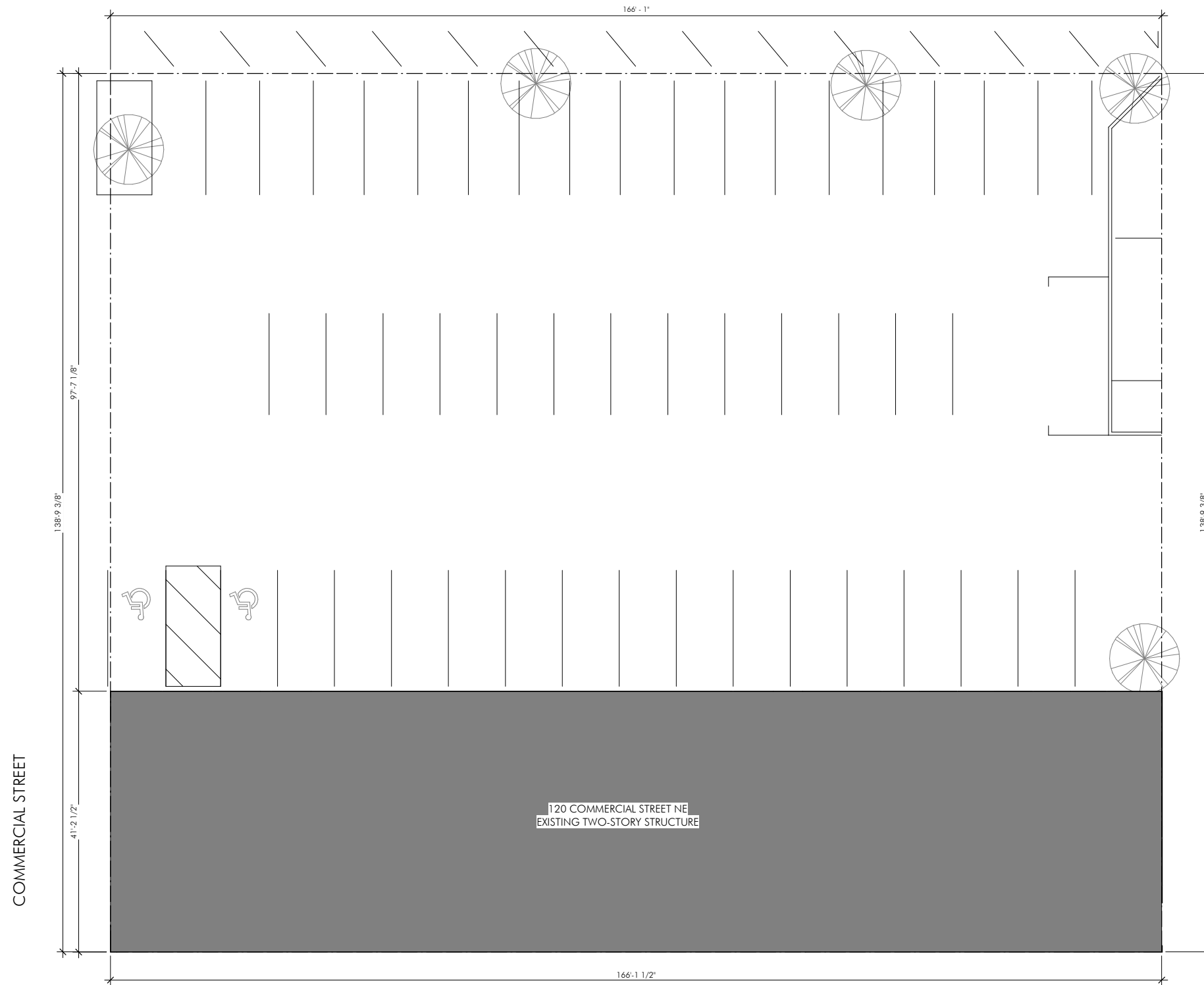
BUILDING IMPROVEMENTS FOR:
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THIS PLAN AND ANY OTHER DOCUMENTS, SPECIFICATIONS, SCHEDULES, AND NOTES SHALL BE CONSIDERED TO BE PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE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

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

REVISIONS



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

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

SHEET:
EX.0




SITE AREA CALCULATIONS:

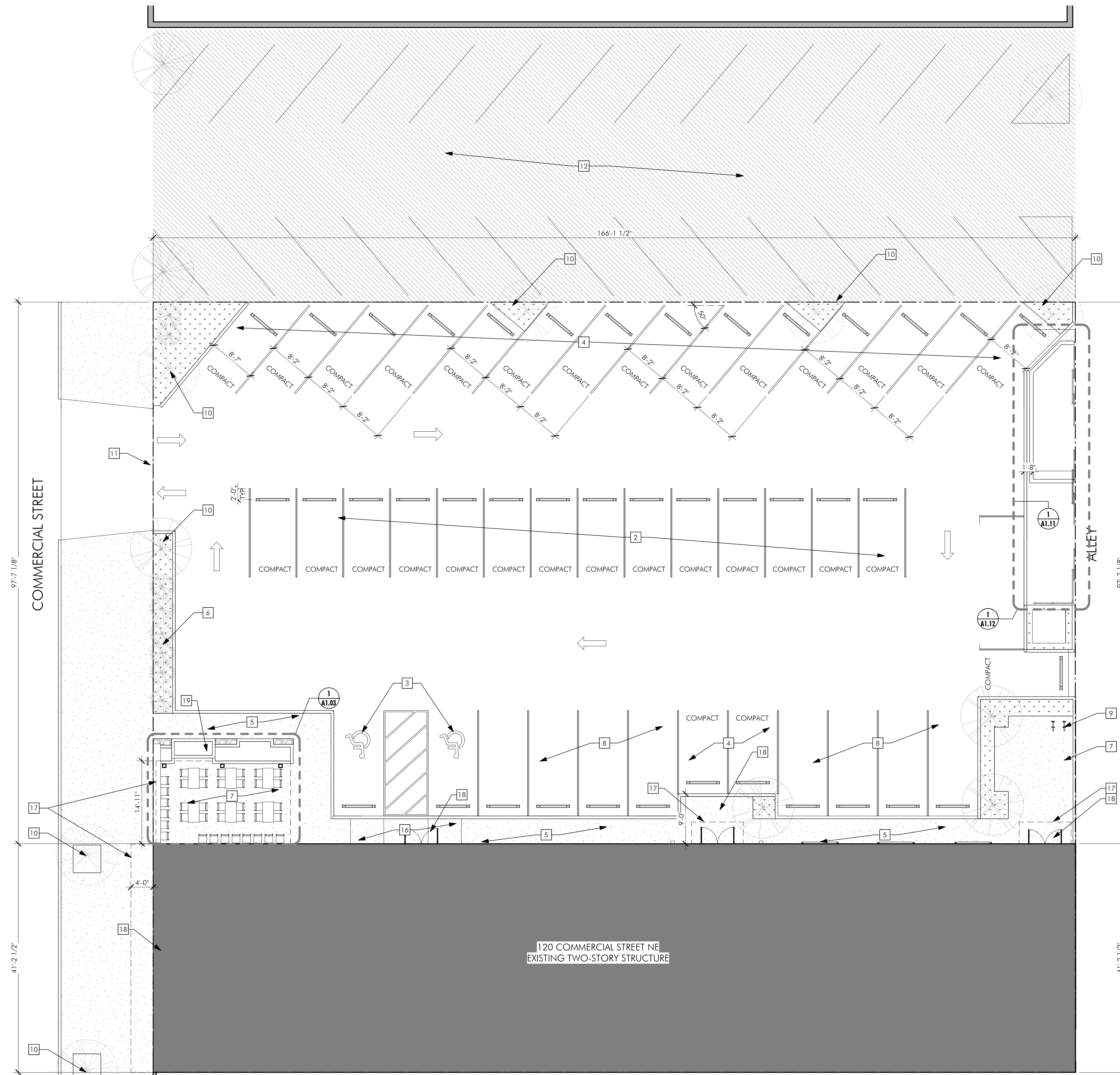
BUILDING FOOTPRINT: 6,828 SF
TOTAL SITE AREA: 23,054 SF
PARKING SPACES REQUIRED: 0
43 SPACES PROVIDED INCLUDING TWO ACCESSIBLE PARKING SPACES
31 COMPACT AND 12 FULL SIZE SPACES ARE PROVIDED

