

# NOTICE OF DECISION

PLANNING DIVISION  
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## DECISION OF THE HISTORIC LANDMARKS COMMISSION

**MAJOR HISTORIC DESIGN REVIEW CASE NO. HIS17-38**

**APPLICATION NO. : 17-115841-DR**

**NOTICE OF DECISION DATE: SEPTEMBER 22, 2017**

**SUMMARY:** A proposal to add new signage, replace the storefront and construct a new addition on the rear of the Starkey/McCully Building (1867).

**REQUEST:** Major Historic Design Review of a proposal to add new signage, replace the front storefront and construct a new addition on the rear of the Starkey/McCully Building (1867), a historic contributing resource within the Salem Downtown National Register Historic District, on property zoned CB (Central Business District) and located at 231-233 Commercial Street NE, Marion County Tax Assessor #073W22DC08800.

**APPLICANT:** Angela Jones for Samax LLC

**LOCATION:** 231-233 Commercial Street NE

**CRITERIA:** Salem Revised Code (SRC) Chapter 230 SRC 230.040(d). Standards for Historic Contributing Buildings in Commercial Historic Districts: Storefronts; SRC 230.040(f). Standards for Historic Contributing Buildings in Commercial Historic Districts: Alterations and Additions; and SRC 230.056. Signs in Commercial Historic Districts.

**DECISION:** The Historic Landmarks Commission **APPROVED** Historic Design Review Case No. HIS17-38.

**VOTE:** Yes 7      No 0      Abstain 0      Absent 2 (Morris, Larson)

Kevin Sund, Chair  
Historic Landmarks Commission

*This Decision becomes effective on **October 10, 2017**. 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 **October 10, 2019** or this approval shall be null and void.

Application Deemed Complete: August 18, 2017  
Public Hearing Date: September 21, 2017  
Notice of Decision Mailing Date: September 22, 2017  
Decision Effective Date: October 10, 2017  
State Mandate Date: December 16, 2017

Case Manager: Chris Green, [cgreen@cityofsalem.net](mailto:cgreen@cityofsalem.net); 503.540.2326

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, October 9, 2017.** 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 Salem 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. HIS17-38 / AMANDA No. 17-115841-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 September 21, 2017, 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) 230.040 and SRC 230.056 as follows:

**Criteria: SRC 230.040 – Standards for Historic Contributing Buildings in Commercial Historic Districts – (d) Storefronts and (f) Additions and Alterations; SRC 230.056 – Signs in Commercial Historic Districts.**

### **FINDINGS**

***SRC 230.040(d). Storefronts. Replacement of storefronts or components of storefronts in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was determined to be unfeasible due to poor condition of the materials. If the storefront is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.***

#### **(1) Materials.**

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

**Finding:** As described by the applicant and documented in photographs, the existing storefront was installed in approximately 1978. The original storefront was most likely removed many years earlier than that and no original materials remain to be preserved. This criterion is not applicable to the proposal.

***(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 storefront.***

**Finding:** The HLC concurs with the applicant's statement, which states in relevant part:

***“The new design shall be durable, high quality materials that maintain similar size and proportions as past storefronts. It will be an aluminum storefront and bi-fold door with double pane glass. The configuration will be similar to the layout that was created during the 1978 restoration which was well researched by David Duniway. The new storefront will be located in the same plane as the 1908 storefront; at the face of the building along the property line. The new glazing pattern emphasizes the three vertical bays that existed in the 1908 photograph.”***

The proposed storefront will match the design and proportions of what is known about the original storefront, as well as the adjacent segment under construction on the south (223 Commercial Street NE) portion of the building. The applicant's statement notes, in addressing criterion (B)(ii), that the existing door will be salvaged and relocated to sit at grade with the existing sidewalk. The HLC finds that the proposal meets this criterion.

**(2) Design.**

*(A) To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved.*

**Finding:** As described in the finding on subsection (1)(A) above, the original storefront was removed no later than 1978, and no original components remain to be preserved. This criterion is not applicable to the proposal.

*(B) Where the original storefront is too deteriorated to save, the commercial character of the building shall be retained through:*

*(i) A restoration of the storefront based on historical research and physical evidence.*

*(ii) Contemporary design that is compatible with the scale, design, materials, color and texture of historic compatible buildings in the district.*

**Finding:** The applicant has proposed a compatible contemporary design consistent with option (ii). The bi-fold door will make up most of the new storefront; when in the closed position it matches the scale, design, and materials of the storefront segment currently being constructed on the southern (223 Commercial Street NE) portion of the building frontage, as well as the aluminum and glass storefront systems found on many historic contributing buildings throughout the district. The HLC finds that the proposal meets this criterion.

*(C) For buildings that provide a separate upper-story entrance on the exterior façade, the street-level entrance should be the primary focus of the building façade.*

**Finding:** The proposal retains an existing upper-story entrance on the south side of the front façade. This entrance is recessed from the primary storefront and street-level entrance. The HLCS finds that the proposal meets this criterion.

The HLC find that the proposal meets the applicable standards for the proposed storefront replacement.

**SRC 230.040(f). Alterations and Additions.** *Additions to, or alterations of, the historic contributing building may be made to accommodate uses other than the originally intended purpose.*

**(1) Materials.** *Materials for alterations or additions shall:*

**(A)***Building materials shall be of traditional dimensions.*

**Finding:** The metal cladding proposed by the applicant for most of the new addition resembles materials available and commonly used on building exteriors during the period of significance. While metal was not used as a primary cladding for commercial buildings during this period, the applicant proposes to arrange the cladding so that corrugated grooves are arranged horizontally, to more closely resemble brick masonry found as the primary exterior cladding on historic contributing buildings throughout the district.

The HLC finds that the proposal meets this criterion.

**(B)***Material shall be of the same type, quality, and finish as original material in the building.*

**Applicant Statement:** The 1867 building will remain and a new free-standing structure will fill the back half of the property. The 1867 brick and stucco materials will remain. The new addition will be high quality materials and similar in color, however, they will be a different type of cladding in order to differentiate from the historic 1867 structure per [criterion (I)] below.

**Finding:** The HLC concurs with the applicant's statement, which states in relevant part:

*"The 1867 building will remain and a new free-standing structure will fill the back half of the property. The 1867 brick and stucco materials will remain. The new addition will be high quality materials and similar in color, however, they will be a different type of cladding in order to differentiate from the historic 1867 structure per [criterion (I)] below."*

The applicant correctly identifies that materials employed in the new addition should not attempt to replicate those found on the 1867 building, but that the proposed materials still bear some resemblance to those found in the original building. The HLC finds that the proposal meets this criterion.

**(C)***New masonry added to a building shall, to the greatest degree possible, match the color, texture, and bonding pattern of the original masonry.*

**Finding:** The HLC concurs with the applicant's statement, which states in relevant part:

*"The brick masonry on the 1867 building will remain. The new addition is comprised of a CMU base which will complement the existing brick and stucco façade without trying to replicate per [Criterion J] below."*

The HLC finds that the proposal meets this criterion.

**(D)***For those areas where original material must be disturbed, original material shall be retained to the greatest extent possible.*

**Finding:** As described in the staff report, the one-story additions at the rear of the property which the applicant proposes to remove lack remaining historic integrity, with the exception of the northward-facing brick wall. The historic bricks from this wall are therefore available to be incorporated into the façade of the new addition, in order to preserve this historic material and reflect traditional building materials as found in the original 1867 structure and elsewhere throughout the district. The applicant proposes to reuse these bricks as follows: "... every effort will be taken to salvage as many bricks as possible and utilize them in the new commercial tenant space as part of the interior design."

The HLC finds that the proposal meets this criterion.

**(2) Design. Alterations shall:**

**(A)** *Additions shall be located at the rear, or on an inconspicuous side, of the building.*

**Finding:** The proposed addition is located at the rear of the contributing resource. The HLC finds that the proposal meets this criterion.

**(B)** *Be designed and constructed to minimize changes to the building.*

**Finding:** The HLC concurs with the applicant's statement, which states in relevant part:

*"The new addition is a separate free standing structure. The 1867 structure will continue to have a commercial tenant on the first floor and an apartment on the second floor. The new addition enhances the existing apartment by creating a shared courtyard on the second level."*

The HLC finds that the proposal meets this criterion.

**(C)** *Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.*

**Finding:** The addition is configured as a rearward extension of the existing building, spanning nearly the entire width of the parcel between two existing buildings. Whereas the existing building is two relatively tall stories in height (14 feet and 12 feet, on first and second floor, respectively), the new addition would be three stories in height with a penthouse level above part of the third story. Despite the additional story, the height of the primary portion of the addition would exceed the height of the existing building by only approximately one foot. The fourth story penthouse would be set back from the front, rear, and north walls of the primary mass of the addition and would extend an additional 16 feet in height. The applicant has provided a cross section of the site demonstrating that the new addition would not be visible from directly across from the front façade, at the furthest point within the Commercial Street NE right-of-way (Attachment C2). The addition would likewise be obscured by several other adjacent historic contributing buildings of 30 feet or greater in height. At the hearing, the applicant presented a rendering depicting the portion of the building which would be visible from a public street, from the opposite side of the intersection of Commercial Street NE and

Chemeketa Street NE, more than one-half block north of the subject property (Attachment C3). The HLC finds that the proposal meets this criterion.

*(D) Be designed and constructed in a manner that significant historical, architectural, or cultural features of the building are not obscured, damaged, or destroyed.*

**Finding:** The alteration would leave the front and side facades of the original 1867 building intact and unobscured. The courtyard opening leaves the rear (western) façade unobscured from the second story and above, as it is presently. The HLC finds that the proposal meets this criterion.

*(E) Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.*

**Finding:** The proposed addition maintains the existing width of the original building while extending it towards the rear property line and slightly increasing the building height. The addition would also maintain the longstanding residential-above-commercial mixed-use configuration of the original building. The southern portion of the Starkey-McCully Building (223 Commercial Street NE) and abutting building to the north (the Forstner Store Building) also have been expanded to include non-contributing additions on the alley side of their respective parcels. The HLC finds that the proposal meets this criterion.

*(F) Not destroy or adversely impact existing distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that are part of the building.*

**Finding:** The contributing 1867 building would remain intact, and no changes are proposed to existing, character-defining features. As described in findings above, the one-story additions proposed to be removed lack remaining historic integrity, with the exception of the northward-facing brick wall. The HLC finds that the proposal meets this criterion.

*(G) Be constructed with the least possible loss of historic materials.*

**Finding:** The contributing 1867 building would remain intact, and no historic materials are proposed to be removed from this resource. As described in findings above, the one-story additions proposed to be removed lack remaining historic integrity, with the exception of the northward-facing brick wall. As described in findings above, the applicant proposes to reuse these bricks as possible on the interior of the remodeled commercial tenant space. The HLC finds that the proposal meets this criterion.

*(H) Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence.*

**Finding:** The new addition is designed with similar scale and proportion to the original building and other contributing buildings within the district, but incorporates contemporary design into details such as window openings, door and window design, and cladding to avoid replication of

features from the period of significance. The HLC finds that the proposal meets this criterion.

*(I) Be designed in a manner that makes it clear what is original to the building and what is new.*

**Finding:** The HLC concurs with the applicant's statement, which states in relevant part:

*"The 1867 building is kept as-is and separated from the new addition by a courtyard on the second level. The addition introduces new cladding material to differentiate itself from the existing 1867 building."*

The proposed second story courtyard allows a separation and graceful transition between the original building and new addition. The HLC finds that the proposal meets this criterion.

*(J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.*

**Finding:** The proposed addition adheres to the general scale, proportion, and residential-above-commercial configuration of the original building and many others within the district, but does not replicate specific stylistic elements of the Italianate style or other architectural styles commonly found during the period of significance. The HLC finds that the proposal meets this criterion.

*(K) Preserve features of the building that has occurred over time and has attained significance in its own right.*

**Finding:** As described in findings above, the single story additions at the rear of the property would be removed. As a result of general deterioration and a series of alterations, these additions do not contribute to the significance of the original 1867 building, and have not attained significance in their own right. The proposal does not include any alterations to character-defining features on the original building. The HLC finds that the proposal meets this criterion.

*(L) Preserve distinguishing original qualities of the building and its site.*

**Finding:** The proposal would retain the original, contributing portion of the Starkey-McCulley Building located on the subject property. As described in findings above, the two one-story structures to be removed at the rear of the property are historic but non-contributing. Due to the lack of remaining integrity of these structures, they do not retain distinguishing original qualities to be preserved under this subsection, with the exception of the northward-facing brick wall. The HLC finds that the proposal meets this criterion.

*(M) Not increase the height of a building to more than four stories.*

**Finding:** The proposed addition would be three full stories in height, plus an elevator landing and penthouse level above the third story. The HLC finds that the proposal meets this criterion.



**SRC 230.056. Signs in Commercial Historic Districts.** *In addition to other regulations in [SRC 230], signs in commercial historic districts shall be designed and approved in accordance with the following standards:*

- (a)** *Historic signs shall be retained whenever possible, particularly if the sign is associated with historic figures, events or places, significant as evidence of historic of the product, business, or service advertised, significant as reflecting the history of the building or the development of the historic district, characteristic of a certain period, or integral to the building's or structure's design or physical fabric.*

**Finding:** Neither proposed sign was installed during the period of significance, or has any historic significance through association with historic figures, events, or places. This criterion does not apply to either proposed sign.

- (b)** *Recreate a historic sign only with sufficient historical, pictorial, and physical documentation.*

**Finding:** Neither proposed sign would recreate a historic sign from the period of significance. Therefore, this criterion does not apply.

- (c)** *New signs shall:*

- (1)** *Be located between transom and sill of first story, within a historic signboard, or suspending from awning or marquee.*

**Finding:** "Sign B" is proposed to be located above the transom, in a location typically used for painted signage during the period of significance. The HLC finds that the proposal meets this criterion.

- (2)** *Be located perpendicular to corner, flush to the façade, or perpendicular to the building.*

**Finding:** "Sign B" would be painted on the façade, and therefore flush to the façade. The HLC finds that the proposal meets this criterion.

- (3)** *Not be located in transom areas.*

**Finding:** "Sign B" would be located on the brick face of the front façade, outside of the transom area. The HLC finds that the proposal meets this criterion.

- (4)** *Not obscure windows or significant architectural features.*

**Finding:** "Sign B" would be located on a flat portion of the brick face of the front façade, and would not cover windows or any significant architectural features. The HLC finds that the proposal meets this criterion.

