

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

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS19-06

APPLICATION NO. : 19-105101-DR

NOTICE OF DECISION DATE: FEBRUARY 26, 2019

SUMMARY: A proposal to restore two window openings on the rear façade of the Hughes-Durbin Building (aka Metropolitan Building, 1916/1940).

REQUEST: Minor Historic Design Review of a proposal to restore two window openings the rear façade of the Hughes-Durbin Building (aka Metropolitan Building, 1916/1940), a historic contributing building in the Salem Downtown Historic District in the CB (Central Business District) zone, and located at 150-160 Liberty St NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27AB05500).

APPLICANT: Roy Carmen

LOCATION: 160 Liberty St NE

CRITERIA: Salem Revised Code (SRC) Chapter 230.040(b)

FINDINGS: The findings are in the attached Decision dated February 26, 2019.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Historic Design Review HIS19-06 based upon the application materials deemed complete on February 21, 2019 and the findings as presented in this report.

This Decision becomes effective on March 14, 2019. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

The rights granted by the attached decision must be exercised, or an extension granted, by March 14, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>February 21, 2019</u>
Notice of Decision Mailing Date:	<u>February 26, 2019</u>
Decision Effective Date:	<u>March 14, 2019</u>
State Mandate Date:	<u>June 21, 2019</u>

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

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Wednesday, March 13, 2019. 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 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. HIS19-06
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-06)
160 LIBERTY STREET NE)
) FEBRUARY 26, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Roy Carmen, 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 restore two window openings on the rear façade of the Hughes-Durbin Building (aka Metropolitan Building, 1916/1940).

REQUEST: Minor Historic Design Review of a proposal to restore two window openings the rear façade of the Hughes-Durbin Building (aka Metropolitan Building, 1916/1940), a historic contributing building in the Salem Downtown Historic District in the CB (Central Business District) zone, and located at 150-160 Liberty St NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27AB05500).

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 February 21, 2019 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 remove the exterior gridded bars and the interior louvers and install new aluminum clad double hung windows within two existing window openings at the rear of the Hughes-Durbin Building (aka Metropolitan Building, 1916/1940). Staff determined that the following standards from SRC 230.040(b) *Standards for Contributing Resources in Commercial Historic Districts, Windows* are applicable to this project.

FINDINGS:

Criteria: 230.040(b) Windows. *Replacement of windows in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair unfeasible due to poor condition of the materials. If the window is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.*

Finding: The original windows are no longer extant and there is no pictorial evidence of the original windows therefore it is not possible to replicate the original window design. The applicant is proposing to remove the exterior metal grids and the interior louvers and install new aluminum clad double hung windows within two openings at the rear of the resource (**Attachment B**).

(1) Materials.

(A) *Original material shall, if possible, be retained or repaired.*

Finding: The proposed replacement windows will be of aluminum. While it is not possible to substantiate the original window material, given the estimated date of construction of this resource, the original window material was most likely either metal or wood. Staff finds that this standard has been met.

(B) *Replacement materials shall be, to the greatest extent practicable, of the same type, quality, design, size, finish, proportions, and configuration of the original materials in the windows.*

Finding: The proposed replacement windows are new aluminum clad double hung windows. While it is not possible to substantiate the original window material and design, the proposed new windows match the existing windows currently installed on the rear façade of the building and are compatible with the resource. Staff finds that this standard has been met.

(C) *Glass block or tinted, mirrored, opaque, or colored glass is not permitted, unless it is the historic glazing type.*

Finding: The applicant is not proposing to install glass block or tinted, mirrored, opaque or colored glass. Staff finds that this standard has been met.

(2) Design.

(A) *A replacement window shall, to the greatest extent feasible, match design, size, proportions, configuration, reflective qualities, and profile of the original window.*

Finding: While there is no evidence of the original window design, the proposed replacement windows are designed to fit within the existing (original) window openings and are compatible with the resource. Staff finds that this standard has been met.

(B) *The size and shape of original window openings should be preserved so that the configuration of the facade is not changed.*

Finding: The applicant is proposing to install the new windows within the original window openings, restoring their original appearance. Staff finds that this standard has been met.