SITE PLAN NOTES:

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

SITE PLAN LEGEND:

-  BUILDING AREA
-  LANDSCAPING
-  CONCRETE SIDEWALK/PAD



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

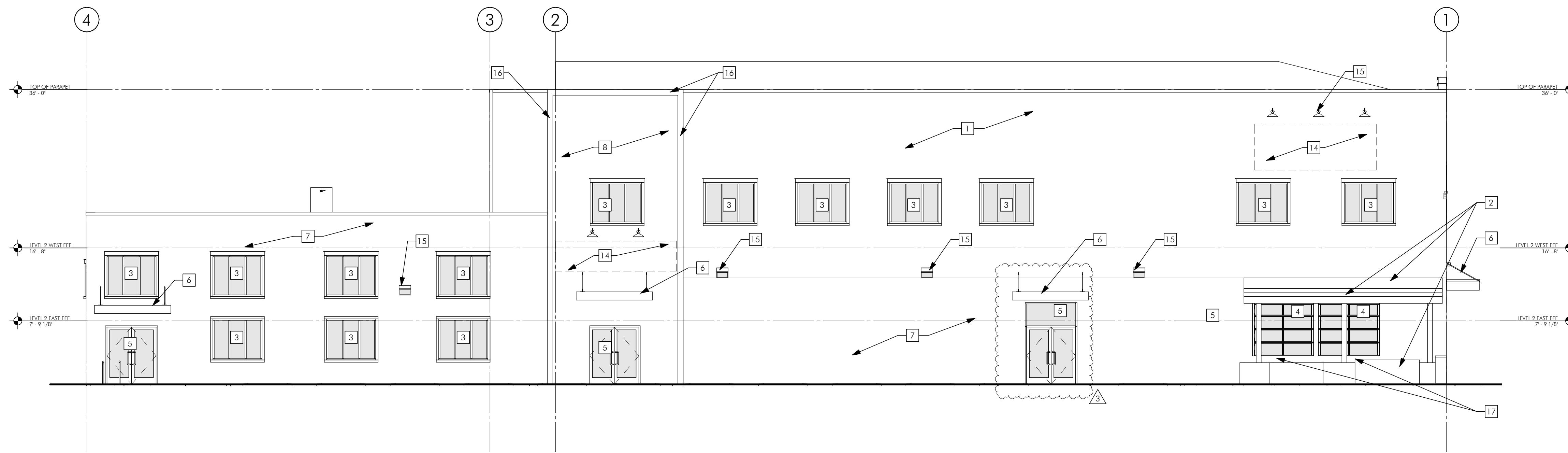


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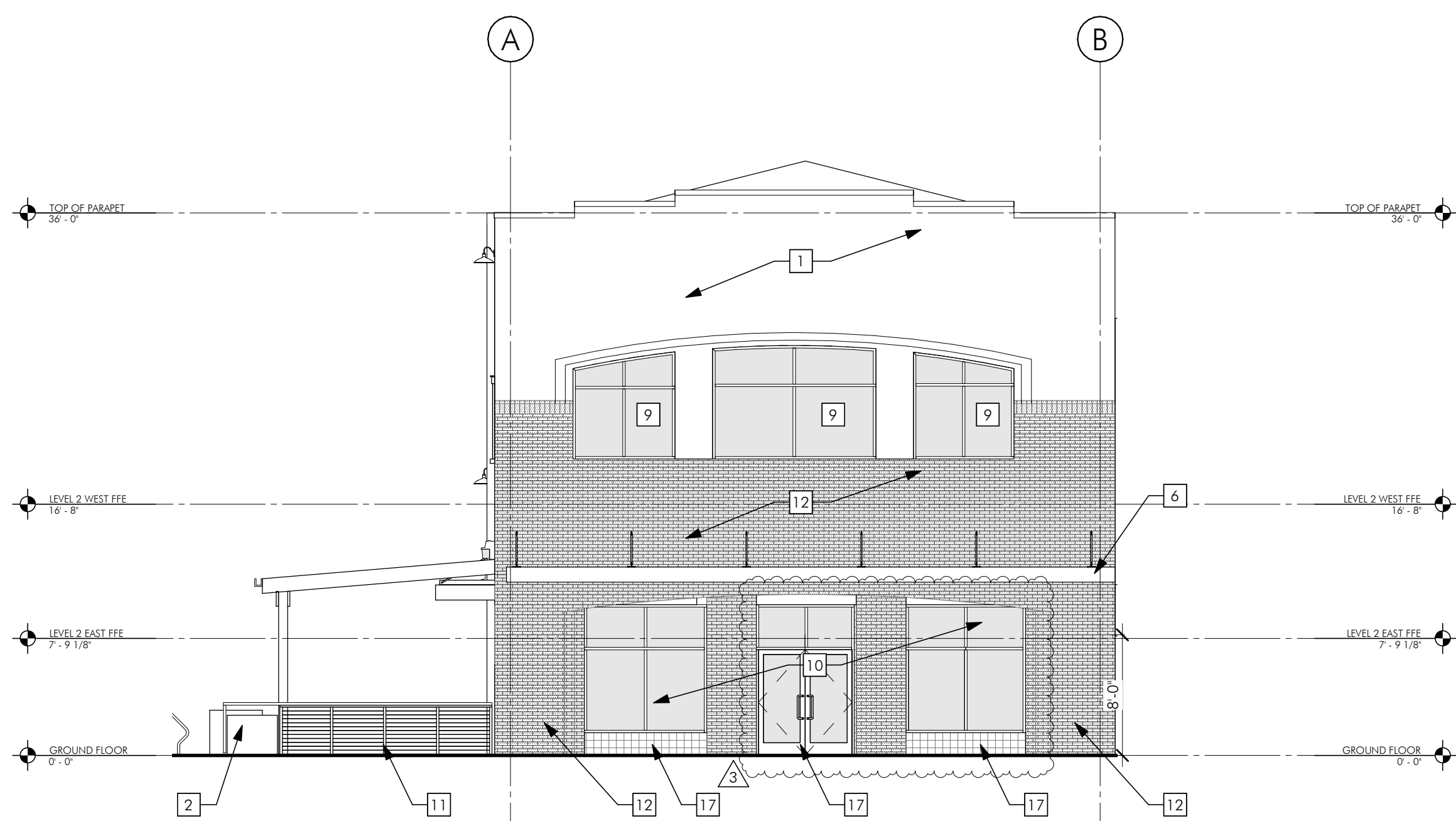
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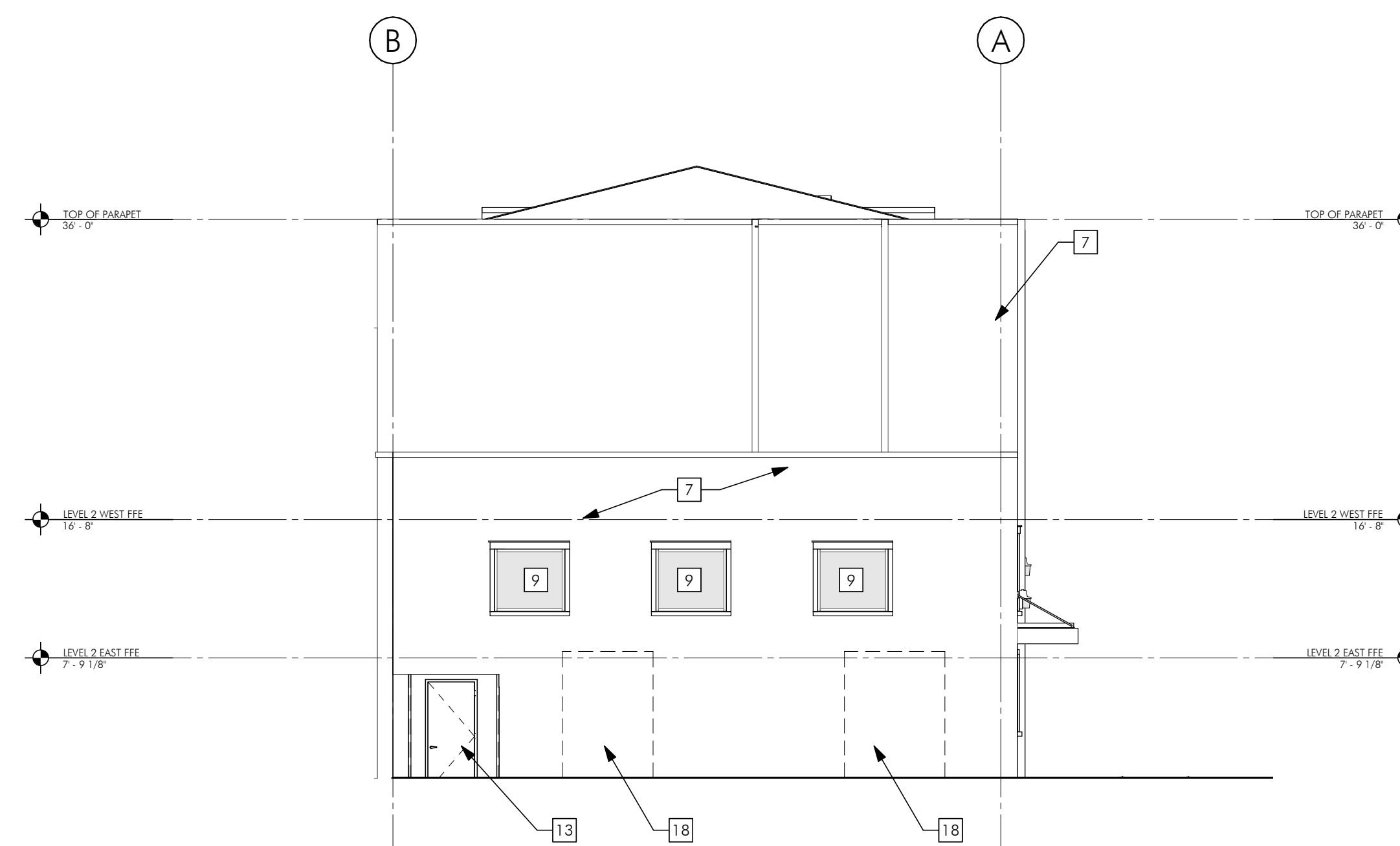
