

# NOTICE OF DECISION

PLANNING DIVISION  
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SALEM, OREGON 97301  
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503-588-6173*

## ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS15-29 / Amanda No. 15-112998-DR

NOTICE OF DECISION DATE: July 24, 2015

REQUEST: Minor Historic Design Review of a proposal to install lighting and speakers on the awnings of the Grand Theater(1900) Building, a contributing resource within the Salem Downtown Historic District, in the CB (Central Business District) zone, and located at 187-195 High Street NE/363 Court Street NE (Marion County Assessor's Map and Tax Lot number: 073W27AB-90000).

APPLICANT: Richard Rothweiler, AC & Co. for the Joseph & Cynthia Meduri

LOCATION: 187-195 High Street NE/363 Court Street NE, Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapter 230.040(f)

FINDINGS: The applicant is proposing to install lighting and speakers on the awnings of the Grand Theater. Staff determined that the following standards from SRC 230 are applicable to this project:

**230.040. Standards for Historic Contributing Buildings in Commercial Historic Districts.** Modifications to historic contributing buildings in commercial historic districts shall comply with this section.

- (f) **Alterations and Additions.** Additions to, or alterations of, the historic contributing building may be made to accommodate uses other than the originally intended purpose.
- (1) **Materials.** Materials for alterations or additions shall:
- (A) Building materials shall be of traditional dimensions.
  - (B) Material shall be of the same type, quality and finish as original material in the building.
  - (C) New masonry added to a building shall, to the greatest degree possible, match the color, texture and bonding pattern of the original masonry.
  - (D) For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.
- (2) **Design.** Alterations or additions shall:
- (A) Additions shall be located at the rear, or on an inconspicuous side, of the building.
  - (B) Be designed and constructed to minimize changes to the building.
  - (C) Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.
  - (D) Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.
  - (E) Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.
  - (F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.

- (G) Be constructed with the least possible loss of historic materials.
- (H) Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence.
- (I) Be designed in a manner that makes it clear what is original to the building and what is new.
- (J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.
- (K) Preserve features of the building that has occurred over time and has attained significance in its own right.
- (L) Preserve distinguishing original qualities of the building and its site.
- (M) Not increase the height of a building to more than four stories.

## **FINDINGS**

### **(1) Materials**

The applicant is proposing to install speakers, LED strip lighting and uprights on the awnings of the building. The speakers are made of powder coated aluminum and paintable mineral filled PPC (plastic). The LED strip is made of metal and plastic, and the uprights are made of die cast powder coated aluminum. Metal and plastic are materials typically found throughout the downtown historic district, and on the Grand Theater thereby meeting 230.040(f)(1)(A) and (B). The speakers and lighting will be installed within removable brackets and screws into the existing non-historic awnings on the buildings, so no original material will be disturbed, thereby meeting SRC 230.040(f)(1)(D). No masonry is included as part of this proposal so SRC 230.040(f)(1)(C) does not apply to this proposal.

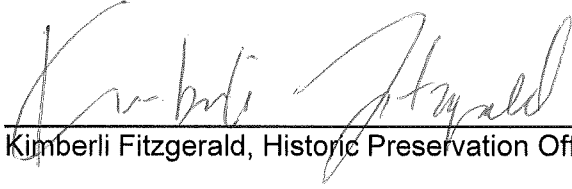
### **(2) Design.**

The applicant is proposing to install a total of four speakers under the existing awnings of the Grand Theater Building. Two speakers will be installed under the canopies located on the north façade of the Grand Theater Building along the Temptations storefront. Two additional speakers will be installed under the canopy on the east façade on either side of the front entry storefront of the restaurant. The speakers are clearly new, small, and will have a minimal impact on the building because they will be tucked under the canopy in an inconspicuous location, installed with removable brackets and not easily visible, thereby meeting SRC230.040(f)(2)(A), (C), (E), (H), (I) and (J). No historic material will be lost and no significant features will be altered, thereby meeting SRC 230.040(f)(2)(B),(D),(F), (G), (K) and (L). SRC 230.040(f)(2)(M) does not apply to this proposal.