*(5) Be painted on the side of building only if the building was previously painted and the sign has historic precedence. Do not paint on brick surfaces, if not previously painted.*

**Finding:** The applicant has provided photographic evidence (Attachment C1) showing that the adjacent southern portion of the Starkey-McCully Building (223 Commercial Street NE) has historically included painted signs at this specific level of the façade, just below the second story windows. The proposed location of “Sign B” at this level of the façade follows the historic precedence of painted signage on this location, identifying businesses occupying the storefronts below. The sign would be painted onto a brick surface that has been painted over many times. The HLC finds that the proposal meets this criterion.

*(6) Be oriented to the main entrance and shall not be placed in a manner that has no relationship to main customer entrance.*

**Finding:** “Sign B” would be centered above the storefront on the front façade of the subject portion of the resource. The main entrance to the restaurant is located on the northern end of this storefront, in close proximity to the proposed sign location. The HLC finds that the proposal meets this criterion.

*(7) Be constructed of materials such as wood or metal, except for untreated mill-finished metals.*

**Finding:** “Sign B” would be painted onto the brick face of the front façade. This criterion is inapplicable to the proposal.

*(8) Not use neon unless incorporated into a larger sign and there is historic precedence.*

**Finding:** “Sign B” would be painted onto the brick face of the front façade. This criterion is inapplicable to the proposal.

*(9) Not use free-standing neon or plastic, back-lighted boxes.*

**Finding:** “Sign B” would be painted onto the brick face of the front façade, and does not involve attachment of a signboard. This criterion is inapplicable to the proposal.

*(10) Be attached into mortar joints, not into masonry, with sign loads properly calculated and distributed.*

**Finding:** “Sign B” would be painted onto the brick face of the front façade, and does not involve attachment of a signboard to the resource. This criterion is inapplicable to the proposal.

*(11) Have conduit located in the least obtrusive places.*

**Finding:** The applicant proposes to extend existing conduit along the top of the lintel, in order to serve a new light fixture being added to illuminate the new painted sign on the façade. The HLC finds that the proposal meets this criterion.

**(12)** *Not have exposed conduit.*

**Finding:** The applicant proposes to extend new conduit at the top of the lintel, in a non-visible location, and painted to match the existing brick work. The HLC finds that the proposal meets this criterion.

**(13)** *Use a dark background with light lettering.*

**Finding:** “Sign B” would apply white lettering to the existing dark red painted brick background. The HLC finds that the proposal meets this criterion.

**(14)** *Not incorporate faux painting, e.g. stone, brick, metal.*

**Finding:** “Sign B” will consist of white lettering without any faux painting elements. The HLC finds that the proposal meets this criterion.

**(15)** *Design new signs that respect the size, scale and design of the historic resource.*

**Finding:** The proposed painted sign is limited in size and located on a level of the façade traditionally occupied by painted signage, as demonstrated by historic photos provided by the applicant. The HLC finds that the proposal meets this criterion.

**(16)** *Locate new signs where they do not obscure significant features.*

**Finding:** “Sign B” would be located on a flat portion of the brick face of the front façade, and would not cover any significant architectural features. The HLC finds that the proposal meets this criterion.

**(17)** *Design new signs that respect neighboring resources.*

**Finding:** As described in findings above, the applicant has provided photographic evidence showing that the adjacent southern portion of the Starkey-McCully Building (223 Commercial Street NE) has historically included painted signs at this specific level of the façade, just below the second story windows. “Sign B” would reflect the historic signage present on this neighboring portion of the resource. The HLC finds that the proposal meets this criterion.

**(18)** *Use materials that are compatible with and characteristic of the building’s or structure’s period and style.*

**Finding:** “Sign B” would be painted onto the brick face of the front façade, and does not involve installation of a sign containing any other materials. The HLC finds that the proposal meets this criterion.

**(19)** *Attach signs carefully to prevent damage to historical materials and ensure the safety of pedestrians.*

**Finding:** "Sign B" would be painted onto the brick face of the front façade and not involve attachment of a signboard to the resource. This criterion is inapplicable to the proposal.

**(20)** *Any sign identifying the use of the building or structure otherwise permitted by [SRC Chapter 230] shall be limited to the minimum necessary for such identification.*

**Finding:** "Sign B" is limited to the written words of the restaurant name occupying the space. The HLC finds that the proposal meets this criterion.

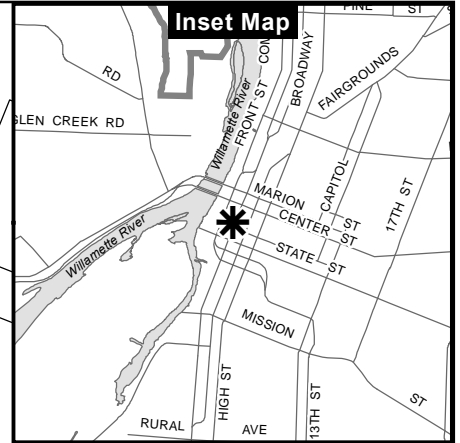
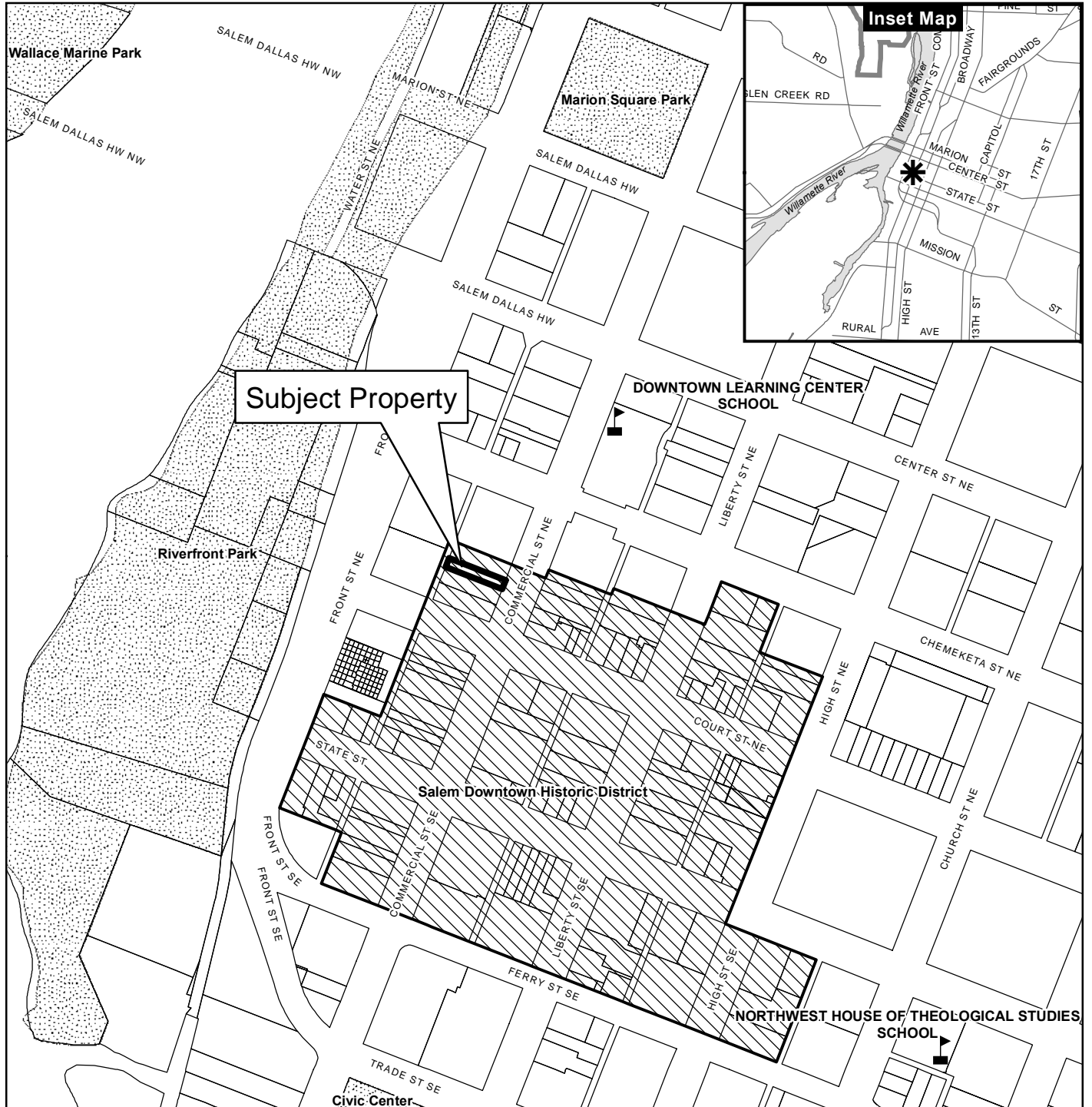
The HLC find that both proposed signs meet the approval criterion for signs in commercial historic districts.

**DECISION:** The Historic Landmarks Commission APPROVES the HIS17-38 proposal.








**VOTE: YES 7 NO 0 ABST 0 ABSENT 2 (Larson, Morris)**

Attachments: A. Vicinity Map  
B. Excerpt from National Register Historic Resource Document  
C. Applicant's Submittal Materials  
C1. Photographs of Storefront, ca. 1908  
C2. Cross-Section Showing Field of Vision from Commercial Street NE  
C3. Rendering Showing Addition from Intersection of Commercial Street NE and Chemeketa Street NE

# Vicinity Map 231-233 Commercial St NE



**Legend**

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



0 100 200 400 Feet



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## **223 - 233 Commercial Street, NE**

*Classification:* Historic Contributing (2)

*Historic Name:* Starkey-McCully Building

*Year of Construction:* c. 1867/1868

*Legal Description:* 073W22DC08900, Salem Addition, from Lots 3 & 4, Block 49

*Owner(s):* 223 Commercial: Marilyn S. Fletcher  
c/o Carlton Warren, Trustee  
850 NE 122<sup>nd</sup> Avenue  
Portland, Oregon 97230

233 Commercial: Michael D. and Angela J. Jones  
2802 SE Morland Lane  
Portland, Or 97202

Description: This Italianate style block is comprised of two commercial two-story, stucco-faced brick buildings. They are the surviving northern-most two stories of a five-story business block. The cast-iron decoration on the facade is believed to be the oldest of its kind in Oregon which remains *in situ*.

The northern-most portion of the primary facade is brick. The second floor has four window bays capped by lintel cornices with scrolled brackets.

Second-story openings on the southern portion (six bays) have been filled with decorator panels; a newer wooden cornice has been added to the parapet. Two gable-roofed single-story additions have been added to the northern portion. More recently a two-story concrete block addition has enlarged the rear of the southern portion.

History and Significance: The history of both the building and its owners are equally interesting. David McCully was born in New Brunswick in 1814. His family immigrated to Ohio in 1822. In 1844 he moved to Iowa, and in 1848 opened a general merchandise store with his brother, Asa McCully. Later the brothers sold their store and went to California with Amos Starkey, John L. Starkey and Sam Starkey in search of gold. They returned to Iowa with \$5,000 each. Asa McCully and John L. Starkey formed a partnership and moved to Oregon in 1852.

In 1858 McCully and John Starkey opened a general store at the corner of State and Commercial streets (the present location of Ladd and Bush Bank). In 1867 McCully and Starkey erected a new building at 233 Commercial Street, and opened a second store.

Occupancy history can only be traced in detail in the Salem City Directory after street numbers were first adopted in 1886. However, glimpses of the building's use before that year are possible. Nicklin and Company operated a general store selling groceries, dress goods and hardware, and a Mrs. Snyder operated a millinery shop. By 1894 there were two grocery stores in the southern portion of the building. In the northern portion of the building E.S. Lampport had a harness shop, Charles G. Giver repaired boots and shoes, and Charles W. Hellenbrand operated a restaurant. Lampport continued his harness business at that location until his death in 1912. Later occupants included Watt Shipp & Co (sporting goods, 1913-1915); Quackenbush Auto Supplies (1921); F.W. Pettyjohn & Co (automobiles, 1924); the Nash Furniture Company (1928-45); Coast-to-Coast Stores (hardware, 1947-48); and Valley Furniture Business (1951-56).

The Starkey-McCully Building is listed on the National Register of Historic Places.



**RE: 233 COMMERCIAL ST. NE – 1867 Starkey-McCulley Building**

**PART I – STOREFRONT RENOVATION:** *The existing historic Starkey-McCulley building was constructed in 1867 and has an East façade that faces Commercial Street in the historic district of downtown Salem. The original Starkey-McCulley building is 120 feet wide (along Commercial street) by 80 feet deep and has been divided into separate tax lots over the years. The lot this application refers to is the 26 feet wide portion located at 233 Commercial Street NE. In 1978 the existing storefront and façade were renovated and in 1980 the 1867 two story masonry structure on the front half of the lot was added to the National Register of Historic Places. The storefront in the 1867 East façade has existing single pane windows and a worn wood framed storefront which we are proposing to update. Please see how we address the SRC requirements below.*

**Standards for Historic Contributing Buildings in Commercial Historic Districts (230.040)**

**(d) Storefront Renovation:** Replacement of storefronts or components of storefronts in historic contributing buildings shall be allowed only where the owner has attempted repair but repair was determined to be unfeasible due to poor condition of the materials. If the storefront is not original then every effort shall be made to replicate the original feature; effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material. *-The existing storefront is from a 1978 renovation. The existing storefront is worn and could benefit from an update and replacement.*

**Materials:**

- A) Original materials shall, if possible, be retained or repaired. *The current storefront is from a 1978 renovation. The existing wood storefront with single pane stopped in glazing is worn so we are recommending it be replaced.*
- 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 storefront. *-The new design shall be durable, high quality, materials that maintain similar size, and proportions as the past storefronts. It will be an aluminum storefront and bi-fold door with double pane glass. The configuration will be similar to the layout that was created during the 1978 restoration which was well researched by David Duniway. The new storefront will be located in the same plane as the 1908 storefront; at the face of the building along the property line. The new glazing pattern emphasizes the three vertical bays that existed in the 1908 photograph. (See Storefront History Photos attached)*

**Design:**

- A) To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved. *-The new design maintains the existing door configuration which dates back to 1978. (See Storefront History Photos attached). The existing floor will be removed so it can be*

- lowered to street level which will improve accessibility. The existing ramp to the space does not meet accessibility requirements.*
- B) Where the original storefront is too deteriorated to save, the commercial character of the building shall be retained through:
- a. A restoration of the storefront based on historical research and physical evidence – *We have researched the past storefronts and have photos from 1908 and the 1978 renovation. (See Storefront History Photos). We have analyzed both historical storefronts which influenced the new design.*
  - b. Contemporary design that is compatible with the scale, design, materials, color, and texture of historic compatible buildings in the district. *-The design maintains the existing door which will be salvaged and relocated to sit at grade with the existing sidewalk. The contemporary bi-fold door besides it maintains the same scale as the 1978 restoration and is an aluminum storefront system to match the adjacent 223 Commercial Street storefront portion of the building (once current construction is complete). The existing worn and deteriorated awning above the commercial space that was added in 2008 will be removed. An awning did not exist in 1908 photo or 1987 restoration project.*
- C) For buildings that provide a separate upper-story entrance on the exterior façade, the street-level entrance should be the primary focus of the building façade. *-The existing upper-story entrance on the left side of the East facade will remain the same. The existing worn awning that was added in 2008 will be updated. A new awning will be installed at the same location with the same shape.*

