

# 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.: HIS17-40MOD1**

**APPLICATION NO. : 18-101841-DR**

**NOTICE OF DECISION DATE: FEBRUARY 16, 2018**

**SUMMARY:** A proposal to modify a previous historic design review approval (HIS17-40) to renovate the facade of the Anderson Building (1900).

**REQUEST:** Major Historic Design Review of a proposal to modify a previous historic design review approval (HIS17-40) to renovate the facade of the Anderson Building (1900), a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 201-211 Commercial Street NE (aka 255/265 Court Street NE); 97301; Marion County Assessor's Map and Tax Lot number: 073W22DC-09000.

**APPLICANT:** Leonard Lodder and Gene Bolante, Studio 3 Architecture Inc.

**LOCATION:** 201-211 Commercial Street NE

**CRITERIA:** Salem Revised Code (SRC) Chapter 230.040

**FINDINGS:** The findings are in the attached Decision dated February 16, 2018.

**DECISION:** The Historic Landmarks Commission:

1. **APPROVED** the proposal to change the location and swing of the door along Court Street, and installation of the new window opening at the rear of the building for Historic Design Review Case No. HIS17-40MOD1.
2. **DENIED** the installation of the metal siding at the rear of the Anderson Building for Historic Design Review Case No. HIS17-40MOD1.

**VOTE:**

**Yes 5    No 2 (Hendrie, Sund)    Absent 2 (Larson, Timbrook)    Abstain 0**

Historic Landmarks Commission

*This Decision becomes effective on **March 6, 2018**. 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 **March 6, 2020** or this approval shall be null and void.

Application Deemed Complete: January 23, 2018  
Public Hearing Date: February 15, 2018  
Notice of Decision Mailing Date: February 16, 2018  
Decision Effective Date: March 6, 2018  
State Mandate Date: May 23, 2018

Case Manager: Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto: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, March 5, 2018.**

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. HIS17-40MOD1 / AMANDA No. 18-101841-DR

**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 February 15, 2018, 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:

### **230.040 Standards for Historic Contributing Buildings in Commercial Historic Districts**

#### **FINDINGS**

#### **230.040 Standards for Contributing Buildings and Structures in Commercial Districts.**

**(d) Storefronts.** Replacement of storefronts or components of storefronts in contributing buildings is allowed.

##### **(1) Materials.**

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

**Finding:** The HLC finds that the applicant is proposing to change the location and swing of one door. This door is located within the storefront modification approved under HIS17-40, where a finding was made that there were no original materials that remained from the original storefront, therefore the HLC finds that 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 applicant is not proposing to alter the proposed materials of the approved door, therefore the HLC finds that 230.040(d)(1)(B) is not applicable to the evaluation of 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 existing storefront is not original to the structure, and there are no original components which can be preserved, therefore the HLC finds that 240.040(d)(2)(A) does not apply to the evaluation of this proposal.

**(B) *Where the original storefront is too deteriorated to save, the commercial character of the building shall be retained through:***

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

**Finding:** The HLC finds that the applicant proposes to remove the existing storefront system, which is not original to the structure. The applicant is not proposing to restore the storefront based upon historic research, therefore staff the HLC finds that 240.040(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 HLC finds that the applicant has received approval to install a new storefront system comprised of metal and glass. The proposed location of one of the approved egress doors along Court needed to be relocated and the door swing reversed to accommodate an internal design change. The HLC finds that the proposed new storefront is a contemporary design that is compatible with the scale, design and materials of other commercial resources within the District, and that 230.040(d)(2)(B)(ii) has been met for this portion of the proposal.

***(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:** The HLC finds that the street level entrances on both Commercial Street NE and Court Street NE are the primary focus of these facades, while being compatible in design with the Anderson Building, therefore the HLC finds that 230.040(d)(2)(C) has been met.

**WINDOW AND SIDING INSTALLATION**

**230.040 (f) Alterations and Additions. *Additions to, or alterations of, the historic contributing building may be made to accommodate uses other than the originally intended purpose.***

**(1) Materials.** Materials for alterations or additions shall:

**(A) *Building materials shall be of traditional dimensions.***

**Finding:**

Rear Façade - New Window: The HLC finds that aluminum is a common material for windows during the period of significance for the district, and the proposed new window will have similar dimensions to the storefront windows found throughout the building. The HLC finds that SRC 230.040(f)(1)(A) has been met for this portion of the proposal.

Rear Façade Siding: The HLC finds that metal is not a common material for siding during the period of significance for the district and it is not currently a siding material that was originally used on the building. The original exterior cladding material is brick, which in this particular location has been parged, or covered with a thin layer of stucco or concrete, most likely to protect the brick from the weather and water intrusion. The HLC finds that 230.040(f)(1)(A) has not been met for this portion of the proposal.

**(B) *Material shall be of the same type, quality and finish as original material in the building.***

**Finding:**

Rear Façade - New Window: The HLC finds that aluminum is a common material for windows during the period of significance for the district, and the proposed new window will be a similar type and quality of the windows found throughout the building. The HLC finds that SRC 230.040(f)(1)(B) has been met for this portion of the proposal.

Rear Façade Siding: The HLC finds that metal is not a siding material that was originally used on the building in this location and that 230.040(f)(1)(B) has not been met for this portion of the proposal.

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

**Finding:** The HLC finds that the applicant is not proposing to add new masonry to the building as part of this proposal, therefore this standard is not applicable to the evaluation of this proposal.

***(D) For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.***

**Finding:**

Rear Façade - New Window: The HLC finds that original brick will be retained around the proposed new window opening, located at the rear of the building. Staff recommends the HLC find that SRC 230.040(f)(1)(D) has been met for this portion of the proposal.

Rear Façade Siding: The HLC finds that the proposed new metal siding will be attached to an insulated metal frame attached to the exterior of the parged brick façade. This proposal is intended to help retain the original brick to the maximum extent possible, and prevent further water intrusion. However, any moisture currently within this masonry wall would be trapped within the brick, behind the metal siding, and potentially result in further deterioration of the 1867 brick wall, therefore the HLC finds that 230.040(f)(1)(D) has not been met for this portion of the proposal.

**230.040 (f)(2) Design.** Alterations or additions shall:

***(A) Additions shall be located at the rear, or on an inconspicuous side, of the building.***

**Finding:**

Rear Façade - New Window: The HLC finds that the proposed new window opening will be located at the rear of the building and that SRC 230.040(f)(2)(A) has been met for this portion of the proposal.

Rear Façade Siding: The HLC finds that the proposed new metal siding will be located at the rear of the building, and that 230.040(f)(2)(A) has been met for this portion of the proposal.

***(B) Be designed and constructed to minimize changes to the building.***

**Finding:**

Rear Façade - New Window: The HLC finds that the proposed new window opening will be located at the rear of the building, not easily visible from the right of way. At 4' x 4' in size and in the proposed location, the HLC finds that it has been designed to minimize changes to the building, thereby meeting SRC 230.040(f)(2)(B) for this portion of the proposal.

Rear Façade Siding: The HLC finds that the proposed new metal siding will be located at the rear of the building, and that it will be minimally visible from the right of way. While it is a change to the building, it is limited to the upper portion of the rear façade, therefore the HLC finds that 230.040(f)(2)(B) has been met for this portion of the proposal.

***(C) Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.***

**Finding:**

Rear Façade - New Window: The HLC finds that the applicant is proposing to create a new window opening, which is limited in size and scale, and compatible with the existing resource thereby meeting SRC 230.040(f)(2)(C) for this portion of the proposal.

Rear Façade Siding: The HLC finds that the proposed new metal siding will be located at the rear of the building, and it will be minimally visible from the right of way. While it is a change to the resource, it is limited in size and scale with relationship to the original building. The HLC finds that 230.040(f)(2)(C) has been met for this portion of the proposal.

***(D) Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.***

**Finding:**

Rear Façade - New Window: The HLC finds that the applicant is proposing to create a new window opening, which is limited in size and scale with the existing resource. No significant historical features will be obscured or destroyed through installation of this new opening, therefore the HLC finds that SRC 230.040(f)(2)(D) has been met for this portion of the proposal.

Rear Façade Siding: The HLC finds that the applicant's proposal to install metal siding on the exterior of the rear facade could potentially result in adversely affecting the 1867 brick underneath, therefore the HLC finds that 230.040(f)(2)(D) has not been met for this portion of the proposal.

***(E) Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.***

**Finding:**

Rear Façade - New Window: The HLC finds that the applicant is proposing to create a new window opening, which is limited in size and scale with the existing resource and the district generally. The HLC finds that SRC 230.040(f)(2)(E) has been met for this portion of the proposal.

Rear Façade Siding: The HLC finds that the proposed metal siding is not a typical siding material for either the Downtown Historic District, or this resource, therefore the HLC finds that 230.040(f)(2)(E) has not been met for this portion of the proposal.

***(F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.***

**Finding:**

Rear Façade - New Window: The HLC finds that the applicant's proposed new window opening will not adversely impact any distinctive materials or features of the building, therefore the HLC finds that SRC 230.040(f)(2)(F) has been met for this portion of the proposal.

Rear Façade Siding: The HLC finds that the applicant's proposal to install metal siding on the exterior of the rear facade could potentially result in adversely affecting the 1867 brick over time by trapping moisture within the masonry wall, resulting in deterioration and further destabilization of the wall, therefore the HLC finds that 230.040(f)(2)(F) has not been met for this portion of the proposal.

***(G) Be constructed with the least possible loss of historic materials***

**Finding:**

Rear Façade - New Window: The HLC finds that the applicant's proposed new window opening will result in a minimal loss of materials at the rear of the building, therefore the HLC finds that SRC 230.040(f)(2)(G) has been met for this portion of the proposal.

Rear Façade Siding: The HLC finds that the proposed metal siding could potentially result in the long term deterioration of this historic brick, which will be retained underneath the metal siding, therefore the HLC finds that 230.040(f)(2)(G) has not been met for this portion of the proposal.

***(H) Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence.***

**Finding:** The HLC finds that the applicant's proposed window and metal siding at the rear of the building are clearly new, and will not create a false sense of history, therefore the HLC finds that 230.040(f)(2)(H) has been met for this portion of the proposal.

***(I) Be designed in a manner that makes it clear what is original to the building and what is new.***

**Finding:** The HLC finds that the applicant's proposed new window and new metal siding is clearly new, therefore the HLC finds that 230.040(f)(2)(I) has been met for this proposal.

***(J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.***

**Finding:**

Rear Façade - New Window: The HLC finds that the proposed design of the new window reflects the style of the period of significance within the district, therefore the HLC finds that SRC 230.040(f)(2)(J) has been met for this portion of the proposal.

Rear Façade Siding: The HLC finds that the proposed metal siding was not a common exterior siding material for commercial structures within the period of significance for the Downtown Commercial District therefore the HLC finds that 230.040(f)(2)(J) has not been met for this portion of the proposal.

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

**Finding:** The HLC finds that the applicant is not proposing to alter features of the building that have acquired significance over time, therefore the HLC finds that 230.040(f)(2)(K) is not applicable to the evaluation of this proposal.

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

**Finding:** The HLC finds that the applicant is proposing to install metal cladding on the rear of the building, and this alteration could further damage the integrity of the 1867 era brick. As noted by the Oregon SHPO, addition of the sheet metal is an inappropriate addition that does not meet the Secretary of the Interior's Standards. Specifically, there is concern about trapping moisture behind the sheet metal which could further deteriorate the masonry (see Attachment D). Therefore, the HLC finds that 230.040(f)(2)(L) has not been met for this portion of the proposal.

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

**Finding:** The HLC finds that the applicant is not proposing to increase the height of the building, therefore the HLC finds that this standard is not applicable to the evaluation of this proposal.

**DECISION:** The Historic Landmarks Commission:

1. **APPROVED** the proposal to change the location and swing of the door along Court Street, and installation of the new window opening at the rear of the building for Historic Design Review Case No. HIS17-40MOD1.
2. **DENIED** the installation of the metal siding at the rear of the Anderson Building for Historic Design Review Case No. HIS17-40MOD1.

