

NOTICE OF DECISION

PLANNING DIVISION
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503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS21-05

APPLICATION NO.: 21-107030-DR

NOTICE OF DECISION DATE: May 14, 2021

SUMMARY: A proposal to install security lighting and a security system on the exterior of the Starkey-McCully Building.

REQUEST: Class 1 Minor Historic Design Review of a proposal to install security lighting and a security system on the exterior of the Starkey-McCully Building (1867), a historic contributing resource within the Salem Downtown Historic District, in the CB (Central Business District) zone and located at 231-233 Commercial Street NE (Marion County Assessors Map and Tax Lot number: 073W22DC08800)."

APPLICANT: Angela Jones

LOCATION: 231 Commercial St NE

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

FINDINGS: The findings are in the attached Decision dated May 14, 2021.

DECISION: The **Historic Preservation Officer (a Planning Administrator Designee)** **APPROVED** Historic Design Review HIS21-05 based upon the application materials deemed complete on May 13, 2021 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by May 14, 2023 or this approval shall be null and void.

Application Deemed Complete:	<u>May 13, 2021</u>
Notice of Decision Mailing Date:	<u>May 14, 2021</u>
Decision Effective Date:	<u>May 14, 2021</u>
State Mandate Date:	<u>September 10, 2021</u>

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

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>

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS21-05
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS21-05)
231-233 COMMERCIAL STREET NE) May 14, 2021**

In the matter of the application for a Minor Historic Design Review submitted by Ron Ped on behalf of Angela Jones, 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 lighting and a security system on the exterior of the Starkey-McCully Building.

REQUEST: Class 1 Minor Historic Design Review of a proposal to install security lighting and a security system on the exterior of the Starkey-McCully Building (1867), a historic contributing resource within the Salem Downtown Historic District, in the CB (Central Business District) zone and located at 231-233 Commercial Street NE (Marion County Assessors Map and Tax Lot number: 073W22DC08800).

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 May 14, 2021 and the findings as presented in this report.

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 security lighting, cameras and intercoms on the exterior of the Starkey-McCully Building (1867). The proposed new lights, cameras and intercoms are primarily made of metal. One camera and light will be installed above the southernmost entry on the east façade of the building fronting Commercial Street NE, under the awning pointing down at the door. The intercom will be installed within the alcove on the north side of the door.

A second camera and light will be installed on the northern most end of the storefront facing commercial within the alcove wall and pointing down toward the northern entry into the building. The intercom will be installed just below, adjacent to the entry. A third camera and light will be installed at the rear of the building fronting the alley on the southernmost wall facing toward the garage door entry. A fourth camera and light will be installed on the northern wall of the entry alcove above the door with the intercom keypad installed just below this on the adjacent western wall which is adjacent to the entry door. All of the security system fixtures will be installed with metal brackets and screws into the brick veneer wall or new lap siding at the rear of the building fronting the alley, or the stucco clad columns flanking the storefront facing Commercial Street NE (**Attachment B**). Any associated conduit will be attached at the rear of the fixture and run into the interior of the building, so that it is not easily visible on the exterior. Staff determined that the following standards from SRC 230.040(f) (*Alterations and Additions in Commercial Historic Districts*) are applicable to this project.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

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 in its entirety 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) **SRC 230.040(f). Alterations and Additions** 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 Significance

