

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.: HIS19-29

APPLICATION NO. : 19-115385-DR

NOTICE OF DECISION DATE: AUGUST 6, 2019

SUMMARY: A proposal to install new electrical equipment at the rear of the W.T. Grant Store Building (c.1955).

REQUEST: Minor Historic Design Review of a proposal to install new electrical equipment at the rear of the W.T. Grant Store Building (c.1955), a non-historic, non-contributing building in Salem's Downtown Historic District, zoned CB (Central Business) zone, and located at 260 Liberty Street NE, 97301 (Marion County Assessor's Map and Tax Lot number: 073W22DC06900).

APPLICANT: F. T. Development, LLC

LOCATION: 260 Liberty St NE

CRITERIA: Salem Revised Code (SRC) Chapter 230.045(j)

FINDINGS: The findings are in the attached Decision dated August 6, 2019.

DECISION: The **Historic Preservation Officer** (a Planning Administrator Designee) **APPROVED** Historic Design Review HIS19-29 based upon the application materials deemed complete on August 1, 2019 and the findings as presented in this report.

This Decision becomes effective on August 22, 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 August 22, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>August 1, 2019</u>
Notice of Decision Mailing Date:	<u>August 6, 2019</u>
Decision Effective Date:	<u>August 22, 2019</u>
State Mandate Date:	<u>November 29, 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, August 21, 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. HIS19-29
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-29)
260 LIBERTY ST NE) August 6, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Gretchen Stone on behalf of F.T. Development, 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

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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 August 1, 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

The applicant is requesting approval for the installation a new electrical box and associated conduit on the northern and eastern façades of the W.T. Grant Building, fronting the alley. The box and conduit will be attached to the building using metal brackets and bolts (**Attachment B**). Staff determined that the following standards from SRC 230.045(j) (Mechanical Equipment) are applicable to this project.

FINDINGS:

Standards for Non-Contributing Buildings and Structures in Commercial Historic Districts (230.045) Modifications to non-contributing buildings in commercial historic districts shall comply with this section.

230.045(j) Mechanical Equipment and Service Areas. Addition and replacement of mechanical equipment, including, but not limited to heating and cooling systems, solar panels and telecommunications equipment, and service areas including, but not limited to dumpster enclosures, is allowed.

(1) Materials. *Materials shall be harmonious in type, color, scale, texture and proportions with the building and the district generally.*

Finding: The proposed electrical box, conduit and associated brackets are metal, a material commonly found throughout the W.T. Grant Building and the Downtown Historic District, thereby meeting SRC 230.045(j)(1).

(2) Design.

(A) Mechanical equipment and service areas should be located out of public view and designed as an integral part of the overall building design.

Finding: The proposed new electrical box and associated equipment are attached to the northeastern edge of the northern façade, and along the eastern facade, located at the rear of the W.T. Grant Building fronting the alley, and not easily visible, thereby meeting SRC 230.045(j)(2)(A).

(B) Mechanical equipment and service areas should be placed at the rear of the building, recessed on the roof of the building, or screened by appropriate fencing.

Finding: The proposed electrical equipment is placed at the rear of the building, thereby meeting SRC 230.045(j)(2)(B).

(C) Low-profile mechanical units and elevator shafts may be placed on rooftops if they are not visible from the street, or set back and screened from view.

Finding: The applicant is not proposing new mechanical units or any alterations to the

roof, therefore this standard is not applicable to the evaluation of this proposal.

(D) Solar panels should have low profiles and not be visible from right-of-way, other than alleys, and shall be installed in a manner that minimizes damage to historic materials.

Finding: The applicant is not proposing new solar panels, therefore this standard is not applicable to the evaluation of this proposal.

(E) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.

Finding: The applicant is not proposing new skylights, therefore this standard is not applicable to the evaluation of this proposal.

(F) Mechanical equipment placed at street level should be screened in a manner that is compatible with the streetscape and adjacent buildings.

Finding: The applicant is not proposing new mechanical equipment at street level, therefore this standard is not applicable to the evaluation of this proposal.