The applicant is proposing to install eighty feet of LED strip lighting under the awning on the north façade of the Grant Theater Building, and seventy-eight feet under the awning on either side of the front entry on the east side of the building. While visible, the lighting is clearly new, small in scale and will have a minimal impact as it will be installed with removable brackets under the existing canopy thereby meeting SRC230.040(f)(2)(A), (C), (E), (H), (I) and (J). No historic material will be lost and no significant features will be altered, thereby meeting SRC 230.040(f)(2)(B),(D),(F), (G), (K) and (L).

The applicant is proposing to install two uprights on the top of the awning above the front entry to the Grand Theater. The lights are 8 ½" long and 5 5/8" wide and are made of powdercoated die cast aluminum, and will be installed with removable brackets. While the lighting will be visible, the lights themselves will not be visible, as they are proposed for installation in an inconspicuous location, above the awning, close in the building façade, thereby meeting SRC230.040(f)(2)(A), (C), (E), (H), (I) and (J). No historic material will be lost and no significant features will be altered, thereby meeting SRC 230.040(f)(2)(B),(D),(F), (G), (K) and (L).

**DECISION:** Based upon the application materials deemed complete on, July 16, 2015, and the findings as presented in this report, the application is **APPROVED**.



Kimberli Fitzgerald, Historic Preservation Officer

[kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net); Phone: 503-540-2397

Application Deemed Complete: July 16, 2015  
Notice of Decision Mailing Date: July 24, 2015  
Decision Effective: August 11, 2015  
State Mandated Decision Date: November 13, 2015

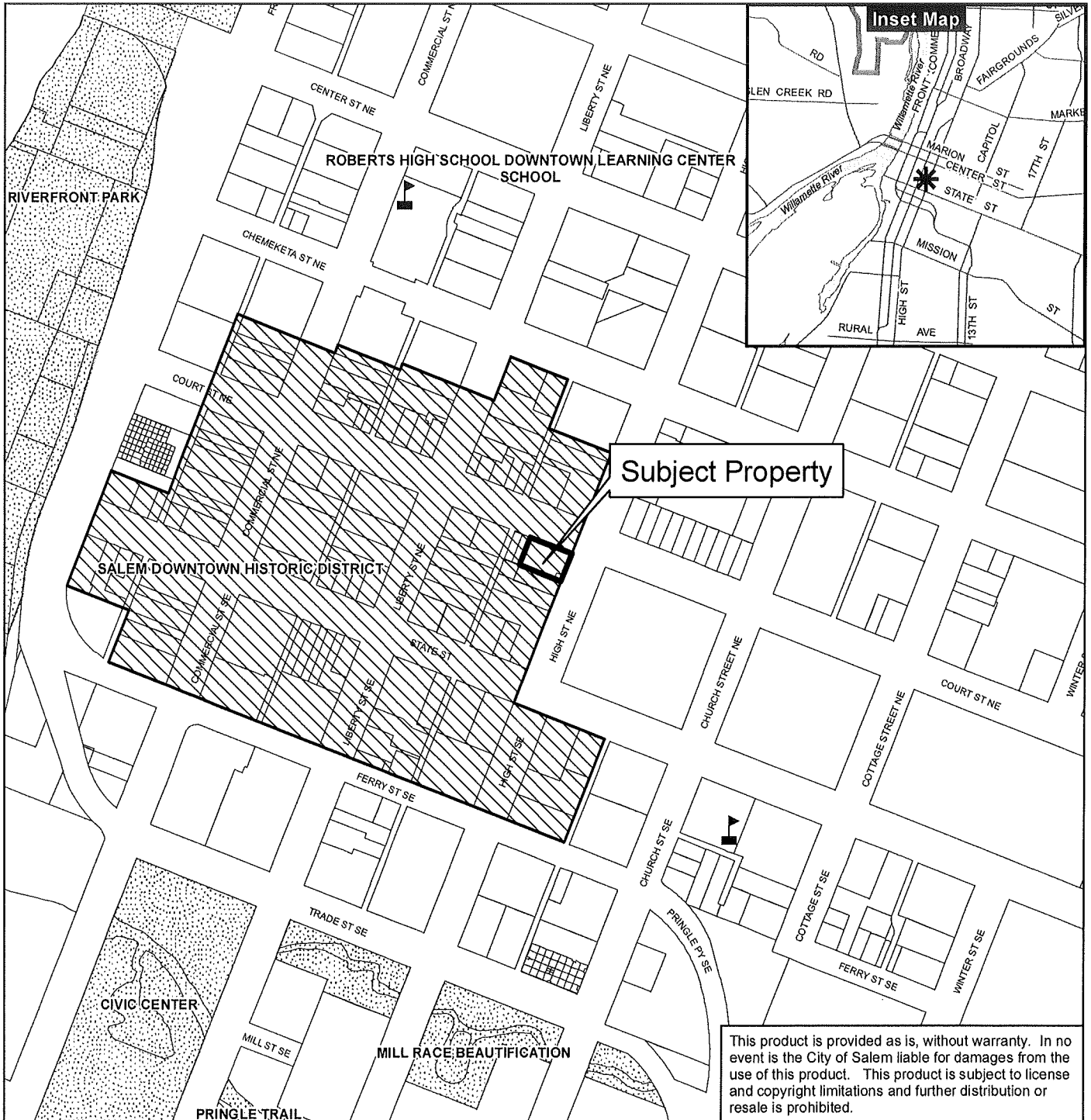
The rights granted by this decision must be exercised by August 11, 2017, or this approval shall be null and void.

