

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 PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS19-50

APPLICATION NO.: 19-124034-DR

NOTICE OF DECISION DATE: JANUARY 24, 2020

SUMMARY: A proposal to install a security gate at the rear of the England Block (1877).

REQUEST: Minor Historic Design Review of a proposal to install a security gates at the rear of the England Block (1877), a historic contributing building in the Salem Downtown Historic District in the CB (Central Business District) zone, and located at 216-220 Court St NE- 97301 (Marion County Assessor Map and Tax Lot Number: 073W22DC08100 and 073W22DC07900).

APPLICANT: Gene Bolante, Studio3 Architecture, on behalf of The Pearce Building, LLC (William Venti, Kari Venti, Dino Venti, and Leslie Venti) and Dalke Investments

LOCATION: 216-220 Commercial St NE

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

FINDINGS: The findings are in the attached Decision dated January 24, 2020.

DECISION: The **Historic Preservation Officer** (a Planning Administrator designee) **APPROVED** Historic Design Review HIS19-50 based upon the application materials deemed complete on January 22, 2020 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by February 11, 2022 or this approval shall be null and void.

Application Deemed Complete:	<u>January 22, 2020</u>
Notice of Decision Mailing Date:	<u>January 24, 2020</u>
Decision Effective Date:	<u>February 11, 2020</u>
State Mandate Date:	<u>April 29, 2020</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2697

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Monday, February 10, 2020. 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 must be filed in duplicate with the City of Salem Planning Division. 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 at the Planning Division office, Room 320, 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. HIS19-50
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-50)
216-220 COMMERCIAL ST NE)
) JANUARY 24, 2020**

In the matter of the application for a Minor Historic Design Review submitted by Gene Bolante, Studio 3 Architects, 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 security gate at the rear of the England Block (1877).

REQUEST: Minor Historic Design Review of a proposal to install a security gates at the rear of the England Block (1877), a historic contributing building in the Salem Downtown Historic District in the CB (Central Business District) zone, and located at 216-220 Court St NE- 97301 (Marion County Assessor Map and Tax Lot Number: 073W22DC08100 and 073W22DC07900).

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 January 22, 2020 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.

2. Analysis of Minor Historic Design Review Approval Criteria

Finding: The applicant is proposing to install a security gate at the rear of the England Block (1877) in the alley. The proposed new gate will be attached to a freestanding frame, and will not be attached to either of adjacent buildings (**Attachment B**). Staff determined that the following standards from SRC 230.040(f) *Standards for Contributing Resources in Commercial Historic Districts, Alterations and Additions* are applicable to this project.

FINDINGS:

Criteria: 230.040(f) Alterations and Additions.

(1) Materials.

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

Finding: The proposed new metal gate is of traditional dimensions. Staff finds that this standard has been met.

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

Finding: The proposed new gate will be of metal, a material found throughout the Downtown Historic District. Staff finds that this standard 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 install new masonry as a part of this proposal. Staff finds that this standard 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.*

Finding: The applicant is not proposing to disturb any original material within the England Block as a result of the installation of the new security gate. Staff finds that this standard has been met.

(2) Design.

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

Finding: The proposed new security gate will be installed at the rear of the England Block, spanning the alley behind this resource and between the England-Wade Building to the north and the Steeves Building to the south. Staff finds that this standard has been met.

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

Finding: The applicant is proposing to install the new security gate by attaching it between

two freestanding metal columns which will not be attached to the England Block or either of the adjacent buildings. This method of installation ensures that there will be no alterations to the buildings as a result of this proposal. 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 proposed security gate is the minimum size necessary to ensure that the area behind the England Block is secure. The gate will be freestanding between these two resources and its small scale is compatible with the resource and the surrounding district. 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 proposed security gate will be freestanding and will not be attached to either the Steeves Building in the alley between this building or the England-Wade Building. No features of either resource will be obscured, damaged or destroyed by the proposal. 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 proposed security gate is overall 9'0" in height and spans the extent of the alley located at the rear of the resource. The gate is compatible in design and scale with the resource and the surrounding historic district. 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 has not proposed to attach the security gate to any building, therefore no distinctive materials, features, or significant examples of craftsmanship will be adversely affected by the proposal. Staff finds that this standard has been met.

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

Finding: The proposed new security gate will not be attached to the resource, therefore no historic materials will be lost. 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's proposed new security gate is freestanding and not attached to the building, therefore it cannot appear to have been part of the original structure historically. 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's proposed security gate is of modern metal materials which are clearly new. Since the security gate is not attached to the building, but freestanding at the rear, across the alley, it is clear that it was not constructed as part of the building. Staff finds that this standard has been met.

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

Finding: The applicant is proposing to install a metal security gate comprised of pickets across the gate framework. This design is compatible with the commercial style buildings within the Downtown Historic District. Staff finds that this standard has been met.

(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 to alter any features that have acquired significance over time. Staff finds that this standard has been met.

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

Finding: The applicant is not proposing to alter the resource through the installation of the gate at the rear of the building. The gate will be attached on freestanding posts adjacent to the rear of the building, but will not be attached to the structure. Staff finds that this standard has been met.