(G) New skylights and vents shall be placed behind and below the parapet level.

Finding: The applicant is not proposing new skylights or vents, therefore this standard is not applicable to the evaluation of this proposal.

DECISION

Based upon the application materials deemed complete on August 1, 2019 and the findings as presented in this report, the application for HIS19-29 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

Application Deemed Complete: August 1, 2019
Notice of Decision Mailing Date: August 6, 2019
Decision Effective Date: August 22, 2019
State Mandate Date: November 29, 2019

*This Decision becomes effective on **August 22, 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).*

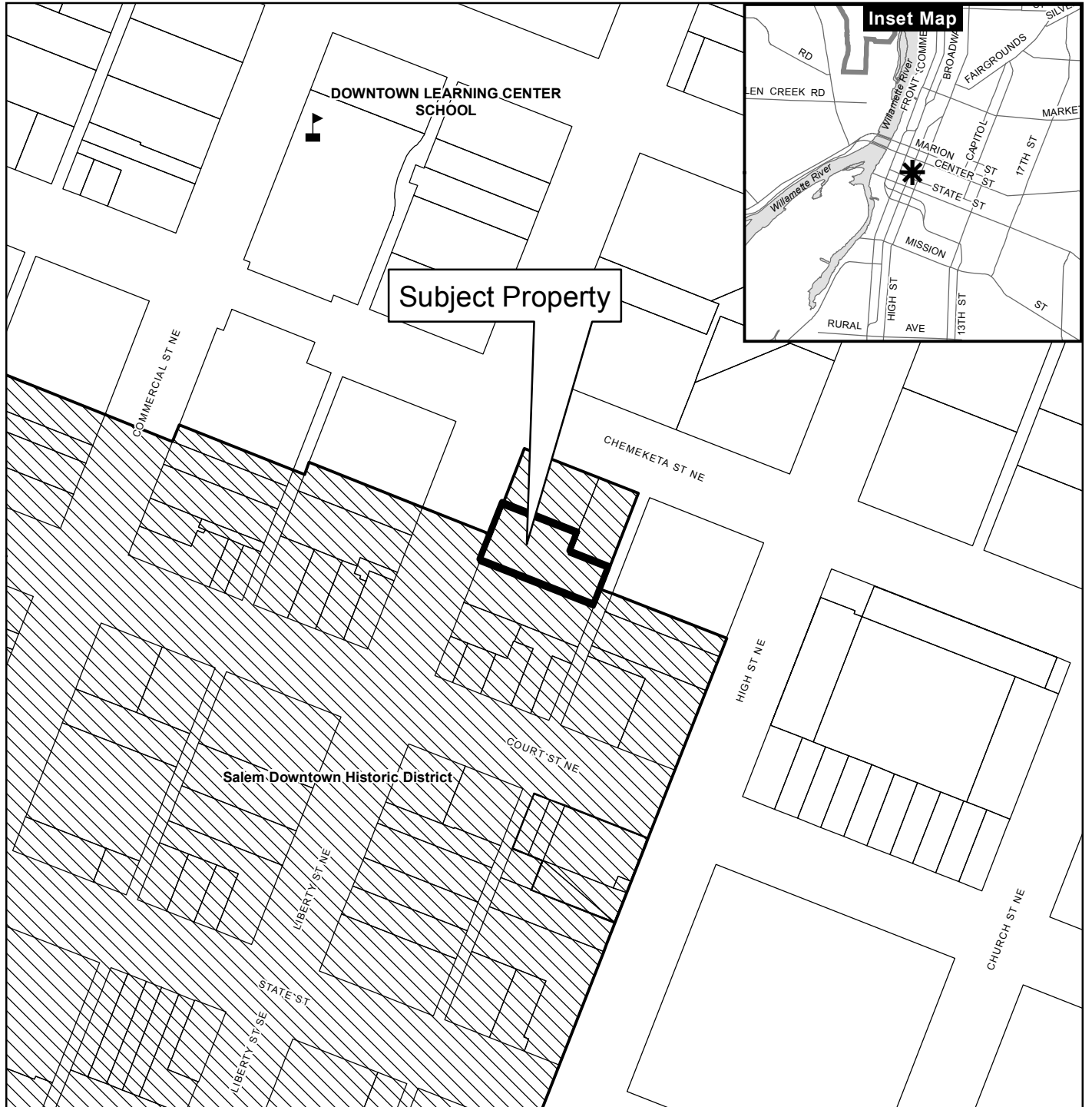
The rights granted by this decision must be exercised by **August 22, 2021** or this approval shall be null and void.

