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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS14-28 / AMANDA No. 14-116017-DR

NOTICE OF DECISION DATE: October 22, 2014

OWNER/APPLICANT: Gretchen Stone, CB-Two Architects for PDQ Investments

LOCATION: 211 Commercial Street NE, 97301

REQUEST: Major historic design review of a proposal to remove and replace the existing storefront and awning of the Anderson Building, (1900), a historic contributing building in Salems Downtown Historic District, zoned CB (Central Business District), and located at 211 Commercial St NE; 97301; Marion County Assessors Map and Tax Lot number: 073W22DC-09000.

CRITERIA: Salem Revised Code (SRC) Chapter 230
Section 230.040(d) Storefronts

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated October 16, 2014, incorporated herein by this reference, and testimony provided at the Public Hearing of October 16, 2014, 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:

Criteria: 230.040(d) Storefronts. Replacement of storefronts or components of storefronts in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was determined to be unfeasible due to poor condition of the materials. If the storefront is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.

Findings:

(1) Materials.

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

(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 storefront.

The HLC finds that the applicant proposes to remove the existing storefront and replace it with a new system that will be comprised of metal and glass, which are materials found in the existing storefront. The HLC finds that 230.040(d)(1) has been met.

(2) Design.

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

(B) Where the original storefront is too deteriorated to save, the commercial character of the building shall be retained through:

(i) A restoration of the storefront based on historical research and physical evidence.

(ii) Contemporary design that is compatible with the scale, design, materials, color and texture of historic compatible buildings in the district.

NOTICE OF
DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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(C) For buildings that provide a separate upper-story entrance on the exterior façade, the street-level entrance should be the primary focus of the building façade.

The HLC finds that existing storefront is not original to the structure, and therefore there are no original components which can be preserved, therefore the HLC finds that 240.040(d)(2)(A) does not apply to this proposal.

The HLC finds that the awning is structurally deficient; necessitating its replacement and the proposed new awning and storefront will be similar to the existing design. The City of Salem Public Works Department is continuing to work with the applicant to determine whether a six foot awning will be required in this location. The HLC determined that should a larger awning be required in this location, provided the overall design and materials remain the same, the Historic Preservation Officer shall have the authority to approve this modification to the size through the Building Permit approval process. The HLC finds that the reinstallation of the clerestory windows, as well as a removal of non-historic material from the existing pilasters will serve to restore the storefront to a design that will reflect the design of the storefront to the south. The HLC finds that overall, the proposed new storefront is a contemporary design that is compatible with the scale, design and materials of other commercial resources within the District, and that 230.040(d)(2)(B)(ii) has been met for this proposal.

The Anderson Building does not include a separate upper-story entrance on the primary façade, therefore the HLC finds that 230.040(d)(2)(C) does not apply to this proposal.

DECISION: The Historic Landmark Commission voted to adopt the Staff Recommendation contained in the Staff Report dated October 16, 2014, and **APPROVES** the proposal with the following **CONDITION:**

Condition 1. Should the applicant and the City of Salem Public Works Department determine that a six foot awning with the same design and materials be required on this storefront, the revised awning design shall be submitted to the Historic Preservation Officer and approved as part of the Building Permit for the storefront modification.

VOTE: YES 8 NO 0 ABST 0 Absent 0



Andrew Hendrie, Chair
Historic Landmarks Commission

Prepared by: Kimberli Fitzgerald, ^{KCF}Historic Preservation Officer

The rights granted by this decision must be exercised by November 7, 2016, or this approval shall be null and void.