**VOTE: Yes 5**

**No 2 (Hendrie, Sund)**

**Absent 2 (Larson, Timbrook)**

**Abstain 0**

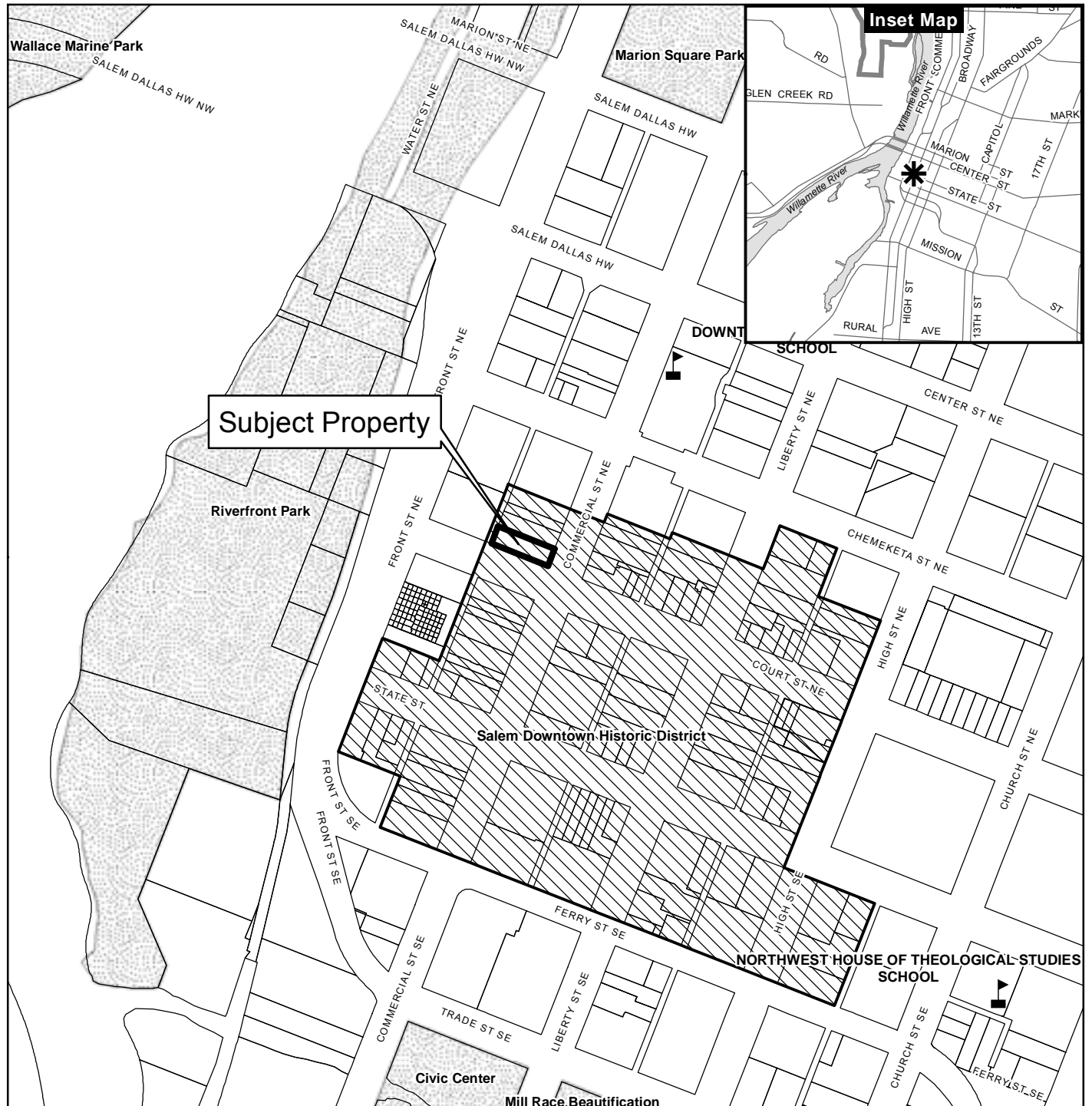


- Attachments:
- A. Vicinity Map
  - B. Excerpt from National Register Historic Resource Document
  - C. Applicant's Submittal Materials
  - D. Comments from Joy Sears, Oregon State Historic Office

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

# Vicinity Map

## 201 Commercial Street NE



### Legend

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

0 100 200 400 Feet



**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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.

United States Department of the Interior  
National Park Service

## National Register of Historic Places

## Continuation Sheet

Section number: 7 Salem Downtown Historic District

---

**201 - 211 Commercial NE***Classification:* Historic Contributing*Historic Name:* Anderson Building*Current Name(s):* Nopp's Jewelry & Art/Antique Village*Year of Construction:* c.1900*Legal Description:* 073W22DC08900 and 9000. Salem Addition, from Lot 4, Block 49*Owner(s):* Mark Gehlar, Trustee  
774 Cascade Drive, NW  
POB 5245  
Salem, Oregon 97304

**Description:** This is a two-story Commercial style building at the corner of Commercial and Court streets. Originally this site was a part of the Starkey McCulley Block (see 223-233 Commercial St NE), and it appears that the existing building was constructed c.1900. The east-facing facade presents a two-bay ground floor and a four-bay second story. Second-story tripartite windows retain the wood mullions between a center fixed panel flanked by single hung windows with aluminum sash. The ground-floor facade has large aluminum-framed plate glass windows and aluminum-framed double-hung, swinging glass doors. The entrance to the corner store has been remodeled with brick veneer and an angled storefront. The storefront windows along the south elevation consist of large windows with thin bands of tile at the bottom and tile covered columns between the glass, and appears to date from the 1960s. A standing seam metal awning is on the south elevation covering a series of shops that face Court Street.

The primary decorative features of the building include a wide cornice, an ornamental concrete band below the second floor windows, and a parapet. Although changes to the storefronts have altered the first floor appearance, the building retains a majority of its historic fabric and it contributes to the character of the downtown district.

**History and Significance:** The Anderson Building contributes to the sense of historic past in the Salem commercial district because the building's second-story fenestration and exterior sheathing are little changed since the turn of the century and because of its association with prominent early Salem businessman, William R. Anderson. William R. Anderson bought this lot on the northwest corner of Commercial and Court streets in 1867.<sup>19</sup> In the 1880s, a two-story building divided into two shops fronting on Commercial Street, and known as "McCully's Block," stood on this site. By the late 1880s, the Sanborn Company fire insurance map of Salem indicates the building had been renamed the "Starkey Block."<sup>20</sup> Except for a one-story rear addition on the northern portion of the building added in the early 1890s, and a one-story addition on the rear (west) wall of the Court Street section portion, it appears that the main two-story Commercial Street portion of this building may date from the 1870s or early 1880s and not 1898, as the Marion County Assessor's Office has recorded. The building may have undergone substantial modernization of the exterior facade in the late 1890s, however.

In 1873 the Salem business directory listed Anderson as being in the business of renting "drays and hacks," and horses for hire.<sup>21</sup> William E. Anderson, born in Salem around 1885, owned and operated a

---

<sup>19</sup> Marion County deed book, vol. 9, pg. 107.

<sup>20</sup> "Salem, Oregon," New York: Sanborn Company, 1884, 1888, 1890, 1895, updated to 1914, 1926.

<sup>21</sup> John Mortimer Murphy, compiler, *Oregon Business Directory and State Gazetteer*, Portland, Ore.: S.J. McCormick, Publisher, 1873, 273.

United States Department of the Interior  
National Park Service

## National Register of Historic Places

### *Continuation Sheet*

Section number: 7 Salem Downtown Historic District

---

sporting goods store for many years, Anderson's, on the west side of Commercial Street next to the turreted Capital National Bank Building (Globe Travel in the late 1900s).

Max H. Gehlar and his wife, Martha Schnuelle Gehlar, bought this property in 1958. Their children, Mark and Mack G. Gehlar, eventually acquired the property in the 1960s.<sup>22</sup>

---

<sup>22</sup> Marion County deeds, vol. 571, p. 174 and vol. 733, p. 643; *History of the Bench and Bar of Oregon*, Portland, Oreg.: Historical Publishing Company, 1910, 138; *Statesman-Journal*, March 24, 1981, B2.

Case No. HIS17-40 Revision

## Historic Alteration Review - General Resource Worksheet

Site Address: 201-211 Commercial St NE and 275-285 Court Street NEResource Status: ☒ Contributing

### Type of Work Activity Proposed

☐ Individual Landmark ☐ Non-ContributingMajor ☒Minor ☐

### Replacement, Alteration, Restoration or Addition of:

#### Architectural Feature:

- ☐ Deck  
☒ Door  
☐ Exterior Trim  
☐ Porch  
☐ Roof  
☒ Masonry/Siding  
☒ Storefront  
☒ Window(s) Number of windows: 1 to be added.  
 Other architectural feature (describe)

#### Landscape Feature:

- ☐ Fence  
☐ Retaining wall  
☐ Other Site feature  
☐ Streetscape

#### New Construction:

- ☐ Addition  
☐ New Accessory Structure  
☐ Sign  
☐ Awning


Will the proposed alteration be visible from any public right-of-way?☒ YES☒ NOProject's Existing Material: Brick/Alum/Metal/Stucco/Cement Parge coatProject's New Material: The same, although we wish to cover the deteriorating cement parge coat at the interior west elevation

### 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:

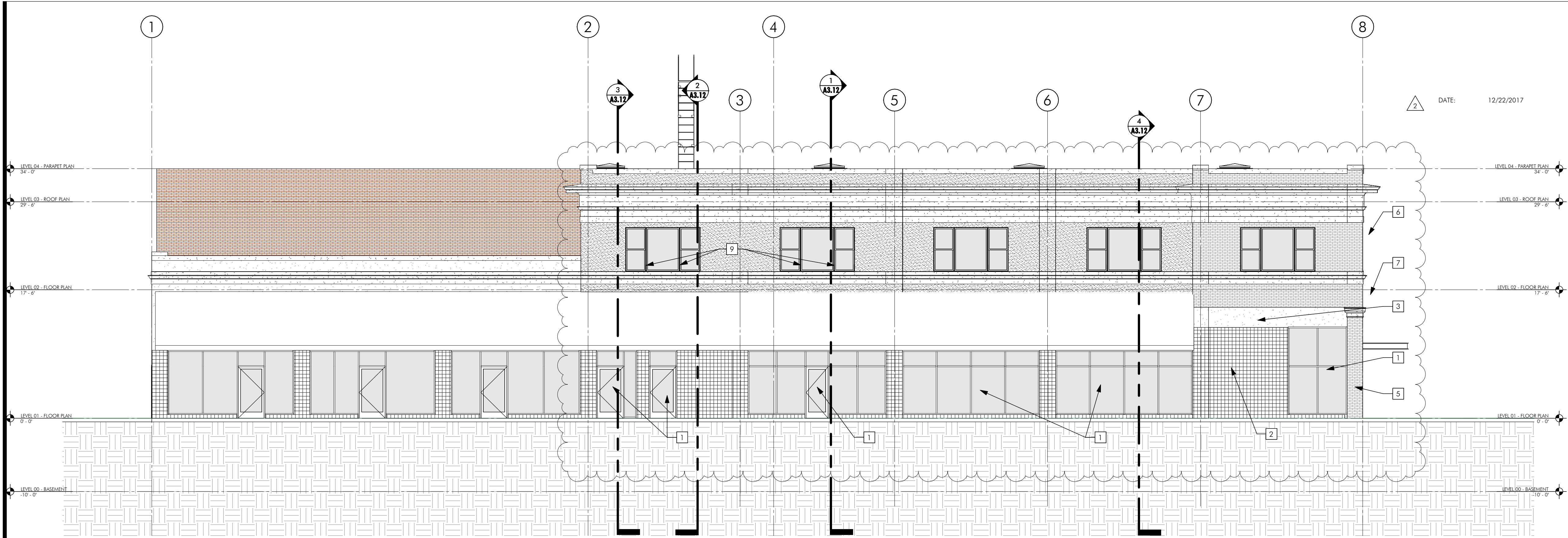
In addition to previously approved work, documented in HIS17-40, the following work is being contemplated:

- Necessary repairs to existing 2nd floor windows. Essentially we may need to replace some of the exterior trim pieces and if push comes to shove, we may need to rebuild a couple sills which may have deteriorated.
- The West elevation now shows a 4'-0" x 4'-0" window which occurs over the stair landing. The idea would be to set it low enough so that it would be about 12" above the existing roof over the tenant spaces at 255-265 Court Street. Visually this window could probably only be seen from a narrow slice of vision from the park, but would not be visible from anywhere along Court Street.
- The South Elevation now shows a slight variation in the placement of one door into the 201 Commercial Space, as well as reversing the swing on the door into 275 Court Street.
- The final item concerns the second floor wall facing east above 211 Commercial Street. Our drawing shows that it is brick, however most of this wall is covered with a deteriorating layer of cement parging or stucco. We have discovered that the wall has over time deteriorated and no longer resists weather. Other parts of this wall, as well as the adjacent wall on the SKEF building have been clad in a brick red vertical metal siding to make them weather proof and we would like to continue that over this small area.


