

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 PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS19-10

APPLICATION NO. : 19-106011-DR

NOTICE OF DECISION DATE: MARCH 22, 2019

SUMMARY: A proposal to repair the brick wall and replace the windows on the rear façade of the South Eldridge Block (1889).

REQUEST: Minor Historic Design Review of a proposal to repair the brick wall and repair six windows on the west and east façades of the South Eldridge Block (1889), a historic contributing building in the Salem Downtown Historic District in the CB (Central Business District) zone, and located at 240-254 Commercial Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W22DC08400).

APPLICANT: Jon Stadick of Pioneer Trust Bank on behalf of PDQ Investments, LLC

LOCATION: 240-254 Commercial St NE

CRITERIA: Salem Revised Code (SRC) Chapters 230.040(a) and (b)

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

DECISION: The **Historic Preservation Officer (a Planning Administrator Designee) APPROVED** Historic Design Review HIS19-10 based upon the application materials deemed complete on March 21, 2019 and the findings as presented in this report.

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.
A copy of the decision is attached.

Application Deemed Complete:	<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>July 19, 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. 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 Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission 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>

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS19-10
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-10)
240-254 COMMERCIAL STREET NE)
) MARCH 22, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Jon Stadick on behalf of PDQ Investments, LLC, 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 repair the brick wall and repair the six windows on the west and east façades of the South Eldridge Block (1889).

REQUEST: Minor Historic Design Review of a proposal to repair the brick wall and repair six windows on the west and east façades of the South Eldridge Block (1889), a historic contributing building in the Salem Downtown Historic District in the CB (Central Business District) zone, and located at 240-254 Commercial Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W22DC08400).

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

DECISION

APPROVED based upon the application materials deemed complete on March 21, 2019 and the findings as presented in this report.

FINDINGS

1. 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.

2. Analysis of Minor Historic Design Review Approval Criteria

Finding: The applicant is proposing to repair the brick wall and repair six windows on the west and east façades of the South Eldridge Block. Staff determined that the following standards from SRC 230.040(a) and (b) *Standards for Contributing Resources in Commercial Historic Districts, (a)Masonry, Siding and Exterior Trim and (b)Windows* are applicable to this project.

FINDINGS:

(a) Masonry, Siding and Exterior Trim.

(1) Materials.

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

Finding: The applicant is proposing to grind and re-tuck approximately 250 square feet of brick masonry mortar joints on the east façade, second story of the resource. The applicant is proposing to salvage as much historic material as possible while dismantling and reconstructing the wall. It will be necessary to install a steel lintel above the windows prior to reconstructing the flat arch. Where brick is not salvageable, the applicant will utilize brick to match. Staff finds that this standard has been met.

(B) *Replacement materials shall be, to the greatest degree possible, of the same type, quality, design, size, finish, proportions, and configuration of the original materials.*

Finding: The applicant is proposing utilize replacement brick that matches to the greatest degree possible the existing brick on the exterior of the resource. Staff finds that this standard has been met.

(2) Design.

(A) *New materials 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 proposing to salvage and reuse a majority of the existing brick on the exterior of the resource. Where it is not feasible to salvage the existing brick due to its poor condition, the applicant will utilize brick that matches the existing to the greatest degree possible. Staff finds that this standard has been met.

(B) *When repointing brick or masonry, the joint size, profile, color, strength, porosity and permeability of the original mortar should be matched.*

Finding: The applicant is proposing to utilize a Type N mortar blend which is appropriate for use on the exterior of this historic resource. Staff finds that this standard has been met.

(C) *Unpainted masonry should not be painted or sealed.*

Finding: The applicant is not proposing to paint or seal the brick. Staff finds that this standard has been met.

(D) *Paint should not be removed from brick unless testing demonstrates that no damage to the brick will result.*

Finding: The applicant is not proposing to remove paint from the brick. Staff finds that this standard is not applicable to the evaluation of this proposal.

(E) The original appearance of the original materials shall be retained, including early signage, whenever possible.

Finding: The applicant is not proposing to substantially alter the exterior appearance of the brick wall at the rear of the structure. The addition of the steel lintel is necessary to reinforce the wall, and will not substantially alter the exterior. Staff finds that this standard has been met.

Criteria: 230.040(b) Windows.

(1) Materials.

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

Finding: The applicant is proposing to repair the windows on the exterior of the resource. Staff finds that this standard has been met.

(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 windows.*

Finding: Should it be necessary to replace any portion of the windows due to their poor condition, the applicant will match the material of the windows to the greatest degree possible. Staff finds that this standard has been met.

(C) *Glass block or tinted, mirrored, opaque, or colored glass is not permitted, unless it is the historic glazing type.*

Finding: The applicant is not proposing to install glass block or tinted, mirrored, opaque or colored glass. Staff finds that this standard has been met.

(2) Design.

(A) *A replacement window shall, to the greatest extent feasible, match design, size, proportions, configuration, reflective qualities, and profile of the original window.*

Finding: The applicant is not proposing to replace the existing windows. Should it be necessary to replace any portion of the window due to their poor condition, the applicant will match the existing design to the greatest degree feasible. Staff finds that this standard has been met.

(B) *The size and shape of original window openings should be preserved so that the configuration of the facade is not changed.*

Finding: The applicant is proposing to repair and re-install the windows within the original window openings, restoring their original appearance. Staff finds that this standard has been met.

(C) *New window openings into the principal elevations, enlargement or reduction of original window openings and infill of original window openings are not permitted.*

Finding: The applicant is not proposing to create any new window openings and is not proposing to enlarge, reduce or infill any original openings. Staff finds that this standard has been met.

(D) *Original openings that have been covered or blocked should be re-opened when feasible.*

Finding: The applicant is not proposing to reopen covered or blocked openings. Staff finds that this standard is not applicable to the evaluation of this proposal.

(E) *Windows historically used on upper levels shall not be installed at storefront level, and storefront windows shall not be installed on upper levels.*

Finding: The applicant is not proposing storefront type windows on the upper levels and is not proposing new windows on the storefront level. Staff finds that this standard has been met.

