

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
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*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO.: HIS17-40

APPLICATION NO. : 17-120161-DR

NOTICE OF DECISION DATE: NOVEMBER 17, 2017

SUMMARY: A proposal to replace the storefront and renovate the facade of the Anderson Building (1900).

REQUEST: Major Historic Design Review of a proposal to replace the storefront and renovate the facade of the Anderson Building (1900), a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 201-211 Commercial Street NE (aka 255/265 Court Street NE); 97301; Marion County Assessor's Map and Tax Lot number: 073W22DC-09000.

APPLICANT: Gene Bolante

LOCATION: 201-211 Commercial Street NE / 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.040(d)

FINDINGS: The findings are in the attached Decision dated November 17, 2017.

DECISION: The Historic Landmarks Commission **APPROVED** Historic Design Review HIS17-40.

VOTE: Yes 6 No 0 Abstain 0 Absent 2 (Morris, Pearson)

Kevin Sund, Chair
Historic Landmarks Commission

*This Decision becomes effective on **December 5, 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 **December 5, 2019** or this approval shall be null and void.

Application Deemed Complete:	<u>October 25, 2017</u>
Public Hearing Date:	<u>November 16, 2017</u>
Notice of Decision Mailing Date:	<u>November 17, 2017</u>
Decision Effective Date:	<u>December 5, 2017</u>
State Mandate Date:	<u>February 22, 2018</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net

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, December 4, 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. HIS17-40 / AMANDA No. 17-120161-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 November 16, 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) 230.025 as follows:

230.040(d) Storefronts

FINDINGS

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: The applicant is proposing to remove the non-original brick veneer cladding the exterior of the south corner wall, and the corner column, restoring the original material underneath, if feasible. The HLC finds that 230.040(d)(1)(A) has been met for this 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 applicant proposes to remove the existing storefront and replace it with a new system that will be comprised of metal and glass, which are materials found in the existing storefront. The HLC finds that 230.040(d)(1)(B) has been met.

(2) Design.

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

Finding: The applicant proposes to remove the existing storefront system. The existing storefront is not original to the structure, and therefore there are no original components which can be preserved. The HLC finds that 240.040(d)(2)(A) does not apply to this 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.

Finding: The applicant proposes to remove the existing storefront system, which is not original to the structure. The applicant is not proposing to restore the storefront based upon historic research, therefore, the HLC finds that 240.040(d)(2)(B)(i) does not apply to this proposal.

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

Finding: The applicant proposes to install a new storefront system comprised of metal and glass. The two egress doors along Commercial and Court are deficient, necessitating their replacement and the proposed new storefront will be similar to the existing design, but will include a removal of non-historic material (brick veneer). The applicant is proposing a design that will be multi-paned, reflecting the design of the storefront to the north. The proposed new storefront is a contemporary design that is compatible with the scale, design and materials of other commercial resources within the District, therefore, the HLC finds that 230.040(d)(2)(B)(ii) has been met for this proposal.

(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.

