

NOTICE OF DECISION

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



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

DECISION OF THE HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO.: HIS19-15

APPLICATION NO. : 19-108632-DR

NOTICE OF DECISION DATE: May 17, 2019

SUMMARY: A proposal to remove the non-historic awnings and modify the storefront on the exterior of the Reed Opera House (1869).

REQUEST: Major Historic Design Review of a proposal to remove the non-historic awnings, modify the storefront, and replace doors on the exterior of the Reed Opera House (1869), a Historic Contributing Resource within Salem's Downtown National Register Historic District, located at 189 Liberty Street NE (Marion County Tax Assessor Number 073W27AB05900).

APPLICANT: CH Reed, LLC (Scott Chernoff and Graham Chernoff)

LOCATION: 189 Liberty St NE

CRITERIA: 230.040 Standards for Historic Contributing Buildings in Commercial Historic Districts (d) Storefronts

FINDINGS: The findings are in the attached Decision dated May 16, 2019.

DECISION: The **Historic Landmarks Commission APPROVED** Historic Design Review HIS19-15 based upon the application materials deemed complete on April 23, 2019 and the findings as presented in this report.

VOTE:

Yes 7 No 0 Absent 2 (Sund, Mulvihill)

Jamie French, Historic Landmarks Commission Chair

This Decision becomes effective on June 4, 2019. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

The rights granted by the attached decision must be exercised, or an extension granted, by June 4, 2021 or this approval shall be null and void.

| | |
|----------------------------------|------------------------|
| Application Deemed Complete: | <u>April 23, 2019</u> |
| Public Hearing Date: | <u>May 16, 2019</u> |
| Notice of Decision Mailing Date: | <u>May 17, 2019</u> |
| Decision Effective Date: | <u>June 4, 2019</u> |
| State Mandate Date: | <u>August 21, 2019</u> |

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Monday, June 3, 2019. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 230. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS19-15

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of May 16, 2019, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.040 as follows:

Salem Revised Code (SRC) 230.040. Standards for Contributing Buildings in Commercial Historic Districts

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 HLC finds that the awnings, storefront, and the doors proposed for removal, replacement and relocation are not original to the structure. Therefore, the HLC finds 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.

(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 HLC finds that 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 with glass and wood and a painted stucco over concrete base, which when painted will have the same appearance as existing storefront throughout the first floor of the Reed. The non-original doors will be replaced with a wood, metal and glass door, painted to patch the building. The HLC finds that 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, 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 HLC finds that the original storefront is no longer extant, therefore it is not feasible to preserve character defining features of the original storefront. However, the existing awnings are not original to the structure, and the awning system that stretches along the northern and eastern facades of the structure currently blocks character defining features of the Reed, such as the transoms, which were added during the period of significance. The proposed door replacements on the east and western facades will be installed within the existing door openings which will be preserved, and no original character defining features will be adversely effected by their replacement or the replacement of the non-original storefront. Overall, the HLC finds that the applicant's proposal will serve to restore the exterior of the Reed, therefore, 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: While there are historic photographs of the resource, the HLC finds that the applicant is not proposing to restore the storefront to a precise date within the period of significance, therefore 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 remove non-original awnings, replace non-original doors, relocate an existing entry, and replace the storefront along the western portion of the north façade. The HLC finds that this new storefront will replicate the material and design of the existing storefront with glass and wood and a painted stucco over concrete base, which when painted will have the same appearance as existing storefront throughout the first floor of the Reed. Overall, the HLC finds that the proposed alterations are compatible with the scale, design, and materials of the Reed, therefore 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: While the applicant is proposing to replace the non-original doors, they are not proposing to alter the existing upper story entrance at the center of the northern façade. The HLC finds that removal of the non-original awnings and associated signage will ensure that the character defining features of this façade, such as this entry, can be better appreciated. The HLC finds that SRC 230.040(d)(2)(C) has been met.

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

Finding: The HLC finds that while the storefront has been altered multiple times since its construction, the most significant alterations were in 1914 and 1920. During this period the masonry first story which originally reflected the design of the upper stories was replaced with a wood and glass storefront. At this time no openings were filled in, but instead this first floor was opened up. The HLC finds that since there are no openings that have been filled in within the areas proposed for replacement, SRC 230.040(d)(2)(D) is not applicable to the evaluation of this proposal.

