

NOTICE OF DECISION

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



*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS21-23

APPLICATION NO.: 21-116594-DR

NOTICE OF DECISION DATE: November 5, 2021

SUMMARY: A proposal to install a new security light at the rear of the T.G. Bligh Building (1923).

REQUEST: Class 2 Minor Historic Design Review of a proposal to install a new security light at the rear of the T.G. Bligh Building (1923), a contributing resource within the Salem Downtown Historic District, in the CB (Central Business District) zone and located at 233 High St NE (Marion County Assessors Map and Tax Lot number: 073W22DC06000)."

APPLICANT: Kevin Peters

LOCATION: 233 High St NE, Salem OR 97301

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

FINDINGS: The findings are in the attached Decision dated November 5, 2021.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee) APPROVED** Minor Historic Design Review HIS21-23 subject to the following conditions of approval:

The rights granted by the attached decision must be exercised, or an extension granted, by November 23, 2023, or this approval shall be null and void.

Application Deemed Complete:	<u>October 12, 2021</u>
Notice of Decision Mailing Date:	<u>November 5, 2021</u>
Decision Effective Date:	<u>November 23, 2021</u>
State Mandate Date:	<u>February 9, 2022</u>

Case Manager: Kirsten Straus, kstraus@cityofsalem.net, 503-540-2347

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, November 22, 2021. 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(s) 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 Historic Landmarks

Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission 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>

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS21-23
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS21-23)
233 HIGH ST NE) NOVEMBER 5, 2021**

In the matter of the application for a Minor Historic Design Review submitted by Kevin Peters, Bligh, 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 new security light at the rear of the T.G. Bligh Building (1923).

REQUEST: Class 2 Minor Historic Design Review of a proposal to install a new security light at the rear of the T.G. Bligh Building (1923), a contributing resource within the Salem Downtown Historic District, in the CB (Central Business District) zone and located at 233 High St NE (Marion County Assessors Map and Tax Lot number: 073W22DC06000).

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 October 12, 2021 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.

PROPOSAL

The applicant is proposing to install security lights at the rear of the Bligh Building. The light will be a new 156-watt LED area light, matt bronze TGIC polyester finish, with integral photocell and a wall mount swivel bracket on the wall above the garage area. There is a nearby Siemens QP panel, which will provide power via exposed conduit on the brick/concrete wall. The lighting style is a shoebox/flood style light. The conduit is located inside, the wiring hole to the exterior will be approximately 1 1/8" in size located directly behind the light, and will be sealed with a silicone sealant appropriate for historic brick.

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 the record for this decision.

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) 230.040(f) *Standards for Contributing Resources in Commercial Historic Districts, 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

This is a one-story Revival style concrete commercial building on the northwest corner of High and Court streets. This-82-by-120-foot building has a Mission Revival style multi-curved parapet at the building corners, and small ornamental brickwork elements below the cornice. The storefront appears to retain the original bulkhead materials and proportions, with the windows replaced to include aluminum sash. Some of the storefront windows and transoms have been painted over, but they remain in place. A fabric awning extends out from the building above the transoms.

It is associated with prominent Salemite T.G. Bligh who purchased the block in the early 1922. His son, Frank Bligh, completed the building in 1923. Charles P. Bishop, a Salem Mayor and associated with the Thomas Kay Woolen Mill and subsequently Bishop's Men's Furnishing store, purchased the store in 1927.

Neighborhood and Citizen Comments

The subject property is located within the Central Area Neighborhood Development Organization (CANDO). A Request for Comments was sent to the neighborhood association, and surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on October 12, 2021. Staff received two comments indicating no objections to the project.

3. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required permits. The Fire Department, Building and Safety, Public Works, and Planning Divisions have reviewed the proposal and have stated there are no additional concerns with the project.

4. Historic Design Review

SRC Chapter SRC 230.040(f) *Standards for Contributing Resources in Commercial Historic Districts, Alterations and Additions* are applicable to this project. Table 230-1 defines this activity as a Class 2 Minor Historic Design Review. 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. *Materials for alterations or additions shall:*

(A) *Building materials shall be of traditional dimensions.*

Finding: The applicant is proposing to install a light that is similar in dimension to other lighting fixtures in the Downtown Historic District. Staff finds this criterion is met.

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

Finding: The applicant is proposing to install a light with a matt bronze TGIC polyester finish. Staff finds that this finished material resembles a traditional material (metal) found throughout the Downtown Historic District and therefore this standard is 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 new masonry, therefore this standard is not applicable.