(F) *Commercial window types shall not be substituted with residential window types.*

Finding: The applicant is not proposing a commercial window type for the restoration of these two windows. Staff finds that this standard has been met.

(G) *Interior grilles, grilles between layers of insulating glass, or stenciled mullions in lieu of true divided lights or exterior mullions are not permitted.*

Finding: The applicant is not proposing windows with interior grilles or stenciled mullions. Staff finds that this standard has been met.

DECISION

Based upon the application materials deemed complete on March 21, 2019 and the findings as presented in this report, the application for HIS19-06 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

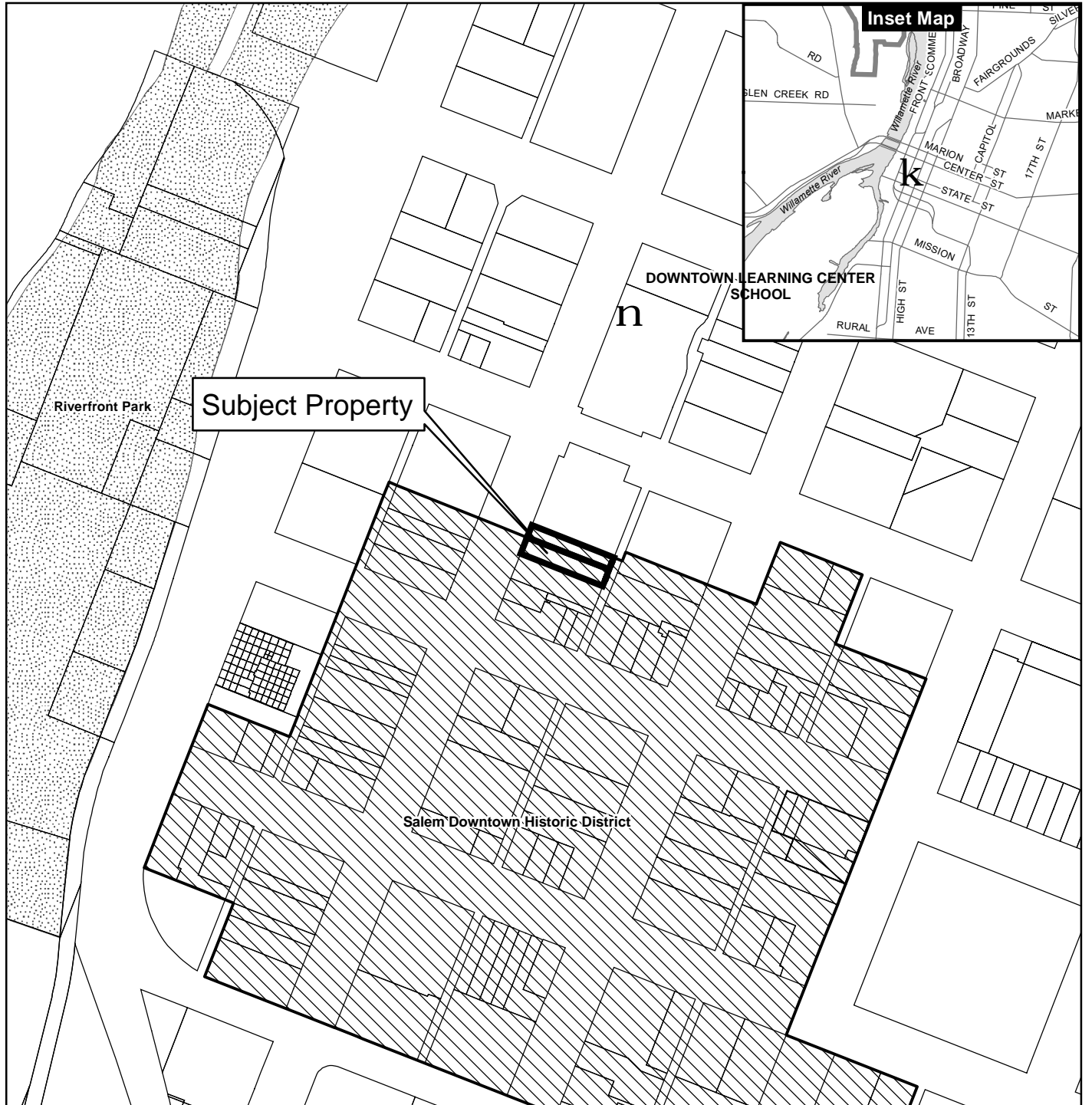
Application Deemed Complete: March 21, 2019
Notice of Decision Mailing Date: March 22, 2019
Decision Effective Date: April 9, 2019
State Mandate Date: July 19, 2019

*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).*






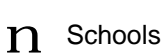

The rights granted by this decision must be exercised by **April 9, 2021** or this approval shall be null and void.

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**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (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 Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

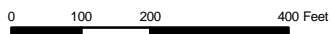
Vicinity Map 240-254 Commercial Street NE



Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.



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.

Case No. HIS19-10

Historic Alteration Review Worksheet

Site Address: 254-260 COMMERCIAL ST NE SALEM OR 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: 2

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 Alley No

Project's Existing Material: BRICK & WINDOWS Project's New Material: BRICK & WINDOWS

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:

SEE EXHIBIT "A" ATTACHED

PDR Investments, LLC

Pioneer Trust Bank, n.a., Trustee

[Signature]
Signature of Applicant MEMBER

[Signature]
Trust Officer

25-February-2019
Date Submitted/Signed

PACIFIC-LLC

To Whom It May Concern:

We were requested to provide a proposal to grind and re-tuck approximately 250 sq/ft of brick masonry mortar joints on the second story, eastside of 254 Commercial St. NE – Salem, OR.

Upon closer examination of the wall mentioned above, we found severe cracking of the mortar joints and missing brick at the NE corner of the second story. Even more so, the “Flat – Bounded Arch” of the most Northern Window on the East Elevation, we found that the brick on the window crossover has dropped 2” inches and has rolled out proud of the building almost 2” inches as well.

Please see pictures below:



We took immediate action in shoring the Existing brick to avoid collapse.