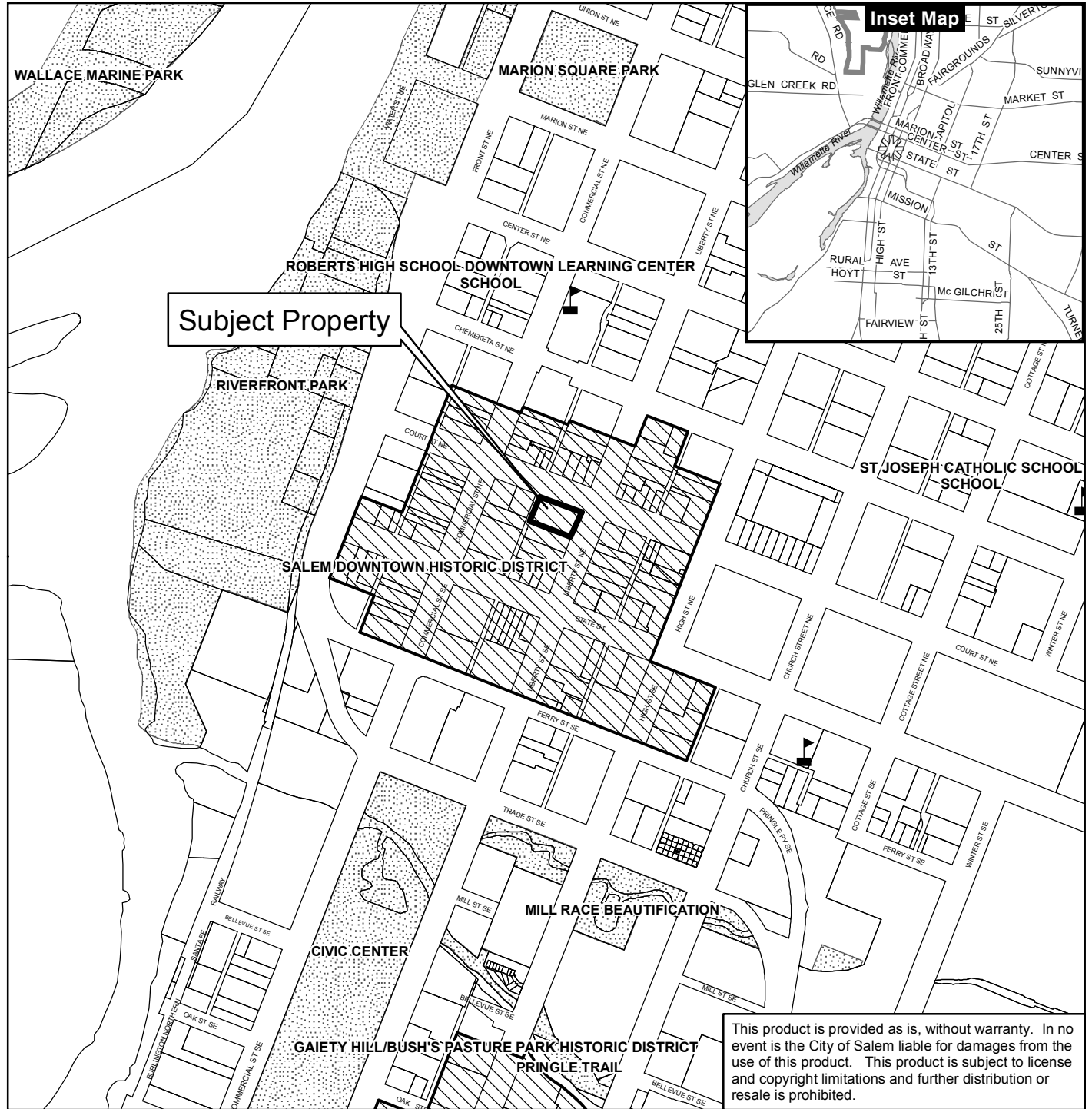
DECISION: The Historic Landmarks Commission **APPROVES THE PROPOSAL.**

VOTE: Yes 7 No 0 Absent 2 (Sund, Mulvihill) Abstain 0

Attachments: A. Vicinity Map
 B. Historic Information
 C. Applicant's Submittal Materials







Prepared by Kimberli Fitzgerald, Historic Preservation Officer

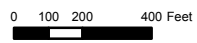
Vicinity Map 189 Liberty Street NE



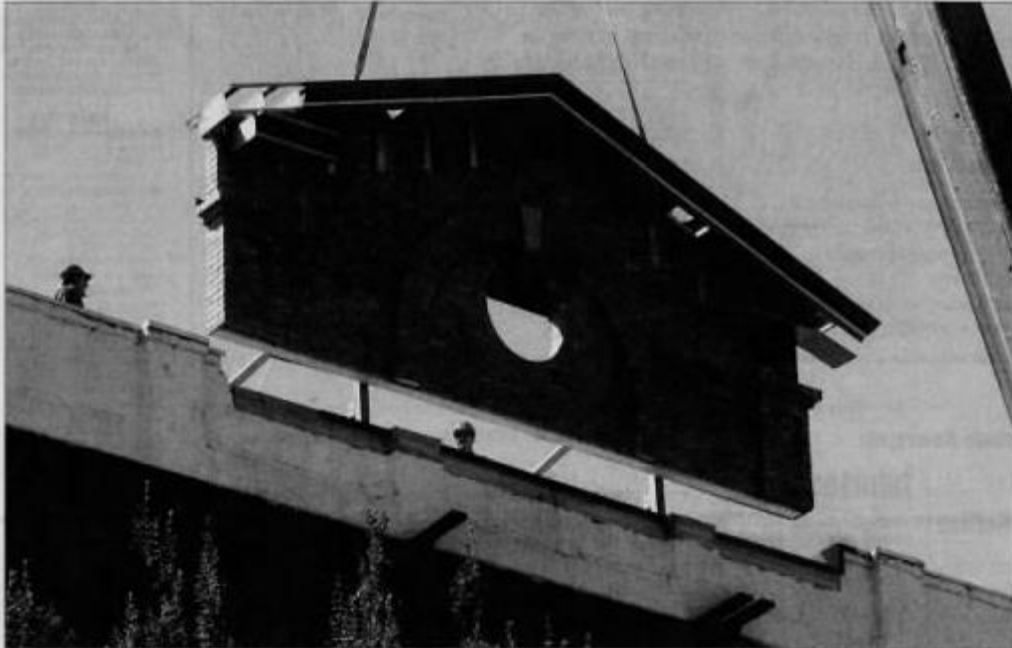
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Legend

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



A PEDIMENT TO PROGRESS



DIANE STEVENSON | Statesman Journal

Construction workers on Monday place a pediment — a Grecian style architectural gable — on the Reed Opera House.

Reed Opera House replaces piece of history

By **TOBY MANTHEY**
Statesman Journal

Crane operators Robert Duncan and George Robnett have lifted everything — hot tubs, a rhinoceros, you name it.

On Monday, a crowd on Liberty Street NE watched them dangle a 5,000-pound pediment from their employer's bright-yellow crane.

About 3:30 p.m., the pediment moved up, up and away from a flat-bed trailer to rest on the Reed Opera House roof 12 minutes later.

"Ever since I was a little kid, that's always been my favorite building in Salem," said David Johnson, 29, about the Reed Opera House. Johnson now

has a delivery business in the former opera house, and watched the pediment progress all day. "I like the history, the design."

With the pediment, that design is more historically accurate than it has been in more than a century.

The new pediment is a reconstruction of an original ornament that went missing in the 1890s, Reed owner Roger Yost said. Architect Keith S. Christman, who designed the new pediment based on historic photos, believes the old ornament simply wore out and was taken down. The new one — which has a steel interior and a brick facade — should be sturdier.



A historical photo shows the pediment atop the Reed Opera House. The pediment disappeared in the 1890s.

Money for the new 11-by-20-foot ornament came from an urban renewal grant of \$100,000, the prize for the city's missing architectural feature contest.

See Opera House, 5A

New look draws more business



■ Renovations are restoring lost grandeur to the 125-year-old Reed Opera House.

