

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: April 19, 2018

CASE NO.: Historic Design Review Case No. HIS18-11

APPLICATION SUMMARY: Major Historic Design Review of a proposal to modify the storefront and alter the side and rear facades of the Gray Belle Restaurant (C.1890).

LOCATION: 440 State Street

REQUEST: Major Historic Design Review of a proposal to modify the storefront and alter the side and rear facades of the Gray Belle Restaurant (C.1890), a contributing resource within the Salem Downtown Historic District, zoned CB (Central Business District), and located at 440 State Street 97301; Marion County Assessor's Map and Tax Lot Number 073W27AB04900.

APPLICANT: Ron Ped for Charles Weathers, ORREO LLC

OWNERS: 440 State LLC (Rong Kai Chen and Qiong Hua Chen)

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

RECOMMENDATION: **APPROVE with the following CONDITIONS:**

CONDITION 1: The proposed elevator tower shall be clad in a traditional siding material currently found on the Gray Belle Building (brick; tile or Portland cement plaster).

CONDITION 2: The proposed vinyl windows on the rear (south) and east facades are not allowed. These windows shall either be of a traditional material (wood) or a paintable fiberglass or aluminum material.

CONDITION 3: The proposed new sectional doors on the alley façade shall be designed to be sliding, so when the doors are closed, they are flush with the brick façade.

PROCEDURES

Historic Landmarks Commission Review & Decision

Under Salem Revised Code (SRC) Chapter 230, no development permit 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 Salem Revised Code (SRC) 230.020(f), historic design review approval shall be granted if the application satisfied 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.

120-Day Requirement

The state mandated 120-day deadline to issue a final local decision, including any local appeals in this case, is July 20, 2018, unless an extension is granted by the applicant.

APPLICATION PROCESSING

Subject Application

1. On March 7, 2018, the applicant submitted materials for a Major Historic Design Review to modify the storefront, side facade and add an addition to the rear of the Gray Belle Building.
2. The application was deemed complete for processing on March 22, 2018.

Public Notice

1. Notice of the public hearing was mailed to the owners of all property within 250 feet of the subject property on March 22, 2018 (**Attachment A**).
2. The property was posted in accordance with the posting provision outlined in SRC 300.620.

TESTIMONY RECEIVED

Neighborhood Association Comments

The subject property is located within the Central Area Neighborhood Development Organization (CANDO). As of the date of publication, no comments were received from the neighborhood association.

Public Comments

All property owners within 250 feet of the subject property were mailed notification of the proposal on March 23, 2018. Notice of public hearing was also posted on the subject property. As of the date of publication, no comments have been received.

Public Agency Comments

Joy Sears, Restoration Specialist with the Oregon State Historic Preservation Office (SHPO) provided comments on this proposal (**Attachment D**).

City Department Comments

The Building and Safety Division reviewed the proposed plans, and has indicated that the applicant must obtain required building permits.

FACTS & FINDINGS

Background Information and Historic Design Review

The Gray Belle Building was originally listed as historic non-contributing to the Salem Downtown Historic District in 2001. In June 2012, the owners rehabilitated the front façade of this building, restoring the integrity to the front façade. This resulted in the building being reclassified as historic contributing to the District. The building was constructed in 1890(circa) and has been primarily used as a restaurant.

The applicant is proposing to modify the existing storefront in order to create two new recessed entries and add a new entry to the second floor at the center. The applicant is proposing to install two new aluminum and glass sectional roll up garage doors on the first floor of the east façade, fronting the alley. Additionally, the applicant is proposing to add a new stairwell tower siding at the rear of the resource, connecting to the Gray Belle Building by an access walkway.

SRC Chapter 230.040 specifies the standards applicable to this project. The Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable guidelines. For the applicant's full response, please refer to **Attachment C**.

Findings Addressing the Historic Design Review Criteria

In lieu of the standards, the applicant may make changes to a historic contributing building or structure, regardless of the type of work, which conforms to the guidelines set forth in SRC 230.065. Accordingly, Historic Landmarks Commission staff reviewed the proposal and has the following findings for the applicable guidelines.

- (a) *Except as otherwise provided in [SRC Chapter 230], the property shall be used for its historic purpose, for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.***

Finding: The applicant does not propose to change the use of the property from its existing use as a restaurant on the ground floor. The upper floor has been used historically for residential, retail and office use. In 1966 this upper floor was abandoned and the stairs leading up to the second floor were removed from both the front and the rear of the building. The proposal includes alterations that will ensure adequate access is provided again to the second floor, both from the front and the rear facades. Staff recommends that the HLC find that the proposal meets this Guideline.

(b) *Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.*

Finding: The applicant is proposing to repair the eight windows on the second floor of the front façade, and the four windows on the second floor of the east façade. The applicant's proposal includes modifications to the east and rear facades, which do not contain any additional historically distinctive features proposed for restoration. While the storefront on the front facade will be modified, the existing storefront is not original to the structure. The applicant is not proposing to alter or remove any historically distinctive features on the historic Gray Belle Restaurant Building, therefore staff recommends that the HLC find that the proposal meets this Guideline.

(c) *Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.*

Finding: The applicant is not proposing to modify any distinctive features on the historic Gray Belle Restaurant Building. The primary character defining features on the building are located on the top half of the north (front) façade of the building, and include the windows and the colored glass tile above the transom area. The applicant is proposing to retain these features. Staff recommends that the HLC find that the proposal meets this Guideline.

(d) *Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.*

Finding: The proposal does not include restoration or reconstruction based upon historic evidence. However, historically, the building was divided into two separate storefronts separated by a main entry leading up to the second floor (**Attachment B1**). This proposal generally reflects the 1950s appearance of the Gray Belle Building from this period. Staff recommends that the HLC find that the proposal meets this criterion.

(e) *Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.*

Finding: The changes made to the resource over time are not character defining, and have not acquired significance in their own right. In fact, the changes made to the building since the 1960s resulted in the building losing its historic integrity. This proposal

will ensure that the second floor of the resource will be utilized again, and that the lower floors will be used as they were within the historic period. Therefore, staff recommends that the HLC find that the proposal meets this Guideline.

(f) *Additions and alterations shall be designed and constructed to minimize changes to the historic resource.*

Finding: The applicant is proposing to modify the existing storefront in order to create two new recessed entries and add a new entry to the second floor at the center. The applicant is proposing to install two new aluminum and glass sectional roll up garage doors on the first floor of the east façade, fronting the alley. Additionally, the applicant is proposing to add a new stairwell tower siding at the rear of the resource, connecting to the Gray Belle Building by an access walkway. The applicant is proposing to clad the stairwell tower with corrugated sheet metal. A new vinyl window is proposed on the second floor of the stairwell tower.