The brick needs to be dismantled from the top of the wall, down to the bottom of the arch and then reconstructed in its original fashion.

After removal, I would suggest a Steel Lintel being place at the crossover for strength and longevity as the “Flat Arch” is the weakest arch constructed but it would still keep its historic integrity

Both windows on the second story east elevation are have severe dry rot and need to be replace.

The northern window will need to be removed to rebuild the Flat Arch correctly and I have little confidence it can be salvaged.

Regards, Andrew Martin

*117 Commercial St. NE - Suite 215 - Salem, Oregon 97301
CCB# 198626 Phone: 503.362.0684*





NO TRESPASSING
Persons not to be
permitted to enter
without the permission
of the owner
DEC 28 2010

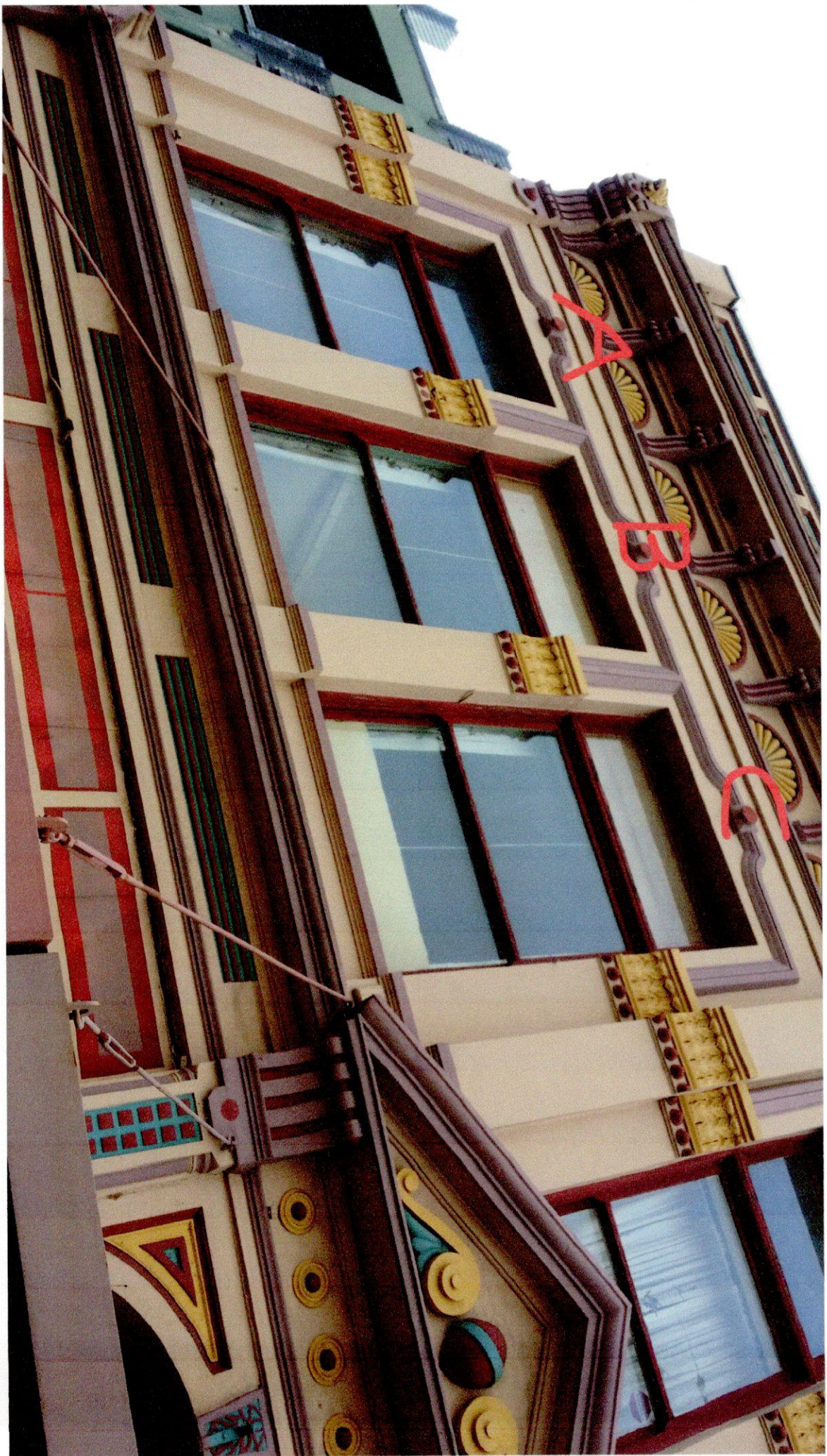
NOTICE!
UNAUTHORIZED OR IMPROPERLY PARKED
VEHICLES WILL BE REMOVED
24 HOURS A DAY AT OWNER'S EXPENSE
WILSON'S 503-581-1533
Property - Commercial, Training & Recreational Buildings
10000 NE 10th St, Portland, OR 97220