By Maria C. Berninger
The Statesman Journal

Walking into the renovated Reed Opera House, one can almost hear the ballgowns swishing.

The Lafayette Grover Ballroom, now returned to its 19th-century grandeur, is one of many renovations at the Reed Opera House Mall that's sparked memories — and business.

"A lot of people go through the building and fall in love with it," said contractor James Wares.

The three-story structure, at 189 Liberty St. NE, dates back to 1869 when the first floor contained retail shops and the second floor an opera house.

Since then, a third floor was added and the ballroom moved up a level.

The rest of the space now features a lofty maze of retail shops, restaurants and offices that are sprinkled on different levels and mezzanines.

Renovations have been sprouting up in the building, keeping things constantly changing.

Rose's Ice Cream Cafe, which moved into the mall a couple of months ago, was a result of a major renovation of two smaller shops that left the mall.

Creole's Southern Kitchen, located on the first floor, is finishing up a project that added a wet bar, see-through windows and new carpeting.

And the Cyrus Reed Room, named after the man who constructed the building, is being remade into office space and a reception room on the second floor.

"Business is picking up," Wares said. "It has a lot to do with the renovations."



File Photo
TOP: Before its renovation as a department store in 1920, the Reed Opera House looked much like this artist's rendition. **ABOVE:** An opera company performs a Greek opera during Reed Opera House's heyday in the late 1800s.

It seems that renovations beget renovations, because now, Wares and the building's owner, Ian Bourne, are working to shape up some of the empty space for incoming businesses.

An art and antique gallery will be moving onto the first floor in August, and a beauty parlor soon will come to the basement level.

There are also several offices that are being cleared out and redone on the second floor.

The ballroom project was finished about a year ago, and inquiries about using the room for various receptions and performances have greatly increased, said Eric Rund, the building's manager.

"Its renovation has been its largest asset," Rund said. "The room is booked from now until

1996."

In total, Bourne has spent more than \$500,000 on refurbishing his building, Wares said.

The only problem is that the mall's location makes parking difficult.

The city of Salem, Bourne and various merchants are looking to put one- and two-hour parking limits on the spaces in front of the building to create a continual flow of cars and empty spaces for shoppers.

"It's a slow process," Wares said of all the changes taking place. "But people care about the building. It brings back a lot of warm memories."

History

- 1869: The Reed Opera House opens its doors.
- 1900: The opera stage goes dark, and only the building's businesses and shops thrive.
- 1920: The building is remodeled and becomes Miller's Department Store.
- 1975/76: The complex is converted into a retail shopping mall.
- 1992: Portland businessman Ian Bourne buys the building for \$600,000 from the federal Resolution Trust Corp.
- 1993: The Lafayette Grover Ballroom is renovated.



Reed Opera House. 1975-1980. Salem Public Library. Photo ID SCH203



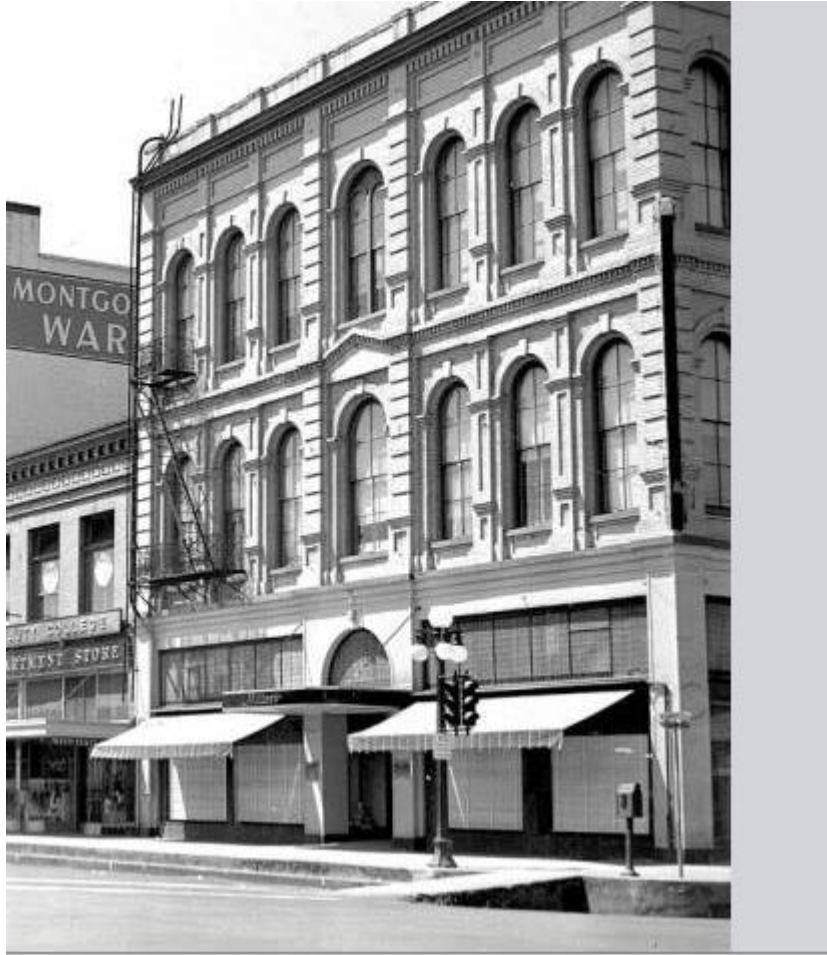
Reed Opera House. 1965-1978. Dan Poush Photo, Statesman Journal. Photo ID SJ544



Reed Opera House. 1970. Marion County Historical Society. Photo ID MJON0067



Reed – Miller's Dept Store- looking southeast along Court Street. 10-23-1961, Ben Maxwell Collection. Salem Public Library. Photo ID 1437



Reed, 1939 Ben Maxwell Collection, Salem Public Library Photo ID 1420



Reed Opera House and Miller's Department Store, circa 1920. Marion County Historical Society – EE37EF6B/ Salem photo ID MJON0265



Reed Opera House. 1893. Marion County Historical Society. Photo ID MJON0224.