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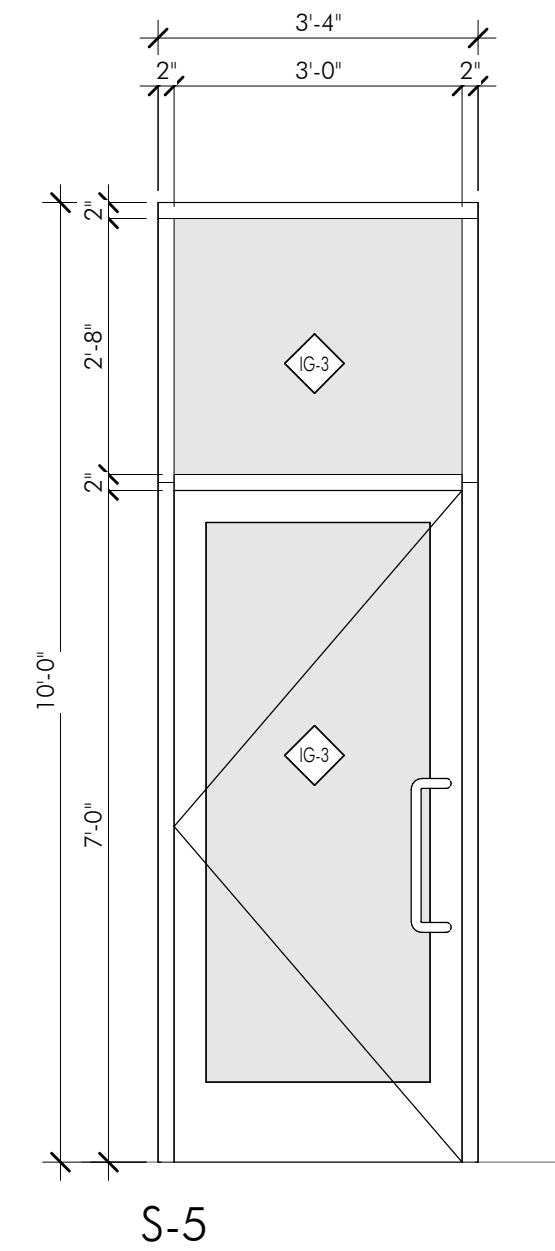
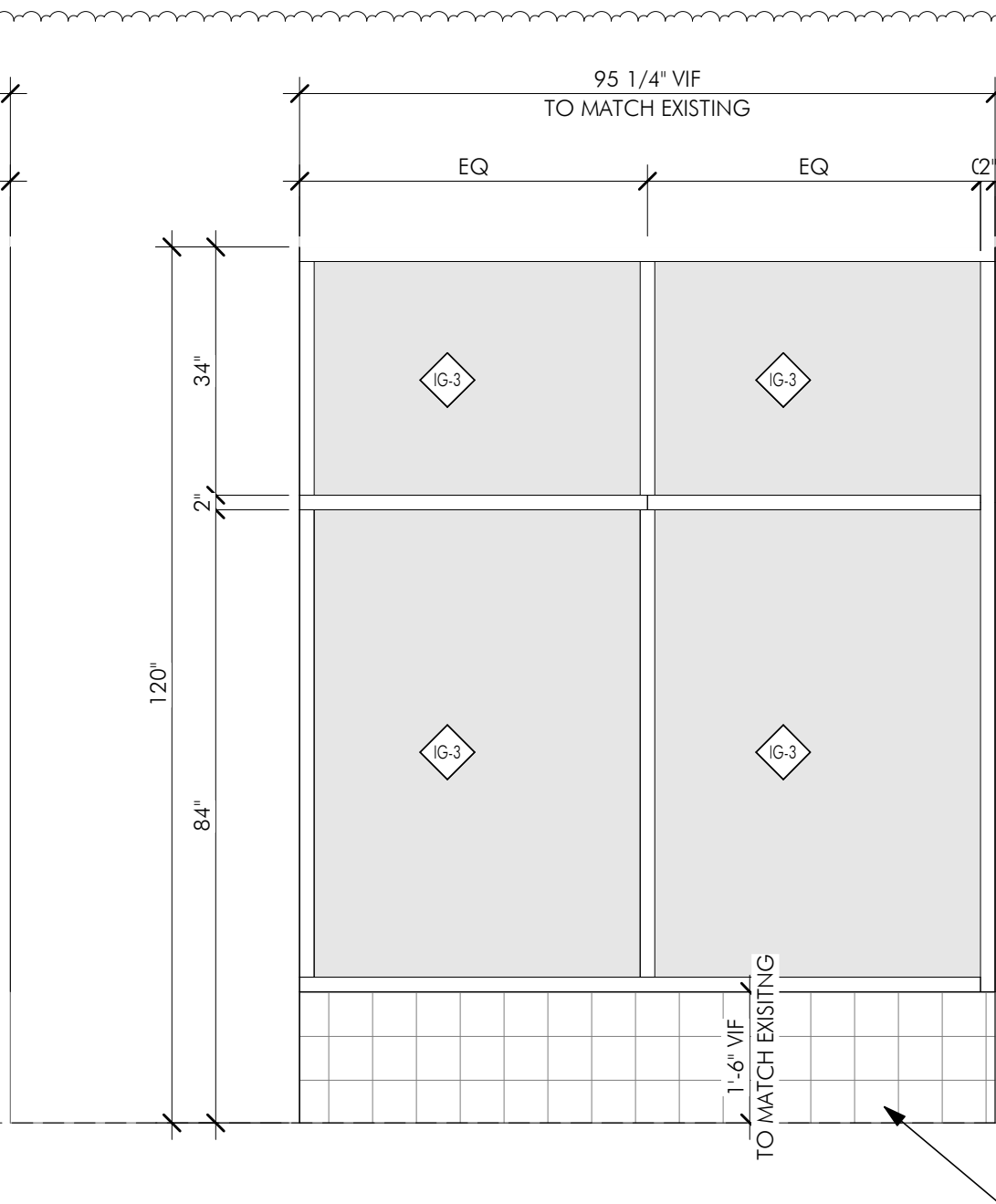
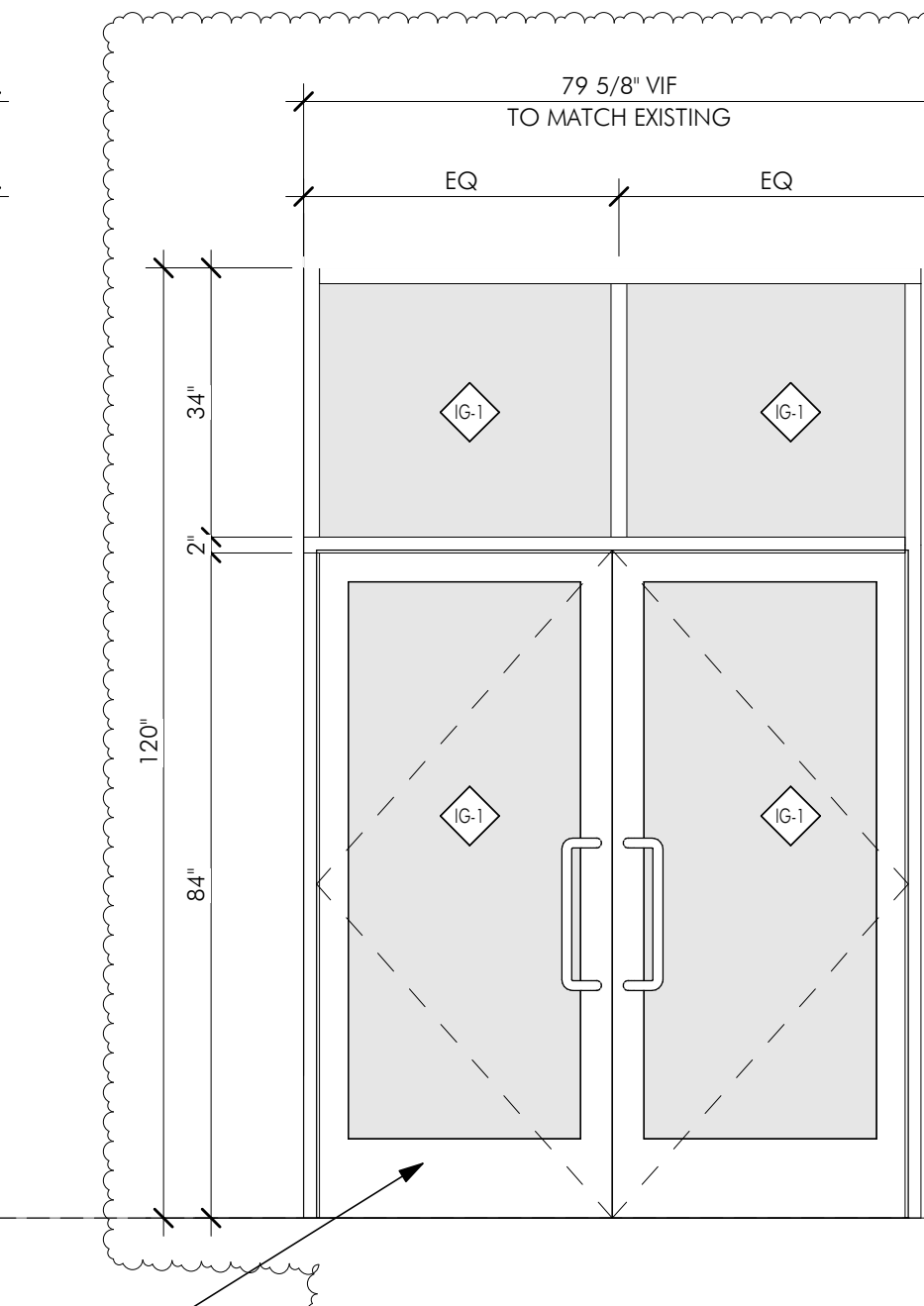
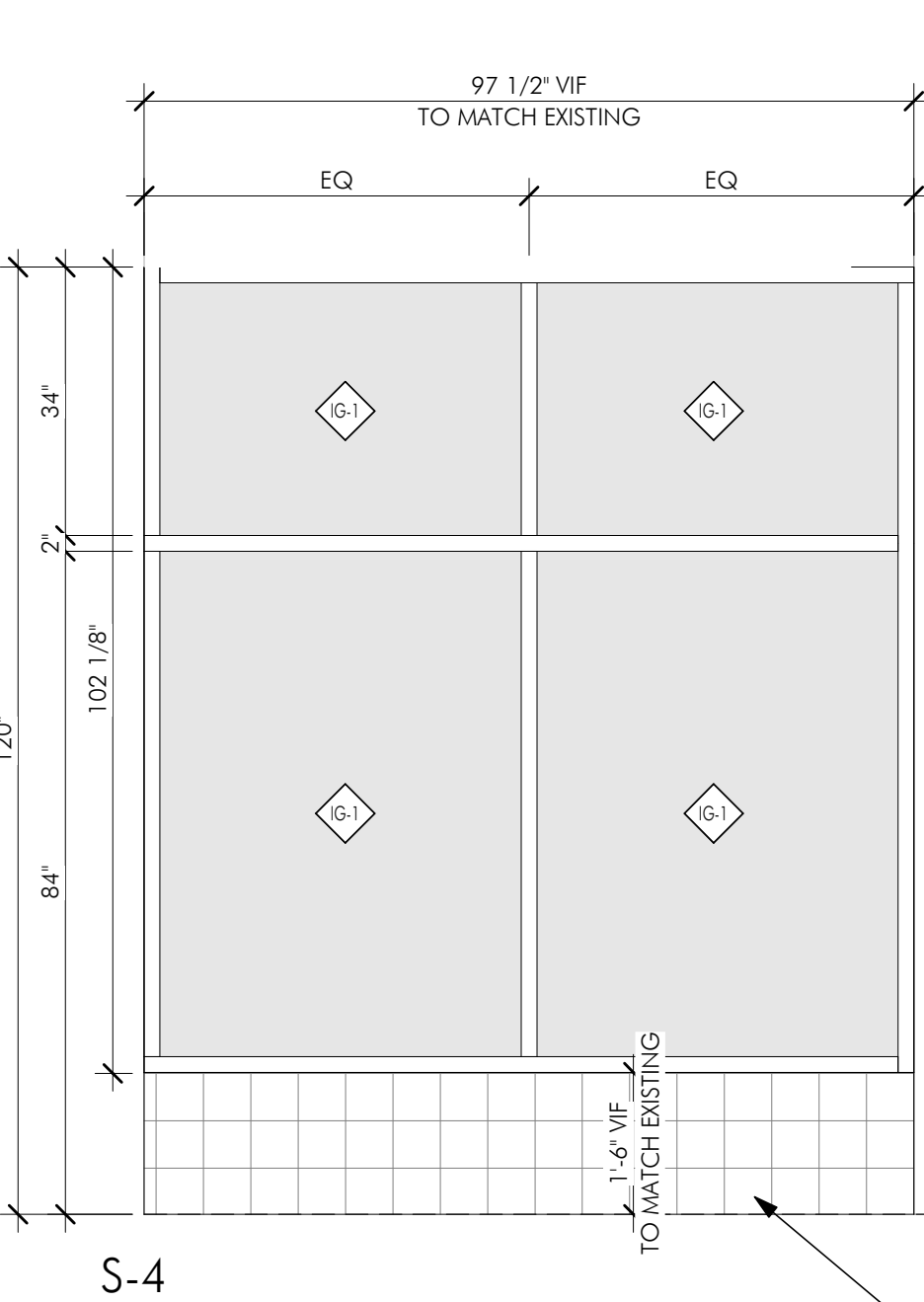
