

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

HISTORIC DESIGN REVIEW CASE NO.: HIS18-23

APPLICATION NO. : 18-114404-DR

NOTICE OF DECISION DATE: AUGUST 17, 2018

SUMMARY: A proposal to add two patios, a metal awning, and rehabilitate the exterior of Allesandro's Restaurant (1870).

REQUEST: Major Historic Design Review proposal to add two concrete patios, a metal awning, and rehabilitate the exterior of the Allesandro's Restaurant (1870), 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, Studio 3 Architecture for Scott Chernoff

LOCATION: 120 Commercial Street NE

CRITERIA: Salem Revised Code Chapter 230.045. Standards for Non-Contributing Buildings and Structures in Commercial Historic Districts Alterations and Additions

FINDINGS: The findings are in the attached Decision dated August 17, 2018.

DECISION: The Historic Landmarks Commission **APPROVED** Historic Design Review HIS18-23 as presented.

VOTE:

Yes 7 No 0 Absent 0 Abstain 0

Kevin Sund, Chair
Historic Landmarks Commission

*This Decision becomes effective on **September 5, 2018**. 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 **September 5, 2020** or this approval shall be null and void. A copy of the decision is attached.

Application Deemed Complete: July 26, 2018
Public Hearing Date: August 16, 2018
Notice of Decision Mailing Date: August 17, 2018
Decision Effective Date: September 5, 2018
State Mandate Date: November 23, 2018

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., Tuesday, September 4, 2018.**

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. HIS18-23 / AMANDA No. 18-114404-DR

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 August 16, 2018, 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 the applicant is proposing to install profiled metal roofing materials on the top of the proposed canopy over the patio at the northwest corner that will have a non-reflective, matte finish.

(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 canopy over the proposed new patio area. 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.

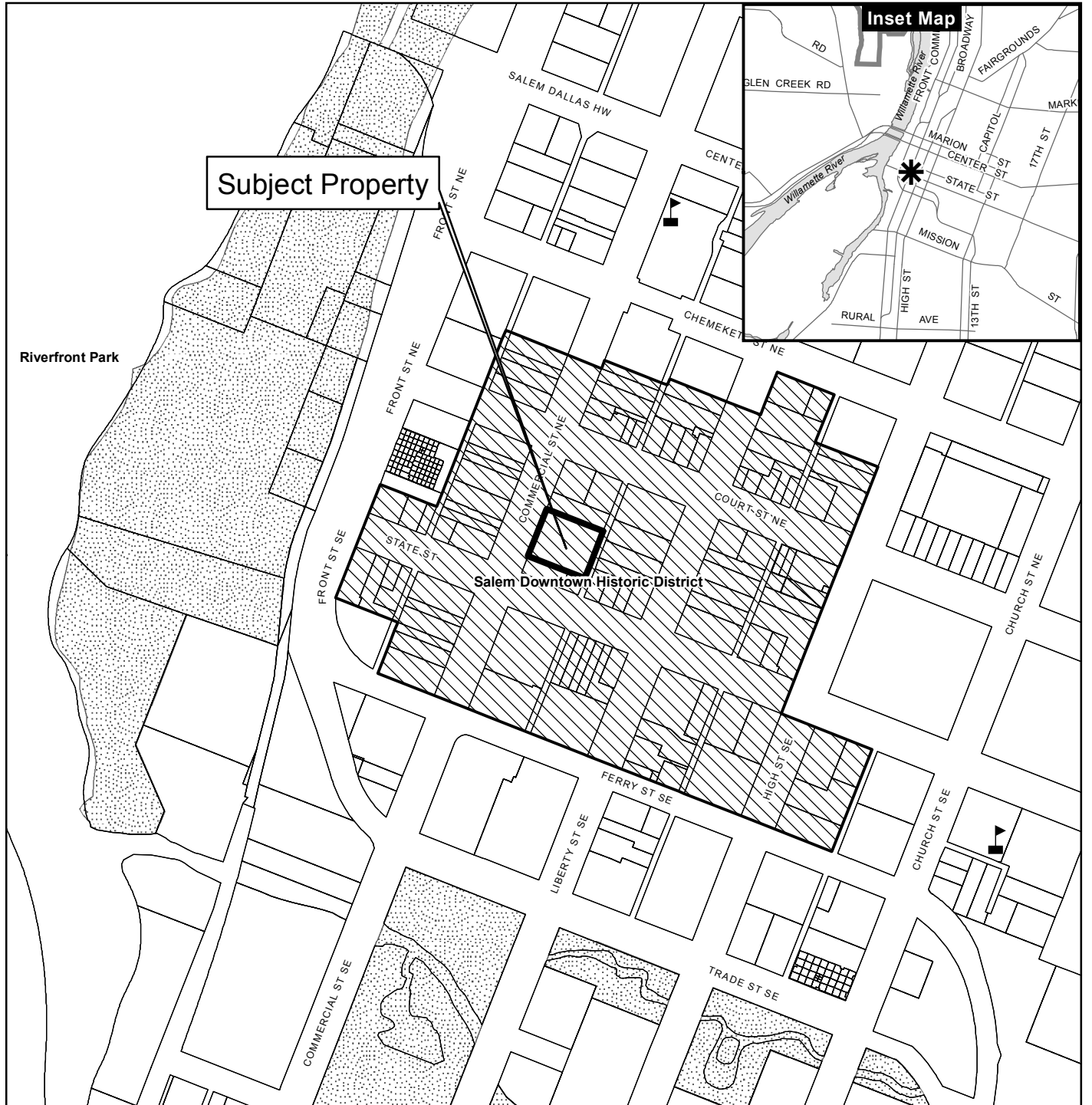
DECISION: The Historic Landmarks Commission **APPROVES THE PROPOSAL.**