(C) *New window openings into the principal elevations, enlargement or reduction of original window openings and infill of original window openings are not permitted.*

Finding: The applicant is not proposing to create any new window openings and is not proposing to enlarge, reduce or infill any original openings. Staff finds that this standard has been met.

(D) *Original openings that have been covered or blocked should be re-opened when feasible.*

Finding: The applicant is proposing to remove the exterior metal grids and louvers which have been blocking these original window openings. Staff finds that this standard has been met.

(E) *Windows historically used on upper levels shall not be installed at storefront level, and storefront windows shall not be installed on upper levels.*

Finding: The applicant is not proposing storefront type windows on the upper levels and is not proposing new windows on the storefront level. Staff finds that this standard has been met.

(F) *Commercial window types shall not be substituted with residential window types.*

Finding: The applicant is not proposing a commercial window type for the restoration of these two windows. Staff finds that this standard has been met.

(G) *Interior grilles, grilles between layers of insulating glass, or stenciled mullions in lieu of true divided lights or exterior mullions are not permitted.*

Finding: The applicant is not proposing windows with interior grilles or stenciled mullions. The proposed windows will have true divided lights with exterior mullions. Staff finds that this standard has been met.

DECISION

Based upon the application materials deemed complete on February 21, 2019 and the findings as presented in this report, the application for HIS19-06 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

Application Deemed Complete: February 21, 2019
Notice of Decision Mailing Date: February 26, 2019
Decision Effective Date: March 14, 2019
State Mandate Date: June 21, 2019

*This Decision becomes effective on **March 14, 2019**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

The rights granted by this decision must be exercised by **March 14, 2021** or this approval shall be null and void.

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, OR 97301, no later than **5:00 p.m., Wednesday, March 13, 2019**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (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 Salem 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.

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Vicinity Map

150-160 Liberty Street NE



Legend

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

- Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet

E

The Metropolitan

160 Liberty NE, Salem, OR 97301 Tel 503.534.9500 Fax 503.534.9510 nwcommercial@comcast.net

Sent via email: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>

Dear Ms. Fitzgerald,

Please accept this as a formal request for approval to restore two windows at the rear elevation of the Metropolitan Building mezzanine level, under Minor Review, per the following criteria:

Building: Metropolitan Building, 160 Liberty NE, Salem, OR

Location: Rear alley façade, mezzanine level, existing openings

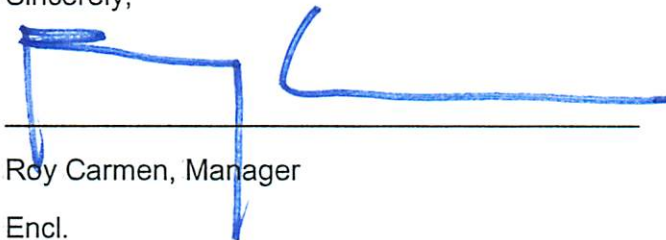
Project: Restore two previously demolished windows in existing openings with new wood clad windows to match the windows replaced above on the second floor. Remove existing louvers in those two openings.

Description: In building out new residential units in the rear mezzanine of the Metropolitan Building at the East (alley) elevation of the building, we propose to replace two formerly demolished windows with new replacement egress windows to match those on the 2nd floor level above. These openings originally contained wood sash windows that were demolished during the 2005 building rehabilitation and were replaced with interior louvers to allow for ventilation. The original wood window sill and frames still exist within the current openings. These would be replaced with new wood clad egress units.

Please see attached transmitted photos of existing openings and drawing showing location of proposed replacements.

Thank you for your consideration.