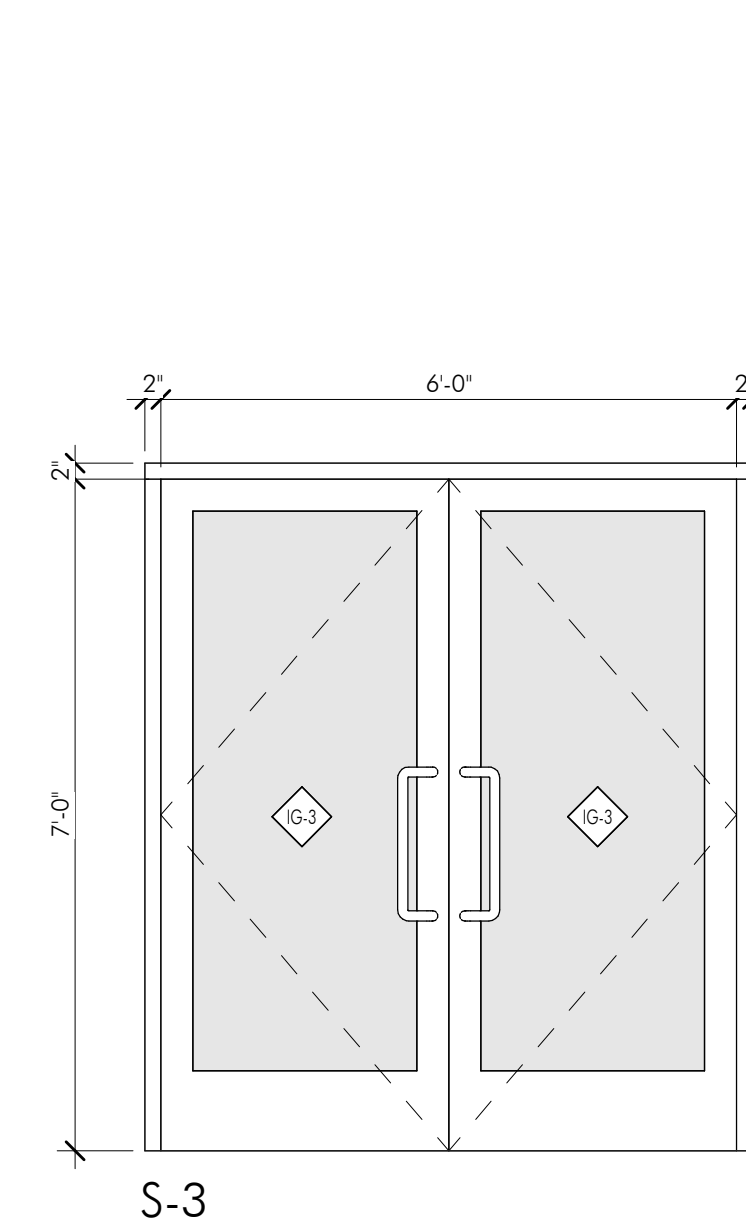
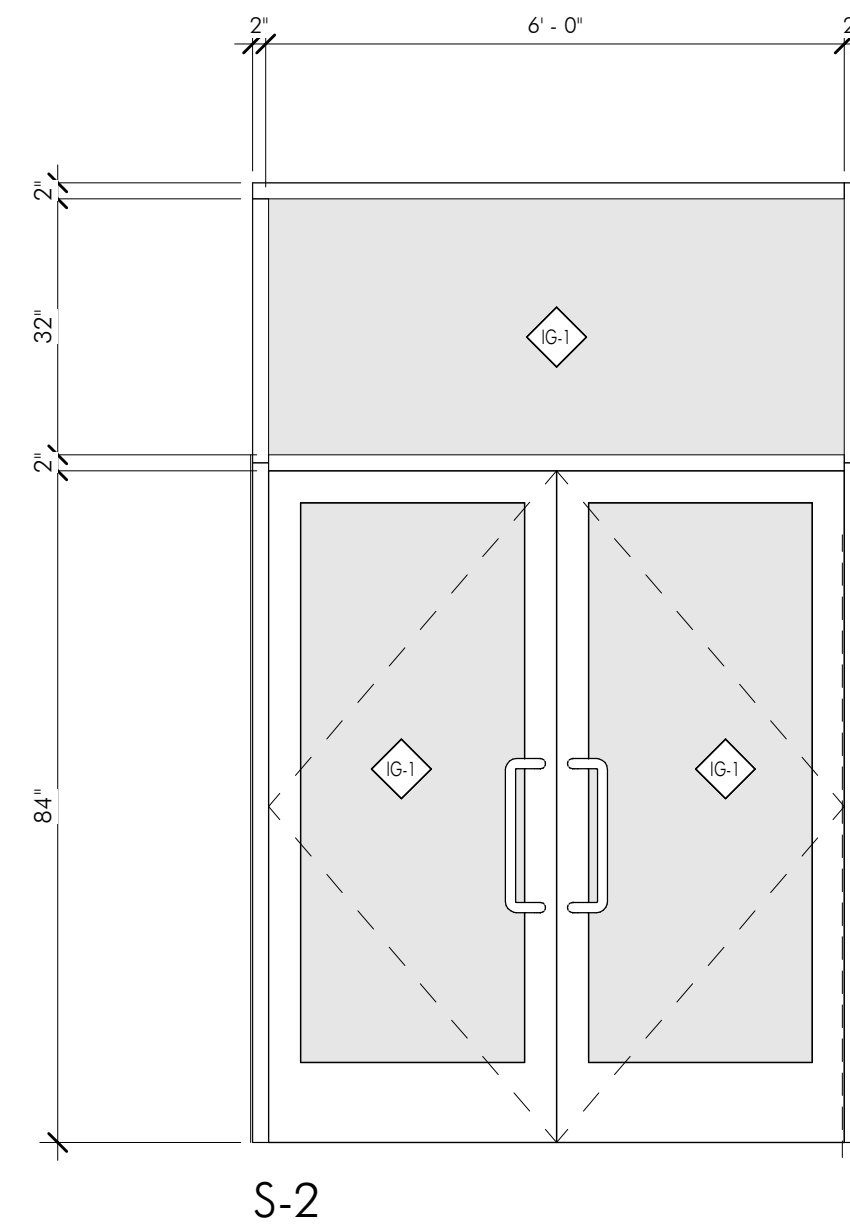
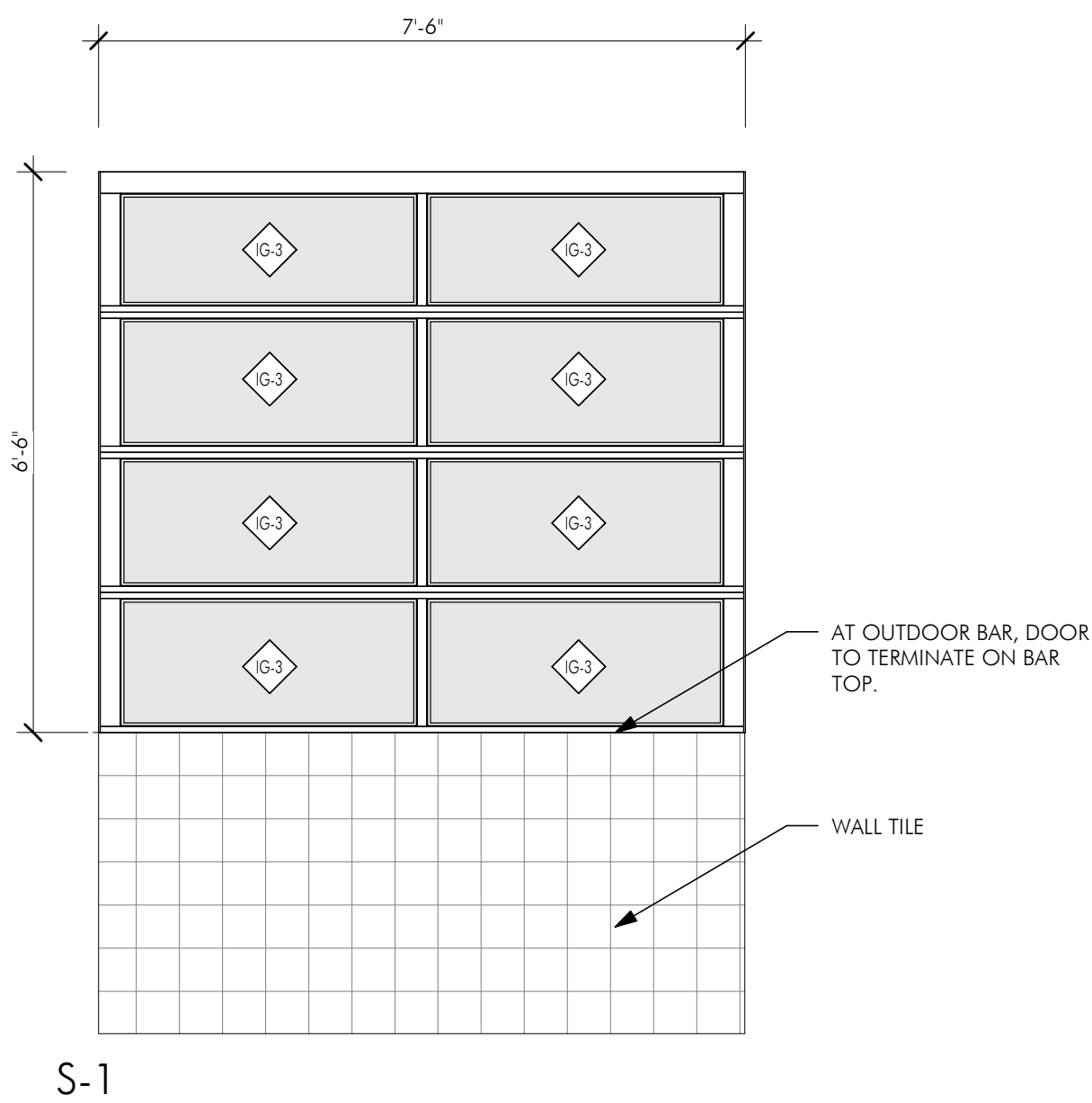
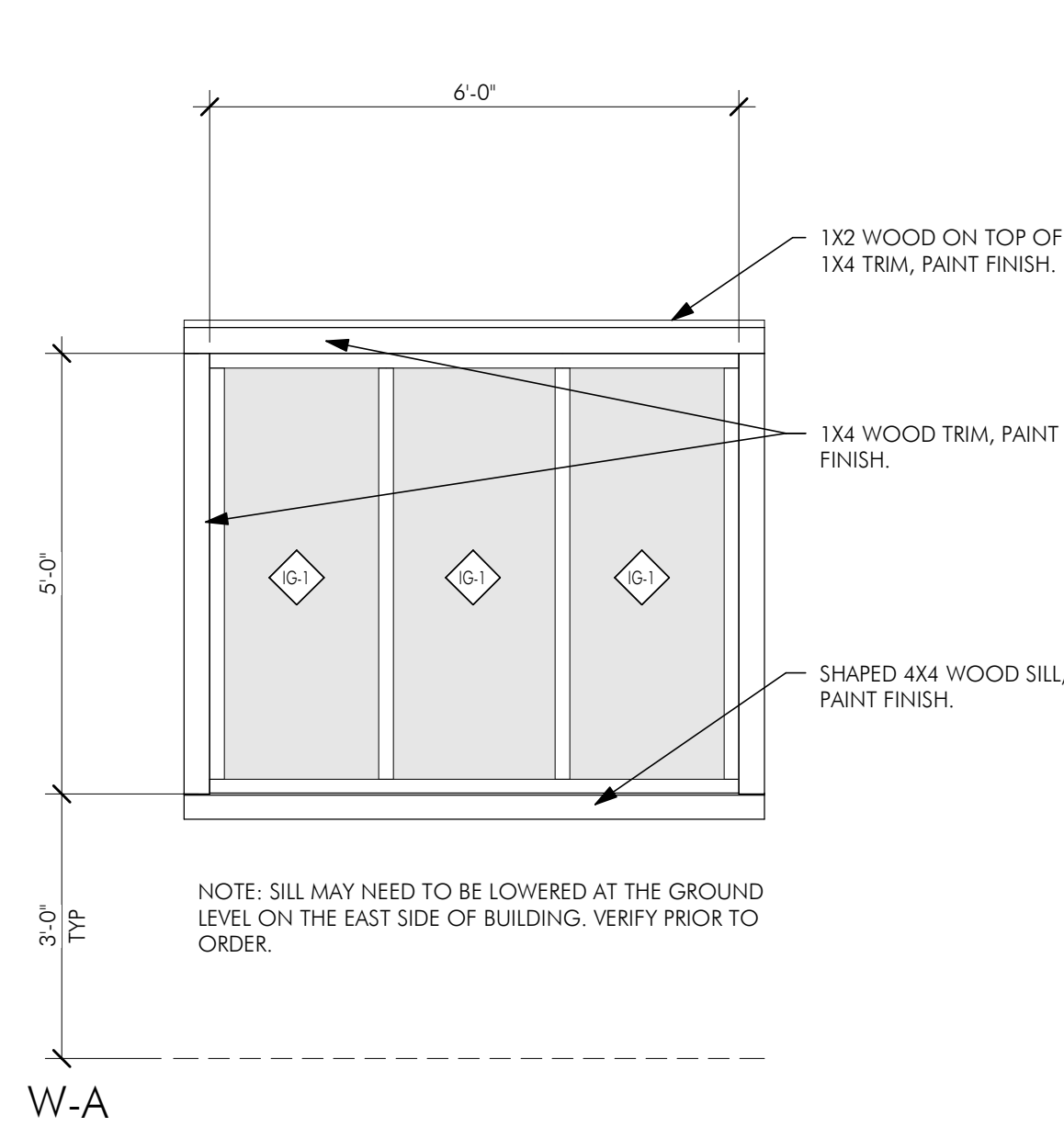
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GLASS NOTES:

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

Type IG-3 - Sealed Insulating Glass Units: Safety glazing
Applications: Provide this type of glazing in the following locations:
 • Glazed lites in exterior doors.
 • Glazed sidelights and panels next to doors.
 • Other locations required by applicable federal, state, and local codes and regulations.
 • Other locations indicated on the drawings.
 Type: Same as IG-1 vision glazing except use fully tempered float glass for both outboard and inboard lites.
 • Tint: Clear.
 Type: Type: Solarban 60 Clear

Type G-3 - Fire-Resistance-Rated Glazing: Type, thickness, and configuration of glazing that contains flame, smoke, and blocks radiant heat, as required to achieve indicated fire-rating period exceeding 45 minutes:
 Applications: Glazing in fire-rated door assembly. Glazing in fire-rated window assembly. Glazing in sidelites, borrowed lites, and other glazed openings in fire-rated wall assemblies. Other locations as indicated on drawings.
 • Labeling: Provide permanent label on fire-rated glazing in compliance with ICC (IBC) and authorities having jurisdiction.
 • Provide products listed by Underwriters Laboratories or Intertek, Warnock Hersey.
 • Safety Glazing Certification: 16 CFR 1201 Category II.
 • Glazing Method: As required for fire rating.
 • Fire-Resistance-Rating Period: See Schedule
 Markings for Fire-Rated Glazing Assemblies: "OH" - meets fire window assembly criteria including the hose stream test of NFPA 257 or UL 9 Fire test standards.



