

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.: HIS19-43

APPLICATION NO.: 19-122146-DR

NOTICE OF DECISION DATE: DECEMBER 3, 2019

SUMMARY: A proposal to install new security cameras on the exterior of the Skiff Building (c.1936).

REQUEST: Minor Historic Design Review of a proposal to install new security cameras on the exterior of the Skiff Building (c.1936), a contributing building in Salem's Downtown Historic District, zoned CB (Central Business) zone, and located at 155 Liberty Street NE, 97301 (Marion County Assessor's Map and Tax Lot number: 073W27AB06100).

APPLICANT: Terrance Dunnivant on behalf of 155 Liberty, LLC (Sally McIntyre)

LOCATION: 155 Liberty St NE / 97301

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

FINDINGS: The findings are in the attached Decision dated December 3, 2019.

DECISION: The **Historic Preservation Officer**, a Planning Administrator Designee, **APPROVED** Historic Design Review HIS19-43 based upon the application materials deemed complete on November 26, 2019 and the findings as presented in this report.

This Decision becomes effective on December 19, 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 December 19, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>November 26, 2019</u>
Notice of Decision Mailing Date:	<u>December 3, 2019</u>
Decision Effective Date:	<u>December 19, 2019</u>
State Mandate Date:	<u>April 1, 2020</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, December 18, 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(s) 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. HIS19-43
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-43)
155 LIBERTY ST NE) December 3, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Terrance Dunnivant on behalf of 155 Liberty 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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REQUEST: Minor Historic Design Review of a proposal to install new security cameras on the exterior of the Skiff Building (c.1936), a contributing building in Salem's Downtown Historic District, zoned CB (Central Business) zone, and located at 155 Liberty Street NE, 97301 (Marion County Assessor's Map and Tax Lot number: 073W27AB06100).

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 November 26, 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 security cameras and associated conduit on both the front (east) and western façade of the Skiff Building, fronting the alley. Three security cameras are proposed for installation under the fixed awning under the front entry adjacent to the eastern façade and two security cameras are proposed for installation under the awning adjacent to the rear entry fronting the alley on the western façade. The security cameras and associated 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:

230.040(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 permitted.*

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

Finding: The proposed new security cameras and associated equipment are metal, this is a material commonly found throughout the downtown and the surrounding Downtown Historic District, thereby meeting SRC 230.040(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 security cameras are not easily visible and will be located under existing awnings, thereby meeting SRC 230.040(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 new security cameras will be located at the rear of the building, the cameras installed adjacent to the front façade will be partially screened by the existing awning, thereby meeting SRC 230.040(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 to locate any equipment on the roof, therefore SRC 230.040(j)(2)(C) 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 proposing new security cameras at street level which will be screened from view by the existing awnings, minimizing any adverse visual impact due to their installation and meeting SRC 230.040(j)(2)(F).