Overall, the proposal is designed to minimize changes to the historic resource, however there are several material and designs that are not compatible with the character of the Gray Belle Building. The proposed metal siding and vinyl window proposed within the stairwell tower are not traditional materials found on historic contributing buildings throughout the historic district. Another vinyl window is proposed on the rear façade of the building. Even though it is a secondary façade, the infilling of an existing door and the creation of two new openings on the eastern façade will result in the loss of historic material. Additionally, the design of the proposed new doors on the alley façade is not in keeping with the character of the historic resource. A sliding glass door, which would be flush with the existing brick façade would be less of an adverse effect on the resource.

To meet this guideline, staff recommends that the HLC adopt the following **CONDITIONS OF APPROVAL:**

CONDITION 1: The proposed elevator tower shall be clad in a traditional siding material currently found on the Gray Belle Building (brick; tile or Portland cement plaster).

CONDITION 2: The proposed vinyl windows on the rear (south) and east facades are not allowed. These windows shall either be of a traditional material (wood) or a paintable fiberglass or aluminum material.

CONDITION 3: The proposed new sectional doors on the alley façade shall be designed to be sliding, so when the doors are closed, they are flush with the brick façade.

(g) *Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.*

Finding: The proposal includes modifications to the storefront and the addition of a new stairwell tower and access walkway at the rear of the resource. The proposal includes the creation of new openings that result in the loss of historic material on the east façade fronting the alley. Additionally, the installation of doors and windows are of material and design that are incompatible with the resource. Should the HLC adopt the conditions of

approval recommended to ensure that Guideline 230.065(g) is met, staff recommends that the HLC find that the proposal meets this Guideline. Without the proposed conditions, staff recommends that the HLC find that the proposal does not meet this Guideline.

(h) *Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture, or other visual qualities.*

Finding: The applicant has proposed to correct the structural deficiencies created by the removal of the stairs on both the front and rear facades. While this proposal does result in a visual change to the resource, the addition of the stairwell tower is located at the rear of the resource, minimizing the adverse effect of this alteration. The modification of the storefront, while not a true reconstruction based upon historic evidence, reflects the design of the storefront of the building from the 1950s. The 1950's are included in the period of significance for the district and therefore, reflecting this era of design is compatible with the district. Staff recommends that the HLC find that the proposal meets this Guideline.

(i) *Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which would cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.*

Finding: The applicant has not proposed any excavation or re-grading, therefore staff recommends that the HLC find that this Guideline is not applicable 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 with the following CONDITIONS:

CONDITION 1: The proposed elevator tower shall be clad in a traditional siding material currently found on the Gray Belle Building (brick; tile or Portland cement plaster).

CONDITION 2: The proposed vinyl windows on the rear (south) and east facades are not allowed. These windows shall either be of a traditional material (wood) or a paintable fiberglass or aluminum material.

CONDITION 3: The proposed new sectional doors on the alley façade shall be designed to be sliding, so when the doors are closed, they are flush with the brick façade.

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. Historic Photos
C. Applicant's Submittal Materials
D. Comment from Joy Sears, Oregon State Historic Preservation Office

Prepared by Kimberli Fitzgerald, 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

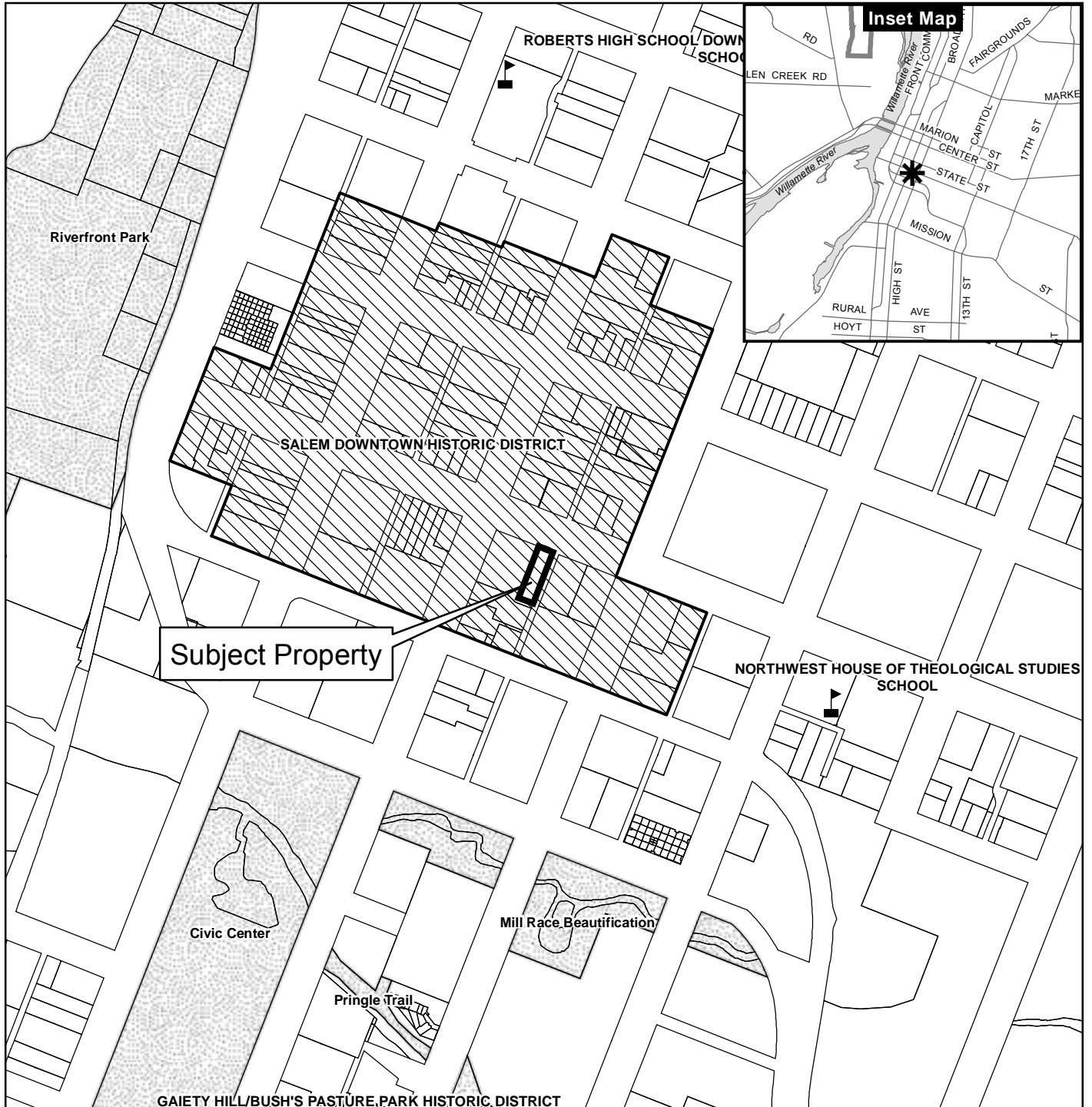
CASE NUMBER:	Historic Design Review Case No.HIS18-11
AMANDA APPLICATION NO:	18-105743-DR
HEARING INFORMATION:	Historic Landmarks Commission, Thursday, April 19, 2018, 5:30 P.M.; Council Chambers, Room 240, Civic Center, 555 Liberty St SE, Salem, OR 97301
PROPERTY LOCATION:	440 State Street, Salem, OR 97301
OWNER(S):	Rong Kai Chen and Qiong Hua Chen
APPLICANT / AGENT(S):	Ronald Ped for 440 State LLC
DESCRIPTION OF REQUEST:	<p>Summary: Major Historic Design Review of a proposal to modify the storefront and alter the side and rear facades of the Gray Belle Restaurant (C.1890).</p> <p>Request: Major Historic Design Review of a proposal to modify the storefront and alter the side and rear facades of the Gray Belle Restaurant (C.1890), a contributing resource within the Salem Downtown Historic District, zoned CB (Central Business District), and located at 440 State Street 97301; Marion County Assessor's Map and Tax Lot Number 073W27AB04900.</p>
CRITERIA TO BE CONSIDERED:	<p><u>MAJOR HISTORIC DESIGN REVIEW</u></p> <p>General Guidelines for Historic Contributing Resources</p> <p>Pursuant to SRC 230.065, an application for a Major Historic Design Review proposing changes to a contributing building or structure may be approved if the proposal conforms to the following guidelines:</p> <p>(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.</p> <p>(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.</p> <p>(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.</p> <p>(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.</p> <p>(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.</p> <p>(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.</p> <p>(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.</p> <p>(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.</p> <p>(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.</p>