**PART II – NEW CONSTRUCTION:** *The existing two story masonry historic Starkey-McCulley building was constructed in 1867. There are also two existing one story gable structures that were constructed some time prior to 1915. The original Starkey-McCulley building is 120 feet wide (along Commercial street) by 80 feet deep and has been divided into separate tax lots over the years. The lot this application refers to is the portion located at 233 Commercial Street NE which is 26 feet wide x 165 feet deep. In 1980 the 1867 portion of the building was added to the National Register of Historic Places. The first floor was partially renovated in 1994 and the second floor was totally renovated in 1994. A rooftop deck was added on top of the existing one story structure in 1998. We are proposing to maintain the 1867 historic two story masonry building as-is and replace both one story buildings and roof top deck with a new separate three story structure. The new addition is a simple extension of the original slot building. Please see how we address the SRC requirements below.*

**Standards for Historic Contributing Buildings in Commercial Historic Districts (230.040)  
Alteration / Addition (f):**

Materials:

- A) Building materials shall be of traditional dimensions. *-The 1867 building will remain as is with materials made of traditional dimensions.*
- B) Materials for alternations and additions shall be the same type / quality / finish as original building: *The 1867 building will remain and a new separate free standing structure will fill the back half of the property. The 1867 brick and stucco materials will remain. The new addition will be high quality materials and similar in color, however, they will be a different type of cladding in order to differentiate from the historic 1867 structure per SRC requirement "Design (I)" below.*
- C) New masonry shall match original – *The brick masonry on the 1867 building will remain. The new addition is comprised of a CMU base which will compliment the*



*existing brick and stucco façade without trying to replicate it per SRC requirement 'Design (J)' below.*

*D) Original material retained to greatest extent possible- The entire 1867 structure which is on the National Register of Historic Places will remain. The existing one story structures built prior to 1915 have been altered over time and do not retain any historic value. Both one story structures are deteriorating and have water damage. The west wall facing the alley is CMU which we do not believe is original. The north brick wall which appears to be original has deteriorated due to moisture damage and is not salvageable for reuse. In addition, MSC Engineers has determined the walls proposed to be removed are structurally unsound. (See Existing Single Story Building to be Replace Photos attached)*

Design- Additions shall:

- A) Additions shall be located at the rear or on an inconspicuous side- The three story addition is located at the rear of the 1867 structure and will only be visible from the alley. There is also currently a 5 or 6 story condo building being constructed across the alley to the west of this property.*
- B) Additions shall be designed to minimize changes to building- The new addition is a separate free standing structure. The 1867 structure will continue to have a commercial tenant on the first floor and an apartment on the second floor. The new addition enhances the existing apartment by creating a shared courtyard on the second level.*
- C) Additions shall be limited in size and scale to create harmonious relationship – The 1867 building is two stories and the new separate structure is three stories. The second and third stories of the new structure are set back from the existing 1867 structure with a shared interior courtyard. The new addition is a simple extension of the original slot building.*
- D) Existing historical features shall not be obscured, damaged, or destroyed. –The new courtyard located adjacent to the existing 1867 structure allows the west façade of the 1867 structure to be celebrated. The one story structures completed prior to 1915 are being replaced since they no longer have any valuable historical features per our response in SRC item 'Material (D)' above.*
- E) Designed to be compatible with size / scale / material / character of building and district. – The addition is one story taller than existing structure and in scale with the existing block. See provided existing East and West street views. Material selections vertically divide the building in similar proportions as the historic building.*
- F) Not destroy existing distinctive materials / features / finishes / construction techniques / craftsmanship. –The one story structures completed prior to 1915 are being replaced since they no longer have any valuable historical features per our response in SRC item 'D' above.*
- G) Be constructed with the least possible loss of historic materials. –The one story structures completed prior to 1915 are being replaced since they no longer have any valuable historical features per our response in SRC item 'Material (D)' above.*
- H) Additions shall not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence. – The addition is designed to compliment the existing 1867 structure and not mimic it in any way. The new addition is designed with a CMU base that transitions to mostly metal siding above with minor portions of lap siding. The introduction of new materials differentiate the addition from the 1867 structure while complimenting it in scale and proportion.*

- I) Additions shall be designed in a manner that makes it clear what is original to the building and what is new. *-The 1867 building is kept as-is and separated from the new addition by a courtyard on the second level. The addition introduces new cladding material to differentiate itself from the existing 1867 building.*
- J) Additions shall be designed to reflect, but not replicate, the architectural styles of the period of significance. *-The 1867 building is broken up vertically with a commercial space on the first floor and dwelling units above. The addition is a separate structure that maintains similar proportions with a CMU base that transitions to metal siding above. The metal siding will be a similar red color as the existing 1867 structure. This design approach allows the strengths of the existing building to influence the new addition without trying to copy the Italianate style of the existing 1867 structure.*
- K) Additions shall preserve features of the building that has occurred over time and has attained significance in its own right. *- The 1867 building will remain as is.*
- L) Additions shall preserve distinguishing original qualities of the building and its site. *- The existing 1867 structure will remain. The one story structures completed prior to 1915 are being replaced since they no longer have any valuable historical features per our response in SRC item 'Material (D)' above.*
- M) Additions shall not increase the height of a building to more than four stories. *-The 1867 structure is two stories with 14 feet tall ceilings on the first level and 12 feet tall ceilings on the second level. The addition is three story structure with an accessible roof patio and elevator pent house.*

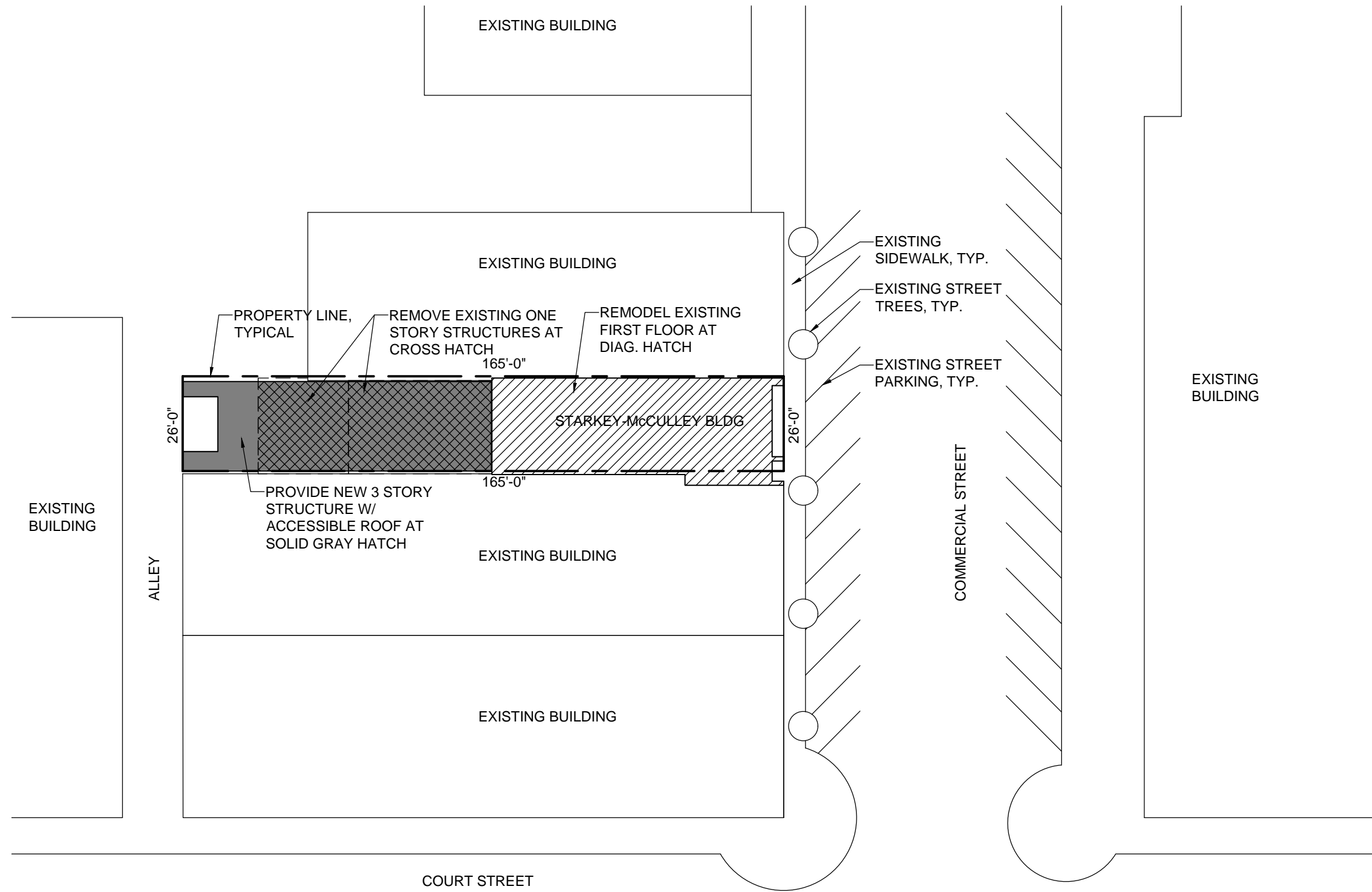
**PART III – SIGNS:** *The building has two tenant spaces and is allowed two signs. There is an existing sign that we are proposing to reuse and update with the next commercial tenant information. In addition, we are proposing to add a new sign painted on the face of the building which there is historic precedence for. Please see how we address the SRC requirements below.*

**Signs in Commercial Historic Districts (230.056):**

- A) **Sign 'A'** Historic signs shall be retained whenever possible. *-The existing historic sign (assumed from 1978 restoration – possibly earlier) and attachment system is not being altered. The existing sign is located perpendicular to the historic façade (East) of the building. We are proposing to install a new polymetal face on the existing double face non illuminated wall display (new face plate will be on both the north and south sides of the existing sign). The new sign face follows the requirements of using light lettering on a dark background. (See Sign Collages attached.)*
- C) **Sign 'B'** – Install New Sign on East Façade: *Paint the words "BAR VINO" in white on the existing red painted brick façade above the first floor storefront and historic cornice and below the first floor windows. Replace the existing light fixture illuminating the existing sign so it has two heads one to illuminate the existing sign and one to illuminate the new painted sign. There has been precedence for painted signs on this building, see painted signs examples attached. See response to additional sign requirements below.*
- D) **New signs**
  - 1) Be located between transom and sill of first story – *The sign is located in this area*
  - 2) Be located flush to the façade – *The sign is painted on façade.*

- 3) Not be located in transoms – *New sign meets this criteria*
- 4) Not obscure windows or significant architectural features – *New sign meets this criteria*
- 5) Be painted on side of building only if the building was previously painted and the sign has historic precedence. – *This building has had signs painted on it in the past so there is a precedence for a painted sign. (See Starkey-McCulley Painted Signs Examples attached)*
- 6) Be oriented to the main entrance and shall not be placed in a manner that has no relationship to main customer entrance. – *Sign will be visible from the public right of way and is near main customer entrance.*
- 7) Be constructed of materials such as wood or metal, except for untreated mill metals – *Not applicable, the material of the sign is paint*
- 8) Not use neon unless incorporated into a large sign and there is historic precedence – *Not applicable*
- 9) Not use free-standing neon or plastic, back-lighted boxes. -*Not applicable*
- 10) Be attached into mortar joints, not into masonry, with sign loads properly calculated and distributed -*The existing signs attachment system will remain as-is*
- 11) Have conduit located in least obtrusive places –*Existing conduit will be reused.*
- 12) Not have exposed conduit -*New conduit will not be installed. Existing light fixtured will be updated with a new one that has two heads.*
- 13) Use a dark background with light lettering. – *Paint will be white in color on existing red painted brick façade.*
- 14) Not incorporate faux painting, e.g., stone, brick, metal -*Not applicable, painted sign will be block letters*
- 15) Design new signs that respect the size, scale, and design of the historic resource. – *New sign is approximately 12 inches tall by 6 feet wide which is compatible with past examples on the building.*
- 16) Locate new signs where they do not obscure significant features – *New sign meets this criteria*
- 17) Design new signs that respect neighboring resources – *New sign meets this criteria*
- 18) Use materials that are compatible with the characteristic of the building structure's period and style – *There is a precedence for painted sign on this building (See Starkey-McCulley Painted Signs Examples Attached)*
- 19) Attach signs carefully to prevent damage to historic materials and ensure the safety of pedestrians -*Not applicable for paint*
- 20) Any sign identifying the use of the building or structure otherwise permitted by this chapter shall be limited to the minimum necessary for such identification. -*Sign is minimal and comprised of two words "BAR VINO"*

