

TO: Historic Landmarks Commission

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

FROM: Kimberli Fitzgerald, Historic Preservation Officer

HEARING DATE: November 17, 2022

CASE NO.: Historic Design Review Case No. HIS22-28

APPLICATION SUMMARY: A proposal to modify the exterior of the D'Arcy Building (aka Whitlock's).

LOCATION: 455 Court Street NE

REQUEST: Historic Design Review of a proposal to install new signage on the east façade; reopen formerly blocked windows and doors; remove the non-historic awnings and replace the existing non-original storefront on the exterior of the D'Arcy Building (aka Whitlock's) on property appx. .194 acres in size within the CB (Central Business District) zone and the Salem Downtown Historic District and located at 455 Court Street NE, (Marion County Assessor Tax Lot Number: 073W22DC06100).

APPLICANT: Gretchen Stone, CBTwo Architects on behalf of Charles Weathers (Orreo Fund LLC) and John and Rebecca Wulf (Fundy Business LLC)

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230.065 General Guidelines for Historic Contributing Resources;

RECOMMENDATION: APPROVE

BACKGROUND

On September 22, 2022, the applicant submitted materials for a Major Historic Design Review for a proposal to modify the exterior of the D'Arcy Building. The application was deemed complete for processing on October 26, 2022.

Notice of public hearing and requests for comment were sent by email on October 26, 2022 and sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on October 28, 2022 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 22 119340.

The City of Salem Historic Landmarks Commission will hold a virtual public hearing for the case on November 17, 2022 at 5:30 p.m. (<https://bit.ly/planningpublicmeetings>).

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is February 23, 2023, unless an extension is granted by the applicant.

PROPOSAL

The applicant is requesting approval to reopen formerly blocked windows and doors; remove the non-historic awnings and replace the existing non-original storefront on the exterior of the D'Arcy Building (aka Whitlock's). On November 7, 2022 the applicant withdrew their request for the proposed signage on the East façade. The request for approval to install new signage will be submitted at a future time under a separate historic design review application (**Attachment C**).

South (Primary) Façade- fronting Court Street NE: Removal of the non-historic awning; new storefront glazing system; reopening the ground exterior doorway and stairs to the second floor and transom windows.

East Façade: Proposed signage withdrawn. No changes proposed.

West Façade: No changes proposed.

North Façade: removal of existing awnings on ground floor; re-open CMU filled window opening and insert a new window to match the material and design of original windows on this façade (wood/double hung); remove CMU infill at center of north façade and install new metal exterior door within opening. Where necessary, replace CMU infill with brick infill to match the exterior brick in appearance.

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) **Salem Revised Code (SRC) Chapter 230, 230.065 General Guidelines for Historic Contributing Resources** 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 project's 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 National Register documents this resource was constructed in 1906 by Joseph Meyers. However, research completed in 2018 revealed that Meyers sold the lot to Peter D'Arcy in 1908 before the building was constructed. Further research confirmed that D'Arcy built this building in 1909 and the Wexford Theater just to the east in 1910. The Oregon State Historic Preservation Office and the National Park Service have subsequently accepted this name change to the Hon. Peter D'Arcy Building. This resource is historic contributing to Salem's Downtown Historic District.

Peter H. D'Arcy was a graduate of Willamette University in 1876 and served as a lawyer in Salem. D'Arcy served as clerk of the Oregon Supreme Court from 1878-80, a judge of the Municipal Court of Salem from 1884-85 and Salem Mayor from 1891-92. D'Arcy served on the Champoeg Memorial Association for twenty years. This group was responsible for erecting a log building in 1918 to memorialize the creation of the Oregon Provisional government. Interestingly at the time of his death in 1933 he allegedly held the record (65 years) of having lived longer in one place (at his property on Church Street) than anyone else in Salem (**Attachment B**).

3. Neighborhood and Citizen Comments

The subject property is located within the Central Area Neighborhood Development Organization (CANDO). Michael Livingston, CANDO Chair submitted an email on 10/26/2022 stating that CANDO supports the proposal (**Attachment D**). All property owners and tenants within 250 feet of the subject property were mailed notification of the proposal on October 26, 2022 pursuant to Salem Revised Code (SRC) requirements. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from adjoining property owners.

4. City Department and Public Agency Comments

Building and Safety Division indicates that the applicant must obtain required building permits. The Planning Division has no concerns with exterior facade alterations and will review the proposed sign package for compliance with SRC 900 when it is submitted.

5. Historic Design Review

SRC Chapter 230, *230.065 Guidelines of Historic Contributing Resources* are the criterion applicable to the evaluation of this proposal (**Attachment C**). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable guidelines.

FINDINGS

Storefront/Window and Door Restoration

230.065. GENERAL GUIDELINES FOR HISTORIC CONTRIBUTING RESOURCES. *In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and SRC 230.040, an applicant may make a proposal for preservation, restoration, or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:*

(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.

Finding: The D'Arcy Building has historically served as a commercial retail space within downtown Salem. The applicant is proposing to retain this commercial retail use on the ground floors and adapt the second-floor portions of the building to residential use. The applicant is proposing to retain the original height, footprint and massing of the D'Arcy building, and is further proposing to restore original door and window openings, improving the historic integrity of the resource. Staff recommends that the HLC find that SRC 230.065(a) has been met for the proposal.

(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 remove non-historic awnings throughout the D'Arcy Building and remove the signage covering the existing transom windows on the primary façade. Additionally, the applicant is proposing to remove CMU from previously infilled openings and will repair original historic materials impacted by these alterations when it is feasible, using appropriate historic preservation methods. Staff recommends the HLC find that SRC 230.065(b) has been met for the proposal.

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

Finding: The applicant is not proposing to alter or repair any distinctive stylistic features or examples of skilled craftsmanship found on the D'Arcy Building, therefore this guideline is not applicable to the evaluation of this proposal.

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

Finding: The applicant is proposing to restore the original ground story opening and stairwell access to the second floor based upon a historic photograph of the structure. Additionally, the applicant is proposing to restore the transom window openings, which

are physically extant underneath the existing signage which will be removed. The CMU will be removed, and the door and window openings will be restored on the north façade supported by the physical evidence within the building. Staff recommends that the HLC find that guideline SRC 230.065(d) has been met for this portion of the proposal.

(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 applicant is proposing to remove the existing awnings and signage which currently are obscuring character defining features of the original portions of the primary façade of the D'Arcy Building. These features have not acquired significance over time; therefore this standard is not applicable to the evaluation of this proposal.

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

Finding: The applicant's proposed alterations are intended to restore the original appearance of the D'Arcy Building to the greatest degree feasible. The proposed replacement of the existing non-original storefront will be within the existing storefront openings, is of a compatible material (metal and glass) and design, and will minimize any changes to the resource. Staff recommends that the HLC find that guideline SRC 230.065(f) has been met for this portion of the proposal.

(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 applicant is requesting approval to reopen formerly blocked windows and doors and remove the non-historic awnings on the exterior of the D'Arcy Building. The proposed alterations will be constructed with the least possible loss of historic materials and will instead serve to restore the transom windows, original second floor access and door and window openings on the D'Arcy Building. Staff recommends that the HLC find that guideline SRC 230.065(g) has been met for this portion of the proposal.

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

Finding: The applicant is not proposing to correct any structural deficiencies; therefore this standard is not applicable to the evaluation of this proposal.

(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.

Finding: The applicant is not proposing any excavation or re-grading, therefore this standard 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** the proposal.

