

**OREGON STATE HISTORIC PRESERVATION OFFICE**  
**SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM**  
**Application Form/Affidavit and Preservation/Renovation Plan**

**EXAMPLE OF APPLICATION FOR COMMERCIAL PROPERTY**

**Instructions:** Read the instructions carefully before completing this application form/affidavit and Preservation/Renovation Plan. No certification will be made unless a completed application form has been received. Type or print clearly in ink. Upon receipt of this application and supplementary material the State Historic Preservation Office (SHPO) will determine whether or not the application is complete.

**1. Property Information:**

Historic Name of Property: Odd Fellows Building/Grand Theatre

National Register District and rank (if applicable): Anywhere Downtown Historic District

Date Listed on the National Register: individually listed 4/8/88, district listed 5/20/01

Property Address:

Street: 195 High Street

City: Anywhere County: Whatsis Zip: 97000

**2. Property Tax Information:**

Tax Account Number: R327262 Is property wholly depreciable:  Yes  No

Current Assessed Value: \$433,210.00 Current Real Market Value (RM): \$564,800.00

Application Fee (RMV x .0033): \$1,863.84

**3. Preservation Plan Overview**

Current Use:  Agricultural  Commercial  Industrial  Residential  Res./Multi-family

Estimated Cost of Rehabilitation: \$ 600,000.00 Estimated cost of Renovation (for reapplications only):  
\$ n/a

Item Numbers proposed for completion by 5<sup>th</sup> year: all

Item Numbers proposed for completion by 10<sup>th</sup> year: n/a

Item Numbers proposed for completion by 14<sup>th</sup> year: n/a

**4. Owner Information:**

Owner Name: Jane and John Doe Organization/business: Grand Theatre Inc.

Address: 363 Central Street City: Anywhere

State: OR Zip: 97000

Work Phone No.: 503-363-9816 Home Phone No.: 503-363-9816

I certify that I have read and understand the Oregon Administrative Rule (OAR 736-050-0100 through 0150) which pertains to special assessment of historic property, and that this application and any attachments accurately represent the property to be specially-assessed. I agree to grant access for the viewing of the property by the State Historic Preservation Officer, the State Historic Preservation Officer's staff, the Historic Assessment Review Committee, and the public. I declare under the penalties for false swearing as contained in ORS 162.085 that I have examined this application, and to the best of my knowledge, it is true, correct, and complete.

\_\_\_\_\_  
Owner/Owner Representative Signature Date

**SHPO Office Use Only**

SHPO has reviewed the application and has determined:

Property is not eligible for tax benefit. Explanation: \_\_\_\_\_

Application is not complete. Holding for following information: \_\_\_\_\_  
Date: \_\_\_\_\_

Application is acknowledged as complete:

\_\_\_\_\_  
SHPO Authorized Signature Date

## Preservation/Renovation Plan

Historic Name: Odd Fellows Building/Grand Theatre

Street: 195 High Street

City: Anywhere

County: Whatsis

5. **Detailed description of rehabilitation/preservation/maintenance/renovation work.** Include site work, new construction, alterations, etc. Complete blocks below.

<b>1</b>	Architectural feature: <u>Building Exterior</u> Approximate date of feature: <u>1900, 1930s</u>	Describe work and impact on existing feature:  The exterior will be warm water pressure washed, with a mild detergent, per NPS Preservation Brief #1, prepped, primed, and painted. The color scheme will be developed in consultation with the SHPO prior to commencing. The intention is to match the general relative color values using a historically compatible palette.
Describe existing feature and its condition:  The stucco-covered brick walls are in sound but very dirty condition. There is some minor damage and cracking in the stucco.		
Photo no.: <u>1 and 2</u>		Drawing no.: _____

<b>2</b>	Architectural feature: <u>Storefronts, Transoms, and Signs</u> Approximate date of feature: <u>1940s</u>	Describe work and impact on existing feature:  Aluminum storefronts will be cleaned rehabilitated. The slotted metal screen covering the transoms will be removed, and they will be cleaned and rehabilitated. Ornamental tile bulkheads concealed by red brick will be re-exposed, cleaned and repaired. Missing tile will be replaced with as close a match as possible. All existing signs will be removed and a building-wide signage package will be developed in consultation with SHPO.
Describe existing feature and its condition:  All the existing aluminum storefronts represent a significant remodelling of the property occurring within the period of significance, approximately 1940. Their original ornamental tile bulkheads were covered with red brick in 1970. An intact band of prism glass transoms dating from the same period is obscured by signs and a slotted metal screen dating to 1970. Tenant signs are garish, uncoordinated, and in poor condition. They are not historic.		
Photo no.: <u>1, 2, and 3</u>		Drawing no.: _____

## Preservation/Renovation Plan

Historic Name: Odd Fellows Building/Grand Theatre

Street: 195 High Street

City: Anywhere

County: Whatsis

5. **Detailed description of rehabilitation/preservation/maintenance/renovation work.** Include site work, new construction, alterations, etc. Complete blocks below.

<b>3</b>	Architectural feature: <u>Upper Floor Windows, north and east elevations</u> Approximate date of feature: <u>1900</u>	Describe work and impact on existing feature:  All windows will be put back into sound operating condition, prepped, primed, and painted. Paint will be removed from the semicircular transom windows on the second floor. See Item 1 for discussion of color. Operable interior storm windows will be installed in second floor office spaces. SHPO to be consulted on installation details.
Describe existing feature and its condition:  There are original wooden one-over-one, double-hung windows on the north and east elevations of the two upper floors. Those on the second floor have large semicircular transoms above the upper sash and those on the third floor have a rectangular transom. All the transoms have been painted out due to lowered ceilings inside. All windows are in fair condition.		
Photo no.: <u>1, 2</u>		Drawing no.: _____

<b>4</b>	Architectural feature: <u>Metal Awning</u> Approximate date of feature: <u>1940s</u>	Describe work and impact on existing feature:  The awning will be repaired and repainted, except at the entrance to the Grand Theatre. In this area a new arched awning based on the glazed and lighted marquee shown in historic photographs will be installed. The design of this element will be worked out in close consultation with the SHPO.
Describe existing feature and its condition:  A continuous suspended flat metal awning, mounted between the storefronts and transoms, runs along both street frontages of the building, wrapping around the northeast corner as well. At the entrance to the Grand Theatre, this awning cuts inappropriately across the arched opening, obscuring it from view. The awning system is in fair condition.		
Photo no.: <u>1, 4, H1, and H2</u>		Drawing no.: _____

## Preservation/Renovation Plan

Historic Name: Odd Fellows Building/Grand Theatre

Street: 195 High Street

City: Anywhere

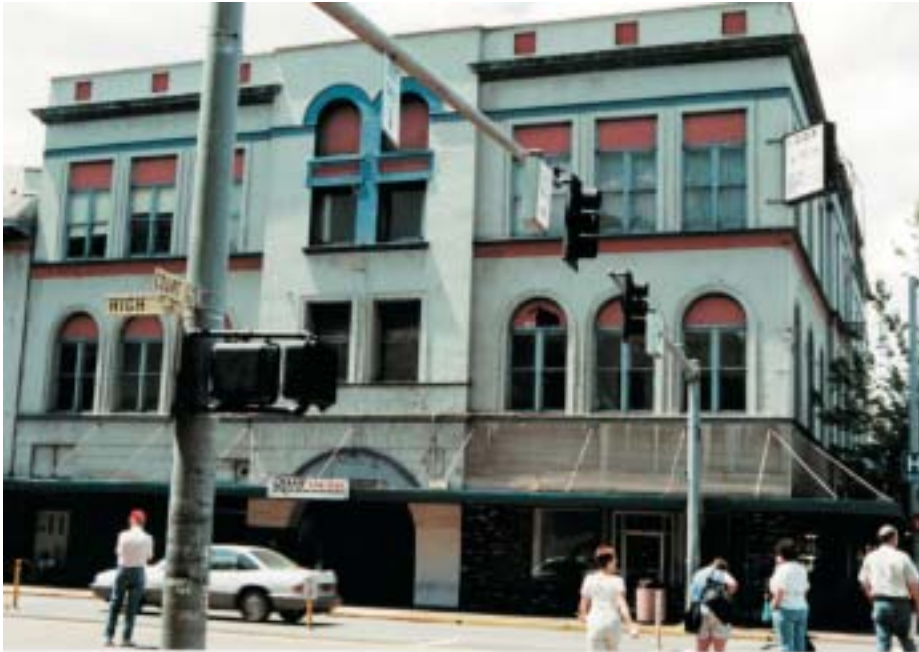
County: Whatsis

**5. Detailed description of rehabilitation/preservation/maintenance/renovation work.** Include site work, new construction, alterations, etc. Complete blocks below.

<b>5</b>	Architectural feature: <u>Grand Theatre</u> Approximate date of feature: <u>1900, 1970</u>	Describe work and impact on existing feature:  The Grand Theatre, which has not been used for many years, will be revitalized following the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, and in close consultation with the SHPO. The new tenant will be a community church. In addition to reinstallation of permanent seating, the principal changes that are currently contemplated are a ramp to allow wheeled access from the auditorium directly to the stage, and adaptive reuse of the ticket booth as an accessible restroom. The theater will also be made available by the tenant for use by other compatible organizations. This will mean that the decoration of the house will be kept fairly low-key.
Describe existing feature and its condition:  The Grand Theatre was built as part of the original Odd Fellows building and was designed to accommodate stage productions as well as movies. The volume of the theater house, including the balcony, is intact, but the original ornamentation was stripped in the 1970s. The upper part of the fly space above the stage was converted into a third floor ballroom space in the 1950s. The lobby, restrooms, ticket booth, dressing rooms under the stage, stage wings, and projection booth, while spatially intact, all reflect alterations over time. The seating has been demounted and is stored in the orchestra pit, which has been covered over with a wooden floor.		
Photo no.: <u>4 and 5</u>		Drawing no.: <u>ground, balcony</u>

<b>6</b>	Architectural feature: _____ Approximate date of feature: _____	Describe work and impact on existing feature:
Describe existing feature and its condition:		
Photo no.: _____		Drawing no.: _____

# FRONT



# BACK

Odd Fellows Bldg/Grand Theater  
195 High Street  
Anywhere, Whatsis County, OR 97000  
Photo 1 of 6  
East (principle) Elevation

Do not mount photo

# FRONT



# BACK

Odd Fellows Bldg/Grand Theater  
195 High Street  
Anywhere, Whatsis County, OR 97000  
Photo 2 of 6  
North (secondary) Elevation

Do not mount photo

FRONT



BACK

Odd Fellows Bldg/Grand Theater  
195 High Street  
Anywhere, Whatsis County, OR 97000  
Photo 3 of 6  
Typical Storefront

Do not mount photo

# FRONT



# BACK

Odd Fellows Bldg/Grand Theater  
195 High Street  
Anywhere, Whatsis County, OR 97000  
Photo 4 of 6  
Grand Theater Entry

Do not mount photo

# FRONT



# BACK

Odd Fellows Bldg/Grand Theater  
195 High Street  
Anywhere, Whatsis County, OR 97000  
Photo 5 of 6  
Grand Theater Stage

Do not mount photo

# FRONT



# BACK

Odd Fellows Bldg/Grand Theater  
195 High Street  
Anywhere, Whatsis County, OR 97000  
Photo 6 of 6  
Grand Theater House and Balcony

Do not mount photo

# FRONT



Odd Fellows Building-Salem, OR  
Early 1900's

*front 1922*

# BACK

Odd Fellows Bldg/Grand Theater  
195 High Street  
Anywhere, Whatsis County, OR 97000  
Photo Historic 1 of 2  
Circa 1922

Do not mount photo

# FRONT



Odd Fellows Building, Salem Oregon  
Showing arched marquee in entry of Grand Theater  
Circa 1930's

*CIRCA 1930 ?*

# BACK

Odd Fellows Bldg/Grand Theater  
195 High Street  
Anywhere, Whatsis County, OR 97000  
Photo Historic 2 of 2  
Canopy, circa 1930

Do not mount photo