Reed Opera House, 1880 Marion County Historical Society. EBAA821B/ Salem ID MJON0069

Case No. HIS19-15**Historic Alteration Review Worksheet**Site Address: 189 Liberty Street NE, Salem, ORResource 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:

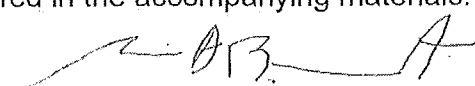
- Addition
 Accessory Structure
 Sign
 Mural
 Accessibility Ramp
 Energy Improvements
 Mechanical Equipment
 Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes NoProject's Existing Material: wood & glass door(s) Project's New Material: wood & glass door(s)**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:

Relocation of existing doorway in the NW corner of the building approximately 16 feet to the east to provide improved access to the interior space consistent with the planned interior remodel. The doorway will be converted from a single wood and glass door to double (wood and glass) door to accommodate additional traffic, and recessed as shown on the accompanying drawings. The storefront on Court Street will be extended across the doorway into the existing tenant suite adjacent to the lower level entry doors.

In addition, we would request permission to change the other doors from their current wood and glass design to the more historically consistent design that will be used on the relocated entry pictured in the accompanying materials.



Signature of Applicant

3/25/18

Date Submitted/Signed

CH REED, LLC
250 NW Franklin Avenue, Suite 204
Bend, OR 97703

April 3, 2019

Historic Landmarks Commission
c/o Kimberli Fitzgerald
Historic Preservation Officer
City of Salem
555 Liberty Street SE, Room 305
Salem, OR 97301

Via e-mail

Re: Reed Opera House Historic Alteration Review
Statement Addressing Applicable Criteria

Thank you for taking the time to review our application for a major historic design review.

The application has three components.

1. Relocation of an existing entrance approximately 16 feet to align with the building columns and to accommodate the anticipated pedestrian traffic resulting from the proposed remodel of approximately 2,800 SF on the first floor of the building;
2. Elimination of an existing entrance (that currently enters one tenant suite off of Court Street; and
3. Replacement of the worn, existing entry doors on the first floor of the building with more historically-appropriate wood and glass doors.

Relocation of Existing Doorway. As a contributing historic building in a commercial historic district, the appropriate criteria governing alterations are found in SRC 230.040, *Standards for historic contributing buildings in commercial historic districts*, and SRC 230.065, *General guidelines for historic contributing resources*. Due in part to the many changes to the facades of the Reed Opera House over the years, we are electing to proceed under the guidelines set forth in SRC 230.065.

Materials to be Incorporated.

As the accompanying drawings and photographs show (Photos A-E), we match the existing facade along Court Street. Although the existing storefront differs from the original construction, it would not be practical or financially feasible to restore the entire façade to its original materials and condition. As the commission can see from the historic photographs provided with this application, the building has undergone multiple and significant modifications of its ground-level facades in its nearly 150-year existence. Moreover, SRC section 230.065(e) notes:

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.

Although we propose to match the existing storefront, we will incorporate a more historically-correct wood and glass door, similar to that shown in the accompanying photograph of the doors on the Pine Street Market in downtown Portland (Photograph F). The existing door, as also shown, is worn, has been painted multiple times and needs to be replaced.

Design of New Entry

The accompanying historic photographs show that the locations and number of entries into the Reed from Court Street have varied significantly. On the only clear photograph of the northeast end of the Court Street façade (Photograph A), a saloon named the "Bureau" had its own entry, approximately in the location of the entry we are proposing to relocate; in addition, a separate entry was located just east of the *Bureau*, approximately where we are proposing to place the new entry. The façade around each of those entries was entirely different than the current storefront.

In what appears to be an earlier photograph (Photograph B), a *Hotel* sign was located approximately where we would intend to relocate the entry. Whether the hotel entry is same as the door shown next to the *Bureau* entry is hard to determine.

Unlike the existing entry, the relocated entry will be square to the façade, and it will be recessed to provide protection from the elements. It also will have a double, rather than single, door to accommodate increased pedestrian traffic anticipated to result from the interior remodel (shown in the accompanying drawings). As mentioned above, the existing damaged door will be replaced by more historically accurate doors as shown in the Pine Street Market photograph.

Removal of Existing Tenant Entry Door. The existing door to the east of the proposed new entry appears not to have been a part of the historic façade (Photograph D). The door enters an existing suite immediately adjacent to an entry to the lower level of the building. It is perpendicular to Court Street, entering off of a small alcove. That door will be removed and the storefront extended across the façade to the lower-level entry doors.

Replacing Existing, Worn Doors. As shown in the accompanying photographs (Photographs G), the existing entry doors to the Reed are in poor shape. We would request permission to replace those doors with more historically appropriate wood and glass doors as shown in the Pine Street Market photograph.

Thank you for considering our application.

Sincerely,



Donald N. Bauhofer

Cc: Scott Chernoff

PHOTOGRAPH A

Multiple Entries Along the North Side of the Building



PHOTOGRAPH B

Historic Photo Illustrating a Variety of Storefront Configurations and Building Entries



PHOTOGRAPH C

Evolving Storefront & Entry Configurations



PHOTOGRAPH D
Current Storefront Configuration



PHOTOGRAPH E

Proposed Storefront & Entry Rendering

Notes:

- New Wood Storefront Assembly to Match Existing;
- New Wood Double Entry Doors to Match Adjacent Entry;
- See Plans for General Dimensions and Extent of Work.



