

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



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DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 1 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS24-08

APPLICATION NO.: 24-110384-PLN

NOTICE OF DECISION DATE: June 6, 2024

SUMMARY: A proposal to install security cameras to the Forstner Store Building (1887).

REQUEST: A proposal to install three cameras (two on the west (rear) of the building, and one to the underside of the entrance awning) on 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: 241-247 Commercial Street NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.040(f) - Standards for Historic Contributing Buildings in Commercial Historic Districts, Alterations and Additions

FINDINGS: The findings are in the attached Decision dated June 6, 2024.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 1 Minor Historic Design Review Case No. HIS24-08 subject to the following conditions of approval:

Condition 1: Holes drilled for installation of the security camera assembly mounting and cable installation shall be placed in mortar joints, and shall not be drilled into historic brick.

The rights granted by the attached decision must be exercised, or an extension granted, by June 7, 2026, or this approval shall be null and void.

Application Deemed Complete:	<u>June 5, 2024</u>
Notice of Decision Mailing Date:	<u>June 6, 2024</u>
Decision Effective Date:	<u>June 7, 2024</u>
State Mandate Date:	<u>October 3, 2024</u>

Case Manager: Jacob Morris, jjmorris@cityofsalem.net, 503-540-2417

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. HIS24-08)
241 COMMERCIAL ST. NE) June 6, 2024

In the matter of the application for a Minor Historic Design Review submitted by Christi Finholt (DLK, 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 security cameras to the Forstner Store Building (1887).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to install three cameras on 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.

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

FINDINGS

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.

PROPOSAL

The applicant is proposing to install three Turing Video SMART Series TwilightVision 4MP IR Dome IP Cameras with a 2.8mm Fixed Lens, approximately 5”X5”X7” in size on the building's exterior. The first two cameras will be mounted on the west facade (rear) of the building. The cameras will be mounted to the exterior of the building using aluminum wall mounts. The entire camera and mount assembly will be approximately 5”X5”X7”. The first one will be near the Northwest corner of the building at a height above the windows. The second camera will be on the right side of the rear entry/exit door at a height just below the awning. The third camera location will be on the East facade of the building, tucked under the hard lid of the awning. Each camera uses a white Cat6 cable that runs internally and will have no exposed cabling on the building's exterior. Salem Revised Code 230.040 (f) *Standards for Historic Contributing Buildings in Commercial Historic Districts, Alterations and Additions* are applicable to this project.

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: 24 110384.

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; an excerpt 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 230.040 (f) *Standards for Historic Contributing Buildings in Commercial Historic Districts, Alterations and Additions* are applicable to this project.

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 Significance

According to nomination documents the Benjamin Forstner Store Building/South First National Bank Block was constructed in 1887. This two-story Italianate commercial building was designed by Holly A. Cornell (1859-1911). The two Salem residences Cornell was believed to have designed (the Werner Breyman Mansion and the Governor Zenas Moody Mansion) no longer exist, leaving this property as the only known extant Cornell-designed building. Originally two stores, changes were made to this building by 1923. A central entranceway was established, and the exterior chimneys and ornamental cast iron cresting were removed. A

one-story addition on the rear, c. 1960, is of concrete block. The street level is a historically compatible storefront with aluminum framed windows and a central entry alcove. The transoms have been covered. Both facade corners have cast-iron pilasters with fluted pedestals, a vertical recessed panel, and an "intermediate" capital at the top of the ground-floor windows, culminating in a fluted capital embellished with circles and folded ribbons immediately below the cornice.

The South First National Bank Block was constructed during Salem's first period of private redevelopment, which was stimulated primarily by a desire to avoid fire by replacing wood with brick. Benjamin Forstner and his family were members of the Aurora (Oregon) colony, a Christian cooperative society founded by Dr. William Keil. It was organized at the Rapite Colony in Harmony, Pennsylvania. Forstner is believed to have immigrated to Oregon in 1863. By 1874 he was living in Salem. The Forstner Store Building has a high degree of integrity and is a historic contributing resource to Salem's Downtown Historic District.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from Salem Revised Code 230.040 (f) *Standards for Historic Contributing Buildings in Commercial Historic Districts, Alterations and Additions* are applicable to this project.

FINDINGS:

Sec. 230.040. - Standards for historic contributing buildings in commercial I historic districts

(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.*

Finding: The camera assemblies proposed to be installed are inconspicuous in scale, therefore staff finds that SRC 230.040(f)(1)(A) has been met for the proposal.

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

Finding: The camera assemblies proposed to be installed do not replace any original material, therefore staff finds that SRC 230.040(f)(1)(B) is not applicable to this proposal.

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

Finding: The camera assemblies proposed to be installed are not masonry, therefore staff finds that SRC 230.040(f)(1)(C) is not applicable to this proposal.

