

# 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 MODIFICATION CASE NO: HIS16-34 MOD1

APPLICATION NO. : 17-104529-DR

NOTICE OF DECISION DATE: **MARCH 17, 2017**

**REQUEST:** Major Historic Design Review of a proposal to modify the north and eastern (secondary) facades of the W.T. Grant Store(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 FT LLC

**LOCATION:** 260 Liberty Street NE

**CRITERIA:** Salem Revised Code Chapter 230.070 General Guidelines for Non-Contributing Buildings and Structures in Commercial Districts.

**FINDINGS:** The findings are in the attached Staff Report dated March 16, 2017.

**DECISION:** The Historic Landmarks Commission **APPROVED** Historic Design Review Case No. HIS16-34MOD1.

**VOTE:**

**Yes 5 No 0 Abstain 2 (Morris, Sund) Absent 2 (Schutte, Hendrie)**

  
\_\_\_\_\_  
Kevin Sund, Chair  
Historic Landmarks Commission

This Decision becomes effective on **April 4, 2017**. 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).

Application Deemed Complete: February 23, 2016  
Public Hearing Date: March 16, 2017  
Notice of Decision Mailing Date: March 17, 2017  
Decision Effective Date: April 4, 2017  
State Mandate Date: June 23, 2017

Case Manager: Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net); 503.540.2397

The rights granted by this decision must be exercised by **April 4, 2019**, or this approval shall be null and void. A copy of the staff report is attached.

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., April 3, 2017.**

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>**

BEFORE THE SALEM HISTORIC LANDMARKS COMMISSION  
MAJOR - Discretionary Review  
Historic Review Case No. 16-34 MOD1 / 17-104529-DR

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Planning Administrator <sup>LA</sup>

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer <sup>KF</sup>

HEARING DATE: March 16, 2017

CASE NO.: Historic Design Review Case No. HIS16-34 MOD1

APPLICATION SUMMARY: A proposal to modify the north and eastern (secondary) facades of the non-historic, non-contributing W.T. Grant Co. building.

LOCATION: 260 Liberty Street NE

REQUEST Major Historic Design Review of a proposal to modify the north and eastern (secondary) facades of the W.T. Grant Store(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 FT LLC

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230  
230.070 General Guidelines for Non-Contributing Buildings and Structures in Commercial Districts

RECOMMENDATION: APPROVE

PROCEDURES

**Historic Landmarks Commission Review & Decision**

Under Salem Revised Code (SRC) Chapter 230, no development permit shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the projects conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to Salem Revised Code (SRC) 230.020(f), historic design review approval shall be granted if the application satisfied the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

### **120-Day Requirement**

The state mandated 120-day deadline to issue a final local decision, including any local appeals in this case, is June 23, 2017, unless an extension is granted by the applicant.

## **APPLICATION PROCESSING**

### **Subject Application**

1. On February 23, 2017, the applicant submitted materials for a Major Historic Design Review to modify the secondary facades of the historic non-contributing W.T. Grant building.
2. The application was deemed complete for processing on February 23, 2017.

### **Public Notice**

1. Notice of the public hearing was mailed to the owners of all property within 250 feet of the subject property on February 23, 2017 (**Attachment A**).
2. The property was posted in accordance with the posting provision outlined in SRC 300.620.

## **TESTIMONY RECEIVED**

### **Neighborhood Association Comments**

The subject property is located within the Central Area Neighborhood Development Organization (CANDO). As of the date of publication, no comments were received from the neighborhood association.

### **Public Comments**

All property owners within 250 feet of the subject property were mailed notification of the proposal on February 23, 2017. Notice of public hearing was also posted on the subject property. As of the date of publication, no comments have been received.

### **Public Agency Comments**

Under the original application, the Oregon State Historic Preservation Office (SHPO) submitted a letter (**Attachment B**) in support of correcting the designation of the resource at 260 Liberty Street NE.

## City Department Comments

The Building and Safety Division indicates that this project will require building permits.

## FACTS & FINDINGS

### Background Information

Under the original application, HIS16-34, staff confirmed with the Oregon SHPO that the original nomination was incorrect, and that this resource is not the 1928 Elfstrom and Eyre Department Store, but the 1955 W.T. Grant Co. Store, a non-historic non-contributing resource in the Downtown Historic District. 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 B**). 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, as part of the original hearing for this case, the HLC found that the building is non-historic, non-contributing to the Downtown National Register District. The HLC approved the applicant's proposal to modify the front façade of the W.T. Grant Co. Store on November 18, 2016, under HIS16-34 (**Attachment D**).

### Historic Design Review

The applicant has proposed to modify the existing approval, and request approval to modify the secondary facades of the W.T. Grant Co. Store. Specifically, they have proposed to remove and replace windows on the second floor of the east elevation; replace the existing double doors and replace the existing rollup door with a storefront system. The proposed changes to the north elevation include: installation of four new windows on the second floor; installation of a new rollup door and awning and installation of a new egress door. The proposed alterations will only impact the resource's secondary facades fronting the alley at the rear of the resource, and not be visible from Liberty Street NE. SRC Chapter 230.070 specifies the guidelines applicable to this project. For the applicant's full response, please refer to **Attachment C**.

## FINDINGS

**230.070. General Guidelines for Non-Contributing Buildings and Structures.** *In lieu of the standards for non-contributing buildings and structures set forth in SRC 230.030 and SRC 230.045 of this section, an applicant may make changes to a non-contributing building or structure, regardless of type of work, which shall conform to the following guidelines:*

**(a) Materials shall be consistent with those present in buildings and structures in the district generally.**

**Finding:** The applicant is proposing an in-kind replacement of the windows on the east elevation which are fixed within a metal frame. The proposed new storefront on the southern end of the ground level on the east façade will be glass and metal, and the replacement door on this façade will also be of metal. The proposed four new windows on the eastern end of the

The proposed new egress door, roll up door and awning on the north elevation will be of metal. The proposed materials are common throughout this Downtown Historic District and compatible with the W.T. Grant Co. Store building and the surrounding historic district. Staff recommends that the HLC find that SRC 230.070(a) has been met for this proposal.