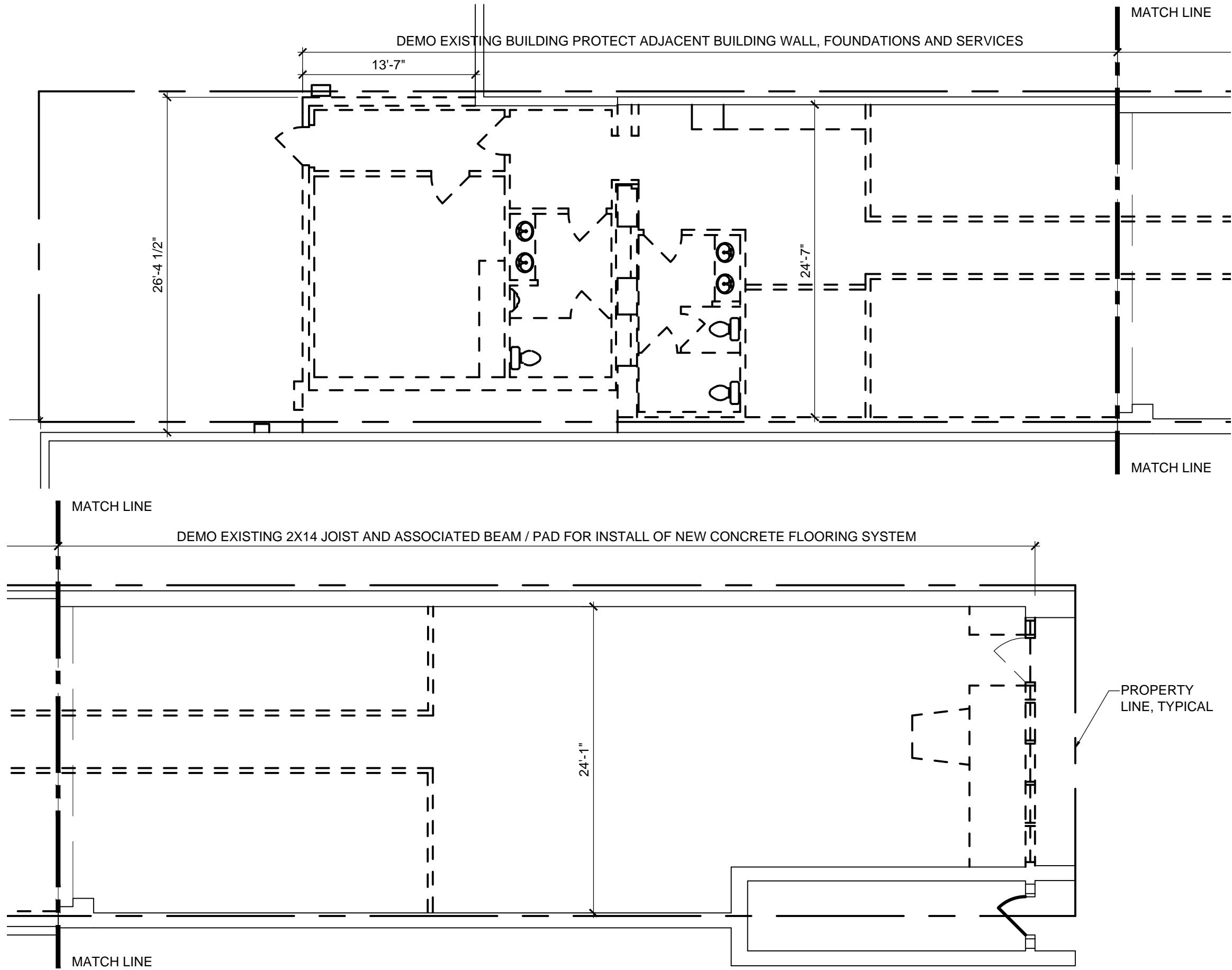
# THE STARKEY-McCULLEY BUILDING 1867 REMODEL & APARTMENT ADDITION



1 SITE PLAN  
A0.1 SCALE: 1/32"=1'-0"



DRAWN JKS	DATE 8/4/17	JOB NO.	SHEET TITLE SITE PLAN	SHEET NO. A0.1
PROJ: REMODEL / APARTMENT ADDITION <b>THE STARKEY-McCULLEY BUILDING</b> 233 COMMERCIAL ST. NE SALEM, OR 97301		695 COMMERCIAL \$ SUITE 5 SALEM, OR 97301 V: 503.371.1140 F: 503.364.6751		
ANDERSON SHIRLEY ARCHITECTS INC.				
PRELIMINARY • PRELIMINARY • PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY • PRELIMINARY • PRELIMINARY				



1 FIRST LEVEL DEMO PLAN  
 A2.1 SCALE: 1/8"=1'-0"



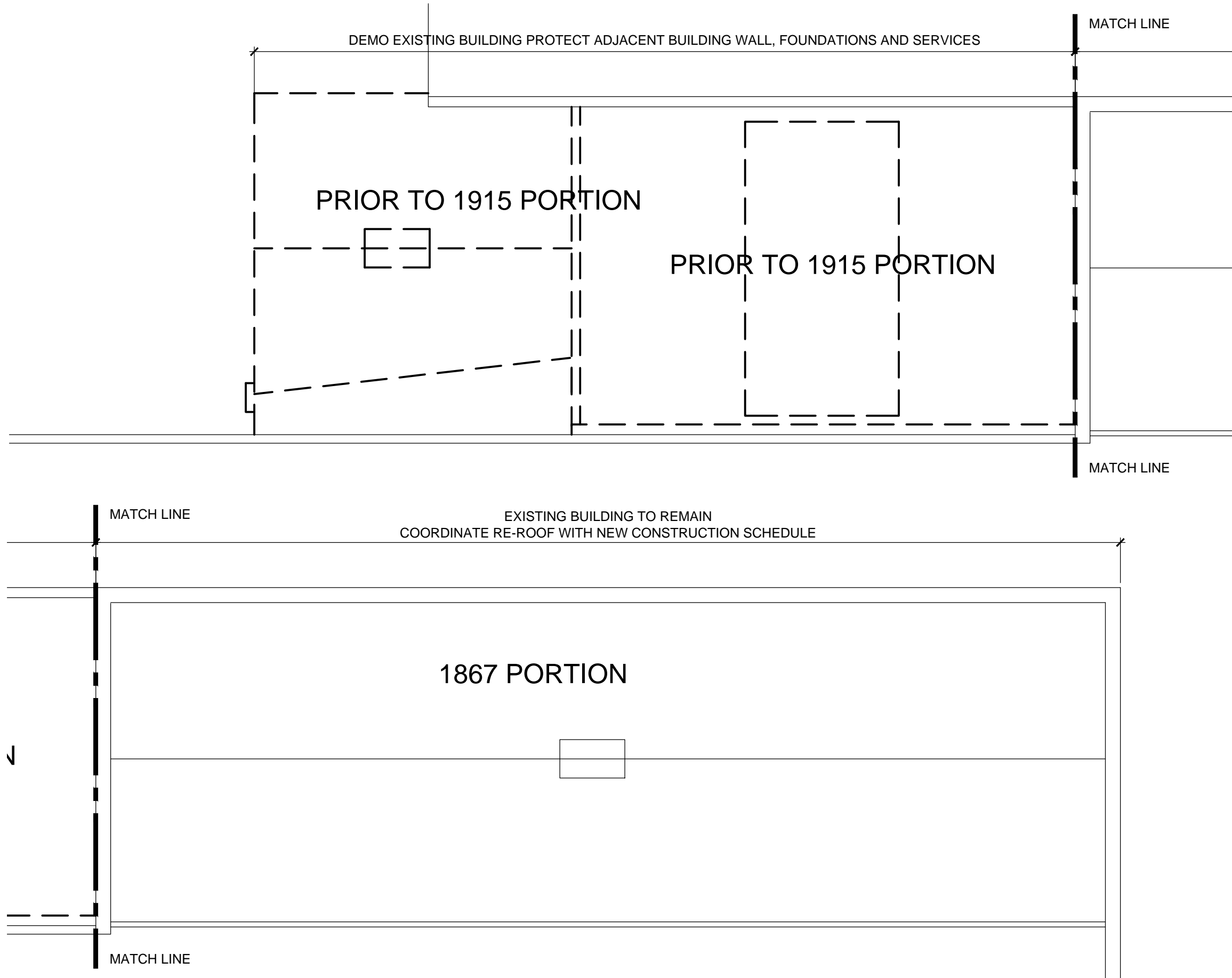
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PROJ: REMODEL / APARTMENT ADDITION  
 THE STARKEY-MCCULLEY BUILDING  
 233 COMMERCIAL ST. NE  
 SALEM, OR 97301

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DRAWN JKS	DATE 8/4/17
SHEET TITLE DEMO PLAN	JOB NO.
SHEET NO. <b>A2.1</b>	

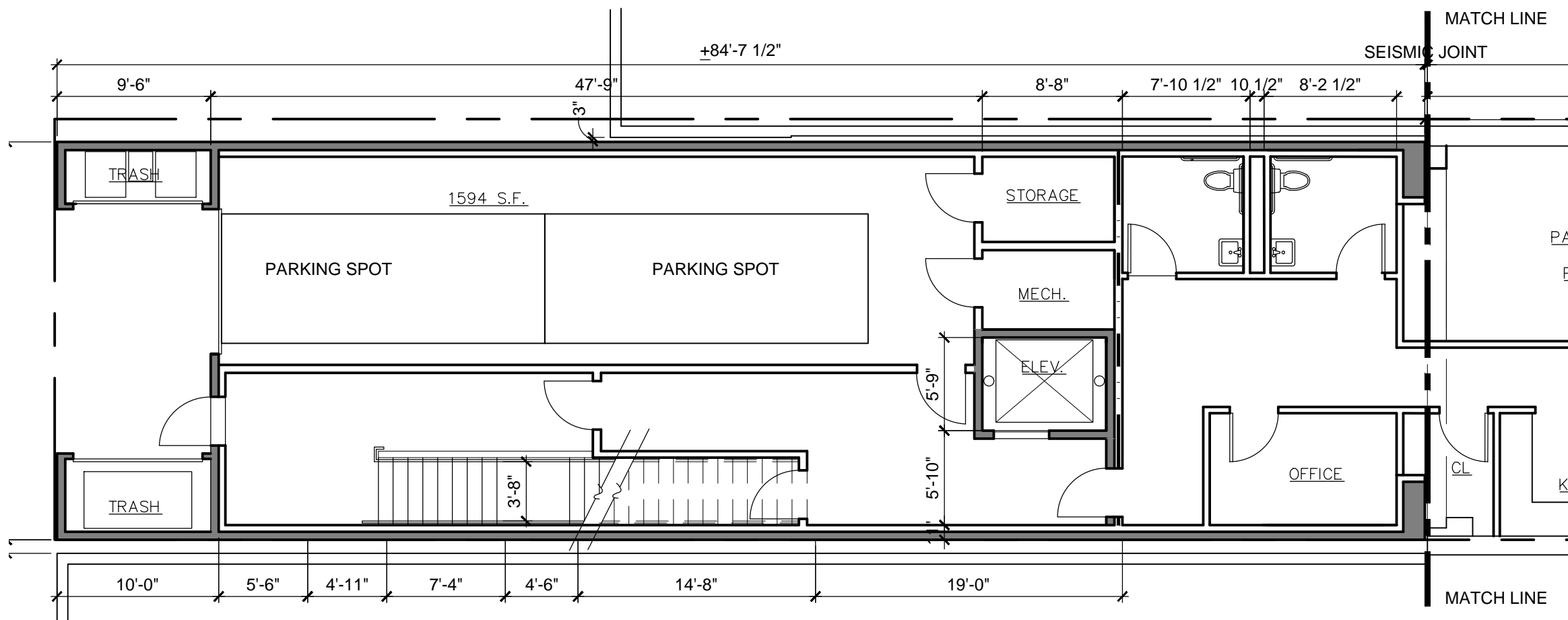
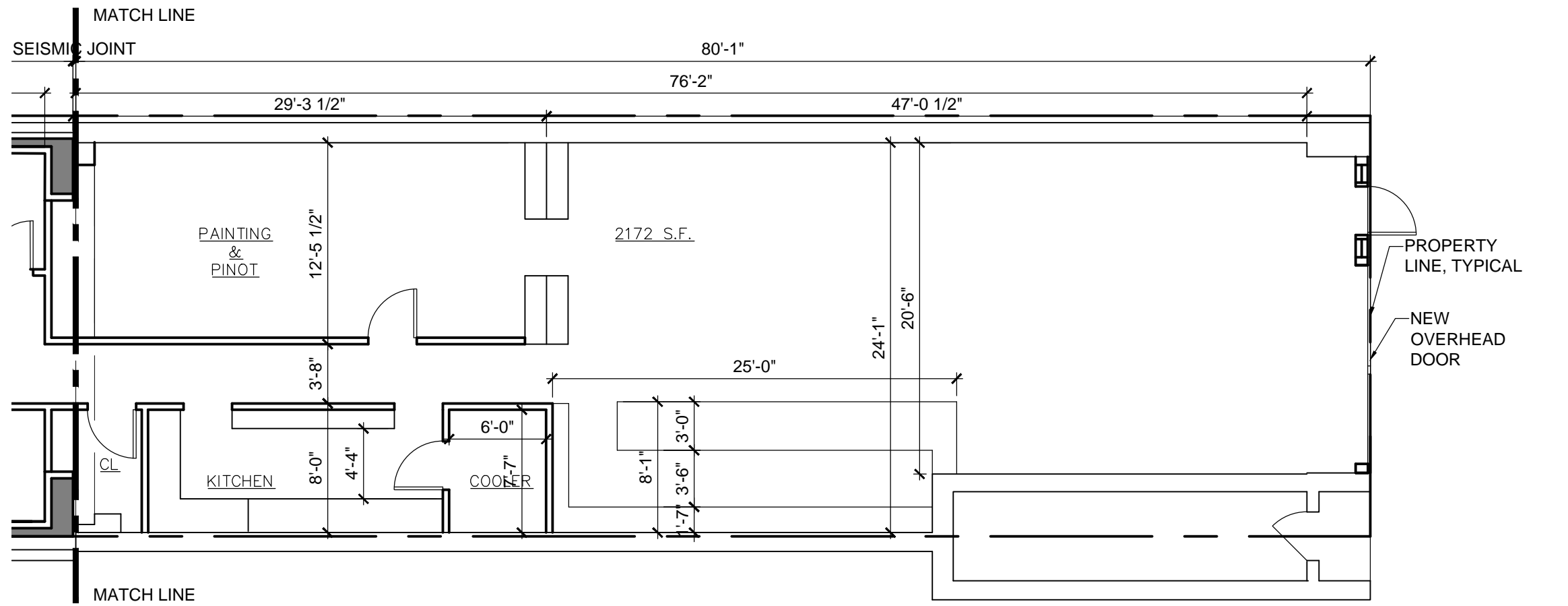


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A2.2

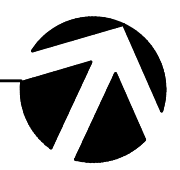
**EXISTING ROOF PLAN / DEMO PLAN**  
SCALE: 1/8"=1'-0"