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

Finding: The applicant is proposing to wire the new light with a 1 1/8" hole through the historic brick material. This is a small disruption in the overall façade and is not visible from the primary façade of the building, as it will be located behind the light. Staff finds that the original material is being retained to the maximum extent possible and that this standard is met.

(2) Design.

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

Finding: The applicant is proposing the light at the rear of the resource fronting the alley. Staff finds that this standard has been met.

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

Finding: The applicant is proposing the light at the rear of the resource fronting the alley and is minimal in scale in relation to the rear facade. Staff finds that this standard 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 applicant is proposing the light at the rear of the resource fronting the alley. The small scale and placement on a non-primary facade creates harmonious relationship with the building and the light. Staff finds that this standard 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 applicant is proposing the light at the rear of the resource fronting the alley; no significant historical, architectural or cultural features of the building are damaged or obscured by the installation of the light. Staff finds that this standard 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 applicant is proposing the light at the rear of the resource fronting the alley and is small in relation to the size of the façade. Staff finds that this standard 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: The applicant is proposing the light at the rear of the resource fronting the alley, where no distinctive features, finishes, or construction techniques will be obscured. Staff finds that this standard has been met.

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

Finding: The applicant is proposing the light at the rear of the resource fronting the alley and utilizing a 1 1/8" hole in the historic material. As this is as small as necessary to wire the light, Staff finds that this standard has been met.

(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 applicant is proposing the light at the rear of the resource fronting the alley. Though the light looks like it's made of historic materials, a close examination shows that it is modern. Staff finds that this standard 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 applicant is not proposing any structural changes to the building. Staff finds that this standard is not applicable.

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

Finding: The applicant is not proposing any structural changes to the building. Staff finds that this standard is not applicable.

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

Finding: The applicant is not proposing any structural changes to the building and the new light does not obscure or damage features of the building which gained significance over time. Staff finds that this standard is not applicable.

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

Finding: The applicant is proposing the light at the rear of the resource fronting the alley and the light does not obscure or damage features of the building or its site. Staff finds that this standard has been met.

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

Finding: The applicant is not proposing any structural changes to the building. Staff finds that this standard is not applicable.

DECISION

Based upon the application materials deemed complete on October 12, 2021 and the findings as presented in this report, the application for HIS21-23 is **APPROVED**.