***(b) Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district. Factors in evaluating compatibility include, but are not limited to:***

***(1) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, generally.***

**Finding:** The applicant is proposing an in-kind replacement of the existing windows on the eastern elevation. The opening containing the roll-up door on this elevation will be replaced with a new glass and metal storefront, and the opening will not be enlarged. The existing door on this façade will be replaced within the existing opening. The eastern elevation will be altered with the installation of four new fixed window openings on the second floor, of a size and scale to match the windows on the eastern façade. A new main door, roll up door, and awning will be installed on this façade on the ground level. These alterations, located at the rear of the W.T. Grant Co. Store building, reflect the spacing, scale, and placement of these type of features commonly found at the rear of commercial buildings fronting the alley throughout the historic district. Staff recommends that the HLC find that SRC 230.070(b)(1) has been met for this proposal.

***(2) The location is at the rear, or on an inconspicuous side, of the building or structure.***

**Finding:** The applicant is proposing alterations to the secondary facades located at the rear of the W.T. Grant Co. store building. Staff recommends that the HLC find that SRC 230.070(b)(2) has been met for this proposal.

***(3) The size and scale is consistent and harmonious with the buildings and structures in the district generally.***

**Finding:** The proposed alterations are limited to the secondary facades of the W.T. Grant Co. Store, and will not adversely impact any surrounding resources. The size and scale of the proposed alterations are compatible with the buildings and structures in the Downtown Historic district. Staff recommends that the HLC find that SRC 230.070(b)(3) has been met for this proposal.

***(4) The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district.***

**Finding:** The design of the proposed alterations, located at the rear of the W.T. Grant Co. Store building, reflect the type of design commonly found at the rear of contributing commercial buildings fronting the alley throughout the historic district. The design of the windows, storefront, and doors is non-ornamental and simplified, reflecting the architectural elements commonly found on the rear facades of commercial buildings throughout the district. Staff

recommends that the HLC find that SRC 230.070(b)(4) has been met for this proposal.

**(5) The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.**

**Finding:** The applicant has not proposed altering the footprint of the existing building. All proposed alterations are limited to the secondary facades at the rear of the W.T. Grant Co. Store building. This building, while non-historic non-contributing to the district, uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that are found on adjacent buildings and throughout the Downtown Historic District. Staff recommends that the HLC find that SRC 230.070(b)(5) has been met for this proposal.

### **RECOMMENDATION**

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal.

### **DECISION ALTERNATIVES**

1. **APPROVE** the proposal as submitted by the applicant and indicated on the drawings.
2. **APPROVE** the proposal with conditions to satisfy specific standard(s).
3. **DENY** the proposal based on noncompliance with identified standards in SRC 230, indicating which standard(s) is not met and the reason(s) the standard is not met.

- Attachments:
- A. Hearing Notice and Vicinity Map
  - B. Excerpt from National Register Historic Resource Document and Letter from the Oregon State Historic Preservation Office.
  - C. Applicant's Submittal Materials
  - D. HIS16-34 Decision

Prepared by Kimberli Fitzgerald, AICP, <sup>df</sup>Historic Preservation Officer



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

### *Audiencia Pública*

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

<b>CASE NUMBER:</b>	Historic Design Review Case No.HIS16-34 MOD1
<b>AMANDA APPLICATION NO:</b>	17-104529-DR
<b>HEARING INFORMATION:</b>	Historic Landmarks Commission, Thursday, March 16, 2017, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty St SE, Salem, OR 97301
<b>PROPERTY LOCATION:</b>	260 Liberty Street NE, Salem, OR 97301
<b>OWNER(S):</b>	SP Development II LLC
<b>APPLICANT / AGENT(S):</b>	Gretchen Stone for CB Two Architects LLC
<b>DESCRIPTION OF REQUEST:</b>	Major Historic Design Review of a proposal to modify the north and eastern (secondary) facades of the W.T. Grant Store(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).
<b>CRITERIA TO BE CONSIDERED:</b>	<p><b><u>MAJOR HISTORIC DESIGN REVIEW</u></b>  <b>General Guidelines for Non-Contributing Buildings and Structures</b></p> <p>Pursuant to SRC 230.070, an application for a Major Historic Design Review proposing changes to a non-contributing building or structure may be approved if the proposal conforms to the following guidelines:</p> <p>(a) Materials shall be consistent with those present in buildings and structures in the district generally.</p> <p>(b) Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district. Factors in evaluating compatibility include, but are not limited to:</p> <p>(1) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, generally.</p> <p>(2) The location is at the rear, or on an inconspicuous side, of the building or structure.</p> <p>(3) The size and scale is consistent and harmonious with the buildings and structures in the district generally.</p> <p>(4) The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district.</p> <p>(5) The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole. (Ord No. 34-10)</p>
<b>HOW TO PROVIDE TESTIMONY:</b>	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.



**HEARING PROCEDURE:**

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

**CASE MANAGER:**

**Kimberli Fitzgerald, Case Manager**, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net).

**NEIGHBORHOOD ORGANIZATION:**

Central Area Neighborhood Development Organization (CAN-DO), Woody Dukes, Land Use Chair; Phone: (503) 364-4230; Email: [Woodrow668@gmail.com](mailto:Woodrow668@gmail.com).

**DOCUMENTATION AND STAFF REPORT:**

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

[www.cityofsalem.net/notices](http://www.cityofsalem.net/notices)

**ACCESS:**

The Americans with Disabilities Act (ADA) accommodations will be provided on request.


