

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 PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS18-10

APPLICATION NO. : 18-106445-DR

NOTICE OF DECISION DATE: MARCH 21, 2018

SUMMARY: A proposal to install a new antenna at the rear of the W.T. Grant Store Building (c.1955).

REQUEST: Minor Historic Design Review of a proposal to install a new antenna at the rear of the W.T. Grant Store Building (c.1955), a non-historic, non-contributing building in Salem's Downtown Historic District, zoned CB (Central Business) zone, and located at 260 Liberty Street NE, 97301 (Marion County Assessor's Map and Tax Lot number: 073W22DC06900).

APPLICANT: Gretchen Stone, CB Two Architects for F.T. LLC

LOCATION: 260 Liberty Street NE / 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.045. Standards for Non-Contributing Buildings and Structures in Commercial Historic Districts.

FINDINGS: The findings are in the attached Decision dated March 21, 2018.

DECISION: The **Historic Preservation Officer** (a Planning Administrator Designee) **APPROVED** Historic Design Review HIS18-10 based upon the application materials deemed complete on March 20, 2018 and the findings as presented in this report.

*This Decision becomes effective on **April 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 this decision must be exercised by **April 6, 2020** or this approval shall be null and void.

Application Deemed Complete:	<u>March 20, 2018</u>
Notice of Decision Mailing Date:	<u>March 21, 2018</u>
Decision Effective Date:	<u>April 6, 2018</u>
State Mandate Date:	<u>July 18, 2018</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net; 503.540.2391

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., Thursday, April 5, 2018.**

The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (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 Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission 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>

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS18-10
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS18-10)
260 LIBERTY ST NE) MARCH 21, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Gretchen Stone on behalf of F.T. LLC, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to install a new antenna at the rear of the W.T. Grant Store Building (c.1955).

REQUEST: Minor Historic Design Review of a proposal to install a new antenna at the rear of the W.T. Grant Store Building (c.1955), a non-historic, non-contributing building in Salem's Downtown Historic District, zoned CB (Central Business) zone, and located at 260 Liberty Street NE, 97301 (Marion County Assessor's Map and Tax Lot number: 073W22DC06900).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

DECISION

APPROVED based upon the application materials deemed complete on March 20, 2018 and the findings as presented in this report.

FINDINGS

1. Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Analysis of Minor Historic Design Review Approval Criteria

The applicant is proposing to install a new emergency responder radio antenna to the edge of the roof on the east façade of the W.T. Grant Building, fronting the alley. The antenna will be attached to the building using metal brackets, and the top of the antenna will extend approximately 3 ½' above the roof. Staff determined that the following standards from SRC 230.045(j) (Mechanical Equipment) are applicable to this project.

FINDINGS:

Standards for Non-Contributing Buildings and Structures in Commercial Historic Districts (230.045) Modifications to non-contributing buildings in commercial historic districts shall comply with this section.

230.045(j) Mechanical Equipment and Service Areas. Addition and replacement of mechanical equipment, including, but not limited to heating and cooling systems, solar panels and telecommunications equipment, and service areas including, but not limited to dumpster enclosures, is allowed.

(1) Materials. *Materials shall be harmonious in type, color, scale, texture and proportions with the building and the district generally.*

Findings

The proposed new antenna and associated brackets are metal, a material commonly found throughout the W.T. Grant Building and the Downtown Historic District, thereby meeting SRC 230.045(j)(1).

(2) Design.

(A) *Mechanical equipment and service areas should be located out of public view and designed as an integral part of the overall building design.*

Findings

The proposed new antenna is attached to the edge of the roof, located at the rear of the W.T. Grant Building fronting the alley, and not easily visible, thereby meeting SRC 230.045(j)(2)(A).

(B) *Mechanical equipment and service areas should be placed at the rear of the building, recessed on the roof of the building, or screened by appropriate fencing.*

Findings

The proposed new antenna is placed at the rear of the building, on the edge of the roof, thereby meeting SRC 230.045(j)(2)(B).

(C) *Low-profile mechanical units and elevator shafts may be placed on rooftops*

if they are not visible from the street, or set back and screened from view.

Findings

The applicant is not proposing new mechanical units, therefore this standard is not applicable to the evaluation of this proposal.

(D) Solar panels should have low profiles and not be visible from right-of-way, other than alleys, and shall be installed in a manner that minimizes damage to historic materials.

Findings

The applicant is not proposing new solar panels, therefore this standard is not applicable to the evaluation of this proposal.

(E) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.