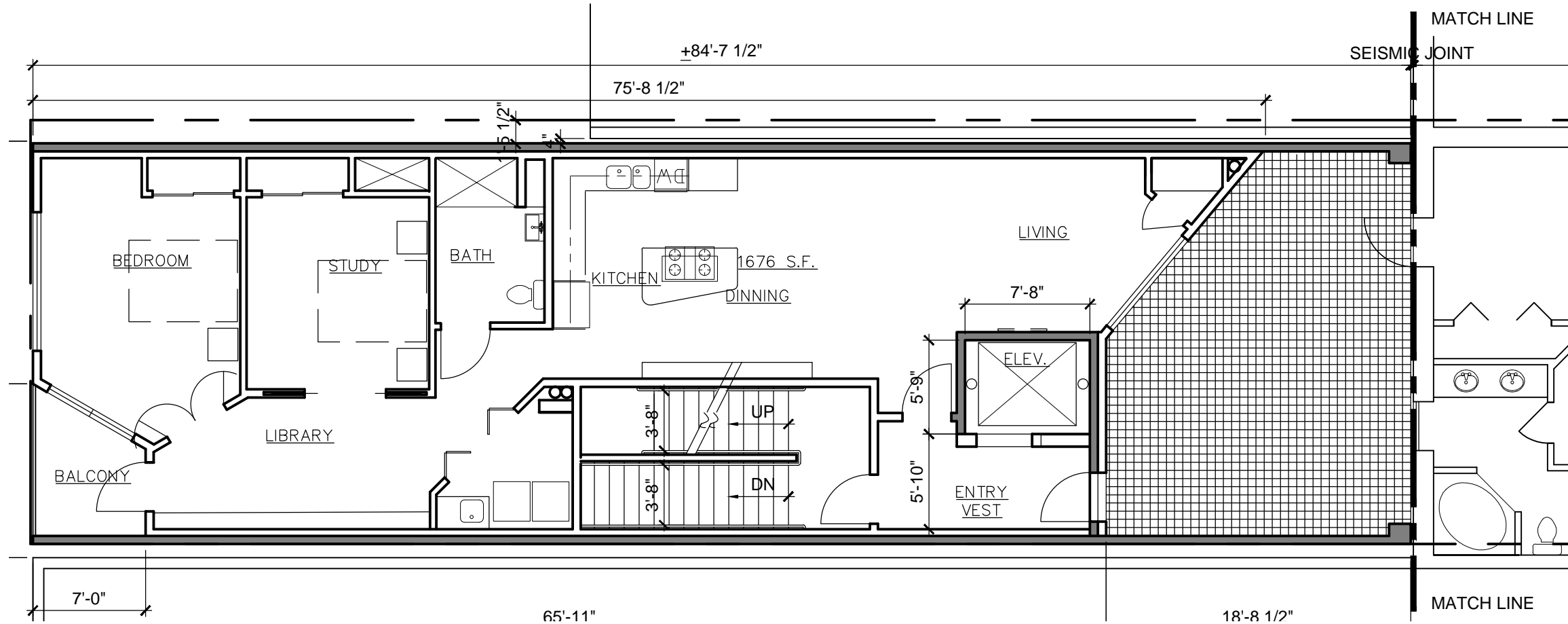
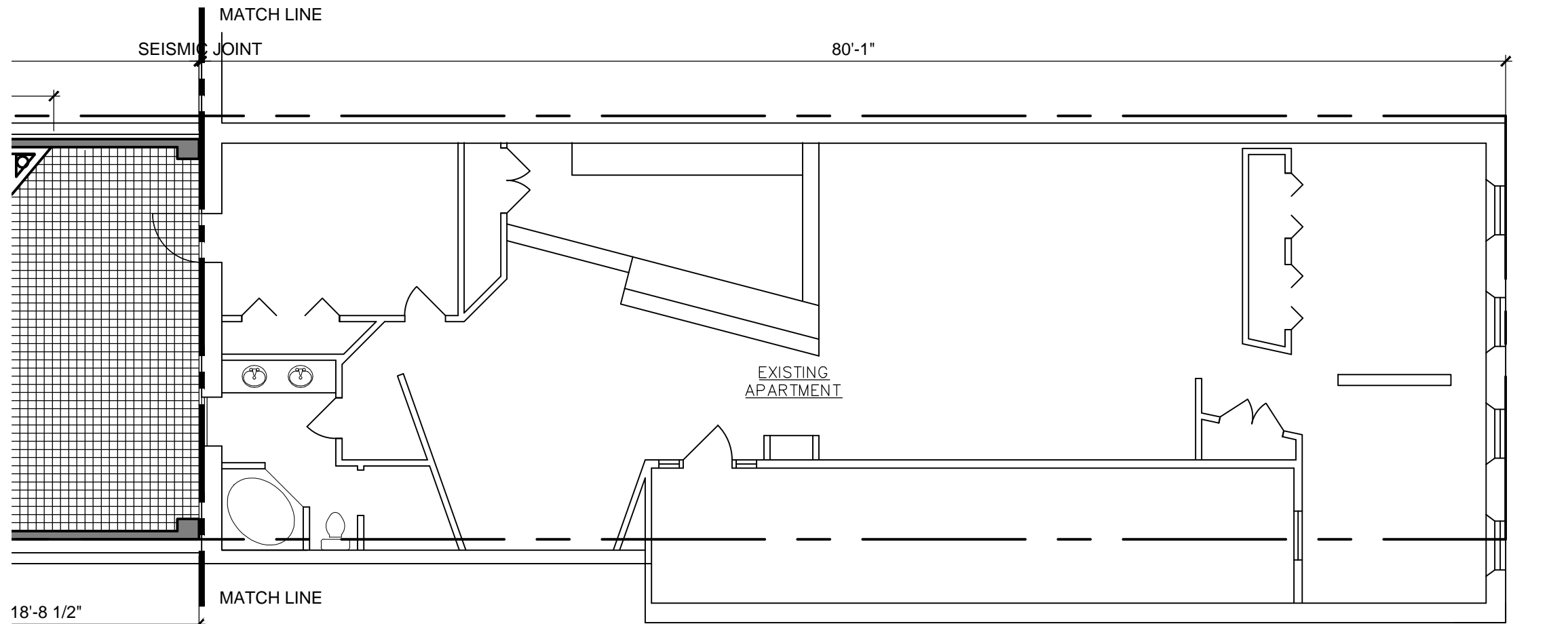
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DRAWN JKS	SHEET TITLE ROOF DEMO PLAN	JOB NO.
695 COMMERCIAL SE SUITE 5 SALEM, OR 97301 V: 503.371.1140 F: 503.364.6751		SHEET NO. <b>A2.2</b>
<b>ANDERSON</b> <b>SHIRLEY</b> A R C H I T E C T S I N C .		
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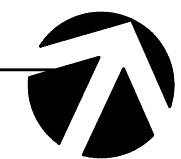
1 FIRST LEVEL FLOOR PLAN  
A2.3 SCALE: 1/8"=1'-0"



DATE 8/4/17	JOB NO.	SHEET TITLE FIRST LEVEL FLOOR PLAN	SHEET NO. <b>A2.3</b>
PROJ: REMODEL/APARTMENT ADDITION <b>THE STARKEY-MCCULLEY BUILDING</b> <b>233 COMMERCIAL ST. NE</b> SALEM, OR 97301		<b>ANDERSON SHIRLEY</b> ARCHITECTS INC.	
695 COMMERCIAL SE SUITE 5 SALEM, OR 97301 V: 503.371.1140 F: 503.364.6751		PRELIMINARY • PRELIMINARY • NOT FOR CONSTRUCTION PRELIMINARY • PRELIMINARY •	



1 SECOND LEVEL FLOOR PLAN  
 A2.4 SCALE: 1/8"=1'-0"



DATE	8/4/17
JOB NO.	
SHEET TITLE	SECOND LEVEL FLOOR PLAN
SHEET NO.	A2.4

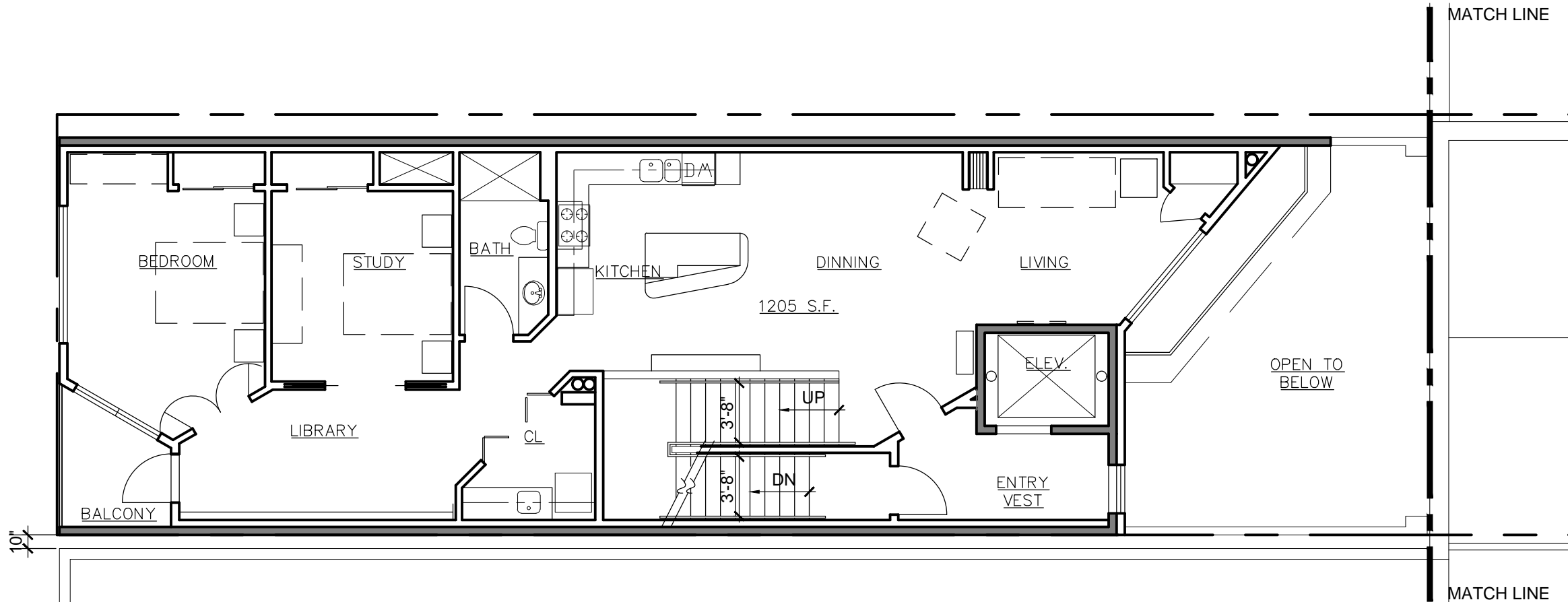
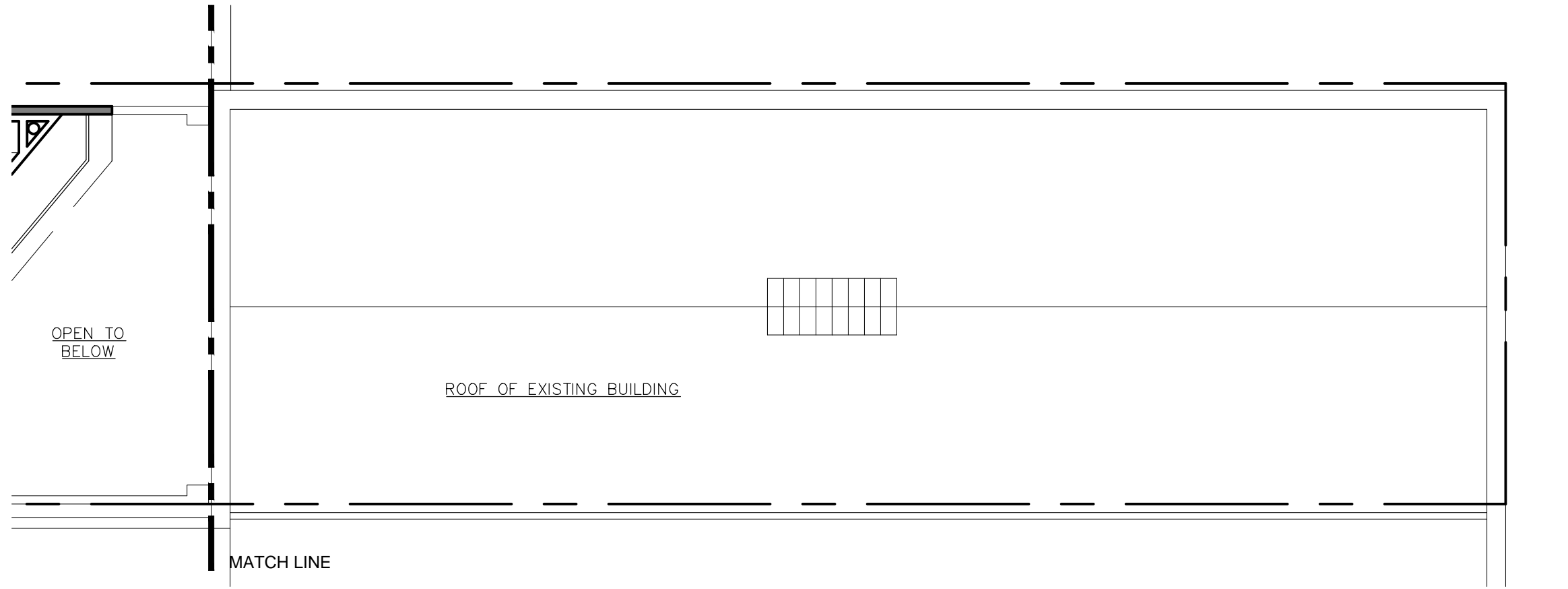
PROJ: REMODEL/APARTMENT ADDITION  
 THE STARKEY-MCCULLEY BUILDING  
 233 COMMERCIAL ST. NE  
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1 THIRD LEVEL FLOOR PLAN / EXISTING BUILDING ROOF PLAN  
 A2.5 SCALE: 1/8"=1'-0"