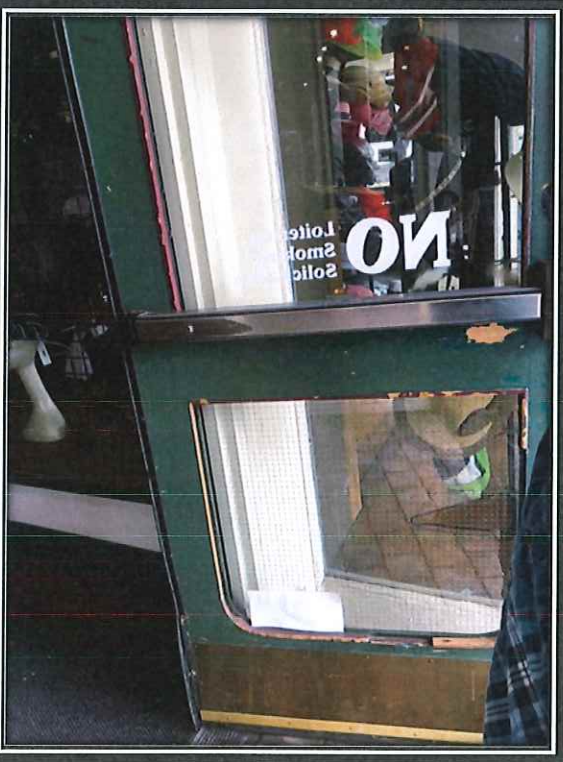
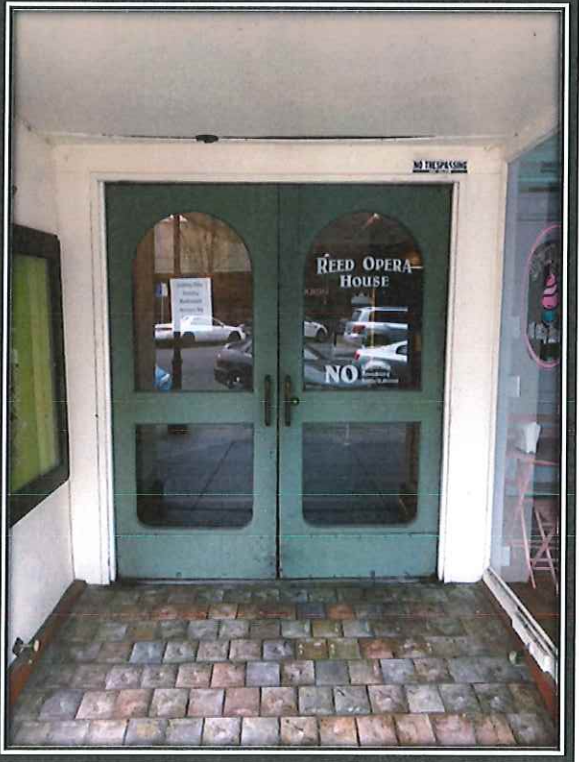
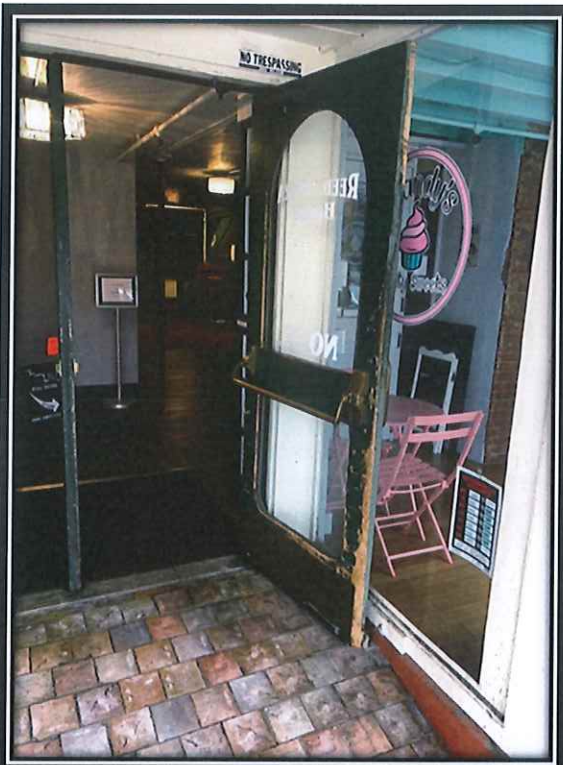
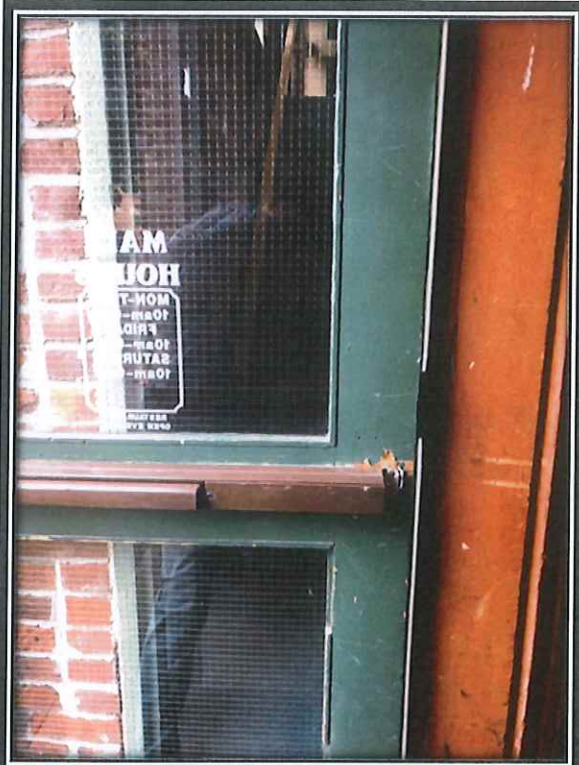
PHOTOGRAPH F

