

FOR THE MEETING OF: June 20, 2019
AGENDA ITEM: 6.b

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: June 20, 2019

CASE NO.: Historic Design Review Case No. HIS19-18

APPLICATION SUMMARY: A proposal to modify the storefront on the exterior of the Denison Building (1920).

LOCATION: 220-230 Liberty Street NE

REQUEST Major Historic Design Review of a proposal to modify the storefront on the exterior of the Denison Building (1920), a Historic Contributing Resource within Salem's Downtown National Register Historic District, located at 220-230 Liberty Street NE (Marion County Tax Assessor Number 073W22DC06700).

APPLICANT(S): Ronald Ped, Architect for Derfler Properties, LLC

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230
230.040 Standards for Historic Contributing Buildings in Commercial Historic Districts (d) Storefronts

RECOMMENDATION: APPROVE

BACKGROUND

On May 3, 2019, the applicant submitted materials for a Major Historic Design Review for modification of the storefront of the Denison Building (1920). The application was deemed complete for processing on May 30, 2019.

Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on May 30, 2019 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620.

The City of Salem Historic Landmarks Commission will hold a public hearing for the case on June 20, 2019 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is September 27, 2019, unless an extension is granted by the applicant.

PROPOSAL

The applicant, is proposing to modify the storefront of the Denison Building (1920), bringing out the existing storefront to the property line. This modification will require replacement of the storefront and relocation of the existing door on the north end of the western façade fronting Liberty Street NE. The doors at the southern end of this façade will remain in place. The new storefront will match the existing in materials and design (metal and glass with a stucco base and column). In order to meet Public Works requirements limiting encroachment into the right of way, both doors at the northern and southern end of this façade will be recessed within the new storefront, set back 3' from the property line (**Attachment C**).

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as Attachment C in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) **230.040 Standards for Historic Contributing Buildings in Commercial**

Historic Districts (d) Storefronts are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the projects conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Historic Significance

According to nomination documents the Denison Building was constructed in 1920 in the Spanish Revival style with tile roofing and a stucco finish. At the time of designation in 2001 the building was documented as the *Dennison* Building and was evaluated as historic noncontributing due to the alterations to the primary façade in the 1960s (**Attachment B**). In 2006, the primary façade of the Denison Building was substantially restored and the status was changed to historic contributing (**Attachment B1**). In 2018, research completed as part of the Downtown Historic District update confirmed that the spelled of *Dennison* was incorrect and should have been *Denison*.

3. Neighborhood and Citizen Comments

The subject property is located within the Central Area Downtown Neighborhood Association (CANDO). Notification of the public hearing was sent to the neighborhood association, all property owners within the Salem Downtown National Register District, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on May 30, 2019. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required building permits. The Public Works Department has indicated that exterior doors shall not encroach into the right of way.

5. Historic Design Review

SRC Chapter 230.040 specifies the standards applicable to this project. The applicant, is proposing to modify the storefront of the Denison Building (1920) bringing out the existing storefront to the property line, requiring replacement of the storefront and relocation of the existing door on the north end of the western façade fronting Liberty Street NE(Attachment C). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable criterion.

FINDINGS

Criteria 230.040 Standards for Historic Contributing Buildings in Commercial Historic Districts.

(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 storefront and the doors proposed for replacement and relocation are not original to the structure and were installed in 2006. Therefore, staff recommends that the HLC find that Standard 230.040 (d)(1)(A) is not applicable to the evaluation of 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 original storefront and door material is no longer extant, however the applicant is proposing to install a new storefront replicating the material of the existing storefront with a storefront of glass and metal over a painted stucco over concrete base, which when painted will have the same appearance as existing storefront throughout the first floor of the Denison Building. The non-original doors on the north side will be relocated, and will not be replaced. Overall the proposed replacement materials are compatible, and of the same quality and type of materials currently found on the exterior of the Denison, therefore, staff recommends that the HLC find that SRC 230.040 (d)(1)(B) has been met for this proposal.

(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 original storefront is no longer extant, therefore it is not feasible to preserve character defining features of the original storefront. However, the existing 2006 aluminum storefront that stretches along the western façade will be substantially replicated as part of this proposal, and this storefront design replicates the original, which previously was on the property line, and not recessed as it currently is. The door openings will be retained at the northern and southern ends of this façade, however they will be recessed approximately 3' from the property line, with a small bay created on the southern end of the northern recessed entry and the northern end of the southern recessed entry. While this design change does not replicate the original design of this storefront, no original character defining features will be adversely effected by this alteration which is compatible with the exterior of the Denison Building, therefore, staff recommends that the HLC find that SRC 230.040(d)(2)(A) has been met.

(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 is not proposing to restore the storefront to a precise date within the period of significance, therefore staff recommends that the HLC find that SRC 230.040(d)(2)(B)(i) does not apply to the evaluation of 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 is proposing to modify the storefront of the Denison Building (1920) bringing out the existing storefront to the property line, requiring replacement of the storefront and relocation of the existing door on the north end of the western façade fronting Liberty Street NE. This new storefront will replicate the material and design of the existing storefront with glass and metal and a painted stucco over concrete base, which when painted will have the same appearance as existing storefront throughout the first floor of the Denison Building. Overall, the proposed alterations are compatible with the scale, design, and materials of the Denison Building, therefore staff recommends that the HLC find that SRC 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 facade, the street-level entrance should be the primary focus of the building facade.*

Finding: There is no upper story entrance on the primary façade of the Denison Building, therefore staff recommends that the HLC find that SRC 230.040(d)(2)(C) does not apply to the evaluation of this proposal.

