

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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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. HIS15-17

APPLICATION NO.: 15-107442-DR

NOTICE OF DECISION DATE: May 22, 2015

REQUEST: Major historic design review of a proposal to add one new sign, replace the storefront and restore the transoms, and reconfigure the HVAC on the roof of the Grand Hotel/Central Stage Terminal Building (1921), a contributing resource within the Salem Downtown Historic District, in the CB (Central Business District) zone, and located at 187 High Street NE/363 Court Street NE (Marion County Assessors Map and Tax Lot number: 073W27AB-90000).

APPLICANT: Russell Schutte / AC & CO Architects

LOCATION: 1363 Court ST NE / 187 High ST NE

CRITERIA: Chapter 230.065

DECISION: The Historic Landmarks Commission **Approved** Historic Design Review Case No. HIS14-16

Andrew Hendrie, Chair

| | |
|----------------------------------|------------------------|
| Application Deemed Complete: | <u>April 30, 2015</u> |
| Public Hearing Date: | <u>May 21, 2015</u> |
| Notice of Decision Mailing Date: | <u>May 22, 2015</u> |
| Decision Effective Date: | <u>June 9, 2015</u> |
| State Mandate Date: | <u>August 28, 2015</u> |

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

The rights granted by this decision must be exercised by June 9, 2017, 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 8, 2015**. 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. HIS15-17 / AMANDA No. 15-107442-DR

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated May 21, 2015 incorporated herein by reference, and testimony provided at the Public Hearing of May 21, 2015 the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that the proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

The applicant is proposing alterations that will restore the historic use of this resource. Specifically, the installation of two reconstructed signs, replacement of the storefront and reconfiguration of the HVAC will serve to restore the historic use and will not adversely impact any significant features of the building, therefore the HLC finds that 230.065 (a) has been met for this proposal.

(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Findings: The HLC finds that the proposal does not include any plans to repair or preserve historic materials or distinctive stylistic features, and that Guidelines 230.065 (b) and (c) do not apply to this proposal.

(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

Findings: The applicant is proposing to reconstruct two historic signs utilizing photographic evidence from the 1930s. The 26' tall Grand Theater sign is proposed to replicate the original, will be constructed of metal and neon tubing and will be placed in the same location as this sign was historically. The Theater entrance sign will be reconstructed of metal, lighted by neon tubing to match the 1930s appearance of the front entry awning, and will be 24' 10" by 5' 4" in size. The HLC finds that Guideline 230.065 (d) has been met for this portion of the proposal.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Findings: The HLC finds that the proposal does not include any features proposed for alteration that have acquired significance in their own right, and that Guideline 230.065 (e) does not apply to this proposal.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Findings:

HVAC

The HLC finds that the proposed window panel and HVAC reconfiguration is compatible with the size and scale of the resource, and that SRC 230.065(f) and (g) have been met for this part of the proposal. The applicant is proposing to remove a third story window on the south facing side adjacent to the Grand Hotel/Central Stage Terminal Building and proposes to install a fire-rated panel which will be inserted into this window opening. Additionally, the applicant is proposing to install four new metal rooftop units on the roof of the Grand Hotel/Central Stage Terminal Building. The new panel and the HVAC equipment are removable, and will not damage the integrity of the building and are not easily visible from the right of way, and will not adversely affect the resource or surrounding historic district.

Storefront

The proposed updated storefront system on the north and eastern facades of the Grant Theater building, will be of metal and custom painted to match the existing exterior trim. The applicant is proposing to reopen and restore the boarded over transom windows. A section of non-original storefront at the northwestern corner of the façade along Court Street will be removed, infilled and finished with stucco to match the existing adjacent wall. The HLC finds that the proposed new storefront is compatible with the size and scale of the resource, and that SRC 230.065(f) and (g) have been met for this part of the proposal.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Findings: The HLC finds that the proposal does not include any plans to correct structural deficiencies or excavation and regrading, and that Guidelines 230.065 (h) and (i) do not apply.