 Signature of Applicant

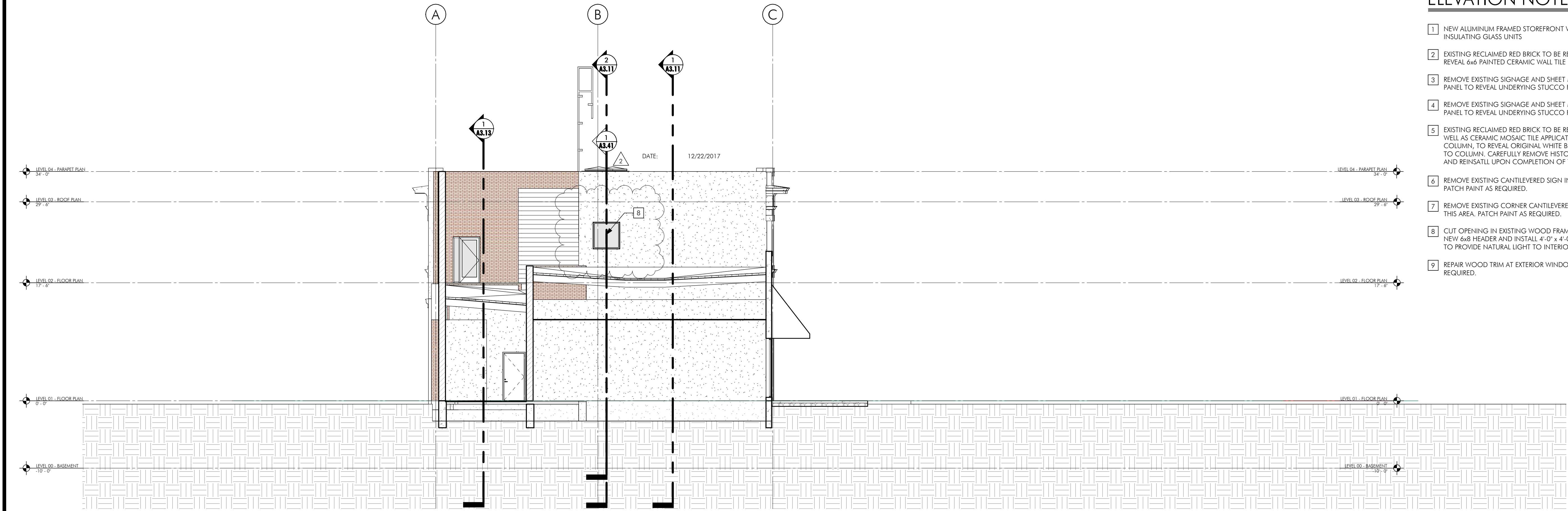

 Date Submitted/Signed





**1** SOUTH ELEVATION

0' 2' 4' 8' 16' 24' 1/8" = 1'-0"



**2** WEST ELEVATION

0' 2' 4' 8' 16' 24' 1/8" = 1'-0"

**ELEVATION NOTES:**

- 1 NEW ALUMINUM FRAMED STOREFRONT WITH SEALED INSULATING GLASS UNITS
- 2 EXISTING RECLAIMED RED BRICK TO BE REMOVED TO REVEAL 6x6 PAINTED CERAMIC WALL TILE BENEATH.
- 3 REMOVE EXISTING SIGNAGE AND SHEET METAL BACK PANEL TO REVEAL UNDERLYING STUCCO FINISH.
- 4 REMOVE EXISTING SIGNAGE AND SHEET METAL BACK PANEL TO REVEAL UNDERLYING STUCCO FINISH.
- 5 EXISTING RECLAIMED RED BRICK TO BE REMOVED, AS WELL AS CERAMIC MOSAIC TILE APPLICATION AT COLUMN, TO REVEAL ORIGINAL WHITE BRICK FINISH TO COLUMN. CAREFULLY REMOVE HISTORIC PLAQUE AND REINSTALL UPON COMPLETION OF THE WORK.
- 6 REMOVE EXISTING CANTILEVERED SIGN IN THIS AREA. PATCH PAINT AS REQUIRED.
- 7 REMOVE EXISTING CORNER CANTILEVERED SIGN IN THIS AREA. PATCH PAINT AS REQUIRED.
- 8 CUT OPENING IN EXISTING WOOD FRAME WALL, ADD NEW 6x8 HEADER AND INSTALL 4'-0" x 4'-0" WINDOW TO PROVIDE NATURAL LIGHT TO INTERIOR STAIRWELL.
- 9 REPAIR WOOD TRIM AT EXTERIOR WINDOWS AS REQUIRED.







**From:** Kimberli Fitzgerald [<mailto:KFitzgerald@cityofsalem.net>]  
**Sent:** Tuesday, January 16, 2018 4:15 PM  
**To:** Leonard Lodder <[Leonard@studio3architecture.com](mailto:Leonard@studio3architecture.com)>  
**Subject:** Initial Completeness Review: HIS17-40MOD1; 201-211 Commercial St NE

Hi Leonard;

We have a number of items that we still need in order to deem the application complete.

1. Window Condition Assessment. For each of the windows where repair; replacement is required- please complete the attached window condition assessment- If there is a plan sheet associated with each window; be sure to key it to that as well as the narrative addressing the applicable review criteria. **[Leonard Lodder]** we are looking to do rather minimal repairs which would best be characterized as deferred maintenance on these windows. I reviewed the windows again this morning and noticed that all of the windows on the south side of the building show evidence of some level of deterioration. Our interest is simply to repair the most obvious such as 1x4 trim boards which have warped and or rotted as well as sash repair that has shown up during remodel work. We have noticed that some of the sills are in bad shape. Eventually we may need to schedule repair and or replacement work, but probably outside the opportunity of the current project. You suggested we need not respond further to this issue.
2. Proposed new window. Please provide a spec sheet (measurements and materials) for the proposed new window, as well as how it will be trimmed once installed. Be sure to include an associated key to the plan sheet and narrative that addresses the applicable review criteria. **[Leonard Lodder]** I've attached a view from the Revit Model as well as a picture to illustrate this point. The primary purpose for the window is to introduce natural light to the entry stair. The window itself is a 4'-0" square aluminum framed window. Square to avoid it being visible from the west.
3. Doors. Please provide a more comprehensive detailed summary of the changes to the approved door location(s) and how they will be installed. In particular please provide photos of the doors, and also confirm the elements that have not changed (i.e. material); as well as the elements that have changed and how they meet the applicable review criteria. **[Leonard Lodder]** Both doors were part of the original approval. This change simply involves the following two items. The Entry door and sidelight to 275 Court Street is mirrored in order to avoid conflict with and an existing interior doorway on the inside. The second involves moving a new door to the storefront bay to the west in order to work out with possible tenant needs.
4. Proposed new siding. Please provide a narrative and photographic condition assessment of the original material in this location (i.e. is there brick extant underneath the stucco parging?). Additionally please provide specifics (i.e. length; width; height) of the new siding; as well as the proposed attachment method of the vertical metal siding. Within the narrative, please address how the proposed new material and design meets the applicable review criteria. **[Leonard Lodder]** This is the one I would really like you to take a look at. The contractor is telling me that it's possible to make minor brick repairs to the wall on the inside, but that the exterior especially has taken a beating from the weather. It faces west. Somewhere along the way the wall was covered with a parge coat which is failing. The mortar joints are relatively loose. They are concerned that making it weather proof in any way will involve re-building the wall. We don't think there is a budget for that, but would like to preserve it on the interior, while protecting the exterior from the weather. Ideally flat metal over furred out metal framing with rigid insulation would reduce thermal expansion and contraction and keep it dry.
5. A narrative statement describing how the proposal meets the applicable review criteria: The criteria 230.040(d) Storefronts as well as 230.040(f) Alterations and Additions.



Please provide these items by 5:00pm on **January 23, 2018**. If you need additional time, please let me know as soon as possible.

Thanks,  
Kimberli

*Kimberli Fitzgerald, AICP*  
*Historic Preservation Officer,*  
*Cultural Resources Planner*  
*Community Development Department*  
*City of Salem*  
*555 Liberty Street SE, Room 305*  
*Salem OR 97301-3503*  
*Phone: (503) 540-2397*  
[kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net)

New window below roof line from Court and Front Streets, not visible because it is below roof line.



**From:** Leonard Lodder <[Leonard@studio3architecture.com](mailto:Leonard@studio3architecture.com)>

**Sent:** Wednesday, January 24, 2018 8:26 PM

**To:** Kimberli Fitzgerald

**Subject:** 275 Court Street

Hello Kimberli

I've attached an illustration from SMACNA that shows the type of protection we would like to put on the exposed parts of the west wall of the upper part of 211 Commercial, at the original wall line. The wall goes back to 1867 has had a lot of weathering. You probably noticed the loose brick in several locations.

**Leonard Lodder, AIA, LEED AP**

Studio **3** Architecture, Inc.

222 Commercial St. NE

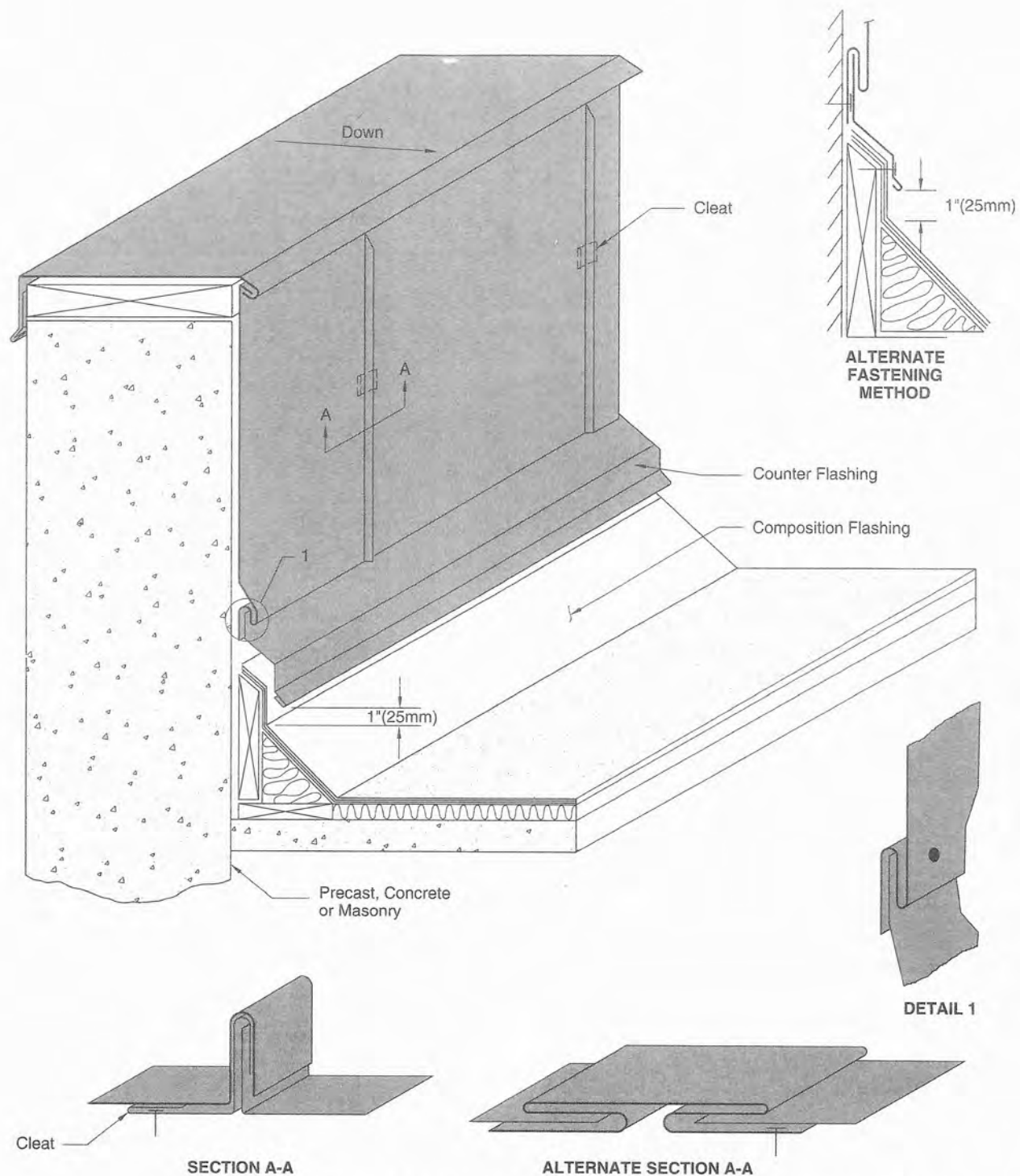
Salem, OR 97301-3410

P: 503.390.6500

C: 503.949.3301

E: [leonard@studio3architecture.com](mailto:leonard@studio3architecture.com)