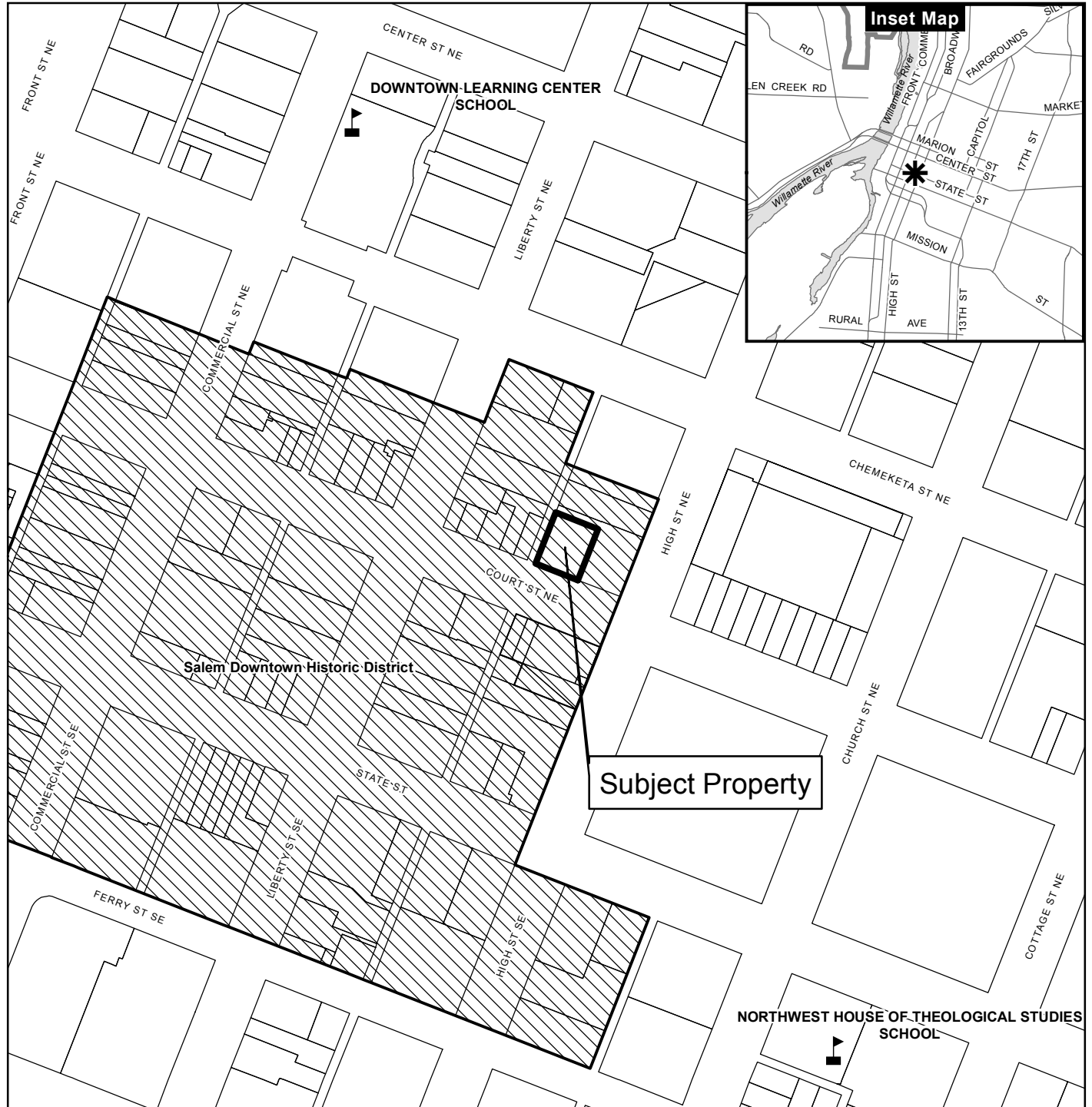
DECISION ALTERNATIVES

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. Vicinity Map
B. Excerpt from National Register Historic Resource Document and 2018 Updated Oregon Historic Site form
C. Applicant's Submittal Materials
D. CANDO testimony

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 455 Court St NE



Legend

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



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Oregon Historic Site Form

D'Arcy, Hon. Peter, Building
455 NE Court St NE
Salem, Marion County

LOCATION AND PROPERTY NAME

address: 455 Court St NE apprx. addr

historic name: D'Arcy, Hon. Peter, Building

Salem vcnty Marion County

current/ other names: Whitlock's Vacuum Cleaner Clinic

Optional Information
 assoc addresses: _____
 (former addresses, intersections, etc.)
 location descr: _____
 (remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: _____
 township: 7 S range: 3 W section: 27 1/4: _____
 zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2 total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: eligible/contributing NR status: Listed in Historic District
(indiv listed only; see Grouping for hist dist)

primary constr date: 1909 (c.) secondary date: _____ (c.)
(optional--use for major addns) NR date listed: _____

primary orig use: COMMERCIAL: General orig use comments: _____

secondary orig use: _____ prim style comments: _____

primary style: Commercial (Tvøe) sec style comments: _____

secondary style: _____ siding comments: _____

primary siding: Brick:Other/Undefined architect: _____

secondary siding: _____ builder: _____

plan type: _____

comments/notes: **This was originally listed as the Meyers Building; however, research completed in 2018 revealed that Meyers sold the lot (including the eastern adjacent lot) to Hon. Peter D'Arcy in 1908, before the building was built. D'Arcy built this building in 1909 and the Wexford Theater next door in 1910. Based on this information, the name was changed to the Hon. Peter D'Arcy Building. There is some parking available at the rear of this lot. As of 2018, there are two buildings over one tax lot at this location.**

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: Salem Downtown State Street-Commercial Street Historic District, 2001 Listed Historic District

Salem Downtown State Street-Commercial Street Historic District 2018 Update, 2 Listed Historic District

farmstead/cluster name: _____ external site #: 70
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____ NHD

ILS survey date: _____

RLS survey date: 8/1/2018

Gen File date: _____

106 Project(s)



D'Arcy Building Looking North

United States Department of the Interior
National Park Service

Salem Downtown Historic District
 Salem, Marion County

National Register of Historic Places

Continuation Sheet

Section number: 7

Page: 40

History: The building was constructed in 1916 and the 1921 the H.L. Stiff furniture store was located in this building where it remained for over fifty years. In 1965 the business was purchased from Mrs. H.L. Stiff Str. By seven of the store's employees, four of which formed a new corporation. Members were Ethel Bollier, office manager, who had been with the store 48 years; Virgil Starr, president of H.L. Stiff Inc. and with the store for 32 years; William Kaufman, manager, with the store 29 years; and Allen J. Clark, assistant manager, with the store 23 years. In 1980 the Wills Music Store was in this location.

455 Court Street

Classification: Historic Contributing

Historical Name: Meyers Building

Current Name: Whitlock's Vacuum Cleaner Clinic

Year of Construction: c. 1906

Legal Description: 073W22DC06100; Salem Addition, front of Lots 3 and 4 in Block 22

Owner(s): Coy D. and Marjone Whitlock, Trustees
 455 Court Street, NE
 Salem, Oregon 97301

Description: This unreinforced brick building is of the Commercial style. Each of its seven one-over-one, double-hung sash windows has a rectangular, decorative concrete lintel. The transom lights, covered with a metal sheathing, are located atop the fixed metal canopy that covered the storefront area. The entrance is recessed and the materials appear to date from the 1950s. It contains large display windows and Roman brick in the bulkhead area. The transom above the entrance door is louvered vertically and opens to let air into the store. Sheet metal wrapped columns support a metal canopy.

This building retains sufficient historic integrity of design and materials to contribute to the character of the downtown district.