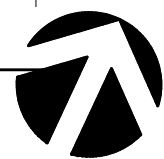
DATE	8/4/17
JOB NO.	
SHEET TITLE	THIRD LEVEL FLOOR PLAN
SHEET NO.	A2.5

PROJ: REMODEL/APARTMENT ADDITION  
**THE STARKEY-MCCULLEY BUILDING**  
 233 COMMERCIAL ST. NE  
 SALEM, OR 97301

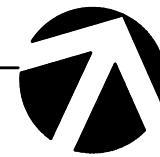
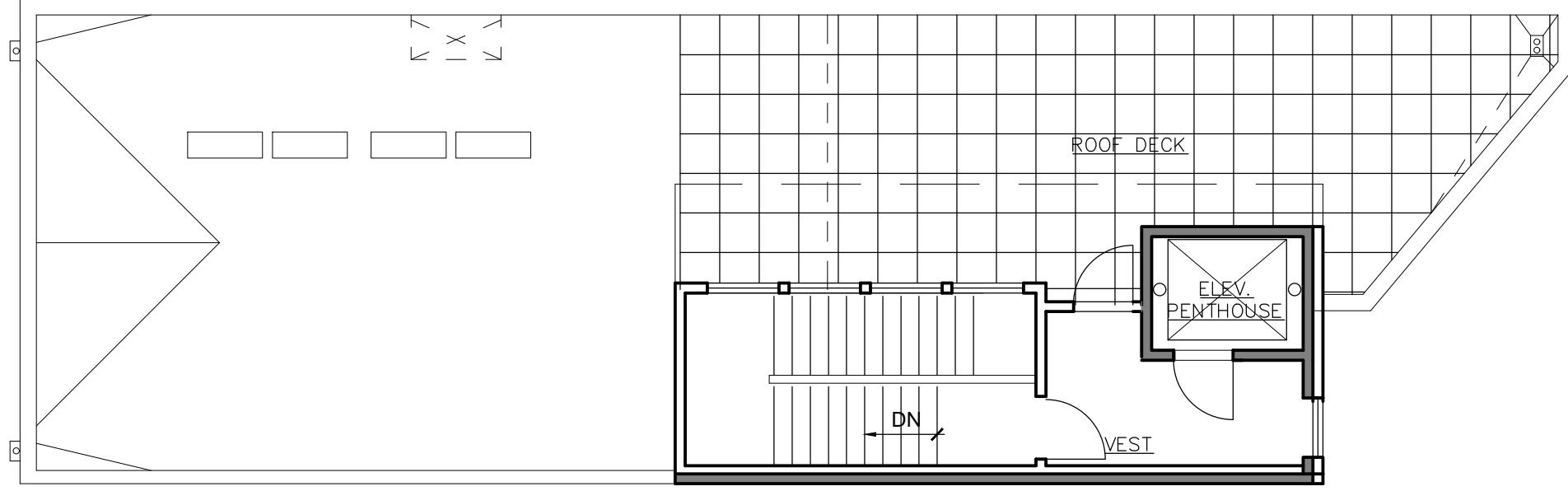
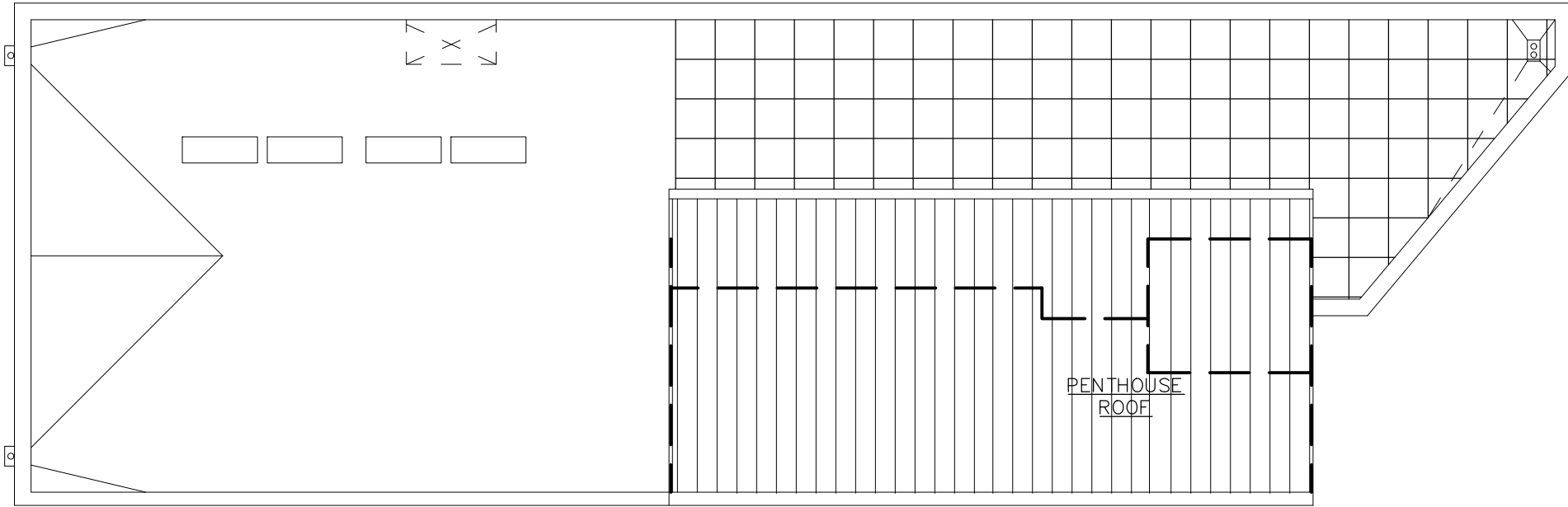
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1 ROOF PLAN / ELEVATOR PENT HOUSE  
 A2.6 SCALE: 1/8"=1'-0"



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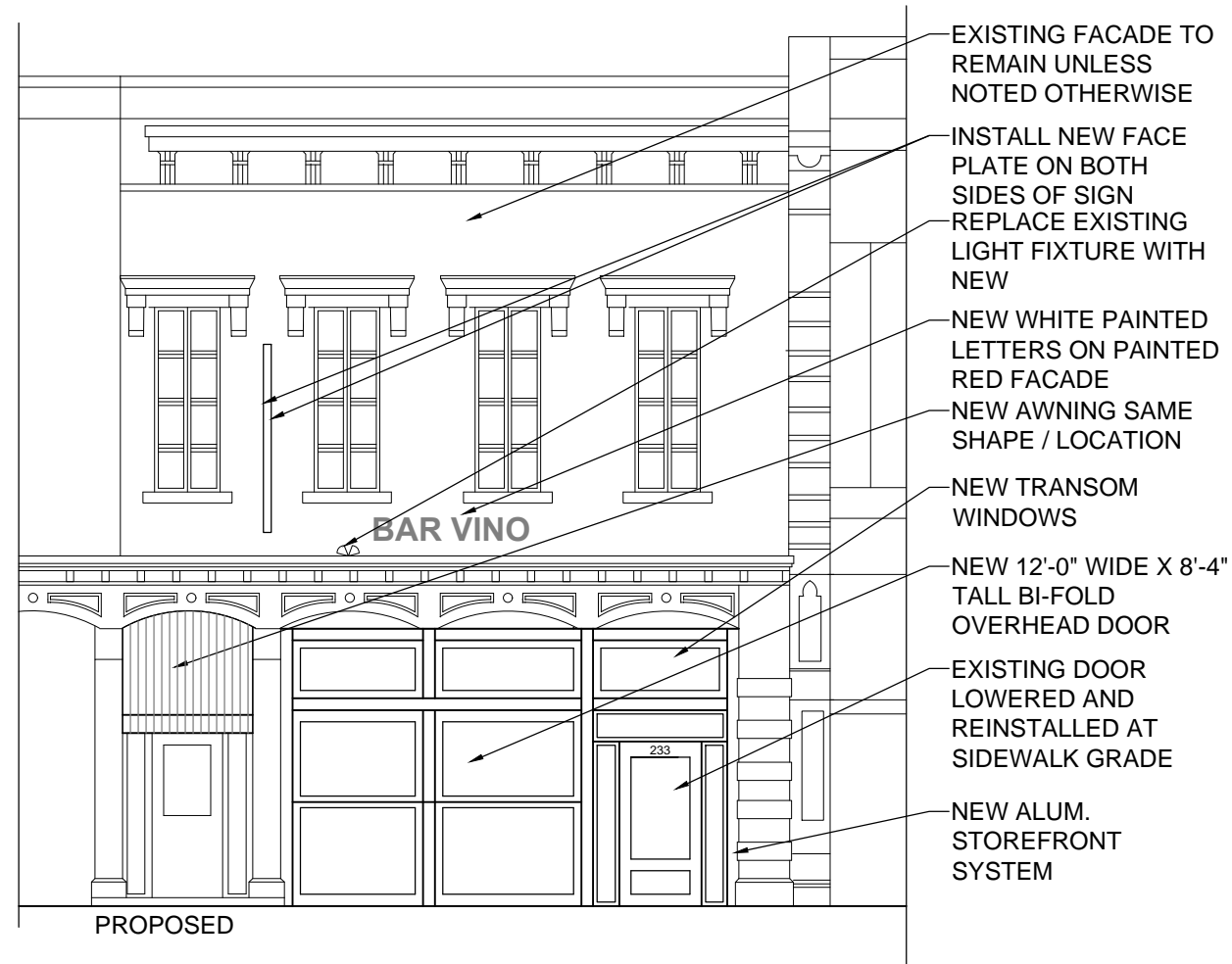
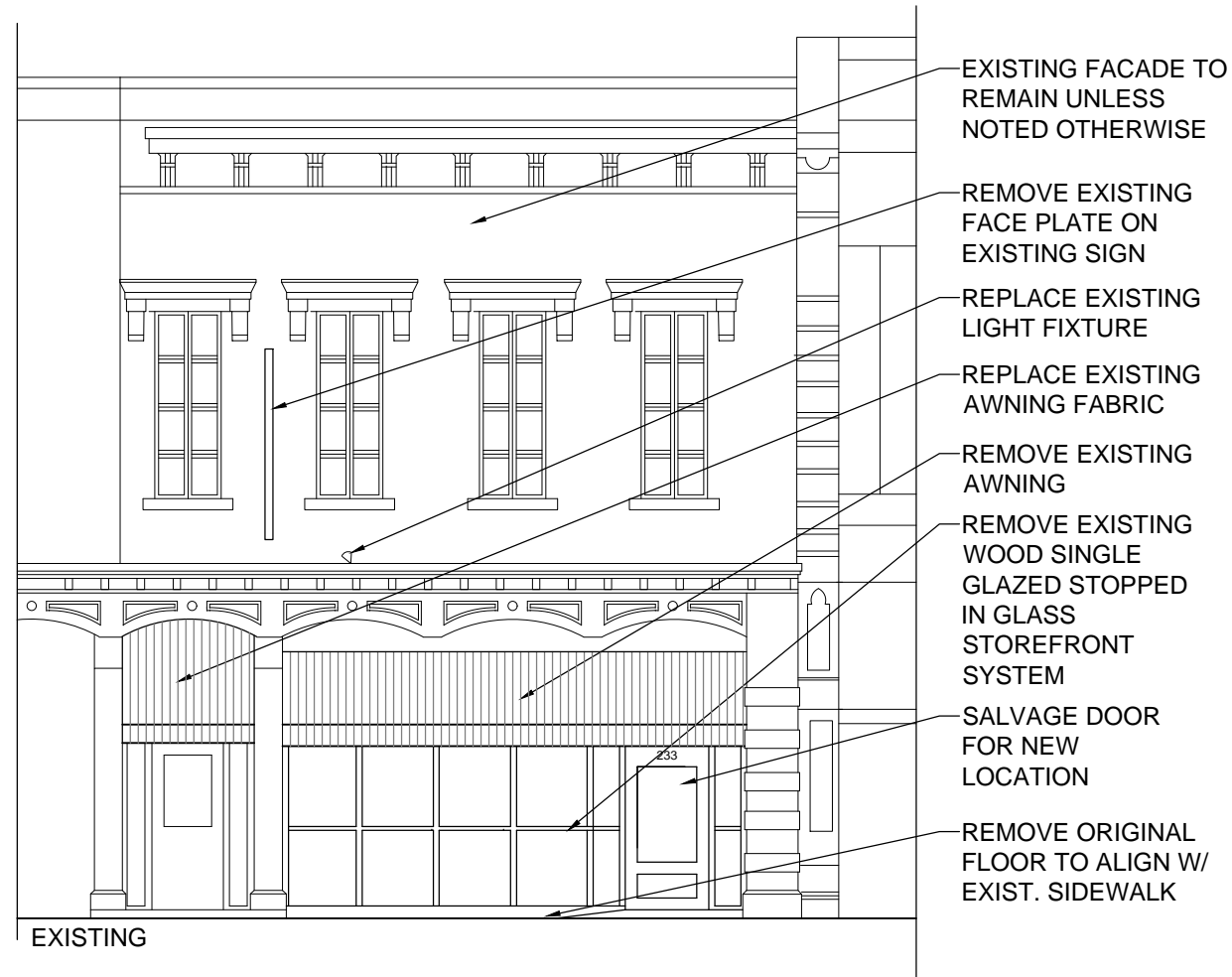
PROJ: REMODEL/APARTMENT ADDITION  
**THE STARKEY-MCCULLEY BUILDING**  
**233 COMMERCIAL ST. NE**  
 SALEM, OR 97301

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DATE	8/4/17
JOB NO.	
SHEET TITLE	ROOF PLAN / ELEV. PENT HOUSE
SHEET NO.	A2.6
DRAWN	JKS



1 EAST EXTERIOR ELEVATION  
A3.1 SCALE: 1/8"=1'-0"

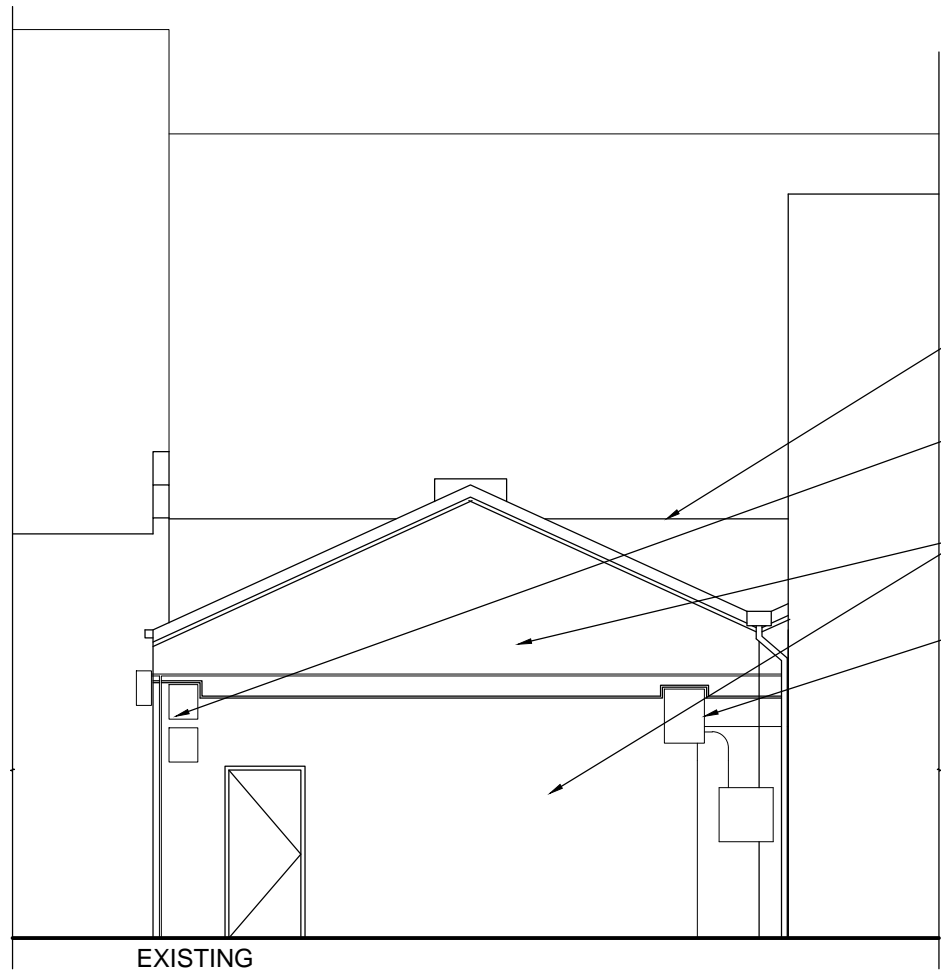
DRAWN JKS	DATE 7/26/17
SHEET TITLE EXT. ELEVATIONS	JOB NO.
SHEET NO. <b>A3.1a</b>	