**NOTICE MAILING DATE:**

February 23, 2017

***PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.***

***For more information about Planning in Salem:***

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

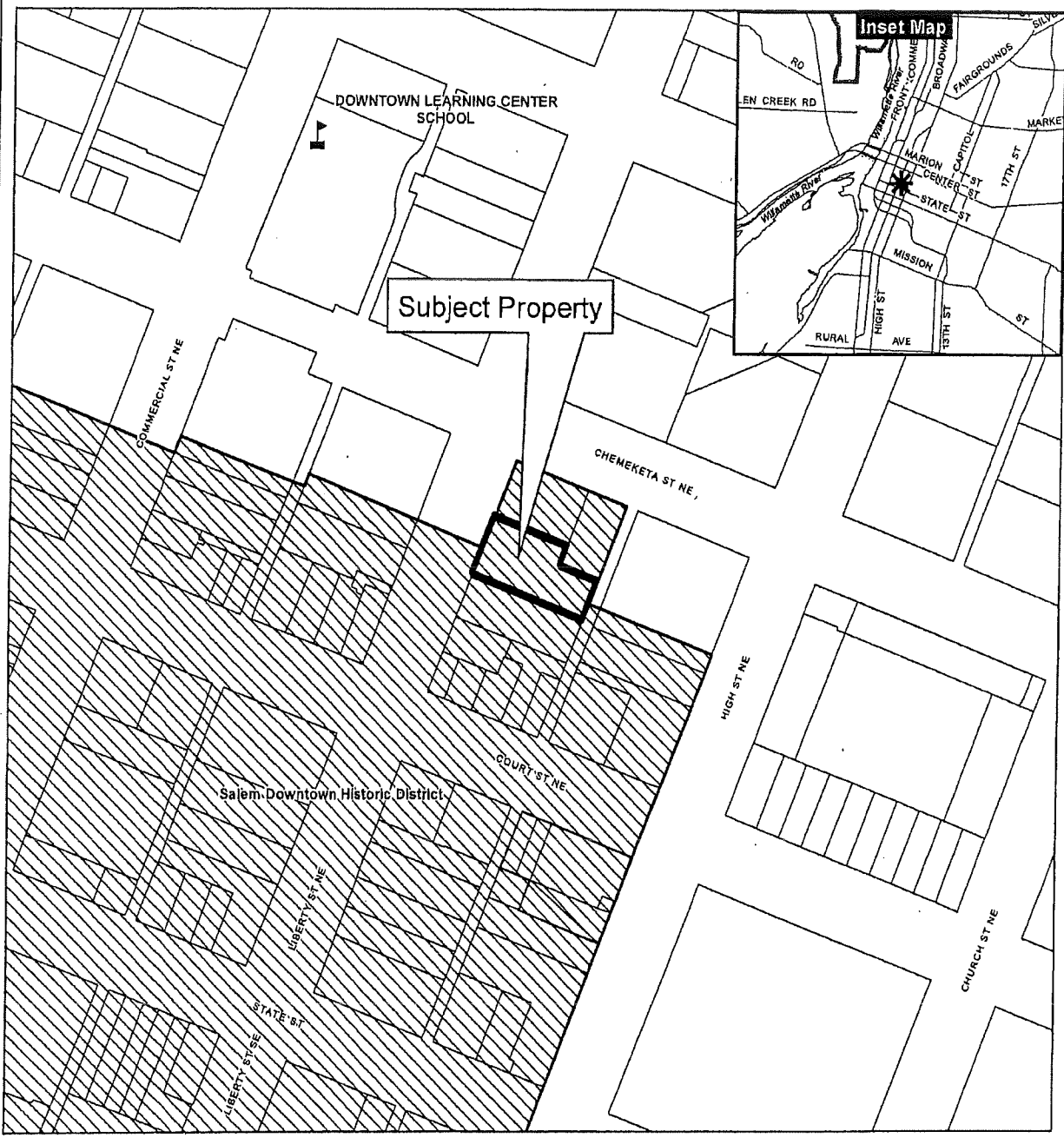
 [@Salem Planning](#)

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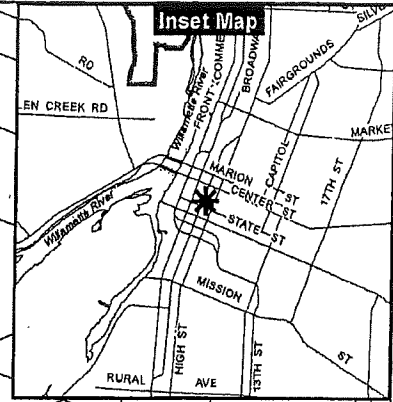
*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.*

TTD/TTY telephone 503-588-6439 is also available 24/7

# Vicinity Map 260 Liberty ST NE

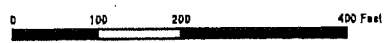


Subject Property



**Legend**

- |                       |                           |  |
|-----------------------|---------------------------|--|
| Taxlots               | Outside Salem City Limits | Parks  |
| Urban Growth Boundary | Historic District         | CITY OF Salem<br>AT YOUR SERVICE<br>Community Development Dept   |
| City Limits           | Schools                   | 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

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**260 Liberty Street, NE**

*Classification:* Historic Non-Contributing

*Historic Name:* Elfstrom & Eyre Department Store

*Current Name:* Office Building

*Year of Construction:* c.1928/1970s

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

*Owner(s):* Putnam, George  
Mark Salem Inc  
c/o ALP Associates  
12400 Wilshire Blvd Ste 1450  
Los Angeles, CA 90025

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 facade has been lost to modifications within the last fifty years and it does not contribute to the district in its current condition.



# 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](http://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](mailto:Jason.allen@state.or.us)



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: 6 total

**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: Masonry, metal, glass Project's New Material: same

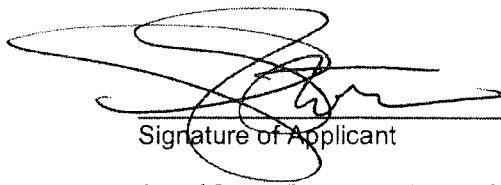
**Project Description**

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:

On east elevation/facade remove and replace: two second story windows; double solid doors; and remove roll-up door and replace with storefront.

On north elevation/facade install: 4 new second story windows; new roll-up door; new awning over roll-up door; and new egress door.

Additional detail and information is provided in included narrative and plans.