BUILDING IMPROVEMENTS FOR:
120 COMMERCIAL ST. NE
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SHEET:
HLC
R5

SW 2833
Roycroft Vellum
Interior / Exterior

COLOR:
SW 2883 - ROYCROFT VELLUM

APPLICATION:
-WINDOW TRIM
-WALL TRIM



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

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



OPENINGS:
KAWNEER DARK BRONZE
NO. 40

APPLICATION:
-NEW WINDOWS,
STOREFRONT AND
OVERHEAD DOORS

SW 2813
Downing Straw
Interior / Exterior

COLOR:
SW 2813 - DOWNING STRAW

APPLICATION:
-UPPER WALL
-ABOVE GLAZING AT LOWER
LEVEL



EXISTING BRICK TO REMAIN



ROOFING:
CORRUGATED METAL
ROOF

APPLICATION:
-NEW AWNING ALONG
COMMERCIAL STREET

SW 2824
Renwick Golden Oak
Interior / Exterior

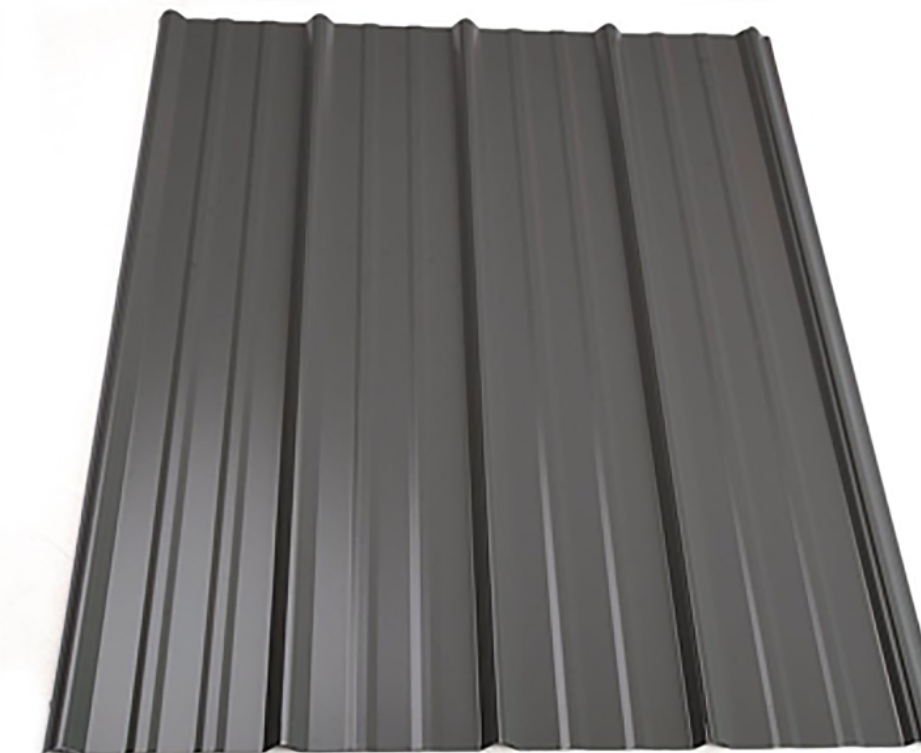
COLOR:
SW 2824 - RENWICK GOLDEN
OAK

APPLICATION:
-LOWER WALL



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

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



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

APPLICATION:
-NEW WOOD CANOPY

SW 2803
Rookwood Terra Cotta
Interior / Exterior

COLOR:
SW 2803 - ROOKWOOD TERRA
COTTA

APPLICATION:
-AT NORTH SIDE ENTRANCE
ACCENT WALL



CONCRETE PLANTER:
POLISHED FINISH

APPLICATION:
-PLANTERS ADJACENT
TO BUILDING AT NEW
WOOD CANOPY



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

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

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



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PROJECT # 2018-012
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SITE PERSPECTIVE - VIEW FROM COMMERCIAL STREET