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

Finding: Disturbance of original material is limited to the drilling of small holes for mounting and cable. In order to better meet this criterion staff adopts the following CONDITION of Approval:

Condition 1: Holes drilled for installation of the security camera assembly mounting and cable installation shall be placed in mortar joints, and shall not be drilled into historic brick.

(2)Design.

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

Finding: The camera assemblies proposed to be installed are inconspicuous in location, either located on the rear or tucked under an awning, therefore staff finds that SRC 230.040(f)(2)(A) has been met for the proposal.

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

Finding: The camera assemblies proposed to be installed are inconspicuous in scale, therefore staff finds that SRC 230.040(f)(2)(B) has been met for the proposal.

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

Finding: The camera assemblies proposed to be installed are inconspicuous in scale, therefore staff finds that SRC 230.040(f)(2)(C) has been met for the proposal.

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

Finding: The camera assemblies proposed to be installed are inconspicuous in location, either located on the rear or tucked under an awning, therefore staff finds that SRC 230.040(f)(2)(D) has been met for the proposal.

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

Finding: The camera assemblies proposed to be installed are inconspicuous in location, either located on the rear or tucked under an awning, therefore staff finds that SRC 230.040(f)(2)(E) has been met for the proposal.

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

Finding: Disturbance of original material is limited to the drilling of small holes for mounting and cable. In order to better meet this criterion staff adopts the following condition of approval:

Condition 1: Holes drilled for installation of the security camera assembly mounting and cable installation shall be placed in mortar joints, and shall not be drilled into historic brick.

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

Finding: Disturbance of original material is limited to the drilling of small holes for mounting and cable. In order to better meet this criterion staff adopts the following CONDITION of Approval:

Condition 1: Holes drilled for installation of the security camera assembly mounting and cable installation shall be placed in mortar joints, and shall not be drilled into historic brick.

(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.*

Finding: The camera assemblies proposed to be installed are simple in design and, although not distractingly different, are clearly new and do not create a false sense of historical development, therefore staff finds that SRC 230.040(f)(2)(H) has been met for the proposal.

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

Finding: The camera assemblies proposed to be installed are simple in design and, although not distractingly different, are clearly new, therefore staff finds that SRC 230.040(f)(2)(I) has been met for the proposal.

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

Finding: The camera assemblies proposed to be installed are simple in design and do not replicate the architectural style, therefore staff finds that SRC 230.040(f)(2)(J) has been met for the proposal.

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

Finding: The camera assemblies proposed to be installed have no impact on features that have gained significance over time, therefore staff finds that SRC 230.040(f)(2)(K) has been met for the proposal.

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

Finding: The camera assemblies proposed to be installed are inconspicuous in location and scale, therefore staff finds that SRC 230.040(f)(2)(L) has been met for the proposal.

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

Finding: The camera assemblies proposed to be installed have no impact on building height, therefore staff finds that SRC 230.040(f)(2)(M) has been met for the proposal.

DECISION

Based upon the application materials deemed complete on June 5, 2024 and the findings as presented in this report, the application for HIS24-08 is **APPROVED with the following CONDITION:**

Condition 1: Holes drilled for installation of the security camera assembly mounting and cable installation shall be placed in mortar joints, and shall not be drilled into historic brick.