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

Finding: There are no original openings that have been covered or blocked on the primary façade of the Denison Building, therefore staff recommends that the HLC find that SRC 230.040(d)(2)(C) does not apply to the evaluation of this proposal.

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

Attachments: A. Hearing Notice and Vicinity Map
B. Excerpt from National Register Historic Resource Document
B1. HIS05-18 Decision
C. Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	Historic Design Review Case No. HIS19-18
AMANDA APPLICATION NO:	19-110757-DR
HEARING INFORMATION:	<u>Historic Landmarks Commission, Thursday, June 20, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	22-230 Liberty St NE, Salem OR 97301
OWNER/APPLICANT:	Derfler Properties, LLC (Eugene and Thelma Derfler)
AGENT:	Ronald Ped, Architect
DESCRIPTION OF REQUEST:	<p>Summary: A proposal to modify the storefront on the exterior of the Dennison Building (1920).</p> <p>Request: Major Historic Design Review of a proposal to modify the storefront on the exterior of the Dennison Building (1920), a Historic Contributing Resource within Salem's Downtown National Register Historic District, located at 220-230 Liberty Street NE (Marion County Tax Assessor Number 073W22DC06700).</p>
CRITERIA TO BE CONSIDERED:	<p>230.040. Standards for Historic Contributing Buildings in Commercial Historic Districts. Modifications to historic contributing buildings in commercial historic districts shall comply with this section</p> <p>(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.</p> <p>(1) Materials.</p> <p>(A) Original material shall, if possible, be retained or repaired.</p> <p>(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.</p> <p>(2) Design.</p> <p>(A) To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved.</p> <p>(B) Where the original storefront is too deteriorated to save, the commercial character of the building shall be retained through:</p> <p>(i) A restoration of the storefront based on historical research and physical evidence.</p> <p>(ii) Contemporary design that is compatible with the scale, design, materials, color and texture of historic compatible buildings in the district.</p> <p>(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.</p>

<p>HOW TO PROVIDE TESTIMONY:</p>	<p>Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.</p>
<p>HEARING PROCEDURE:</p>	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.</p> <p>Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
<p>CASE MANAGER:</p>	<p>Kimberli Fitzgerald, Historic Preservation Officer, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net.</p>
<p>NEIGHBORHOOD ORGANIZATION:</p>	<p>Central Area Neighborhood Development Organization (CAN-DO) Bruce Hoffman, Land Use Chair; Phone: 503-781-8542; Email: bruhof@gmail.com.</p>
<p>DOCUMENTATION AND STAFF REPORT:</p>	<p>Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:</p> <p>https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx</p>
<p>ACCESS:</p>	<p>The Americans with Disabilities Act (ADA) accommodations will be provided on request.</p>
<p>NOTICE MAILING DATE:</p>	<p>May 30, 2019</p>