HOW TO PROVIDE TESTIMONY:	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.
HEARING PROCEDURE:	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. 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. 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.
CASE MANAGER:	Kimberli Fitzgerald, Case Manager , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	Central Area Neighborhood Development Organization (CAN-DO), Woody Dukes, Land Use Chair; Phone: (503) 364-4230; Email: Woodrow668@gmail.com
DOCUMENTATION AND STAFF REPORT:	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: www.cityofsalem.net/notices
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
NOTICE MAILING DATE:	March 22, 2018








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

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

Vicinity Map 440 State Street



Legend

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



0 100 200 400 Feet



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440 State

The two story masonry building called Gray Belle Restaurant was listed as historic non-contributing in the Salem Downtown Historic District nomination from 2001. In June 2012, the owners received a Diamonds in the Rough grant from Oregon State Historic Preservation Office which was matched by the Urban Toolbox grant by City of Salem to remove the c. 1960s metal/plastic latticework from the front of the building and do needed repairs then repaint. Since the removal of the non-historic latticework and completed resulted in the building be reclassified as contributing to the historic district.

The building is listed with a 1890s construction date but further research shows it was built sometime after 1896 (chicken coops there on 1895 Sanborn Fire Map) and before 1914. From 1915 when it was the Gray-Belle Restaurant the first floor has remained a restaurant or lounge with food of various names until the present. In the 1932 Salem city directory this building is referred to as the Thielson Building.

Brief history

1st floor 440 State

- Gary-Belle Restaurant 1915 to 1934
- The Quelle 1935 to 1944
- Nohlgren's Restaurant 1945 to 1958
- Vacant 1959
- Monk's Restaurant 1960 to 1974

