

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 1 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS22-31

APPLICATION NO.: 22-119888-PLN

NOTICE OF DECISION DATE: December 15, 2022

SUMMARY: A proposal to install a cover over the basement stairwell at the northeast corner of the Oregon Building (1914).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to cover over the basement stairwell at the northeast corner of the Oregon Building (1914), a historic contributing building in the Salem Downtown Historic District in the CB (Central Business District) zone, and located at 494 State Street (aka 105 High St SE) - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27AB03100).

APPLICANT: Blake Bural

LOCATION: 494 State St, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.040(f) Alterations and Additions

FINDINGS: The findings are in the attached Decision dated December 15, 2022.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 1 Minor Historic Design Review Case No. HIS22-31 based upon the application materials deemed complete on December 15, 2022 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by December 16, 2024, or this approval shall be null and void.

Application Deemed Complete:	<u>December 15, 2022</u>
Notice of Decision Mailing Date:	<u>December 15, 2022</u>
Decision Effective Date:	<u>December 16, 2022</u>
State Mandate Date:	<u>April 14, 2023</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 5035402397

This decision is final.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS22-31)
494 HIGH STREET NE) December 15, 2022

In the matter of the application for a Minor Historic Design Review submitted by Blake Bural on behalf of 494 State Street Salem LLC, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to install a cover over the basement stairwell at the northeast corner of the Hubbard Building (1914).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to cover over the basement stairwell at the northeast corner of the Oregon Building (1914), a historic contributing building in the Salem Downtown Historic District in the CB (Central Business District) zone, and located at 494 State Street (aka 105 High St) - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27AB03100).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

DECISION

APPROVED based upon the application materials deemed complete on December 15, 2022 and the findings as presented in this report.

FINDINGS

1. Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

BACKGROUND AND PROPOSAL

The applicant is proposing to cover over the basement stairwell at the northeast corner of the Oregon Building with a 4" thick, 13' 10" by 3'4" removable steel plate in order to secure the stairwell from unwanted intruders. The applicant's submittal plans are included as **Attachment B**.

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as

traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 22 1121617.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included as **Attachment B** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) Chapter(s) *230.040(f) – Alterations and Additions* Standards for historic contributing buildings in Commercial Historic Districts and are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Historic Design Review

Salem Revised Code (SRC) Chapter(s) *230.040(f) – Alterations and Additions* Standards for historic contributing buildings in Commercial Historic Districts and are the applicable criteria for evaluation of this proposal.

Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable criterion.

FINDINGS:

Criteria: 230.040(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.

(A) Building materials shall be of traditional dimensions.

Findings: The applicant is proposing to add a removable steel plate cover to secure the stairwell opening located at the northeastern corner from unwanted intruders. The steel cover will be of traditional dimensions. Staff finds that SRC 230.040(f)(1)(A) has been met.

(B) Material shall be of the same type, quality and finish as original material in the building.

Findings: The proposed steel cover is of the same type, quality and finish of the existing material on the exterior of the Oregon Building. Staff finds that SRC 230.040(f)(1)(B) has been met.

(C) New masonry added to a building shall, to the greatest degree possible, match the color, texture and bonding pattern of the original masonry.

Findings: The applicant is not proposing to add masonry, therefore this criterion is not applicable to the evaluation of this proposal.

(D) For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.

Findings: While the metal handrail extending through the stairwell opening and currently secured to the exterior metal rail will need to be removed in order to secure the metal plate to cover the opening, this handrail is not a character defining feature, and the location is currently below ground and obscured from view minimizing any adverse effects from this removal. The form and material of this stairwell will be retained, and the opening and metal rail can be restored should the metal plate be removed in the future. Staff finds that original material has been retained to the maximum degree feasible and that SRC 230.040(f)(1)(D) has been met for this proposal.

(2) Design.

(A) Additions shall be located at the rear, or on an inconspicuous side, of the building.

Findings: The proposed addition of this metal cover is located at grade along the eastern façade of the Oregon Building and is minimally visible. Staff finds that SRC 230.040(f)(2)(A) has been met.

(B) Be designed and constructed to minimize changes to the building.

Findings: The applicant is proposing to make minimal changes to the basement stairwell opening located at the northeastern corner of the building. Staff finds that SRC 230.040(f)(2)(B) has been met.