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

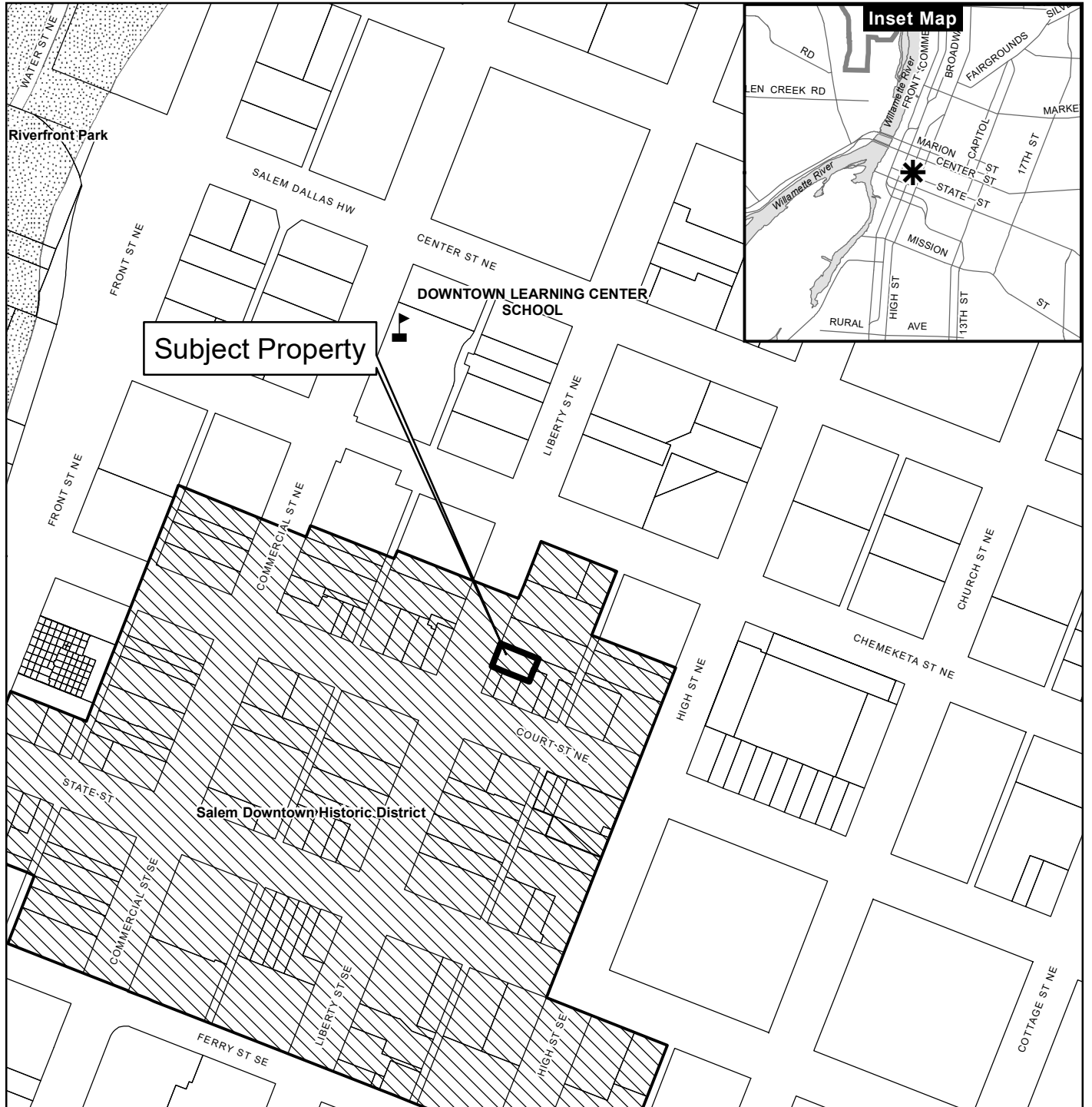
<http://www.cityofsalem.net/planning>

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It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

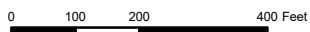
Vicinity Map 220-230 Liberty ST NE



Legend

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


CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.



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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

220 - 230 Liberty Street, NE

Classification: Historic Non-Contributing

Historic Name: Dennison Building

Current Name(s): The Beanery/Vernon Jewelers

Year of Construction: 1920/1960s

Legal Description: 073W22DC06700; Salem Addition from Lots 5 and 6 in Block 22.

Owner(s): Miriam Bednarz, Trustee
780 Commercial Street, SE, #300
Salem, Oregon 97301

Description: This single-story, rectangular reinforced concrete commercial structure, incorporates Spanish Revival style features primarily through the use of tile roofing and stucco finish. It appears that the storefront windows were altered in c.1960s. The addition of a large geometric band on the upper portion of the facade (the portion of the building currently occupied by The Beanery), and the use of an umbrella awning at the north end (the portion of the building currently occupied by Vernon Jewelers), has altered the simply-detailed building. This building does not contribute to the historic qualities of the district in its current condition.

History and Significance: Edwin E. Dennison purchased this lot in 1910 when a small one-story dwelling stood on the property, which he and his wife, Mary H. Dennison, occupied with Edwin K. and Inez Dennison. Edwin Dennison worked as a bookkeeper at the Electric Supply Fixture and Supply Company in the 1910s, and had this one-story building constructed in 1920. Following its construction, the family moved their residence to the 1400-block of North Commercial Street. The Dennison Building contained three shop spaces when first built. Approximately fifteen tall, narrow transom-light windows traversed the upper portion of the exterior main facade. An historic photograph looking south on Liberty Street in the early 1950s indicates that these openings were filled in and that curved tiles were added at the crest of the parapet within the last fifty years.⁹³

⁹³ "Salem, Oregon," New York: Sanborn Map Company, 1895, updated to 1914, 1926; Marion County, deed book, vol. 115, p. 303; Polk, *Salem City Directory*, 1911, 1913, 1915, 1917, and 1924; historic photograph looking south on Liberty Street from just north of the intersection with Court Street, Al Jones Collection, Salem, Oregon.

**FINAL DECISION OF THE
HISTORIC LANDMARKS COMMISSION
Historic Review Case No. HIS05-18
October 6, 2005**

REQUEST: Type II review by the Historic Landmarks Commission of facade changes (exterior "skin" demolition; brick re-pointing and repair; addition of new awning, windows, storefront, lighting, and signage) to property .09 acre in size, located in the CB (Central Business) zone, within the Downtown Historic District, and located at 220 - 230 Liberty Street NE.

APPLICANT: Eugene Derfler

LOCATION: 220-230 Liberty Street NE (Marion County Assessor's map page and tax lot numbers: 73W22DC; Tax Lot 6700)

CRITERIA: Salem Revised Code (SRC) Chapter 120A and the *Development Design Handbook*

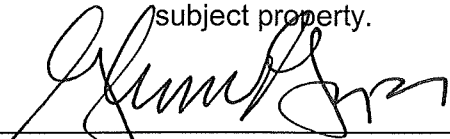
FINDINGS:

The Historic Landmarks Commission found that the proposal, as presented by the applicant and the staff report dated September 22, 2005, adequately addresses the applicable guidelines outlined in the *Development Design Handbook: Standard 3*, by supplying copies of historic photographs of the original facade, which in combination with the physical evidence of the existing original window openings under the 1960's facade, support the applicant's proposed restoration work; *Standard 6*, by proposing to retain the existing wood casing where possible, restoring and repairing the original wood sash, or replacing with wood of a similar profile to the original; and *Standard 9*, by repairing the existing brick face and cleaning concrete residue from the concrete sill to the original surface.

