

NOTICE OF DECISION

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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS14-06 / Amanda No. 14-105083-DR

NOTICE OF DECISION DATE: March 28, 2014

REQUEST: Minor administrative review of a proposal to replace the aluminum framing and glazing on the exterior of the elevator bank on the Liberty Square Parking Structure, a non-historic, non-contributing resource within the Salem Downtown National Register Historic District, on property zoned CB (Central Business District), and located at 195 Liberty Street SE, 97301; Marion County Assessor's Map and Tax Lot number: 073W27AB-7300.

APPLICANT: Paul Smith, for the City of Salem

LOCATION: 195 Liberty Street SE - 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.045

FINDINGS: Staff determined that the following standards from SRC 230 are applicable to this project:

230.045(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.

(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.

(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.

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

(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.

The Liberty Square Parking Garage (1980) is a five-level parking garage constructed outside of the period of significance for the Salem Downtown National Register Historic District. The applicant is proposing to remove the existing aluminum framing and glazing from two existing elevator shafts located at the southwest corner of the structure. A new aluminum curtain wall framing system with glazing will be installed in order to ensure the elevator bank meets current elevator code.

Findings:

Elevator Bank

The new elevator bank will extend out from the structure approximately 1", and will be of aluminum and glass. The aluminum frames will be bronze anodized, and the glass will be clear with no tint. While there will be a minor change in appearance, the proposed new elevator bank is compatible in scale with the proportions, massing, height, rhythm, materials, color and texture of the Liberty Street Parking garage and the Salem Downtown Historic District thereby, meeting SRC 230.045(d)(1) and (2). The Liberty Street Parking Garage is a non-historic, non-contributing

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structure and therefore 230.045(1)(A) and 230.045(2)(A) and (B) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on, March 28, 2014, and the findings as presented in this document, the application is APPROVED.



Kimberli Fitzgerald, Senior Historic Planner
Urban Planner Administrator Designee

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Phone: (503)540-2397

The rights granted by this decision must be exercised by April 15, 2016 or this approval shall be null and void.

Application Deemed Complete: March 28, 2014
Notice of Decision Mailing Date: March 28, 2014
Decision Effective Date: April 15, 2014
State Mandated Decision Date: July 26, 2014

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, April 14, 2014. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 120A). 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.

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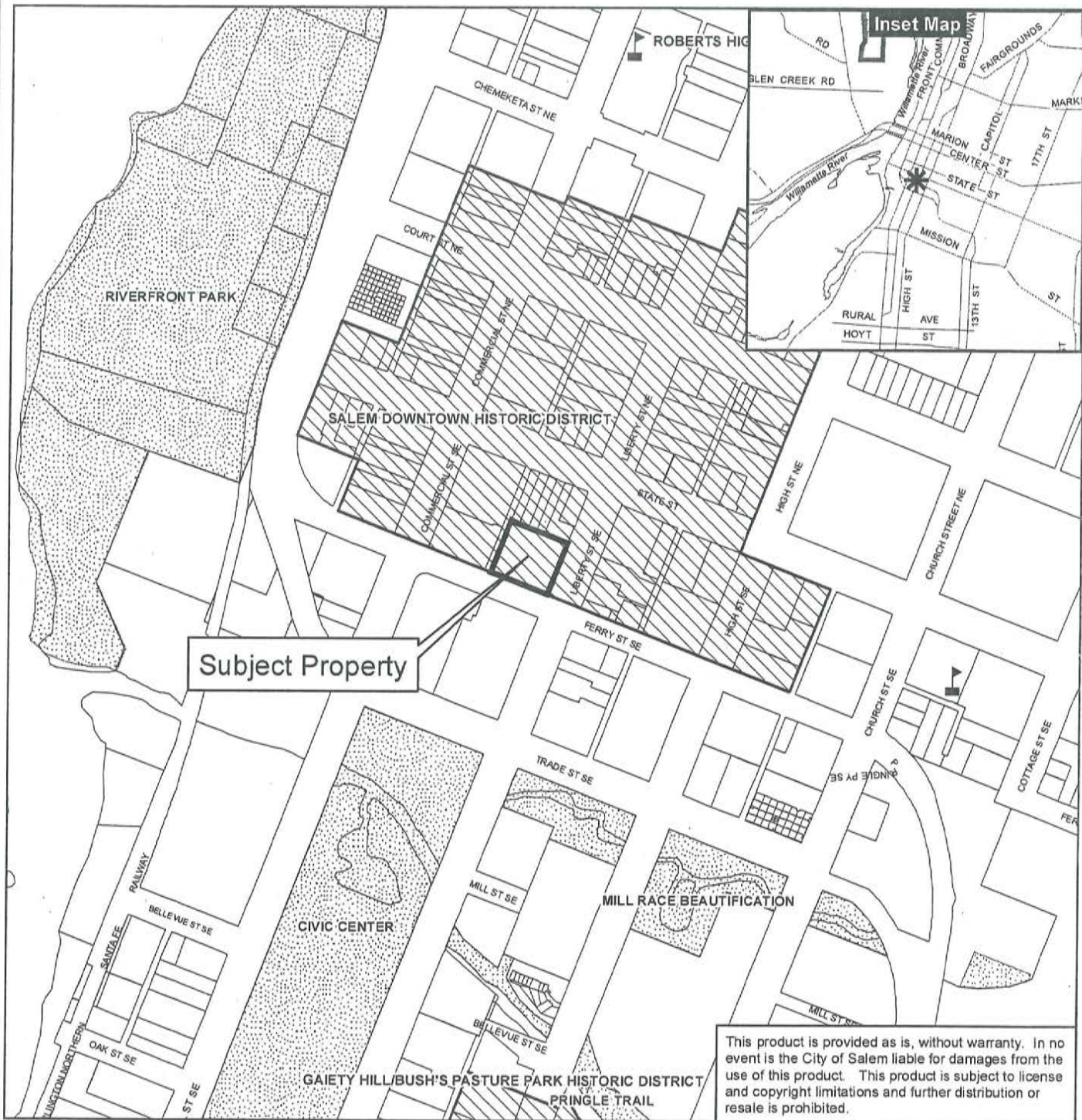
Liberty Square South Side



1 EAST ELEVATION: NORTHEAST ELEVATOR TOWER

Vicinity Map 195 Liberty Street SE

Taxlot: 073W27AB07300



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Legend

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



0 100 200 400 Feet

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