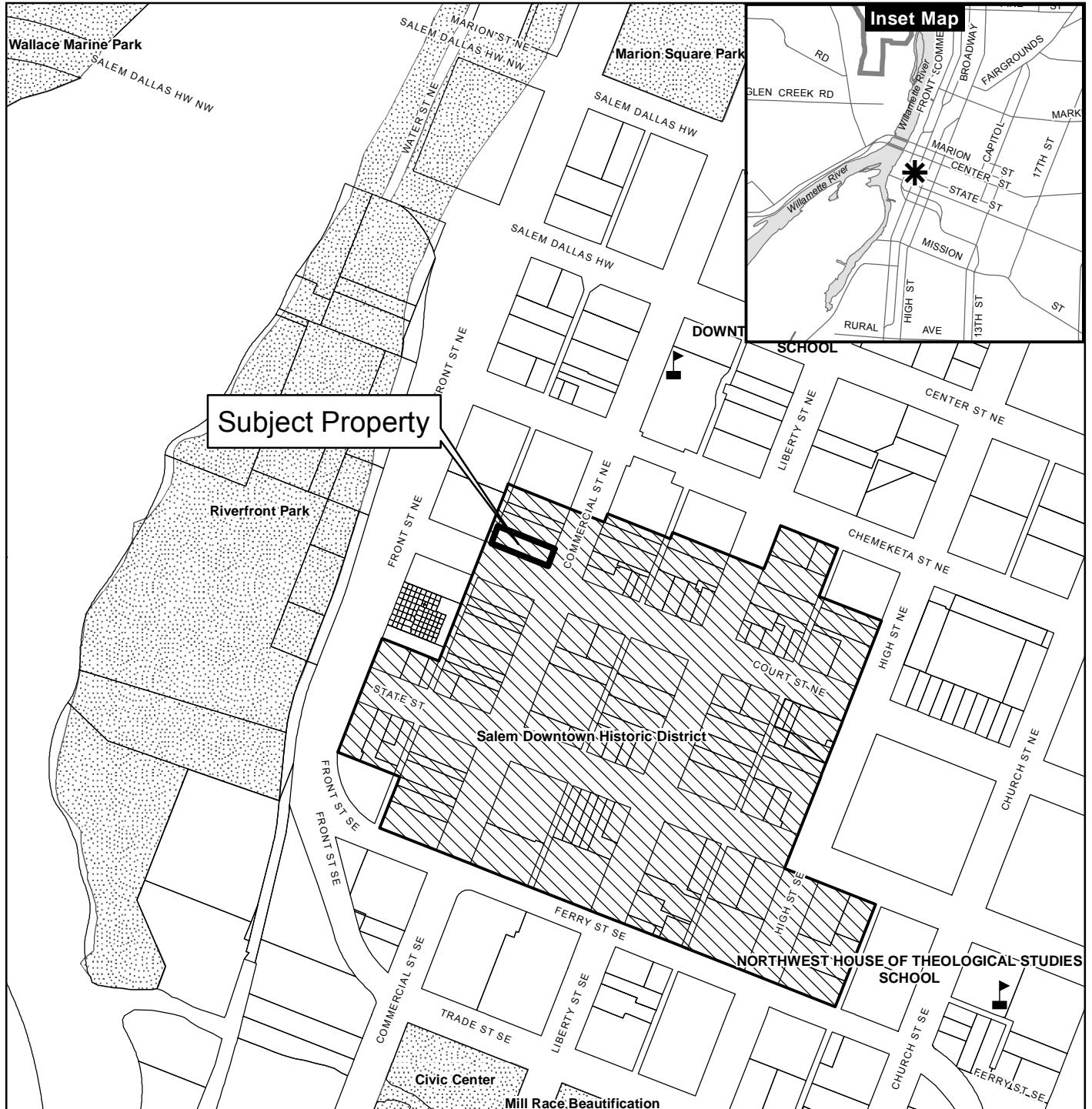
Finding: The proposal includes the addition of a separate new entry along Commercial Street NE, providing access to the second story. The new entry is proposed as an integral part of the new storefront system. The street level entrances on both Commercial Street NE and Court Street NE are the primary focus of these facades, while being compatible in design with the Anderson Building. The HLC finds that 230.040(d)(2)(C) has been met.

DECISION: The Historic Landmarks Commission **APPROVES** the HIS17-40 proposal.