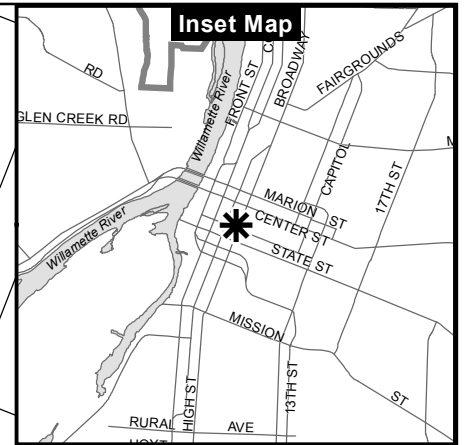
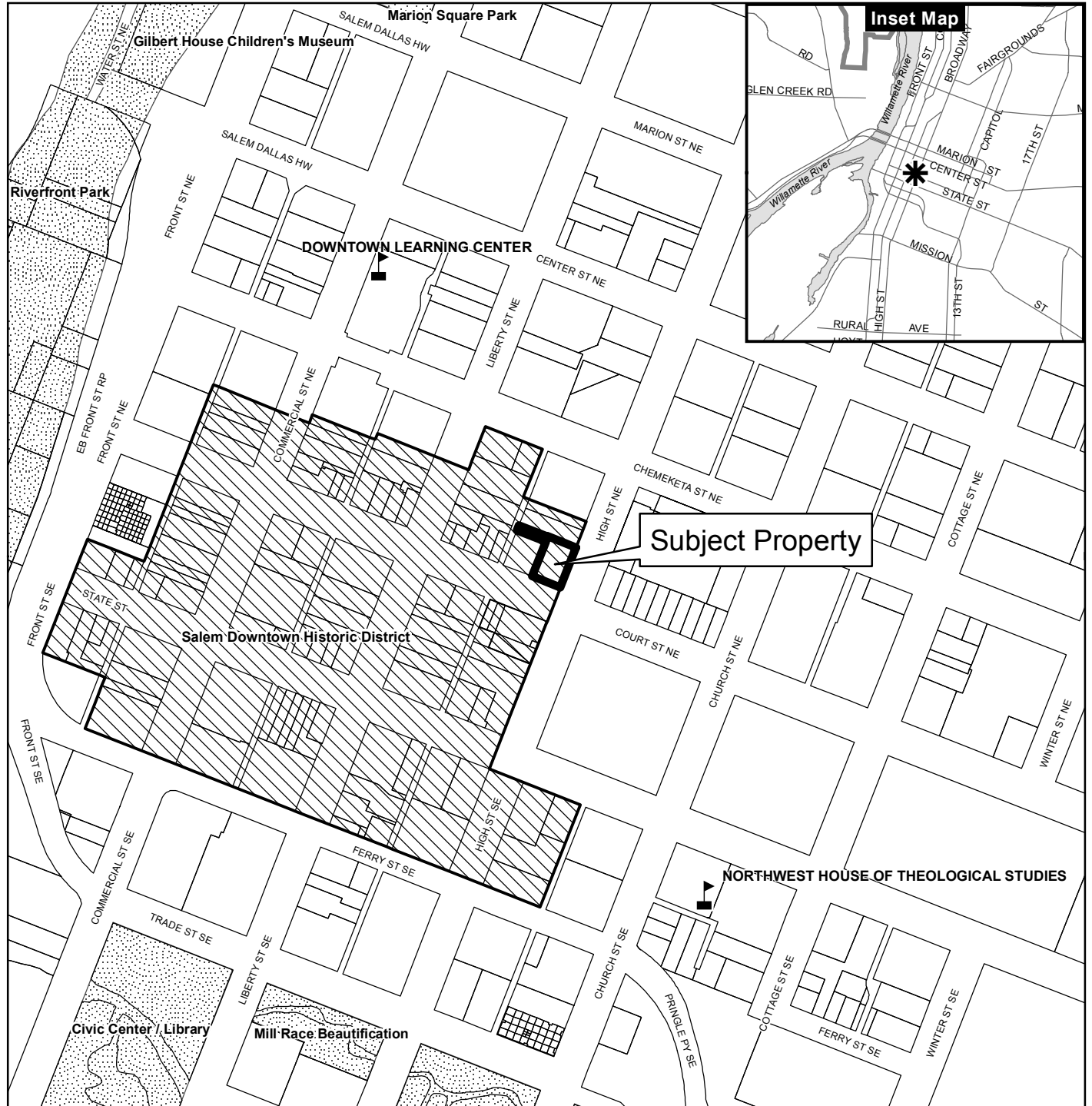
Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Prepared by Kirsten Straus, Planner I








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

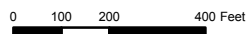
Vicinity Map

233 High Street NE (073W22DC06000)



Legend

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



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AERIAL PHOTOGRAPH – MARION COUNTY GIS MAPS



Northside Electric

Proposal

To: Bligh LLC Attention: Kevin Peters	Email/Fax: <u>Kpeters553@aol.com</u> Kevin: 503-910-2538
Date: August 10, 2021	Proposal: MF-1960
Address: <i>(Fill in billing address)</i>	Re: Lighting in the alley 499 Court St NE Salem, Oregon

We hereby propose to furnish all labor, material, necessary to provide for the installation below in accordance with the following specifications and subject to the conditions stated on page 2 of this proposal.

Including

Scope:

- Provide and install (1) new 156W LED area light with integral photocell and wall mount swivel bracket on the wall above the garbage area. Includes wiring from the nearby Siemens QP panel "1E".
 - Wiring will be installed via exposed conduit on the block/concrete wall.

Notes:

- Assumes that all work will be performed during regular business hours.
- Includes minor label permit.

Sign and return one copy of this proposal before work can begin. Thank You.

Submitted By: Matt Forsberg Date: 8/10/2021

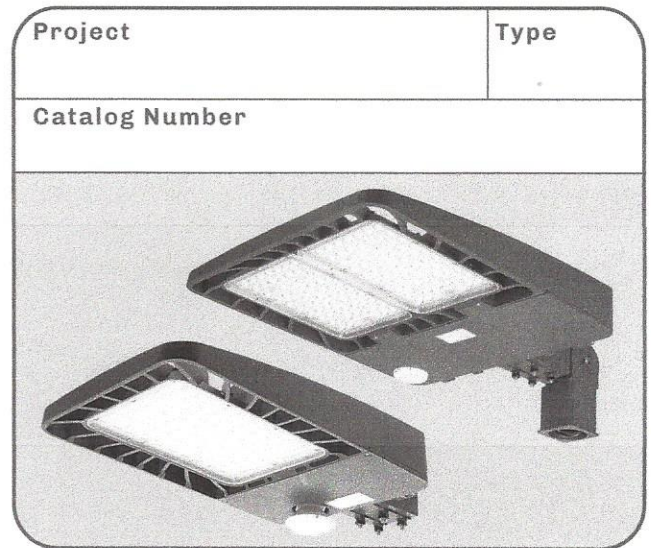
Accepted By: _____ Date: _____



Subject driveway from alley accessing enclosed parking of subject.