(C) Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.

Findings: The addition of the metal cover is limited in size and scale and will not visually impact the four-story Oregon Building. The metal plate will be installed flush to the existing

grade and will not obscure any character defining features of the structure. Staff finds that SRC 230.040(f)(2)(C) has been met.

(D) Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.

Findings: While the basement stairwell and entry will be obscured by the steel cover, there are no significant historical, architectural or character defining features in this area. Further, the steel cover is removable, and the opening could be restored in the future. No significant features will be destroyed by the addition of this steel cover over the basement stair access. Staff finds that SRC 230.040(f)(2)(D) has been met.

(E) Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.

Findings: The addition of the metal cover is limited in size and scale and will not visually impact the four-story Oregon Building. The metal plate will be installed flush to the existing grade and will not obscure any character defining features of the structure. The cover is designed to be compatible with this commercial resource and the surrounding Downtown Historic District. Staff finds that SRC 230.040(f)(2)(E) has been met.

(F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.

Findings: While the metal cover has been designed to obscure and block the below grade stairwell that provides access to the basement of the Oregon Building, there are no distinctive materials, features, finishes and construction techniques or examples of craftsmanship in this area on the exterior of the resource which will be obscured, damaged or destroyed by this new metal cover. Staff finds that SRC 230.040(f)(2)(F) has been met.

(G) Be constructed with the least possible loss of historic materials.

Findings: While a small amount of original material will be disturbed at the locations where the handrail must be removed to allow installation of the metal plate, staff finds that the addition of the steel plate will be constructed with the least possible loss of historic materials and that SRC 230.040(f)(2)(G) has been met for this proposal.

(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.

Findings: The applicant has not introduced features that would appear to have been part of the Oregon Building during the period of significance. The design and materials of this addition are clearly new while being compatible with the Oregon Building. Staff finds that SRC 230.040(f)(2)(H) has been met.

(I) Be designed in a manner that makes it clear what is original to the building and what is new.

Findings: The applicant has designed the metal cover in a manner that clearly differentiates this new portion of the building from the original. The original historic metal railing around the existing basement stairwell opening will be retained, while the steel cover, which is a compatible material, is clearly new. Staff finds that SRC 230.040(f)(2)(I) has been met.

(J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.

Findings: The proposed metal cover addition does not replicate the commercial architectural design of the Oregon Building, as it is a simple metal cover with no architectural detailing designed to serve a specific function. Staff finds that SRC 230.040(f)(2)(J) is not applicable to the evaluation of this proposal.

(K) Preserve features of the building that has occurred over time and has attained significance in its own right.

Findings: There are no features impacted by the proposal that have acquired significance in their own right, therefore this criterion is not applicable to the evaluation of this proposal.

(L) Preserve distinguishing original qualities of the building and its site.

Findings: The distinguishing original qualities of the Oregon Building have been retained. Any potential adverse effects due to the proposed alteration are minimized due to the location of the cover, and the minimal impact to original materials. Staff finds that SRC 230.040(f)(2)(L) has been met.

(M) Not increase the height of a building to more than four stories.

Findings: The proposed alteration does not increase the height of the building. Staff finds that SRC 230.040(f)(2)(M) has been met.