The Starkey-McCully Building (1867) is a two-story unreinforced Italianate masonry building, built in 1867 and originally extending 120 feet northward from the northwest corner of Court Street NE and Commercial Street NE. The original structure formed a continuous façade along the Commercial Street frontage, with the interior space divided into five roughly equal storefront segments. Throughout its history, the building has housed a mix of uses, with a variety of storefront retail establishments on the ground floor and the second story being used for some combination of apartments, hotel rooms, offices, and meeting spaces during the period of significance for the district. In addition to the separation of the Anderson Building, the remaining portion of the building underwent a number of interior and exterior remodels during the 20th Century, including a partitioning that separated the northernmost remaining segment onto a separate tax lot, addressed as 233 Commercial Street NE. Several original elements were removed or obscured on the southern portion of the façade in the years between the end of the period of significance in 1950 and the listing of the resource in 1979. Similar to the adjacent southern portion of the Starkey-McCully building, subsequent additions were constructed at the rear of the subject property, between the original two-story masonry building and the alley to the west. According to the National Register nomination form, these gable-roofed, single story additions were constructed “sometime before 1915.” Further research found newspaper articles indicating that at least one of these additions was moved to their present location in 1887 to serve as a kitchen and storeroom for the restaurant that occupied the first floor of the Starkey-McCully Building at that time.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from SRC 230.040(f) (*Alterations and Additions in Commercial Historic Districts*) are applicable to this project.

FINDINGS:

SRC 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.** *Materials for alterations or additions shall:*
(A) *Building materials shall be of traditional dimensions.*

Finding: The applicant is proposing to install a security system comprised of exterior lighting fixtures, cameras and intercom keypads which are made primarily of metal, a traditional material with standard 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.*

Applicant Statement: The materials utilized in the proposed new security system are

primarily of metal materials found in the Starkey-McCully building and throughout the historic district. 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.*

Finding: The applicant is not proposing to add any masonry to the building, 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 greatest extent possible.*

Finding: While original material on the front façade columns will be disturbed through the installation of the cameras, lighting and intercom panels, this disturbance will be minor and not easily visible. The overall character of these original columns will be retained. The installation of the cameras, lighting and intercom panels will be on the rear of the structure fronting the alley. One camera will be installed on the western wall which is comprised of salvaged brick veneer, however this disturbance will be minor as well and the overall character of this wall will be retained. Staff finds that the proposal meets SRC 230.040(f)(D).

(2) **Design.** *Alterations shall:*

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

Finding: The applicant is not proposing to construct an addition; therefore this standard is not applicable to the evaluation of this proposal.

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

Finding: The proposed new fixtures will be installed in four separate locations, two on the front façade of the building and two at the rear of the building fronting the alley. The proposed new cameras will be collocated with the lights and along with the keypad entry panels will be installed adjacent to the primary entries on both the front and rear of the resource. These fixtures are small in scale and their installation will minimally impact the original historic structure. 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.*

Finding: The proposed security system fixtures are small in size and scale and will be installed adjacent to the primary entries on both the front and rear of the building. 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.*

Finding: The alterations associated with the installation of the security system fixtures are minor in nature and will be installed on the front façade either under the existing awning

above the entries, or adjacent to the front façade on the side alcove walls, ensuring that no significant features are obscured or damaged. The security system fixtures proposed for the rear of the structure front the alley and will be installed primarily on non-historic/altered facades. 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.*

Finding: The proposed alterations associated with the security system installation are small in scale and compatible with the Starkey-McCully Building. Similar security system fixtures (cameras, lighting and keypad entry pads) can be found throughout the 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.*

Finding: Overall, the proposed security system installation will not adversely impact any character defining features of the original 1867 building. Staff finds that SRC 230.040(f)(2)(F) has been met.

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

Finding: Overall, the contributing 1867 building would remain intact, and no historic materials are proposed to be removed from this section of the resource. A small amount of original historic material will be impacted at the site(s) of the fixture installation on the front façade of the resource; however, the loss of historic material will be minor and not easily visible. Staff finds that the proposal meets SRC 230.040(f)(2)(G).

(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 proposed fixtures associated with the security system are clearly new and their contemporary design ensures that a false sense of history will not be created through their installation. 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.*

Finding: The proposed fixtures and new security system are clearly new and therefore differentiated from the original portions of the existing 1867 building. Staff finds that the proposal meets SRC230.040(f)(2)(I).