DECISION:

Based upon the information presented in the application and plans submitted for review, at its meeting of September 22, 2005, the Historic Landmarks Commission APPROVED the application, subject to the following conditions of approval:

1. Restore or repair window sashes. If replacement is necessary, a wood sash with a similar profile shall be used.
2. Clean masonry according to accepted preservation methods. Power-washing shall not be used.
3. Complete the sign permit process prior to installing any new signage on the subject property.



Glenn W. Gross, Urban Planning Administrator

Decision Mailing Date: October 6, 2005

Effective Date of Decision October 21, 2005

Appeal Period Ends: October 21, 2005

Appeals are processed pursuant to SRC 120A.110(b).

A copy of the complete staff report containing the Facts and Findings adopted by the Historic Landmarks Commission is available upon request in Room 305, Civic Center, during business hours, 8:00 a.m. to 5:00 p.m.

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

City of Salem
AT YOUR SERVICE

HISTORIC LANDMARKS
COMMISSION

Historic Alteration Review WorksheetSite Address: 220 Liberty St NE - Map Tax Lot: 073W22DC06700Resource 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 NoProject's Existing Material: stucco/storefront Project's New Material: stucco/storefront**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:

We are proposing bringing out the existing storefront to the property line. Relocation of existing North single door to 3' back from the property line (recessed).

Signature of Applicant

Date Submitted/Signed

Written Statement

The site is on the east side of Liberty Street (just North of Court Street) and between Court Street and Chemeketa Street. The lot is approximately 49' x 83' (.093 Acres or 4,051 sf). The building was built in 1920 and saw significant remodels in the 50's 60's and 2006. This single-story, rectangular reinforced concrete structure, incorporates Spanish Revival style features primarily through the use of tile roofing and stucco finish. Over the years the building has served as a retail space for tenants such as: Golden Rule Store, Vernon Jewelers, and the Beanery.

History and Significance

Edwin E. Dennison purchased this lot in 1910 when a small one-story dwelling stood on the property, which he and his wife, Mary H. Dennison, occupied with Edwin K. and Inez Dennison. Edwin Dennison worked as a bookkeeper at the Electric Supply Fixture and Supply Company in the 1910s, and had this one-story building constructed in 1920. Following its construction, the family moved their residence to the 1400-block of North Commercial Street. The Dennison Building contained three shop spaces when first built. The fifteen tall, narrow transom-light windows which traversed the upper portion of the exterior main façade were shown to be filled-in in historic photographs from the early 1950s. It appears that the storefront windows were altered in c.1960s, along with the addition of a large geometric band on the upper portion of the façade (ste. 220), and the use of an umbrella awning at the north end (ste. 230). In 2006 the existing façade, along with transom openings was exposed. New arched windows at the transom openings were installed. New storefront at the ground level was also installed at this time.

The redevelopment proposal includes bringing out the existing storefront to the property line in order to gain more retail space within the building. Relocating the existing North single door to 3 feet back from the property line (recessed).

The Exterior Scope of work is:

1. Removal and relocation of existing recessed storefront to the property line; which includes the removal of existing storefront support sill wall and the construction of new storefront sill wall at the property line.
2. Relocation of the North single door to within 3 feet back of the property line. The creation of a recessed and accessible vestibule at the door location.

Sec. 230.040. - Standards for historic contributing buildings in commercial historic districts.

Modifications to historic contributing buildings in commercial historic districts shall comply with this section.

(a) ***Masonry, siding and exterior trim.*** Replacement of masonry, siding, and exterior trim of historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was unfeasible due to poor condition of the materials. If the masonry, siding or trim 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.

The existing stucco sill wall under the existing wall can not be retained during the demolition process. We are moving the storefront/sill wall in plain with the wall above.

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

We are proposing a new stucco sill wall at the new storefront location. The new stucco texture will match the existing adjacent stucco in ste 230.

(2) *Design.*

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

The proposed stucco will match the existing, in color and texture.

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

NA

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

NA

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

NA

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

The proposed stucco will match the existing, in color and texture.

- (b) **Windows.** Replacement of windows in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair unfeasible due to poor condition of the materials. If the window 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. **We will match the previous approved storefront windows.**
 - (c) **Doors.** Replacement of doors 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 doors are 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. **NA-We are proposing the relocation of an existing door.**
 - (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. **We are moving the storefront windows in the same configuration as is.**
- (1) Materials.
 - (A) Original material shall, if possible, be retained or repaired. **We will reuse the existing storefront components at the new property line location.**
 - (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. **Any new storefront components will match the existing components in appearance and material.**
 - (2) Design.
 - (A) To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved.

We will reuse the existing storefront components at the new property line location.