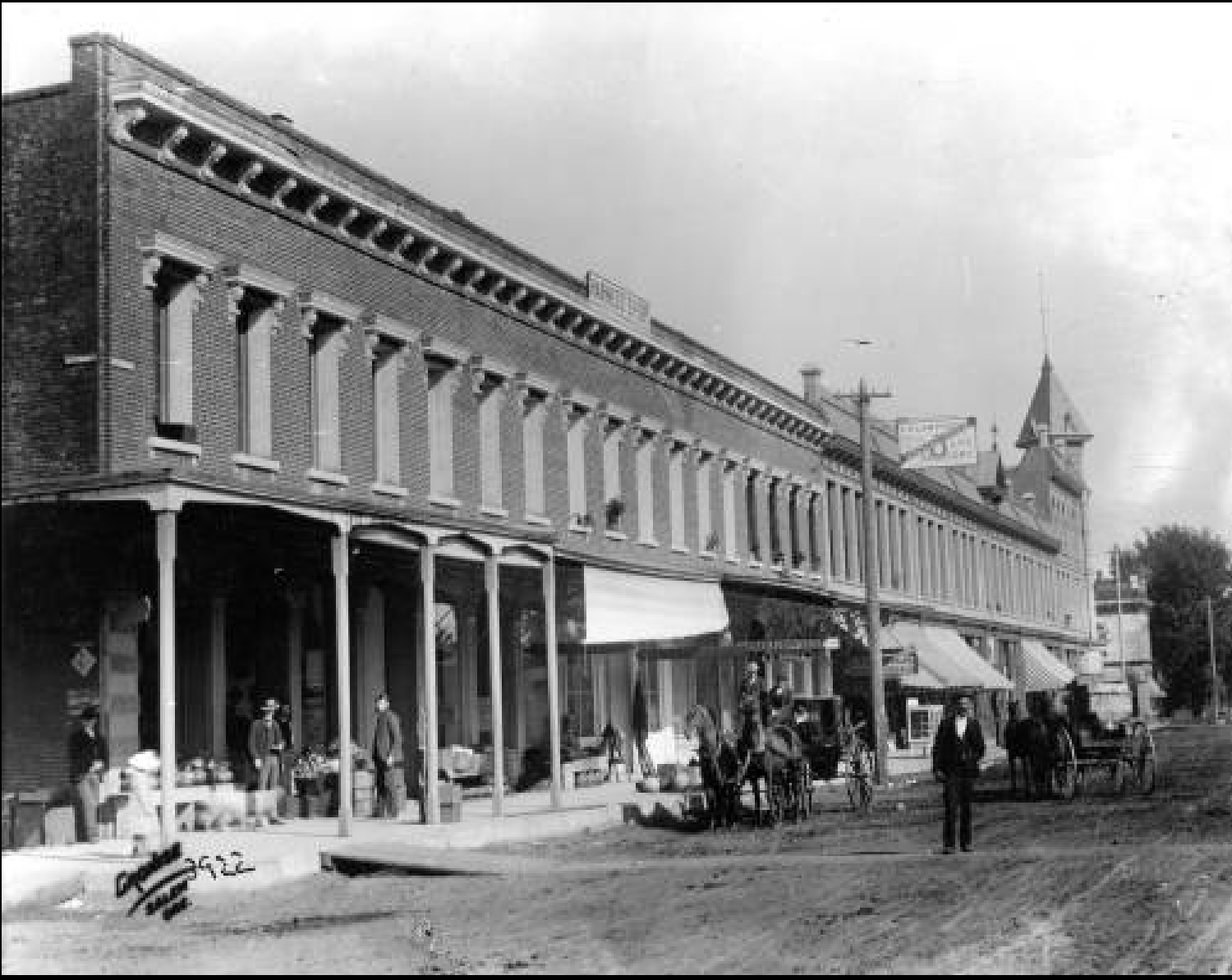




**PARAPET WALL COVERING**

**FIGURE 3-9**





### Starkey/McCully Block in 1887

Originally built in 1867. The west side of Commercial Street between Court & Chemeketa in downtown Salem, Oregon. The buildings are all two-story and of brick, with bracketing under the roofline. Edward S. Lampert has the harness and saddlery; Edward C. Small's Oregon Clothing House is at the left of the utility pole and Charles W. Hellenbrand has a restaurant to the right of it. At the far end of the block is a three-story building with a square tower. At the next corner is a two-story building which became the site of the Star Exchange in later years. A horse-drawn carriage is pulled up in front of one of the shops and produce is displayed on the boardwalk in front of the ones on the left. Striped awnings extend over the walk, and wooden planks create a "sidewalk" to get across the street on. Several of the second floor windows appear to have plants in them.



### Starkey/McCully Block in 1945

This is a photograph of part of the west side of Commercial Street N. between Court and Chemeketa streets in downtown Salem, Oregon. It was known as the Starkey-McCully Building, and was at 223-233 Commercial NE. The block was reportedly built in 1867 and is believed to be the oldest building in the area. It is of brick masonry with cast iron decoration from the Oregon Iron Works in Portland. Originally it housed several businesses on the main floor, and a hotel on the second. At the time of the photo it housed the Coast to Coast store, which was only there very briefly, and the Army & Navy clothing store. In later years the second floor windows of the left section were boarded up.



### Court and Commercial looking North-East

This photo of the Fourth of July parade in Salem, Oregon, (1892) was taken looking northeast from the corner of Court and Commercial streets. The only building in the block seen which still (2006) has a tower is Greenbaum's Quilted Forest at the far end. The photo was taken from the window of the old Cronise Studio (now the Busick Building). In the leading carriage rode the dignitaries who would deliver the address and conduct the program at Marion Square Park (on the river) and the young woman who would read the Declaration of Independence. Next came the Goddess of Liberty riding in a chariot. That year she was Gussie Steiwer. The streets were still dirt, and the people standing in front of the stores would have been on boardwalks. Planks also extended across the streets at intersections for the pedestrians to walk on. Several one- and two-horse carriages are seen. The store on the left corner had a large sign painted on it advertising their groceries.



### Big Celebration Will Mark Opening of Fine New Quarters Friday

Friday evening will mark the completion of the beautiful new Western Auto supply company store at Court and North Commercial with a formal opening to the public. A cordial invitation is extended by Willis Clark, Manager, to the people of Salem to be the guests of Western Auto supply company to fittingly celebrate the opening of one of the finest stores of all the 150 Western Auto stores that are scattered throughout Oregon and the Western states.

The event will be celebrated with entertainment, refreshments, and prizes, and a big location sale that bids fair to out equal any sale that has ever been held by the Western Auto supply company. Fred Stille and his famous orchestra and entertainers will furnish the entertainment. According to announcement made by Willis Clark, fifty dollars of merchandise will be given away, and the festivities will start at 7:30 p. m. and will last until 10:00 p. m.

The move into new quarters, which are ideally situated for this line of merchandise permits the company to advertise. The smiling figure made its debut in 1918. The idea was originated by George W. Pappert, president of the Western Auto Supply company and is followed by R. S. Van Housen.

This trade mark is considered a very valuable adjunct to the company's extensive advertiser, because of the cheerful expression on his face, which reflects the experience of the thousands of customers of the company. With one hand stretched to render service, the other in his pocket to suggest saving, together with his broad smile, he stands portraying the policy of his company, that of "Selling and Service with a Smile."

Salem's Sun is said to be particularly happy this week, as the Western Auto supply company is holding their formal opening of their new store tomorrow night at 201 N. 8th.

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

AUTO

CONGRATULATIONS

to the

WESTERN

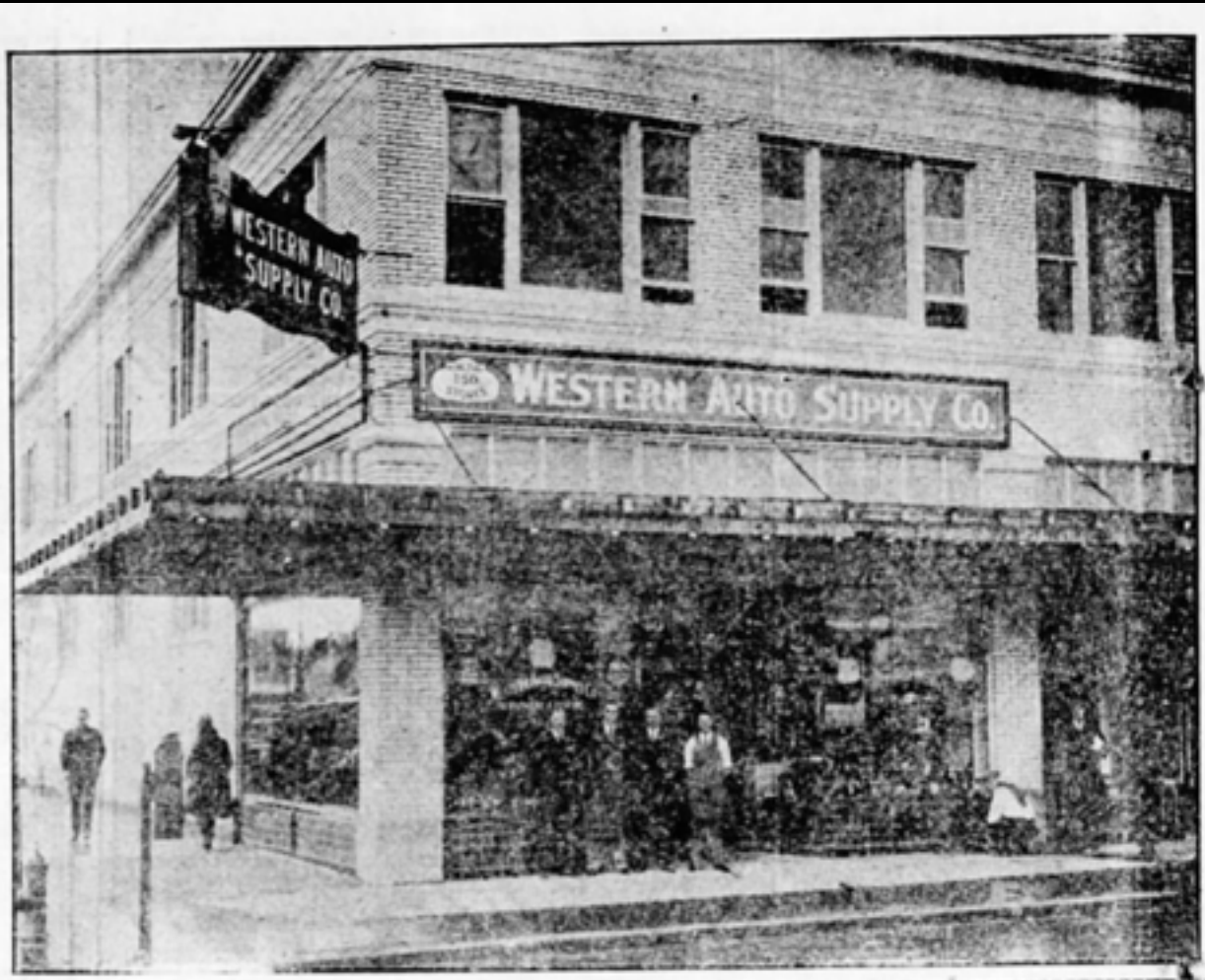
AUTO

CONGRATULATIONS

to the

WESTERN

AUTO



Commercial street. As evidence of the intersection of Commercial and Court street and in the interim while steam was being raised, a line of hose was attached to the hydrant at the Van Eaton corner and a stream of water turned on.