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

Finding: The applicant is not proposing an addition to the building that has an architectural style; therefore this standard 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.*

Finding: The proposal does not include any alterations to character-defining features that have acquired significance over time, therefore this standard is not applicable to the evaluation of this proposal.

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

Finding: Overall, the proposal would retain the original, contributing portion of the Starkey-McCulley Building located on the subject property. The proposed installation of cameras, lighting and entry panels is minor and not easily visible. 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.*

Finding: The applicant has not proposed an addition; therefore this standard is not applicable to the evaluation of this proposal.

DECISION

Based upon the application materials deemed complete on May 14, 2021 and the findings as presented in this report, the application for HIS21-05 is **APPROVED**.

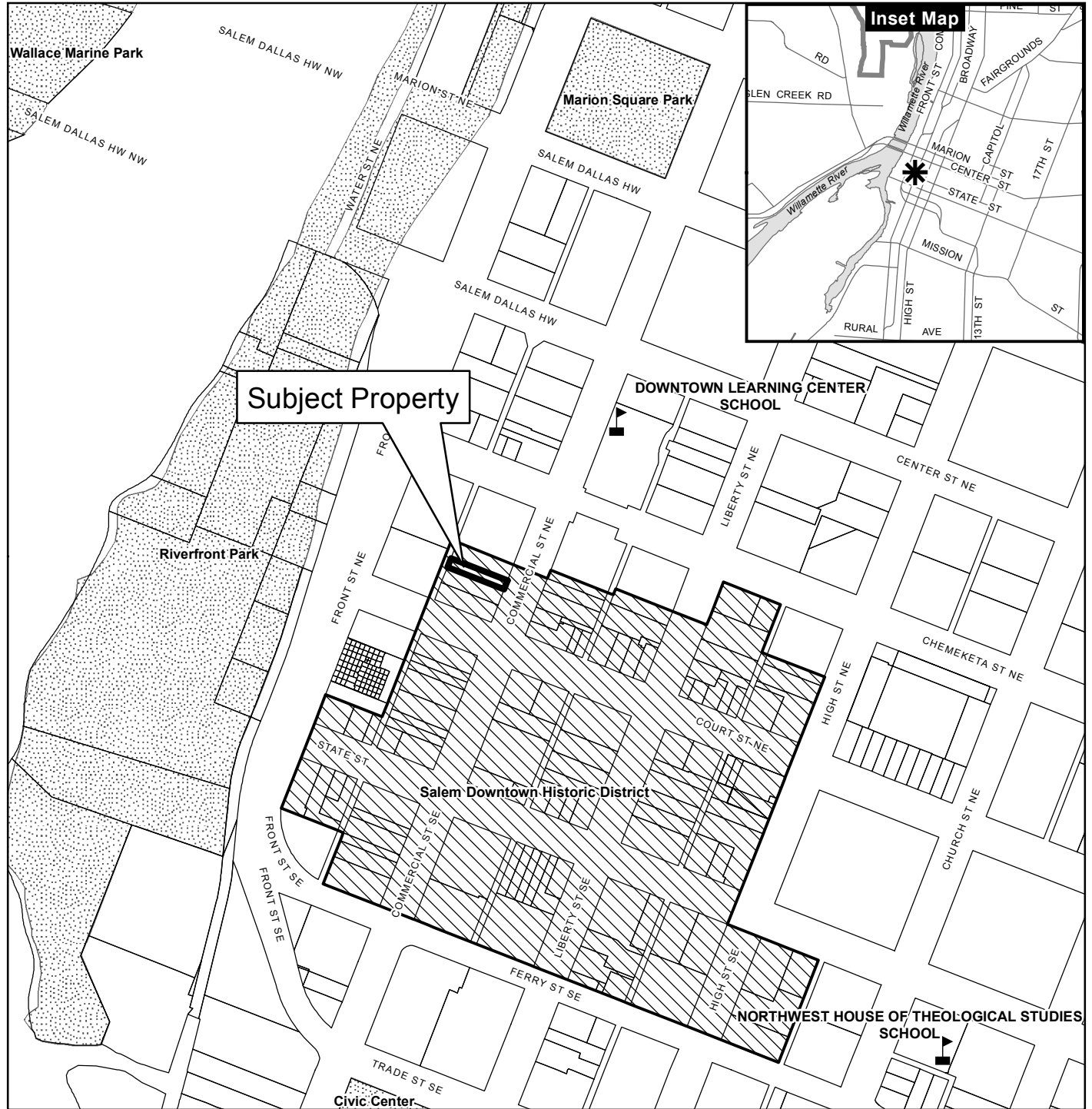