VOTE: YES 6 NO 0 ABST 0 ABSENT 2 (Pearson, Morris)

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

Vicinity Map 201 Commercial Street 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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United States Department of the Interior
National Park Service**National Register of Historic Places***Continuation Sheet***Section number: 7 Salem Downtown Historic District**

201 - 211 Commercial NE*Classification:* Historic Contributing*Historic Name:* Anderson Building*Current Name(s):* Nopp's Jewelry & Art/Antique Village*Year of Construction:* c.1900*Legal Description:* 073W22DC08900 and 9000. Salem Addition, from Lot 4, Block 49*Owner(s):* Mark Gehlar, Trustee
774 Cascade Drive, NW
POB 5245
Salem, Oregon 97304

Description: This is a two-story Commercial style building at the corner of Commercial and Court streets. Originally this site was a part of the Starkey McCulley Block (see 223-233 Commercial St NE), and it appears that the existing building was constructed c.1900. The east-facing facade presents a two-bay ground floor and a four-bay second story. Second-story tripartite windows retain the wood mullions between a center fixed panel flanked by single hung windows with aluminum sash. The ground-floor facade has large aluminum-framed plate glass windows and aluminum-framed double-hung, swinging glass doors. The entrance to the corner store has been remodeled with brick veneer and an angled storefront. The storefront windows along the south elevation consist of large windows with thin bands of tile at the bottom and tile covered columns between the glass, and appears to date from the 1960s. A standing seam metal awning is on the south elevation covering a series of shops that face Court Street.

The primary decorative features of the building include a wide cornice, an ornamental concrete band below the second floor windows, and a parapet. Although changes to the storefronts have altered the first floor appearance, the building retains a majority of its historic fabric and it contributes to the character of the downtown district.

History and Significance: The Anderson Building contributes to the sense of historic past in the Salem commercial district because the building's second-story fenestration and exterior sheathing are little changed since the turn of the century and because of its association with prominent early Salem businessman, William R. Anderson. William R. Anderson bought this lot on the northwest corner of Commercial and Court streets in 1867.¹⁹ In the 1880s, a two-story building divided into two shops fronting on Commercial Street, and known as "McCully's Block," stood on this site. By the late 1880s, the Sanborn Company fire insurance map of Salem indicates the building had been renamed the "Starkey Block."²⁰ Except for a one-story rear addition on the northern portion of the building added in the early 1890s, and a one-story addition on the rear (west) wall of the Court Street section portion, it appears that the main two-story Commercial Street portion of this building may date from the 1870s or early 1880s and not 1898, as the Marion County Assessor's Office has recorded. The building may have undergone substantial modernization of the exterior facade in the late 1890s, however.

In 1873 the Salem business directory listed Anderson as being in the business of renting "drays and hacks," and horses for hire.²¹ William E. Anderson, born in Salem around 1885, owned and operated a

¹⁹ Marion County deed book, vol. 9, pg. 107.

²⁰ "Salem, Oregon," New York: Sanborn Company, 1884, 1888, 1890, 1895, updated to 1914, 1926.

²¹ John Mortimer Murphy, compiler, *Oregon Business Directory and State Gazetteer*, Portland, Ore.: S.J. McCormick, Publisher, 1873, 273.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number: 7 Salem Downtown Historic District

sporting goods store for many years, Anderson's, on the west side of Commercial Street next to the turreted Capital National Bank Building (Globe Travel in the late 1900s).

Max H. Gehlar and his wife, Martha Schnuelle Gehlar, bought this property in 1958. Their children, Mark and Mack G. Gehlar, eventually acquired the property in the 1960s.²²

²² Marion County deeds, vol. 571, p. 174 and vol. 733, p. 643; *History of the Bench and Bar of Oregon*, Portland, Oreg.: Historical Publishing Company, 1910, 138; *Statesman-Journal*, March 24, 1981, B2.

Historic Alteration Review Worksheet

Site Address: 201-211 Commercial Street NE & 275-285 Court Street NE

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: _____

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 No

Project's Existing Material: brick and alum Project's New Material: brick and alum

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:

Remove existing aluminum frames and glazing from 201 Commercial Street NE (along Commercial and Court Street). Provide new bronze aluminum storefront to match recent replaced storefront at 211 Commercial Street NE. New storefront at 201 will include required exit door from second floor at Commercial Street and new exit door along Court Street. Replace two existing dated aluminum doors and glass with new bronze storefront and doors, this will occur at door 275 and 285 Court Street NE. Remove non historical red brick at corner column and along portion of exterior wall along Court Street. Restore to previous brick (white). If "white" brick does not occur, match to existing. Currently white brick occurs at restored frontage along 211 Commercial Street NE. Relocate blade sign to above door 275 Court Street.