Findings

The applicant is not proposing new skylights, therefore this standard is not applicable to the evaluation of this proposal.

(F) Mechanical equipment placed at street level should be screened in a manner that is compatible with the streetscape and adjacent buildings.

Findings

The applicant is not proposing new mechanical equipment at street level, therefore this standard is not applicable to the evaluation of this proposal.

(G) New skylights and vents shall be placed behind and below the parapet level.

Findings

The applicant is not proposing new skylights or vents, therefore this standard is not applicable to the evaluation of this proposal.

DECISION

Based upon the application materials deemed complete on March 20, 2018 and the findings as presented in this report, the application for HIS18-10 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designe

Attachments: A. Vicinity Map
B. National Register Excerpt and Historic Photo
C. Applicant's Submittal Materials
D. SHPO Letter

Application Deemed Complete: March 20, 2018
Notice of Decision Mailing Date: March 21, 2018
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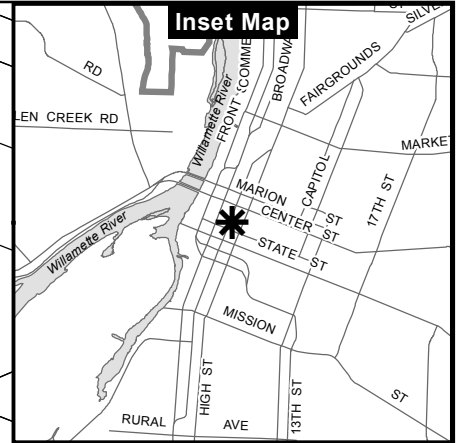
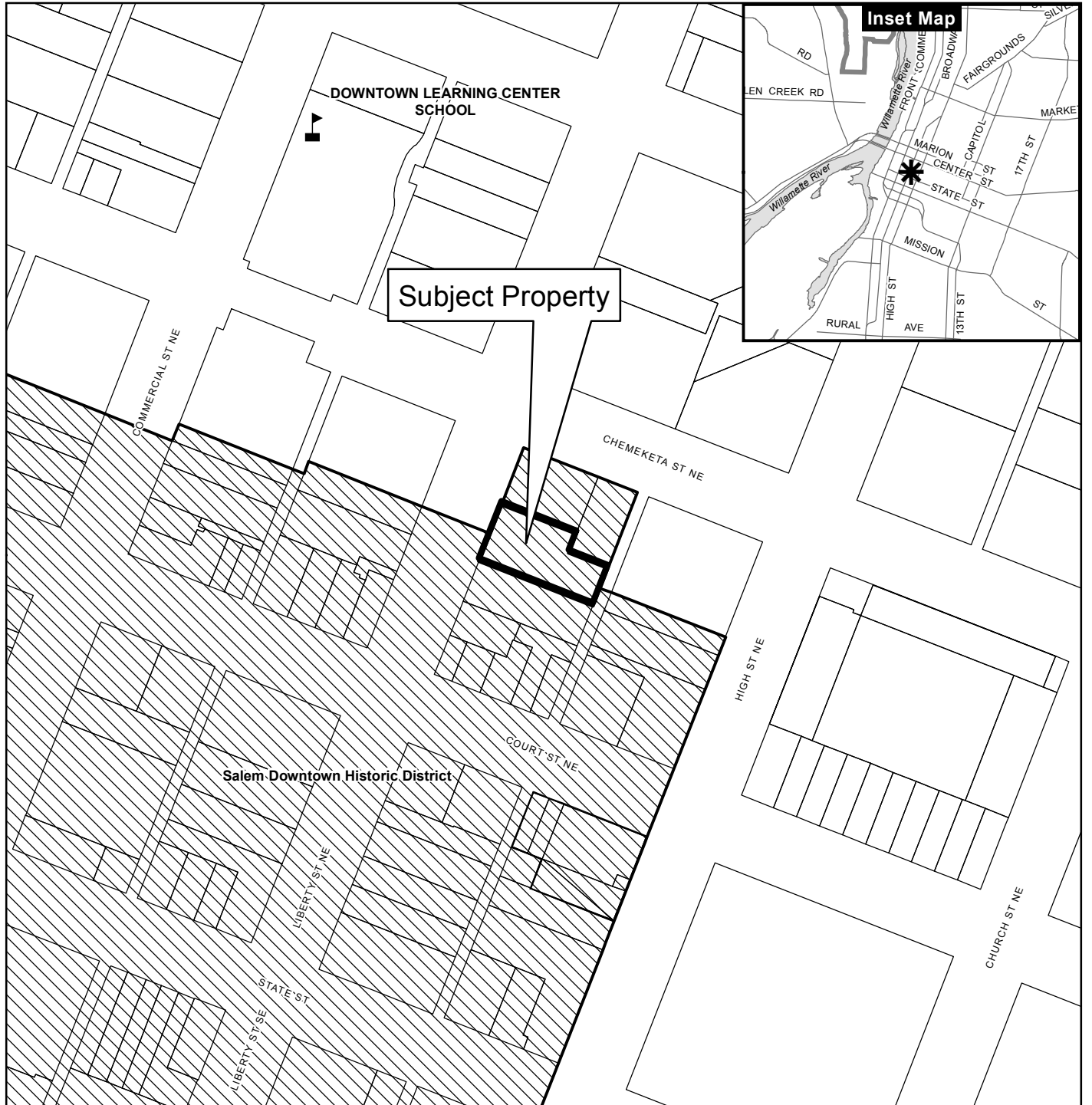
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The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