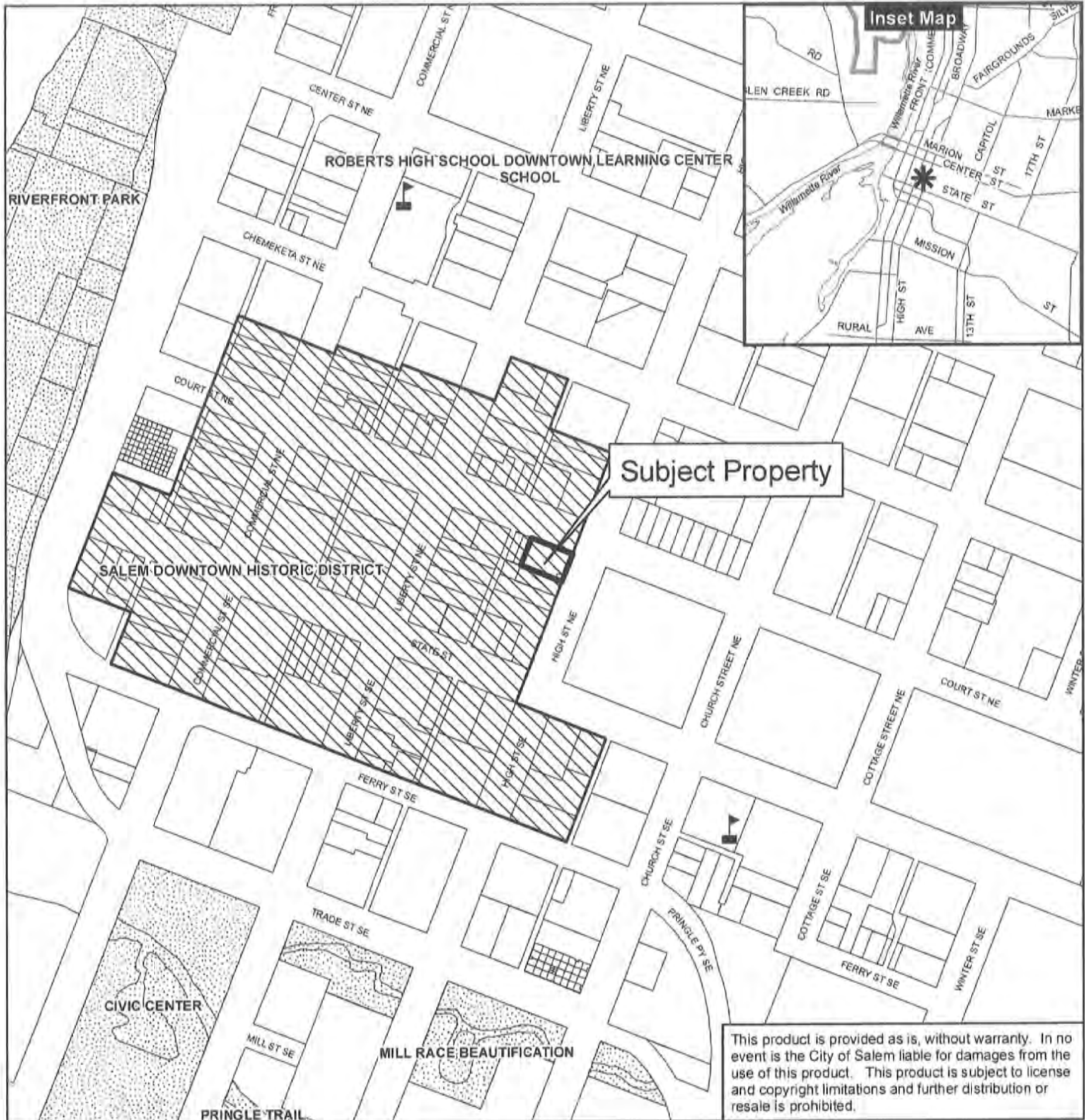
DECISION: The Historic Landmarks Commission **GRANTS** approval of Historic Design Review Case No. HIS15-17.

VOTE: YES 8 NO 0 1 ABST (Holton) Absent 0

Vicinity Map

363 Court Street NE / 187 High Street NE

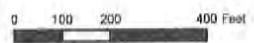
Taxlot: 073W27AB09000



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Legend

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



CITY OF Salem
AT YOUR SERVICE
 Community Development Dept.



