

# 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

MAJOR HISTORIC DESIGN REVIEW CASE NO.: HIS17-12

APPLICATION NO. : 17-107293-DR

NOTICE OF DECISION DATE: MAY 23, 2017

**SUMMARY:** A proposal to install a new front door on the Steusloff Building (1902/1948).

**REQUEST:** Major historic design review of a proposal to install a new front door on the Steusloff Building, (1902/1948), a historic contributing building within the Salem Downtown Historic District, on property zoned CB (Central Business District), and located at 225 Liberty Street NE (aka 399 Court Street NE), 97301; Marion County Assessor Map and Tax Lot number: 073W22DC-07400.

**APPLICANT:** Tyler Jackson

**LOCATION:** 225 Liberty Street NE / 97301

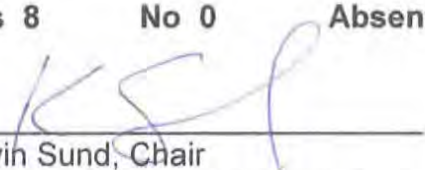
**CRITERIA:** Chapter 230.040(c) Standards for Historic Contributing Buildings and Structures in Commercial Districts: Storefronts

**FINDINGS:** The findings are in the attached Decision dated May 23, 2017.

**DECISION:** The Historic Landmarks Commission **APPROVED** Historic Design Review Case No. HIS17-12.

### VOTE:

Yes 8      No 0      Absent 1 (Carmichael)

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

*This Decision becomes effective on **June 8, 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: April 27, 2017  
Public Hearing Date: May 18, 2017  
Notice of Decision Mailing Date: May 23, 2017  
Decision Effective Date: June 8, 2017  
State Mandate Date: August 25, 2017

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net; 503.540.2397

The rights granted by the attached decision must be exercised, or an extension granted, by **June 8, 2019** or this approval shall be null and void.

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., June 7, 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>**

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## DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

**CASE NO.** Historic Review Case No. HIS17-12 / AMANDA No. 17-107293-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 May 18, 2017, 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(c) as follows:

**Criteria: 230.040(c). Doors in Commercial Districts**

### FINDINGS

**Criteria: 230.040(c) Doors.**

**(1) Materials.**

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

**Finding:** The existing door and transom window are not original to the structure, therefore, the HLC finds that this criteria does not apply 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 door.

**Finding:** The HLC finds that the applicant is proposing to replace the existing non-original oak door with a new full light bronze aluminum clad door. The HLC finds that while the replacement materials do not replicate the existing door materials, this door is not original to the structure. The HLC finds that the proposed materials (metal), are from the period of significance and commonly found on doors throughout the historic district and that this standard has been met.

**(2) Design.**

**(A)** The replacement door shall, to the greatest extent feasible, match design, size, proportions, and profile of the original door.

**Finding:** The HLC finds that the applicant is proposing to replace the existing non-original door and transom window with a new door that extends the width of the existing opening for the door and transom. The HLC finds that while the proposed door does not replicate the existing door in design, and the transom will be removed, the new door is of a similar design (full light), and the existing opening will not be altered, therefore the overall integrity of the building will not be compromised. The HLC finds that this standard has been met.

**(B)** The size and shape of original door openings should be preserved so that the configuration of the façade is not changed.

**Finding:** The HLC finds that while the applicant is proposing to remove the compromised

transom window and fill the opening with the larger door, the overall opening at this location will not be altered and that this standard has been met.