Sincerely,

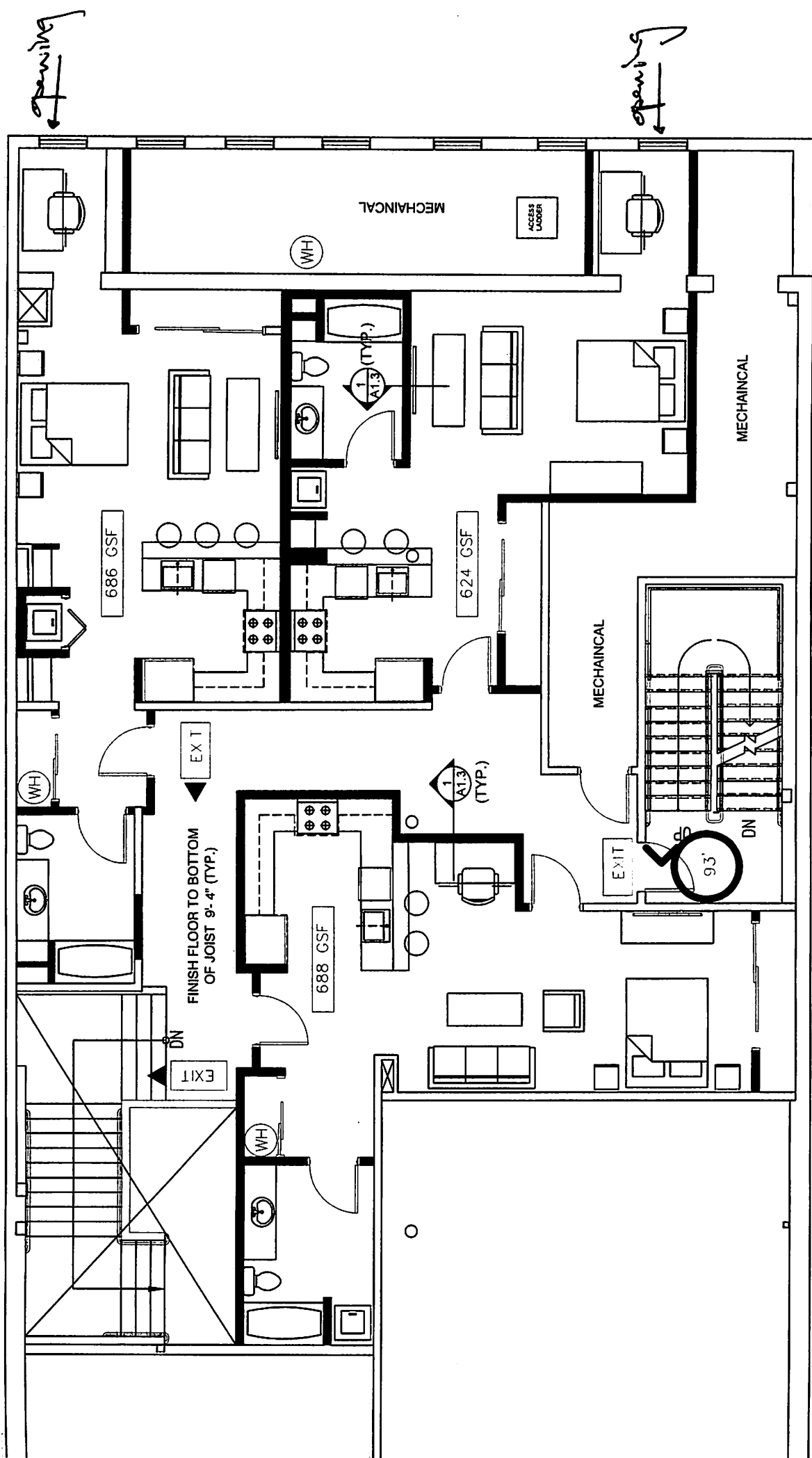


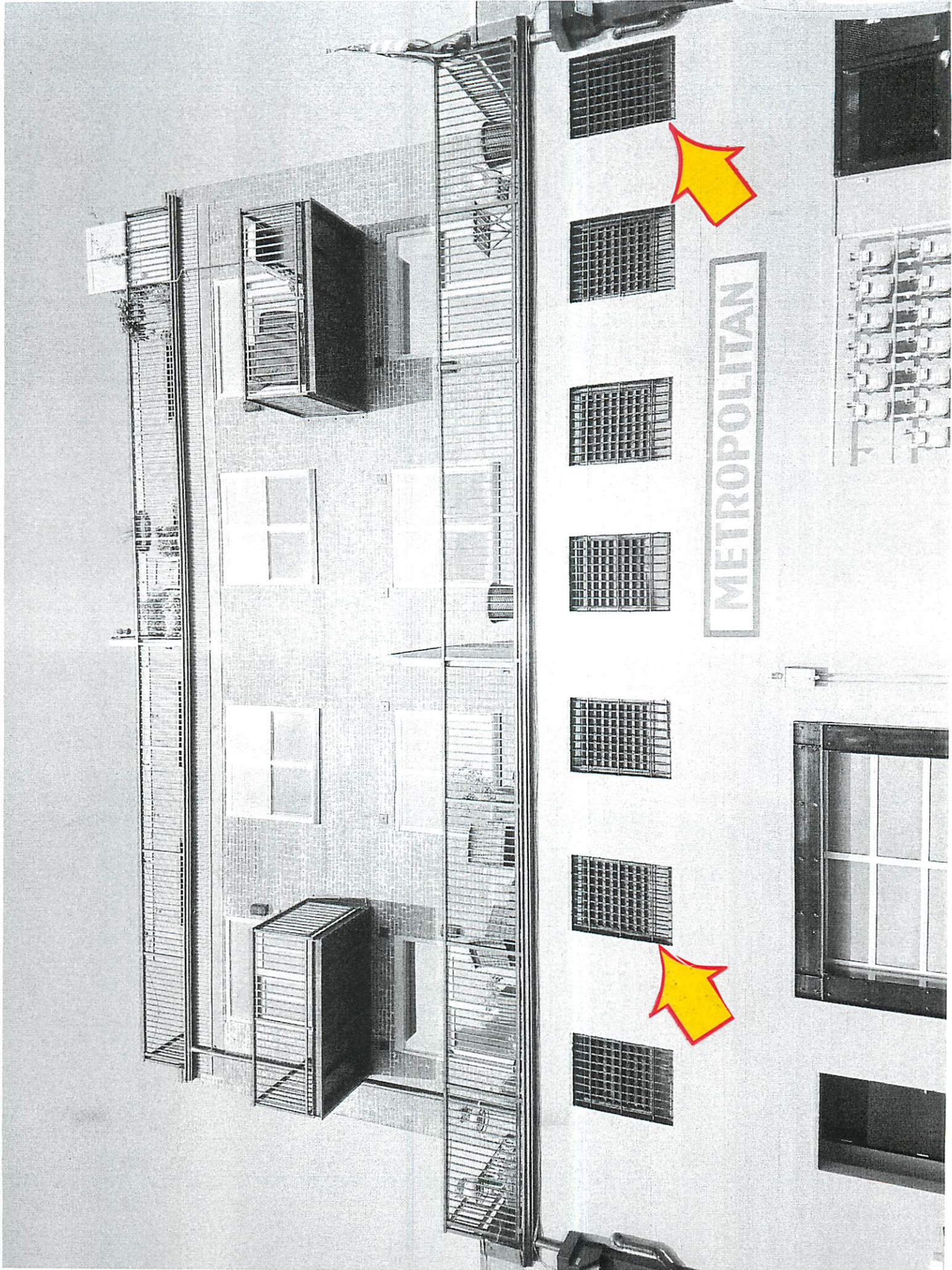
Roy Carmen, Manager

Encl.

The Metropolitan

Mailing Address: PO Box 625, Wilsonville, OR 97070-0625







The Book Bin

The Kitchen
on Court Street

Napoleon's Sidewalk Cafe

Bo & Vine Burger Bar

Le Pink Boutique

Envy Lash Studio

160 Liberty
Street Northeast

The Metropolitan

Engelberg Antiks

Doty Pruett Wilson PC

Archive Coffee & Bar

Diversified
Financial Benefits

Google







METROPOLITAN



NO
SMOKING