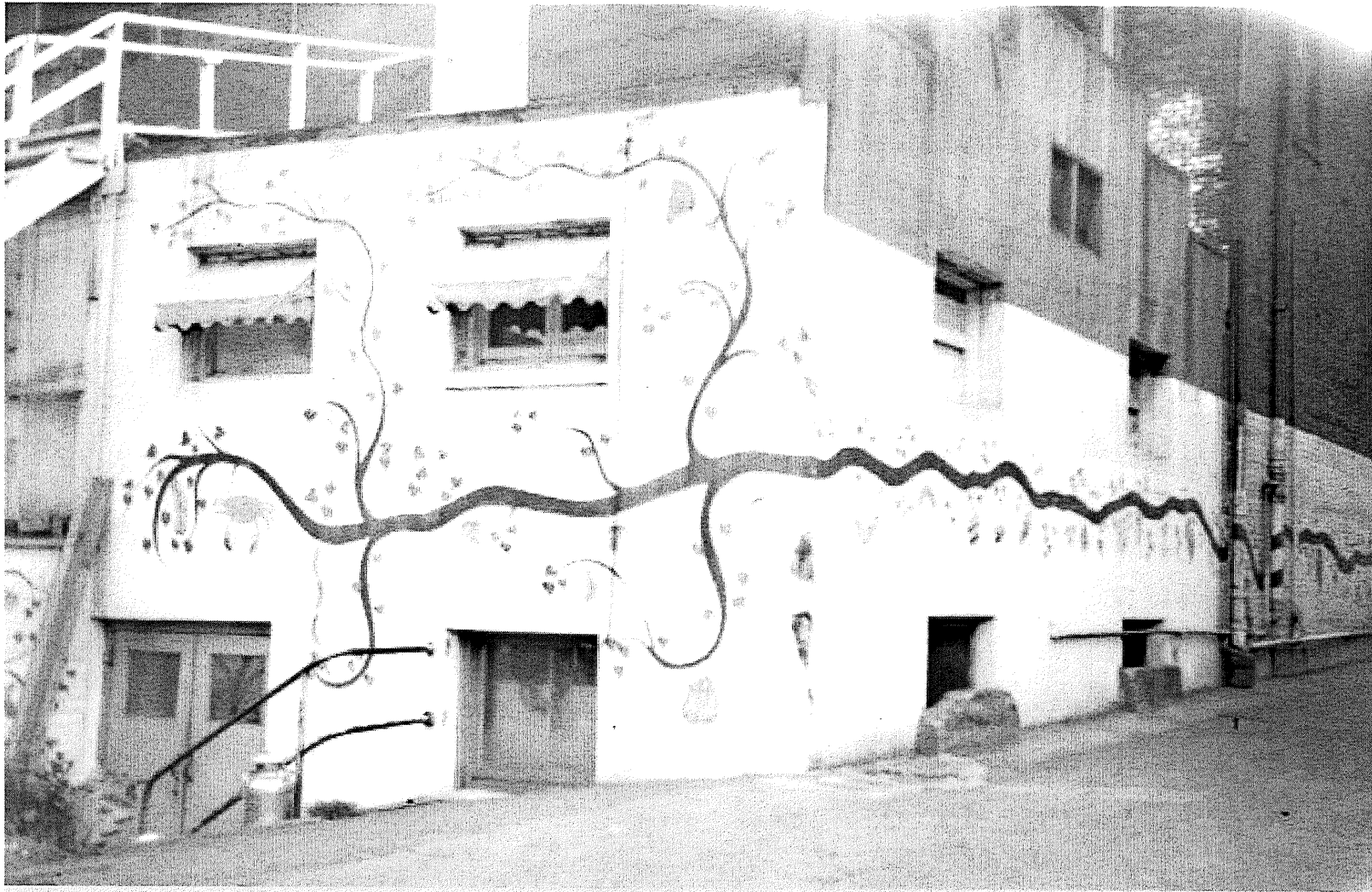
Upstairs from 1930-31 to 1966

Tenants: Eby's Photo Studio 1930-31 to 1942 Shop owner Ai Eby lives there in 1942 (maybe thru WWII?)
Elite Beauty Shoppe 1932 only
Morris Optical Co. 1932 to 1966
United Optical Co. Wholesale 1932 to 1966
Collins Brad music tchr 1935 only
Joe's Upstairs Clothes Shop 1942 to 1951
Klett, Otto Owner lives upstairs 1945 to 1947
Silver Falls Lodge office 1947 to 1949

1968 No tenants listed upstairs so that appears to be when the facade coverup occurred.



Nohlgren's – Gray Belle Building



Rear of Gray Belle Building – circa 1954

Case No. _____

Historic Alteration Review - General Resource Worksheet

Site Address: 440 STATE ST Resource Status: Contributing
 Individual Landmark Non- Contributing

Type of Work Activity Proposed

Major Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: _____
- Other architectural feature (describe)

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure
- Sign
- Awning

STAIR TOWER & Balcony @ REAR OF BLDG
 REMOVE BRICK WALL @ STREET IN FAVOR OF NEW STOREFRONT.

Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: MASONRY Project's New Material:

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:

Restore existing uses (most recent) provide new storefront
 FRONT WALL: SOLID BRICK WALL CURRENT HAS BEEN
 SINCE 60'S, PROVIDE CORES REQUIRED EGRESS FROM
 SECOND FLOOR APTS. ADD (2) GARAGE DOORS (ALUM & GLASS)
 TO PROVIDE BLDG NEED DAYLIGHT TO COMMON

DINING AREA
Signature of Applicant [Signature]

1 MARCH 18
Date Submitted/Signed

The site is on the south side of State Street (between Liberty and High Streets) and on the west side of the north-south alley that bisects block 20s. The lot is 42' x 149' (6,258 sf) the front of the building is on State Street. The alley on the east side slopes approximately 4' from north to south. At the rear of the building is a small 6 car (non-conforming) parking lot. There are two sets of Stairs at the rear building one that provides egress from the street level dining room and access to the basement Lounge. The building was built in the 1890's and saw significant remodels in the 30's 50's and 60's.

Over the Years the Restaurant at offered many different dining experiences, most recently the proprietor was Chang Lai. It has been vacant for some time. This two-story building with a basement is constructed of unreinforced masonry wall (E, S and W) and wood framed floor and flat roof. The front has been reconfigured many times over the years. Recently the building changed from non-contributing to contribution by the removal of an expanded metal Screen covering the second floor façade. Second floor windows, circa 1930 and glass tiles are now exposed. The first floor storefront was modified in the 60's to be more "loungy." The older historic storefront was removed in favor aluminum storefront and used brick. The Second floor most recently (50 years ago) was apartment units. The access street access (by means of a stair) was cut-off in the 1968 remodel and has been vacant since. The Basement was a Lounge as late as the mid 70's. The basement lounge is accessed by an interior stair at the rear of the 2 story portion and by the alley stairs. At the rear of the original two-story portion is a 1960's dining room addition (one-story and partial basement).

The redevelopment proposal includes restoration of the apartments on the second floor, a comedy/entertainment venue in the basement, and indoor food court on the first floor. The food court will be fashioned after a number of similar locations in downtown Portland. There will be 4 to 6 independent kitchens feature varied fare.

The Exterior Scope of work is

1. Remove the "loungy" used brick wall (now painted) and replace with a storefront similar to the pre 1969 storefront. This storefront will be in similar style to the 1930's second floor Façade above. The second floor stairs will be reconstructed to provide access to apartments units above. While the base or the stair was open to the street, it is important for resident security and cleanliness to install a door and landing to the base of the stair.
2. To provide badly need interior daylight two aluminum and glass overhead sectional door are proposed in the first floor common dining room.
3. An accessible stairway (compliant with current standard) to satisfy a building code requirement from the second floor. It will be necessary to provide and exterior exit balcony and exterior private open space for a couple of south

facing units. The balconies will be over the one-story portion at the rear of the building.

Sec. 230.065. - General guidelines for historic contributing resources.

- A. Except as otherwise provided in this chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

Response: The uses will remain the same as they were historic uses (apartment, restaurant and bar.) The front façade will be reopened to the street as it originally was. There is no landscape; the new storefront entrance will fit within the vertical space between the sidewalk and contributing portion of the upper façade. The height, footprint and massing will remain the same. The fenestration is changing as described above.

- B. Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.

Response: Historic material, finishes and distinctive features will be preserved and repaired excepted as described above.

- C. Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Response: although there are not a lot of stylistic features the existing style will be maintained and respected. Care will be taken to provide requisite sensitivity.

- D. Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

Response: good photographic evidence does not exist; however, similar period examples of the period do exist. They have been examined and character assimilated. Contemporary materials will be used but in the character of the period.

- E. Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Response: the current contributing upper façade is not part of the original building it was substantial modified 40 years after the building was constructed. With the removal the 1950's expanded metal screening the 1930's upper façade

has become visible. It is the most significant contributing feature. The proposed storefront will return to the character prior to the 1960's remodel.

- F. Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Response: the additions and alterations will be perform in a fashion to minimize changes to the historic resource in fact, it would be possible for the improvements be remove and historic resource could be restored to their present condition.