DECISION

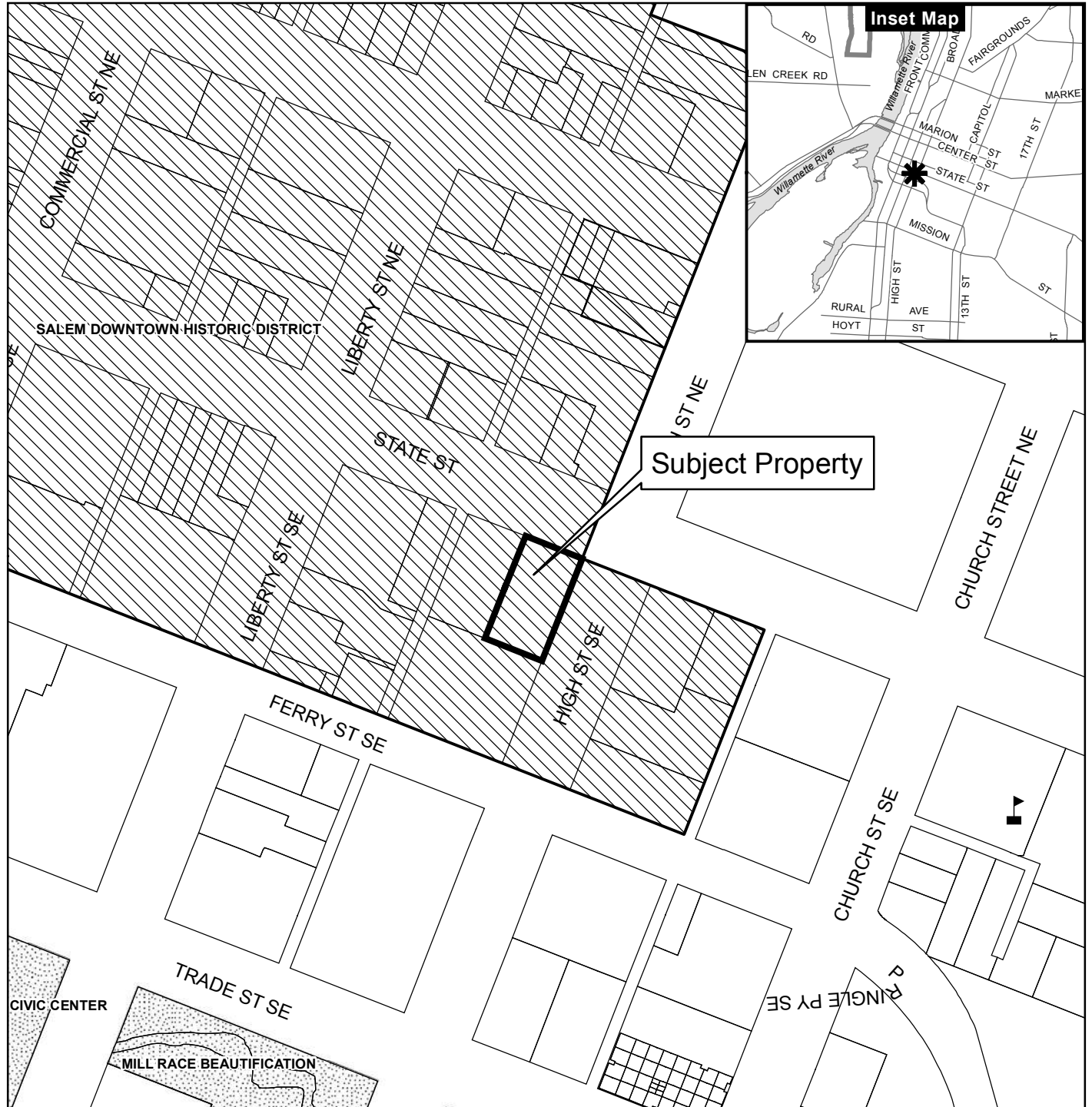
Based upon the application materials deemed complete on December 15, 2022 and the findings as presented in this report, the application for HIS22-31 is **APPROVED**.








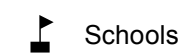

Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials

Vicinity Map 494 State Street



Legend

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



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Historic Alteration Review Worksheet

Site Address: _____

Resource Status: Contributing Non- Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

Chose One: Commercial District Individual Resource Public District
Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) _____

New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: _____ Project's New Material: _____

Project Description

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Signature of Applicant

Date Submitted/Signed

SITE PLAN



LOCATION OF EXTERIOR STAIR

State St

Cosmos Studio

Oregon Law Center

State St

High St NE

Willamette Valley Music Company
Musical instrument store

Justice Department
Clothing store

Susee James J
Temporarily closed

Mid-Willamette Valley Council of Governments

O'sushi
Sushi • S Pita
Sandwich

Epilogue Kitchen
and Cocktails
New American

Bari Restaurant And Bar

Sisters Irish Bistro
Irish • SS

Fuji Rice Time
Authentic Japanese • SS

High St SE

State St

109

196

508-524

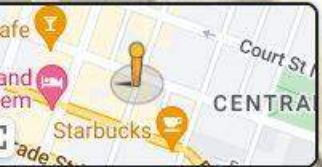
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VIEW OF STAIRS FROM HIGH STREET