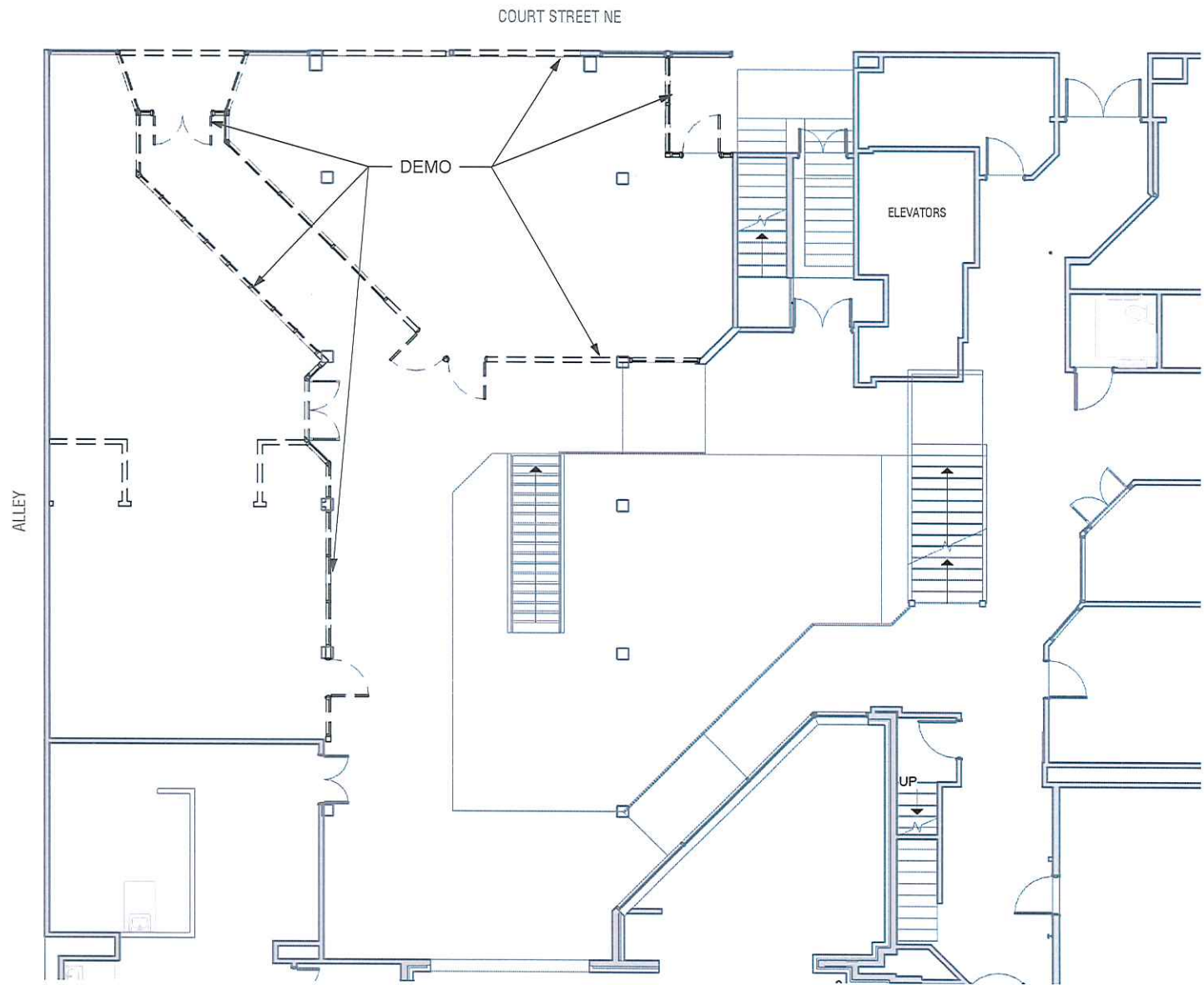
Pine Street Market - Portland



PHOTOGRAPHS G

Condition of Current Entry Doors at Reed

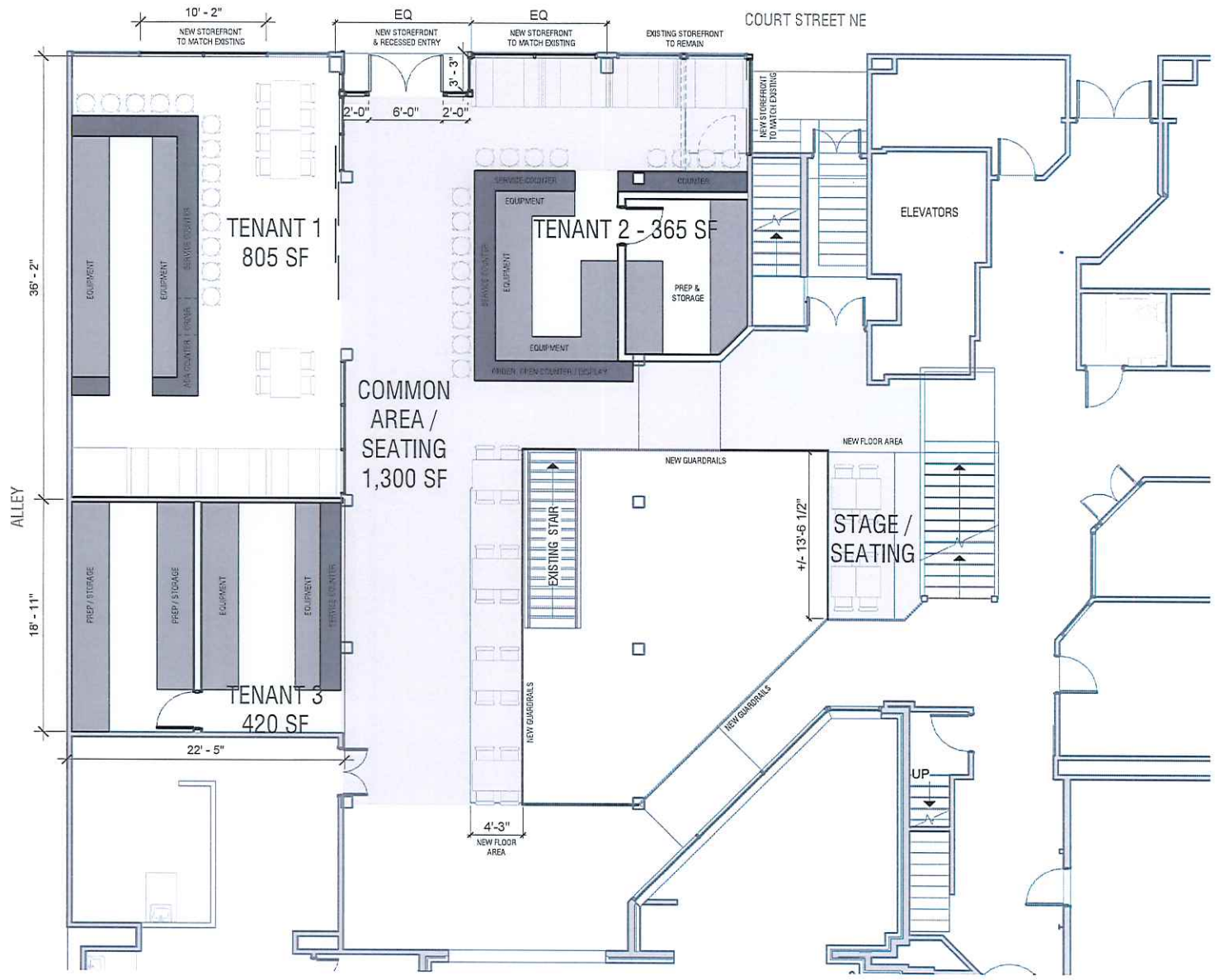




LEVEL 1 - DEMO PLAN 1

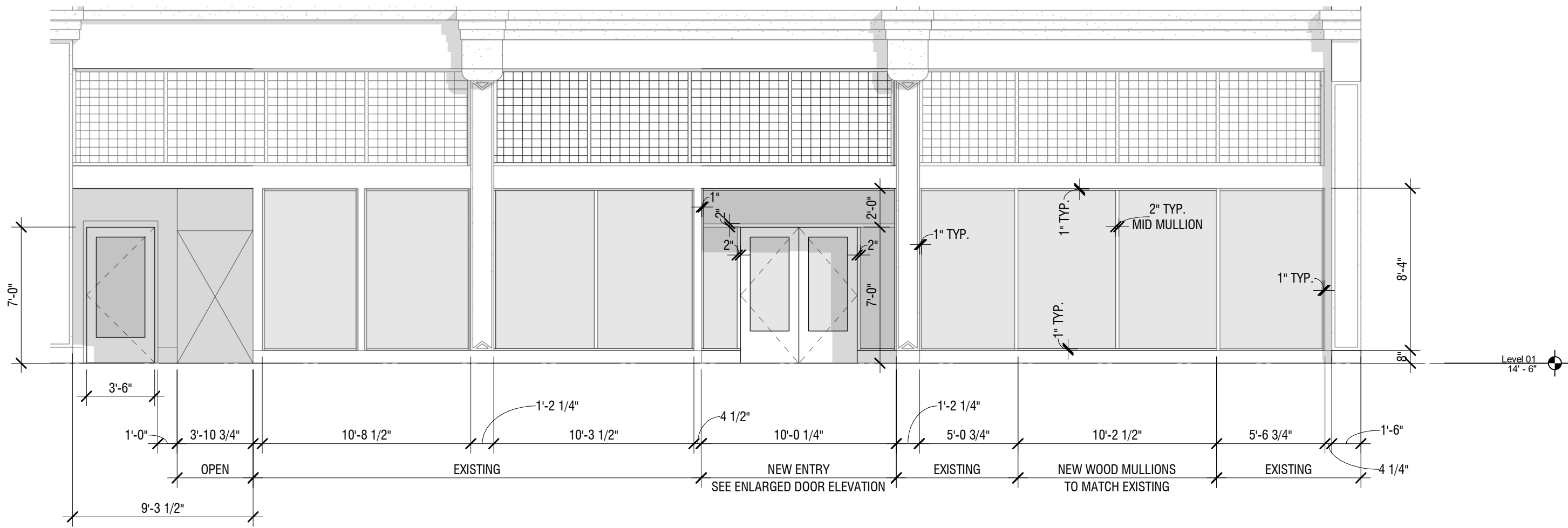
1/8" = 1'-0"

PEED OF-ENA HEARDE
 159 LIBERTY STREET ST NE, SALEM, OR
 97301
 03-26-2019



LEVEL 1 - PROPOSED 2
 1/8" = 1'-0" 1 +

PEED OFERA HUSGE
 189 LIBERTY STREET ST NE, SALEM, OR
 97301
 03-26-2019



ELEVATION - NORTHWEST

3/16" = 1'-0"

1

REED OPERA HOUSE
 189 LIBERTY STREET ST NE,
 SALEM, OR 97301
 05-01-2019

PAINT COLOR
MATCH EXISTING BUILDING
LIGHT GREEN PAINT COLOR

ENTRY DOOR LONG-TUBE PULL
OIL-RUBBED BRONZE FINISH
5'-0"H x 1.5"DIA.