(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

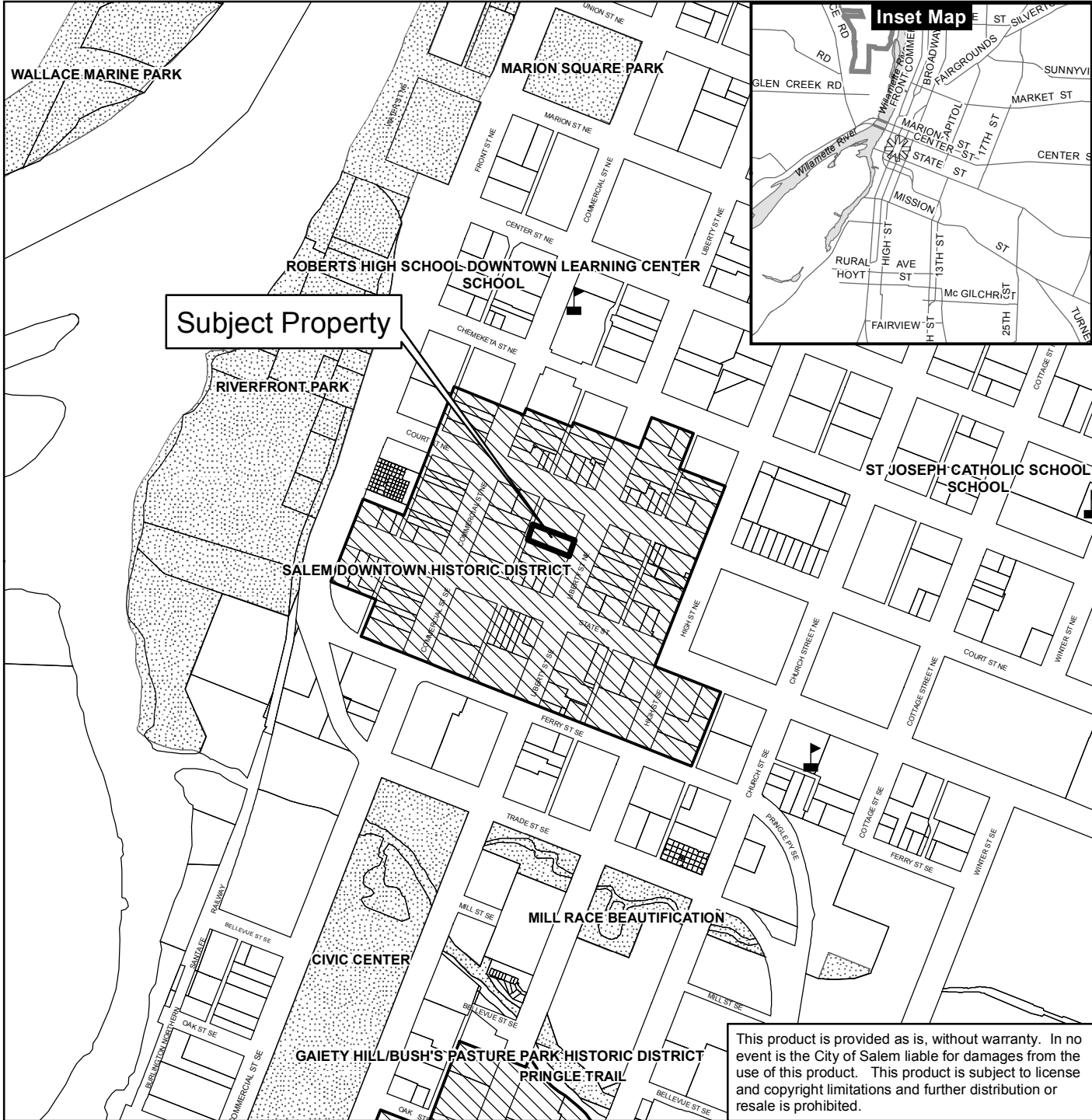
Based upon the application materials deemed complete on November 26, 2019 and the findings as presented in this report, the application for HIS19-43 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee







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

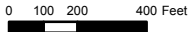
Vicinity Map 155 Liberty Street NE



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Legend

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



Historic Alteration Review Worksheet

Site Address: 155 Liberty St NE, Salem, OR 97301

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 Security Cameras
- Primary Structure

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

Project's Existing Material: n/a Project's New Material: Security Cameras

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:

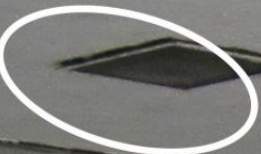
In conjunction with the Strategic Grant Program, we are proposing to install security cameras throughout the building as well as 3-4 outside the building, under the awnings of the main front and rear entrances.


Signature of Applicant

8/26/2019
Date Submitted/Signed



2-3 Cameras under Marquee



3 HOUR PARKING
8 AM - 9 PM
MON - SAT
ONCE PER DAY
THIS SIDE OF BLOCK
SEE 10250010

ART GALLERY OPEN

FOR LEASE
RETAIL/CREATIVE OFFICE
ART LOFT
150 - 2,000 SF
BO RUSHING OR ALI MORRISON
Cell: 503-689-3652 info@rushinggroup.com
Office: 503-588-8500

2 Camera under awning?

VICTOR
LIFE MADE

OPEN

NO MINORS
PERMITTED ANYWHERE
ON THIS PREMISES