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

Finding: The applicant is not proposing an addition that would increase the height of the building. Staff finds that this standard has been met.

DECISION

Based upon the application materials deemed complete on January 22, 2020 and the findings as presented in this report, the application for HIS19-50 is **APPROVED**.

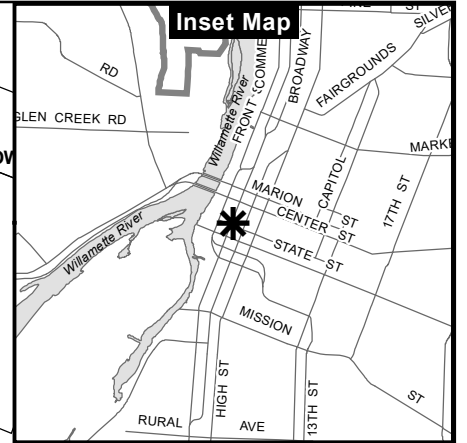
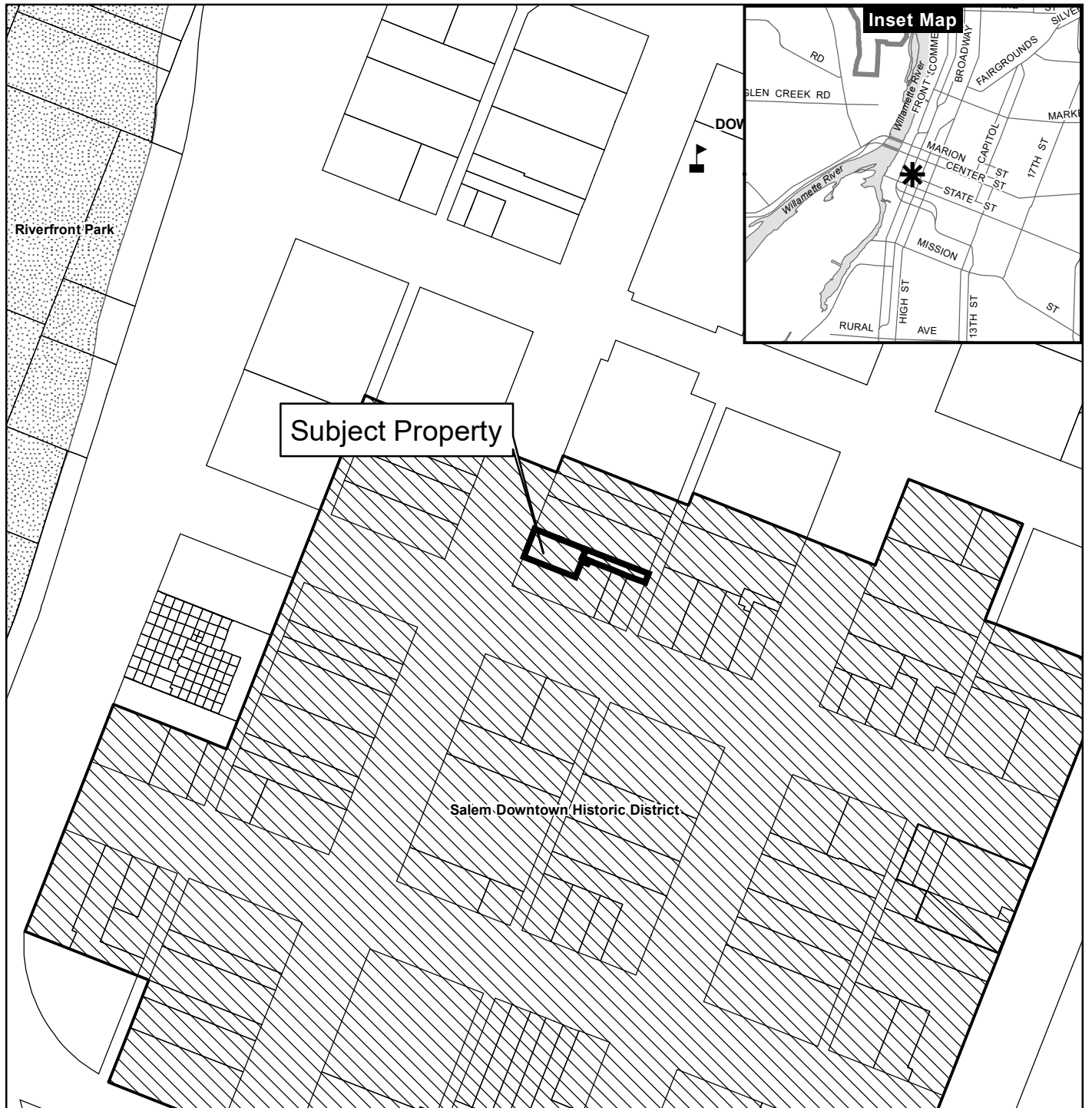