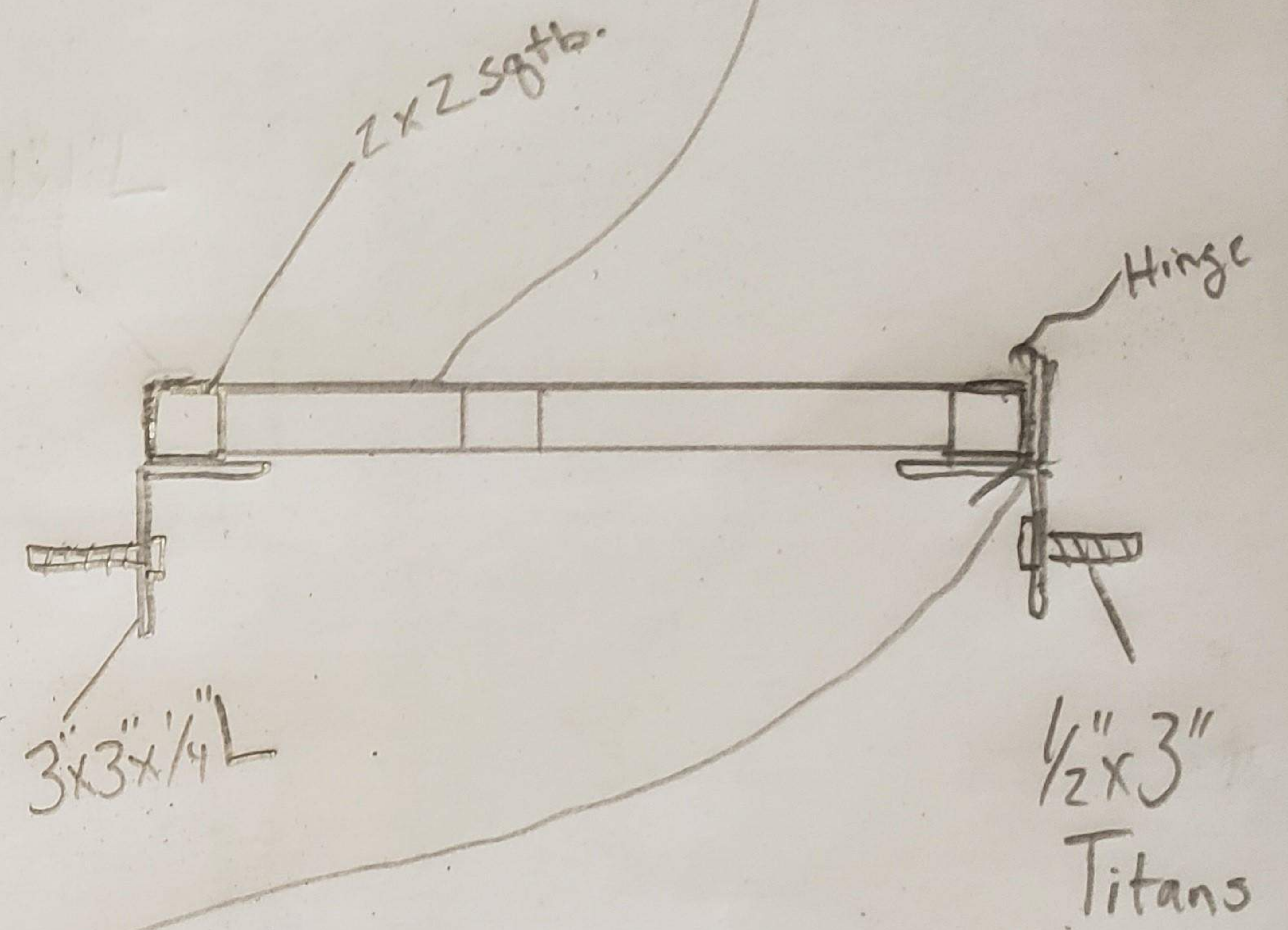