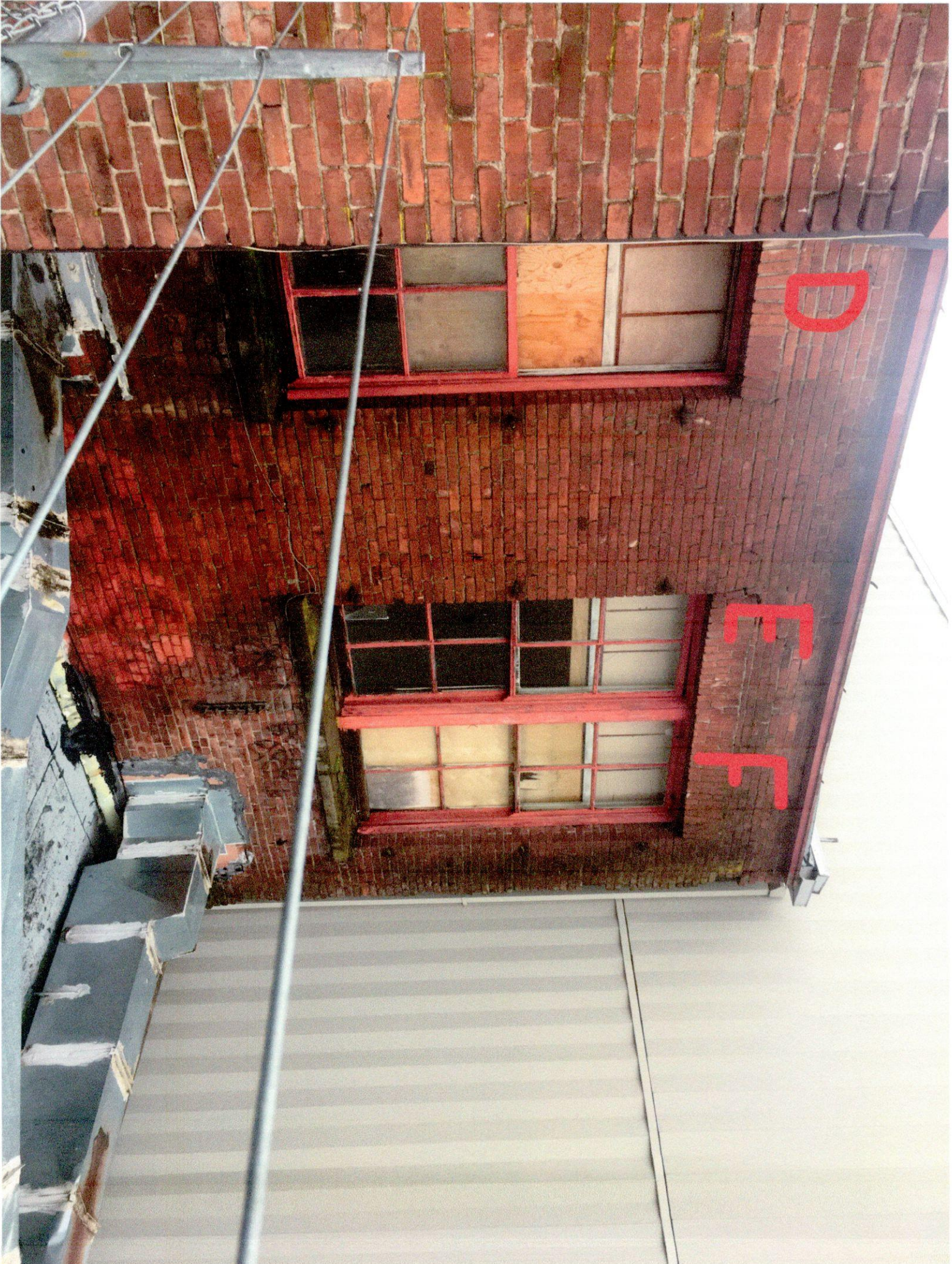
NOTICE!
UNAUTHORIZED OR IMPROPERLY PARKED
VEHICLES WILL BE REMOVED
24 HOURS A DAY AT OWNER'S EXPENSE
WILSON'S 503-581-1533
Property - Commercial, Training & Recreational Buildings
10000 NE 10th St, Portland, OR 97220











D

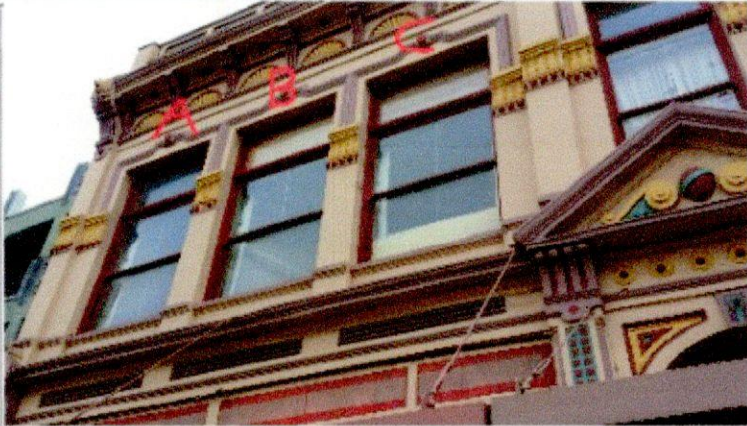
E

F

A

Window Assessment - Exterior

Date: 3/6/2019 Building: 254 NE Commercial St



Click to insert photo

Location: Court unit A

Window Description: Double Hung w/ Parson

Sill: fair

- Remove paint
- Repair
- Replace

Frame/Trim: fair

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: fair

- Remove paint
- Repair
- Replace

Glazing Putty: Oil

% to repair 0

% to replace 100

Dimensions of window:

4x8

Glazing: Plate

- Old
- New
- Broken

Remarks:

Basic Repairs/finish removal
repaint + glaze

Hardware Description: fair

- Remove paint
- Missing

Overall Condition: fair

A

Window Assessment - Interior

Date: 3/6/2019

Building: 254 NE Commercial st

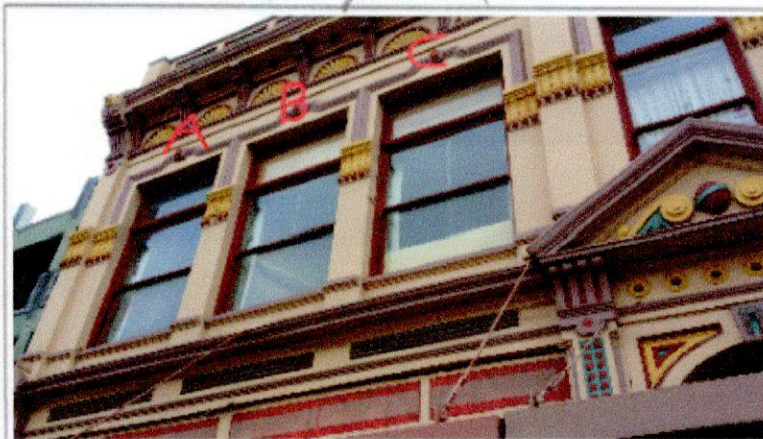
Click to insert photo	Location: <u>Front unit B</u>
	Window Description: <u>Double Hung w/ Transom</u>
	Stool: <u>Good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Frame/Pulley/Stiles: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: <input checked="" type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Trim: <u>Good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
Dimensions of window: <u>4 x 8</u>	Hardware Description: <u>Good</u> <input checked="" type="checkbox"/> Remove paint <input type="checkbox"/> Missing
Remarks: <u>Leave trim/ remove paint on Sash + Jamb</u>	Ropes/Chains: <u>Rope</u> <input checked="" type="checkbox"/> Replace
	Weatherstripping: <u>✓</u> <input checked="" type="checkbox"/> Replace