Signature of Applicant

2.17.17

Date Submitted/Signed

## Project Description

The existing property is located at 260 Liberty Street NE. Originally the building was constructed at the W.T. Grant Co. Store but has been vacant for several years. A proposal to make needed cosmetic updates to the buildings street façade was approved by Salem's Historic Landmarks Commission on November 17, 2016. Since that approval the developer and design team have been working on plans for the interior tenant spaces. During the design process it became clear that some existing openings on the east elevation needed replacement or minor modifications as well as adding additional windows to the second floor on the north elevation and relocating the delivery entrance to the rear portion of the north side will allow a the building to function more efficiently, reduced alley congestion and provided better daylighting for building tenants.

The current proposed improvements will be to the east and exposed portions of the north façade. As illustrated in the provided architectural drawings the developer would like to make updates to existing features on the east elevation by: remove and replacing windows on the second floor; replace the existing double doors; and replace the existing rollup door with a storefront system. Changes to the north elevation are proposed as follows: install four new windows on the second floor; install new rollup door to replace the one removed from the east elevation; install a new egress door; and install an awning over the rollup door.

The latest proposal will affect the east or alley façade and the portion of the north façade that is accessed from the alley only. The development team respectfully requests that City of Salem Historic Landmarks Committee and Planning Staff consider and approve the proposed changes because the proposed modifications are necessary for more effective use and they meet the criteria of SRC 230.045 Standards for Non-Contributing Buildings and Structures in Commercial Historic Districts as indicated on the following pages.

## General Guidelines for Non-Contributing Buildings and Structures.

As required by SRC 230.045 "Modifications to non-contributing buildings in Commercial historic districts shall comply with this section

- (a) Materials shall be consistent with those present in buildings and structures in the district generally."

Our project proposes to remove and replace existing windows on the east elevation, there will be no change in size or design style. The existing double metal doors on this same elevation will be replaced with new doors of a similar type. The existing metal roll up door will be replaced with a store front system of the same design style as what is being installed on the front of the building, the size of the opening will remain more or less the same.

On the north elevation new windows on the second floor are proposed, they will be the same style as what is proposed for the east elevation. A new metal rollup door is proposed on this same elevation to allow for more convenient loading and unloading and to replace the one that is being removed from the east side of the building. A new egress door will be installed on the north elevation; which will be consistent in materials as what is being installed on the east elevation. Additionally, an awning over the roll up door is proposed, it will be of similar style and materials of other existing awnings already found in the downtown core.

- (b) "Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district. Factors in evaluation compatibility include, but are not limited to:

- (1) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, generally."

As noted above, all proposed changes will be consistent with what already exists on the structure or in the case of the proposed storefront, of the same style as the front of the building for consistency.

- (2) "The location is at the rear, or on an inconspicuous side of the building or structure."

The proposed replacement and new is at the rear or back side of the building as desired.

- (3) "The size and scale is consistent and harmonious with the buildings and structures in the district generally."

As explained, the size and scale is consistent with the existing building and of those in the area.

- (4) "The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district."

This building is not non-historic, non-contributing so this criteria is not applicable. However, the design style and materials is consistent to the materials being used or already on the existing building.

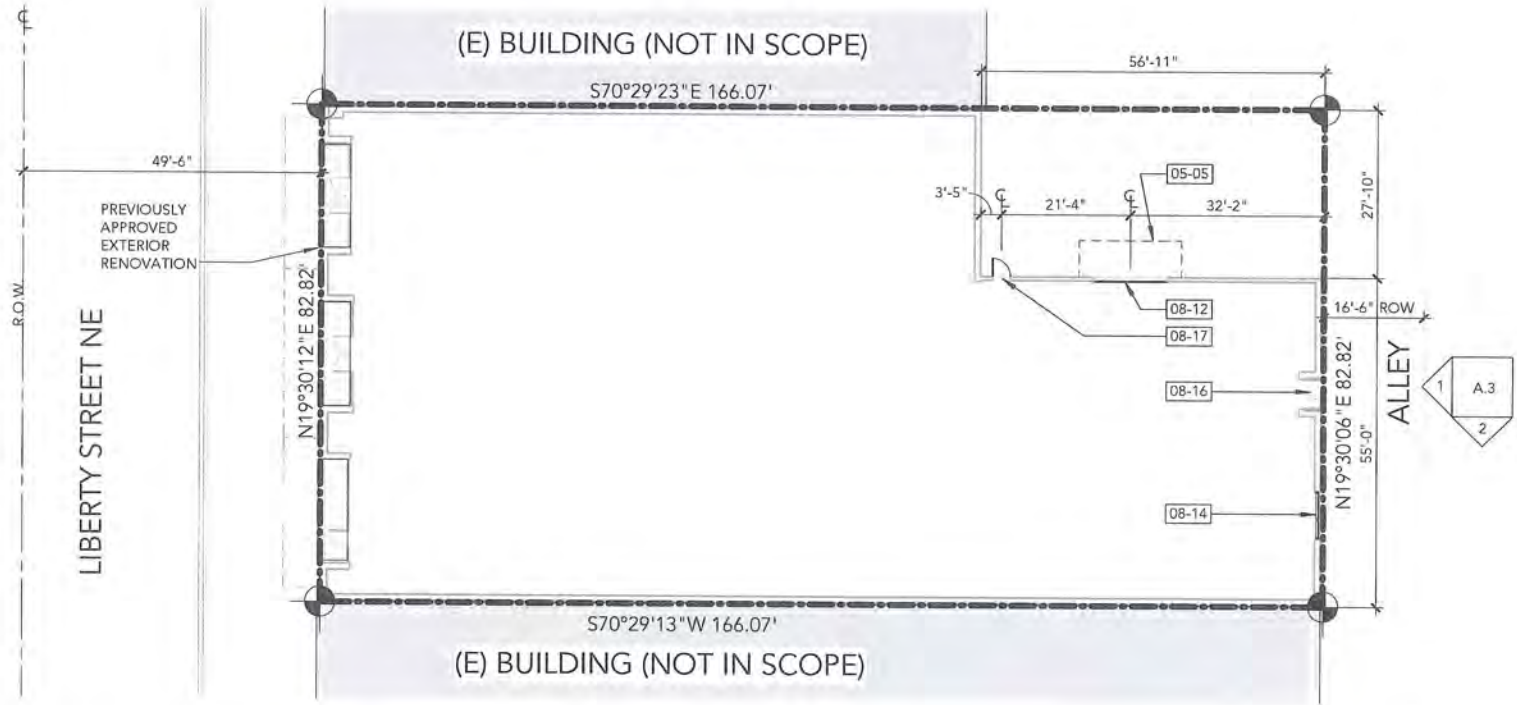
- (5) "The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole."