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee








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

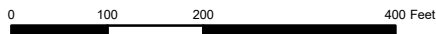
Vicinity Map

216-220 Commercial Street NE and Alley

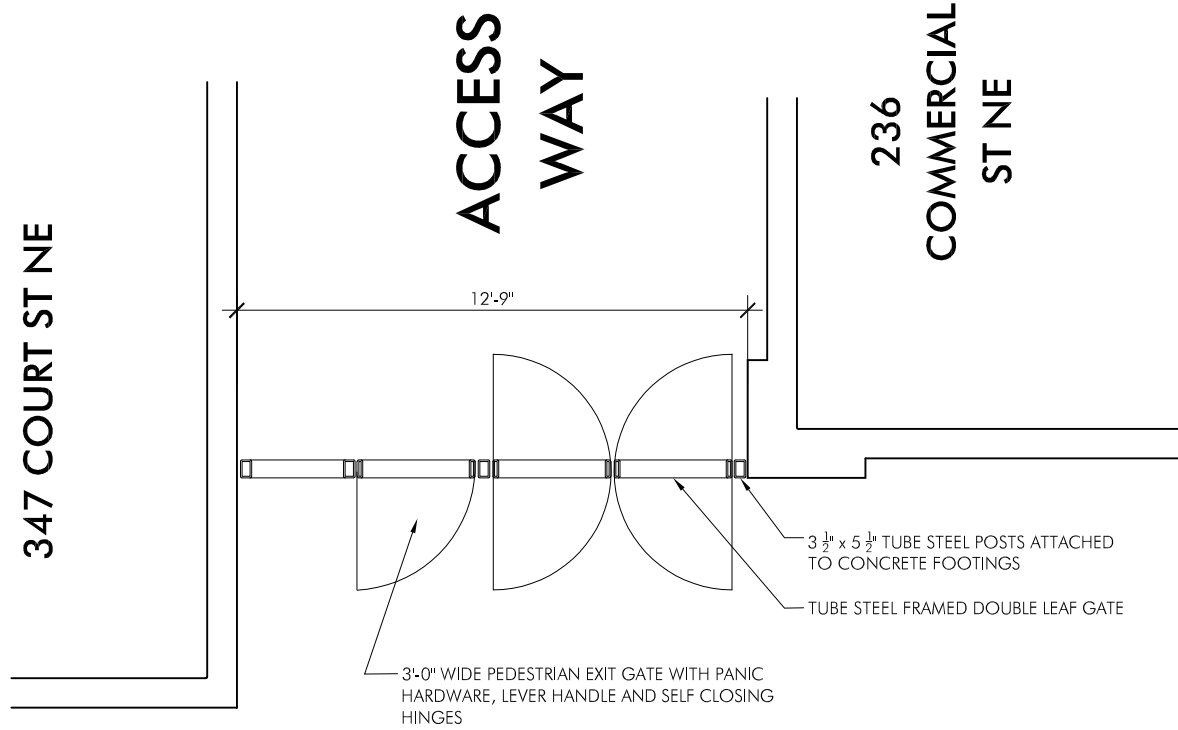


Legend

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

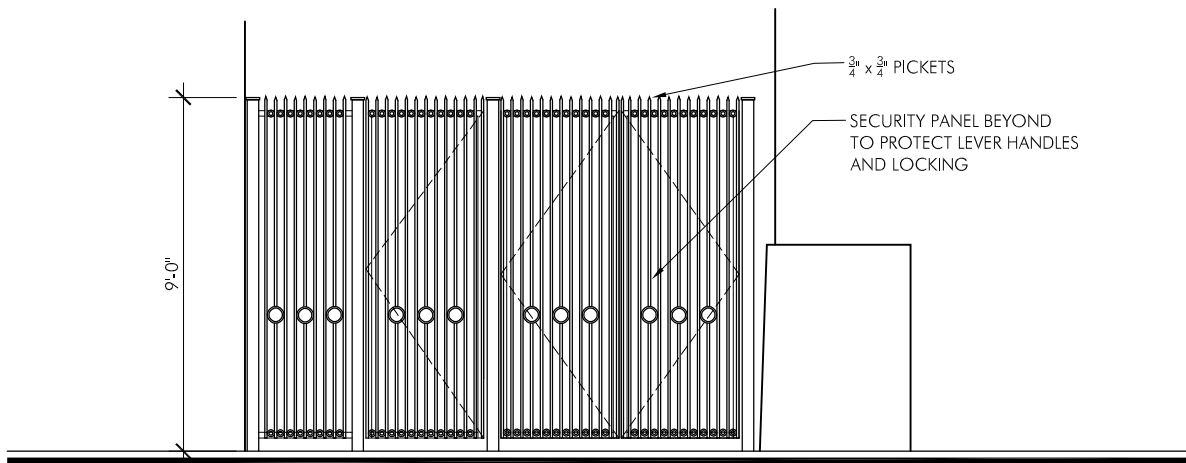


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PLAN VIEW

ALLEY WAY



ELEVATION

PROPOSED SECURITY FENCING - ALLEY

19 SEPT 2019