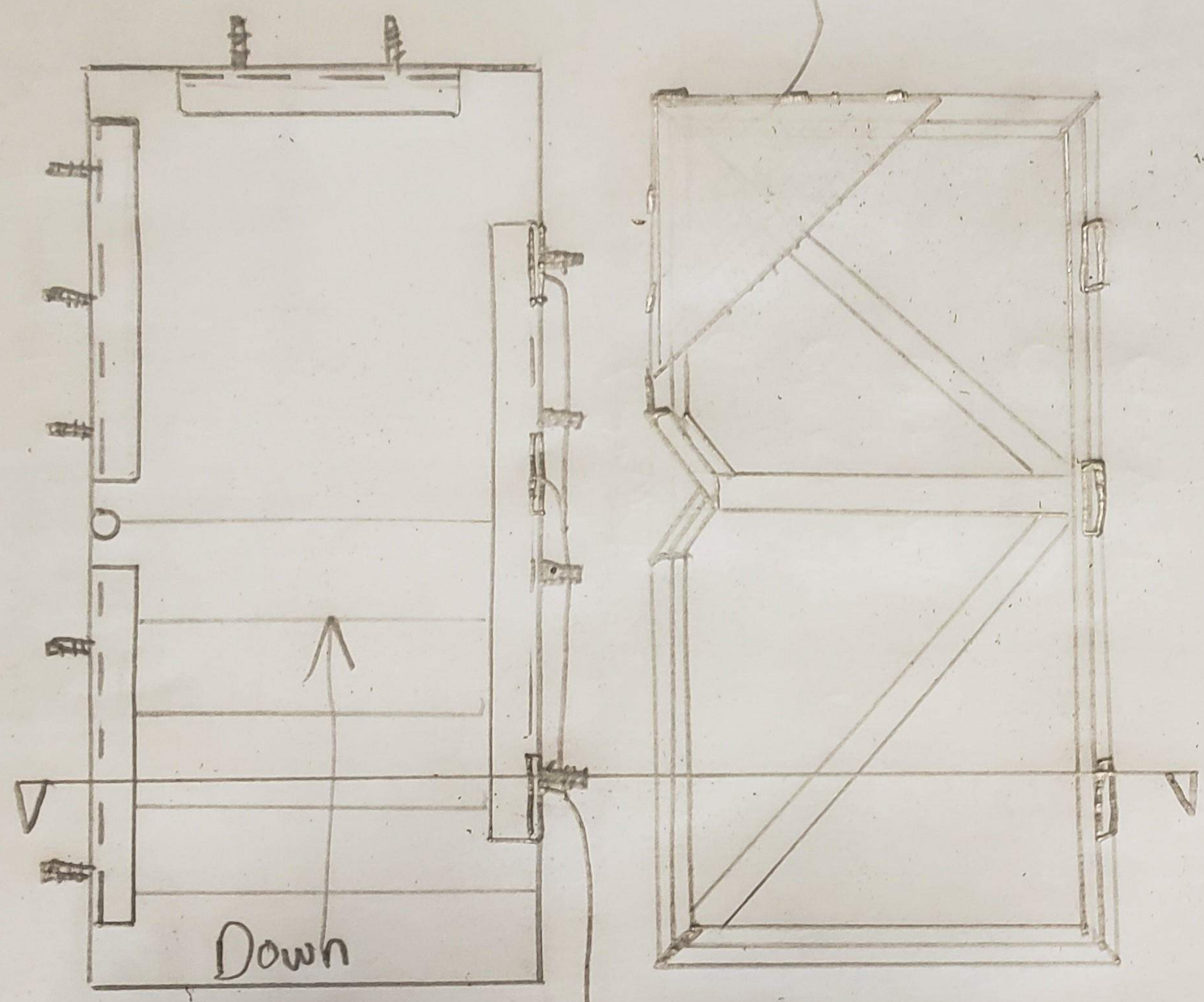