In a few seconds the Silsby steamer was out followed by the hose wagon. The steamer was set on the cistern at the intersection of Commercial and Court street and in the interim while steam was being raised, a line of hose was attached to the hydrant at the Van Eaton corner and a stream of water turned on.

The fire was the hottest but soon found that the flames were the fiercest in the southwest corner of the main store-room of Gilbert, Patterson & Co. There being a skylight in the room adjoining the rear end of the main building two streams of water were directed through it to the flames and smoldering mass beneath the iron hydrant and one from the Silsby. Another stream was sent in through the rear entrance and a flood of water sent down the street. Then another stream was directed through the front entrance and soon it was noticed that the five streams were doing effective work, and gradually the smoke began to clear away and within two hours after the alarm had been given the department was ready to return to the house.

Within five feet of where the fire is supposed to have started stood a row of barrels containing different oils and varnish and it was through the gallant efforts of the firemen that the flames were crowded towards the front of the building and away from that material. Had the flames roached these barrels an explosion would necessarily have followed and how much greater the destruction would have been can only be conjectured.

Several of the firemen were on the roof directly over this inflammable material and for awhile they were in quite a perilous position. The flames created intense heat and together with the dense smoke the greater portion of the large stock of goods owned by Gilbert, Patterson & Co. was ruined. Nearly all the shelf goods are damaged—these consist of groceries, canned goods, paints in different sized cans, glass and glazier's supplies, etc. The shelving is badly scorched and charred and about one-third of it can be used in rebuilding; the counters were also badly damaged. What portion of the stock escaped the flames is quite badly saturated with water.

The division walls of the "Starkey" block are of brick to the first floor and the joists are laid on top. Space for ventilation is left between each one and this extends crossing of the block from Mr. Van Eaton's store to that of J. W. Thomas. When the fire was discovered smoke was penetrating nearly all the upper and lower rooms by means of these spaces and in a few moments the store room of Mr. Van Eaton was filled with dense smoke and heat. No water was thrown into this place but the ceiling was badly damaged and a large amount of the goods ruined by being permeated with the smoke arising from the charred and burning mass next door.

So intense was the heat that Mr. Van Eaton's store cat was found suffocated within a few feet of the front entrance, and his imprint can be seen upon the floor. But little damage was done to the rooms in the second story above the ruins. These were occupied by the families of Jas. Riggs, Jos. Atiken, Mel. Hamilton, and by Clifford Mellen. As soon as these people discovered their dangerous condition a general exit was made and furniture was brought out of the building in double-quick time. The loss to each of the above parties was small.

Mrs. Frank Cooper, the invalid, occupying the front rooms over E. S. Lampert's harness shop was carried out through the hail just as the smoke began to get quite thick therein and she was taken on a cot to the residence of "Squire Jas. Batchelor on Court street. Her household effects were removed with some damage, but as soon as the fire was quenched they were replaced and the feeble woman was carried back during the afternoon. The room occupied by Gilbert, Patterson & Co. was the property of D. McCully and S. C. Adams, II, with the four adjoining bricks, was erected by J. L. Starkey in 1867 and each room has been in use almost constantly since that time. Messrs. Gilbert, Patterson & Co have been connected in business since 1878 purchasing the store from A. and A. McCully who opened it two years previous. About eighteen months ago Ray, son of Mr. Gilbert, became an interested party in the stock and the firm name was changed to that of Gilbert, Patterson & Co. They carried about a \$15,000 stock of goods and only \$4,000 insurance. They approximate that about two-thirds of the goods are damaged.

Wm. Anderson is owner of the corner building and he says it will require about \$600 to make the interior as good as new. Mr. Van Eaton does not know the extent of his loss, as yet. E. S. Lampert's harness stock was slightly damaged by water and also C. G. Gilver's boot and shoe store occupying a small room adjoining the latter has his goods insured in the State of Salem and they adjusted his loss yesterday afternoon giving him a check for \$1250.

Too much praise cannot be bestowed upon the fire department; each man worked like a tiger, and it was a case of use plenty of water and use it quickly—and they did it—thus confining the flames to only one store room. It is a case of good luck that the whole block was not entirely gutted. A gentleman from the East, who was an on-looker, says the department worked like a team of Trojans and earned any department that has ever seen outside of the "big" cities.

Smoke broke through the ceiling of Chas. Hellenbrand's restaurant and damaged the paper to a considerable extent. The firm will continue to take orders for groceries and, as soon as the insurance adjusters finish their work, will open out in temporary quarters. Spontaneous combustion is the only theory as to the cause of the fire. The books and other papers of Messrs. Gilbert, Patterson & Co. were in the brick vault in the rear store room and were not damaged.

LAST GLIMPSES.—The last seen of some of the fair delegates of the W. C. T. U. convention just closed may be interesting to some: The incoming president was last seen going to the station calm in mind and with a level head... Word came to the reporter that some twenty-five had gone to a dance—a crazy dance at that, at the assembly. A few last heard from as having been taken to the penitentiary...Some tired evidently of worldly things retired to a convent...Others were hunting orphans...Three highly favored ones were seen taking in the city behind a team of high steppers with their handsome shining black coats as handsome a pair of horses as one often sees and a fine looking coachman holding the lines justly proud of his privilege...A few tried to get into the reform school but they failed to qualify...A few were seen still lingering around the church doors, presumably trying to catch the last dying echoes of the inspiring words of the convention. A few actually were seen wending their way to kindergarten; wonder are they going to start over. The parting with one of the state lecturers from two cedars of Lebanon (Mrs. S. M. Kern) and Mrs. R. M. Robb testified as to the tie which binds. This yearly parting has much that is pleasant of memories but saddest as to whether we shall all meet on earth again. The goodbyes were sweet. The balmy breezes wafted the following thoughts coming from the lips of the delegates: The pages, Miss Ketchum, Miss Kern, and Miss Chamberlain served delightfully—what sweet girls they are to be sure. What a fine looking delegation that Eastern Oregon delegation was...Southern Oregon sent two of their grandest women, Mrs. Hyde of Ashland and Mrs. Williams of Roseburg...An outdoor looking delegation was...what a representative body of women—why they might easily call

### BIG DAMAGE BY FIRE.

THE OLD "STARKEY" BLOCK IS PARTIALLY BURNED.

Gilbert, Patterson & Co's Grocery Visited by the Fire—Other Losses.

The large grocery store of Gilbert, Patterson & Co. in the "Starkey" block, on Commercial street, near Court, was visited by the fire about 5:15 a. m. yesterday and in the short period of two hours was nearly reduced to ruins, and the adjoining grocery store of John A. Van Eaton also suffered a considerable loss thereby.

Mrs. Wm. Anderson, who lives on Court street, across the alley in the rear of these store buildings was the first to notice the fire. She could see smoke arising from the roof of the first named store about 5:10 a. m. but supposed that it came from the chimney. A minute or so later she concluded that it was coming through the roof and proceeded around to the front of the building, reaching there she notified Fred Steusloff of her discovery. he happened along just then. A hurried investigation was made and to their surprise they found the interior of the building filled with smoke. Mr. Steusloff hurried to the engine house and informed the fire department of the discovery.

In a few seconds the Silsby steamer was out followed by the hose wagon. The steamer was set on the cistern at the intersection of Commercial and Court street and in the interim while steam was being raised, a line of hose was attached to the hydrant at the Van Eaton corner and a stream of water turned on.

Within five feet of where the fire is supposed to have started stood a row of barrels containing different oils and varnish and it was through the gallant efforts of the firemen that the flames were crowded towards the front of the building and away from that material. Had the flames roached these barrels an explosion would necessarily have followed and how much greater the destruction would have been can only be conjectured.

Several of the firemen were on the roof directly over this inflammable material and for awhile they were in quite a perilous position. The flames created intense heat and together with the dense smoke the greater portion of the large stock of goods owned by Gilbert, Patterson & Co. was ruined. Nearly all the shelf goods are damaged—these consist of groceries, canned goods, paints in different sized cans, glass and glazier's supplies, etc. The shelving is badly scorched and charred and about one-third of it can be used in rebuilding; the counters were also badly damaged. What portion of the stock escaped the flames is quite badly saturated with water.

The division walls of the "Starkey" block are of brick to the first floor and the joists are laid on top. Space for ventilation is left between each one and this extends crossing of the block from Mr. Van Eaton's store to that of J. W. Thomas. When the fire was discovered smoke was penetrating nearly all the upper and lower rooms by means of these spaces and in a few moments the store room of Mr. Van Eaton was filled with dense smoke and heat. No water was thrown into this place but the ceiling was badly damaged and a large amount of the goods ruined by being permeated with the smoke arising from the charred and burning mass next door.

So intense was the heat that Mr. Van Eaton's store cat was found suffocated within a few feet of the front entrance, and his imprint can be seen upon the floor. But little damage was done to the rooms in the second story above the ruins. These were occupied by the families of Jas. Riggs, Jos. Atiken, Mel. Hamilton, and by Clifford Mellen. As soon as these people discovered their dangerous condition a general exit was made and furniture was brought out of the building in double-quick time. The loss to each of the above parties was small.

Mrs. Frank Cooper, the invalid, occupying the front rooms over E. S. Lampert's harness shop was carried out through the hail just as the smoke began to get quite thick therein and she was taken on a cot to the residence of "Squire Jas. Batchelor on Court street. Her household effects were removed with some damage, but as soon as the fire was quenched they were replaced and the feeble woman was carried back during the afternoon. The room occupied by Gilbert, Patterson & Co. was the property of D. McCully and S. C. Adams, II, with the four adjoining bricks, was erected by J. L. Starkey in 1867 and each room has been in use almost constantly since that time. Messrs. Gilbert, Patterson & Co have been connected in business since 1878 purchasing the store from A. and A. McCully who opened it two years previous. About eighteen months ago Ray, son of Mr. Gilbert, became an interested party in the stock and the firm name was changed to that of Gilbert, Patterson & Co. They carried about a \$15,000 stock of goods and only \$4,000 insurance. They approximate that about two-thirds of the goods are damaged.

Wm. Anderson is owner of the corner building and he says it will require about \$600 to make the interior as good as new. Mr. Van Eaton does not know the extent of his loss, as yet. E. S. Lampert's harness stock was slightly damaged by water and also C. G. Gilver's boot and shoe store occupying a small room adjoining the latter has his goods insured in the State of Salem and they adjusted his loss yesterday afternoon giving him a check for \$1250.