- G. Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

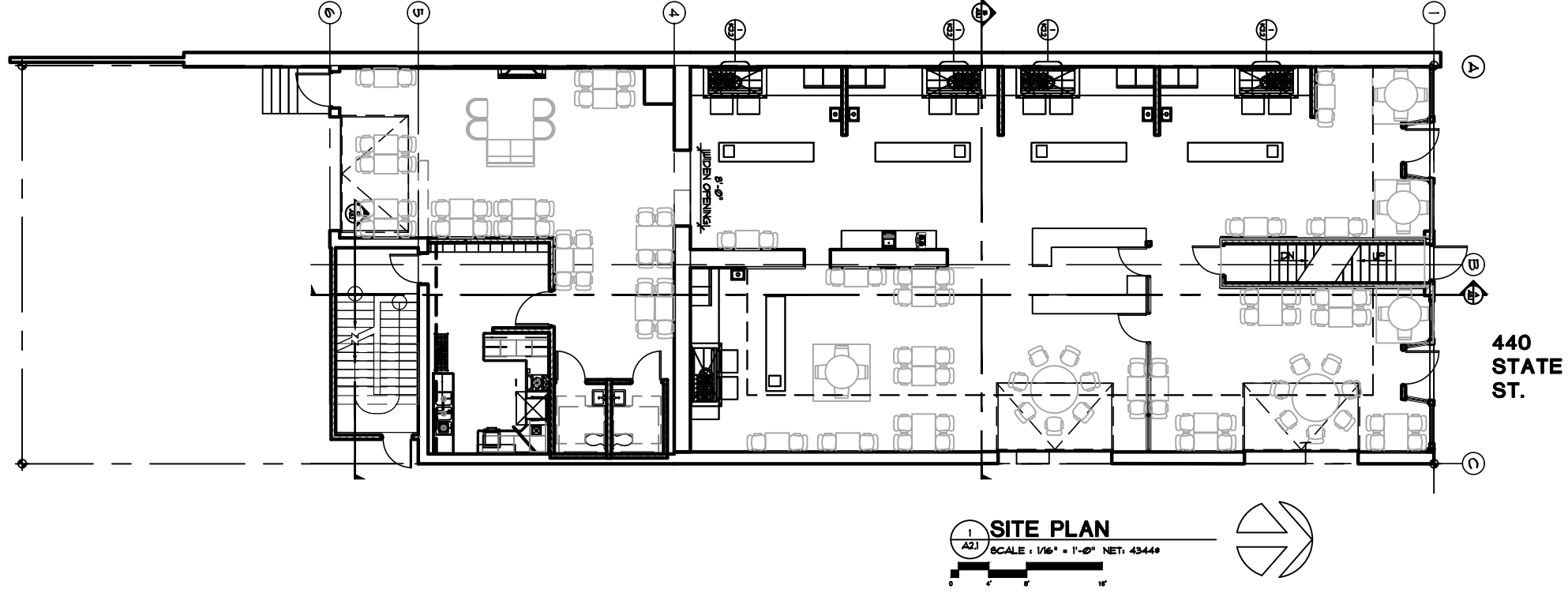
Response: great care will be taken to not damage, obscure or destroy significant features. In fact the scope of the work is to restore the historic fabric and texture of the building by reconstruction missing historical components such as an appropriate store front while maintaining the contributing façade above.

- H. Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Response: There is likely some seismic upgrades and necessary cosmetic interior modifications. Anticipated upgrades structural will be interior to the building.

- I. Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

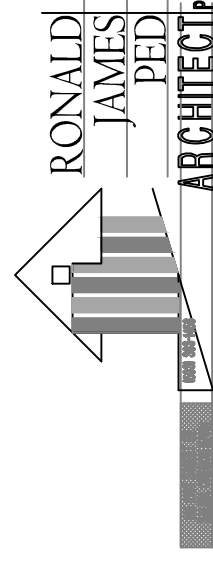
Response: no excavation is anticipated other that what is required to install new exit stair at South-east corner and necessary Utilities upgrades. In all cases the adjacent grades will remain the same. Required patches will be done in kind. No historic resource will be damaged. The Owner has employed a structural engineer who is familiar, and has considerable with Unreinforced Masonry buildings.



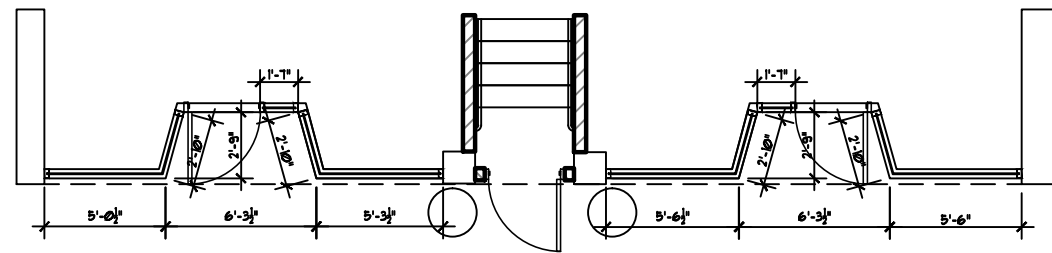
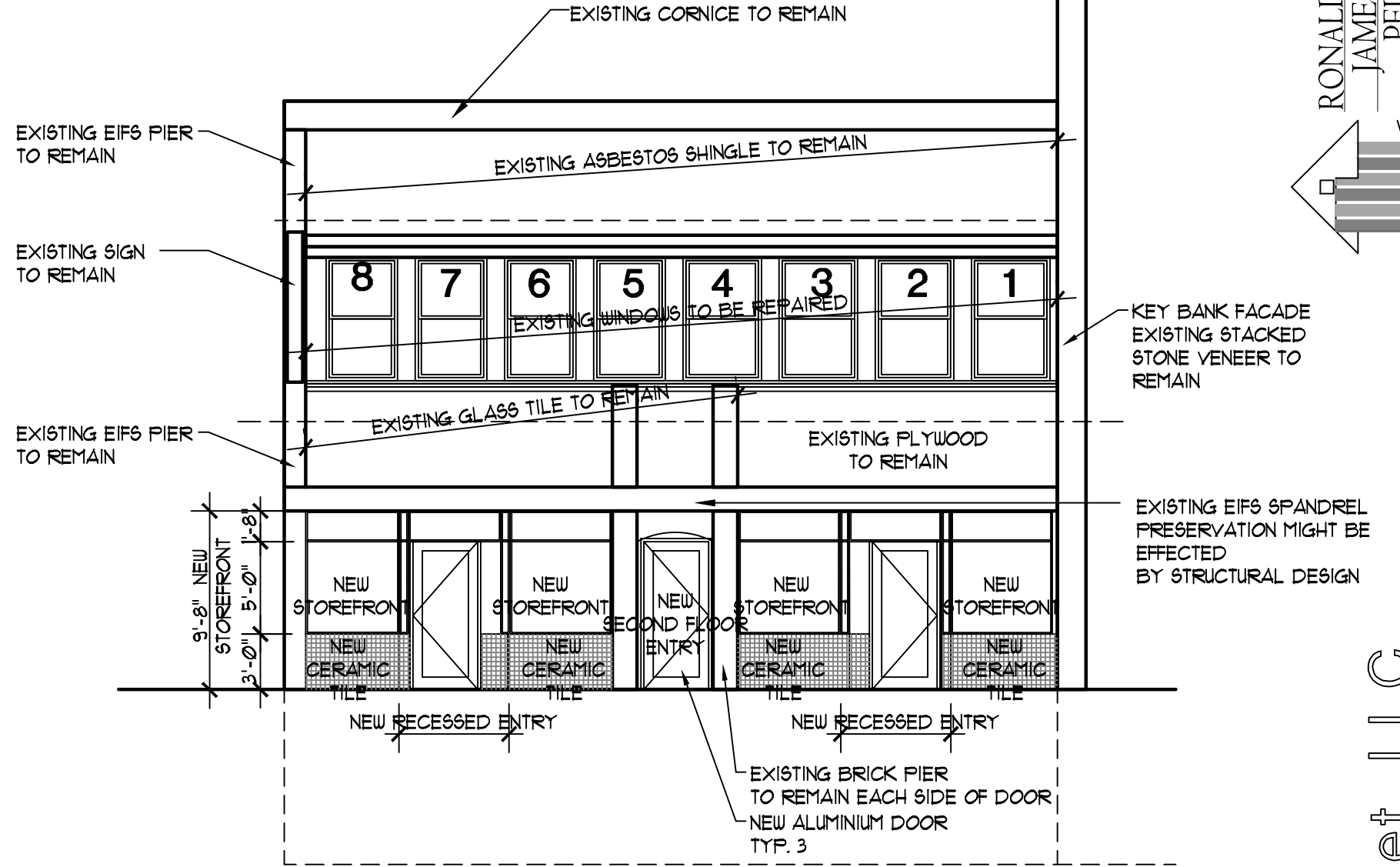
DATE: 3-1-18
DRAWN: ak
JOB NO: 1765