VIEW DOWN THE STAIRS FROM THE SIDEWALK



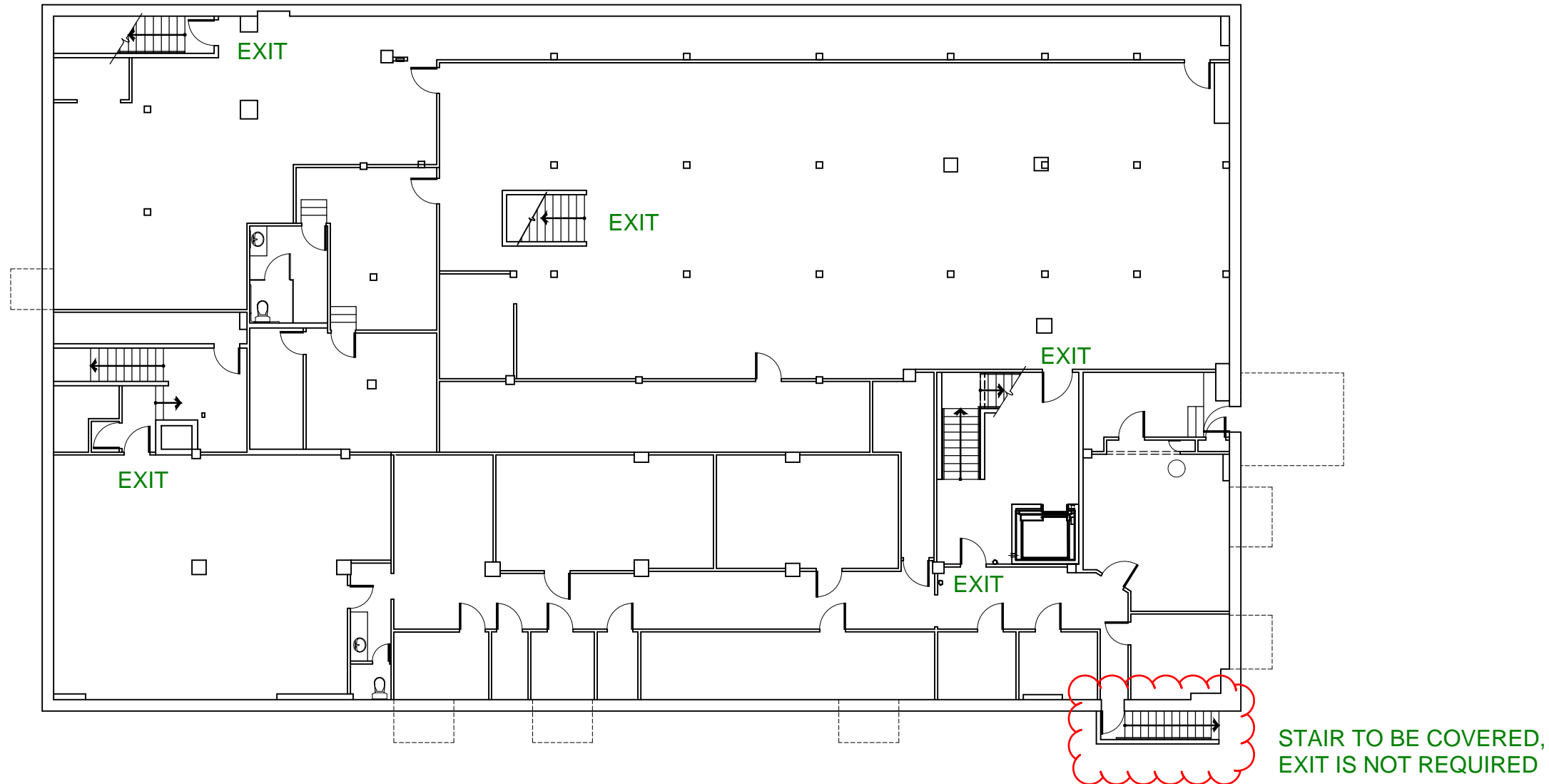
14 gauge sheet metal SOLID STEEL

14 gauge Sheet metal stitch welded

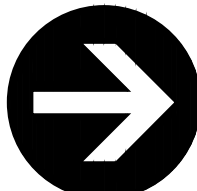


1/4x3 Flbr.

BASIS OF DESIGN FOR COVER



1 BASEMENT FLOOR PLAN
 SCALE: 1/16"=1'-0"



OREGON BUILDING
 494 STATE ST
 SALEM OR
 PROJ. NO. 2018.0023
 BASEMENT
 FEB 25, 2019

ac
co

ARCHITECTURE
 COMMUNITY

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