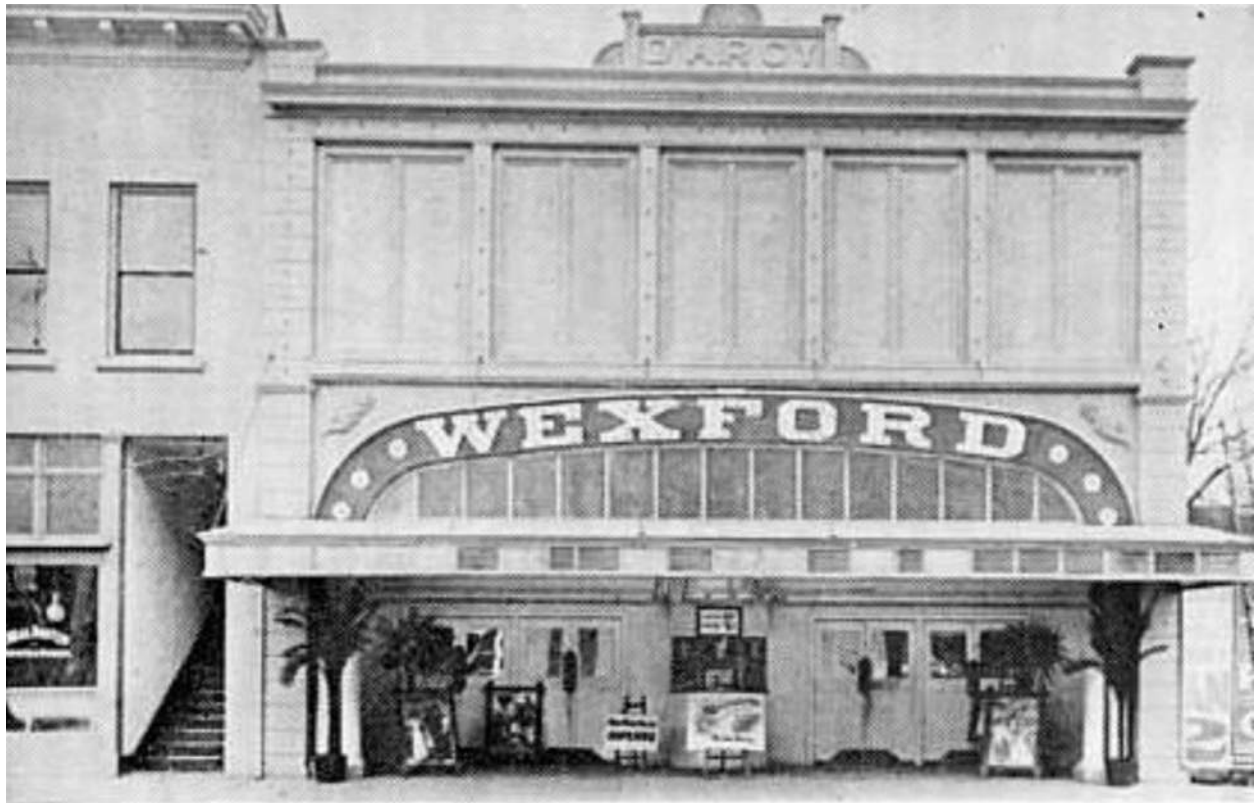
History and Significance: The Joseph Meyers Building was constructed in the early 1900s and is a two-story building that conveys a clear sense of evolving historical development in the Salem commercial district between the early 1900s and 1950. It is associated with a family that contributed to the commercial, civic, and cultural vitality of Salem and Marion County.

Joseph Meyers bought this property in late 1897 when the sizeable building once used as the old Marion County Courthouse and two smaller buildings sat on this lot. Meyers probably constructed the present two-story brick commercial buildings around 1906. Meyers came to the United States from Nova Scotia, Canada, when he was a boy. He first journeyed to California during the 1850s before he brought his family to Salem in 1880. He bought the "White Corner" general merchandise store at the southeast corner of Commercial and Court streets (Breyman Brothers Block). Two sons of Joseph and Ellen E. Harvey Meyers, Henry W. and Milton Meyers, purchased Joseph Meyers's mercantile store in 1906. Meyers's store operated for fourteen years before the Miller Mercantile Company bought it in 1920.⁵⁷

467 Court Street

Classification: Historic Contributing (2)

⁵⁷ Marion County, deed book, vol. 65, p. 479; "Salem, Oregon," New York: Sanborn Map Company, 1895, updated, 1926; Clark, *History of the Willamette Valley*, Vol. II, 57-58.



The Wexford Theatre, located on Court street in 1915.

455-459 Court Street NE; D'Arcy Building. Special Collections (David Skilton)- Salem Public Library Photo ID #pcds059; Content DM. 2095.jpg

COURT STREET PROPERTY SOLD

**P. H. D'ARCY BUYS VALUABLE
LOT ON NORTH SIDE OF COURT
FROM JOS. MEYERS.**

It was reliably reported last evening that P. H. D'Arcy had purchased the lot on the north side of Court street, between the F. J. Moore bicycle shop and the Harvey grocery store. When Mr. D'Arcy was seen by the Statesman last evening he was very non-committal. There is little doubt however, that the property has changed hands. Jos. Meyers was the former owner.

The price paid is not known but the property is splendidly located and is considered very valuable.

To Hon. P. H. D'Arcy is given the honor of opening the brick building construction season in Salem. He has said little in the past regarding his intentions of improving that splendid piece of business property on Court street which he acquired several months ago; but actions speak louder than words, and Mr. D'Arcy belongs to that class of people who act.

In some portions of the state of

1909 Construction begun on brick building

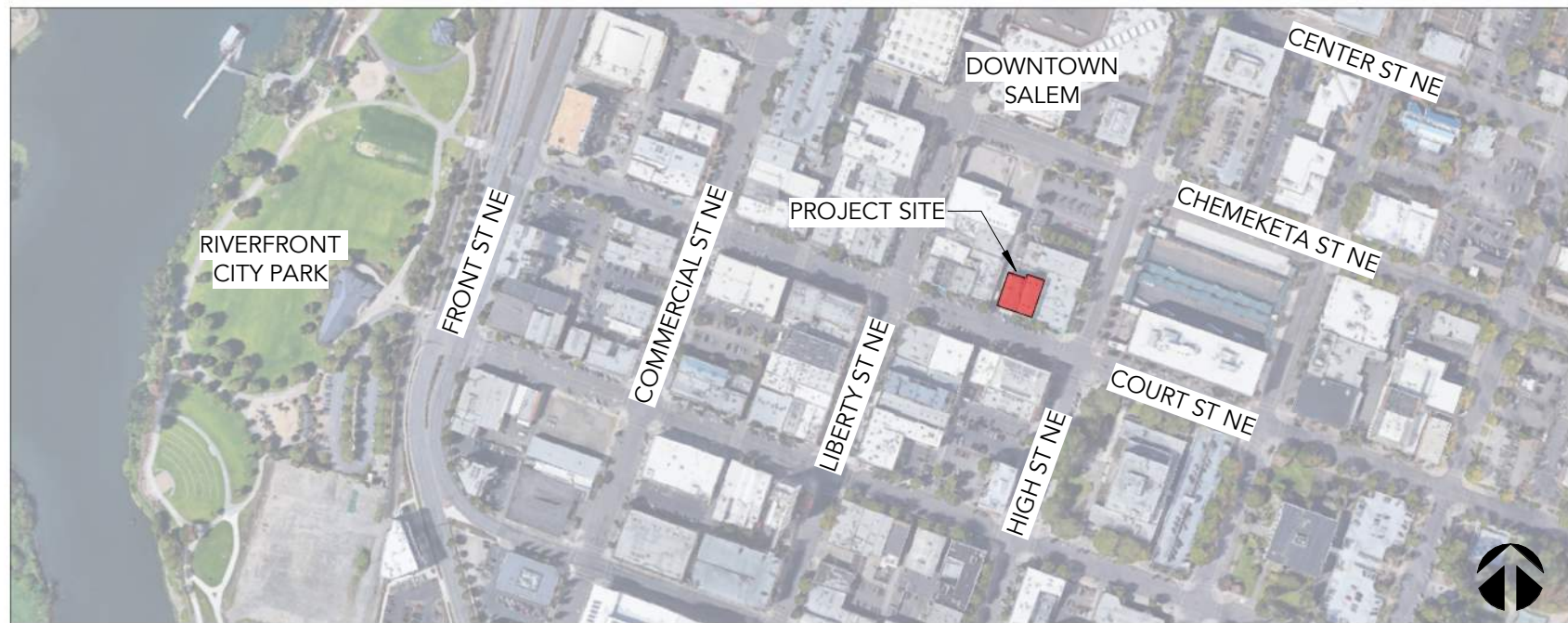
455 COURT

HISTORIC DESIGN REVIEW SHEET INDEX



SHEET NUMBER	SHEET NAME
HDR-01	COVER SHEET
HDR-02	SITE PLAN
HDR-03	FLOOR PLAN - LEVEL 0
HDR-04	FLOOR PLAN - LEVEL 1 - GROUND
HDR-05	FLOOR PLAN - LEVEL 1 - MEZZANINE
HDR-06	FLOOR PLAN - LEVEL 2
HDR-08	SOUTH ELEVATION
HDR-09	WEST ELEVATION
HDR-10	NORTH ELEVATION
HDR-11	EAST ELEVATION

LOCATION MAP



PROJECT INFORMATION

PROJECT DESCRIPTION

INTERIOR RENOVATION WITH MINOR EXTERIOR CHANGES OF A 2 STORY 23,000 SQUARE FOOT HISTORICAL COMMERCIAL BUILDING.

INTERIOR CHANGES INCLUDE DEVELOPMENT OF RESIDENTIAL UNITS ON THE SECOND FLOOR OF THE BUILDING, INTERIOR COMMERCIAL TENANT SPACE UPGRADES ON THE FIRST FLOOR AND BASEMENT LEVEL, AND ADDITION OF AN ELEVATOR TO THE BUILDING.

