



Salem Historic Landmarks Commission

July 16, 2020

Special Hearing Procedures During COVID-19 Pandemic

- **No Public Testimony** will be accepted this evening.
- **Written Comments** on the proposal may be submitted by **July 23, 2020 at 5 p.m.** (7 days following this hearing). *Final written rebuttal by the applicant may be submitted by July 30, 2020 at 5 pm.*
- Submit written comments to:
Kimberli Fitzgerald (Case Manager)
E-mail: kfitzgerald@cityofsalem.net
Mail: City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301
(NOTE: Comments received after extended comment deadline will NOT be considered)
- Questions After Hearing? – Please contact **Case Manager by email or 503 540-2397**

The applicant has 7 days to submit final rebuttal – July 30, 2020



**Community Development
Department**
Planning Division

Major Discretionary Review

HIS19-15MOD1 189 Liberty Street NE



Historic Landmarks Commission

Kimberli Fitzgerald,
Historic Preservation Officer

July 16, 2020

Good Evening, I'm Kimberli Fitzgerald Historic Preservation Officer for the City of Salem I'd like to enter the staff report, its attachments, and all public testimony into the public record.

Historic Contributing to
Downtown Commercial
District

Location



SW Corner of Liberty and Court Street NE

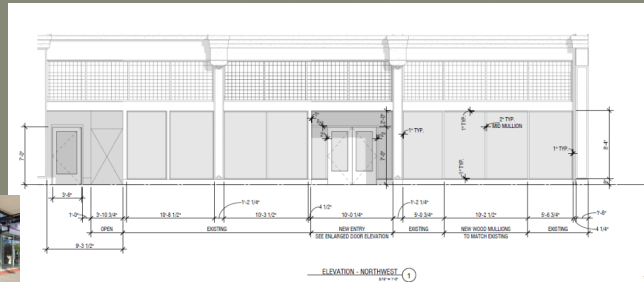




According to nomination documents the Reed Opera House was constructed in 1869 by architect G.W. Rhodes as envisioned by Cyrus Adams Reed. Reed was a member of the Oregon State legislature. Originally, the building was constructed with a 1500 seat Opera House on the second and third floors, there was a hotel on the western portion of the building. The building was also designed with space for the Oregon Supreme Court and the State Library and retail stores on the first floors. Reed was closely tied to the the Oregon Woman’s Suffrage Association, and Susan B. Anthony used the Reed stage in 1871 to campaign for votes for women.

This resource is historic contributing to Salem’s Downtown Commercial Historic District. While the first floor storefront has been altered, overall it retains a high degree of integrity. The most significant alterations to the resource were in **1914(1920)**. At this time, the first floor of the Reed Opera House was converted for use by Miller’s Department Store which remained in this building through the 1960s. The masonry first story, which originally reflected the design of the upper stories was replaced with a wood and glass storefront. The original triangular pediment on the roof of the eastern façade was also removed during this period. The 2nd and 3rd floors retain the integrity of their original design and openings. In 1994, the existing awnings were added to the exterior of the building as part of renovations for new tenants. In 2004, a triangular pediment was added back to the roof, restoring the appearance of this portion of the façade.

HIS19-15

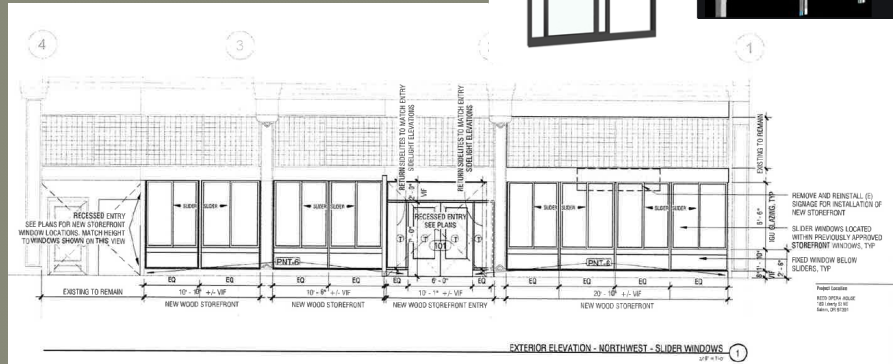
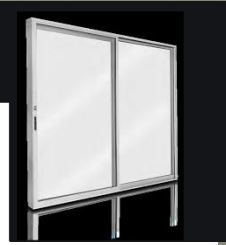


Relocate door and Replace Storefront

Approval to remove awnings and remove and relocate an existing entrance approximately 16' to the east, requiring replacement and extension of the storefront on the western end of the Reed's northern façade.

Proposal

Install aluminum sliding glass windows



Custom made Milguard Aluminum sliders (10' by 7' high)- 30" above grade over a fixed window- separated by a horizontal mullion. The fixed window will be installed within the wood storefront over the existing stucco bulkhead. The original drawings included in the notice said 'clad' but they are not.

Criteria

230.040 (d) Storefronts

(1) **Materials.**

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

Findings:

- No extant original material - Standard does not apply

(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.*

Findings:

- Storefront not original
- Replacement materials compatible

The windows within the storefront proposed for replacement are not original to the structure. Therefore, staff recommends that the HLC find that there are no historic materials or features proposed for removal, reconstruction, or repair and that Standard 230.040 (d)(1)(A) is not applicable to the evaluation of this proposal.

The applicant is proposing to install a new aluminum sliding windows within the existing non-original storefront on the northern facade. The original storefront material is no longer extant. There is photographic evidence of the original doors and storefront(s) which changed and evolved significantly from 1869 through the end of the period of significance for the Downtown Historic District (through 1950). Overall the proposed replacement materials are compatible, and of the same quality and type of materials currently found on the exterior of the Reed, therefore, staff recommends that the HLC find that SRC 230.040 (d)(1)(B) has been met for this proposal.

Criteria

230.040 (d) Storefronts

(2) Design.

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

Finding:

- Original storefront is no longer extant; Proposal restores exterior

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

- Does not apply

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

Finding:

- Design and materials are compatible

A. The original storefront is no longer extant, therefore it is not feasible to preserve character defining features of the original storefront. The proposed sliding windows will be installed within the existing openings which will be preserved, and no original character defining features will be adversely affected by their installation within the non-original storefront. Overall, the applicant's proposal is compatible and will serve to maintain the exterior of the Reed, therefore, staff recommends that the HLC find that SRC 230.040(d)(2)(A) has been met.

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

Finding: While there are historic photographs of the resource, 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. The applicant is proposing to install new aluminum sliding windows within the storefront along the north façade. Overall, the proposed alterations are compatible with the scale, design, and materials of the Reed, therefore staff recommends that the HLC find that SRC 230.040(d)(2)(B)(ii) has been met for this proposal.

Criteria

230.040 (d) Storefronts

(2) Design.

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

Finding:

- Existing entry doors to upper stories will not change

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

Finding:

- Existing openings have not been covered or blocked

C.

The applicant is not proposing to alter the existing upper story entrance at the center of the northern façade. Staff recommends that the HLC find that SRC 230.040(d)(2)(C) has been met.

D.

The 2nd and 3rd floors retain the integrity of their original design and openings, and none have been filled in. Since there are no openings that have been filled in within the areas proposed for replacement, staff recommends that the HLC find that SRC 230.040(d)(2)(D) is not applicable to the evaluation of this proposal.

Testimony Received

Public Comment: No comments received

Neighborhood Association: No comments received.

City Department Comments: Applicant shall obtain required Building Permits.

Public Agency Comments: No comments received.

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.



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