- (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.
The existing storefront is aluminum and was installed c.2006. If possible we will reuse the existing storefront components at the new property line location, to the extent possible.
 - (ii) Contemporary design that is compatible with the scale, design, materials, color and texture of historic compatible buildings in the district.
The new storefront wall at it's proposed location will have vertical mullions which align with window brick walls above. The relocated north single door also has a better vertical alignment at it's proposed location. These vertical alignments are important for an astatically and balanced appearance of the façade.
- (C) For buildings that provide a separate upper-story entrance on the exterior facade, the street-level entrance should be the primary focus of the building facade. **NA**
- (e) **Roofs and cornices.** Replacement of roofs and cornices on historic contributing buildings is allowed. **NA**
- (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.
NA
 - (B) Material shall be of the same type, quality and finish as original material in the building.
The proposed stucco sill wall is of the same material as the existing sill to be removed. We are also matching the same color as the existing building.
 - (C) New masonry added to a building shall, to the greatest degree possible, match the color, texture and bonding pattern of the original masonry.
NA
 - (D) For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.

Care will be taken to minimize the disturbances of existing building components in the demolition process.

- (2) Design. Alterations or additions shall:
- (A) Additions shall be located at the rear, or on an inconspicuous side, of the building.
NA
 - (B) Be designed and constructed to minimize changes to the building.
The new storefront is being relocated to the property line and under the existing overhead bulkhead.
 - (C) Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.
The proposed storefront is the same or similar to existing adjacent buildings. Our proposed mullion spacing will be more “harmonious” with the existing above windows, than the existing storefront system.
 - (D) Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.
The building distinguishing original qualities will not be obscured, damaged, or destroyed as a result of this alteration.
 - (E) Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.
We are proposing a new storefront wall, along with a new stucco wall sill.
 - (F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.
The new storefront and materials will match the existing storefront system.
 - (G) Be constructed with the least possible loss of historic materials
We will take measures to minimize the disturbances of existing building components in the demolition process.
 - (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.
The new storefront and materials will match the existing storefront system.
 - (I) Be designed in a manner that makes it clear what is original to the building and what is new.
The new storefront and materials will match the existing storefront system.
 - (J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.

The new storefront and materials will match the existing storefront system.

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

We are proposing the alteration of the building which was modified c.2006. The proposed storefront and sill is being relocated to the property line.

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

The building distinguishing original qualities will not be obscured as a result of this alteration.

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

NA

- (g) **Lintels, architraves, sills, and other architectural details.** Replacement of lintels, architraves, sills and other architectural details in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was unfeasible due to poor condition of the original materials. If the feature 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. **NA**

- (h) **Accessibility.** Additions or alterations to improve accessibility are allowed.

- (1) Materials. 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 building.

The new storefront and materials will match the existing storefront system.

- (2) Design.

- (A) Design additions or alterations to improve accessibility in a manner that identifies the building's character-defining spaces and features and prevents their damage or loss.

We are creating an accessible vestibule at the North (recessed) relocated door.

- (B) Additions and alterations to improve accessibility should be designed in a manner that is compatible with the building and its setting.

The accessible vestibule outside corner aligns with the above window brick mullion, and creates a visually balanced look to the building façade.

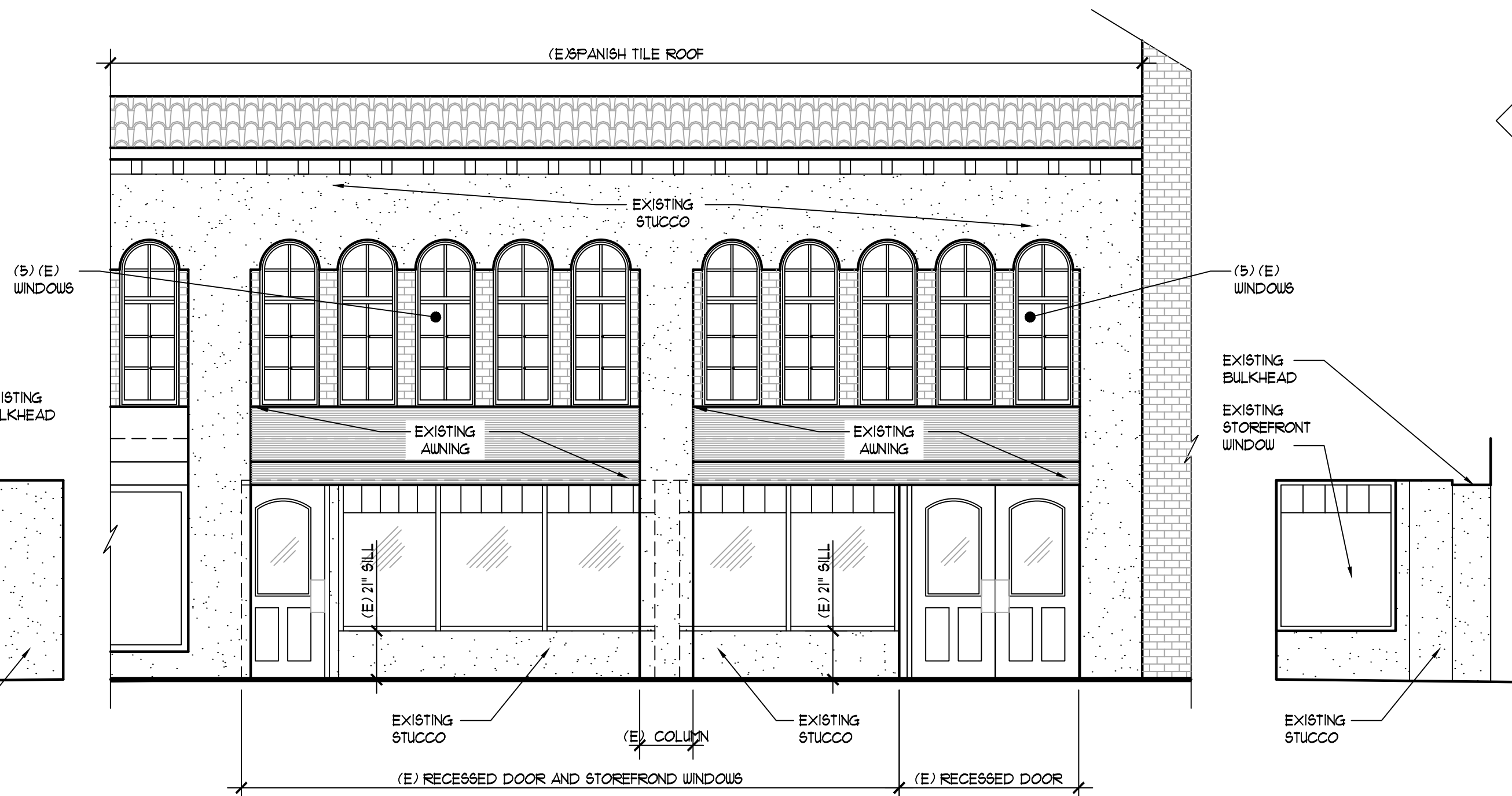
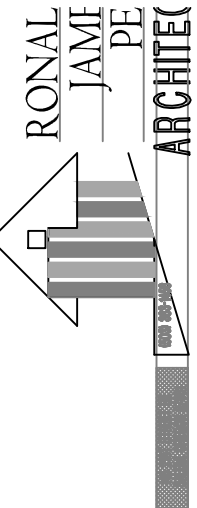
- (i) **Energy.** Retrofitting historic contributing buildings to achieve energy efficiency is permitted, if the retrofitting preserves the building's historic character. **NA**