 Signature of Applicant

10-5-17
 Date Submitted/Signed



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

PROJECT # 2017-086
DATE: 10/03/2017

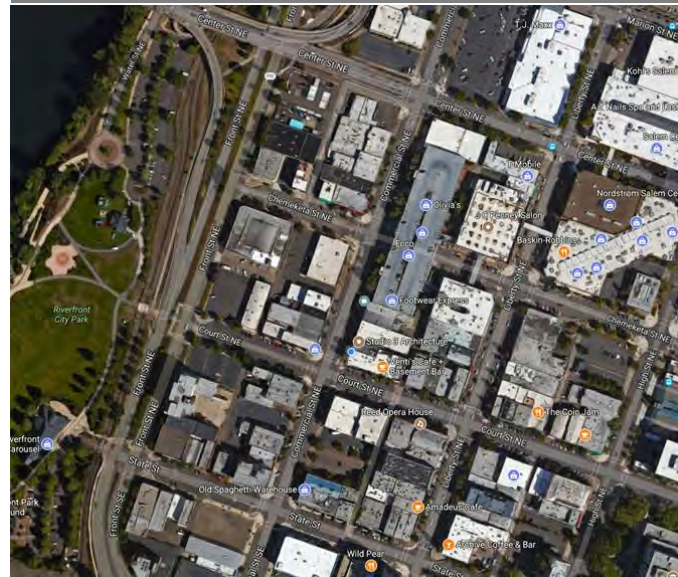
REVISIONS

EXTERIOR REMODEL FOR:

Studio 3 Architecture, Inc

201 Commercial St NE Salem OR 97301

VICINITY MAP:



DRAWINGS LIST:

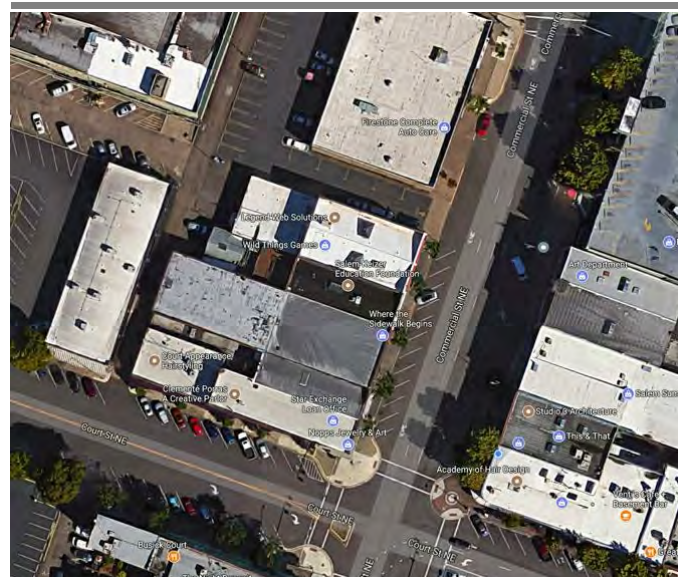
- GENERAL
- G0.01 COVER SHEET
- ARCHITECTURAL
- A1.01 SITE PLAN
- A2.01 BUILDING ELEVATIONS
- AB.01 PHOTOGRAPHS

PROJECT TEAM:

OWNER:
201 COMMERCIAL ST NE, LLC
222 Commercial St. NE
Salem, OR 97303-3410
P: 503.390.6500

ARCHITECT:
STUDIO 3 ARCHITECTURE, Inc.
222 Commercial St. NE
Salem, OR 97303-3410
P: 503.390.6500
E: leonard@studio3architecture.com
E: gene@studio3architecture.com
W: www.studio3architecture.com

AERIAL SITE PHOTO:



EXTERIOR REMODEL FOR:
Studio 3 Architecture
201 COMMERCIAL STREET NE, SALEM OR 97301