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee








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

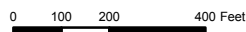
Vicinity Map

231-233 Commercial St NE

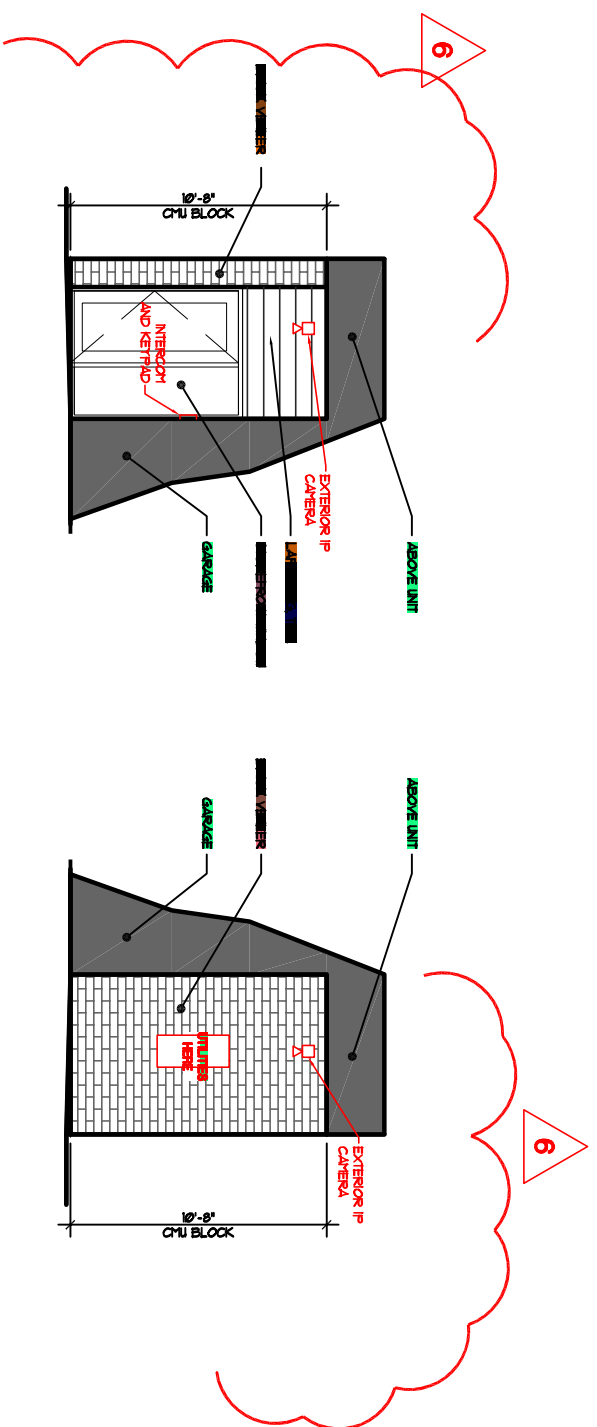


Legend

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

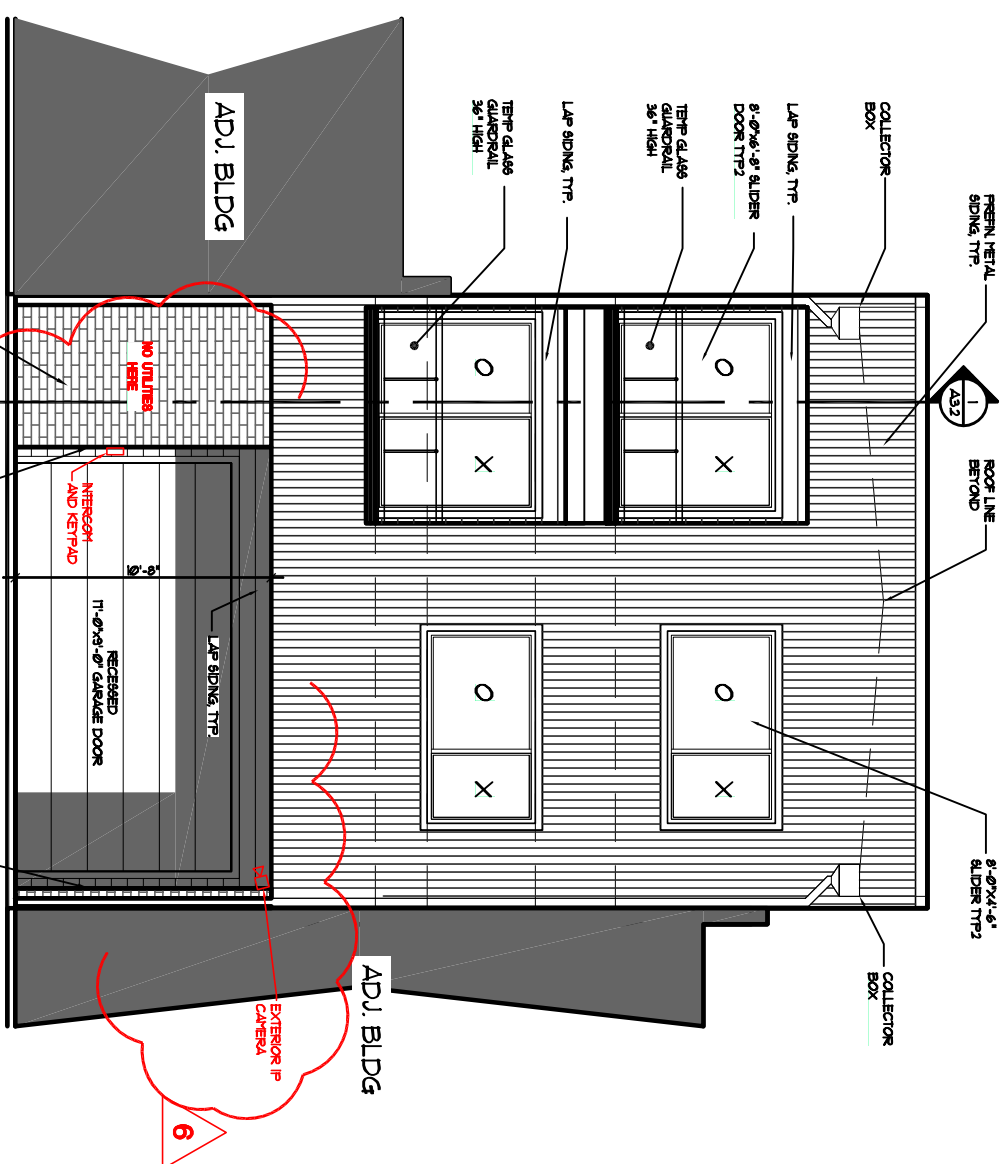
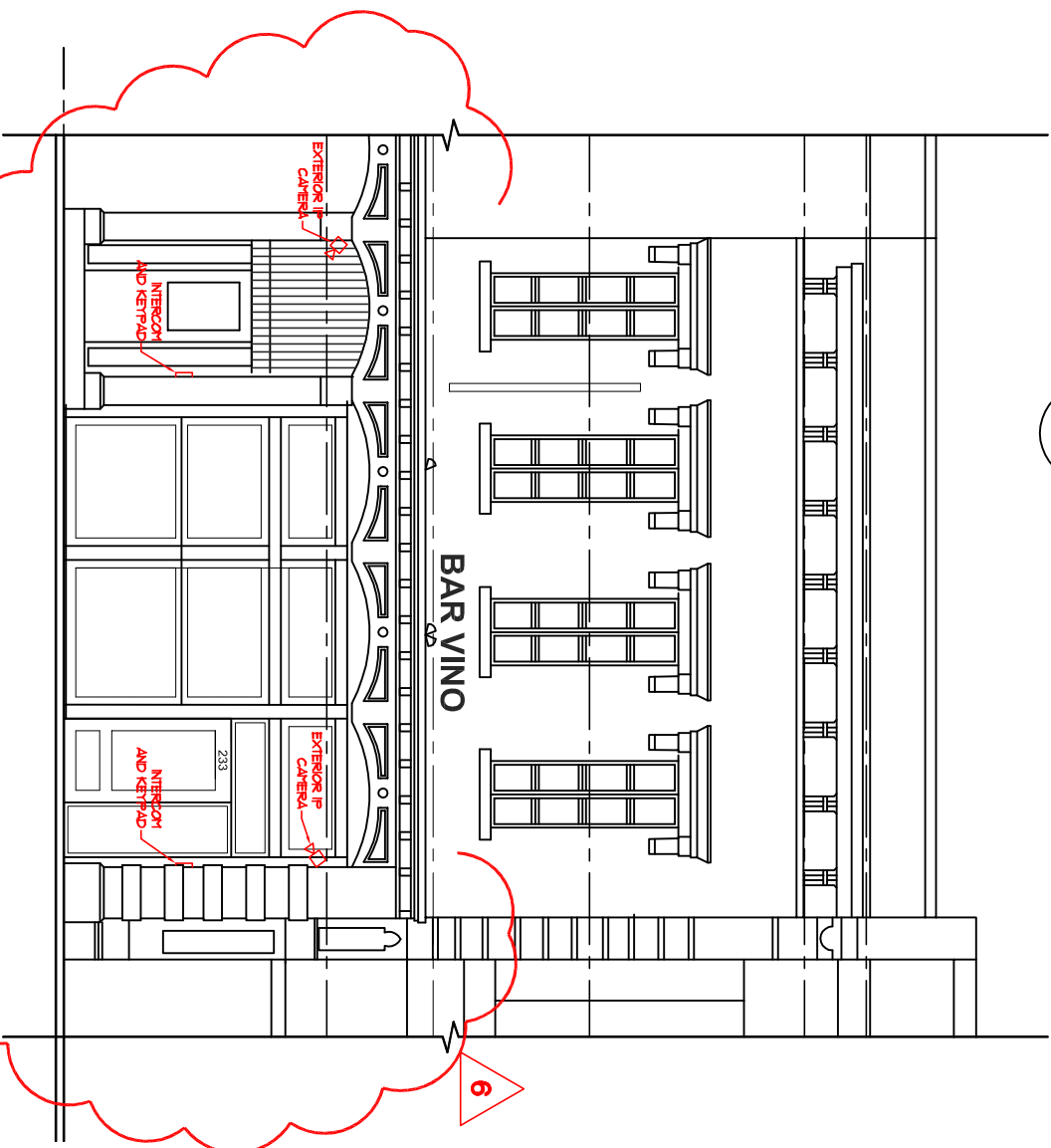