PROJ: REMODEL / APARTMENT ADDITION  
**THE MCCULLY STARCKY BUILDING**  
 233 COMMERCIAL ST.  
 SALEM, OR 97301

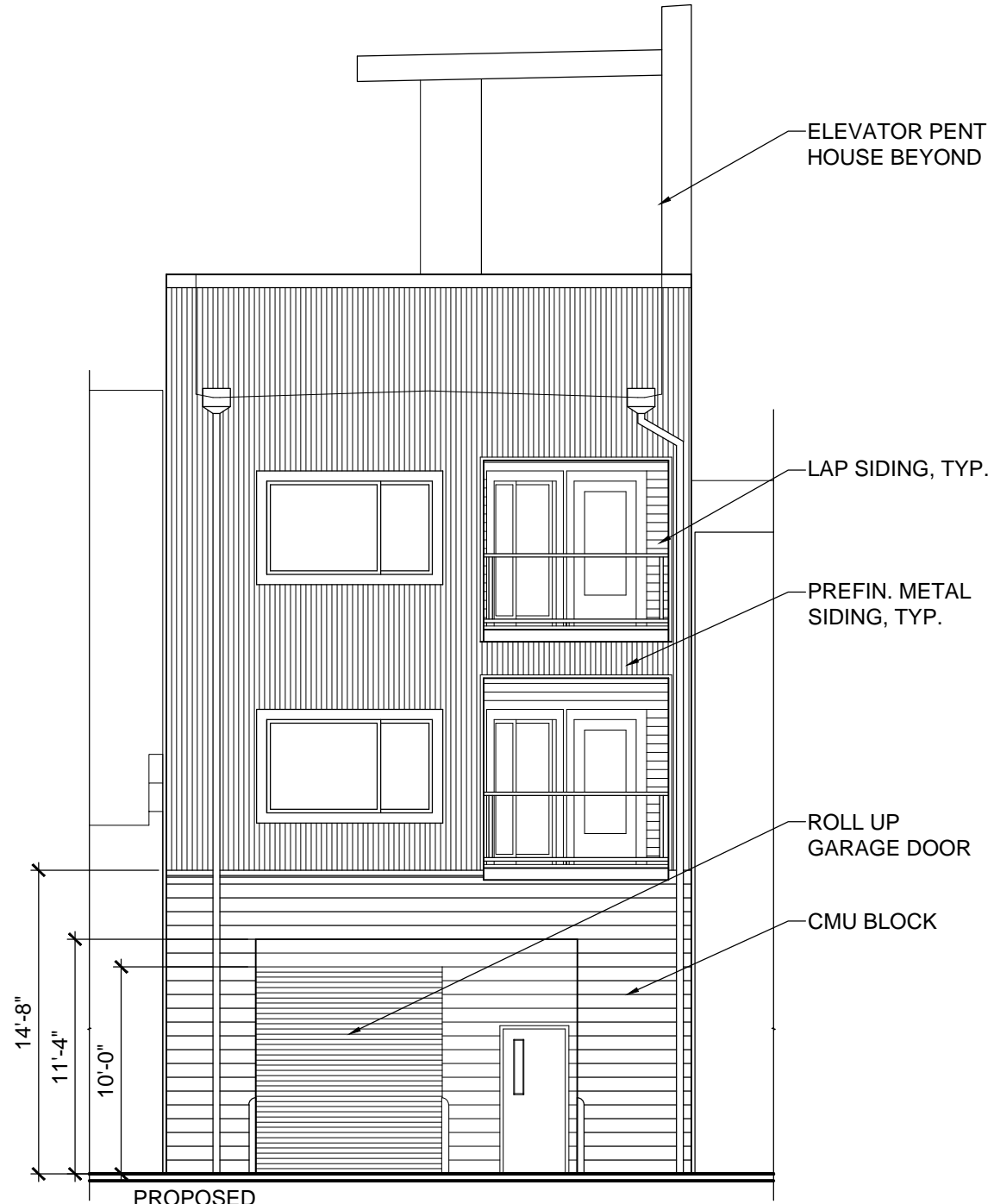
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EXISTING



PROPOSED

1 WEST EXTERIOR ELEVATION  
 A3.1 SCALE: 1/8"=1'-0"

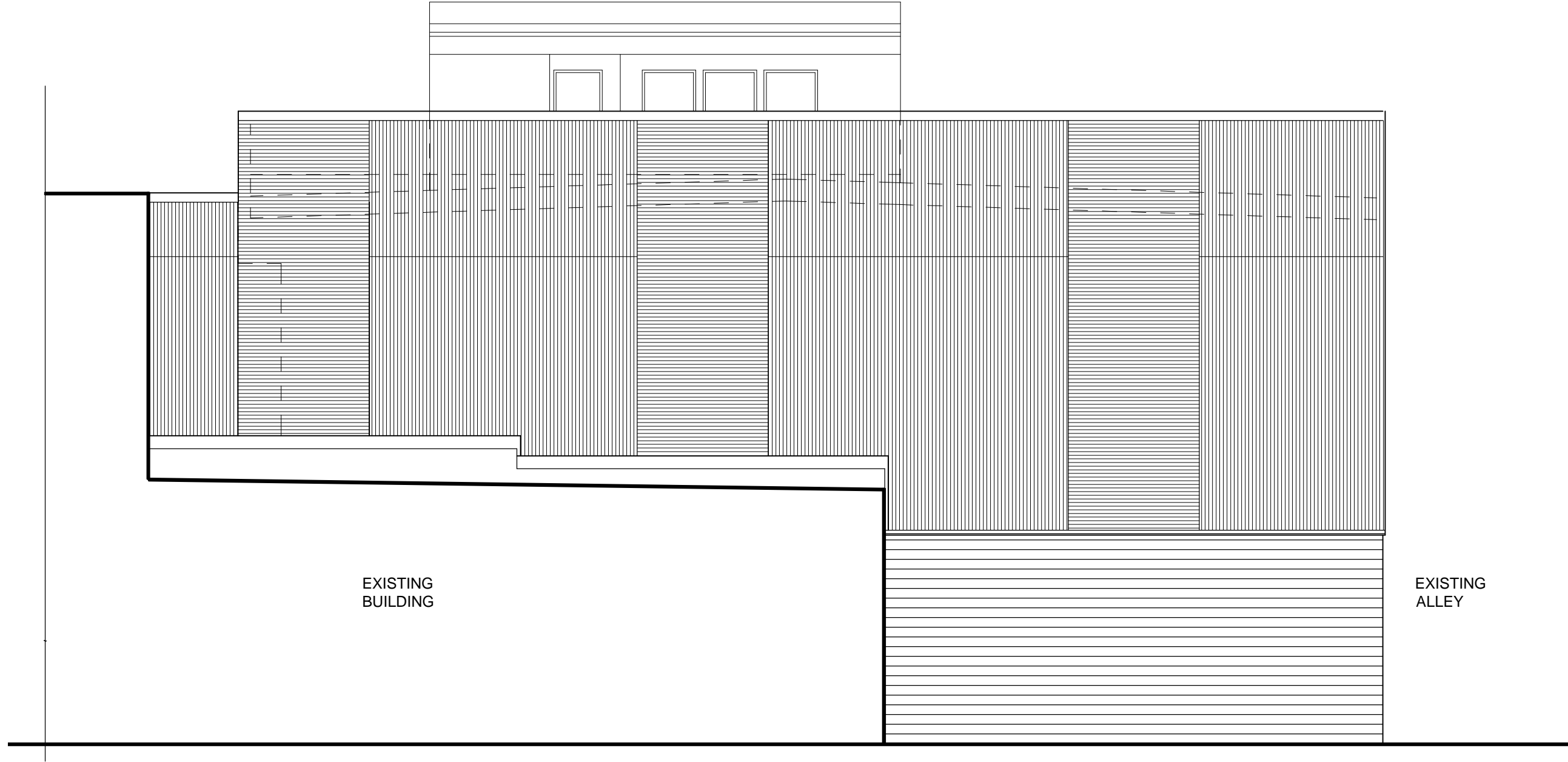
DATE	7/26/17
JOB NO.	
DRAWN	JKS
SHEET TITLE	EXT. ELEVATIONS
SHEET NO.	A3.1b

PROJ: REMODEL / APARTMENT ADDITION  
**THE McCULLY STARCKY BUILDING**  
 233 COMMERCIAL ST.  
 SALEM, OR 97301

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1  
A3.2

NORTH EXTERIOR ELEVATION  
SCALE: 1/8"=1'-0"

PROJ: REMODEL / APARTMENT ADDITION <b>THE MCCULLY STARCKY BUILDING</b> <b>233 COMMERCIAL ST.</b> SALEM, OR 97301		DRAWN JKS	DATE 7/26/17
<b>ANDERSON</b> <b>SHIRLEY</b> A R C H I T E C T S I N C .		SHEET TITLE EXT. ELEVATIONS	JOB NO.
695 COMMERCIAL SE SUITE 5 SALEM, OR 97301 V: 503.371.1140 F: 503.364.6751		SHEET NO.	<b>A3.2</b>

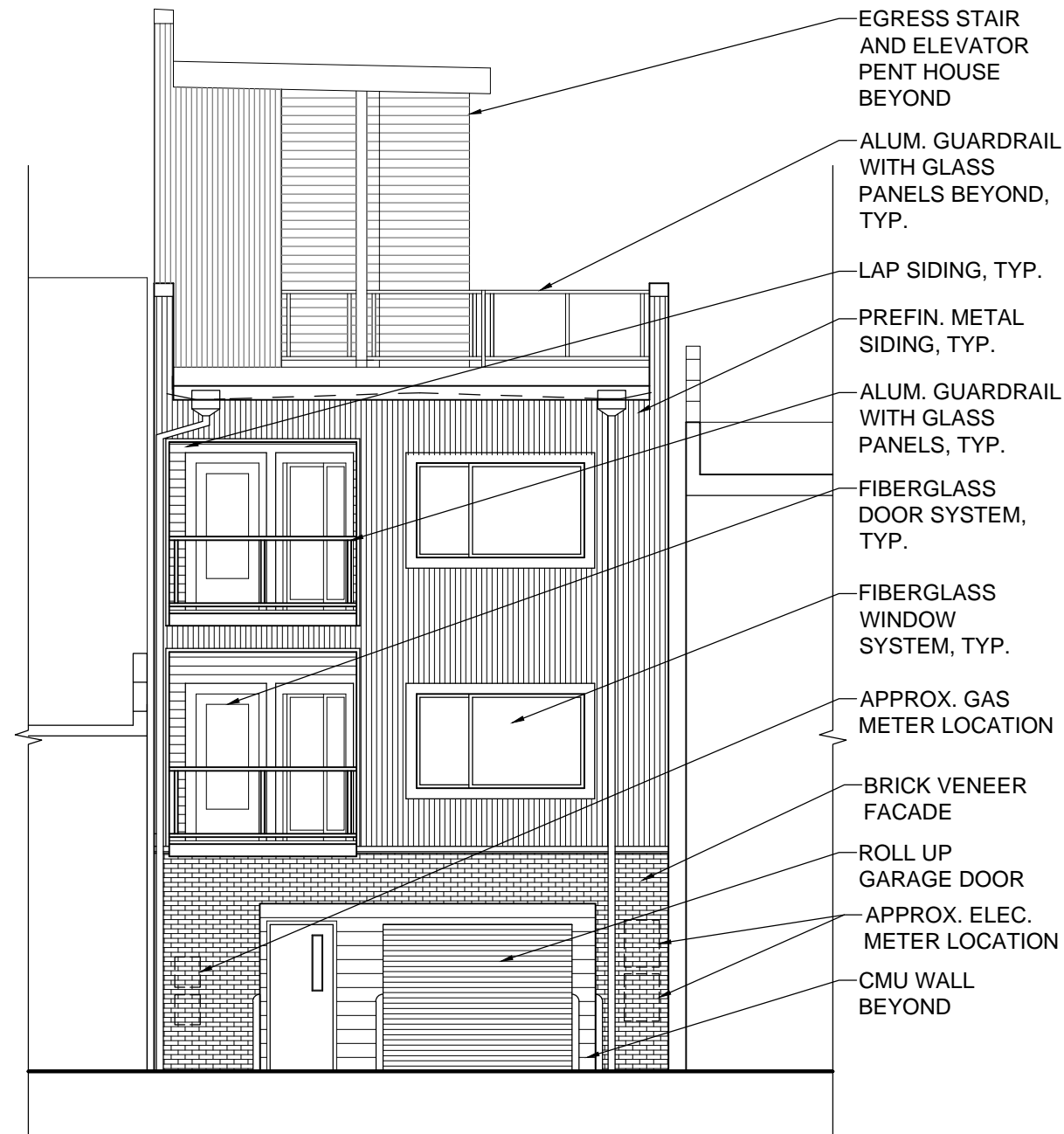
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**CITY STAFF RECOMMENDATION**

**CONDITION 1** – All Façade surfaces shall be clad in red brick masonry with a traditional bonding pattern. All bricks removed from the northward-facing wall of the historic non-contributing building on the west (alley) side of the subject property shall be reused as part of the masonry cladding required by this condition, unless reuse is determined to be unfeasible as demonstrated by a written report by a structural engineer.

**ANDERSON SHIRLEY REVISIONS**

**CONDITION 1** – All new facades facing a public right of way (west façade) shall be clad in a brick veneer at the first story (approximately 11’-0” tall).



3 WEST ELEVATION  
A3.1 SCALE: 1/8" - 1'-0"

DRAWN	DATE 9/12/17	JOB NO.	SHEET TITLE	SHEET NO.
PROJ: REMODEL / APARTMENT ADDITION <b>THE STARKEY-MCCULLEY BUILDING</b> 233 COMMERCIAL ST. NE SALEM, OR 97301		\$95 COMMERCIAL \$E SUITE 5 \$ALEM, OR \$7301 V: 503.371.1140 F: 503.364.6751		
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233 Commercial St SE Salem, Oregon

If you want to stop in for a great meal, enjoy a glass of the best local wine that the Pacific Northwest has to offer, and choose from the largest selection of wine by the glass in the Willamette Valley, and local craft beer options, you don't have to go all the way to Portland to do so. You'll find this all at the BarVino, right here in Salem, Oregon.