- (j) **Mechanical equipment and service areas.** Addition and replacement of mechanical equipment, including, but not limited to, heating and cooling systems,

solar panels and telecommunications equipment, and service areas, including, but not limited to, dumpster enclosures, is permitted. **NA**

- (k) **Awnings and canopies.** Replacement or installation of awnings and canopies on historic contributing buildings is allowed. **NA**

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EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION

EXISTING SOUTH ELEVATION

A1
A3.1
SCALE : 1/4" = 1'-0"

A
A3.1
SCALE : 1/4" = 1'-0"

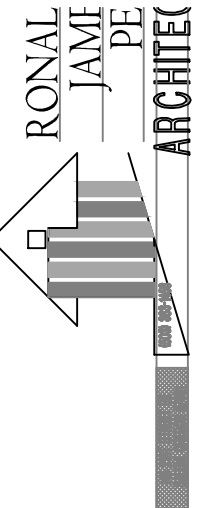
A2
A3.1
SCALE : 1/4" = 1'-0"

ADDITION FOR:
GOVERNORS CUP BUILDING
220 LIBERTY ST NE, SALEM OR

DATE: 4-30-2019
DRAWN: AK
JOB NO.: 1927

A3.1

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PROPOSED SOUTH ELEVATION

A1
A3.2

SCALE : 1/4" = 1'-0"

PROPOSED WEST ELEVATION

A
A3.2

SCALE : 1/4" = 1'-0"

