

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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FAX: 503-588-6005



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503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

CLASS 3 MAJOR HISTORIC DESIGN REVIEW CASE NO.: HIS23-27

APPLICATION NO.: 23-124365-PLN

NOTICE OF DECISION DATE: January 19, 2023

SUMMARY: A proposal to install a security gate on the primary facade of the Forstner Store Building (1887).

REQUEST: Class 3 Major Historic Design Review of a proposal to install a security gate on the east side (primary facade) of the Forstner Store Building (1887), a historic contributing building in the Downtown Historic District, zoned CB (Central Business District), and located at 241-247 Commercial Street NE - 97301; Marion County Assessor Map and Tax Lot number: 073W22DC-08700.

APPLICANT: Christi Finholt

LOCATION: 241 Commercial St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.045(d) – Storefronts

FINDINGS: The findings are in the attached Decision dated January 18, 2024.

DECISION: The **Historic Landmarks Commission APPROVED** Class 3 Major Historic Design Review Case No. HIS23-27 subject to the following conditions of approval:

Condition 1: The applicant shall utilize a shutter that is not sight obscuring, such as the perforated design version of the QMI proposed shutter security gate which does not visually obscure the entry alcove. The applicant shall submit the final design specifications to the Historic Preservation Officer demonstrating that the shutter is not sight obscuring at the time of building permit submittal.

VOTE:

Yes 6 No 0 Absent 2 (Curteman, Zimmerman)

Kirsten Straus
Chair, Historic Landmarks Commission

The rights granted by the attached decision must be exercised, or an extension granted, by February 6, 2026, or this approval shall be null and void.

Application Deemed Complete:	<u>December 28, 2023</u>
Public Hearing Date:	<u>January 18, 2024</u>
Notice of Decision Mailing Date:	<u>January 19, 2024</u>
Decision Effective Date:	<u>February 6, 2024</u>
State Mandate Date:	<u>April 26, 2024</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Monday, February 5, 2024. 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 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 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>

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO.: Historic Design Review Case No. HIS23-27

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of the January 18, 2024 Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.065 as follows:

FINDINGS

Criteria:

230.065. GENERAL GUIDELINES FOR HISTORIC CONTRIBUTING RESOURCES. *In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and SRC 230.040, an applicant may make a proposal for preservation, restoration, or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:*

(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.*

Findings: The HLC finds that applicant is proposing to continue to use the resource as a commercial property, its historic purpose; therefore, the HLC finds that this guideline is not applicable to the evaluation of this proposal.

(b) *Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.*

Findings: The HLC finds that applicant is not proposing to restore or repair any original historic materials as part of this proposal; therefore, the HLC finds that this guideline is not applicable to the evaluation of this proposal.

(c) *Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.*

Findings: The HLC finds that applicant is not proposing to restore or reconstruct any historic features as part of this proposal; therefore, the HLC find that this guideline is not applicable to the evaluation of 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 restore or reconstruct any historic features as part of this proposal; therefore, the HLC finds that this guideline is not applicable to the evaluation of this proposal.

(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 although not original to the building, the general storefront design with a central alcove has been in place since 1923. The applicant is not proposing to significantly alter any features that have acquired significance over time as part of this proposal; therefore, the HLC find that this guideline is not applicable to the evaluation of this proposal.

(f) *Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.*

Findings: The HLC finds that in order to increase security on their property, the applicant is proposing to install a roll-up security shutter slightly recessed into the entry alcove on the primary facade of the building. This alteration is designed to be mostly hidden by the alcove header, and the side tracks are to be installed onto existing corner window assemblies, which will create minimal visual impact when the security shutter is open. The HLC finds that the proposed new security gate is of metal, a traditional material available during the period of significance for the district, and the overall design is compatible with the resource and the surrounding historic district. Therefore, he HLC finds that SRC 230.065 (f) has been met for this proposal.

(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: The HLC finds that the proposed roll-up security shutter will not result in any loss of historic materials, and no significant features will be damaged or destroyed by the proposal. When closed, the roll-up gate will cover and prevent physical access to the entry alcove. It will not impact the remaining storefront display window assemblies on the façade. However, when closed, the shutter fully obscures the storefront entry alcove, a significant feature of the Forstner Building. There is an alternative product design offered within the QMI StoreSafe Rolling Shutter series, which is comprised of a security mesh that is perforated which is not sight obscuring. Therefore, in order to better meet this Guideline, the HLC adopts the following condition:

Condition 1: The applicant shall utilize a shutter that is not sight obscuring, such as the perforated design version of the QMI proposed shutter security gate which does not visually obscure the entry alcove. The applicant shall submit the final design specifications to the Historic Preservation Officer demonstrating that the shutter is not sight obscuring at the time of building permit submittal.