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 10, 2015**. 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 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.

# 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

0 100 200 400 Feet



CITY OF *Salem*  
AT YOUR SERVICE  
Community Development Dept.



-  LED STRIP LIGHTING UNDER SOFFIT
-  - SMALL SPEAKERS UNDER CANOPY
-  - UP LIGHTING FOR TEMPORARY BANNERS



## CP-4



### COMPACT, HIGH PERFORMANCE INDOOR/OUTDOOR LOUDSPEAKER

The Klipsch Compact Performance CP-4 mountable cabinet speaker, with its weather-resistant design, is as much at home on the patio as it is placed on a shelf or mounted on the wall indoors. The proprietary 90° x 90° Tractrix® Horn provides for unmatched low-distortion clarity and detail while the long-throw woofer combines with front-firing ports for amazingly powerful low frequency response wherever they are located. Traditional Klipsch efficiency provides maximum output with minimum wattage.

### QUICK, EASY INSTALLATION

The CP-4 makes a highly aesthetic statement with its smaller size and ability to mount closer to a wall or even be tucked into a corner with its V-shaped rear profile. Tool-free angle adjustment makes positioning a breeze. The unique, solid mounting bracket assures a fast, easy, one-screwdriver installation. Front speaker wire terminals combined with a pull-through wire channel provide a quick connection with an uncluttered look. The CP-4 will also look great placed on a shelf or stand without using the supplied bracket.

### MULTIPURPOSE DESIGN

The Klipsch CP-4 can function as stereo mains or surrounds or be mounted outdoors for warmer weather enjoyment with its solid, mineral-filled cabinet and stainless steel hardware. Sold in pairs and offered in Black or White with the ability to custom paint, the CP-4 complements any indoor or outdoor décor.

SPECIFICATIONS	CP-4
Frequency Response <sup>1</sup>	80Hz-22kHz +3/-6 dB
Power Handling <sup>2</sup>	50 w (200 peak)
Maximum Continuous Output <sup>3</sup>	105dB
Sensitivity <sup>4</sup>	91 dB @ 1 watt/1 meter
Nominal Impedance	8 ohms
Tweeter	.75" (1.9cm) aluminum dome tweeter
High Frequency Horn	90° x 90° Tractrix® Horn
Woofer	3.5" (8.9cm) long-throw IMG woofer
Crossover Frequency	3.2kHz 12dB octave
Enclosure Type	Bass-reflex via dual front-firing ports
Enclosure Material	Anti-resonant, mineral-filled PPC; paintable, weather resistant
Grille	Powder-coated aluminum w/rotatable logo
Terminals	Front baffle mounted accessed via rear pull-through
Speaker Weight	4.8 lbs. (2.2kg)
Speaker Dimensions	8.8"(22.4cm) H x 5.5"(14.0cm) W x 4.7"(11.9cm) D
Speaker Dimension w/ Wall Mount	8.8"(22.4cm) H x 5.5"(14.0cm) W x 5.5"(14.0cm) D
Other Mounting Options	1/4", 20-thread insert on cabinet rear
Finishes	White/Black enclosure and grille
Wire Gauge Accommodated	Up to 16AWG
Sold As	Speaker pairs
Included in Carton	Speakers (x2), Grilles (x2), Brackets (x2), Manual, Mounting Template, Bracket Retaining Screws (x4), Safety Instructions, Grille Removal Tool
Carton Dimensions	12.6"(320mm) H x 17.3"(440mm) W x 9"(230mm) D
Total Carton Weight	10.14 lbs.(4.6kg)
Item Number	1060305 (white), 1016295 (black)
UPC	743878027013 (white), 743878025965 (black)
Built From	2014