Overall Condition: Fair

B

Window Assessment - Exterior

Date: 3/6/2019 Building: 254 NE Commercial St



Click to insert photo

Location: front unit B

Window Description: Double hung w/ Transom

Sill: fair

- Remove paint
- Repair
- Replace

Frame/Trim: fair

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: _____

- Remove paint
- Repair
- Replace

Glazing Putty: 0.1

% to repair 0

% to replace 100

Dimensions of window:

4x8

Glazing: plate

- Old
- New
- Broken

Remarks:

Basic repair & Finish removal
repaint & glaze

Hardware Description: fair

- Remove paint
- Missing

Overall Condition:

fair

B

Window Assessment - Interior

Date: 3/6/2019

Building: 284 NE Commercial St

Click to insert photo	Location: <u>Front unit B</u>
	Window Description: <u>Double hung w/ Transom</u>
	Stool: <u>Good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Frame/Pulley/Stiles: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Trim: <u>good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
Dimensions of window: <u>4x8</u>	Hardware Description: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input type="checkbox"/> Missing
	Ropes/Chains: <u>Rope</u> <input checked="" type="checkbox"/> Replace
Remarks: <u>Process Sash + Samba Components</u>	Weatherstripping: <input checked="" type="checkbox"/> Replace

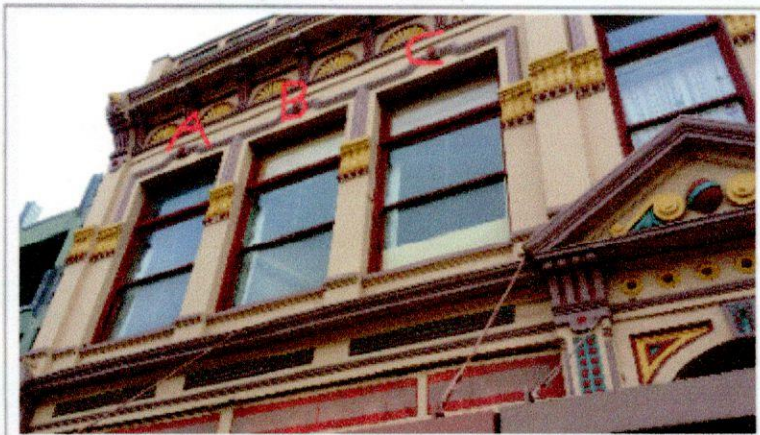
Overall Condition: Fair

C

Window Assessment - Exterior

Date: 3/6/2019

Building: 254 NE Commercial St



Click to insert photo

Location: Front unit C

Window Description: Double hung w/ Transom

Sill: Fair

Remove paint
 Repair
 Replace

Frame/Trim: Fair

Remove paint
 Repair
 Replace

Sash/Muntins/Leading: Fair

Remove paint
 Repair
 Replace

Glazing Putty: oil

% to repair 0

% to replace 100

Dimensions of window:

4x8

Glazing: plate

Old
 New
 Broken

Remarks: Basic repairs + re-finish

Hardware Description: Fair

Remove paint
 Missing

Overall Condition: Fair

C

Window Assessment - Interior

Date: 3/6/2019 Building: 254 NE Commercial St

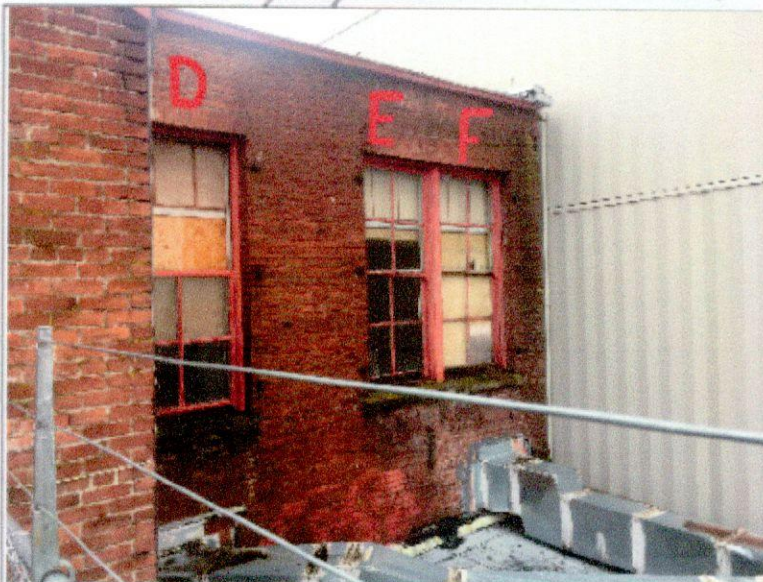
Click to insert photo	Location: <u>front unit C</u>
	Window Description: <u>Double Hung w/ Transom</u>
	Stool: <u>good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Frame/Pulley/Stiles: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Replace
	Trim: <u>Good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
Dimensions of window: <u>4x8</u>	Hardware Description: _____ <input checked="" type="checkbox"/> Remove paint <input type="checkbox"/> Missing
Remarks: <u>Basic Process: Minor repair + re-finish</u>	Ropes/Chains: <u>Rope</u> <input checked="" type="checkbox"/> Replace
	Weatherstripping: _____ <input type="checkbox"/> Replace

Overall Condition: Fair

D

Window Assessment - Exterior

Date: 2/6/2019 Building: 254 NE Commercial St



Location: Rear unit D

Window Description: Double Hung 4-lite

Sill: Fair

- Remove paint
- Repair
- Replace

Frame/Trim: Fair

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Fair

- Remove paint
- Repair
- Replace

Glazing Putty: 0:1

% to repair 0

% to replace 100

Dimensions of window:

3x8

Glazing: 4-lite

- Old
- New
- Broken

Remarks:

Basic repair & refinish

Hardware Description: Fair

- Remove paint
- Missing

Overall Condition: Fair

D

Window Assessment - Interior

Date: 3/6/2019

Building: 254 NE Commercial st

Click to insert photo	Location: <u>Back unit D</u>
	Window Description: <u>Double Hung</u>
	Stool: <u>Good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Frame/Pulley/Stiles: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Replace
	Trim: <u>good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
Dimensions of window: <u>3x8</u>	Hardware Description: _____ <input checked="" type="checkbox"/> Remove paint <input type="checkbox"/> Missing
Remarks: <u>Basic repairs + refinish</u>	Ropes/Chains: <u>Rope</u> <input checked="" type="checkbox"/> Replace
	Weatherstripping: _____ <input type="checkbox"/> Replace

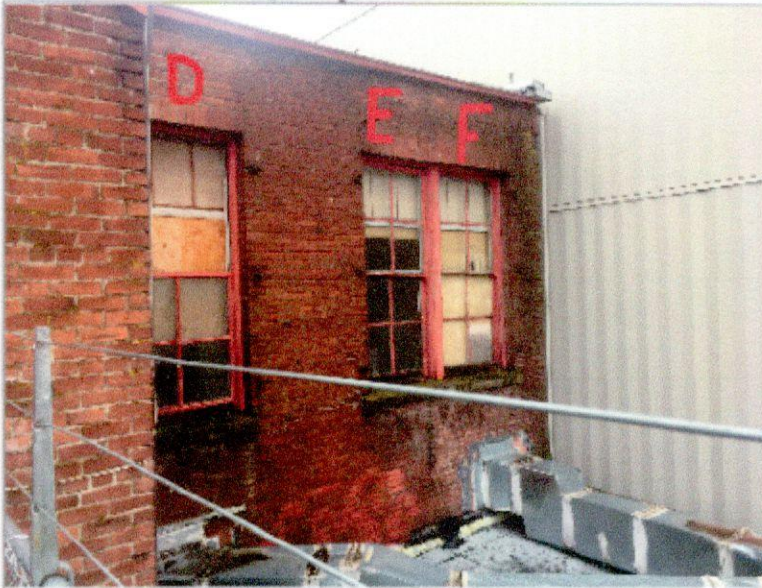
Overall Condition: Fair

E

Window Assessment - Exterior

Date: 3/6/2019

Building: 254 NE Commercial St



Location: Rear unit E

Window Description: Double Hung 4-lite

Sill: Fair

- Remove paint
- Repair
- Replace

Frame/Trim: Fair

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Fair

- Remove paint
- Repair
- Replace

Glazing Putty: oil

% to repair 0

% to replace 100

Dimensions of window:

3x6

Glazing: plate

- Old
- New
- Broken

Remarks:

Standard process: Basic repairs + re-finish

Hardware Description: Fair

- Remove paint
- Missing

Overall Condition: Fair

E

Window Assessment - Interior

Date: 3/6/2019

Building: 254 NE Commercial St

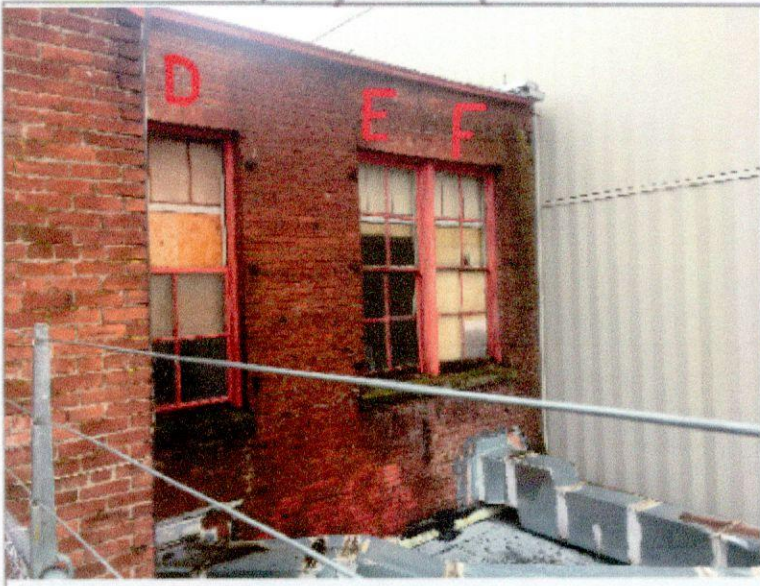
<p>Click to insert photo</p>	Location: <u>Rear unit E</u>
	Window Description: <u>Double Hung 4-lite</u>
	Stool: <u>good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Frame/Pulley/Stiles: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Replace
	Trim: <u>good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Dimensions of window: <u>3x6</u>
Remarks: <u>Basic repairs + refinish</u>	Hardware Description: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input type="checkbox"/> Missing
	Ropes/Chains: <u>Rope</u> <input checked="" type="checkbox"/> Replace
	Weatherstripping: _____ <input type="checkbox"/> Replace

Overall Condition: Fair

F

Window Assessment - Exterior

Date: 3/6/2019 Building: 254 NE Commercial St



Location: Rear unit F

Window Description: Double Hung 4-lite

Sill: Fair
 Remove paint
 Repair
 Replace

Frame/Trim: Fair
 Remove paint
 Repair
 Replace

Sash/Muntins/Leading: Fair
 Remove paint
 Repair
 Replace

Glazing Putty: oil
% to repair 0
% to replace 100

Dimensions of window:

3x6

Glazing: Plate
 Old
 New
 Broken

Remarks: Basic repairs & refinish

Hardware Description: Fair
 Remove paint
 Missing

Overall Condition: Fair

F

Window Assessment - Interior

Date: 3/6/2019

Building: 254 NE Commercial St

Click to insert photo	Location: <u>Rear unit F</u>
	Window Description: <u>Double Hung 4-lite</u>
	Stool: <u>Good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Frame/Pulley/Stiles: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Replace
	Trim: <u>good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
Dimensions of window: <u>3x6</u>	Hardware Description: <u>Fair</u> <input checked="" type="checkbox"/> Remove paint <input type="checkbox"/> Missing
Remarks: <u>Basic repairs + re finish</u>	Ropes/Chains: <u>Rope</u> <input checked="" type="checkbox"/> Replace
	Weatherstripping: <input checked="" type="checkbox"/> Replace

Overall Condition: Fair



MUTUAL - TARGET L.L.C.