There is no change to the building footprint or structure.

The development team believes that there is ample information and evidence provided in this narrative as well as the provided plans to allow the Historic Landmarks Commission and City Staff to favorably approve the requested proposal.



KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
05-05	STEEL CANOPY
08-12	(N) OVERHEAD ROLLING DOOR
08-14	(N) STOREFRONT SYSTEM; CITY OF SALEM REQUIRES STOREFRONT $\geq$ 10'-0" HIGH REQUIRE ENGINEERING.
08-16	(N) NEW DOOR
08-17	(N) NEW EGRESS DOOR



1 GROUND FLOOR PROPOSED SITE & FLOOR PLAN  
SCALE: 1" = 20'-0"

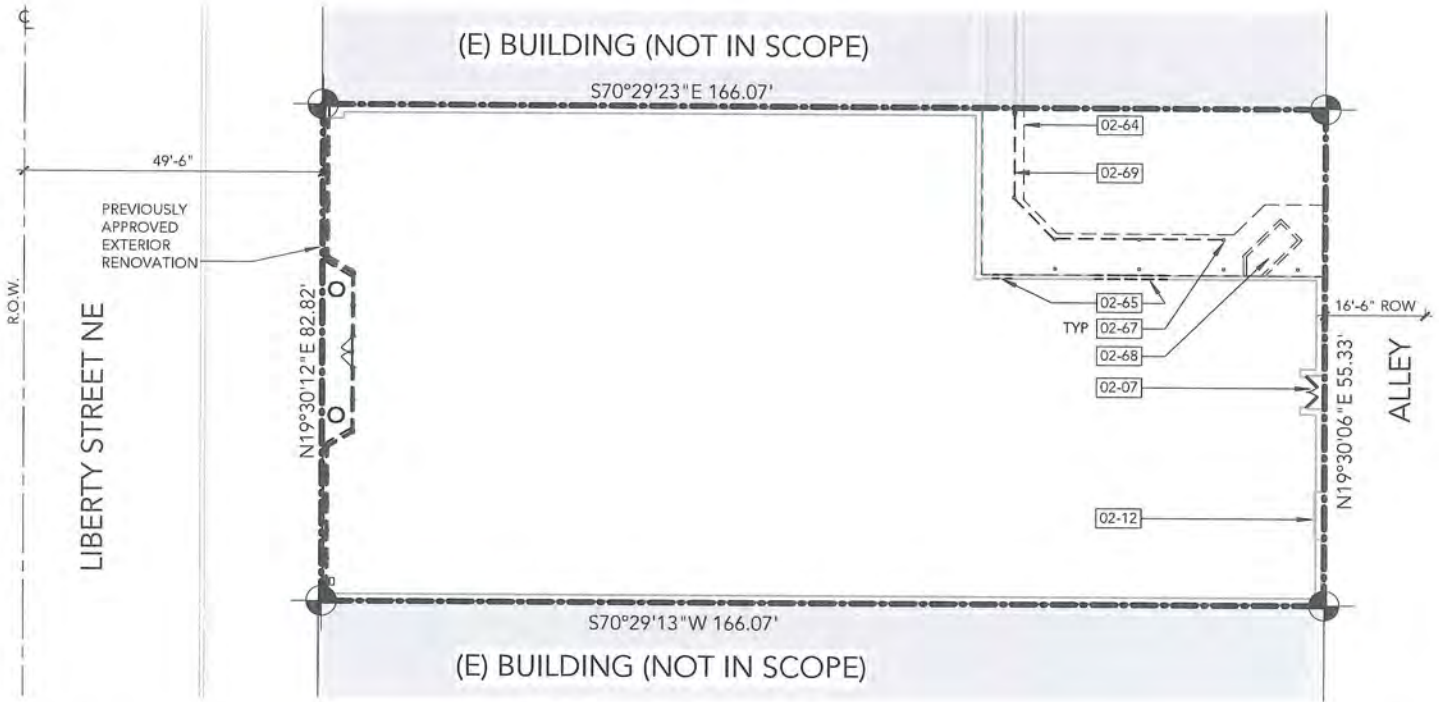


VICINITY MAP

N.T.S.



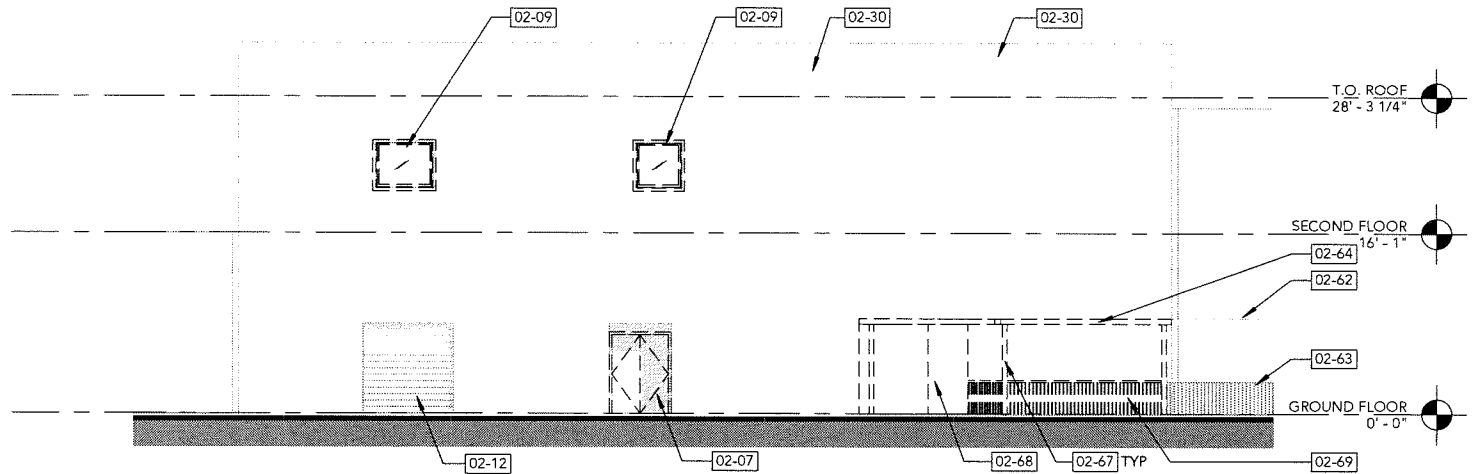
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
02-07	(E) DOOR AND FRAME TO BE REMOVED; PREP OPENING FOR (N) DOOR AND FRAME
02-12	(E) DOOR AND FRAME TO BE REMOVED; PREP OPENING FOR (N) WINDOW
02-64	(E) CANOPY TO BE REMOVED TO IN-SCOPE SIDE PROPERTY LINE.
02-65	SAWCUT (E) WALL AND PREPARE FOR (N) DOOR.
02-67	(E) COLUMNS TO BE REMOVED TO IN-SCOPE SIDE OF PROPERTY LINE.
02-68	(E) TELLER BOX TO BE REMOVED. PATCH WALL AS REQUIRED FOR (N) FINISH.
02-69	(E) RAILING TO BE REMOVED TO IN-SCOPE SIDE PROPERTY LINE.