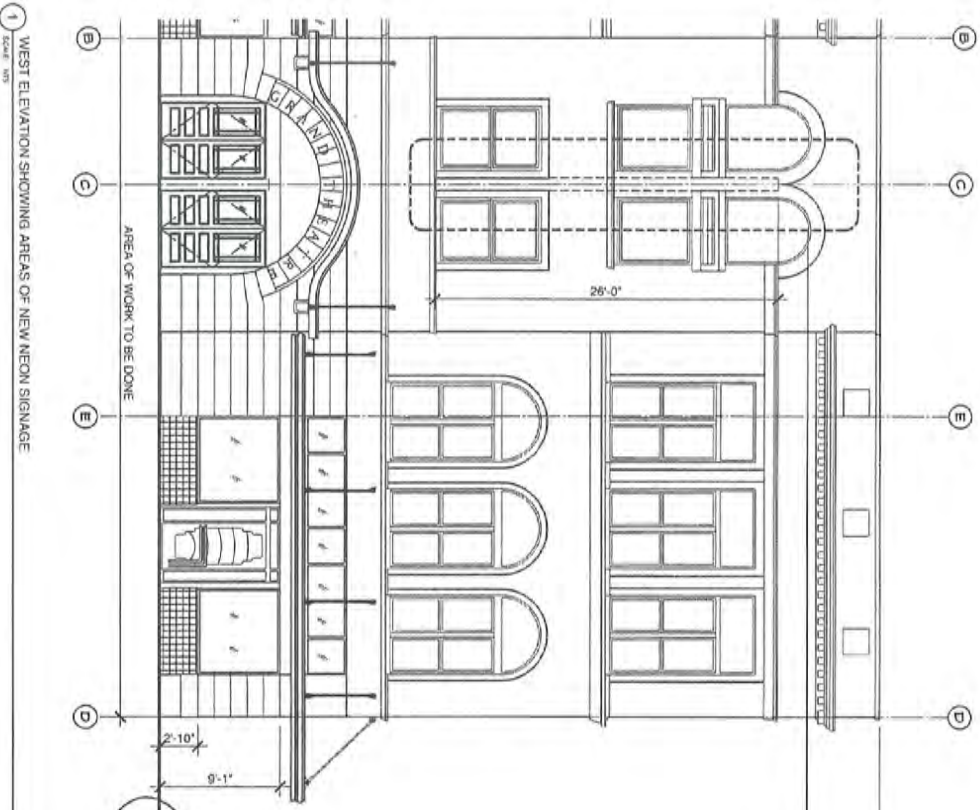


(See louver location at red arrows)