A2.1

TENANT IMPROVEMENT FOR:
440 State Street, LLC
440 STATE STREET, SALEM, OR 97301

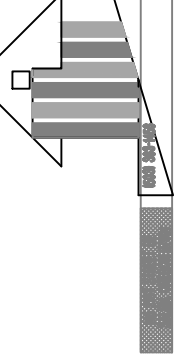


IF DAMAGE OCCURS OF THE CONTRIBUTING MATERIALS DURING CONSTRUCTION. REPLACE MATERIAL IN KIND



PROPOSED NORTH ELEVATION
 1
 A3.2
 SCALE : 1/8" = 1'-0"
 0 2' 4' 8'

RONALD
 JAMES
 PED
 ARCHITECT P



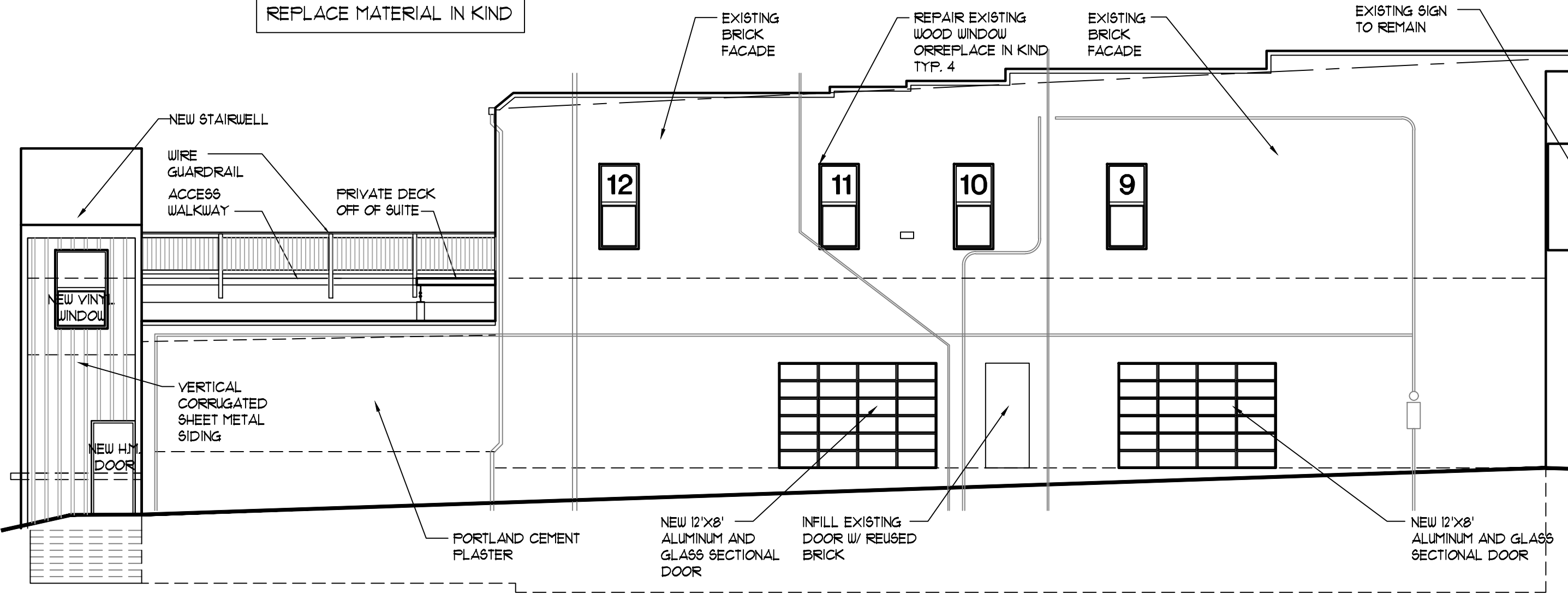
TENANT IMPROVEMENT FOR:
 440 State Street, LLC
 440 STATE STREET, SALEM, OR 97301

DATE: 3-1-18
 DRAWN: ak
 JOB NO.: 1765

A3.2

P:\1765 Charles Weathers 440 State\Historic Design Review\A2.1.dwg, A3.3, 3/21/2018 4:20:43 PM, Andy, 1:1