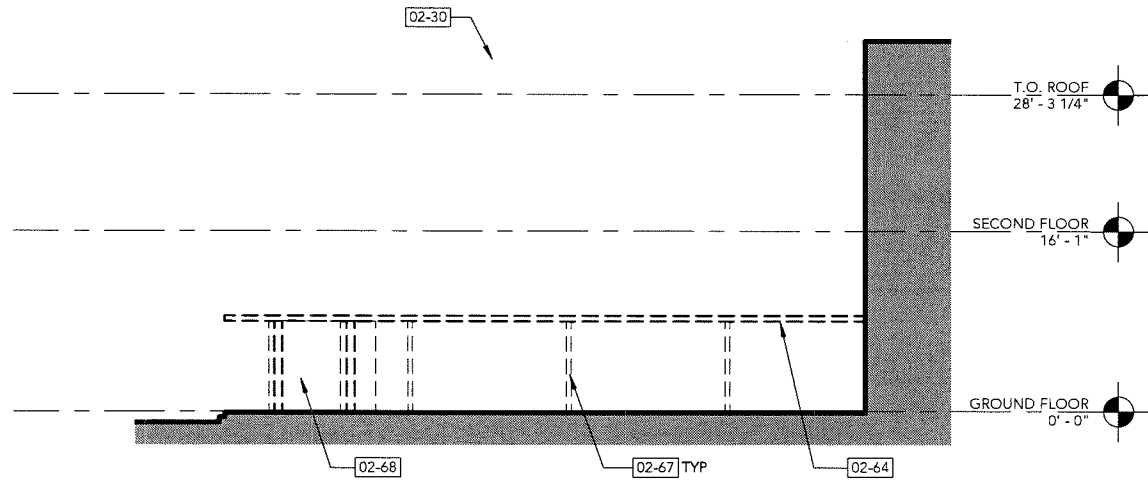
2 GROUND FLOOR EXISTING / DEMO SITE & FLOOR PLAN  
SCALE: 1" = 20'-0"



KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
02-07	(E) DOOR AND FRAME TO BE REMOVED; PREP OPENING FOR (N) DOOR AND FRAME
02-09	(E) WINDOW TO BE REMOVED; PREP OPENING FOR (N) WINDOW
02-12	(E) DOOR AND FRAME TO BE REMOVED; PREP OPENING FOR (N) WINDOW
02-30	(E) PAINTED FINISH ON CONCRETE WALL
02-62	(E) PORTION OF CANOPY TO REMAIN, THIS SIDE OF PROPERTY LINE. VERIFY STRUCTURAL STABILITY AFTER REMOVAL OF ADJACENT PORTION OF CANOPY.
02-63	(E) RAILING TO REMAIN, THIS SIDE OF PROPERTY LINE.
02-64	(E) CANOPY TO BE REMOVED TO IN-SCOPE SIDE PROPERTY LINE.
02-67	(E) COLUMNS TO BE REMOVED TO IN-SCOPE SIDE OF PROPERTY LINE.
02-68	(E) TELLER BOX TO BE REMOVED. PATCH WALL AS REQUIRED FOR (N) FINISH.
02-69	(E) RAILING TO BE REMOVED TO IN-SCOPE SIDE PROPERTY LINE.



1 EXISTING / DEMOLITION EAST ELEVATION  
SCALE: 3/32" = 1'-0"



2 EXISTING / DEMOLITION NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

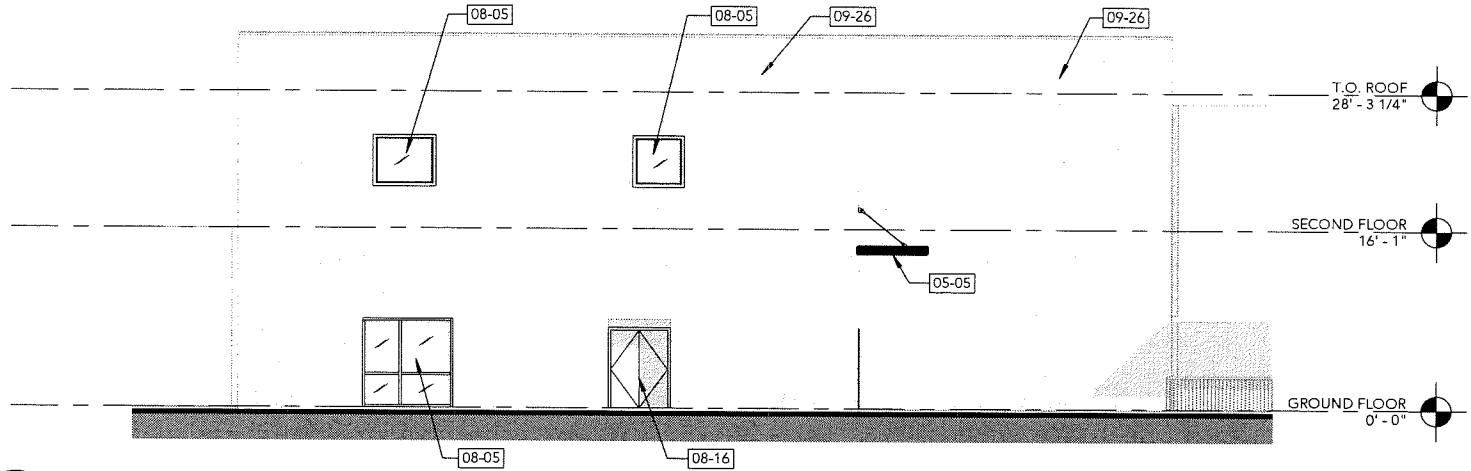
260 LIBERTY ST.