Locations of new mechanical units are the green boxes

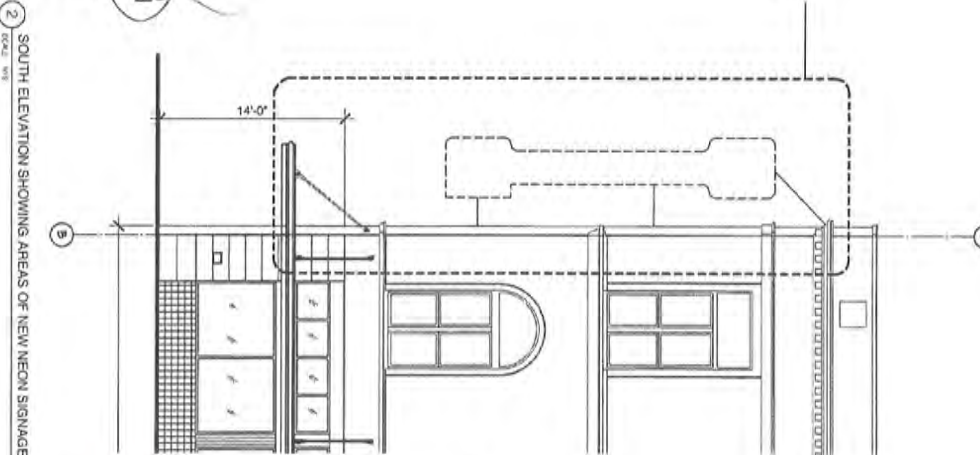
1 WEST ELEVATION SHOWING AREAS OF NEW NEON SIGNAGE

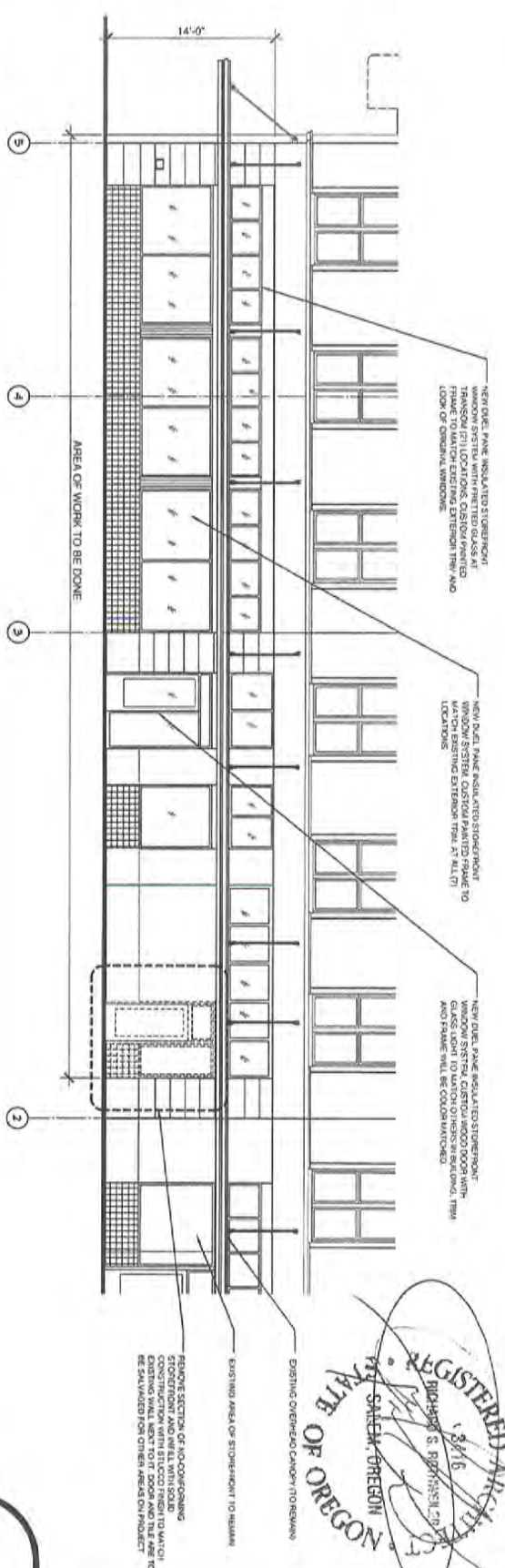


NEW 1930'S REPLICA NEON SIGN INCLUDING THE GRAND THEATRE ABOVE THEATER ENTRY. SEE EXISTING CONDITIONS IN ATTACHED DOCUMENTS FOR EXISTING NEON SIGNAGE. SEE SHEET 205-F1-5803