SHEET:

G0.01



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PROJECT # 2017-086
DATE: 10/03/2017

REVISIONS

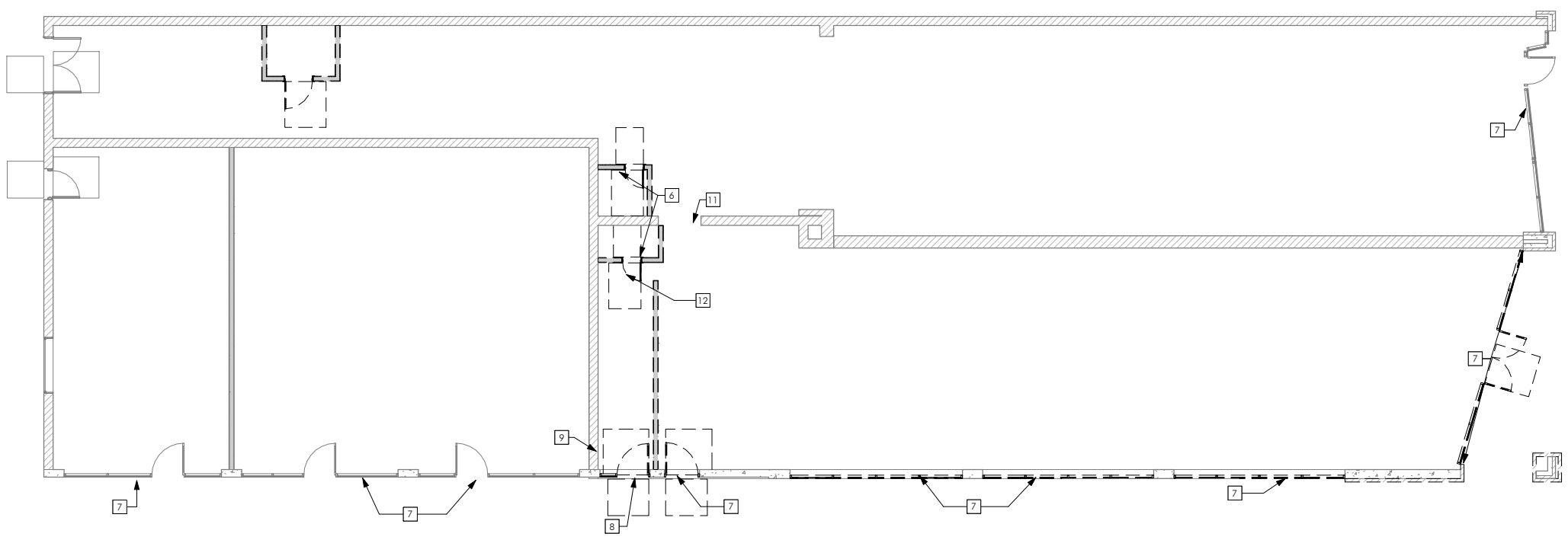
EXTERIOR REMODEL FOR:
Studio 3 Architecture
201 COMMERCIAL STREET NE, SALEM OR 97301