**Klipsch**  
KEEPERS OF THE SOUND

3502 Woodview Trace Indianapolis, IN 46268 | klipsch.com

All specifications are subject to change without notice.

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<sup>1</sup> 3M anechoic

<sup>2</sup> IEC 268-5 filtered pink noise with 6dB crest factor

<sup>3</sup> Calculated at 1M at power handling power input

<sup>4</sup> SPL at 1M, anechoic with 2.83V input

# ZL1N LED Striplight

OPERATIONAL DATA								
	Nominal lumen package	Length (inches)	Delivered lumens 3000 K CCT @ 77°F (25°C) ambient temperature	Delivered lumens 3500 K CCT @ 77°F (25°C) ambient temperature	Delivered lumens 4000 K CCT @ 77°F (25°C) ambient temperature	Delivered lumens 5000 K CCT @ 77°F (25°C) ambient temperature	Wattage @ 120V/277V	Comparable light source
Lensed	3,000LM	24	2,805	2,921	3,177	3,400	34W/32W	1-lamp 32W T8, 1-lamp 54W T5HO, 50W HID
	3,000LM	46 or 48	2,532	2,636	2,834	3,068	32W/31W	1-lamp 32W T8, 1-lamp 54W T5HO, 50W HID
	5,000LM	46 or 48	3,923	4,085	4,391	4,754	42W/41W	2-lamp 32W T8, 1-lamp 54W T5HO, 70W HID
	7,000LM	46 or 48	5,914	6,158	6,619	7,231	72W/70W	3-lamp 32W T8, 2-lamp 54W T5HO, 100W HID
	6,000LM	92 to 96	5,064	5,273	5,668	6,136	64W/62W	3-lamp 32W T8, 2-lamp 54W T5HO, 100W HID
	10,000LM	92 to 96	7,846	8,170	8,782	9,508	84W/82W	4-lamp 32W T8, 2-lamp 54W T5HO, 100W HID
Unlensed	14,000LM	92 to 96	11,828	12,316	13,239	14,462	144W/140W	4-lamp 32W T8, 3-lamp 54W T5HO, 150W HID
	3,000LM	24	3,165	3,295	3,582	3,835	34W/32W	1-lamp 32W T8, 1-lamp 54W T5HO, 50W HID
	3,000LM	46 or 48	2,865	2,983	3,207	3,472	32W/31W	1-lamp 32W T8, 1-lamp 54W T5HO, 50W HID
	5,000LM	46 or 48	4,439	4,622	4,968	5,379	42W/41W	2-lamp 32W T8, 1-lamp 54W T5HO, 70W HID
	7,000LM	46 or 48	6,737	7,015	7,541	8,164	72W/70W	3-lamp 32W T8, 2-lamp 54W T5HO, 100W HID
	6,000LM	92 to 96	5,730	5,966	6,413	6,944	64W/62W	3-lamp 32W T8, 2-lamp 54W T5HO, 100W HID
	10,000LM	92 to 96	8,878	9,244	9,937	10,759	84W/82W	4-lamp 32W T8, 2-lamp 54W T5HO, 100W HID
	14,000LM	92 to 96	13,474	14,031	15,082	16,329	144W/140W	4-lamp 32W T8, 3-lamp 54W T5HO, 150W HID

