

# NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
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*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. HIS-SA16-12

APPLICATION NO. : 16-107403-DR

NOTICE OF DECISION DATE: **MAY 20, 2016**


**REQUEST:** Major Historic Design Review of a proposal to modify the storefront and front facades of the Gray Building (1891), a contributing resource within the Downtown Historic District, on property in the CB (Central Business) zone, and located at 105-135 Liberty Street NE- 97301 (Marion County Assessor Map and Tax Lot number: 073W27AB06300).

**APPLICANT:** C.J. Mcleod and Scott McLeod for McLeod Brothers and Sisters LLC

**LOCATION:** 105-135 Liberty St NE - 97301

**CRITERIA:** Salem Revised Code Chapter 230.040(d)

**DECISION:** The Historic Landmarks Commission **APPROVED** Major Historic Design Review Case No. HIS-SA16-12.

  
\_\_\_\_\_  
Andrew Hendrie, Chair,  
Historic Landmarks Commission

This Decision becomes effective on **June 7, 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:     | <u>April 27, 2016</u>  |
| Public Hearing Date:             | <u>May 19, 2016</u>    |
| Notice of Decision Mailing Date: | <u>May 20, 2016</u>    |
| Decision Effective Date:         | <u>June 7, 2016</u>    |
| State Mandate Date:              | <u>August 25, 2016</u> |

The rights granted by this decision must be exercised by **May 20, 2018**, or this approval shall be null and void. A copy of the decision is attached.

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

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 6, 2016**.

- Attachments: 1. Vicinity Map  
2. Applicants Submittal Materials  
3. Historic Photo

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. HIS-SA16-12 / AMANDA No. 16-107403-DR

Based upon the application materials, the facts and findings in the Staff Report dated May 19, 2016 incorporated herein by reference, and testimony provided at the Public Hearing of May 19, 2016, 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:

### **FINDINGS**

**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.

**Finding:** The HLC finds that the transom windows will be retained, and will be visible once the domed awning has been removed. The HLC finds that the existing non-original storefront and brick veneer will be removed and replaced with a new system that will be comprised of metal and glass, which are materials found in the existing storefront. The HLC finds that the proposed new flat topped metal canopy will be attached to the building with new metal hardware (rod and clevis) that is the same type of material as that of the original historic canopy and 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.

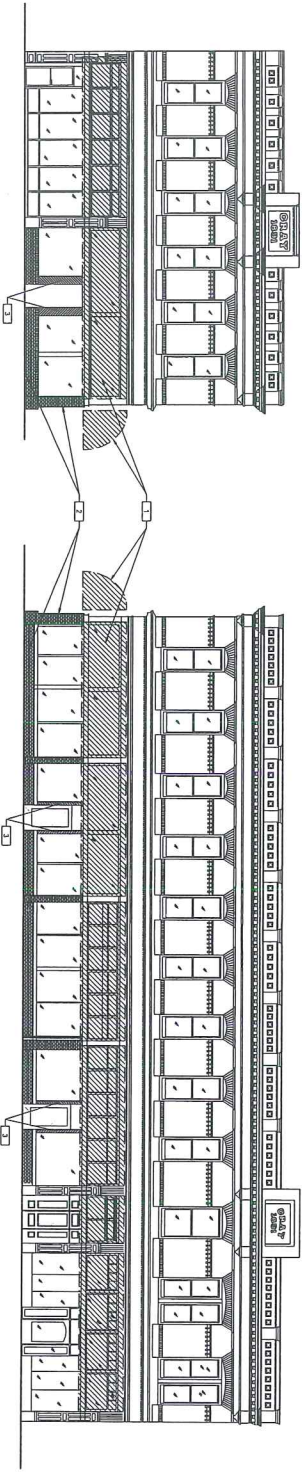
**(C)** For buildings that provide a separate upper-story entrance on the exterior façade, the street-level entrance should be the primary focus of the building façade.

**Finding:** The HLC finds that the 1915 era storefront will be reconstructed (per the historic photograph in Attachment 3), and storefront components such as the transom windows will be retained. The HLC finds that the applicant is proposing a design that includes windows framed by metal with a dark brown finish which are compatible with the design of buildings within the district and that 230.040(d)(2) has been met.

**DECISION:** The Historic Landmarks Commission APPROVES the HIS-SA 16-12 proposal.

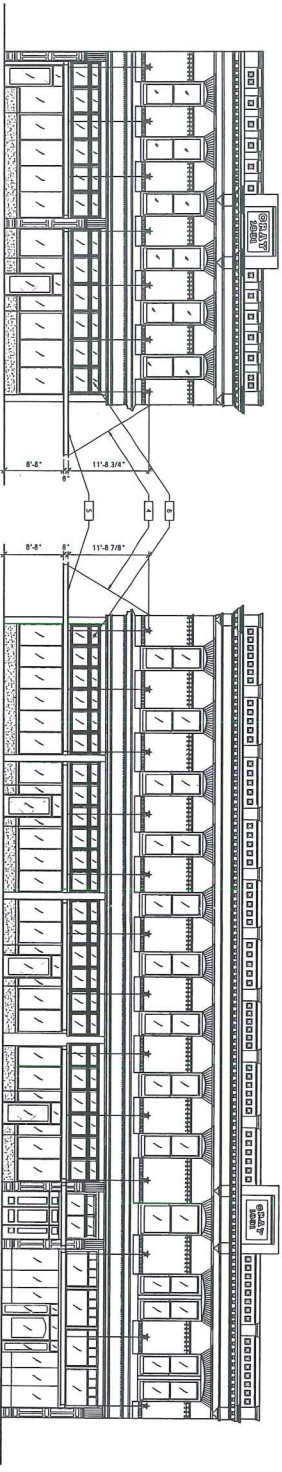
**VOTE:**        **YES 4     NO 0     ABST 2 (Sund, Morris)     ABSENT 2 (Holton, Larson)**