(h) *Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.*

Findings: The HLC finds that the applicant is not proposing to correct any structural deficiencies as part of this proposal; therefore the HLC finds that this guideline is not applicable to the evaluation of this proposal.

(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: No excavation or regrading is proposed as part of this proposal; therefore, the HLC finds that this guideline is not applicable to the evaluation of this proposal.

DECISION

The Historic Landmarks Commission **APPROVES** HIS23-27 with the following condition of approval:

Condition 1: The applicant shall utilize a shutter that is not sight obscuring, such as the perforated design version of the QMI proposed shutter security gate which does not visually obscure the entry alcove. The applicant shall submit the final design specifications to the Historic Preservation Officer demonstrating that the shutter is not sight obscuring at the time of building permit submittal.

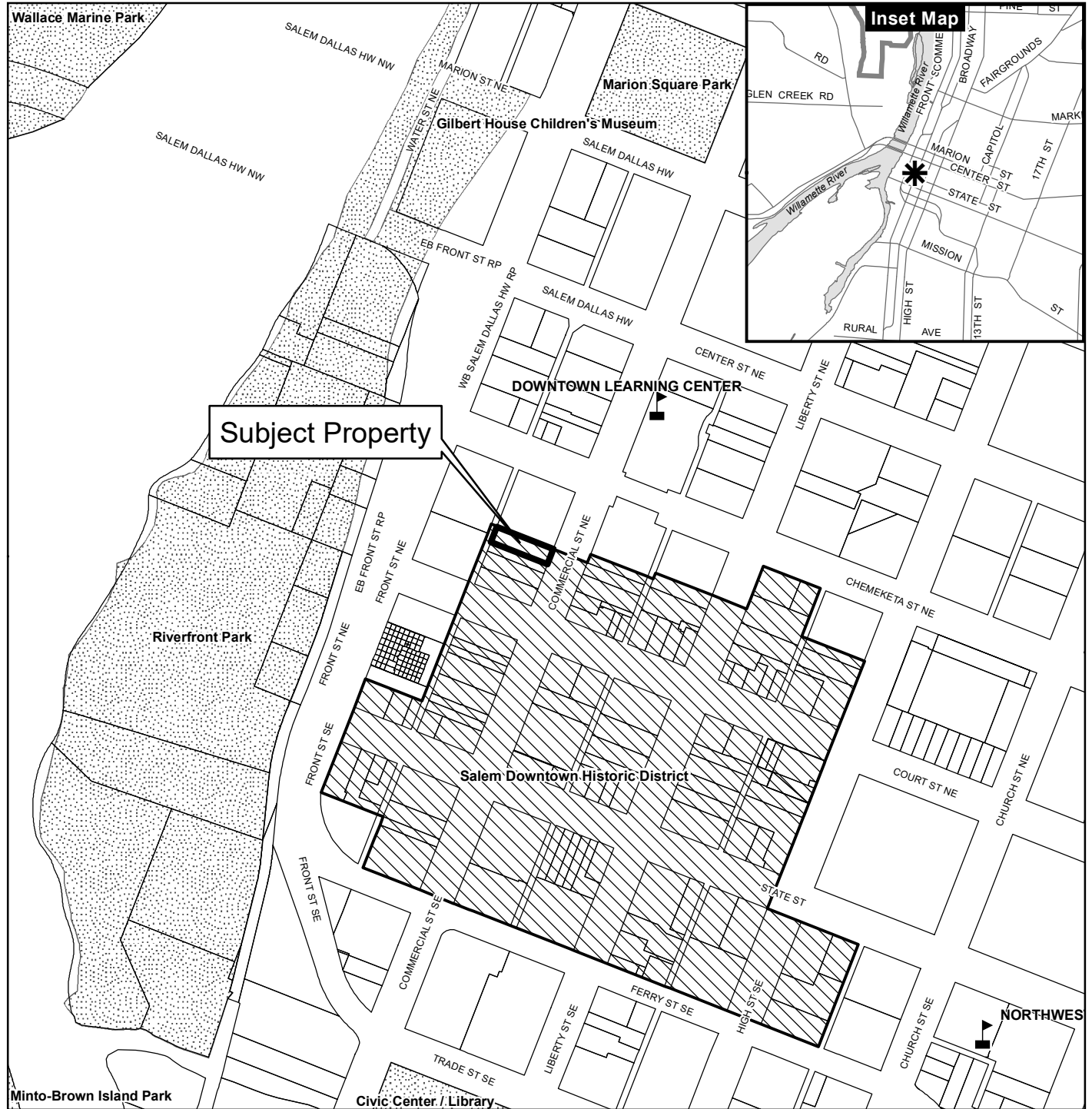
VOTE: Yes 6 No 0 Abstain 0 Absent 2 (Cureton, Zimmerman)