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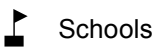

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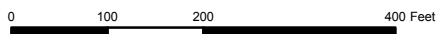
Vicinity Map 260 Liberty ST NE



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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Historic Alteration Review Worksheet

Site Address: _____

Resource Status: Contributing Non- Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

Chose One: Commercial District Individual Resource Public District
Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature _____
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) _____

New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- ~~Mechanical~~ Equipment Electrical Cabinet
- Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: _____ Project's New Material: _____

Project Description

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Signature of Applicant

Date Submitted/Signed

July 24, 2019

Kimberli Fitzgerald, Historic Planner
Community Development Department
City of Salem
555 Liberty Street SE, Room 305
Salem, OR 97301

RE: Minor Historic Design Review
260 Liberty Street NE

CB Two Architects for FT Development, LLC, the property owner of 260 Liberty Street NE, is requesting a Class 1 Historic Design Review for the installation of needed electrical equipment on the exterior façade of an existing non-contributing building located in the Salem Downtown Historic District. The building went through a recent remodel that included façade improvements that were reviewed and approved through Salem’s Historic Landmarks Commission. The improvements that were made allowed for the property owner to create a multi-tenant building within a space that had been built as a department store and did not lend itself to multiple tenant use. Since the remodel and occupancy it was discovered that the existing electrical service was not adequate for the building users as a result upgrades to the electrical system is required. Some of the equipment for this upgrade will be attached to the exterior façade, specifically the rear side of the building adjacent to the alley and away from the street front. The equipment that will be installed on the back elevations are two 30” X 30” X 12” deep metal boxes and four 3” conduits. Because of the equipment’s scale and location on the back side of the building away from the public street and sidewalk it is anticipated that the equipment will not be visible as the neighboring property is developed, as a result a Class 1 Historic Design Review for this minor improvement is triggered.

Applicable criteria are found in SRC 230.070 and are limited to guidelines for non-contributing buildings and structures. The following information provides detail as to each guideline and how the proposal conforms to it:

(a) Materials shall be consistent with those present in buildings and structures in the district generally.

PROJECT INFORMATION: The scope of work is limited to electrical equipment, namely metal electrical cabinets/boxes and associated conduits used for

distribution of power lines. This equipment is consistent with what is used on other structures in the district as well as throughout the City.

(b) Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district. Factors in evaluating compatibility include, but are not limited to:

(1) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, general.

PROJECT INFORMATION: The scope is limited to equipment. It has been located on the back side of the building away from public streets and sidewalks, and is the minimum needed. It is the same type used throughout the district.

(2) The location is at the rear, or on an inconspicuous side, of the building or structure.

PROJECT INFORMATION: As indicated previously, the equipment is installed on the rear elevations of the building and will be painted to match the façade.

(3) The size and scale is consistent and harmonious with the buildings and structures in the district generally.

PROJECT INFORMATION: The equipment is of the same size and scale used throughout the district.

(4) The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district.

PROJECT INFORMATION: The scope is limited to equipment therefore this guideline is not applicable.

(5) The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district.

PROJECT INFORMATION: This guideline is not applicable, as there is no proposal to construct and addition or new structure.

We believe the information provided will allow the City to approve the request for a Class 1 Historic Design Review do to the limited scope and the minimal impacts to the back of the non-contributing building.

EXISTING



PROPOSED