IF DAMAGE OCCURS OF THE CONTRIBUTING MATERIALS DURING CONSTRUCTION. REPLACE MATERIAL IN KIND



RONALD
JAMES
PED
ARCHITECT P

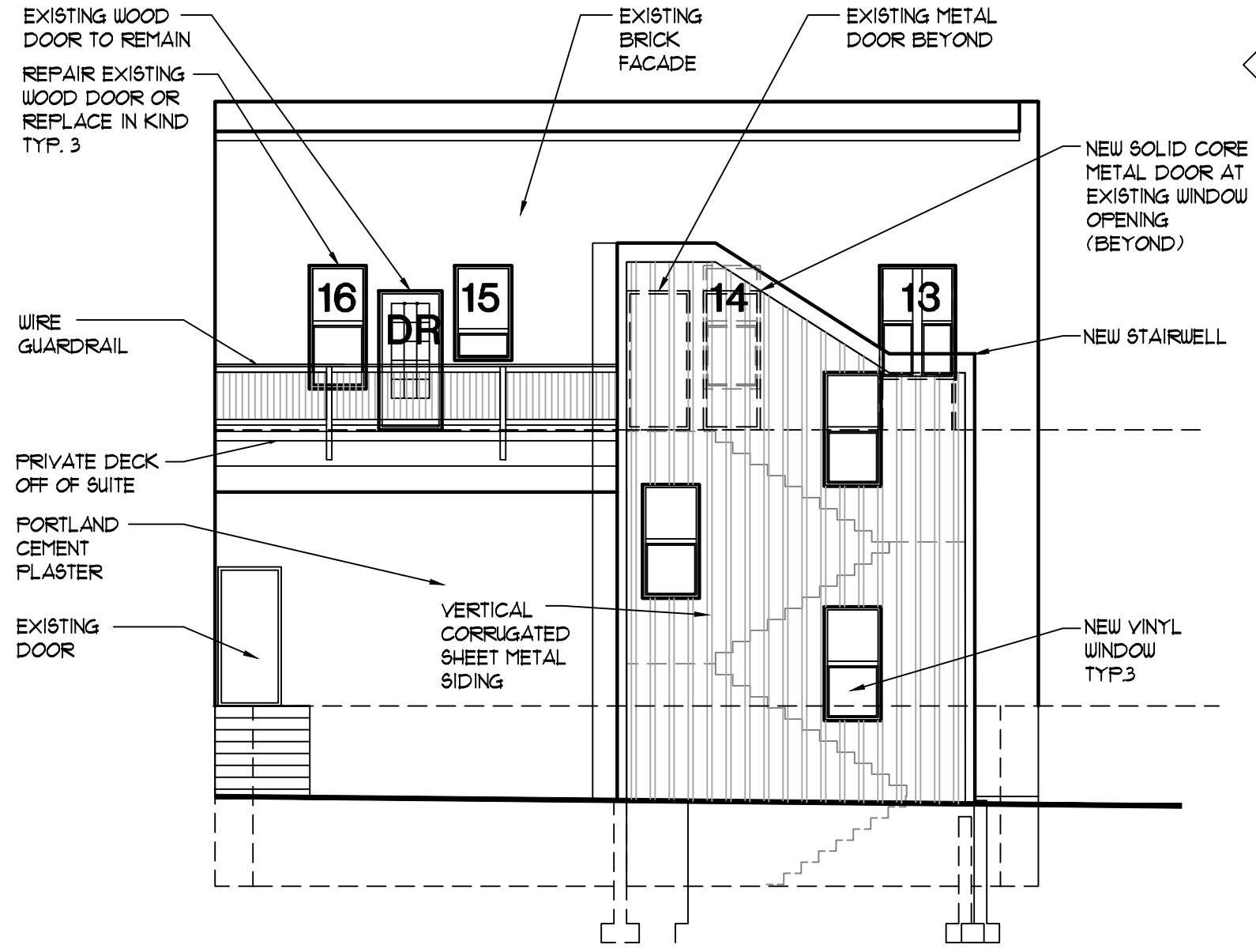
TENANT IMPROVEMENT FOR:
440 State Street, LLC
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1
A3.3
EAST ELEVATION
SCALE : 1/8" = 1'-0"

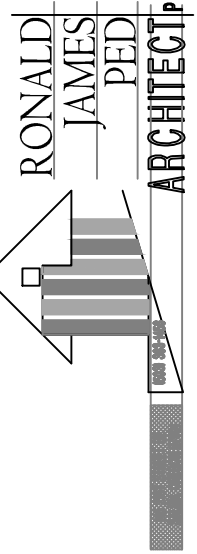
DATE: 3-1-18
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A3.3

IF DAMAGE OCCURS OF THE CONTRIBUTING MATERIALS DURING CONSTRUCTION. REPLACE MATERIAL IN KIND



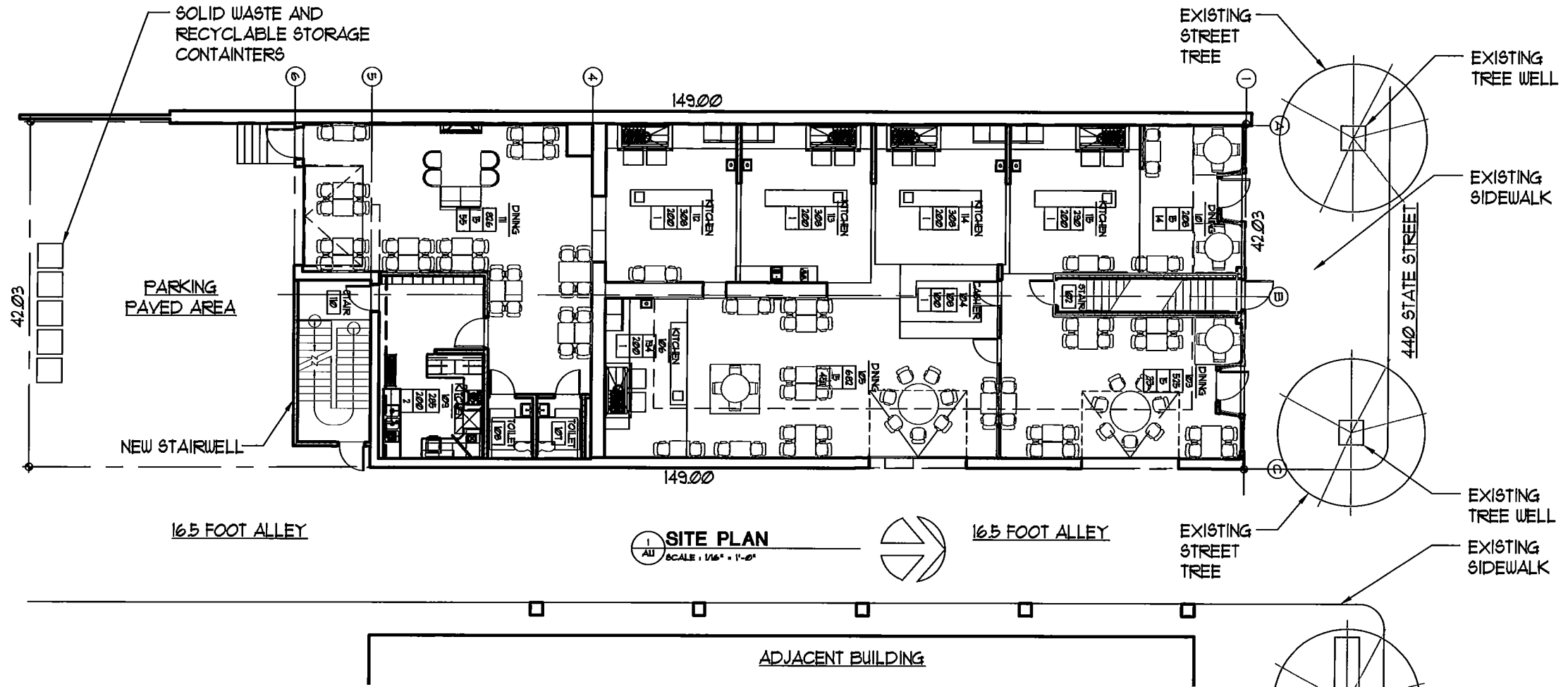
1
A3.4
SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



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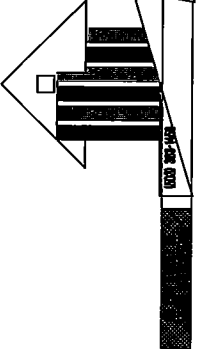
A3.4



SITE PLAN
SCALE: 1/16" = 1'-0"

TL#073W27AB04900
6262.47 S.F.