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






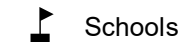

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

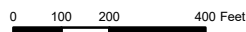
\\allcity\CDGroup\CD\PLANNING\HISTORIC\CASE APPLICATION Files - Processing Documents & Staff Reports\Major Type III\2023\Decisions\HIS23-27 241 Commercial St. NE. Decision Findings.doc

Vicinity Map 241 Commercial St NE

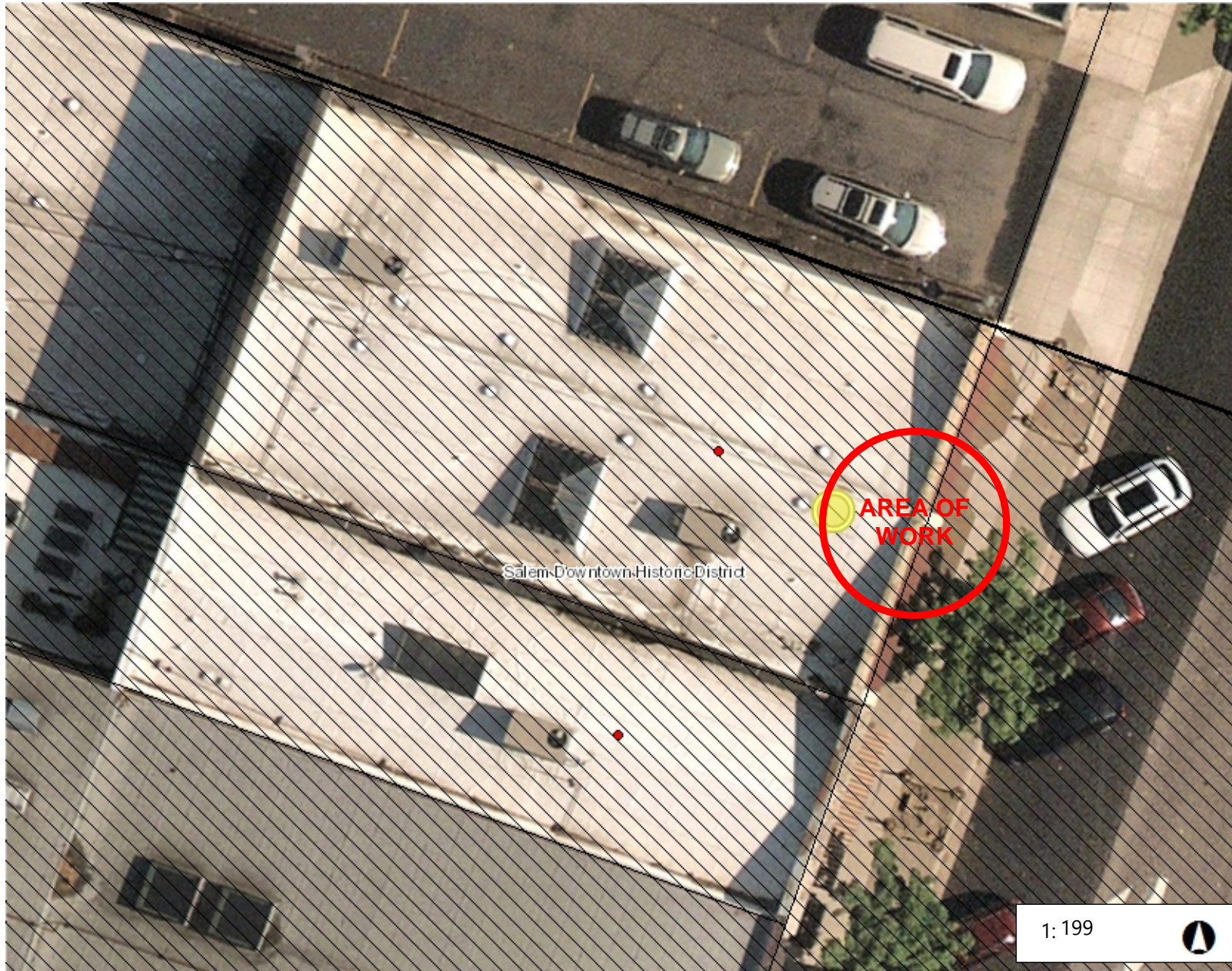


Legend

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



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Legend

- Centerline (Labels)
- Historic Buildings
- ▣ Historic Districts
- ▣ Annexations (delayed)
- ▣ Taxlots
- Creeks
 - 50 - 200
 - 200 - 640
 - 640 - 6400
 - GT 6400
- Hydrology
- Street Class
 - Future Minor Arterial
 - Future Collector
 - Major Arterial
 - Minor Arterial
 - Parkway
 - Collector
 - Highway/Freeway
- Overlay Zones
 - ▣ Overlay Zones
 - ▣ Compact Development Overlay Zone
 - ▣ Mixed-Use Overlay Zone
- ▣ Urban Growth Boundary
- ▣ City Limit

1:199



0.01 0 0.00 0.01 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter notes here...



107"

7"

99 1/2"

103 1/4"

92 1/4"

3 3/4"

3 3/4"

WILD THING'S GAMES

WILD THING'S GAMES

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GAMES

TRADE BUY SE

L TR

Hours:
Mon - Sat: 11-9
Sun: 11-7

REEL

SECURE YOUR STORE **with** EASE

Rolling Shutters



Store owners have peace of mind while working late hours.



The P-51 perforation shown above is one of three available patterns.

An urban eye glass store owner showcases his store while protected with QMI Shutters.

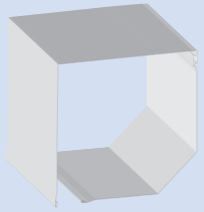
Safe Selling All Night Long

Punched slats allow protected nighttime store views, but disappear into the shutter's box housing during the day. - **Security with Vision™**

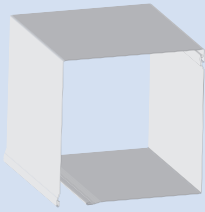