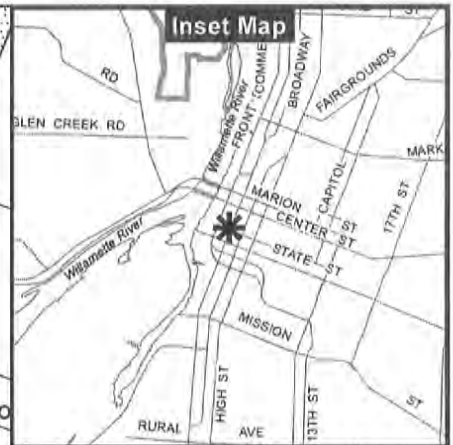
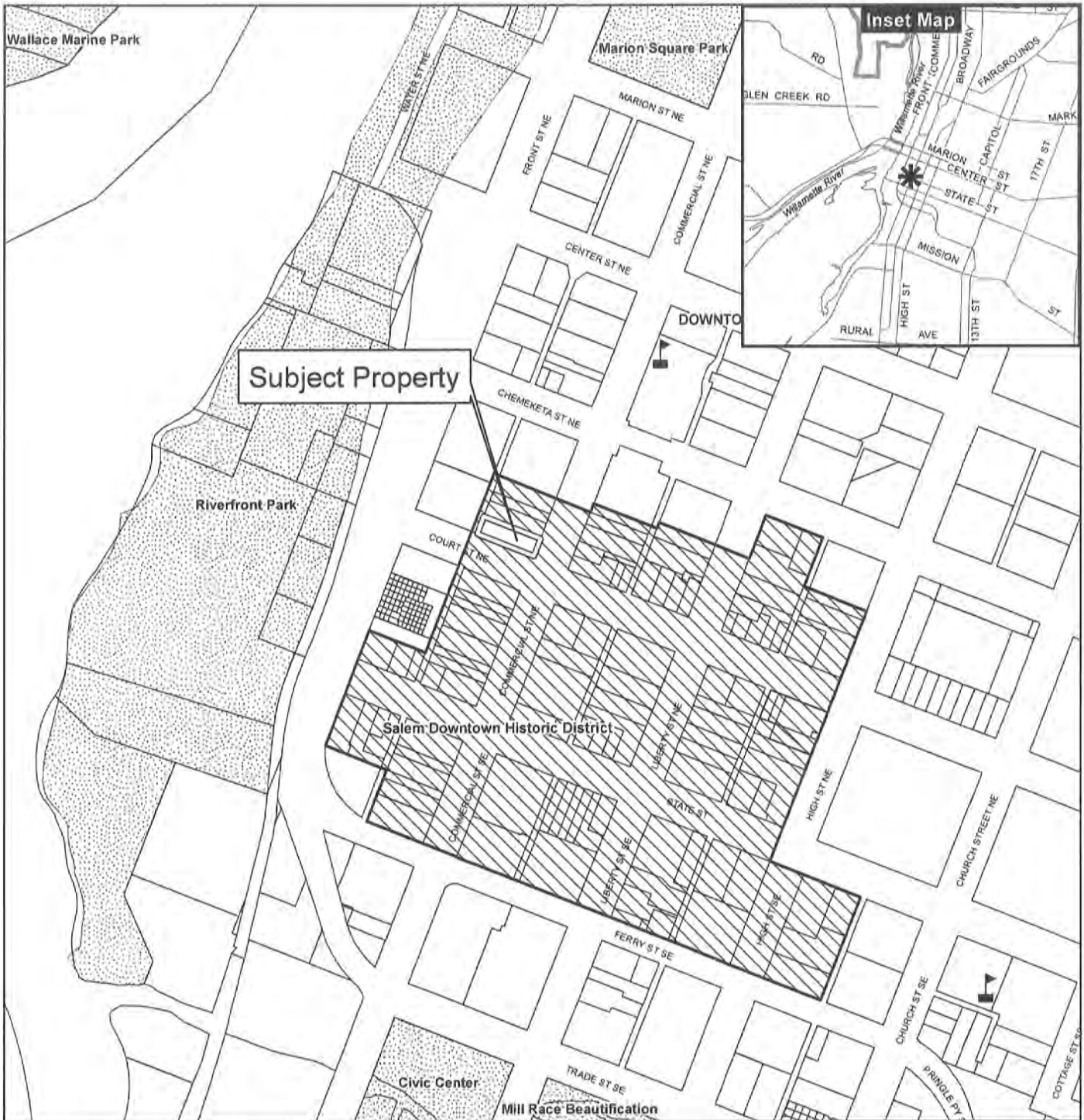
A copy of the complete Case File is available for review at the Planning Division office during regular business hours. Please contact the Case Manager, Kimberli Fitzgerald, by email: kfitzgerald@cityofsalem.net, or phone: 503-540-2397.

Application Deemed Complete: September 23, 2014
Notice of Decision Mailing Date: October 22, 2014
Decision Effective Date: November 7, 2014
State Mandated Decision Date: January 21, 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 November 6, 2014, 5:00 p.m.** Any person who presented evidence or testimony for the hearing may appeal the decision. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or firm the action, or refer the matter to staff for additional information.