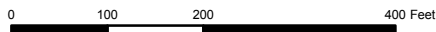
The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

Vicinity Map 260 Liberty ST NE



Legend

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



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National Register of Historic Places

Continuation Sheet

Section Number: 7 Salem Downtown Historic District

***DRAFT EXCERPT* (Revised pending National Park Service/SHPO Approval)**

260 Liberty Street, NE

Classification: Non-Historic, Non-Contributing

Current Name: Office Building (W.T. Grant Store)

Year of Construction: c. 1955

Legal Description: 073W22DC06900; Salem Add., Lot 7, Block 22

Owner(s): F.T. LLC

P.O. Box 4772

Portland, OR 97208

Description: This is a rectangular two-story commercial building constructed of concrete. Changes to the appearance of the building include the covering of the building with marble and granite, storefront/office windows with anodized sash, and an umbrella awning. The original architectural detail on façade has been lost to modifications within the last fifty years and it does not contribute to the district in its current condition.



According to the nomination documents and the historic photo, this building was constructed in 1928 as the Elfstrom and Eyre Department Store. The nomination documents note that the building has been remodeled significantly in the 1970s and the building is therefore historic non-contributing.

City of Salem staff completed additional research to confirm this assessment, and after noting that the Sanborn Fire Insurance maps state that the existing building was constructed in 1955, found an article from the Statesman on November 17, 1955 confirming the construction and official opening of the W.T. Grant Co. Store in 1955. Further research confirmed that this site in fact has never housed the Elfstrom and Eyre Department Store which was actually located within Salem's downtown at 340 Court (the New Breyman Building) which is still extant. The Elfstrom and Eyre Department Store was moved to 260 Liberty St. S, which may have been the source of the original confusion.

The Statesman article notes that "the facade of the new Grant's has been designed along simple modern lines. The headline said: "Marble front marks face of new Department Store." It also included a new dining counter with a 'magic conveyor'.

The SHPO has confirmed that the designation should be changed to non-historic, non-contributing to Salem's Downtown National Register District, because it was constructed after the period of significance for the District (**Attachment D**).

While the official evaluation of the building can only be formally changed by the National Park Service in consultation with the Oregon SHPO and the State Advisory Committee on Historic Preservation, staff recommends that the Historic Landmarks Commission find that the historic name of this building is the W.T. Grant Co. Building and the construction date for this building is actually 1955. Staff further recommends the HLC find that the building is non-historic, noncontributing to the Downtown National Register District.

Case No. _____

Historic Alteration Review Worksheet

Site Address: 260 Liberty Street NE

Resource Status: Contributing Non-Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

Chose One: Commercial District Individual Resource Public District
Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) _____

New:

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

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

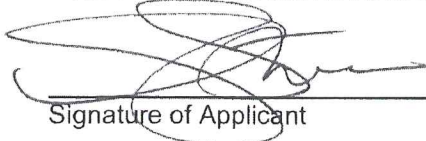
Project's Existing Material: N/A Project's New Material: Antenna

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:

Developer requires small emergency responder radio antenna (required in accordance with OSSC Sections 510.2-510.5 and 1103.2) mounted to the upper east elevation that extends above roof line on the alley elevation approximately 3 to 3 1/2 feet. While the antenna is visible from the alley, it will not be visible from Liberty Street or Court Street due to the existing parapet and buildings in the way. It may be minimally visible from Chemeketa; however, there are similar and larger types of equipment installed on other buildings in the area.

