

NOTICE OF DECISION

PLANNING DIVISION
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503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO. HIS15-17MOD

APPLICATION NO.: 15-110544-DR

NOTICE OF DECISION DATE: July 17, 2015


REQUEST: Major historic design review of a proposal to modify the previously approved design review (HIS15-17) to add one new sign and two readerboard wing signs to the lower marquee 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: Cinjoe LLC

LOCATION: 187-195 High ST NE

CRITERIA: Chapter 230.065

DECISION: The Historic Landmarks Commission **Approved** Historic Design Review Case No. HIS15-17MOD.


Andrew Hendrie, Chair

Application Deemed Complete:	<u>June 19, 2015</u>
Public Hearing Date:	<u>July 16, 2015</u>
Notice of Decision Mailing Date:	<u>July 17, 2015</u>
Decision Effective Date:	<u>August 4, 2015</u>
State Mandate Date:	<u>October 17, 2015</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503.540.2397 ^{YF}

The rights granted by this decision must be exercised by August 4, 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., August 3, 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. HIS15-17MOD / AMANDA No. 15-110544-DR

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated July 16, 2015 incorporated herein by reference, and testimony provided at the Public Hearing of July 16, 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 the proposed signs 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 not proposing to reconstruct any historic features as part of this proposal, and therefore the HLC finds that Guideline 230.065 (d) does not apply.

(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:

Signage- Temptations Sign

The HLC finds the proposed sign will be installed within the second story, and while this sign is not a reconstruction, signage has been located here on this corner throughout the life of the building. No significant architectural features will be obscured or adversely affected; therefore the HLC finds that the proposed new corner sign 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.

Signage- Readerboard Wing Signs

The HLC finds that no significant architectural features will be obscured or adversely affected by the proposed readerboard signs, as they will be functionally part of the marquee sign. The HLC finds that the proposed new wing signs are 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.

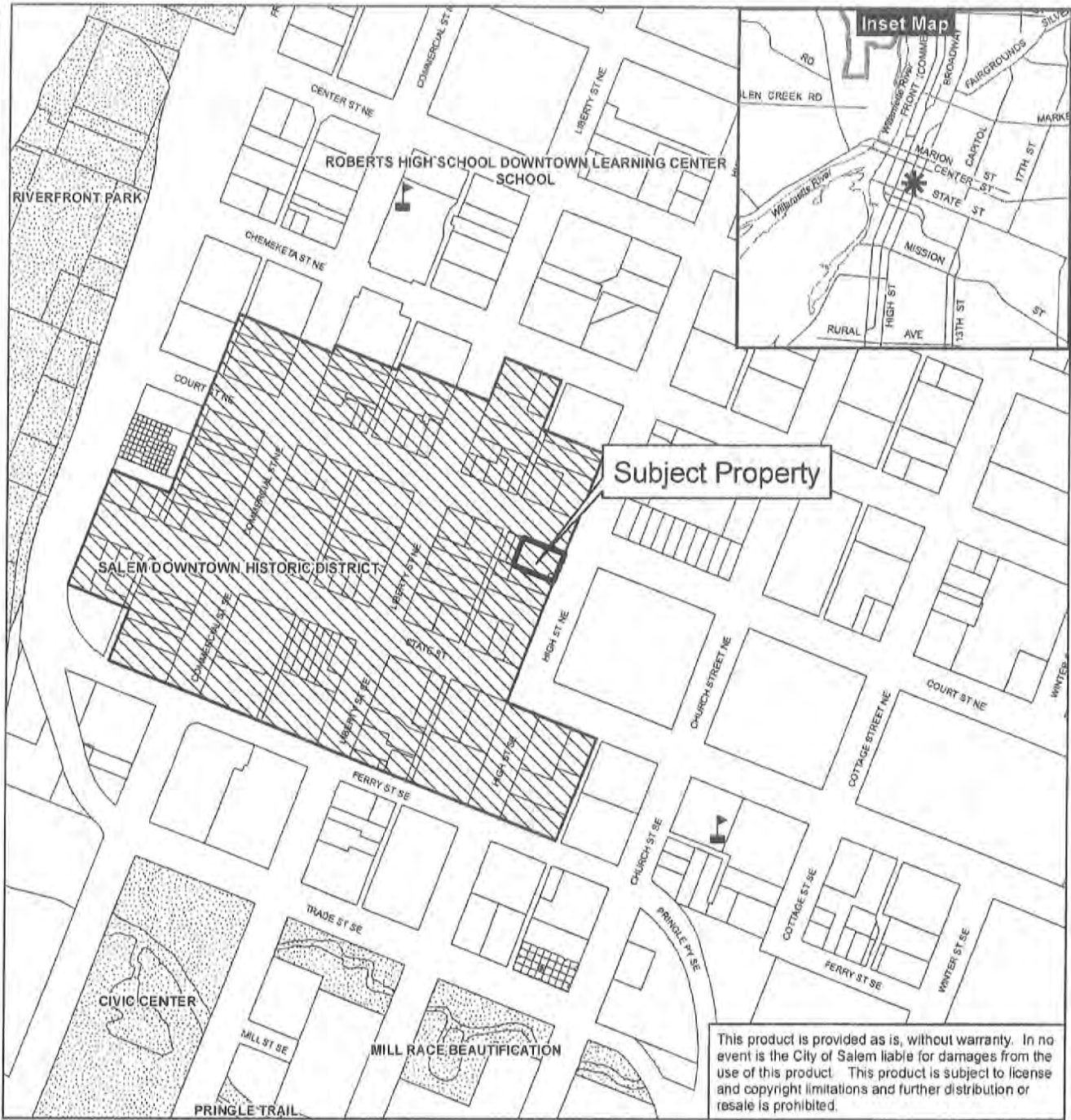
DECISION: The Historic Landmarks Commission **GRANTS** approval of Historic Design Review Case No. HIS15-17MOD.

VOTE: YES 9 NO 0 ABST 0 ABSENT 0

Vicinity Map

363 Court Street NE / 187 High Street NE

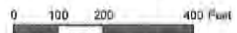
Taxlot: 073W27AB09000



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Legend

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