EXTERIOR IMPROVEMENTS INCLUDE NEW STOREFRONT WITH AN ADDITIONAL ENTRY, RE-ESTABLISHING TRANSOM/CLEAR STORY WINDOWS AND REMOVAL OF THE EXISTING AWNINGS.

CONTACT LIST

ARCHITECT OF RECORD

CB TWO ARCHITECTS, LLC
 500 LIBERTY STREET SE, STE 100
 SALEM, OR 97301
 PH: 503.480.8700
 E: AARON@CBTWOARCHITECTS.COM



PROJECT/LOCATION:

455 COURT
455 COURT ST NE SALEM, OR 97301

TITLE: COVER SHEET

HDR-01

DATE: 09/22/2022

Historic Alteration Review Worksheet

Site Address: _____

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:

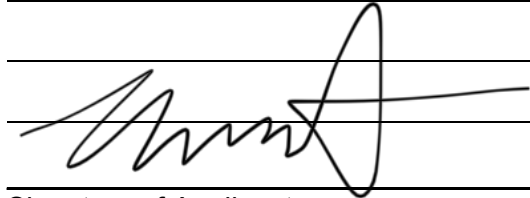
- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: _____ 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:



9/15/22

Signature of Applicant

Date Submitted/Signed

APPLICANT'S NARRATIVE RESPONSES to SRC 230: EXCERPT

REQUEST

The Applicant, ORREO, LLC, with support from consulting Architect, CBTWO Architects, respectfully request approval of a Class 3 major historic design review to allow for the façade updates and adaptive reuse of an existing contributing historic building located in the Downtown Salem Historic District. The building is located at 455 Court Street NE.

PROJECT DESCRIPTION

The subject property is comprised of two previously combined buildings and were the former home of Whitlock's Sewing & Vacuum. The proposal anticipates interior changes that would provide commercial uses on the ground floor, mezzanine, and basement level, with residential units on the second floor.

Exterior updates:

- South street facing façade includes: removal of the non-historic awning; new storefront glazing system at grade; and re-establishing the former second floor access point and clerestory windows.
- West alley facing façade no changes proposed.
- North facing façade, is not subject to historic design review; however, improvements will likely include: removal of existing awnings and CMU infills; new window to be located in former window location, new window to be of design that is similar to existing; new solid door; and brick infill to be visually similar to existing brick.
- East second story façade: New wall sign to be similar design to historic "Good Housekeeping Inc." sign which had been located on this façade.

PROJECT INFORMATION: Proposed improvements are limited to removal of awnings, replacement of storefront and re-establishing second floor entrance and clerestory windows. Existing masonry will be preserved, if repair is required, materials that will match in color, texture and bonding pattern will be used.

PROJECT INFORMATION: The clerestory windows on south elevation are covered by interior and exterior panels. If the window condition is good when panels are removed then they will be preserved; however, if they are damaged and reuse is not a viable option then they will be replaced in kind preserving the original architectural design.

PROJECT INFORMATION: The new entry door providing access is proposed in the same location as the original second floor access. The original opening did not include a door; however, in order to provide a secure lobby a storefront type door consistent with the new storefront is proposed. This will provide a uniform storefront design along the ground floor façade of the building which is consistent to the existing street level façade and with other buildings in downtown. Storefront systems are fabricated of aluminum and is widely used in the historic downtown on historically contributing buildings.

PROJECT INFORMATION: Replacement of the existing storefront is proposed along the street façade. Storefront systems are composed of aluminum frames and clear glazing. These systems can be found throughout the downtown core including on historic structures in the historic district. The design will be similar to the existing storefront maintaining the building's street façade design.

PROJECT INFORMATION: There are no building additions or alterations, other than proposed facade changes which will not materially damage the original structure or its architectural details. If brick repair is required the color, texture, and pattern will match to the degree possible given the age of the existing brick.

PROJECT INFORMATION: As noted previously, the new entry door proposed on the street facade, is sited where a previous access was located. This will provide street level secure access to the residential units on the second floor. The new door will be a storefront type to match the other proposed storefront.

PROJECT INFORMATION: The new elevator hoist way equipment will be installed on the roof along with new mechanical units. This equipment will be screened from the street by the building's existing parapet.

PROJECT INFORMATION: As indicated previously, proposed facade improvements are limited to removal of existing awning, replacement of storefront systems, re-establishing clerestory windows and an additional street level entry. Exterior updates and interior improvements will not preclude the building form being used as it has historically been used. Exterior improvements will restore historic clerestory windows designed and are further designed to minimize impacts to the historic resource. These improvements will not obscure, damage or destroy historic materials or significant features. This work will be done using materials that are consistent with other contributing historic resources which have also been restored. The proposed improvements will not visually change the composition, design, texture, or visual qualities of the building. Any excavation required within or adjacent to the site will be designed and performed by licensed and qualified consultants/contractors and will not cause the foundation to settle, shift, or fall; nor will there be any impacts to neighboring buildings.



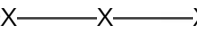










CONCLUSION

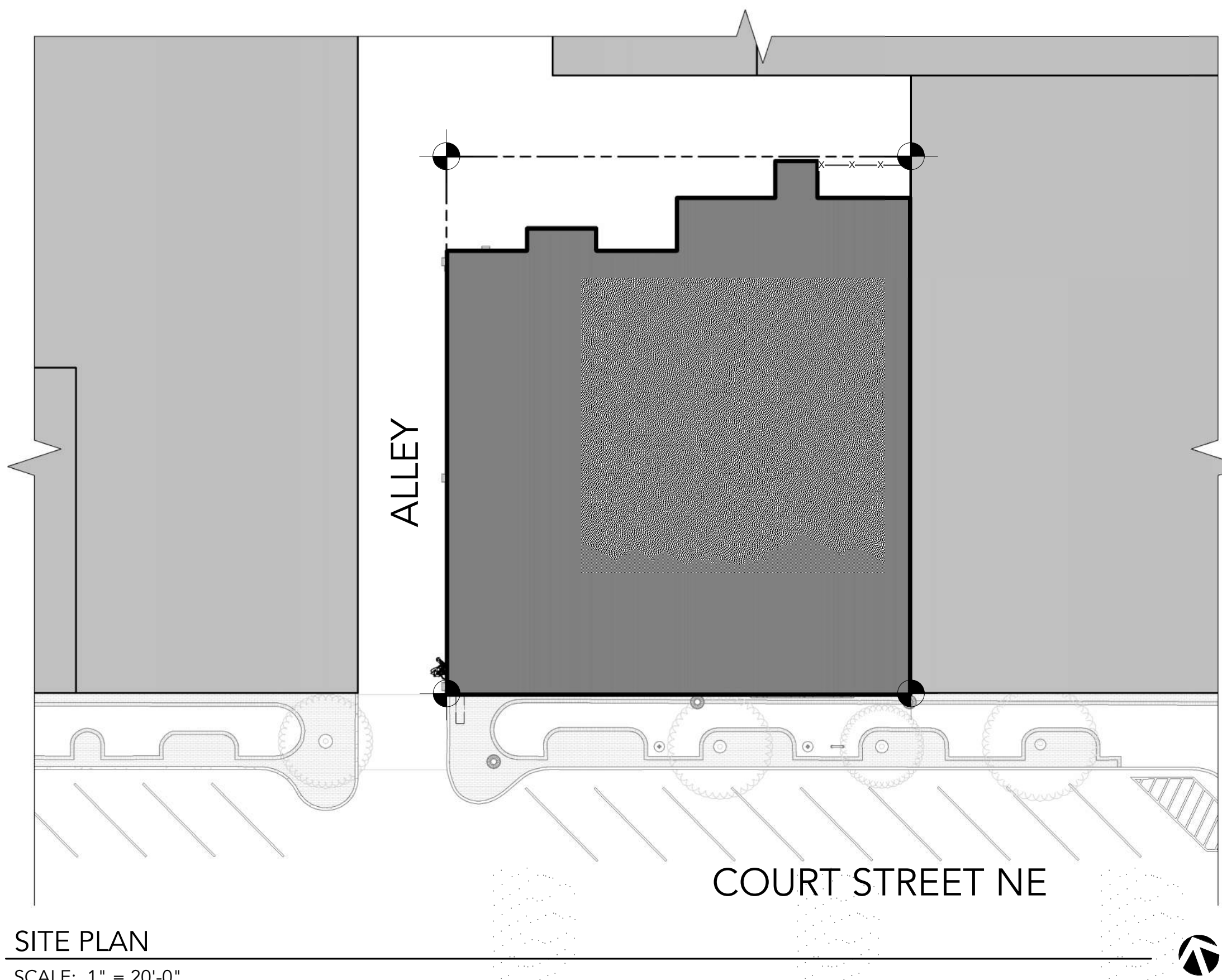
It is our belief that the proposed improvements meet the applicable criteria to allow for the approval of the requested Class 3 major historic design review. Improvements are limited and will result in a street facade that more closely resembles the original facade design.