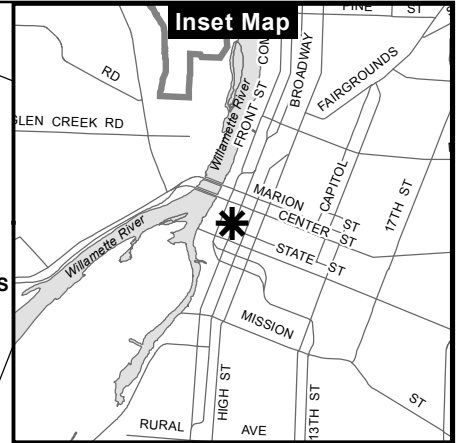
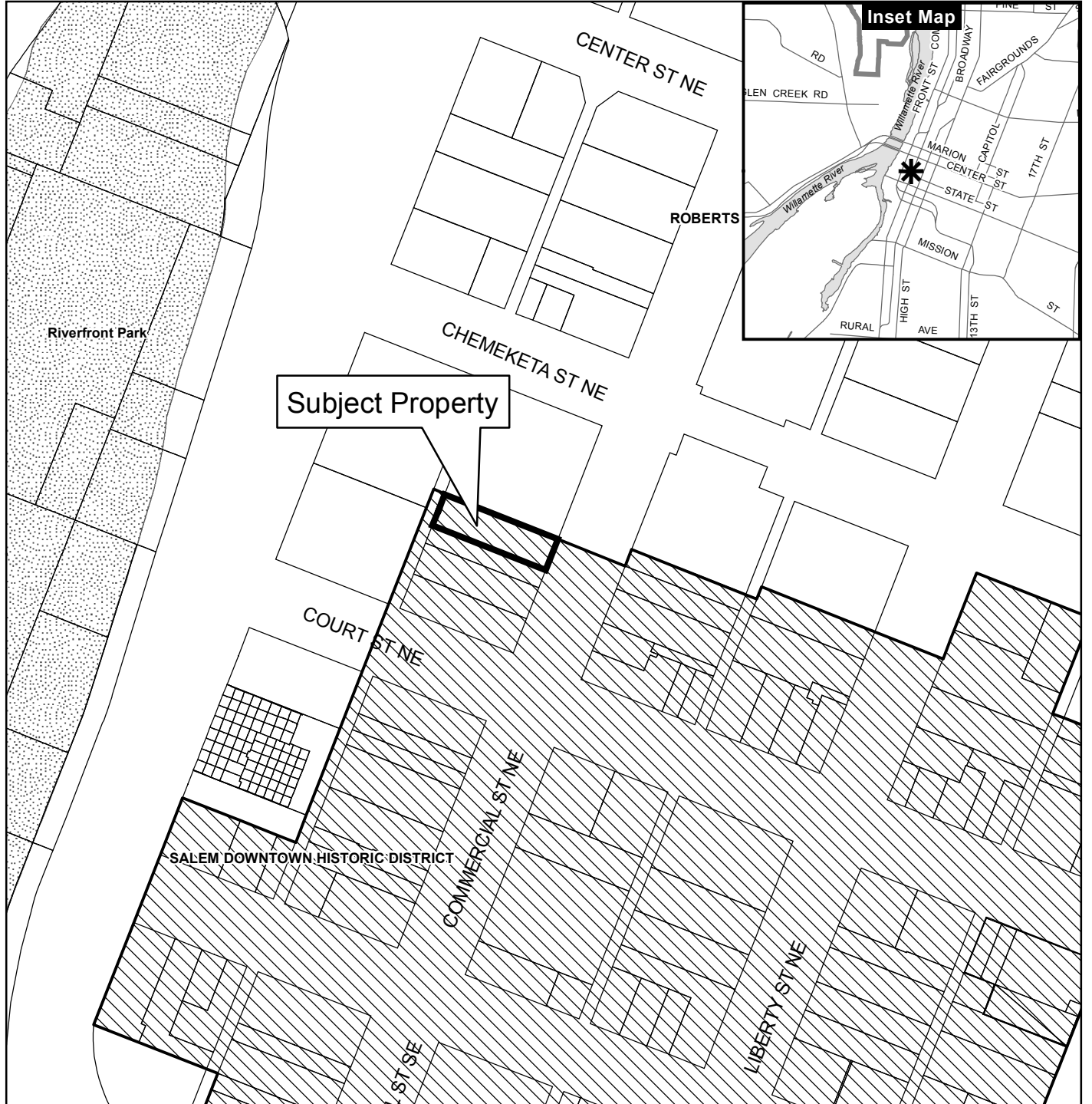
Jacob Morris, PhD
on behalf of the
Historic Preservation Officer
Planning Administrator Designee

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








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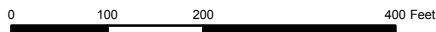
Vicinity Map

241-247 Commercial Street 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 Zor
 - ▨ Mixed-Use Overlay Zone
- ▭ Urban Growth Boundary
- ▭ City Limit

1:399



0.01 0 0.01 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...



Wild Things Games Exterior Camera Proposal

Three white Turing cameras will be installed on the building's exterior. The first two cameras will be mounted on the west facade (rear) of the building. The first one will be near the Northwest corner of the building at a height above the windows, this camera will provide coverage of the parking area. The second camera will be on the right side of the rear entry/exit door at a height just below the awning, providing additional coverage of the parking area and the door. Both cameras are white and will be mounted to the exterior of the building using white aluminum wall mounts. The third camera location will be on the East facade (front) of the building, mounted on the hard lid of the awning; this camera will provide coverage of the alcove. Each camera uses a white Cat6 cable that runs internally and will have no exposed cabling on the building's exterior. Included are images of the exterior with the camera locations marked as well as images of the models of the cameras and bases that would be used.



Rear exterior of building. Yellow marks represent locations for cameras.



Front exterior of building. The yellow circle indicates the intended camera location.



Turing Video SMART Series TwilightVision 4MP IR Dome IP Camera, 2.8mm Fixed Lens, White



Camera wall mount

Material	Aluminum
Color	White
Dimensions	(4.99" x 4.98" x 7.22")