PROPOSED NORTH ELEVATION

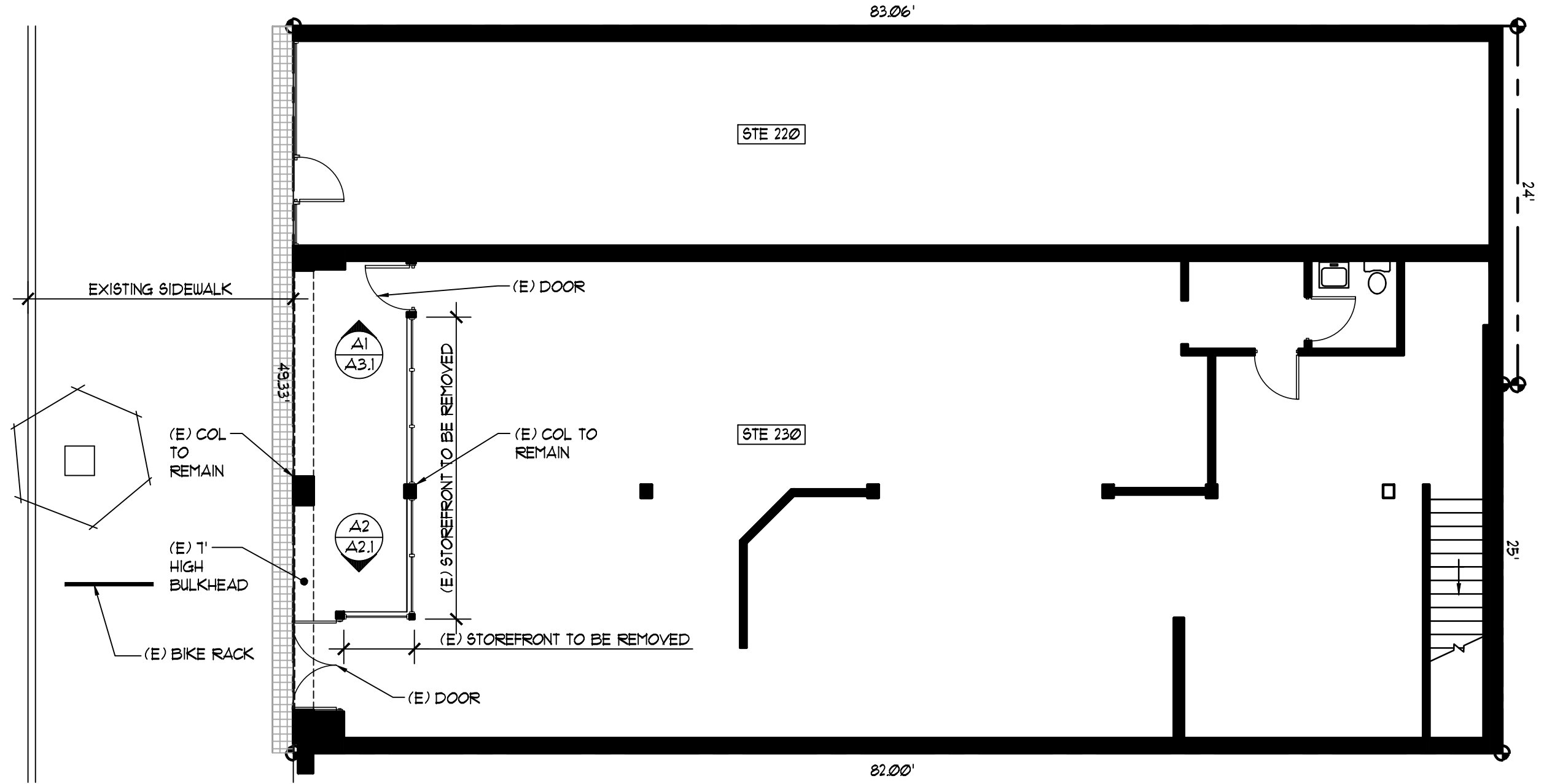
A2
A3.2

SCALE : 1/4" = 1'-0"

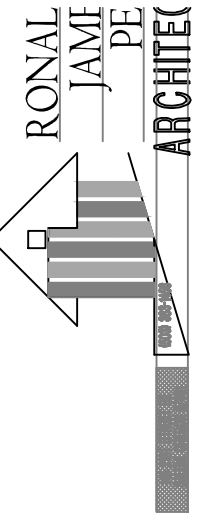
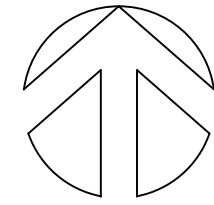
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220 LIBERTY ST NE, SALEM OR

DATE: 4-30-2019
DRAWN: AK
JOB NO.: 1927

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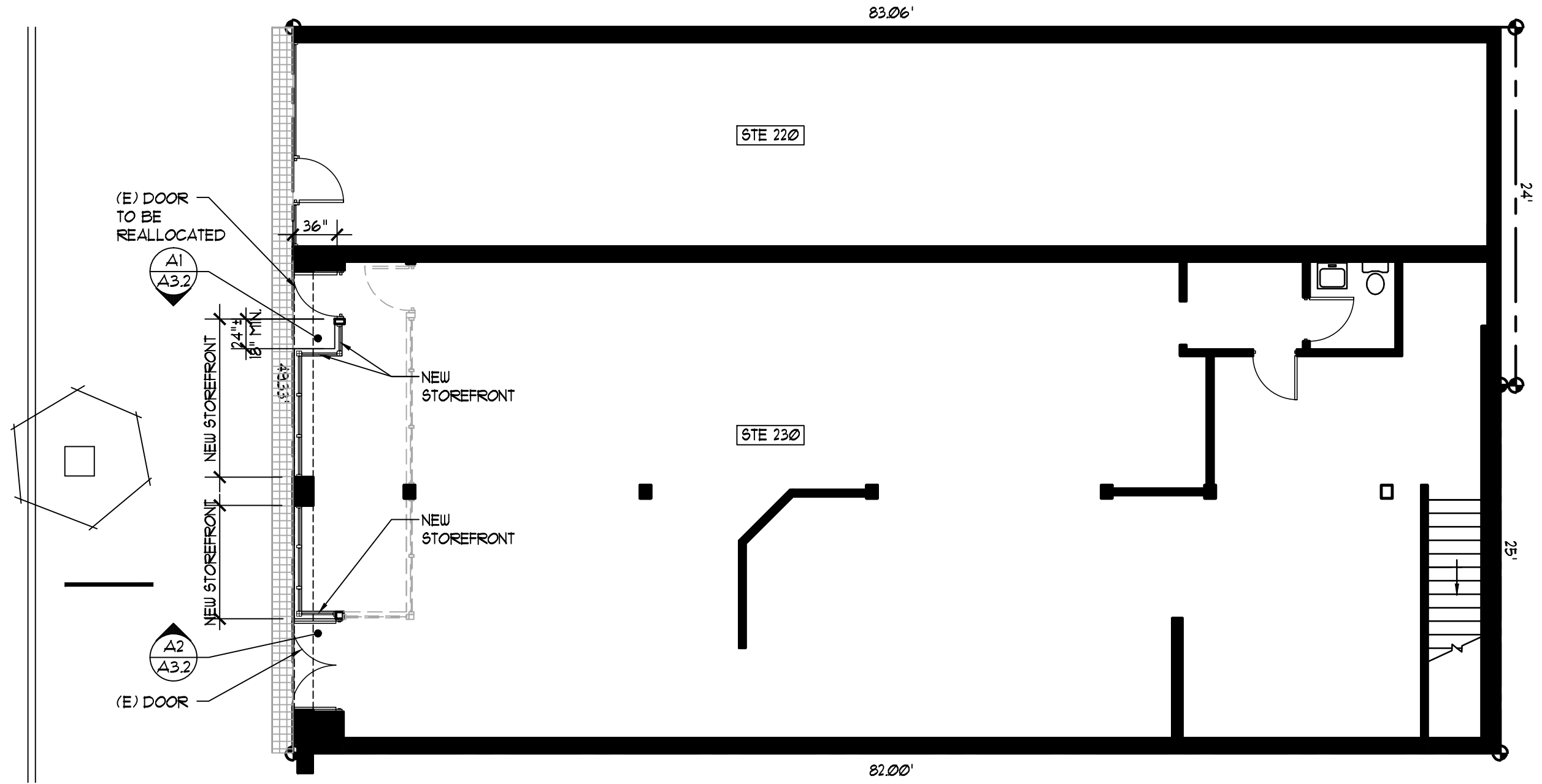
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 SCALE : 1/8" = 1'-0"