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

SHEET:
**HLC
R7**



BUILDING PERSPECTIVE - VIEW FROM COMMERCIAL STREET LOOKING SOUTHEAST



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

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



BUILDING PERSPECTIVE - VIEW FROM COMMERCIAL STREET LOOKING EAST



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

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



BUILDING PERSPECTIVE - VIEW FROM PARKING AREA LOOKING SOUTH



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

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

SHEET:
HLC
R10



BUILDING PERSPECTIVE - VIEW FROM ALLEY LOOKING SOUTHWEST



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

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

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

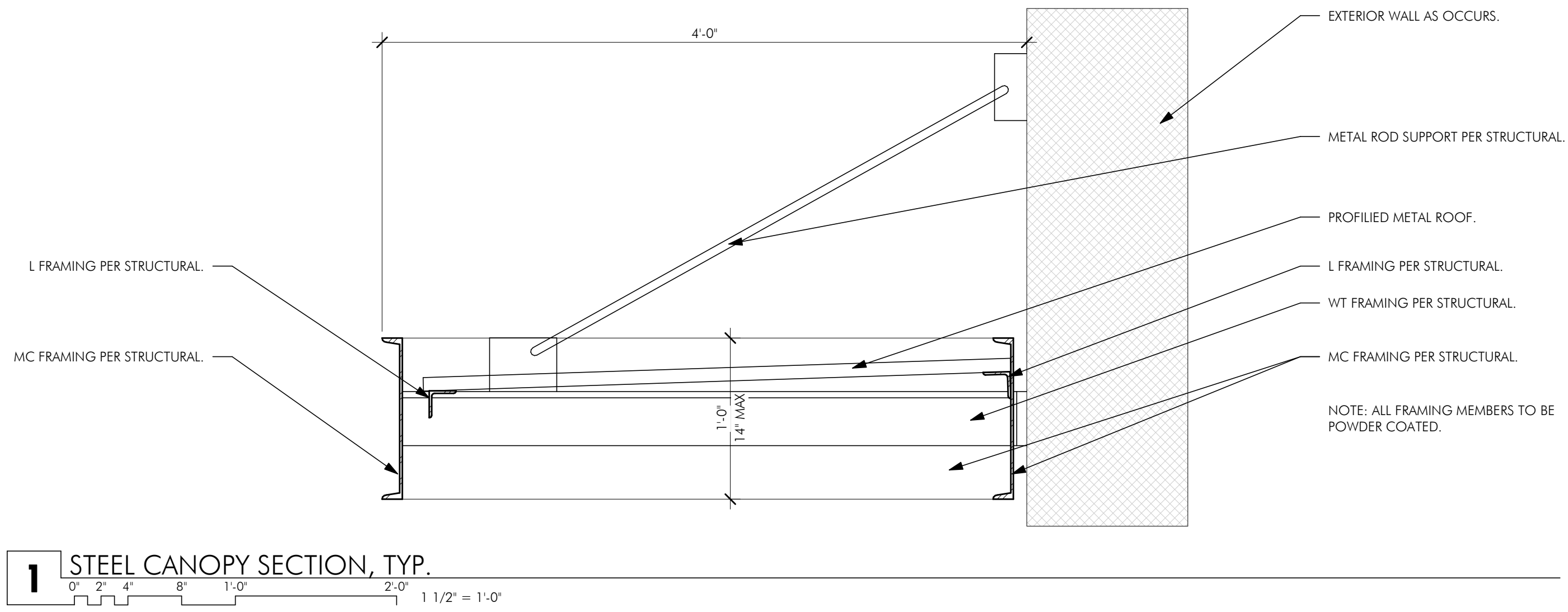
SHEET:
HLC
R11

60% PRELIMINARY SET
NOT FOR
CONSTRUCTION

IN THE EVENT CONFLICTS ARE DISCOVERED
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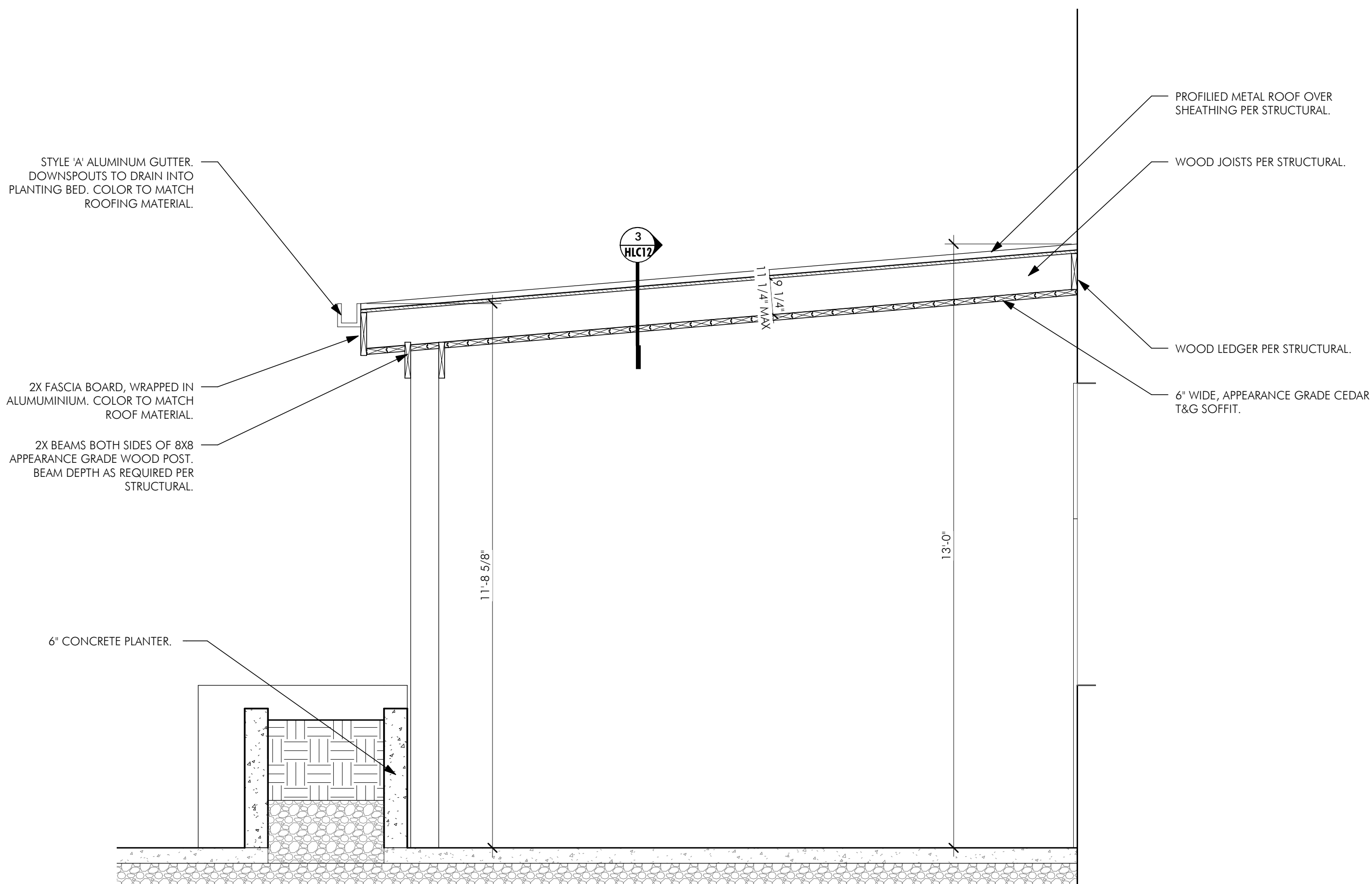
PROJECT # 2018-012
DATE: 7/13/2018

REVISIONS



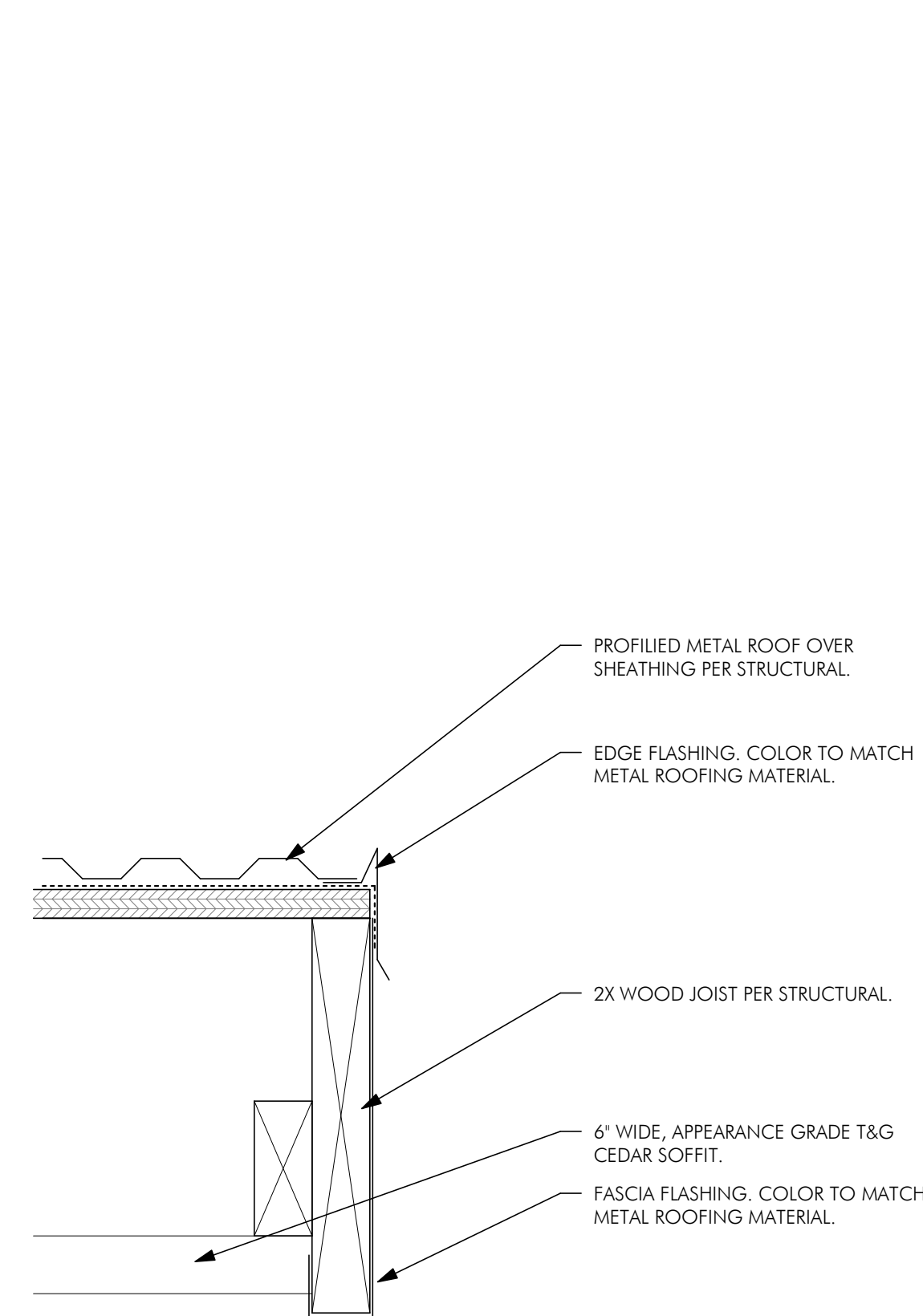
1 STEEL CANOPY SECTION, TYP.

0" 2" 4" 6" 1'-0" 2'-0" 1 1/2" = 1'-0"



2 WOOD CANOPY SECTION

0" 1" 2" 4" 6" 1'-0" 1 1/2" = 1'-0"



3 WOOD CANOPY EDGE CONDITION

0" 1" 2" 4" 6" 1'-0" 3" = 1'-0"

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

SHEET:
HLC12