Thank you,

Gretchen Stone
CBTWO Architects, LLC

SITE PLAN LEGEND

OBJECT/PATTERN	DESCRIPTION(S)
	- PROPERTY LINE
	- ROOF OUTLINE
	- FENCE
	- PROPERTY DATUM POINT
	- EXISTING SIDEWALK
	- EXISTING ROAD
	- EXISTING PROJECT BUILDING
	- EXISTING ADJACENT BUILDING NOT IN SCOPE
	- EXISTING TREE
	- WALL MOUNT STREET LIGHT
	- EXISTING TRASH CAN
	- EXISTING STREET LIGHT
	- EXISTING BIKE RACK



SITE PLAN

SCALE: 1" = 20'-0"

CBTWO
ARCHITECTS LLC

PROJECT/LOCATION:

455 COURT
455 COURT ST NE SALEM, OR 97301

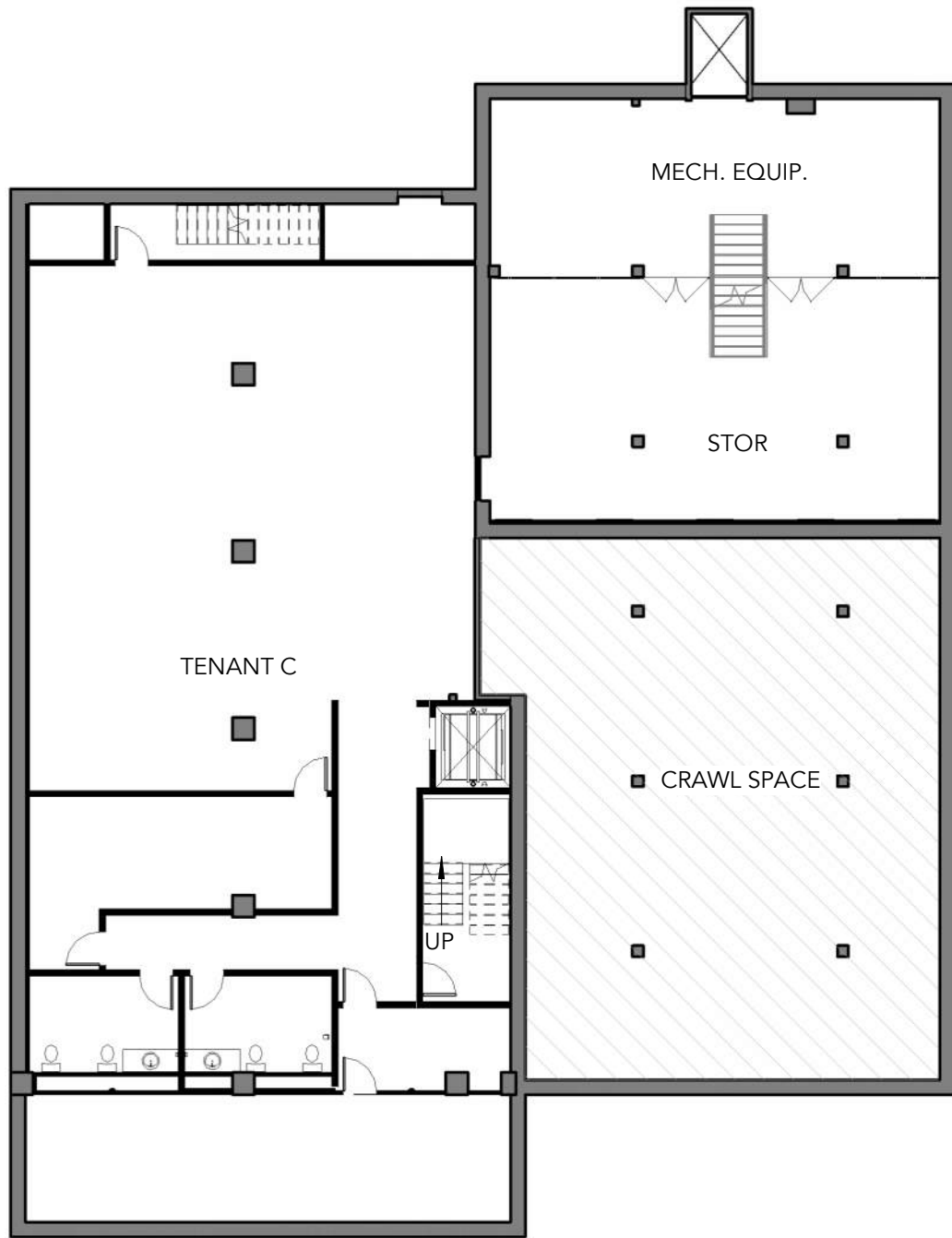
TITLE: SITE PLAN

HDR-02

DATE: 09/22/2022

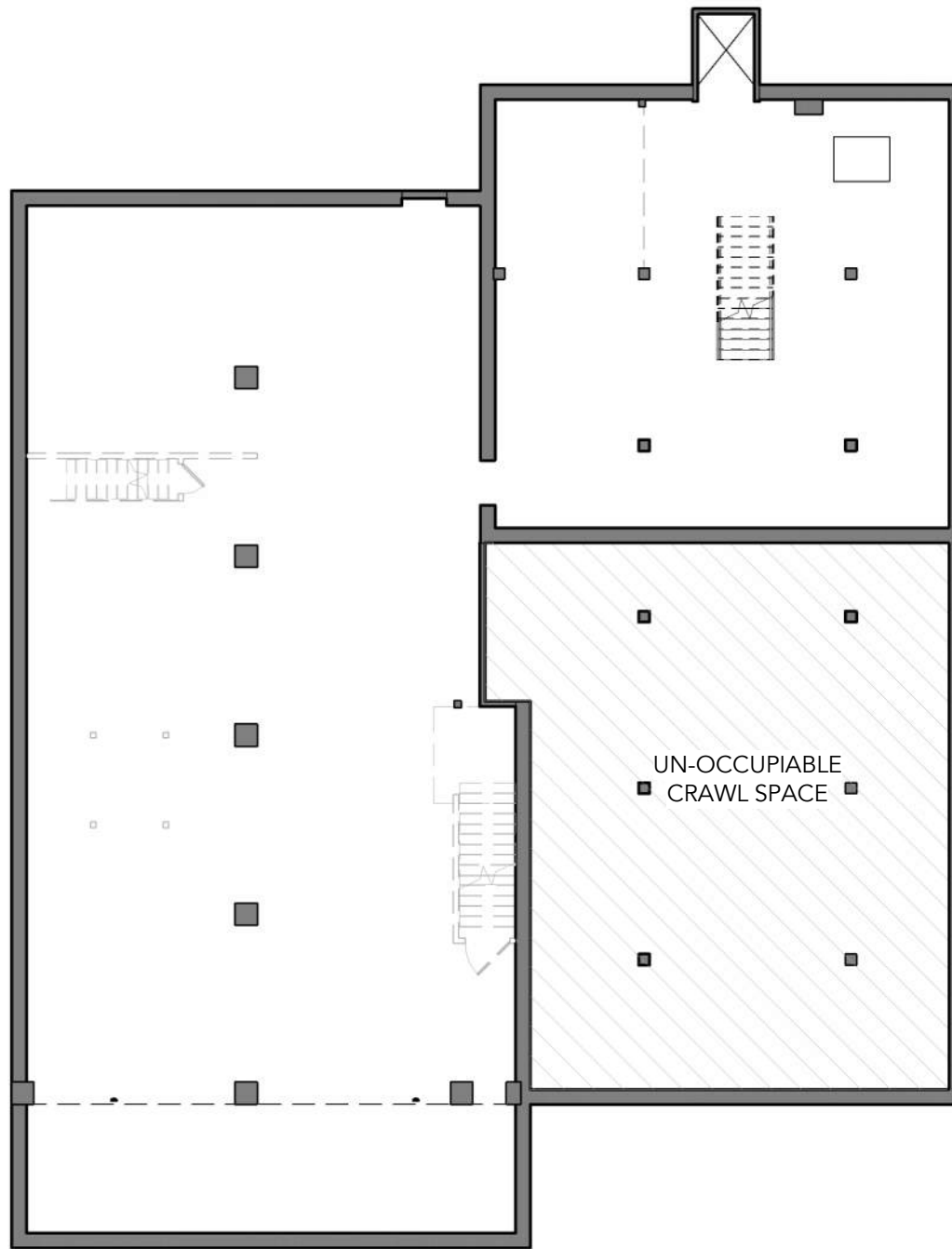
FLOOR PLAN LEGEND

OBJECT/PATTERN	DESCRIPTION(S)
	- EXISTING TO DEMOLITION
	- EXISTING TO REMAIN
	- NEW
	- EXISTING UN-OCCUPIABLE CRAWL SPACE TO REMAIN