VOTE: Yes 7 No 0 Absent 0 Abstain 0








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

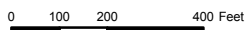
Prepared by Kimberli Fitzgerald, Historic Preservation Officer

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

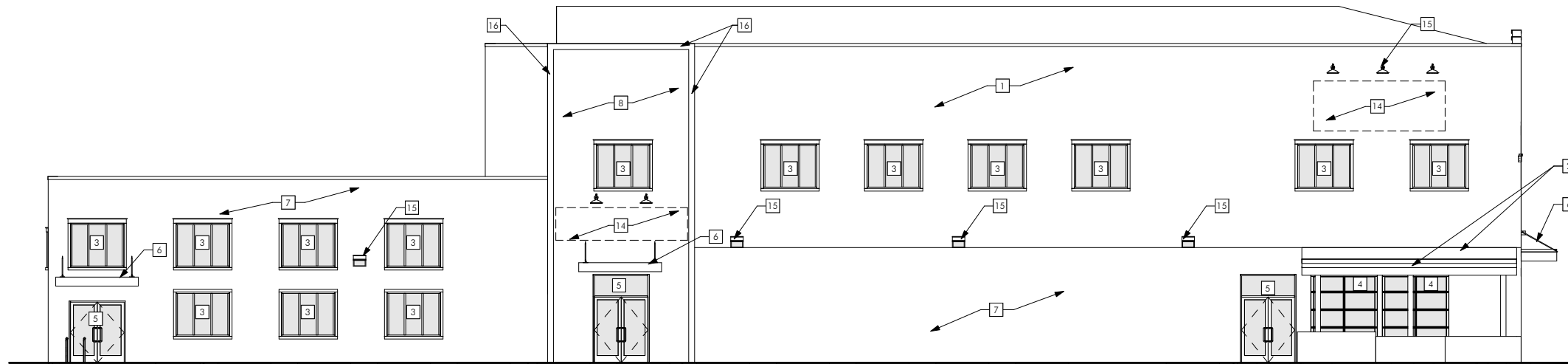
Legal Description: 073W27AB08000; Salem Addition, from Lots 5, 6 & 7, Block 33

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

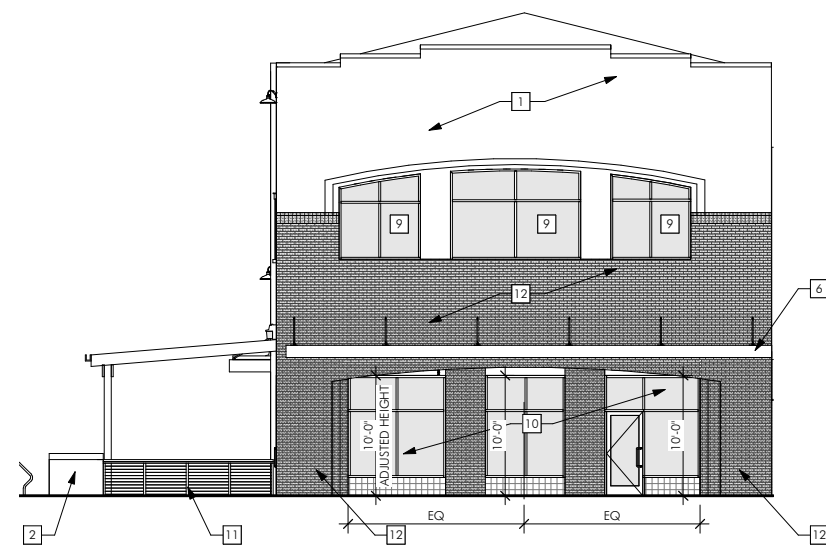
Description: This is a two-story commercial building. The date of construction may have been as early as c.1870. The Sanborn maps show that Durbin's Livery was at this location in 1884; Minto & Lowe Livery in 1888; a hardware and stove shop in 1890; YMCA Rooms in 1895; and an electric painting company 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.