02/13/17

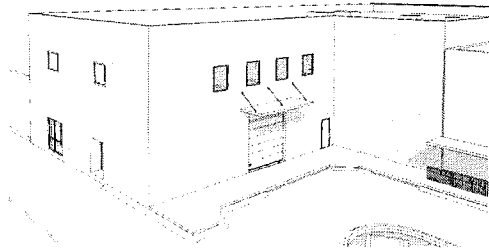
ARCHITECTS

A.3  
EXISTING / DEMO  
EXTERIOR ELEVATIONS

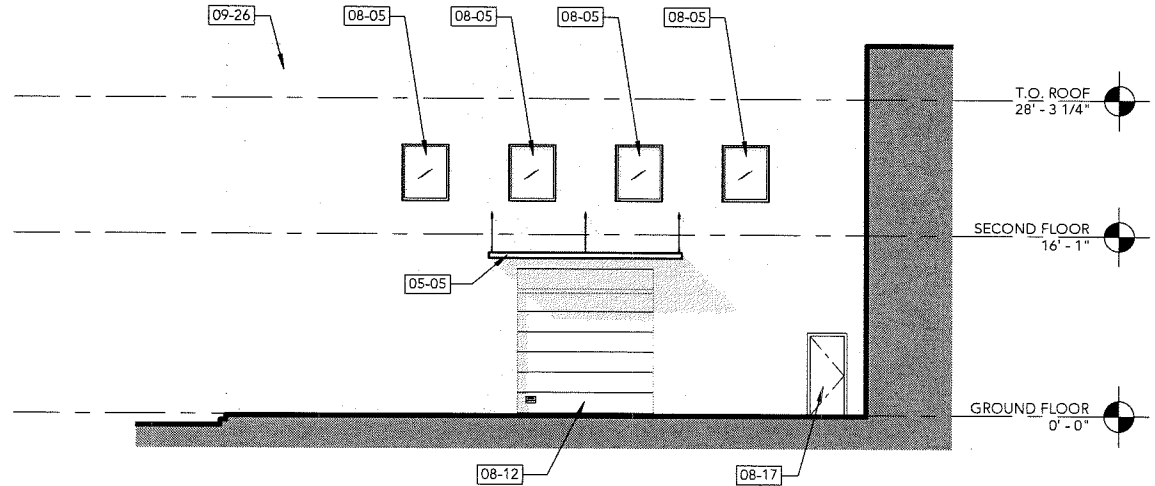
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
05-05	STEEL CANOPY
08-05	(N) EXTERIOR STOREFRONT WINDOW SYSTEM
08-12	(N) OVERHEAD ROLLING DOOR
08-16	(N) NEW DOOR
08-17	(N) NEW EGRESS DOOR
09-26	(N) RE-PAINTED FINISH ON CONCRETE WALL



1 PROPOSED EAST ELEVATION  
SCALE: 3/32" = 1'-0"



3 CONCEPTUAL PERSPECTIVE  
SCALE:



2 PROPOSED NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

260 LIBERTY ST.

02/13/17

ARCHITECTS

A.4  
PROPOSED EXTERIOR  
ELEVATIONS



East Elevation



East Elevation



North Elevation

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

**DECISION OF THE HISTORIC LANDMARKS COMMISSION**

**HISTORIC DESIGN REVIEW CASE NO. HIS16-34**

**APPLICATION NO. : 16-119027-DR**

**NOTICE OF DECISION DATE: NOVEMBER 18, 2016**

**APPLICATION SUMMARY:** A proposal to modify the front facade of the W.T. Grant Co. Store (1955).

**REQUEST:** Major Historic Design Review of a proposal to modify the front facade of the W.T. Grant Co. Store (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

**LOCATION:** 260 Liberty Street NE

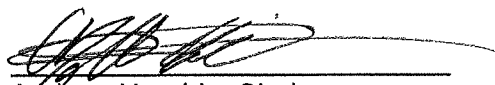
**CRITERIA:** Salem Revised Code (SRC) Chapter 230.045(d)

**FINDINGS:** The findings are listed in the attached staff report.

**DECISION:** The Historic Landmarks Commission **APPROVED** Historic Design Review Case No. HIS16-34.

**VOTE:**

**Yes 5                  No 0                  Absent 3 (Holton, Morris, Sund)**



Andrew Hendrie, Chair  
Historic Landmarks Commission

This Decision becomes effective on **December 6, 2016**. 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).

Application Deemed Complete: October 27, 2016  
Public Hearing Date: November 17, 2016  
Notice of Decision Mailing Date: November 18, 2016  
Decision Effective Date: December 6, 2016  
State Mandate Date: February 24, 2017

**NOTICE OF DECISION**

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



Case Manager: Kimberli Fitzgerald<sup>KF</sup>, AICP, Historic Preservation Officer  
[kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net), 503.540.2397

The rights granted by this decision must be exercised by **December 6, 2018**, or this approval shall be null and void. A copy of the decision is attached.