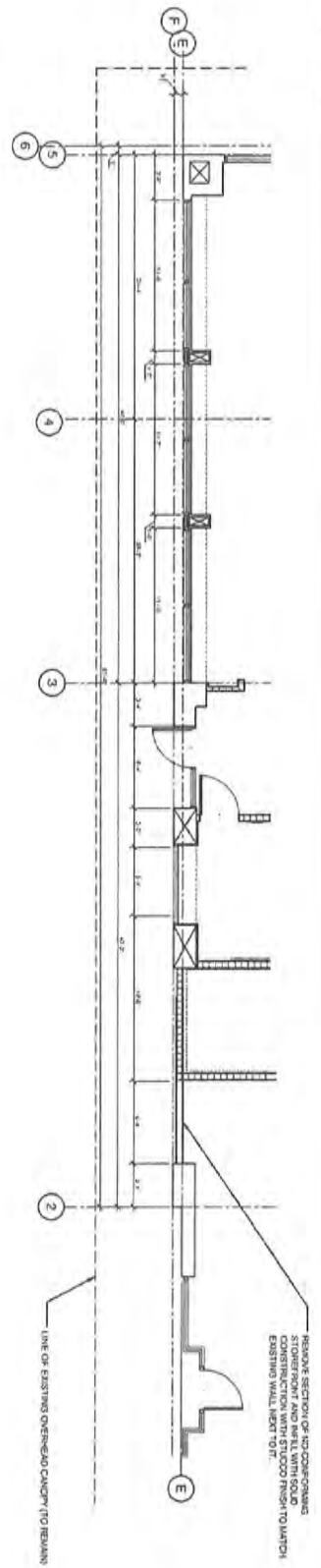


2 SOUTH ELEVATION SHOWING AREAS OF NEW NEON SIGNAGE

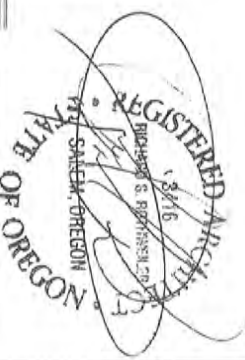


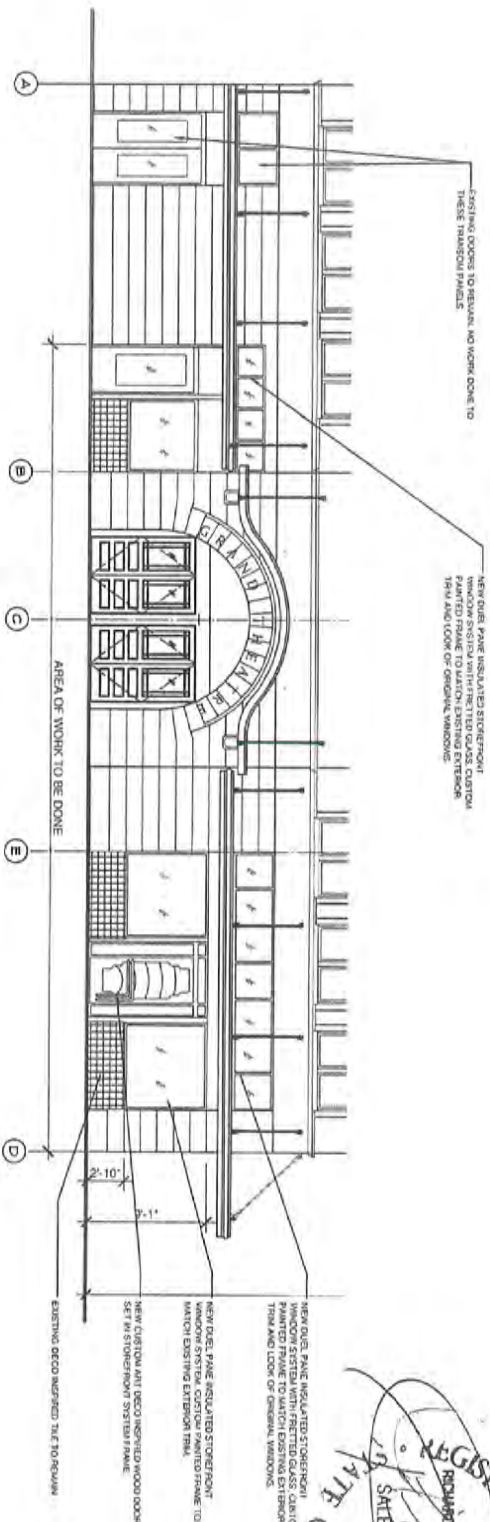


1 FIRST FLOOR ELEVATION OF GRAND THEATRE

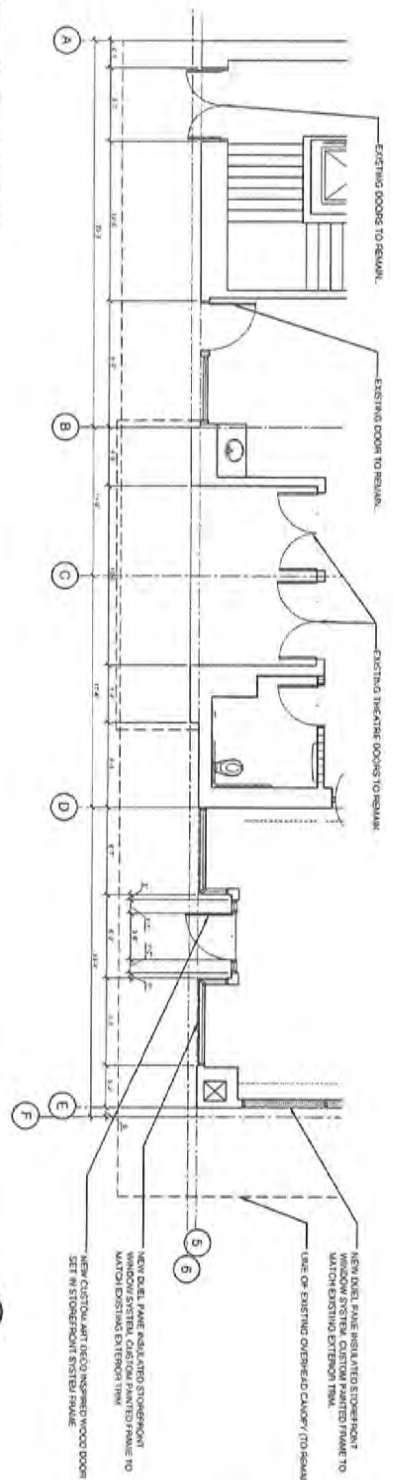


2 BUILDING FLOOR PLAN AT COURT STREET EDGE





1 FIRST FLOOR WEST ELEVATION OF GRAND THEATRE
SCALE: 1/8" = 1'-0"



2 BUILDING FLOOR PLAN AT HIGH STREET
SCALE: 1/8" = 1'-0"

PROJECT: GRAND THEATRE
 ARCHITECT: DOUGLAS S. GRIFFITH
 DATE: APR. 14, 2015
 SHEET: A2
 SCALE: 1/8" = 1'-0"