GLAZING
DOUBLE PANE GLASS

KICK PLATE
SOLID STEEL KICK PLATE WITH
OIL-RUBED BRONZE FINISH.
DIMENSION: 18"H x 34"W x .050"THICK

ENTRY DOOR LOCK
OIL-RUBBED BRONZE FINISH



EXTERIOR DOOR ELEVATION ①
NTS

1 Chira's West Entrance

ALLEY

1 Level 01 - Existing Plan
1/8" = 1'-0"

2 To be relocated

3 To be removed

4 Court Street Entrance to Lower Level

5 Court Street Entrance to Main Level

6 Court Street Little Canoli Entrance

7 Court Street Hattawear Entrance

8 Liberty Street Hattawear Entrance

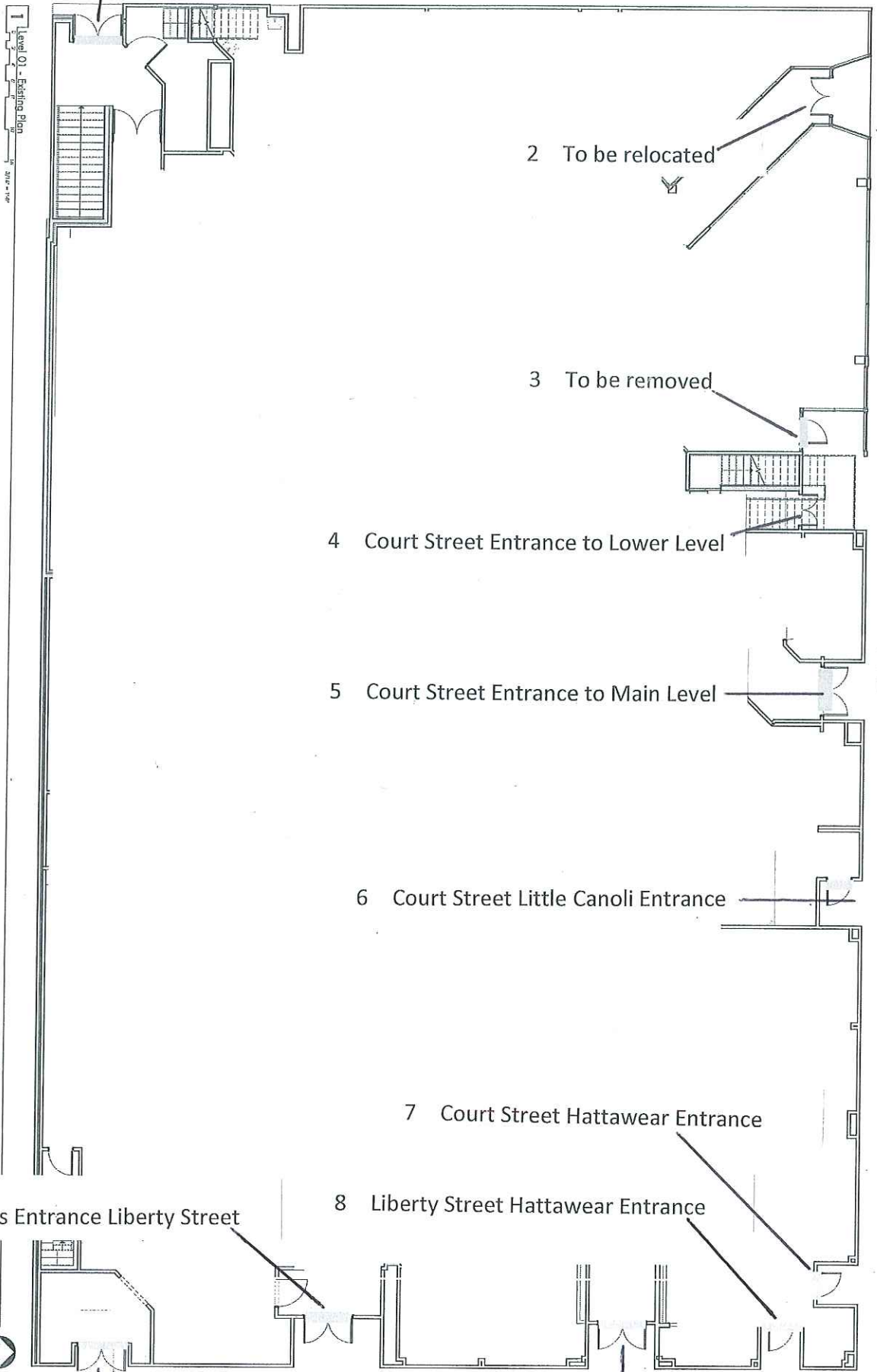
10 Downstairs Entrance Liberty Street

LIBERTY STREET NF

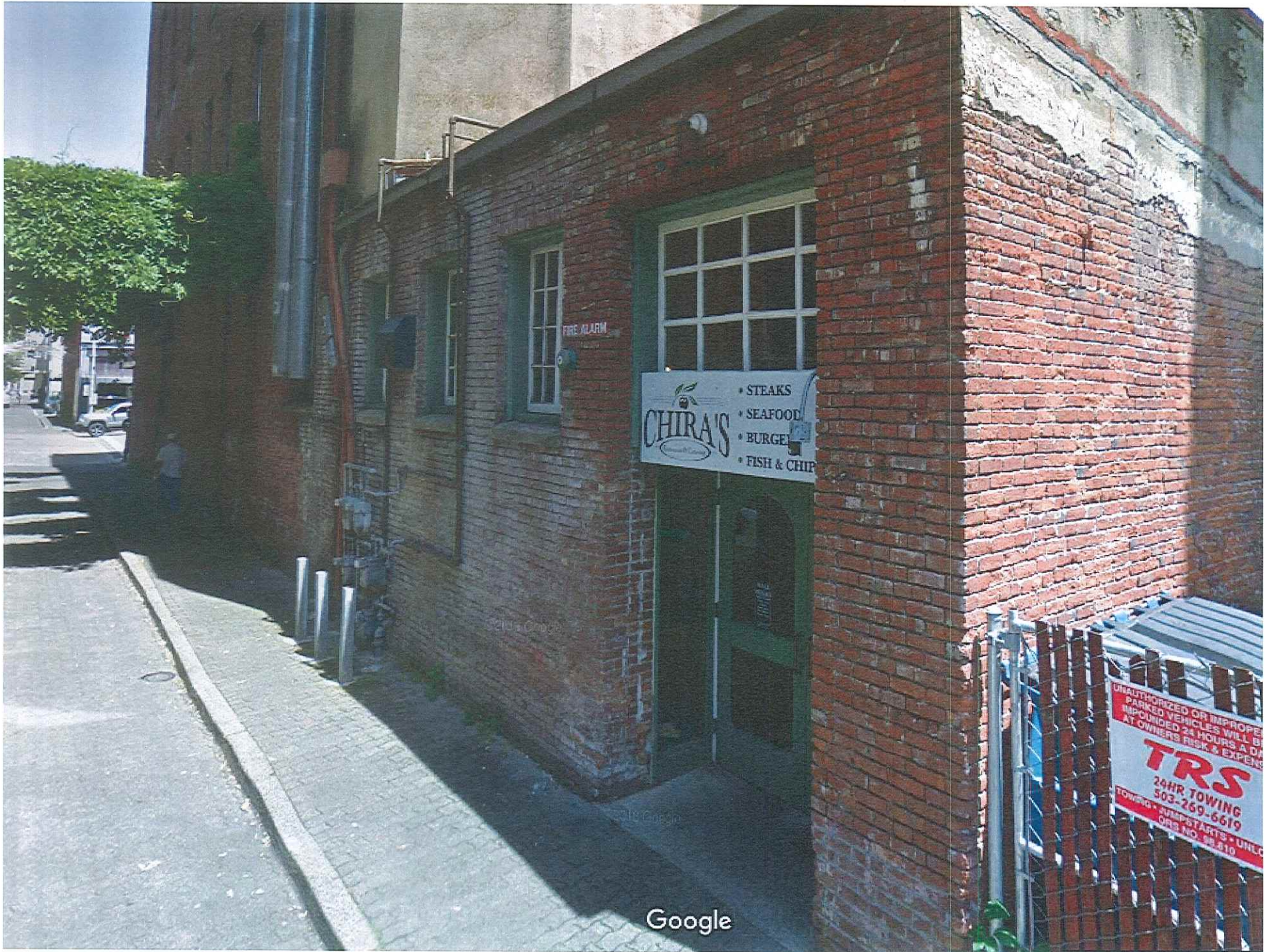
11 Noble Wave Entrance

9 Main Entrance Liberty Street

COURT STREET NE







Google