QUALITY PACKAGED CEMENTS & MORTARS

3150 29th Ave SW, Tumwater, WA 98512
(360) 705-6508 Voice (360) 705-4891 Fax

January 3, 2017

To Whom It May Concern:

This letter is to certify that the DESIGNMIX TYPE N mortar blended in our plant meets or exceeds the Property Specification Requirements of ASTM C270-14a and ASTM C1714/C1714M-13a and IBC 2103.8 (2009) and IBC 2103.9 (2012).

DESIGNMIX TYPE N exceeds in particular 750 psi compressive strength; has an air content less than 12%; and has greater than 75% water retention when tested in accordance with ASTM C270-14a Property Specification requirements. The aggregate of DESIGNMIX TYPE N mortar meets the requirements of ASTM C144.

DESIGNMIX TYPE N mortar contains 5% post-industrial recycled materials and contains 73% 500-mile-radius regional materials.

DESIGNMIX TYPE N mortar is a blend of carefully controlled fine aggregate and cementitious materials to include Type I-II portland cement and Chemstar Type S Dolomitic Hydrated Lime. These materials are blended together and mixed in our computer controlled bagging plant. In-house, full time, quality-control personnel daily test the product for consistency and performance.

Sincerely,

Jeff Thompson
Quality Control Manager Dry Mix Bag Plant
Mutual-Target, L.L.C.



MUTUAL - TARGET L.L.C.

QUALITY PACKAGED CEMENTS & MORTARS

3150 29th Ave SW, Tumwater, WA 98512
(360) 705-6508 Voice (360) 705-4891 Fax

As of January , 2017

TYPICAL PROPERTIES

PRODUCT: **DESIGNMIX MORTAR TYPE-N**
 SOURCE: 80lb Bag
 TECHNICIAN: Jalo
 DATE SAMPLED: 10/5/2017
 TIME SAMPLED: 10:00
 DATE TESTED: 10/5/2017
 TEST METHOD: According to ASTM C270-14a Property Specifications & ASTM C1714-13a
 NOTES:

COMPRESSIVE STRENGTH

Property (Tested to ASTM C270)	Test Data and Results	ASTM C270 Requirement
Powder, g	3000.0	Not Specified
Water, g	569.0	
w/p ratio, %	19.0	
Flow, in	4.45	
% Flow	113	110 ± 5
% Air Content (lab)	8.0	<12
Lab Temp, °F	69	Not Specified
Water Temp, °F	50	
Mix Temp, °F	65	
Water Retention,%	83	>75
Workability Score	Excellent	Not Specified

Age	Compressive Strength, psi	
7 days	580	Not Specified
28 days	1080	>750

SAND GRADATION

Meets specifications.

Jeff Thompson
 Quality Control Manager Dry Mix Bag Plant
 MUTUAL-TARGET, L.L.C.

**Structural Calculations
for
Reconstructed Masonry Lintel**

Location: 254 Commercial Street NE
Salem, OR 97301

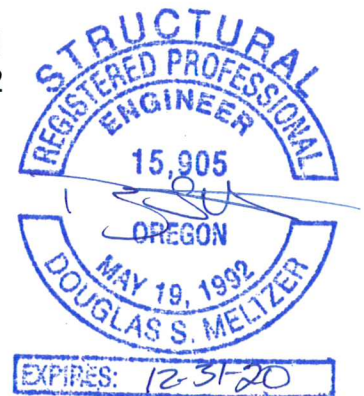
Contractor: Andrew Martin (503) 932-3235
Pacific, LLC
117 Commercial Street NE, Suite 215
Salem, OR 97301

Structural Engineer: Douglas S. Meltzer, PE, SE (503) 399-1399
MSC Engineers, Inc.
3470 Pipebend Place NE, Suite 120
Salem, OR 97301

Scope: Existing turn-of-the century unreinforced brick masonry lintel facing east above windows is failing. We have been asked to size a steel lintel to add reinforcing underneath this masonry lintel to provide long term support.

Code: 2012 IBC Amended by Oregon Structural Specialty Code with 2014 revisions.
2012 International Building Code.

Index: Existing Wall Elevations SK1
Load Calculation and Section SK2



Limitations: Engineer was retained in a limited capacity for this project. Design is based upon information provided by the client, who is solely responsible for the accuracy of same. No responsibility and/or liability is assumed by or is to be assigned to the Engineer for items beyond those shown on these sheets.



JOB NO. 190241 SHEET NO. _____
MADE BY DSM DATE Feb 2019
CLIENT Pacific, LLC
PROJECT 254 Commercial Street NE Lintel