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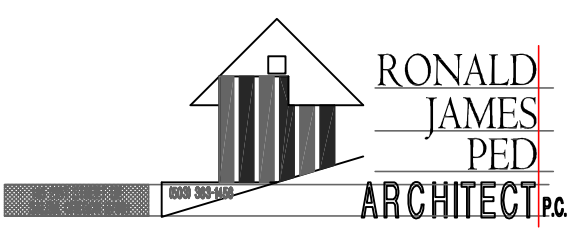
C SOUTH ELEVATION-ENTRY
 A3.3 SCALE : 1/8" = 1'-0"

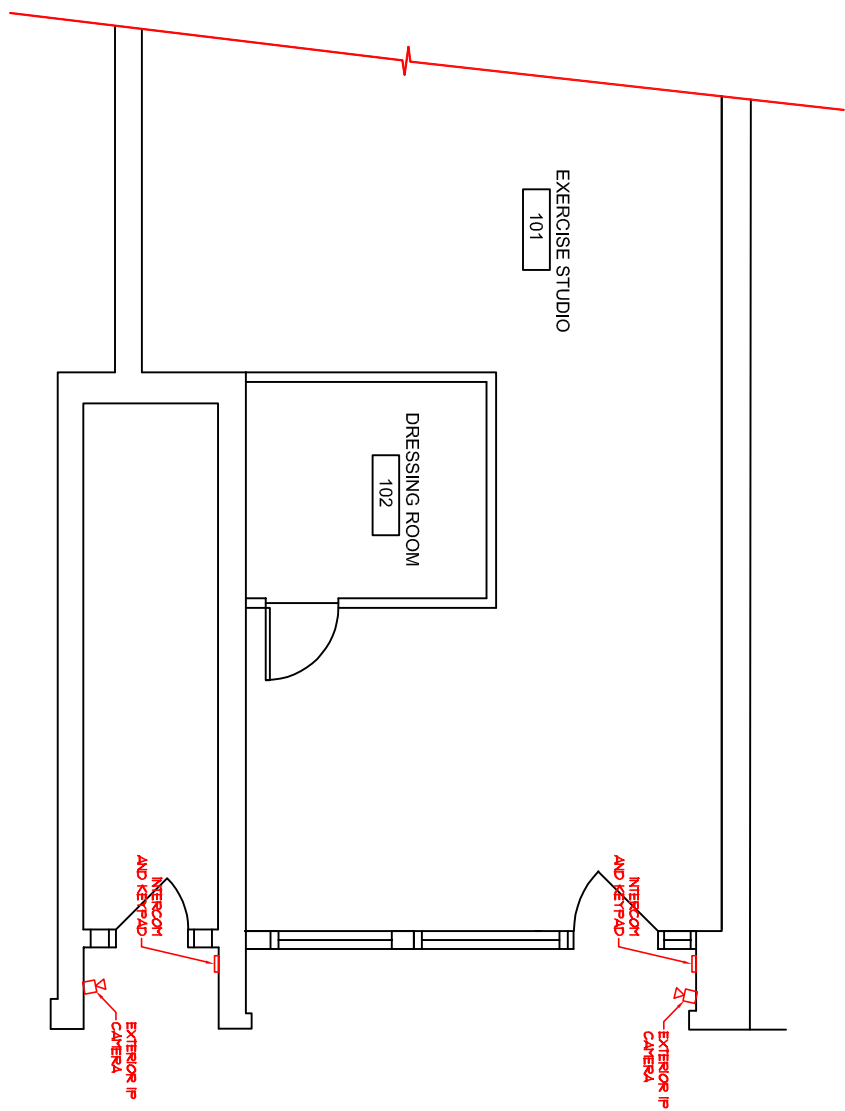
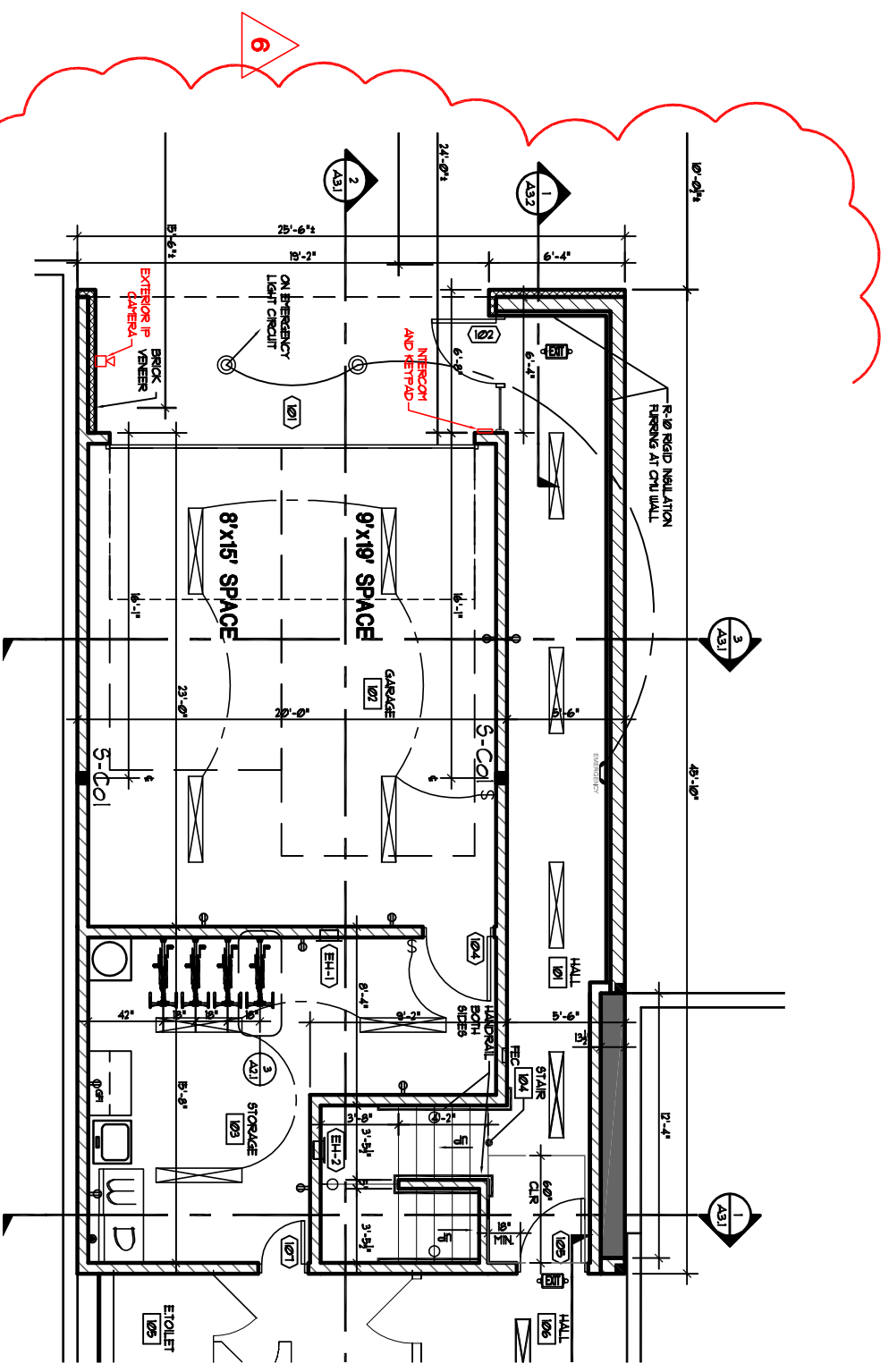
D NORTH ELEVATION-ENTRY
 A3.3 SCALE : 1/8" = 1'-0"




G EAST ELEVATION
 ON COMMERCIAL ST.
 A3.3 SCALE : 1/8" = 1'-0"

A WEST ELEVATION
 A3.3 SCALE : 1/8" = 1'-0"







PROPOSED
FIRST FLOOR PLAN
 A2.1 SCALE: 1/8" = 1'-0"