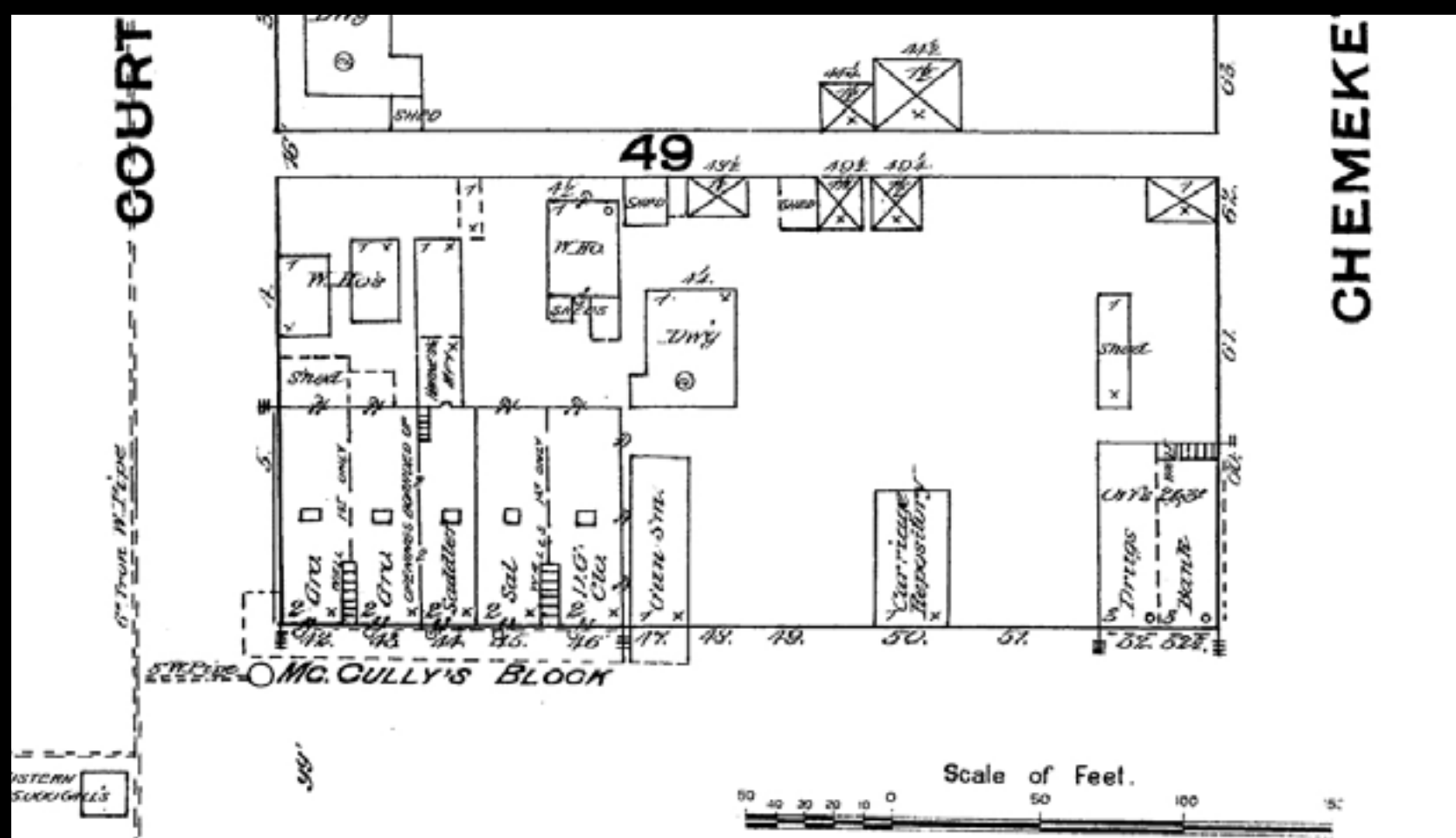
Too much praise cannot be bestowed upon the fire department; each man worked like a tiger, and it was a case of use plenty of water and use it quickly—and they did it—thus confining the flames to only one store room. It is a case of good luck that the whole block was not entirely gutted. A gentleman from the East, who was an on-looker, says the department worked like a team of Trojans and earned any department that has ever seen outside of the "big" cities.

Smoke broke through the ceiling of Chas. Hellenbrand's restaurant and damaged the paper to a considerable extent. The firm will continue to take orders for groceries and, as soon as the insurance adjusters finish their work, will open out in temporary quarters. Spontaneous combustion is the only theory as to the cause of the fire. The books and other papers of Messrs. Gilbert, Patterson & Co. were in the brick vault in the rear store room and were not damaged.

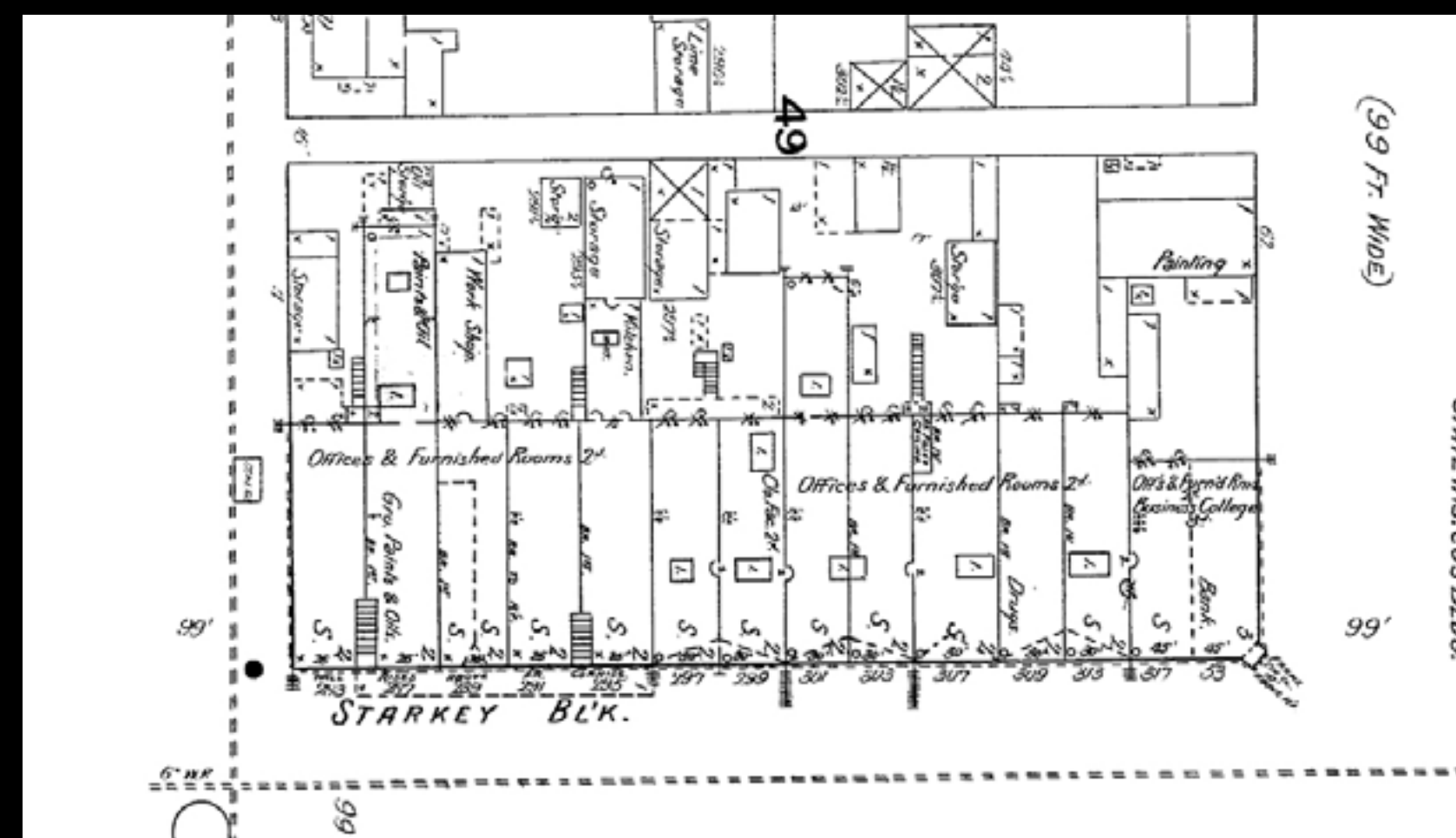
LAST GLIMPSES.—The last seen of some of the fair delegates of the W. C. T. U. convention just closed may be interesting to some: The incoming president was last seen going to the station calm in mind and with a level head... Word came to the reporter that some twenty-five had gone to a dance—a crazy dance at that, at the assembly. A few last heard from as having been taken to the penitentiary...Some tired evidently of worldly things retired to a convent...Others were hunting orphans...Three highly favored ones were seen taking in the city behind a team of high steppers with their handsome shining black coats as handsome a pair of horses as one often sees and a fine looking coachman holding the lines justly proud of his privilege...A few tried to get into the reform school but they failed to qualify...A few were seen still lingering around the church doors, presumably trying to catch the last dying echoes of the inspiring words of the convention. A few actually were seen wending their way to kindergarten; wonder are they going to start over. The parting with one of the state lecturers from two cedars of Lebanon (Mrs. S. M. Kern) and Mrs. R. M. Robb testified as to the tie which binds. This yearly parting has much that is pleasant of memories but saddest as to whether we shall all meet on earth again. The goodbyes were sweet. The balmy breezes wafted the following thoughts coming from the lips of the delegates: The pages, Miss Ketchum, Miss Kern, and Miss Chamberlain served delightfully—what sweet girls they are to be sure. What a fine looking delegation that Eastern Oregon delegation was...Southern Oregon sent two of their grandest women, Mrs. Hyde of Ashland and Mrs. Williams of Roseburg...An outdoor looking delegation was...what a representative body of women—why they might easily call