PROPOSED PLAN - LEVEL 0

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

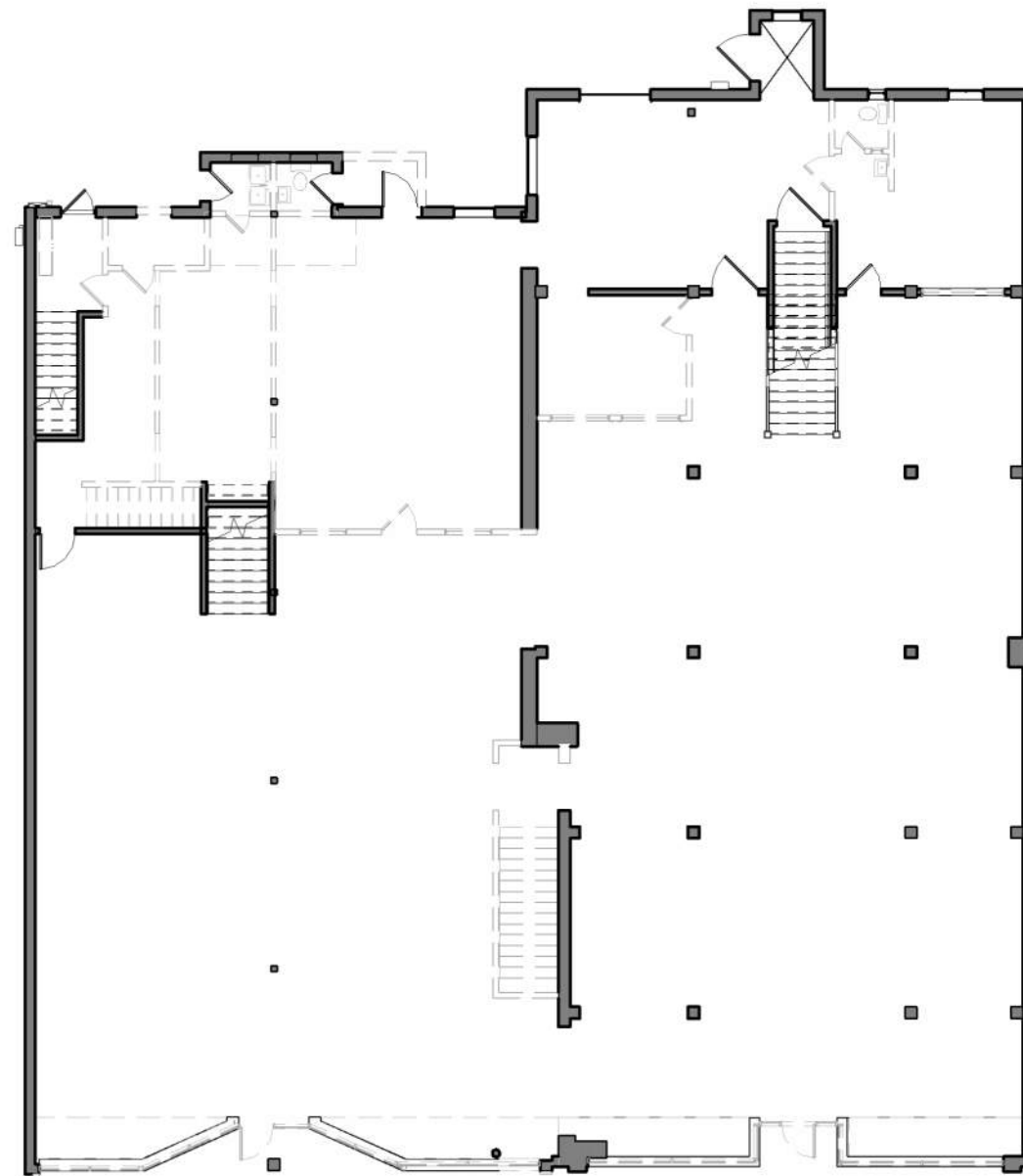
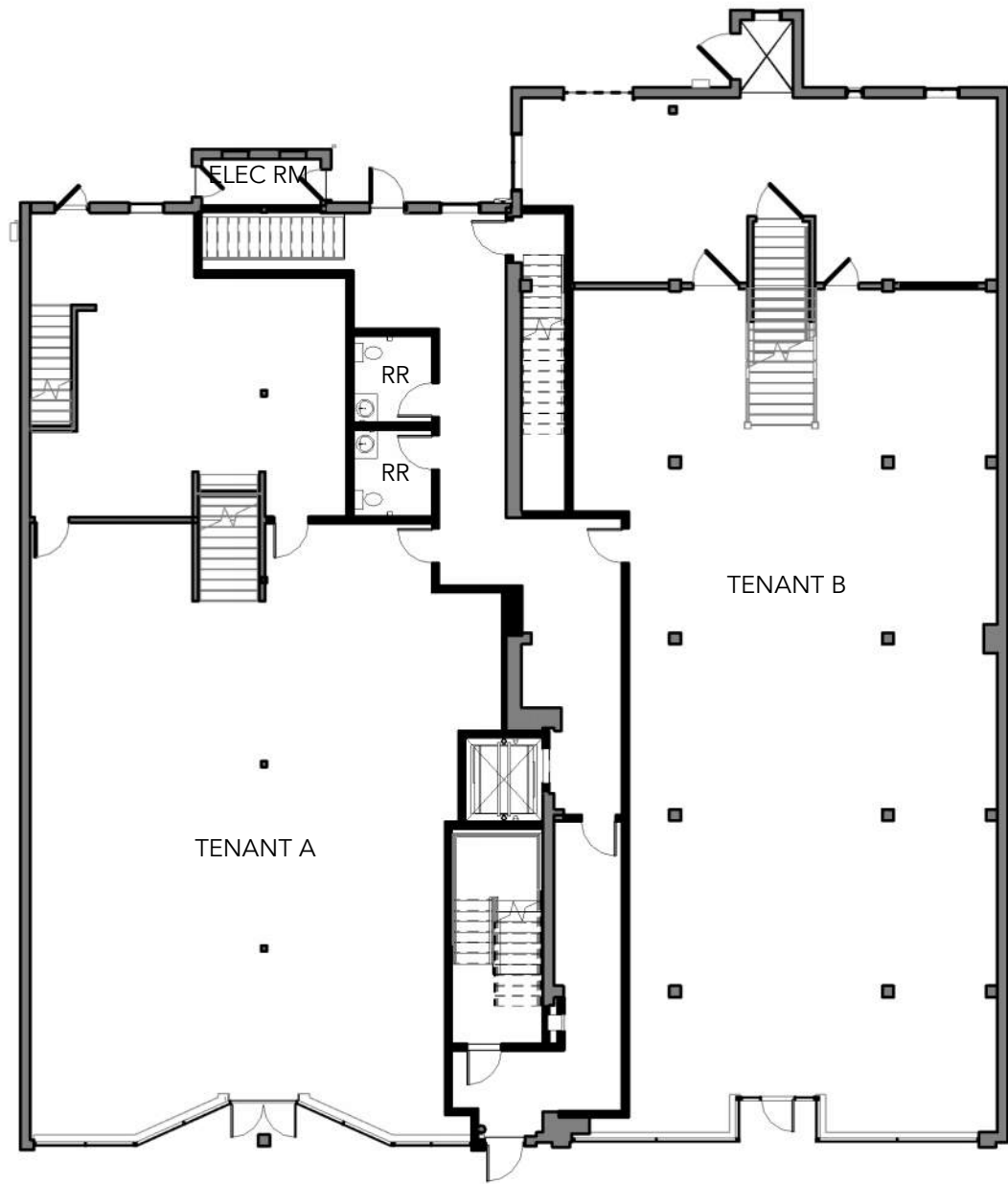