SHEET:
A1.01

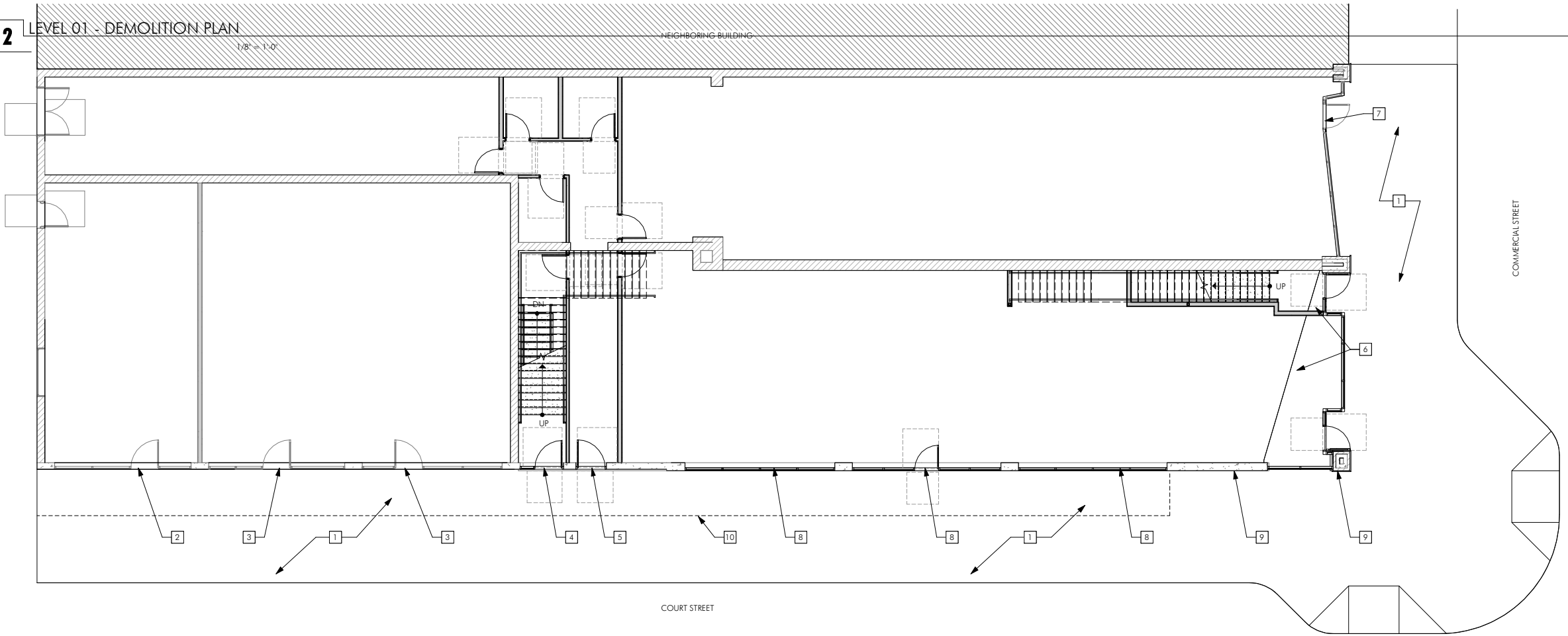
SITE PLAN NOTES:

- 1 EXISTING CITY SIDEWALK, NO CHANGE.
- 2 EXISTING STOREFRONT AND ENTRY TO 251 COURT STREET, NO CHANGE.
- 3 EXISTING STOREFRONT AND ENTRY TO 265 COURT STREET, NO CHANGE.
- 4 EXISTING STOREFRONT AND ENTRY TO 275 COURT STREET, TO BE REPLACED WITH NEW STOREFRONT IN SAME CONFIGURATION AS EXISTING.
- 5 EXISTING STOREFRONT AND ENTRY TO 285 COURT STREET, TO BE REPLACED WITH NEW STOREFRONT IN SAME CONFIGURATION AS EXISTING.
- 6 EXISTING STOREFRONT AND ENTRY TO 201 COMMERCIAL STREET, TO BE REPLACED WITH NEW STOREFRONT IN NEW CONFIGURATION AND WITH SECONDARY EGRESS DOOR TO 275 COURT STREET.
- 7 EXISTING STOREFRONT AND ENTRY TO 211 COMMERCIAL STREET, NO CHANGE.
- 8 EXISTING STOREFRONT FOR 201 COMMERCIAL STREET, LOCATED ALONG COURT STREET, TO BE REPLACED WITH NEW IN SAME CONFIGURATION EXCEPT FOR ADDED DOOR.
- 9 OUTERMOST LAYER OF BRICK VENEER AT COLUMN AND ADJACENT WALL IS BELIEVED TO HAVE BEEN ADDED ON TOP OF ORIGINAL EXTERIOR FINISH AND IS TO BE REMOVED.
- 10 EXISTING SIDEWALK CANOPY ABOVE, NO CHANGE.