The antenna is attached to a post type bracket that take the electrical/fiber wire connection up through it so that it can power the antenna. The bracket is attached to the east facade by a square plate that is approximately 6" X 6" that is bolted to the facade near the top of the parapet wall just below the parapet cap. Exterior siding material on this elevation is stucco/plaster it is unknown if it is original.



Signature of Applicant

3.16.18

Date Submitted/Signed

Historic Alteration Review WorksheetSite Address: 260 Liberty Street NEResource 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: N/A Project's New Material: Antenna**Project Description**

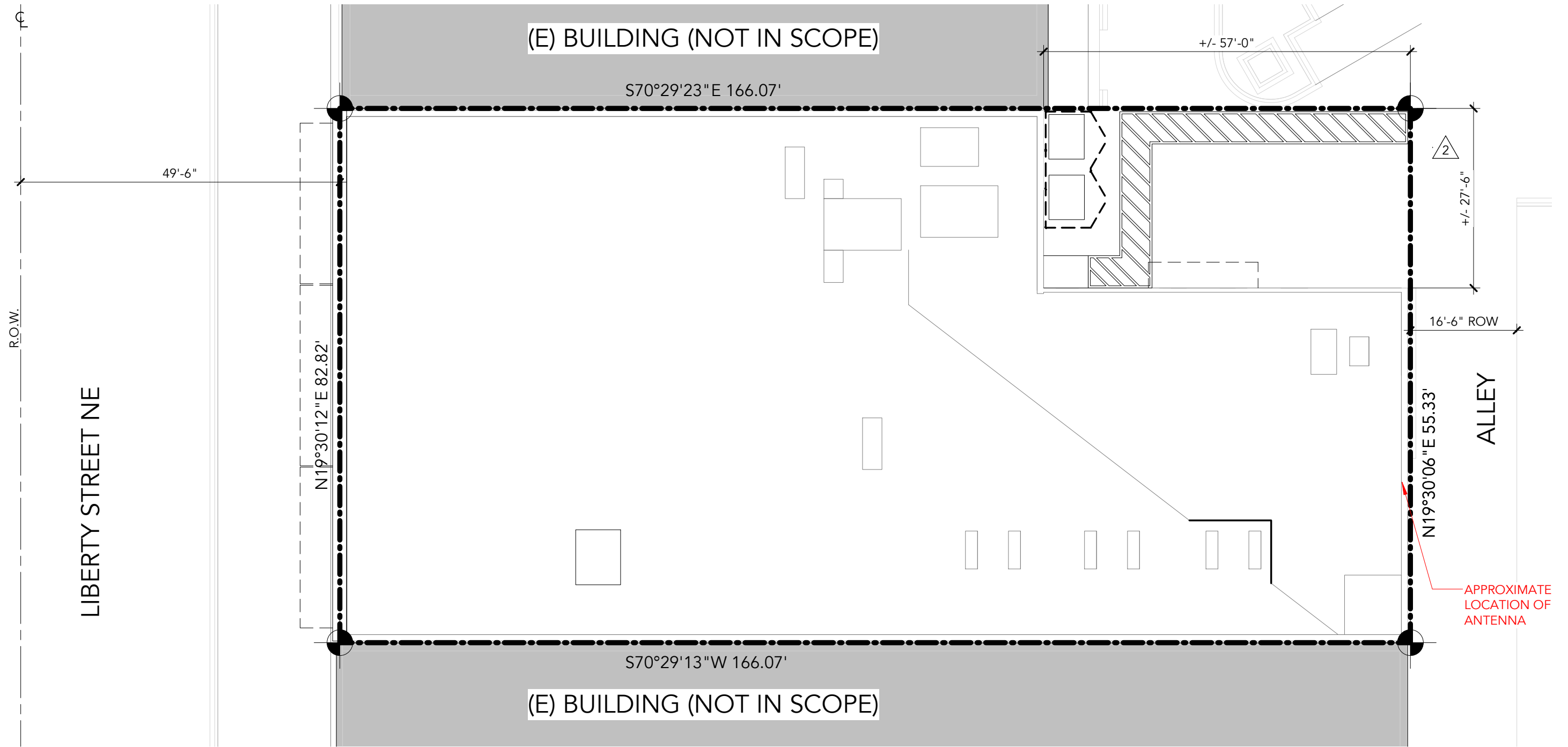
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 Signature of Applicant
2.28.10

Date Submitted/Signed





746-896 MHz Yagi Antenna (11 dBi)

Model Numbers

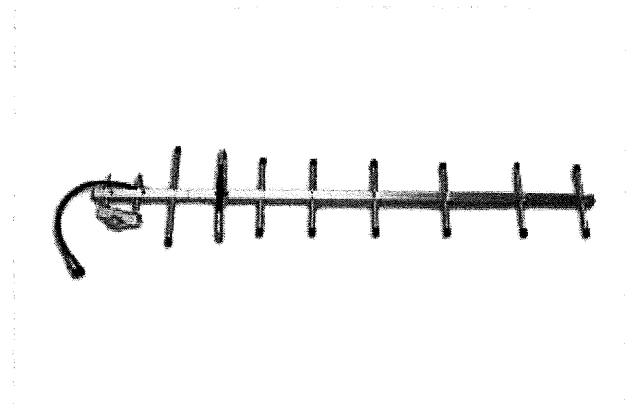
- CSI-AY/746-896/11

Frequency Range

- 746-896 MHz

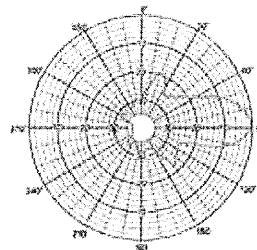
Features & Benefits

- 11 dBi Gain
- 8 Elements
- Hermetically Sealed Driven Element
- Rugged Lightweight Design
- Stainless Steel Hardware
- Broad Bandwidth

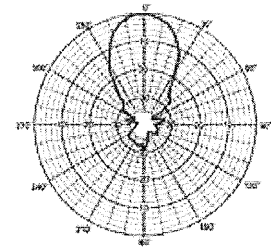


746-896 MHz Yagi Antenna, 11 dBi

Radiation Patterns



Vertical



Horizontal

Electrical Specifications

Gain	11 dBi
VSWR	<1.7:1
Horizontal Beamwidth	48°
Vertical Beamwidth	42°
Polarization	Vertical
Maximum Input Power	100 Watts
Electrical Down tilt	0°
Front-back Ratio	>16 dB

Specifications subject to change without notice.

Mechanical Specifications

Number of Elements	8
Connector	N-Female
Lightning Protection	Direct Ground
Rated Wind Speed	134 mph (200 kph)
Dimensions	33.1 x 8 x 2.2 in
Antenna Weight	1.76 lbs
Mounting Hardware	U-Bolt
Included Mounting Hardware Fits 1 7/8" OD Pipe	