DEMOLITION PLAN - LEVEL 0

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



FLOOR PLAN LEGEND



OBJECT/PATTERN	DESCRIPTION(S)
	- EXISTING TO DEMOLITION
	- EXISTING TO REMAIN
	- NEW
	- EXISTING UN-OCCUPIABLE CRAWL SPACE TO REMAIN

PROPOSED PLAN - LEVEL 1 - GROUND

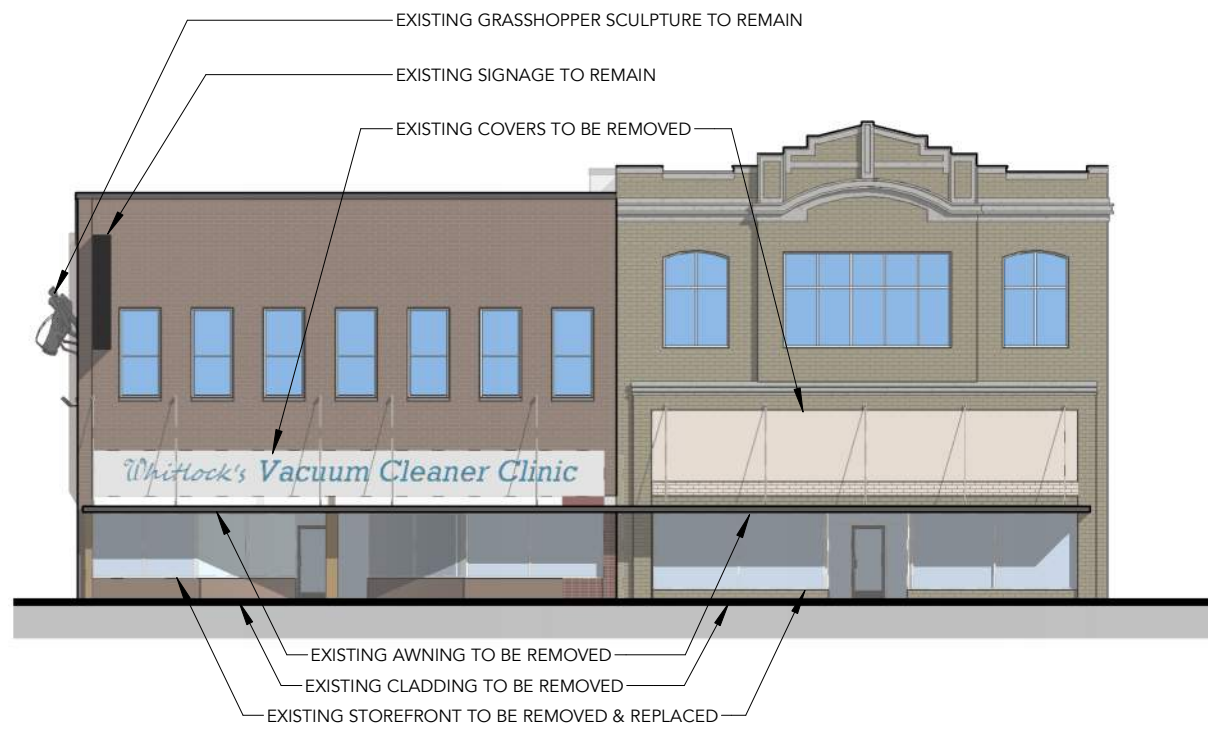
SCALE: 1/16" = 1'-0"



DEMOLITION PLAN - LEVEL 1 - GROUND

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





SOUTH ELEVATION - EXISTING

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



EXISTING SOUTH ELEVATION



HISTORIC SOUTH ELEVATION



SOUTH ELEVATION - PROPOSED

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



PROPOSED SOUTH ELEVATION



HISTORIC SOUTH ELEVATION

CBTWO
ARCHITECTS LLC

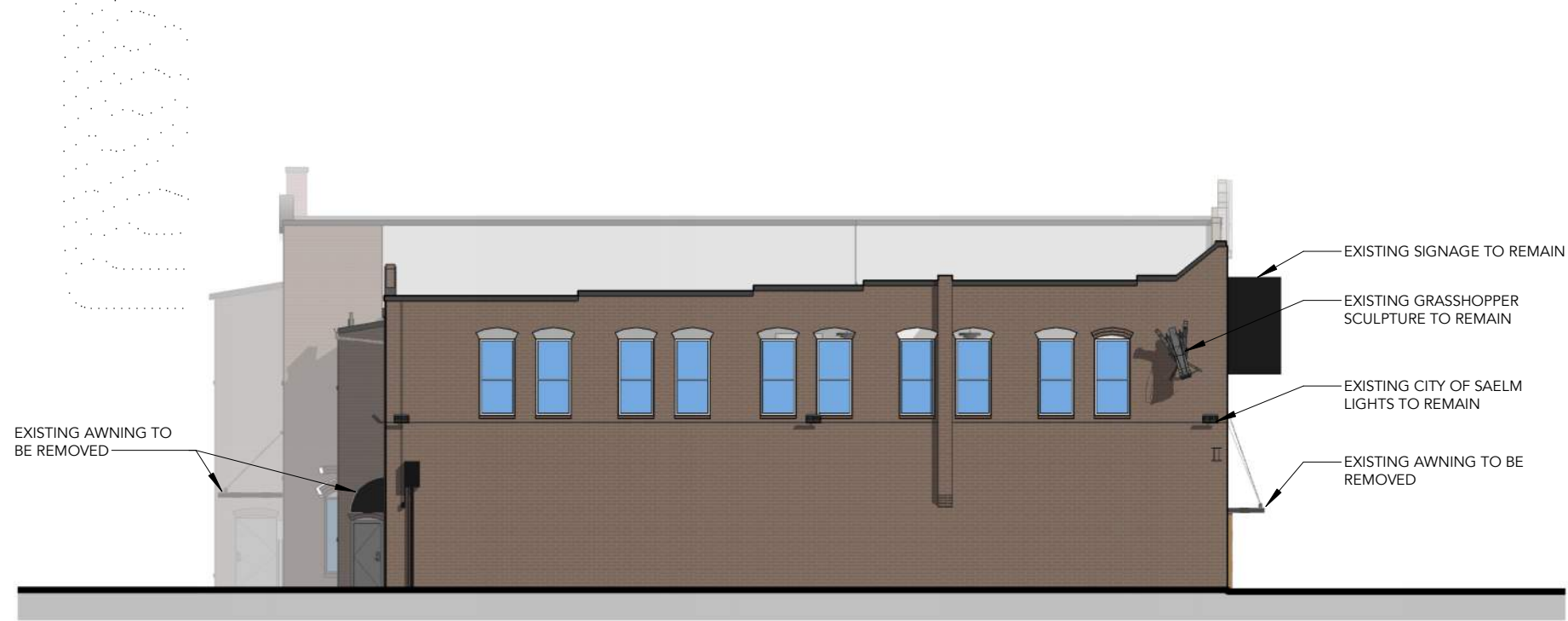
PROJECT/LOCATION:

455 COURT
455 COURT ST NE SALEM, OR 97301

TITLE: SOUTH ELEVATION

HDR-08

DATE: 09/22/2022

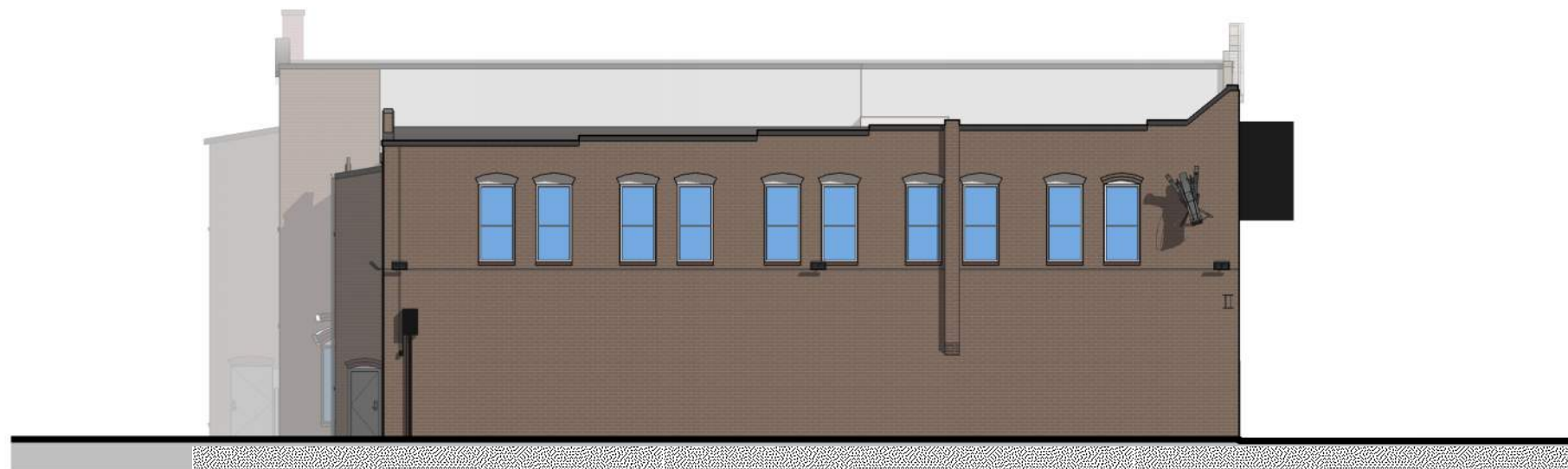


WEST ELEVATION - EXISTING

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



EXISTING WEST ELEVATION



WEST ELEVATION - PROPOSED

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



PROPOSED WEST ELEVATION



NORTH ELEVATION - EXISTING

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



EXISTING NORTH ELEVATION

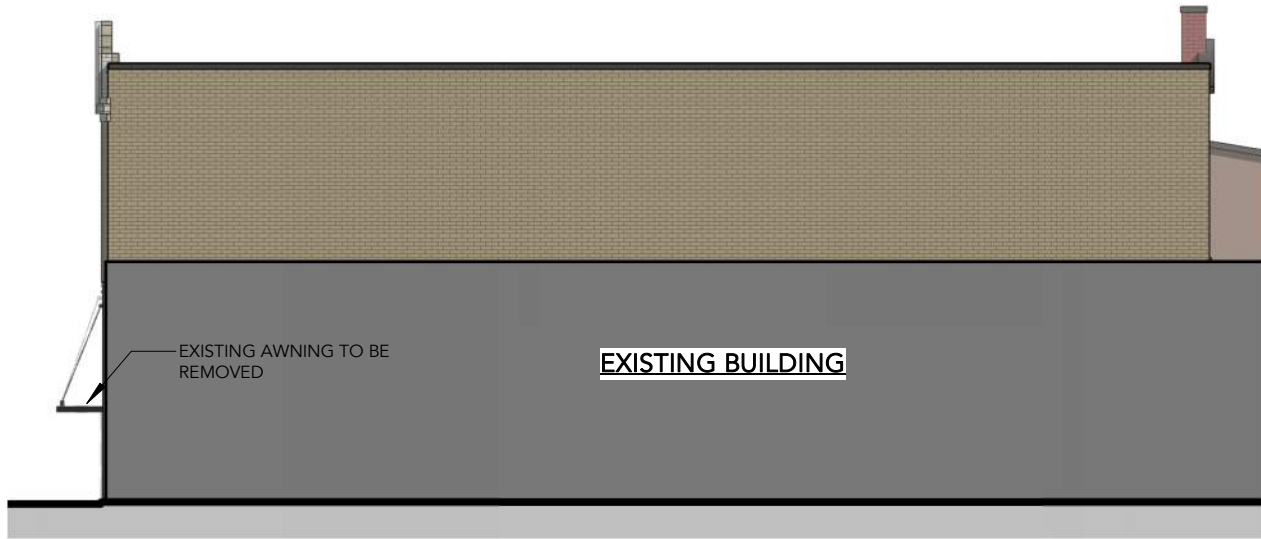


NORTH ELEVATION - PROPOSED

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



PROPOSED NORTH ELEVATION



EAST ELEVATION - EXISTING

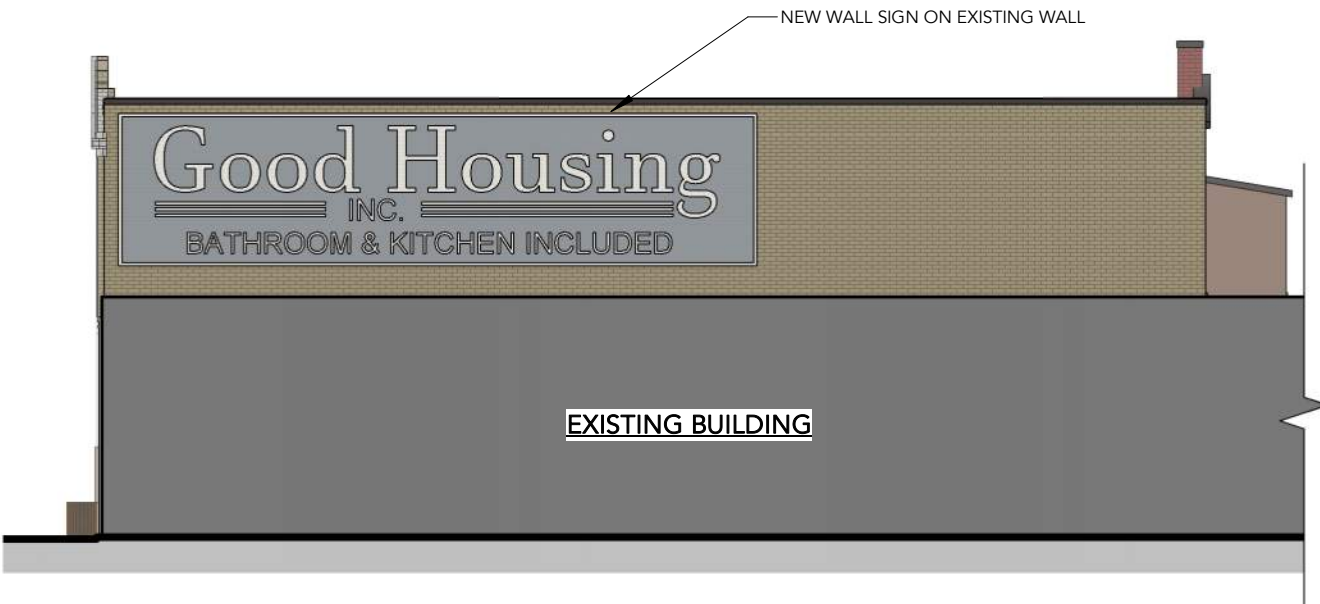
SCALE: 1/16" = 1'-0"



EXISTING EAST ELEVATION



HISTORIC EAST ELEVATION



EAST ELEVATION - PROPOSED

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



PROPOSED EAST ELEVATION

CBTWO
ARCHITECTS LLC

PROJECT/LOCATION:

455 COURT
455 COURT ST NE SALEM, OR 97301

TITLE: EAST ELEVATION

HDR-11

DATE: 09/22/2022

Kimberli Fitzgerald

From: MICHAEL LIVINGSTON <michaellivingston1@comcast.net>
Sent: Wednesday, October 26, 2022 2:20 PM
To: Zachery Cardoso
Cc: Kimberli Fitzgerald; Irma Coleman; Owens, Sarah
Subject: Re: Request for Comments - Case No. HIS22-28 for 455 Court St NE

ZACHERY,

On behalf of CANDO, I am submitting this comment in response to your request below in Case No. HIS22-28 for 455 Court St NE:

CANDO supports the proposal to modify the exterior of the D'Arcy Building (aka Whitlock's), as described in the attachment to the Request for Comments.

Michael Livingston
CANDO Chair

On 10/26/2022 10:10 AM Zachery Cardoso <zcardoso@cityofsalem.net> wrote:

Hello,

The Request for Comments for Historic Design Review Case No. HIS22-28 for 455 Court St NE is attached for your information. Comments are due **Wednesday, November 9, 2022 by 5:00 p.m.** Hard copies go out in the mail today for those of you who are to receive one.

Application Summary: A proposal to modify the exterior of the D'Arcy Building (aka Whitlock's).

Please direct questions or comments to the **CASE MANAGER:**

Kimberli Fitzgerald

kfitzgerald@cityofsalem.net

503-540-2397