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

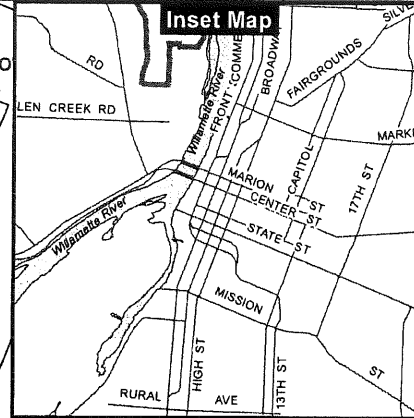
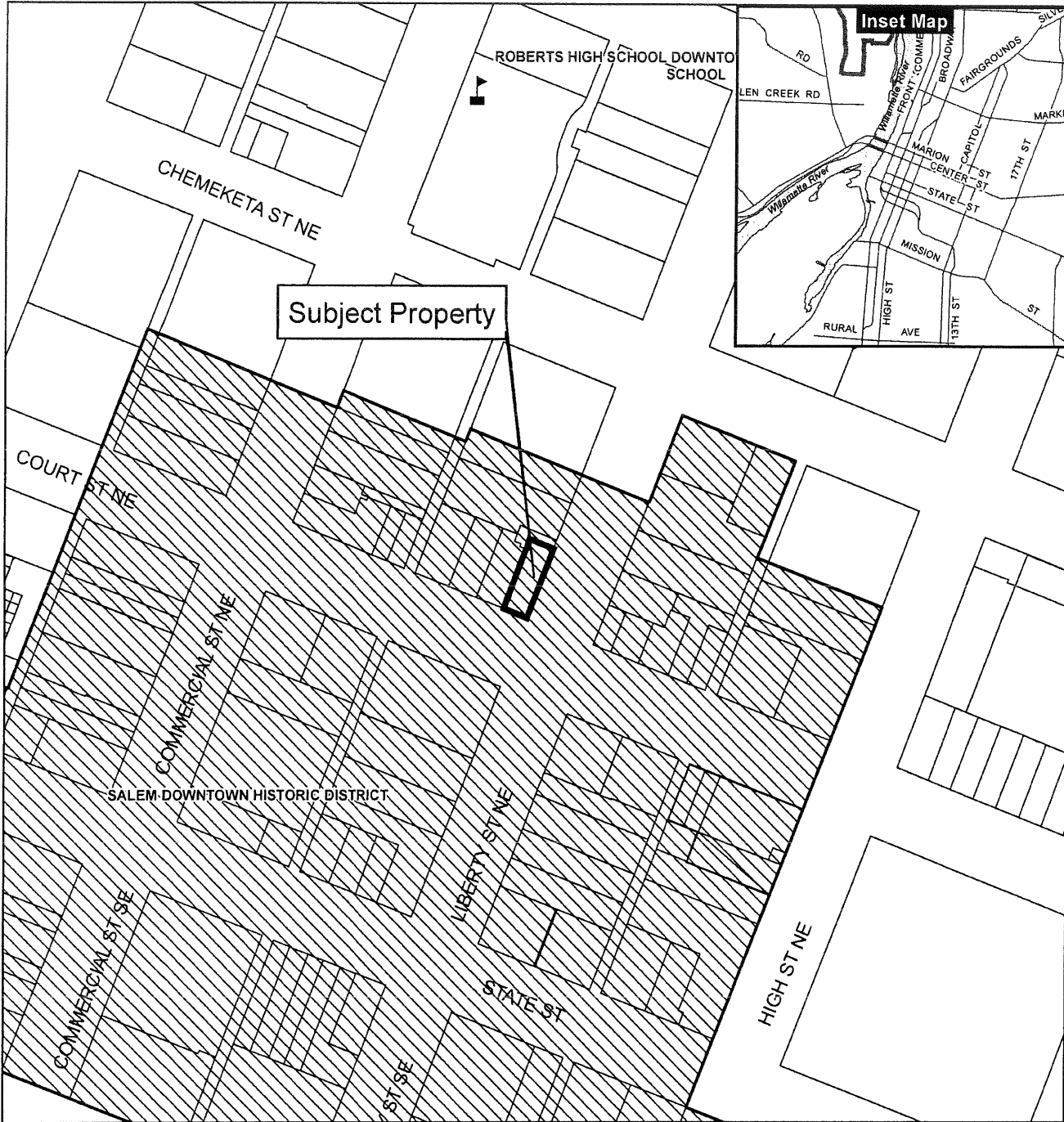
**Finding:** The HLC finds that the applicant is not proposing to open a blocked or covered door opening, therefore, this criteria is not applicable to the evaluation of this proposal.

**DECISION:** The Historic Landmarks Commission APPROVES the HIS17-12 proposal.








**VOTE:        YES 8    NO 0        ABST 0    ABSENT 1 (Carmichael)**



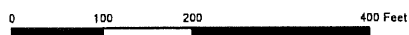
# Vicinity Map 225 Liberty Street NE



### Legend

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

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

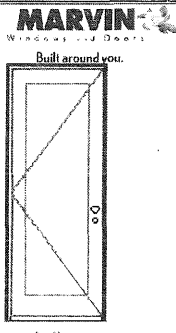


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### LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		8,891.10
Qty: 1		Ext. Net Price:	USD	8,891.10



**MARVIN**  
 Windows and Doors  
 Built around you.

Active

As Viewed From The Exterior

Entered As: CN  
 CN 3080  
 FS 37 7/16" X 95 1/2"  
 RO 38 7/16" X 96"

**Egress Information**  
 Width: 31 49/64" Height: 91 23/32"  
 Net Clear Opening: 20.23 SqFt

**Performance Information**  
 Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Liberty Bronze Clad Exterior  
 Bare Mahogany Interior  
 Clad 2 1/4" Panel Inswing French Door 4 9/16" - X Left Hand  
 CN 3080  
 Rough Opening 38 7/16" X 96"  
 #BARE BLACK WALNUT  
 RO HEIGHT W/ ADA SILL APPLIED: 95 1/16"  
 \*\*Operator Panels Ship Separate  
 Liberty Bronze Clad Sash Exterior  
 Bare Mahogany Sash Interior  
 IG - 1 Lite  
 Tempered Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ogee Interior Glazing Profile  
 #TEMPERED STROMPLUS IZ4 CLEAR- GLASS ONLY  
 3 Point Multi-Point Lock on Active Panel  
 No Handle Set on Active Panel  
 Bronze (US10A) Ball Bearing Hinges -Steel  
 #NO PREP, NO MULTI POINT, NO LOCK, NO BORE  
 Bronze Ultrex Sill  
 Black Weather Strip  
 4 9/16" Jambos  
 #ADA SILL THRESHOLD 176D- DARK BRONZE / SHOE 234DPK- DARK BRONZE  
 #UNIT IS NOT IMPACT CERTIFIED  
 No Installation Method  
 # Non system generated Pricing