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., December 5, 2016.**

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>**



FOR THE MEETING OF: November 17, 2016  
AGENDA ITEM: 4.b

BEFORE THE SALEM HISTORIC LANDMARKS COMMISSION  
MAJOR - Discretionary Review  
Historic Review Case No. 16-34 / 16-119027-DR

TO: Historic Landmarks Commission

THROUGH: <sup>DC</sup> ~~As~~ Lisa Anderson-Ogilvie, AICP, Planning Administrator

FROM: Kimberli Fitzgerald, <sup>KF</sup> AICP, Historic Preservation Officer

HEARING DATE: November 17, 2016

CASE NO.: Historic Design Review Case No. HIS16-34

APPLICATION SUMMARY: A proposal to modify the non-historic, non-contributing W.T. Grant Co. storefront.

LOCATION: 260 Liberty Street NE

REQUEST Major Historic Design Review of a proposal to modify the front facade of the non-historic, non-contributing W.T. Grant Co. Store(1955), previously listed as the Elfstrom & Eyre Department Store (1928) as a 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

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230  
230.045(d) Standards for Non-Contributing Buildings and Structures in Commercial Districts: Storefronts

RECOMMENDATION: APPROVE

PROCEDURES

**Historic Landmarks Commission Review & Decision**

Under Salem Revised Code (SRC) Chapter 230, no development permit shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the projects conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to Salem Revised Code (SRC) 230.020(f), historic design review approval shall be granted if the application satisfied the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

### **120-Day Requirement**

The state mandated 120-day deadline to issue a final local decision, including any local appeals in this case, is February 24, 2017, unless an extension is granted by the applicant.

## **APPLICATION PROCESSING**

### **Subject Application**

1. On October 11, 2016, the applicant submitted materials for a Major Historic Design Review to modify the historic non-contributing Elfstrom & Eyre Department storefront.
2. The application was deemed complete for processing on October 27, 2016.

### **Public Notice**

1. Notice of the public hearing was mailed to the owners of all property within 250 feet of the subject property on October 27, 2016 (**Attachment A**). A second revised notice was sent on November 9, 2016 (**Attachment A-1**).
2. The property was posted in accordance with the posting provision outlined in SRC 300.620.

## **TESTIMONY RECEIVED**

### **Neighborhood Association Comments**

The subject property is located within the Central Area Neighborhood Development Organization (CANDO). As of the date of publication, no comments were received from the neighborhood association.

### **Public Comments**

All property owners within 250 feet of the subject property were mailed notification of the proposal on October 27, 2016. Notice of public hearing was also posted on the subject property. As of the date of publication, no comments have been received.

### **Public Agency Comments**

The Oregon State Historic Preservation Office (SHPO) has submitted a letter (**Attachment D**) in support of correcting the designation of the resource at 260 Liberty Street NE.

## **City Department Comments**

The Building and Safety Division indicates that this project will require building permits.

## **FACTS & FINDINGS**

### **Background Information**

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 only alteration to the building is the addition of the awning system in 1988. While overall the integrity of this building is essentially intact, the period of significance for the District ends in 1950, so the City of Salem requested that the SHPO review the designation of 260 Liberty Street NE. 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, non-contributing to the Downtown National Register District.

### **Historic Design Review**

The applicant has proposed to modify the existing storefront. Specifically, they have proposed to remove the existing marble façade, storefront and awning frame and are proposing a new façade of brick with a glass and metal storefront system on the first and second floors broken up by columns covered with a brick veneer. The first floor will include a new steel flat canopy awning, and the second floor will include three new window bays characterized by vertical decorative fins. Overall the design replaces the mid-century modern design with a new design and material that reflects the traditional design of many of the historic contributing buildings downtown. SRC Chapter 230.045 specifies the standards applicable to this project. For the applicant's full response, please refer to Attachment 3.

## **FINDINGS**

### **230.045 Standards for Non-Contributing Buildings and Structures in Commercial Districts.**

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

**(1) Materials.**

**(A)** Materials dating from the period of significance shall, if possible, be retained and repaired or restored.

**Finding:** The existing building is non-historic non-contributing to the district, therefore there are no materials dating from the period of significance and this standard is not applicable to the evaluation of this proposal.

**(B)** Replacement materials shall be, to the greatest degree possible, of the same type, quality, design, size, finish, proportions and configuration of the storefronts commonly found in the district.

**Finding:** The proposed new primary materials include brick, steel and glass, which are all commonly found throughout the District. Staff recommends that the HLC find that this proposed materials are consistent with those present in buildings and structures in the district and that this standard has been met.

**(2) Design.**

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

**Finding:** The proposed new design replaces the austere, simplified mid-century modern design with a new design that reflects the tripartite design of many of the historic contributing buildings downtown, with a base, capital and cornice. Staff recommends that the HLC find that this proposed design is consistent with the buildings dating from the period of significance within the district and that this standard has been met.

**(B)** Restoration of the appearance of the storefront during the period of significance, based on historical research and physical evidence, is preferred.

**Finding:** The proposed new design is not meant to restore an earlier appearance of the storefront, which was constructed outside the period of significance for the district, therefore this standard is not applicable to the evaluation of this proposal.

**(C)** Replacement that is contemporary in design shall be compatible with the scale, proportions, massing, height, rhythm, materials, color and texture of historic contributing buildings in the district.

**Finding:** The proposed new contemporary design reflects the scale, proportions, materials, color and texture of historic contributing buildings within the district built during the period of

significance (prior to 1950). The applicant is not proposing to alter the massing or height of the building. Staff recommends that the HLC find that this design is compatible with the historic contributing buildings within the Downtown Historic District and that this standard has been met.

### **RECOMMENDATION**

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal.

### **DECISION ALTERNATIVES**

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific standard(s).
3. DENY the proposal based on noncompliance with identified standards in SRC 230, indicating which standard(s) is not met and the reason(s) the standard is not met.

- Attachments:
- A. Hearing Notice and Vicinity Map
  - A-1. Revised Hearing Notice
  - B. Excerpt from National Register Historic Resource Document and historic photo; Sanborn Fire Insurance Map and 11/15/1955 Statesman article.
  - C. Applicant's Submittal Materials
  - D. Letter from Oregon State Historic Preservation Office

Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer