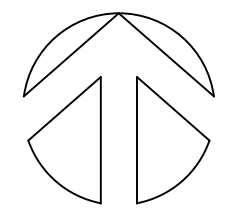
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 220 LIBERTY ST NE, SALEM OR

DATE: 4-30-2019
 DRAWN: AK
 JOB NO.: 1927

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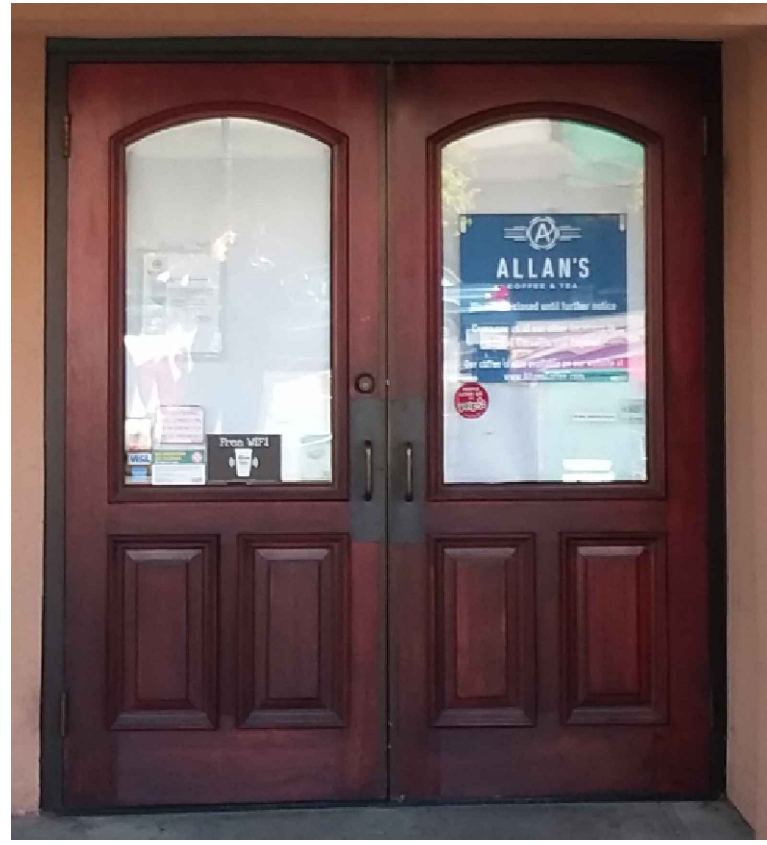
PROPOSED FLOOR PLAN
 SCALE : 1/8" = 1'-0"



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1 EXISTING DOOR
TO BE RELOCATED
SCALE:



2 EXISTING DOOR
TO REMAIN IN PLACE
SCALE:



3 EXISTING STOREFRONT
TO BE RELOCATED
SCALE:



4 EXISTING STOREFRONT
TO BE RELOCATED
SCALE:

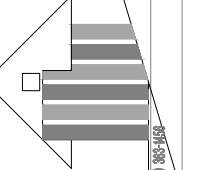


5 EXISTING STOREFRONT
SILL AND COLUMN DETAIL
SCALE:



6 EXISTING STUCCO
PICTURE
SCALE:

RONALD
JAMES
PED
ARCHITECT P



ADDITION FOR:
GOVERNORS CUP BUILDING
220 LIBERTY ST NE, SALEM OR

DATE: 4-30-2019
DRAWN: AK
JOB NO.: 1927

A8.1