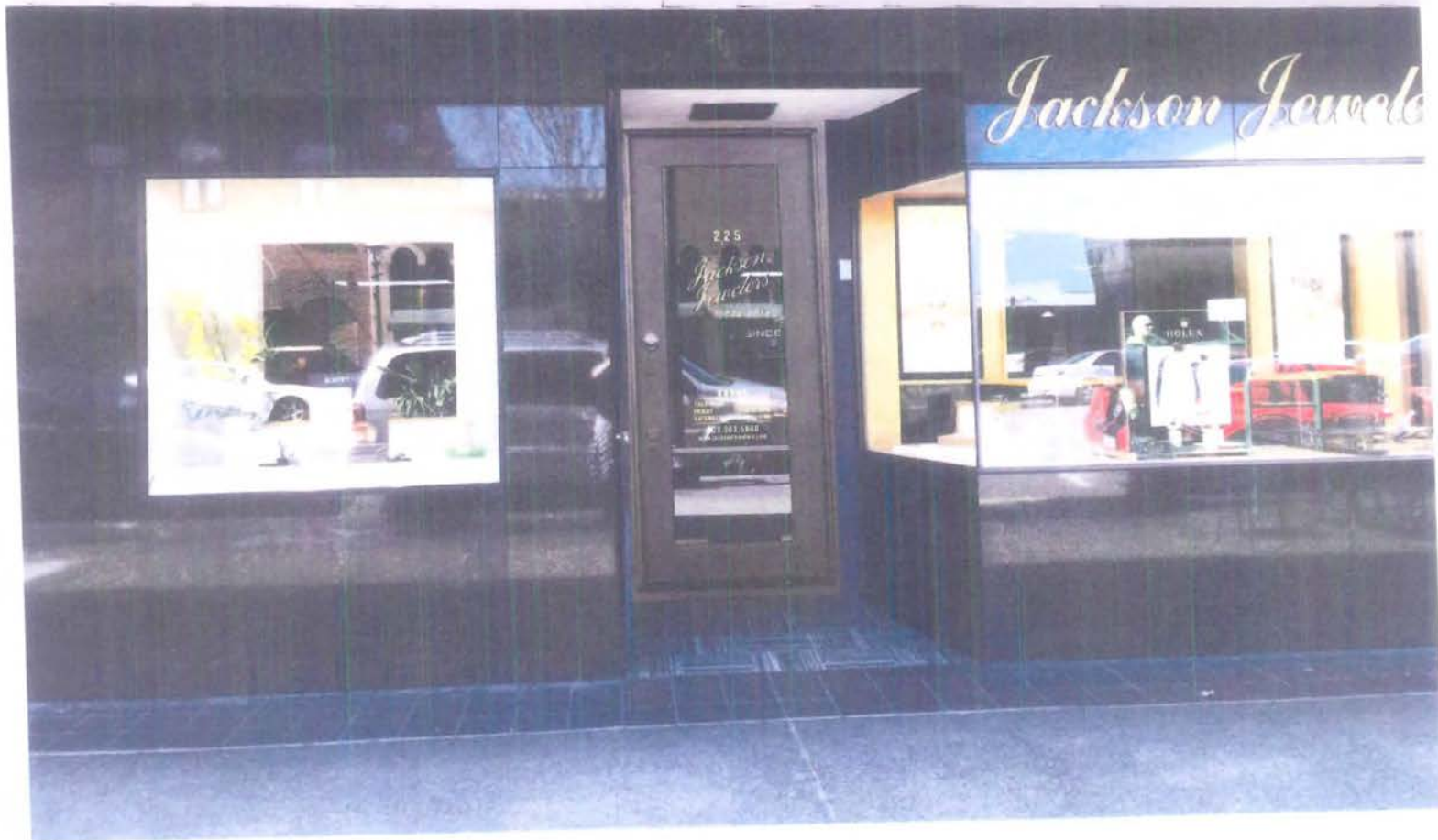
Project Subtotal Net Price: USD	8,891.10
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	8,891.10



NATHAN  
GOOD  
ARCHITECTS

JACKSON JEWELERS REMODEL  
FRONT DOOR PHOTO - EXISTING

Friday, March 31, 2017



NATHAN  
GOOD  
ARCHITECTS

JACKSON JEWELERS REMODEL  
FRONT DOOR - PROPOSED REPLACEMENT

Tuesday, May 2, 2017