ELEVATION NOTES:

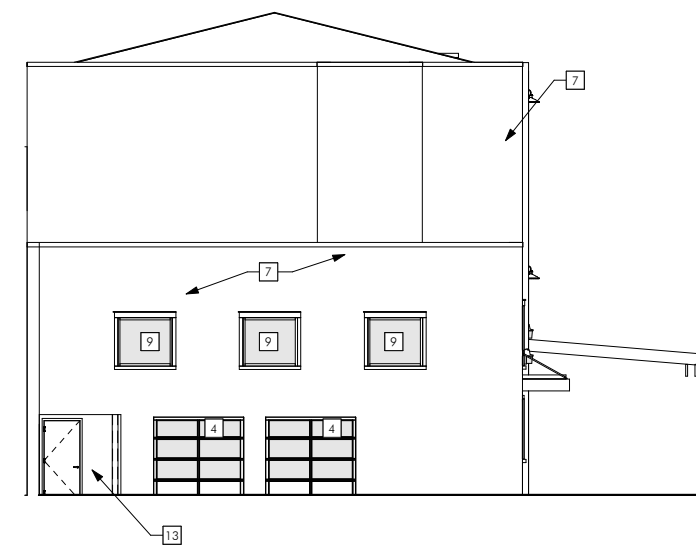
- 1 EXTERIOR FINISH TO REMAIN, PATCH AND PAINT. COLOR: SW 2813 DOWNING STRAW
- 2 PATIO/PLANTER ADDITION. COVERED WITH PERMANENT STRUCTURE
- 3 NEW OPENING AND WINDOW.
- 4 NEW OPENING WITH OVERHEAD GLASS DOOR.
- 5 NEW OPENING WITH STOREFRONT GLAZING.
- 6 NEW METAL CANOPY WITH UNDERMOUNTED LIGHT FIXTURES.
- 7 EXTERIOR FINISH TO REMAIN, PATCH AND PAINT. COLOR: 2824 RENWICK GOLDEN OAK.
- 8 EXTERIOR FINISH TO REMAIN, PATCH AND PAINT. COLOR: 2803 ROOKWOOD TERRA-COTTA.
- 9 EXISTING WINDOW TO REMAIN.
- 10 NEW STOREFRONT TO REPLACE EXISTING.
- 11 CABLE RAILING WITH WOOD LEDGE ABOVE.
- 12 EXISTING BRICK TO REMAIN, REPAIR AS REQUIRED.
- 13 NEW ALCOVE.
- 14 PROPOSED SIGNAGE LOCATION, FINAL DESIGN TBD.
- 15 PROPOSED LIGHT FIXTURE LOCATION, PROVIDE POWER.
- 16 4x6 METAL CLAD, WOOD FRAME AROUND ENTRY.



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:
HLC 4



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ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

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

REVISIONS



BUILDING PERSPECTIVE - VIEW FROM ALLEY LOOKING SOUTHWEST

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



BUILDING PERSPECTIVE - VIEW FROM PARKING AREA LOOKING SOUTH



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SITE PERSPECTIVE - VIEW FROM COMMERCIAL STREET



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DATE: 7/5/2018

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

SHEET:

HLC 7



BUILDING PERSPECTIVE - VIEW FROM COMMERCIAL STREET LOOKING SOUTHEAST



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SHEET:

HLC 8



BUILDING PERSPECTIVE - VIEW FROM COMMERCIAL STREET LOOKING EAST



IN THE STATE OF OREGON, I, GRACE C. BOLANTE, ARCHITECT, NO. 4449, DO HEREBY CERTIFY THAT I AM THE ARCHITECT OF RECORD FOR THE PROJECT DESCRIBED IN THE TITLE OF THIS DOCUMENT. I AM LICENSED BY THE BOARD OF ARCHITECTURE OF THE STATE OF OREGON. MY LICENSE NO. IS 4449. I AM A MEMBER OF THE ARCHITECTS' BOARD OF THE STATE OF OREGON.

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DATE: 7/5/2018

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BUILDING PERSPECTIVE - VIEW FROM PARKING AREA LOOKING SOUTH



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120 COMMERCIAL ST. NE**
SALEM, OREGON 97301



BUILDING PERSPECTIVE - VIEW FROM ALLEY LOOKING SOUTHWEST



THE ARCHITECT ASSURES THAT THE ARCHITECTURE SHOWN ON THESE PLANS IS THE WORK OF THE ARCHITECT OR UNDER HIS CLOSE PERSONAL SUPERVISION AND THAT HE IS A LICENSED ARCHITECT IN THE STATE OF OREGON.

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