This isn't one of those places that puts up a couple flashing winery banners and call themselves a wine bar. "This will be about as Wine-Bar as it can get this side of Seattle". Meant to impress both the casual wine enthusiast and the wine expert. The decor a smidgen vintage, a tad industrial, a dash modern and a whole lot "give me more" eclectic. The atmosphere casual enough for jeans and lively friends and sophisticated enough for a work meeting or a romantic date.

*front bi-fold glass doors that can be opened in nice weather, rain or shine*

To achieve this decor, atmosphere and gravitational pull to frequent BarVino, its parts will include: a formable bar, acid painted concrete floors, 1-brick veneer wall, existing re-painted ceiling vintage metal tiles, 2 - 10' industrial ceiling fans, a wine wall, wine themed furnishings, 2 red pianos, and a front bi-fold glass doors that can be opened in nice weather, rain or shine.

*The custom bi-fold door will emulate the current historical design*

The custom bi-fold door will emulate the current 4-pane historical design of this McCulley Starkey building. Essentially looking as it does today when it is closed, yet having the ability to bi-fold up and serve as an awning, providing an indoor / outdoor environment. Customers will be able breathe in the fresh NW air when the bifold designer door is opened



The bi-fold doors will be equipped with black lift straps with electric photo eye sensors and top drive electric motors. This will combine the best of two worlds... sustained historical view with modern amenities. Providing another wonderful reason for people to patronize downtown Salem adding to its future growth and success as a hub for shopping, food, arts and entertainment.

### *A Case Study*

In West Fargo ND, the Blarney Stone Irish Pub wanted bi-fold doors yet wanted to maintain its exterior historical integrity. They found custom bi-fold door options from a number of door companies that could replicated a design that essentially looked just like the historical window and panes they needed.



Blarney Stone co-owner Russ Warner says, "*The bi-fold doors are absolutely fantastic,*" "*They are easy to put up and down. They are big enough so you have a nice view. Even when they are down, the glass panes are big enough so you have a nice feeling within the room; you're not feeling claustrophobic at all. They are very, very sturdy doors. The customers love them. In the summertime it's absolutely magnetic. Everyone wants to sit out there. It's the first area that fills up and the last area that empties for sure.*"

*We want our customers to feel like they are sitting outside*

We want to be able to open the doors nearly every day in the Spring, Summer and Fall. A big benefit that supersedes other door options (garage door, accordion or slide doors) is the way they open outward providing an awning. When it rains outside, it doesn't rain in the building. There's no better smell than when it's raining outside. The rain hitting the ground creates a nice atmosphere. We want to go a step above anything else you see on a front entrance downtown - We want our customers to feel like they are sitting outside.





September 20, 2017

Jessica Kreitzberg Schultens  
Anderson Shirley Architects, Inc.  
695 Commercial St. SE  
Salem, OR 97301

**Re: 233 Commercial St. NE  
Structural Observation**

On September 15, 2017 John Carstensen of MSC Engineers, Inc. met with you at the property located at 233 Commercial St. NE in Salem, OR. The purpose of this site visit was to determine any deficiencies in the existing structural systems belonging to the different eras of construction on site.

The existing structure consists of three different phases of construction. The original building, constructed in 1868, occupies the largest volume of the three and is located directly adjacent to Commercial Street. The two subsequent phases were additions on the back (west) end of the structure and abut the alleyway.

The original building has a footprint of approximately 80 feet long by 26 feet wide. The building consists of two stories above grade with no stories below grade. The front of the building faces east and the ridge line of the gabled roof runs from east to west. The roof is stick framed with 2" x 4.5" rafters spaced at 24" OC above 2x12 ceiling joists at 16" OC. Framing for the second floor spans the full width of the building and assumed to be 3" x 14" joists at 16" OC (based on similar construction in the adjacent property). The ground floor is formed by 1" x 3" decking supported by 2" x 12" wood joists @ 16" OC. Walls are composed of unreinforced brick and supported on a rubble foundation.

The second phase of construction has a footprint of approximately 39 feet long by 26 wide and is located at the rear (west end) of the original construction. This phase is a single story with a flat-sloped wood roof. Roof framing consists of 1x3 T&G decking on 2x6 rafters spaced at 24" OC. Rafters are supported by a cripple wall on top of 2x12 ceiling joists at 16" OC. (Note exact dimensions of wood members unconfirmed). Walls on three sides of the structure are formed with unreinforced brick whereas the fourth side, adjacent the existing, is completely open. This phase has a partially excavated basement and concrete foundation.

The third phase of construction has a footprint of approximately 25 feet long by 23 wide and is located at the west end of the second phase. This phase is also a single story but switches back to

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a gabled roof with the ridge running east to west. Roof framing consists of 1x6 T&G decking on 2x6 rafters at 24" OC. Rafters are supported by 2x4 cripple studs to ceiling joists below. Framing is supported on either side by unreinforced brick walls. The wall at the gabled west end of the structure is composed of concrete masonry with unknown reinforcing. The wall at the east end is shared with the prior expansion.

At this point the owner has engaged our firm to provide various seismic upgrades to the original phase of construction so emphasis was placed on determining potential hazards of the two additions on the back end of the original building.

While on site, the following hazards were identified:

- **Water damage.** This was observed on both the decking and rafters of Phase II. Some of the decking on Phase III has been replaced with plywood but the cause for this is unknown.
- **Inadequate connections of roof diaphragm to walls.** The roof structures of both Phase II and Phase III are not sufficiently connected to the masonry walls to support either the out-of-plane movement of the walls or the in-plane shear transfer of seismic forces.
- **Torsional instability.** Phase II is completely open on the east end and expected to perform very poorly in a seismic event.
- **Deterioration and excessive modification of transverse masonry wall.** The brick wall shared by Phases II & III originally contained a doorway located approximately in the middle of the wall. This doorway has been infilled with light framing and new openings were created to the north, to connect the two phases, and at numerous locations in the ceiling space to allow for large mechanical ducts to pass through.
- **Diaphragm vulnerabilities.** Both phases rely on straight sheathing to act as a structural diaphragm. Studies have shown this type of diaphragm performs poorly in dynamic loading situations, especially for spans greater than 25 feet.
- **Insufficient ties between foundation elements.** There is inadequate restraint to prevent movement of foundation during an earthquake

Substantial remediation is required to reduce the risk these hazards pose. In our opinion, the cost associated with these improvements is not economically viable for the amount of floor space that is saved.

We understand that the current owner of this property intends to demolish these latter two phases and replace the existing structures with a new, multi-dwelling structure. The potential to reuse some of the existing brick masonry as a veneer was also discussed. Our office is unable to determine how this brick will perform as a veneer but it is structurally possible to attach it to a proper backing.

However, with that said, we have strongly discouraged the use of veneer for the full height of the new structure. If the entire northern façade is clad in veneer the estimated mass of the veneer alone would be approximately 112,000 lbs. This mass would drastically increase the seismic load on the structure and would impact not only the size of the seismic joint but all elements of the seismic force resisting system. This would represent a significant overall increase in the cost of the structure and may impact the economic viability of the new construction.

If you have any questions regarding this report please feel free to contact our office.



Sincerely,

John Carstensen, EI  
MSC Engineers, Inc.

# Attachment C1

## STARKEY-McCULLEY PAINTED SIGNS EXAMPLES



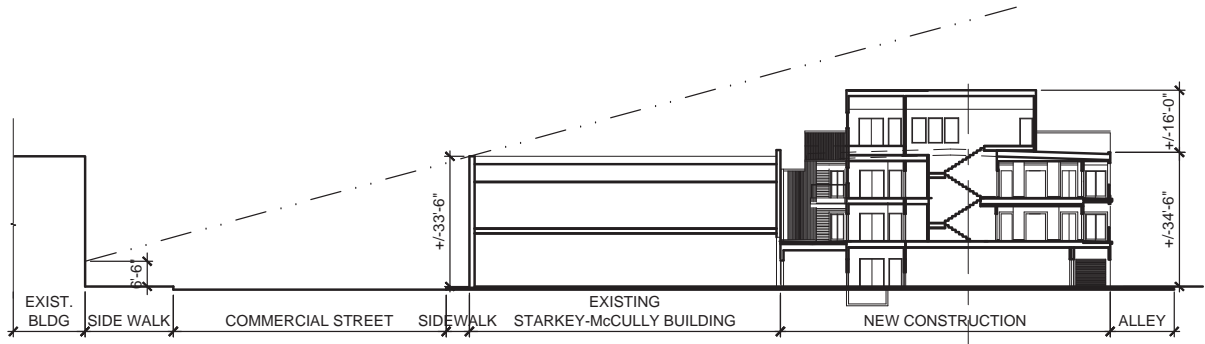
2017 PHOTO  
223 Commercial St NE



HISTORIC PHOTO

DRAWN	DATE 8/4/17	JOB NO.	SHEET TITLE	SHEET NO.
PROJ: REMODEL / APARTMENT ADDITION <b>THE STARKEY-McCULLEY BUILDING</b> 233 COMMERCIAL ST. NE SALEM, OR 97301				
<b>ANDERSON SHIRLEY</b> ARCHITECTS INC.				
695 COMMERCIAL SE SUITE 8 SALEM, OR 97361 V: 503.371.1140 F: 503.364.6751				
PRELIMINARY • PRELIMINARY • PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY • PRELIMINARY • PRELIMINARY				

# Attachment C2



1 SITE CROSS SECTION  
 A3.5 SCALE: 1/32"=1'-0"

DRAWN JKS	DATE 8/4/17
	JOB NO.
SHEET TITLE DEMO PLAN	
SHEET NO. <b>A3.5</b>	

PROJ: REMODEL / APARTMENT ADDITION  
 THE STARKEY-McCULLY BUILDING  
 233 COMMERCIAL ST. NE  
 SALEM, OR 97301

**ANDERSON SHIRLEY**  
 ARCHITECTS INC.

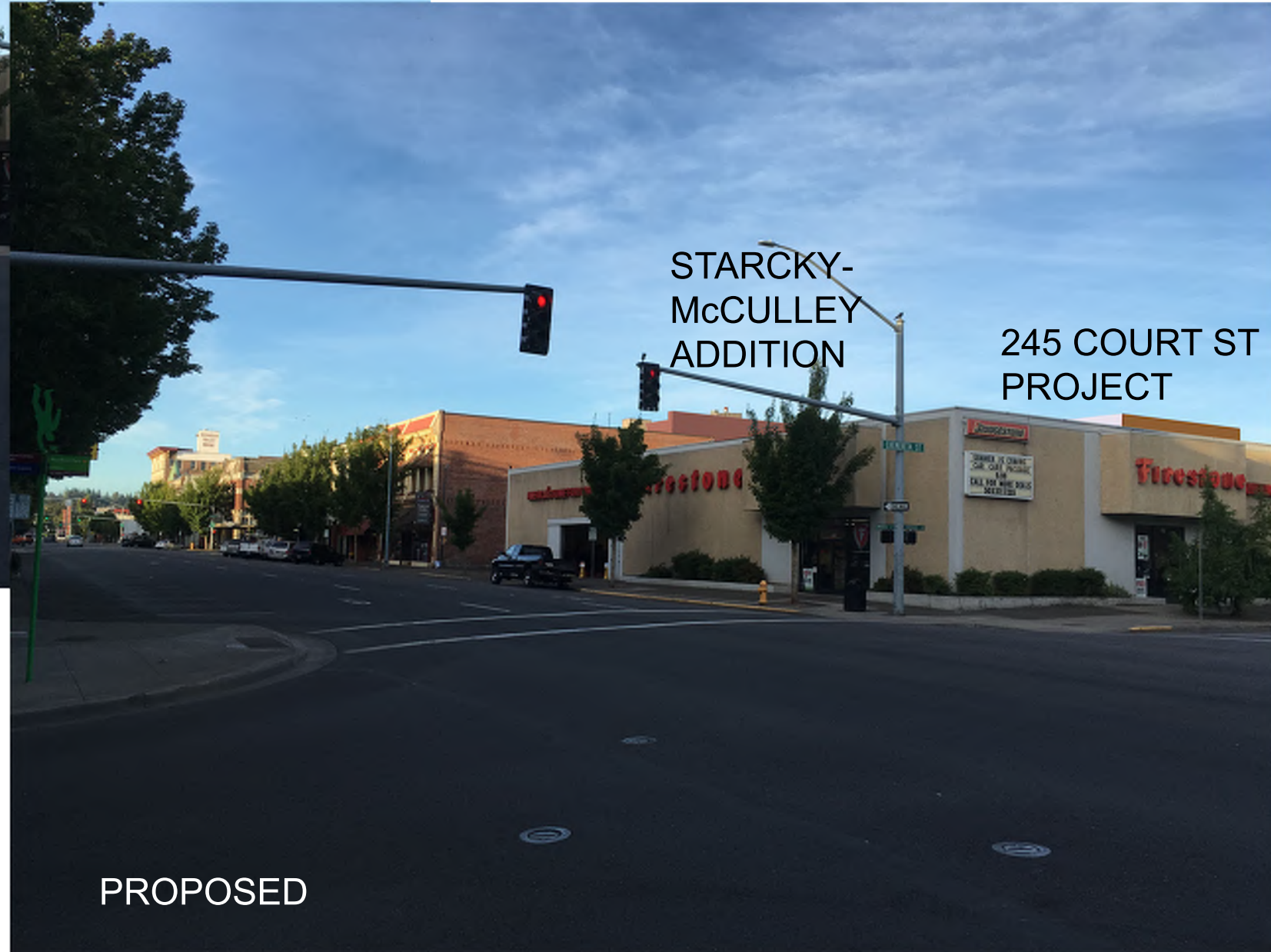
000 COMMERCIAL SE  
 SUITE 5  
 SALEM, OR 97301  
 V: 503.871.1140  
 F: 503.894.6781

PRELIMINARY • PRELIMINARY • PRELIMINARY  
 NOT FOR CONSTRUCTION



EXISTING  
CONDO  
BUILDING

EXISTING



STARCKY-  
McCULLEY  
ADDITION

245 COURT ST  
PROJECT

PROPOSED

STREET PERSPECTIVE FROM CHEMEKETA AND COMMERCIAL

DRAWN	DATE 8/4/17
	JOB NO.
SHEET TITLE	
SHEET NO.	
PROJ: REMODEL/APARTMENT ADDITION THE STARCKY-McCULLEY BUILDING 233 COMMERCIAL ST. NE SALEM, OR 97301	
695 COMMERCIAL SE SUITE 5 SALEM, OR 97301 V: 503.371.1140 F: 503.364.6751	
<b>ANDERSON SHIRLEY</b> A R C H I T E C T S I N C .	
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