RONALD
JAMES
PED
ARCHITECT



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A1.1

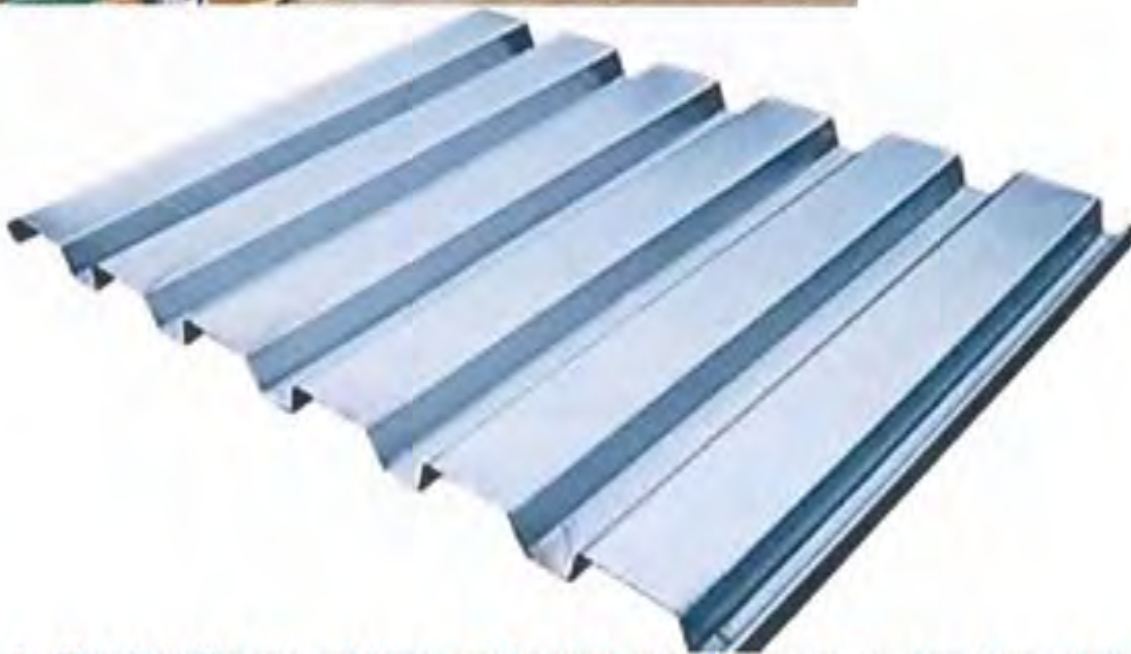




Insta-Rail vertical cable railing system photographs.

SAMPLE IMAGE #1





2. The wire railing spec and image samples are attached for your review. Storefront specifications are attached for your review, storefront doors fall under the storefront system specs. Please see the attached **Storefront and Door-Photos-examples.pdf** which shows a storefront system used at the adjacent McGilchrist Building across the street. Overhead door cut spec/cut sheets are attached for your review. Corrugated siding specification cut sheet is included, along with sample image above. The total square footage of the corrugated siding at the new stair shaft is 760+- s.f. excluding the proposed vinyl windows.
3. DONE
4. DONE

SAMPLE IMAGE #2



440 State Street



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	WINDOW NUMBER	
X	X	X	X	X	X	X	X						X				WINDOW SIZE
								X	X	X	X	X		X		X	4'-0" x 6'-6" 4'-0" X 6'-0" 3'-0" X 6'-6" 3'-0" x 5'-0"
																	SILL
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	REMOVE PAINT REPAIR- Exterior/Interior REPLACE- Exterior/Interior
																	FRAME/TRIM
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	REMOVE PAINT REPAIR REPLACE
																	SASH/MUNTINS/LEADING (n/a)
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	REMOVE PAINT REPAIR REPLACE
																	GLAZING PUTTY
50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	% TO REPAIR (as needed) % TO REPLACE (as needed)
																	GLAZING
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	OLD NEW BROKEN % - ALL/TOP/BTM
																	HARDWARE DESCRIPTION
X		X							X	X						X	REMOVE PAINT MISSING LATCH BROKEN LATCH BROKEN PULLEY

NOTE #1- WINDOW #14 IS GONE

NOTE #2- ALL WINDOWS ARE PAINTED SHUT

NOTE #3- DR (DOOR) IS IN GOOD SHAPE AND OPERABLE. WE HAVE NO PLANS TO REFURBISH IT.

Attachment D

From: SEARS Joy * OPRD [<mailto:Joy.Sears@oregon.gov>]
Sent: Thursday, March 22, 2018 11:48 AM
To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Subject: RE: HIS18-11 440 State -- Request for Comments

Hello Kimberli,

Thank you for the opportunity to provide courtesy comments of the proposed rehabilitation of 440 State especially since the historic building plans on taking advantage of the historic preservation tax incentives.

Front façade (north)

– While there has never been a door at the bottom of the stairway to the second floor, I understand wanting to make the entrance secure for everyone. I don't believe that current building code or City of Salem Public Works will allow a new door to swing out into the public right-of-way unless a variance can be approved.

Side elevation (east)

- If the second floor wood windows are still extant, they must be retained and repaired.
 - The proposed garage doors are not appropriate to the character of the building. On the first floor along the alley there are two aluminum and glass garage doors proposed which are not in keeping with the character of the building. If providing light into the interior is the goal, a swing, folding or sliding door with glass could be proposed which when closed should be flush with the brick façade.
 - The vinyl hung window on the new rear stairway is appropriately sized but must be upgraded to at least a fiberglass or aluminum clad wood windows that can either be painted or is powder coated.
 - The vertical corrugated sheet metal siding must not be shiny or galvanized and must be painted or have a color coating.

Rear elevation (south)

- The vertical corrugated sheet metal siding must not be shiny or galvanized and must be painted or have a color coating.
- The vinyl hung window appear appropriate sized but must be upgraded to at least a fiberglass or aluminum clad wood windows that can either be painted or is powder coated.
- If the second floor wood windows are still extant, they must be retained and repaired.
- New doors should be simple and compatible with the historic character of the building.

Please let me know if you have any questions or concerns.

Take care,
Joy

Joy Sears
Restoration Specialist

Oregon State Historic Preservation Office (SHPO)
725 Summer Street NE, Suite C
Salem OR 97301