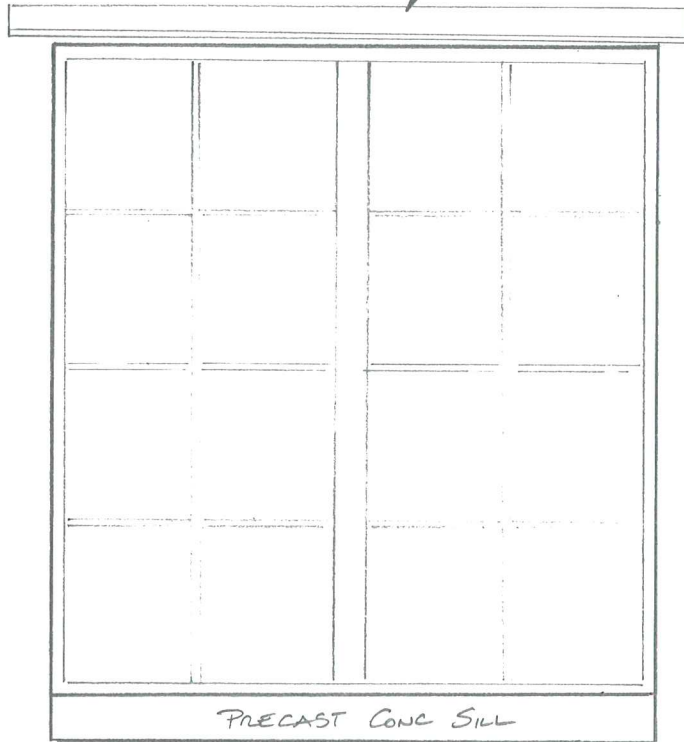
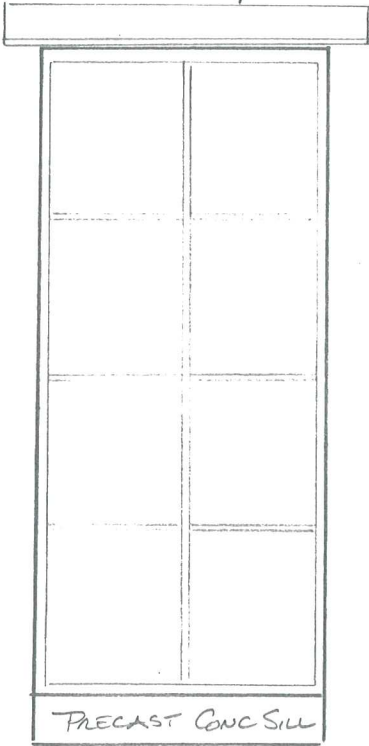
ELEVATION (EAST) of 254 COMMERCIAL STREET N.E.

SCALE: 3/8" = 1'-0"

TOP of PARAPET →

(N) L6x4x5/16
LINTEL ↘

(N) L8x4x1/2
LINTEL ↘



EXISTING CONCRETE WALL

TOP of LOWER ROOF →



FILE NO. 190241 SHEET NO. SK1
MADE BY DSM DATE FEB 2019
CLIENT PACIFIC, LLC
PROJECT 254 COMMERCIAL ST. NE LINTEL

NEW LINTEL STEEL

SPAN = 8'-6"

$w_{OL} = 86 \text{ psf} \times 2'-9" = 236.5 \text{ plf}$

$M = 236.5 \times 8.5^2 \times 12/8 = 25,630$

$S_{REQ'D} = 25630 / 20,000 = 1.28$

L8x4x1/2 S = 2.15 ✓

$\Delta = 0.1421" \Rightarrow 7/717.7 \checkmark$

SPAN = 4'-4"

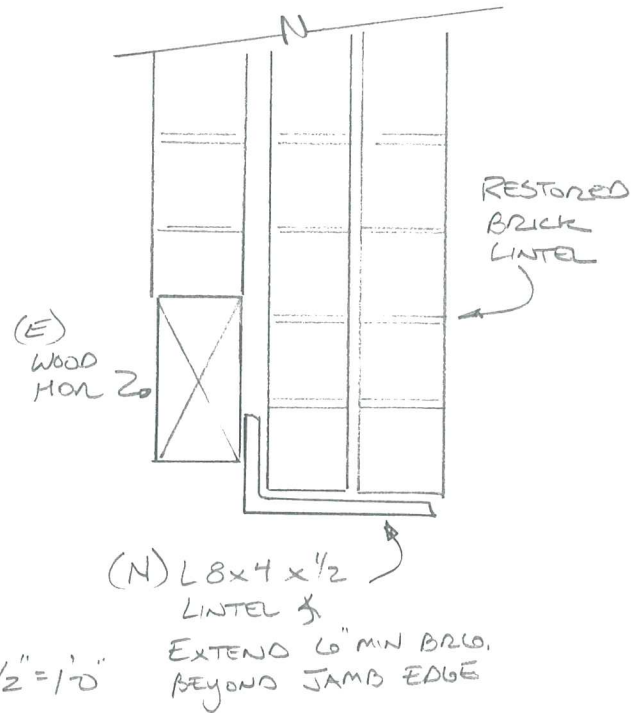
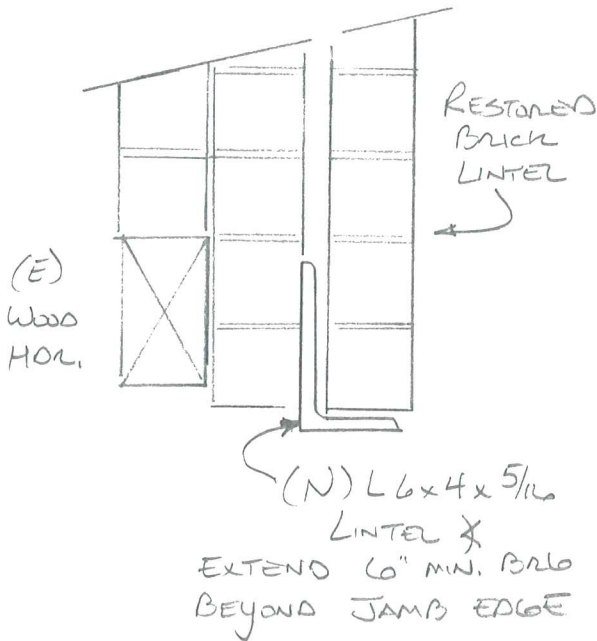
$w_{OL} = 236.5 \text{ plf}$

$M = 236.5 \times 4.33^2 \times 12/8 = 6651$

$S_{REQ'D} = 6651 / 20,000 = 0.333$

L6x4x5/16 S = 2.79 ✓

$\Delta = 0.0057" \Rightarrow 4/9133 \checkmark$



SCALE: 1/2" = 1'-0"



FILE NO. 190241 SHEET NO. SK2
 MADE BY DSM DATE FEB 2019
 CLIENT Pacific, LLC
 PROJECT 254 COMMERCIAL STR NE LINTEL