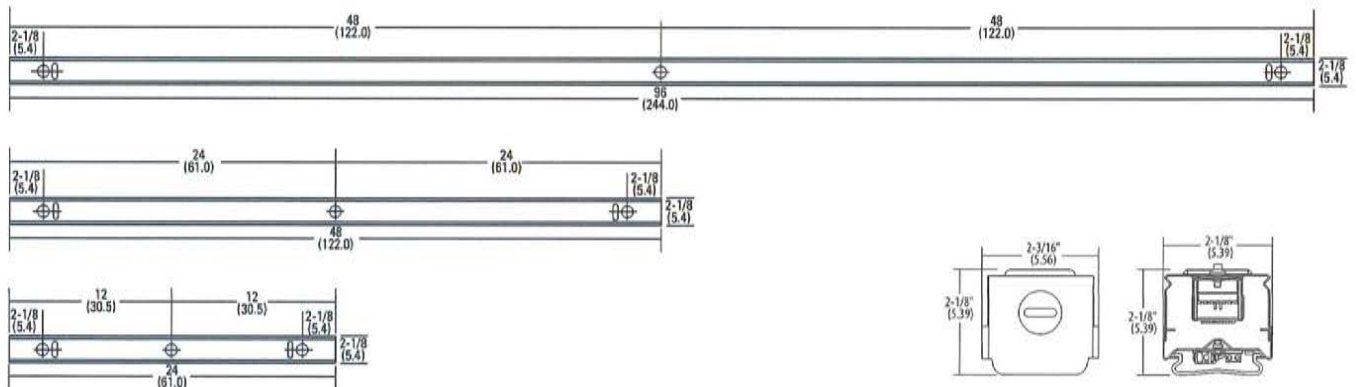
PROJECTED LUMEN MAINTENANCE								
Operating hours	0	10,000	20,000	30,000	40,000	50,000	60,000	100,000
Lumen maintenance factor	1	0.9678	0.9454	0.9235	0.9021	0.8812	0.8605	0.7839

Based on incomplete LM-80 data. Update expected Q1 2014.

## DIMENSIONS

All dimensions are shown in inches (centimeters) unless otherwise noted.  
Specifications subject to change without notice.

PALLET DIMENSIONS			
Length	Approximate weight	Fixtures per pallet	Approximate pallet dimensions (L x W x H)
L24	6 lbs	408	46" x 46" x 32-11/18"
L46	8 lbs	178	46" x 46" x 31-1/3"
L48	8 lbs	178	46" x 46" x 31-1/3"
L92	16 lbs	176	98-1/2" x 46" x 31-1/16"
L96	16 lbs	176	98-1/2" x 46" x 31-1/16"



## PHOTOMETRICS

Please see [www.lithonia.com](http://www.lithonia.com).



## Technical Specifications (continued)

### Optical

#### Fixture Efficacy:

30 Lumens per Watt

### Electrical

#### Driver:

Multi-chip 13W high output long life LED Driver  
Constant Current, Class 2 100V - 277V, 50/60 Hz.

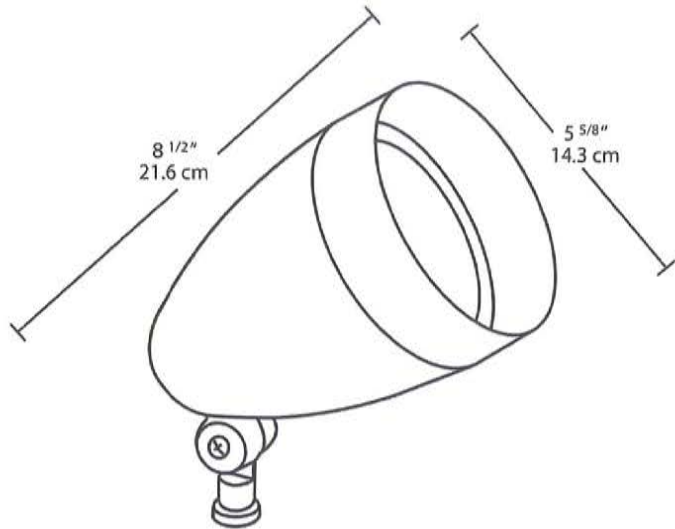
#### THD:

11.49% at 120V

#### Surge Protection:

4KV

## Dimensions



## Features

- Ultra efficient LED and optical design
- Rugged die cast aluminum housing with powder coat finish
- Glare shield for effective light control
- Weatherproof high temperature silicone gaskets
- 5-year warranty

## Ordering Matrix

Family	Watts	Color Temp	Finish
HBLED	13 = 13W	Blank = Cool Y = Warm	A = Bronze W = White B = Black VG = Verde Green