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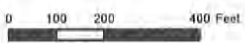
211 Commercial St NE



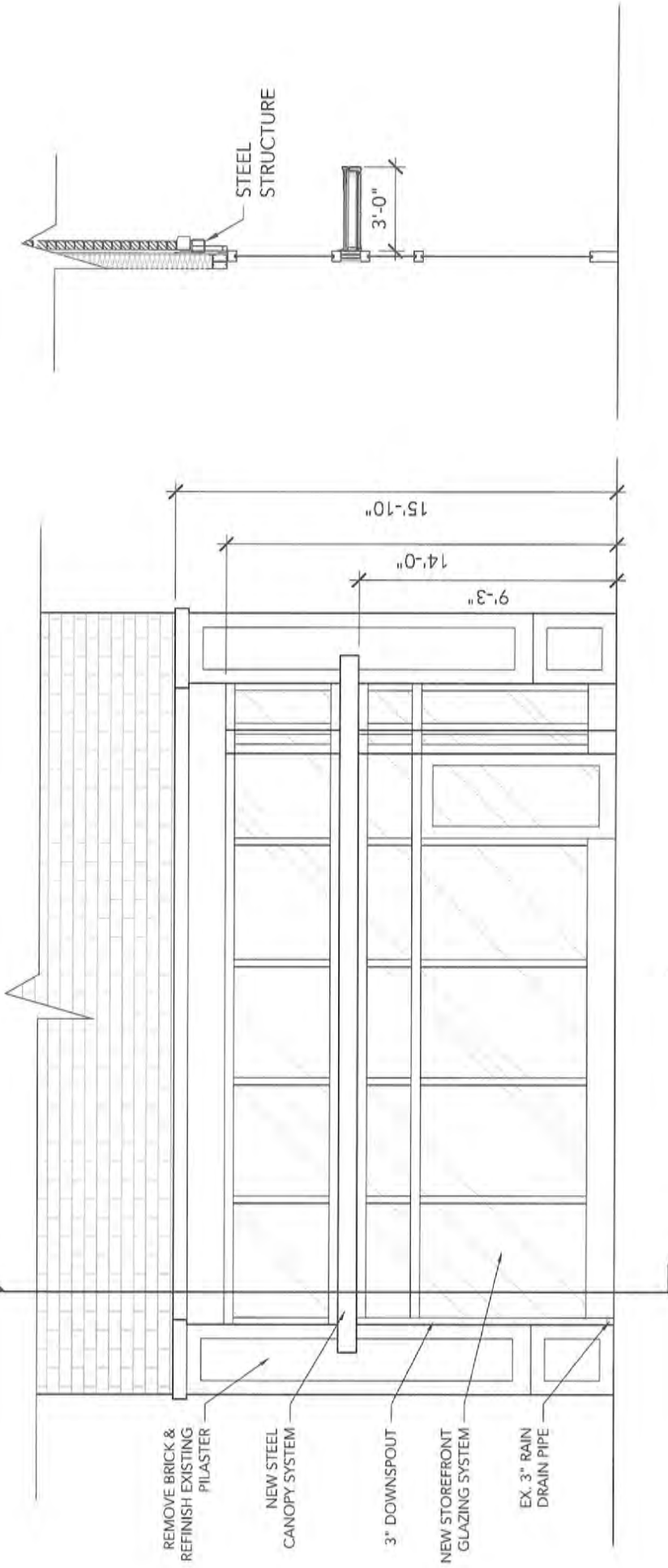
Legend

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

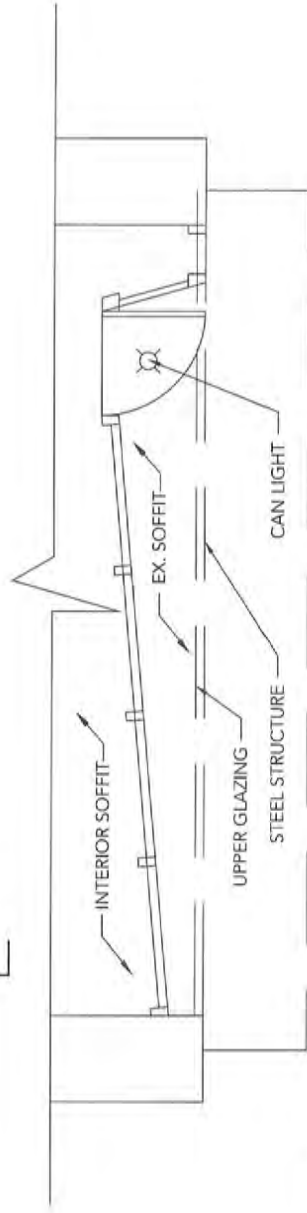
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 Community Development Dept.



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1 SECTION
SCALE: 3/16" = 1'-0"



211 COMMERCIAL STREET
PROPOSED ELEVATION/PLAN/SECTION

SCALE: 3/16" = 1'-0"

APRIL 30, 2014