# Anderson Building, Starkey/McCully Block SALEM, OR: HISTORIC PHOTOGRAPHS

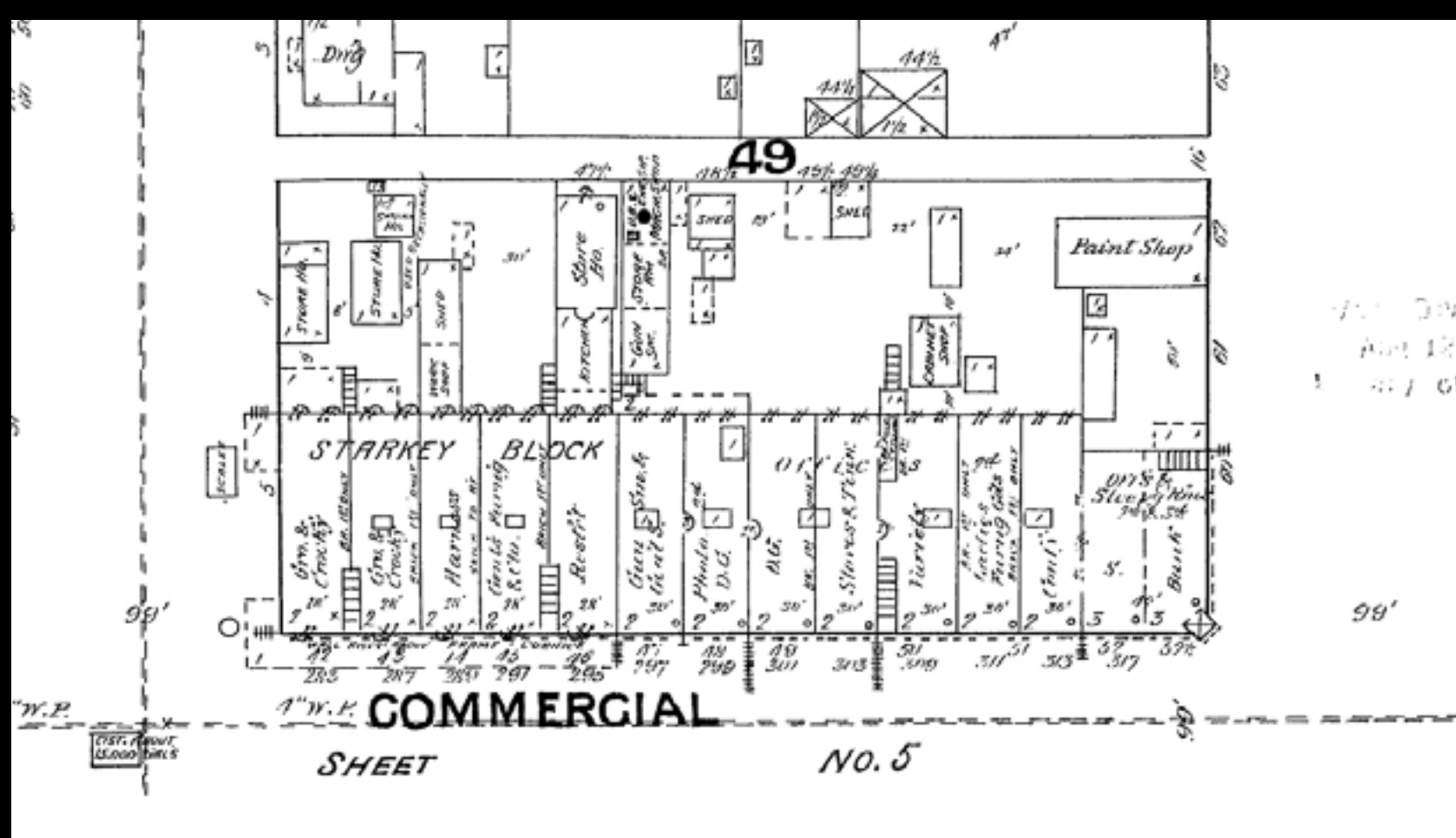




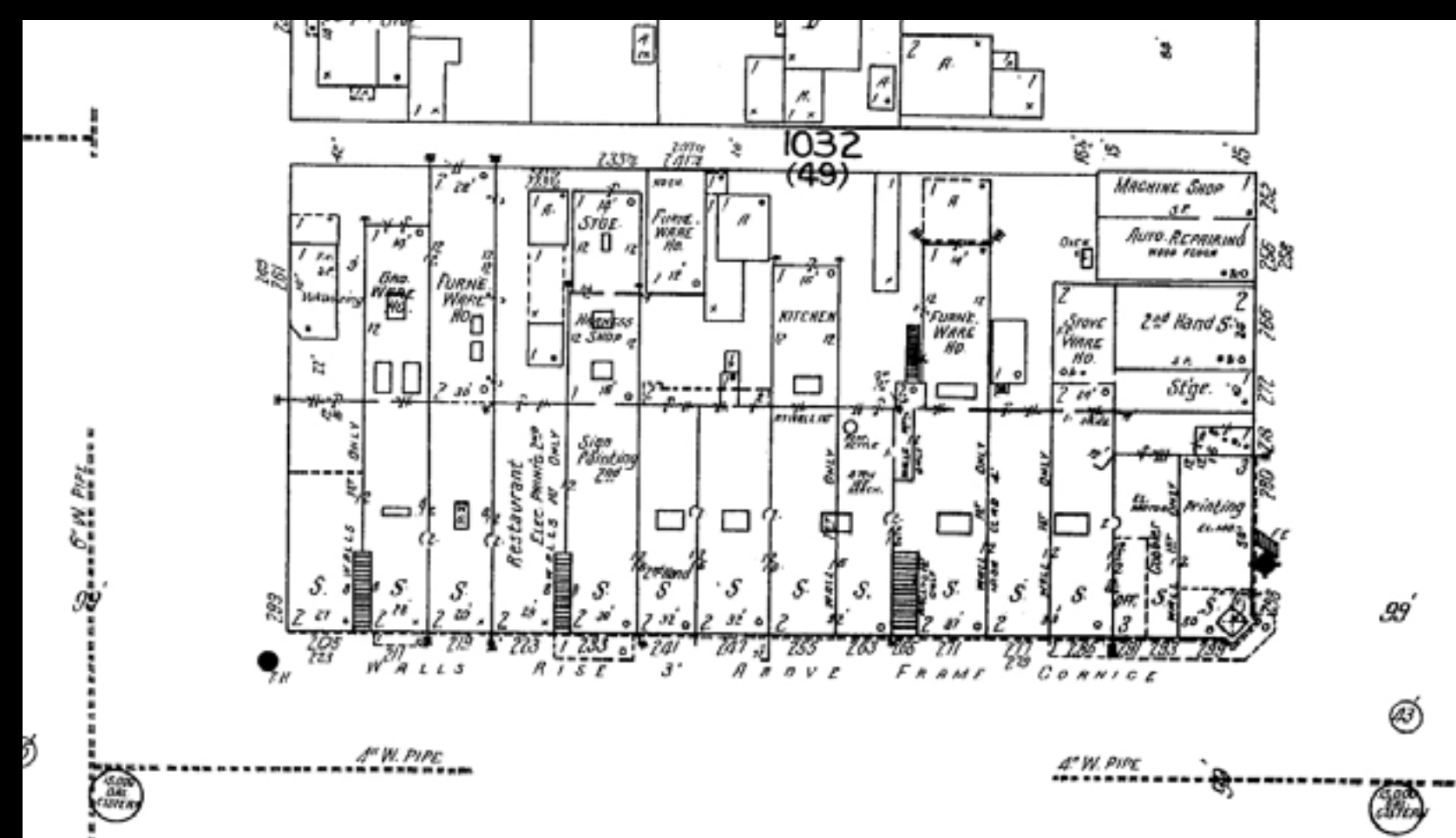
1884



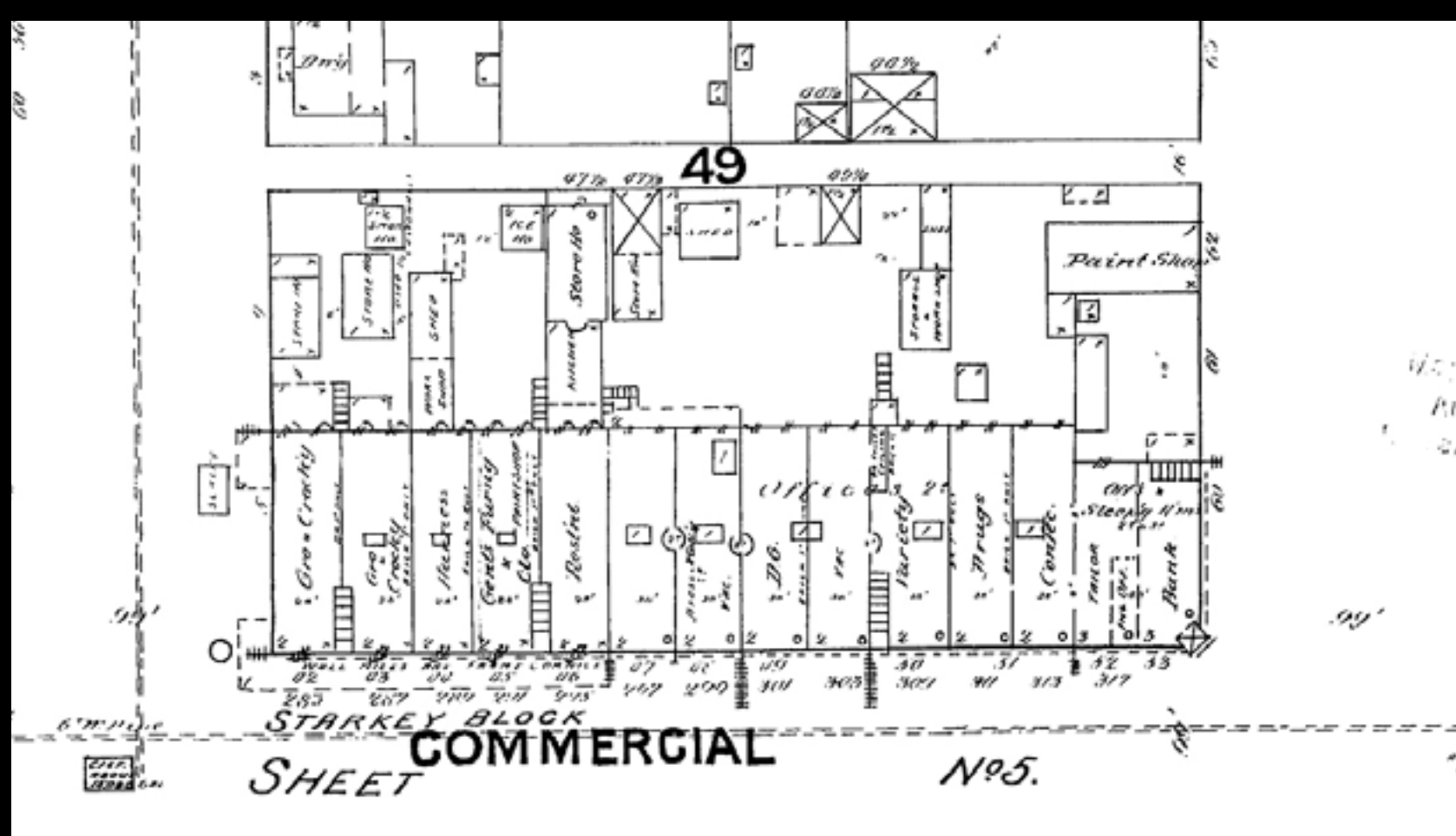
1895



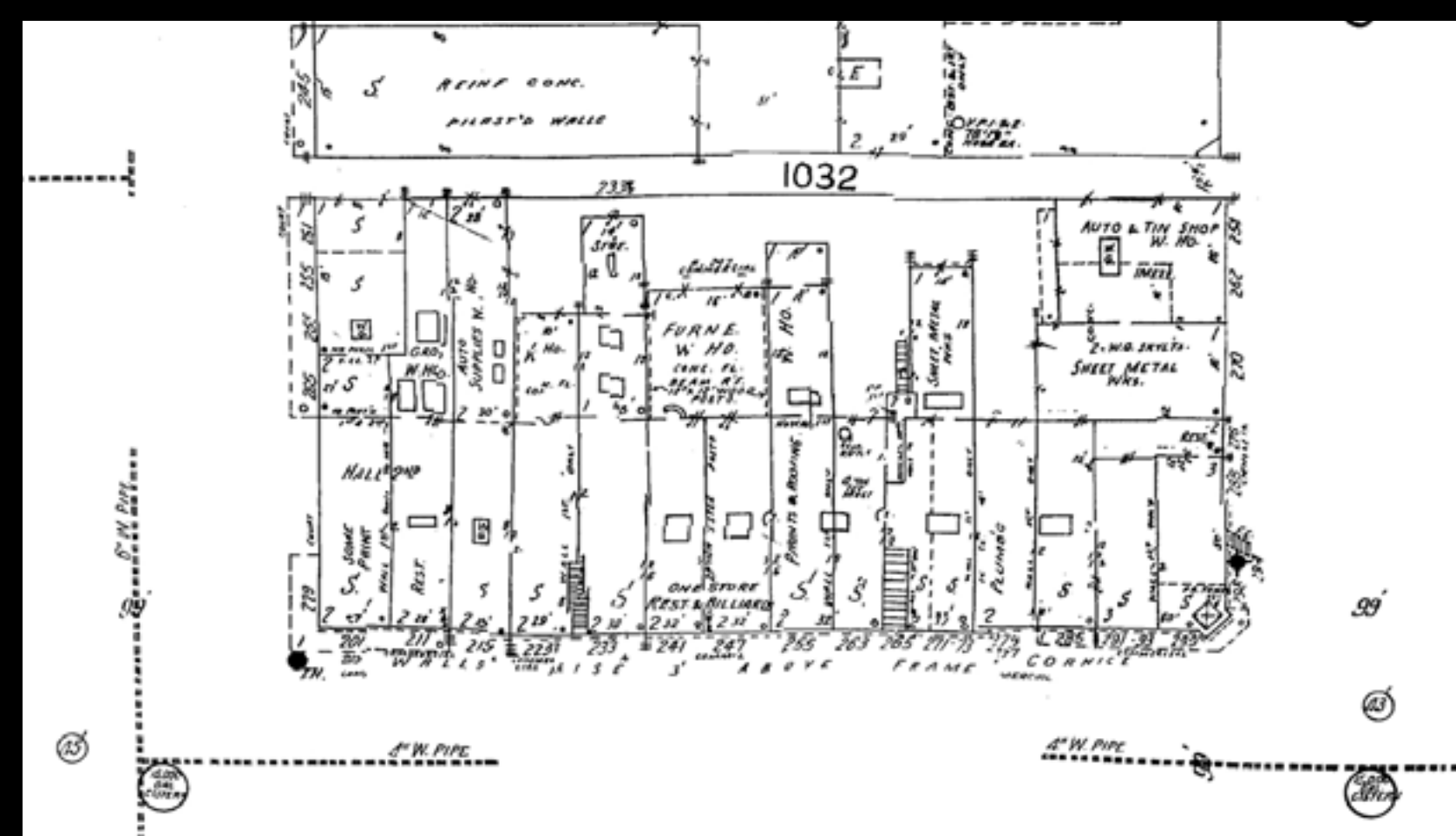
1888



1926-1927

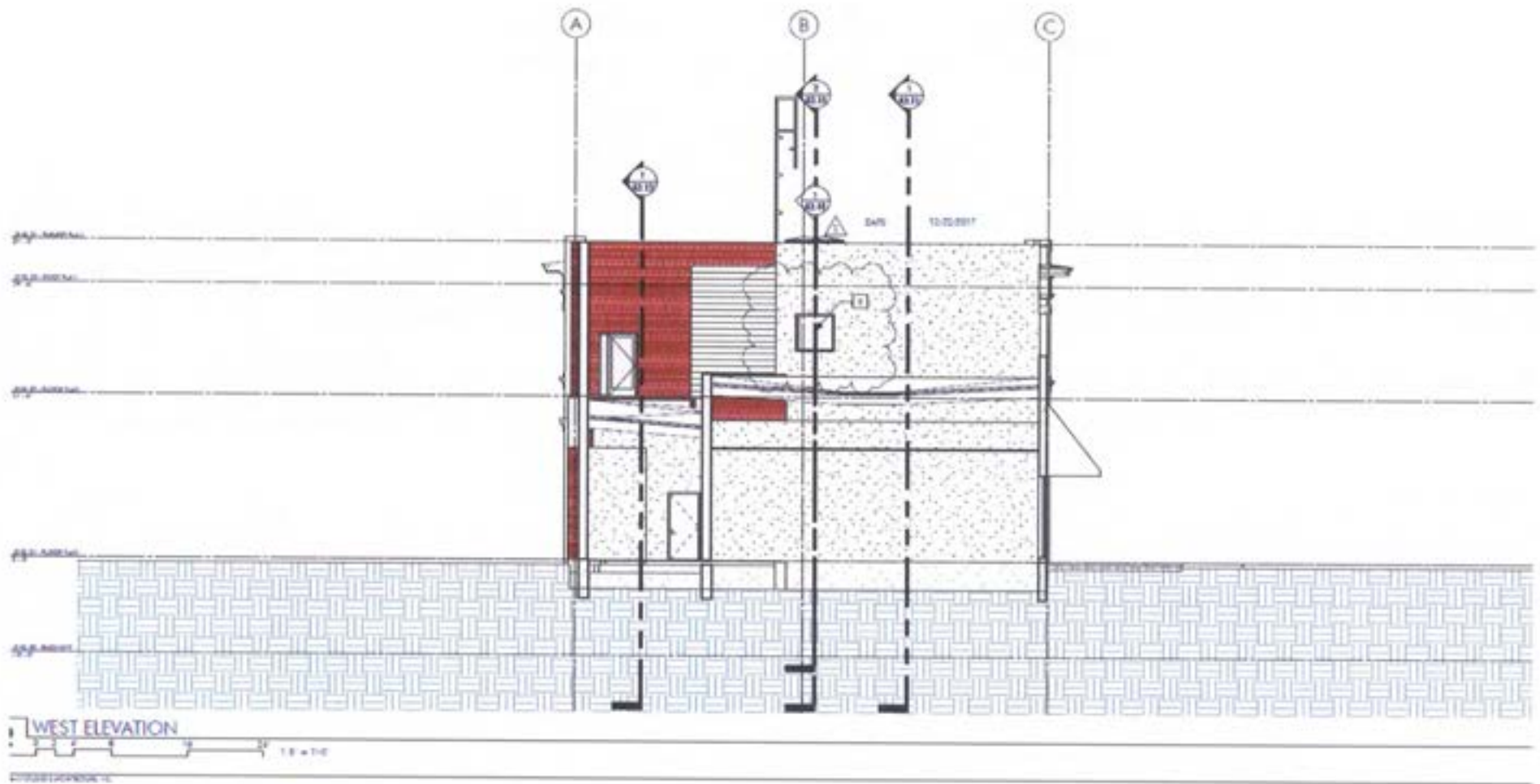


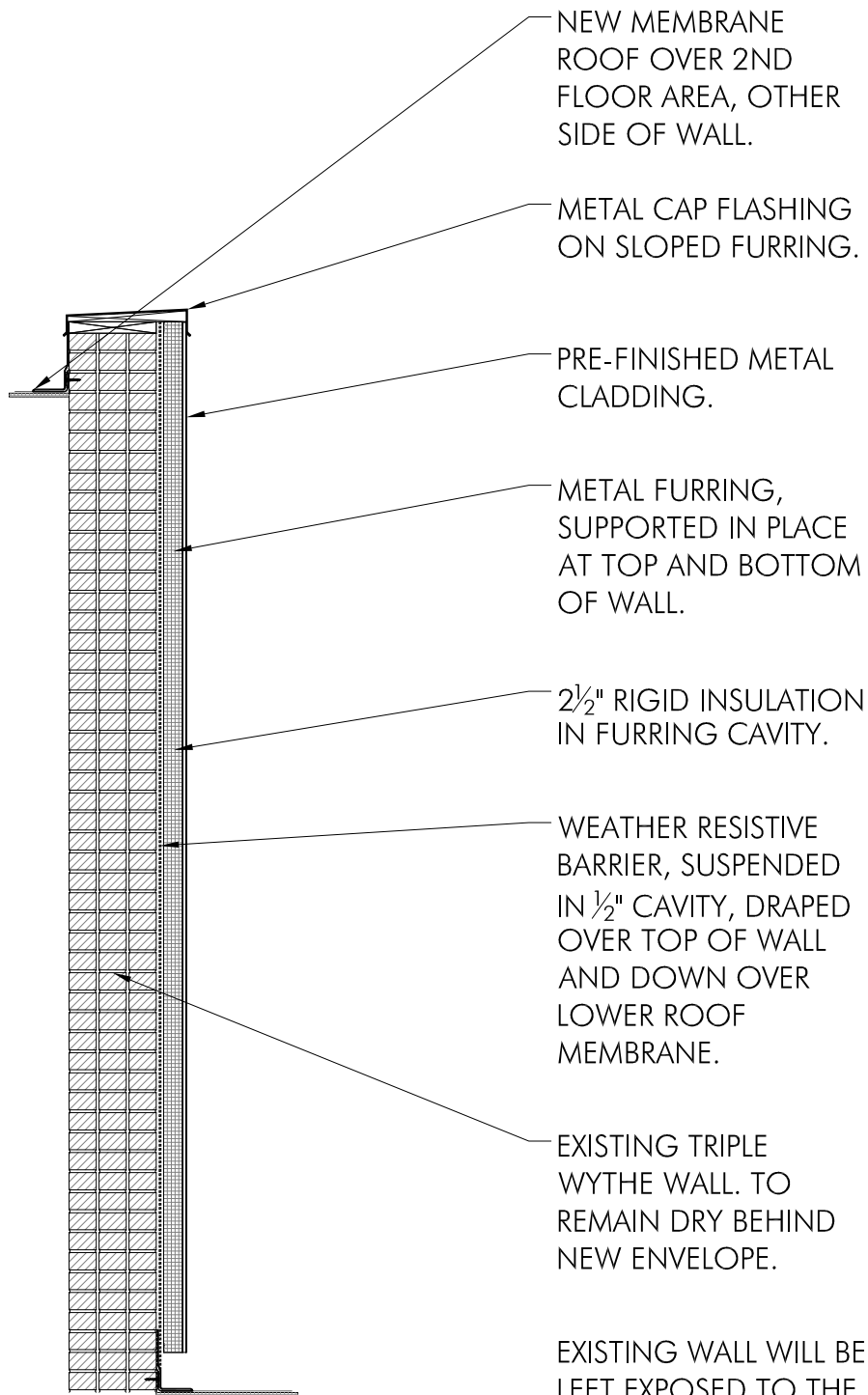
1890



1926-1950

Sanborn Maps: 201 Commercial Street NE Salem OR





EXISTING WALL WILL BE  
LEFT EXPOSED TO THE  
INTERIOR TO ALLOW  
DIFFUSION OF  
MOISTURE CURRENTLY  
IN THE BRICK.  
MOISTURE CONTENT  
IN THE WALL WILL BE  
CONSISTENT WITH  
THE INDOOR  
ENVIRONMENT.



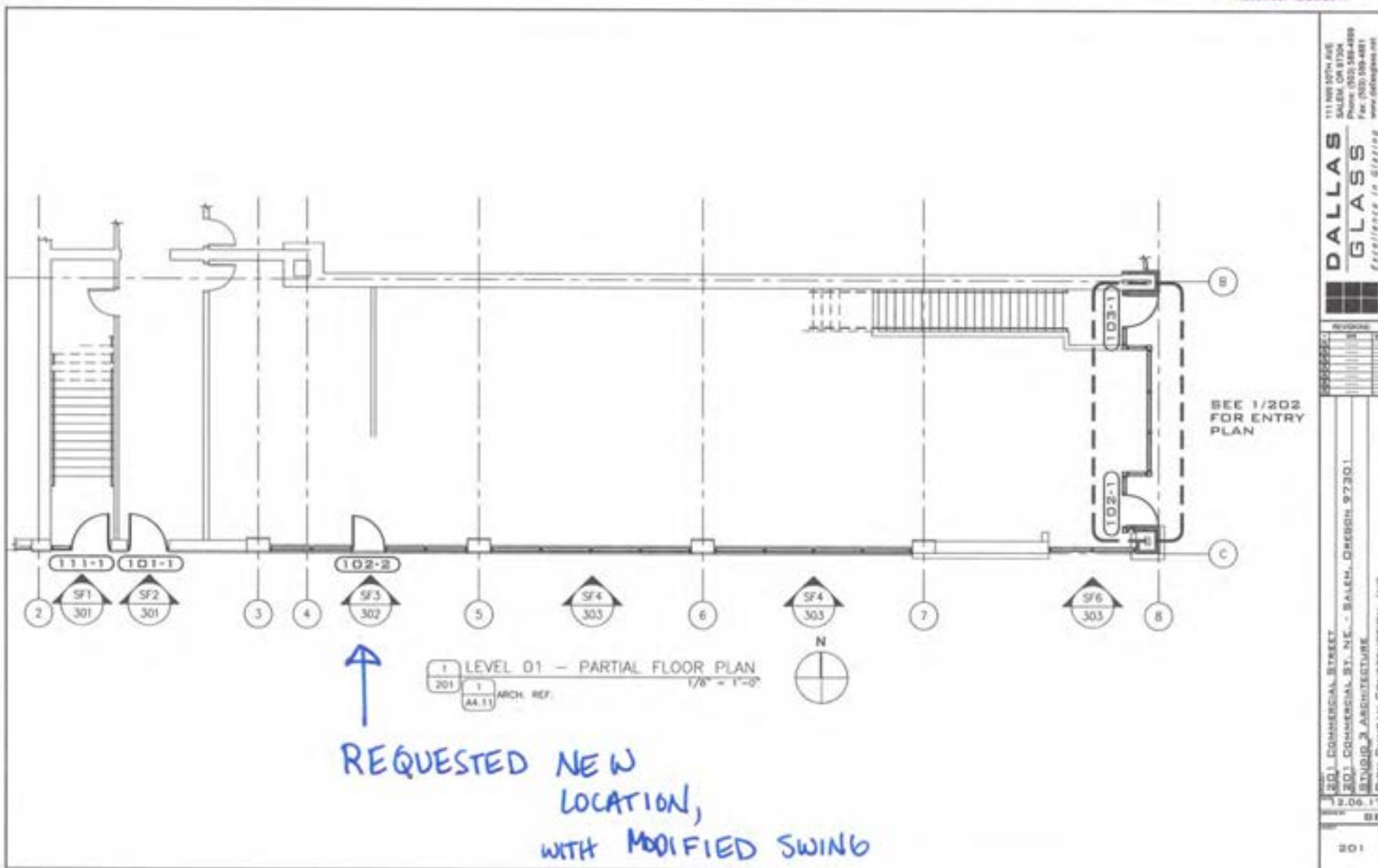












**From:** SEARS Joy \* OPRD [mailto:Joy.Sears@oregon.gov]  
**Sent:** Tuesday, February 06, 2018 4:27 PM  
**To:** Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>  
**Cc:** Sally Long <SJLong@cityofsalem.net>  
**Subject:** RE: Request for Comments HIS17-40MOD1

Hello Kimberli,

Thank you for the opportunity to present courtesy comments on this project. The current proposal to cover the historically stucco covered brick masonry on the rear of 211 Commercial with sheet metal is an inappropriate repair that does not meet the Standards. There is a great concern about trapping moisture behind the sheet metal and in the historic masonry wall that will lead to greater problems with deterioration. If there is a moisture problem that is trying to be solved, then the historic stucco should be cleaned and patched with carefully selected stucco material that is compatible to the historic stucco and then either painted with a breathable mineral paint for the best but more expensive suggestion for lower maintenance or regular latex paint for a less expensive but more maintenance intensive treatment.

Sincerely,  
Joy

**Joy Sears**  
**Restoration Specialist**

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

Phone 503-986-0688  
Email: [Joy.Sears@oregon.gov](mailto:Joy.Sears@oregon.gov)  
Website: [www.oregonheritage.org](http://www.oregonheritage.org)

“it is better to preserve than to restore and better to restore than to reconstruct”  
- A. N. Didron 1839