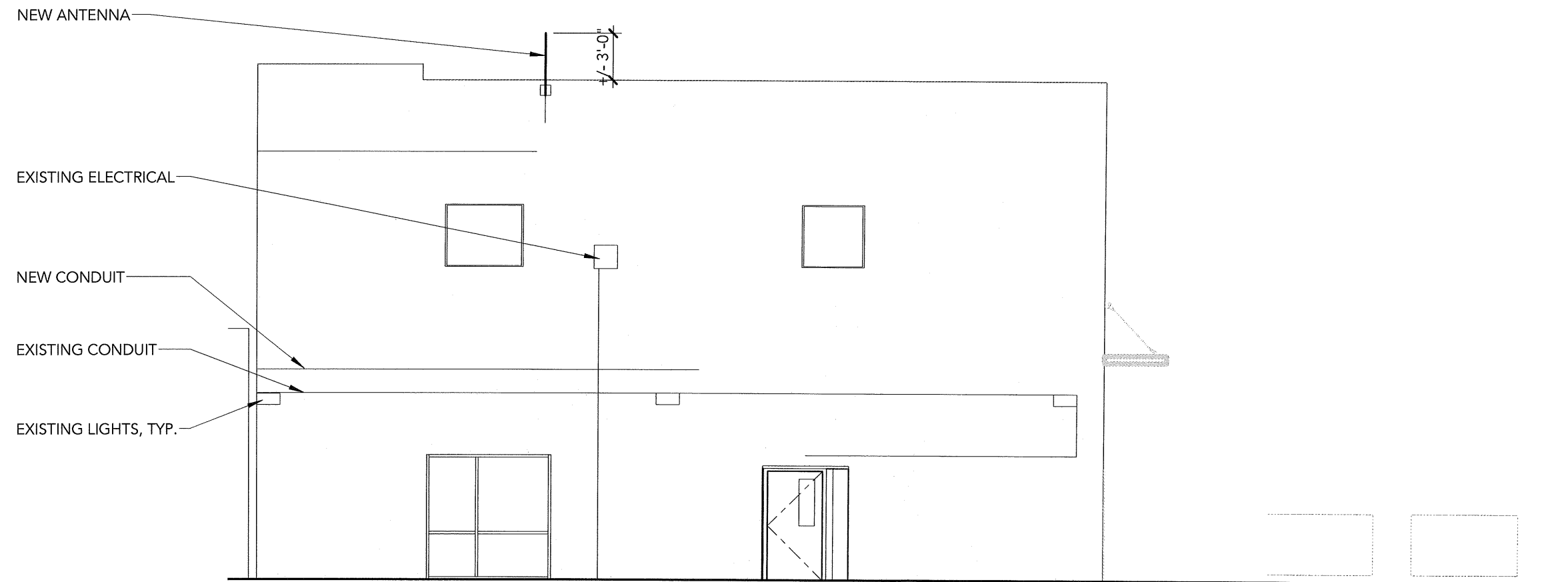
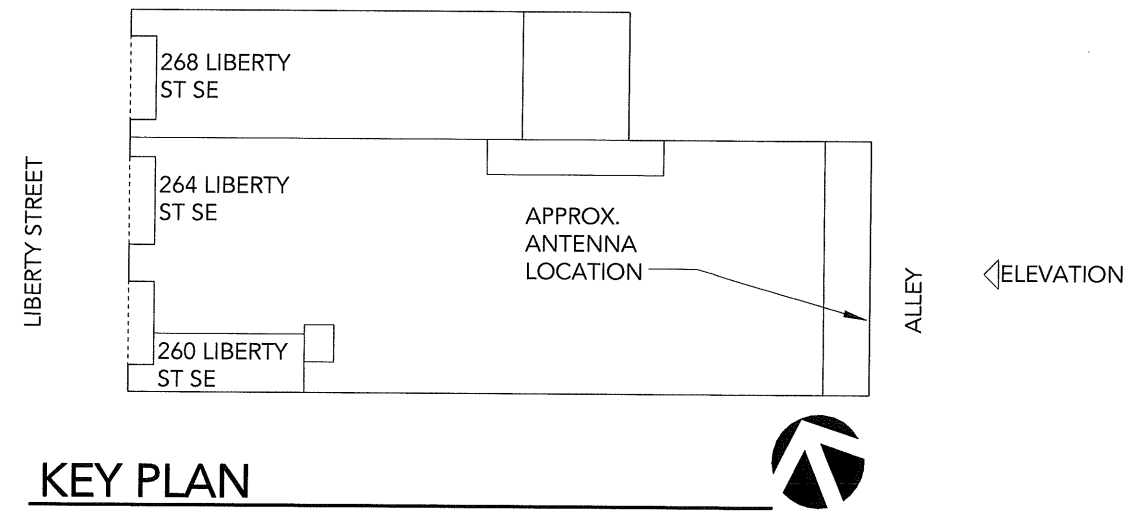
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030-200218 rA 01/12/15





ANTENNA EAST ELEVATION

SCALE: 1/8" = 1'-0"

CB TWO ARCHITECTS
 500 Liberty Street SE, Suite 100
 Salem, Oregon 97301
 Ph: 503.480.8700 / Fx: 503.480.8701

260 LIBERTY ST.
 260 LIBERTY ST. NE
 SALEM, OR 97301

EMERGENCY
 RESPONDER
 ANTENNA

HLC



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org

November 9, 2016

Kimberli Fitzgerald
Historic Preservation Officer
555 Liberty St. SE, Room 305
Salem, OR 97301



RE: 206 Liberty Street NE

Dear Kimberli,

Thank you for providing our office with the corrected information concerning the identification and original construction date of the building at 260 Liberty St. NE. From the evidence provided by your office, it is clear that the building was in fact misidentified, and was not attributed with the correct construction date. We agree that the building in question is actually the W.T. Grant Co. Store, built in 1955. Because the actual construction date of the building post-dates the 1950 close of the identified period of significance for the Salem Downtown National Historic District, the building should be properly classified as "Non-contributing/ Out-of-Period" with specific reference to the historic district. It is worth noting that the building may still be individually eligible if research indicates that the National Register criteria for individual listing are met. We will make the appropriate change in our records, but please note that this change will not be reflected in the official records held by the National Park Service (NPS) until such time as an update form is prepared and submitted to them. Please contact our office if/when the City is prepared to file an update with the NPS.

If you have any additional questions, or require clarification regarding any of the subjects in this letter, please feel free to contact me.

Sincerely,

Jason M. Allen, M.A.
Historic Preservation Specialist
(503) 986-0579
Jason.allen@state.or.us