1 DEMOLITION - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

2 DEMOLITION - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

4 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

KEY NOTES

- 1-1 EXISTING AWNING TO BE REMOVED
- 1-2 EXISTING BRICK/CLAY TILE TO BE REMOVED
- 1-3 EXISTING BRICK/CLAY TILE TO BE REPAIR
- 1-4 NEW CABLE BRG. CONNECTION
- 1-5 NEW STEEL CANOPY
- 1-6 NOT USED
- 1-7 WINDOW TO BE REPAIRS, INSPECTED, AND REFINISH

COLOR & FINISH LEGEND

- 1-1 MATERIAL
- 1-2 EXTERIOR
- 1-3 EXTERIOR
- 1-4 EXTERIOR
- 1-5 EXTERIOR
- 1-6 EXTERIOR
- 1-7 EXTERIOR

**CB Two ARCHITECTS**  
 500 Liberty Street SE, Suite 100 / Salem, Oregon 97301  
 Ph. 503.480.8700 / Fax 503.480.8761

**PHASE 2  
THE GRAY BUILDING**  
 State Street & Liberty Street SE Salem, Oregon 97301

| Rev | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |



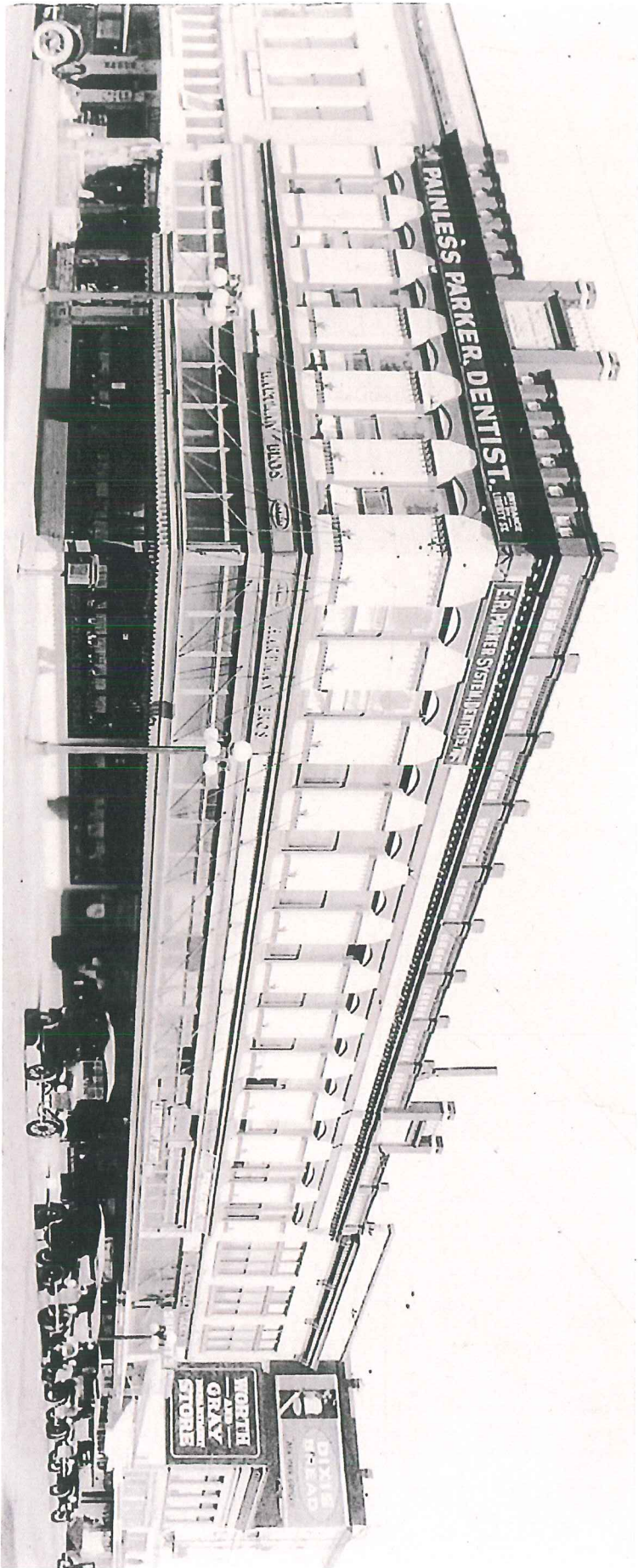
GRAY LOFTS

THE BRICK

THE BRICK

ONE WAY

ONE WAY



ATTACHMENT 3