GENERAL NOTE: ALL STOREFRONT DESIGNATED AS NEW SHALL BE 2" X 4 1/2" BRONZE STOREFRONT SYSTEM TO MATCH THE RECENTLY REPLACED STOREFRONT AT 211 COMMERCIAL.



2 LEVEL 01 - DEMOLITION PLAN
1/8" = 1'-0"



1 SITE PLAN
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"





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PROJECT # 2017-086
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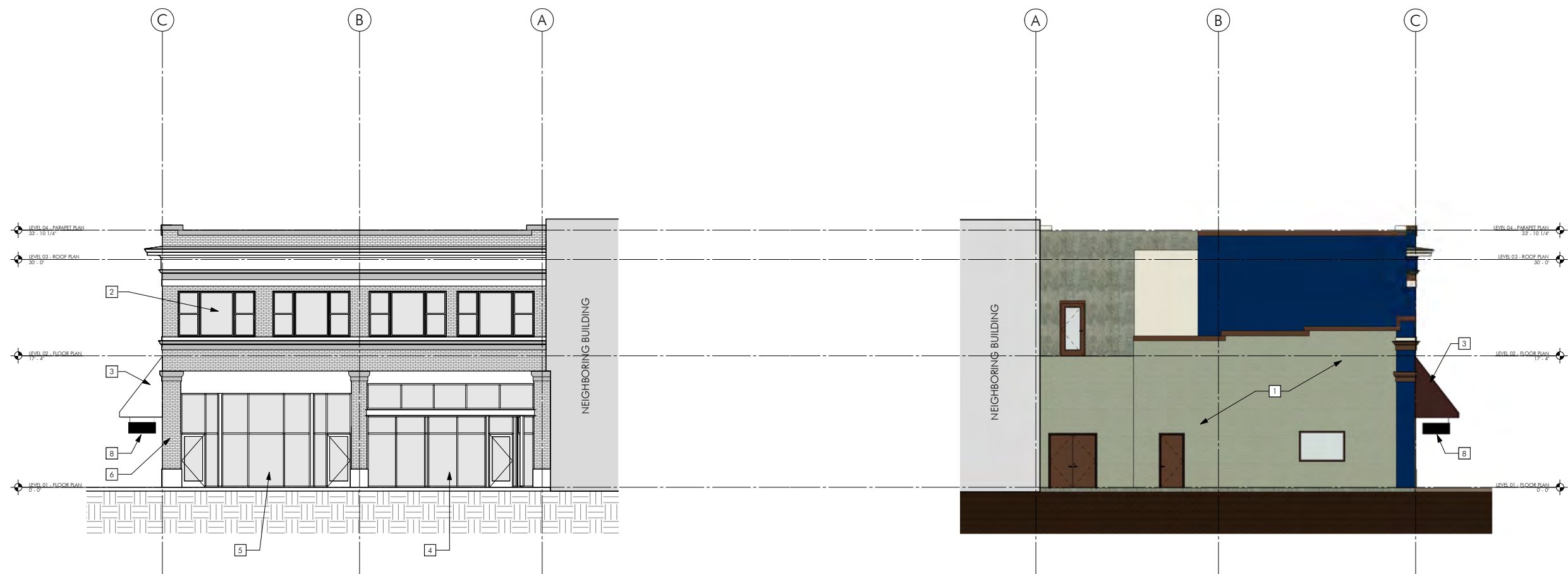
REVISIONS

ELEVATION NOTES:

- 1 NO CHANGE TO REAR OF BUILDING
- 2 NO CHANGE TO 2ND FLOOR EXTERIOR, INCLUDING WINDOWS, BRICK, CORNICE, ETC.
- 3 EXISTING CANOPIES TO REMAIN, NO CHANGES
- 4 EXISTING STOREFRONT TO REMAIN, NO CHANGES
- 5 NEW ALUMINUM (BRONZE) STOREFRONT
- 6 OUTERMOST LAYER OF BRICK TO BE REMOVED FROM SE COLUMN AND ADJACENT WALL. COLUMN AND WALL TO BE RESTORED TO MATCH PLASTERS ON EAST ELEVATION. IF PREVIOUS BRICK DOES NOT EXIST, NEW THIN BRICK TO BE ADDED TO MATCH EXISTING.
- 7 SIGN PANEL AT SOUTH ELEVATION TO BE RESTORED TO MATCH EAST ELEVATION
- 8 RELOCATED BLADE SIGN FROM 222 COMMERCIAL STREET.



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



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

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

EXTERIOR REMODEL FOR:
Studio 3 Architecture
201 COMMERCIAL STREET NE, SALEM OR 97301

SHEET:
A2.01



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

PROJECT # 2017-086 DATE: 10/03/2017

REVISIONS

EXTERIOR REMODEL FOR: Studio 3 Architecture 201 COMMERCIAL STREET NE, SALEM OR 97301

SHEET: A8.01

SECOND FLOOR WINDOWS, BRICKWORK, CORNICE, ETC., TO REMAIN AS IS WITH NO EXTERIOR CHANGES.

SIGNAGE AT CORNER OF BUILDING TO BE REMOVED.

OUTER LAYER OF RED BRICK AT CORNER COLUMN AND ADJACENT WALL TO BE REMOVED. AT COLUMN, ALSO REMOVE THE CERAMIC MOSAIC TILE LAYER. COLUMN TO BE RESTORED TO MATCH PILASTERS TO THE NORTH, WHICH CONSIST OF CONCRETE BASE AND WHITE BRICK MASONRY. IF BRICK DOES NOT EXIST, WHITE THIN BRICK WILL BE ADDED TO MATCH. FINISH TO OCCUR ON ALL FOUR SIDES.



BLADE SIGN TO REMAIN, CONTENT TO BE PER FUTURE TENANT IMPROVEMENT.

EXISTING SIDEWALK CANOPY TO REMAIN, NO CHANGES.

EXISTING BRONZE STOREFRONT SYSTEM TO REMAIN, ALL STOREFRONT THAT IS DESIGNATED TO BE REPLACED ON THIS PROJECT SHALL MATCH THIS.



CONCRETE AT PILASTER BASE. COLUMN AT CORNER TO BE RESTORED TO MATCH.

SECOND FLOOR WINDOWS, BRICKWORK, CORNICE, ETC., TO REMAIN AS IS WITH NO EXTERIOR CHANGES.

EXISTING SIDEWALK CANOPY TO REMAIN, NO CHANGES.

STOREFRONT SERVING SECOND FLOOR AND BACK-OF-HOUSE SPACES TO BE REPLACED WITH NEW.

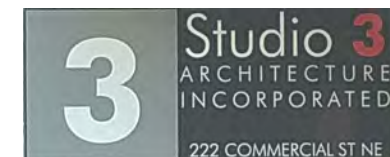
EXISTING STOREFRONT AT WEST END OF BUILDING TO REMAIN AS IS.



SIGN PANEL AND SHEET METAL FASCIA AT SOUTH ELEVATION TO BE REMOVED AND RESTORED TO MATCH EAST ELEVATION. SIGNAGE CONTENT TO BE PER FUTURE TENANT IMPROVEMENT.

REMOVE RED BRICK VENEER, TO REVEAL EXISTING 6"x6" PAINTED CERAMIC TILE. IF REQUIRED REPAIR AND RESTORE EXISTING TILE FINISH.

ALL STOREFRONT FOR THE CORNER RETAIL SPACE TO BE REPLACED AS INDICATED IN THE PLAN/ELEVATION DRAWINGS.



18" X 44" BLADE SIGN TO BE RELOCATED FROM 222 COMMERCIAL TO 275 COURT