- The ultimate in security
- High visibility
- Reduces energy costs
- Prevents break-ins
- Protects against extreme weather
- Smallest roll up coil available



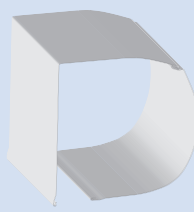
Box Housing Styles



45°



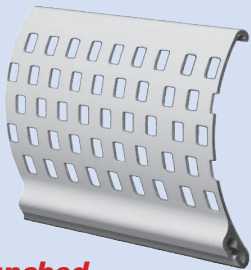
90°



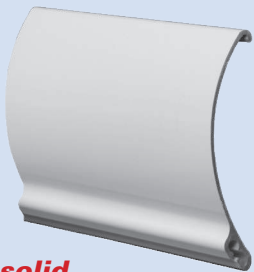
Round

* Box size varies 150-800mm, see website for technical charts.

Available Options



punched



solid

Housing, Side Tracks & Curtain Colors

Custom colors available with additional lead time.

Not all colors are available in all styles. Consult actual mfr. product samples for exact color representation.



Control Options



Manual push-up/pull-down



Motor-operated



Remote control



Manual gear

PROTECTION with VISION

Security



Commercial applications are typically installed on the interior side of the glazing. Intruders want in and out fast. QMI shutters take burglars WAY too much time.

Vision



Perforated slats keep your signage and displays working for you. - **Security with Vision™**

"A cell phone store near Atlanta suffered 28 break-ins during a 2-year period. Since getting QMI StoreSafe shutters they have not incurred a single break-in attempt - going on 5 years now."

~ Retail Loss Prevention ~

Electronic Stores



Specialty Stores



Department Stores



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To Protect Your Merchandise & Personnel

Visit www.qmiusa.com for specifications and technical details.

- Architectural Specifications
- Warranty
- Size Charts
- Mounting Details
- Operating Instructions
- Lock Options



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SSRS-V5-500



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Clearance Items
ALL SALES FINAL
No Returns

Ring Slings
50% OFF
This Case

Ring Slings
50% OFF
This Case

Clearance
ALL SALES FINAL