LED Premium Shoebox/Flood

- Standard with photo control and slip-fitter
- Self-cleaning profile features a ground-facing access door and matt bronze TGIC polyester finish
- Post-surface mount (E3SBARM) and yoke mount (E3BSVL) sold separately
- If photo cell is not used it requires shorting cap (E1ACCSHORT), sold separately
- Type III light distribution
- Suitable for wet locations
- 5-year warranty



SPECIFICATIONS

Input Line Frequency _____ 60Hz
 Lamp Life (Rated) _____ 50,000Hrs
 Minimum Starting Temp _____ -40°C
 Maximum Operating temp _____ 40°C
 CRI _____ 70
 Dimmable _____ 0-10V

DIMENSIONS

E3SB1XX _____ 10.2" x 17.0" x 3.6"
 E3SB2XX _____ 17.0" x 19.3" x 3.6"
 E3SB300 _____ 17.0" x 19.3" x 3.6"



WATTS	MODEL NO.	LUMENS	CCT	VOLTAGE	REPLACES
100	E3SB100L3750	14,584	5000	120-277	250W MH
156	E3SB150L3750	22,388	5000	120-277	400W MH
254	E3SB240L3750	36,345	5000	120-277	1000W MH
315	E3SB300L3750	44,640	5000	120-277	1000W HPS
150	E3SBH150L3750	22,245	5000	347-480	400W MH
238	E3SBH240L3750	36,459	5000	347-480	1000W MH
300	E3SBH300L3750	45,601	5000	347-480	1000W HPS
NOTES:					

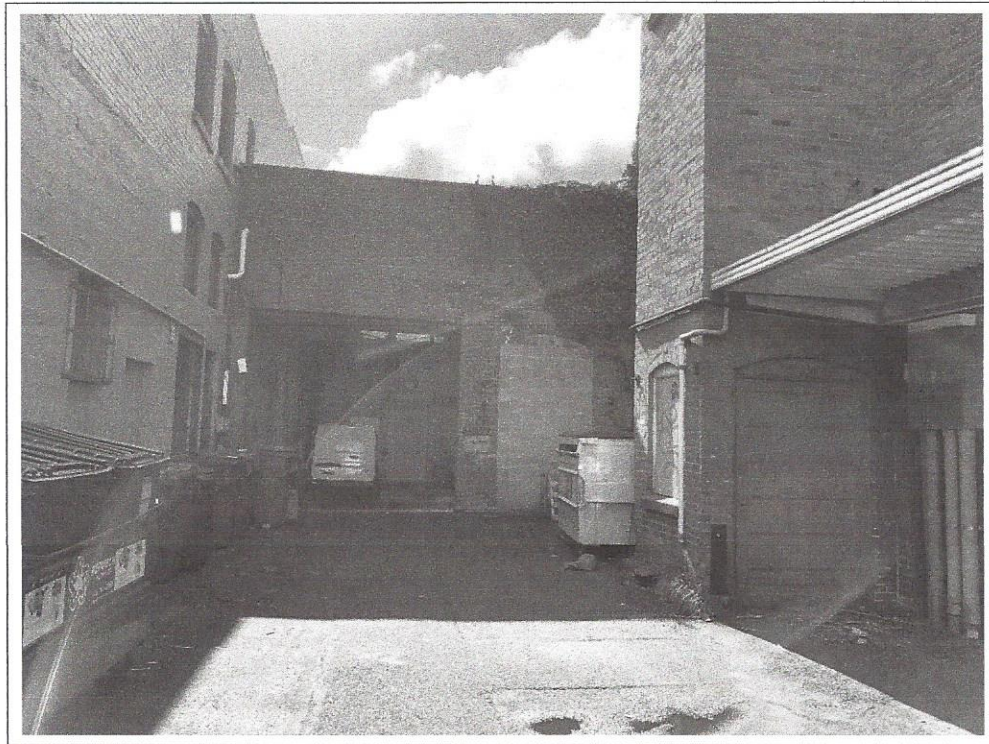
Manufactured by

energetic
Smarter lighting



Subject driveway from alley accessing enclosed parking of subject.

SUBJECT PHOTOGRAPHS – MAY 19, 2021 (continued)



9. Detailed exterior view of garage. (12809-137)



10. View west of access to garage from the public alley. (12809-141)