

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.: HIS18-37

APPLICATION NO. : 18-123852-DR

NOTICE OF DECISION DATE: DECMEBER 31, 2018

SUMMARY: A proposal to remove and relocate two existing entry doors on the Farrar Building (c.1917).

REQUEST: Minor Historic Design Review of a proposal to remove and relocate two existing entry doors on the front facade of the Farrar Building (c.1917), a historic contributing resource within the Salem Downtown National Register Historic District, on property zoned CB (Central Business District) and located at 353-373 State Street (AKA 363 State Street), (Marion County Assessor's Map and Tax Lot numbers: 073W27AB06500 and 073W27AB06600).

APPLICANT: Richard Rothweiler for AC+Co Architecture

LOCATION: 353-373 State Street (AKA 363 State Street)

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

FINDINGS: The findings are in the attached Decision dated December 31, 2018.

DECISION: The **Historic Preservation Officer (a Planning Administrator Designee) APPROVED** Historic Design Review HIS18-37 based upon the application materials deemed complete on December 20, 2018 and the findings presented in this report.

*This Decision becomes effective on **January 16, 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 January 16, 2021 or this approval shall be null and void.

A copy of the decision is attached.

Application Deemed Complete:	<u>December 20, 2018</u>
Notice of Decision Mailing Date:	<u>December 31, 2018</u>
Decision Effective Date:	<u>January 16, 2019</u>
State Mandate Date:	<u>April 19, 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., January 15, 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. HIS18-37
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS18-37)
353-373 STATE ST)
(AKA 363 STATE ST)) DECEMBER 31, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Richard Rothweiler on behalf of AC & Co., 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 remove and relocate two existing entry doors on the Farrar Building (c.1917).

REQUEST: Minor Historic Design Review of a proposal to remove and relocate two existing entry doors on the front facade of the Farrar Building (c.1917), a historic contributing resource within the Salem Downtown National Register Historic District, on property zoned CB (Central Business District) and located at 353-373 State Street NE (AKA 363 State Street), (Marion County Assessor's Map and Tax Lot numbers: 073W27AB06500 and 073W27AB06600).

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 December 20, 2018 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 two existing wood and glass entry doors on the front façade of the Farrar Building and swap their locations. Staff determined that the following standards from SRC 230.040(c) Standards for Contributing Resources in Commercial Historic Districts, Doors are applicable to this project.

FINDINGS:

Criteria: 230.040(c) Doors. *Replacement of doors in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was determined to be unfeasible due to poor condition of the materials. If the doors are 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 applicant is not proposing to replace the doors, but to swap their locations as part of a tenant improvement. The storefront is not the original 1917 storefront, and the proposed alteration will not result in a significant adverse effect to the resource.

(1) Materials.

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

Finding: The applicant is proposing to retain the existing wood and glass doors, generally retaining the original material within the overall storefront. 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 door.*

Finding: The applicant is proposing to retain the existing wood and glass doors, generally retaining the original material within the overall storefront. The glass sidelights currently flanking the single door (Door 1) will be removed in order to accommodate the double door (Door 2) in the new location. They will be installed within the frame of the new location for the single door, overall retaining the existing materials within the storefront. Staff finds that this standard has been met.

(2) Design.

(A) *The replacement door shall, to the greatest extent feasible, match design, size, proportions, and profile of the original door.*

Finding: The applicant is proposing to retain the existing wood and glass doors, retaining the doors within the overall storefront. Staff finds that this standard has been met.

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

Finding: The applicant is proposing to retain the existing wood and glass door openings, generally retaining the design configuration within the overall storefront. While a double door will be swapped with a single door with sidelights, no new door openings will be created. Staff finds that this standard has been met.

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

Finding: The applicant is not proposing to reopen any covered or blocked openings, therefore this standard is not applicable to the evaluation of this proposal.

(D) Commercial door types shall not be substituted with residential door types.

Finding: The applicant is not proposing to substitute any commercial door types with residential door types, therefore this standard is not applicable to the evaluation of this proposal.

DECISION

Based upon the application materials deemed complete on December 20, 2018 and the findings as presented in this report, the application for HIS18-37 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

Application Deemed Complete: December 20, 2018
Notice of Decision Mailing Date: December 31, 2018
Decision Effective Date: January 16, 2019
State Mandate Date: April 19, 2019

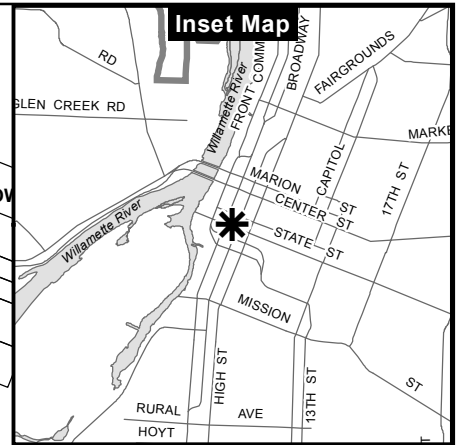
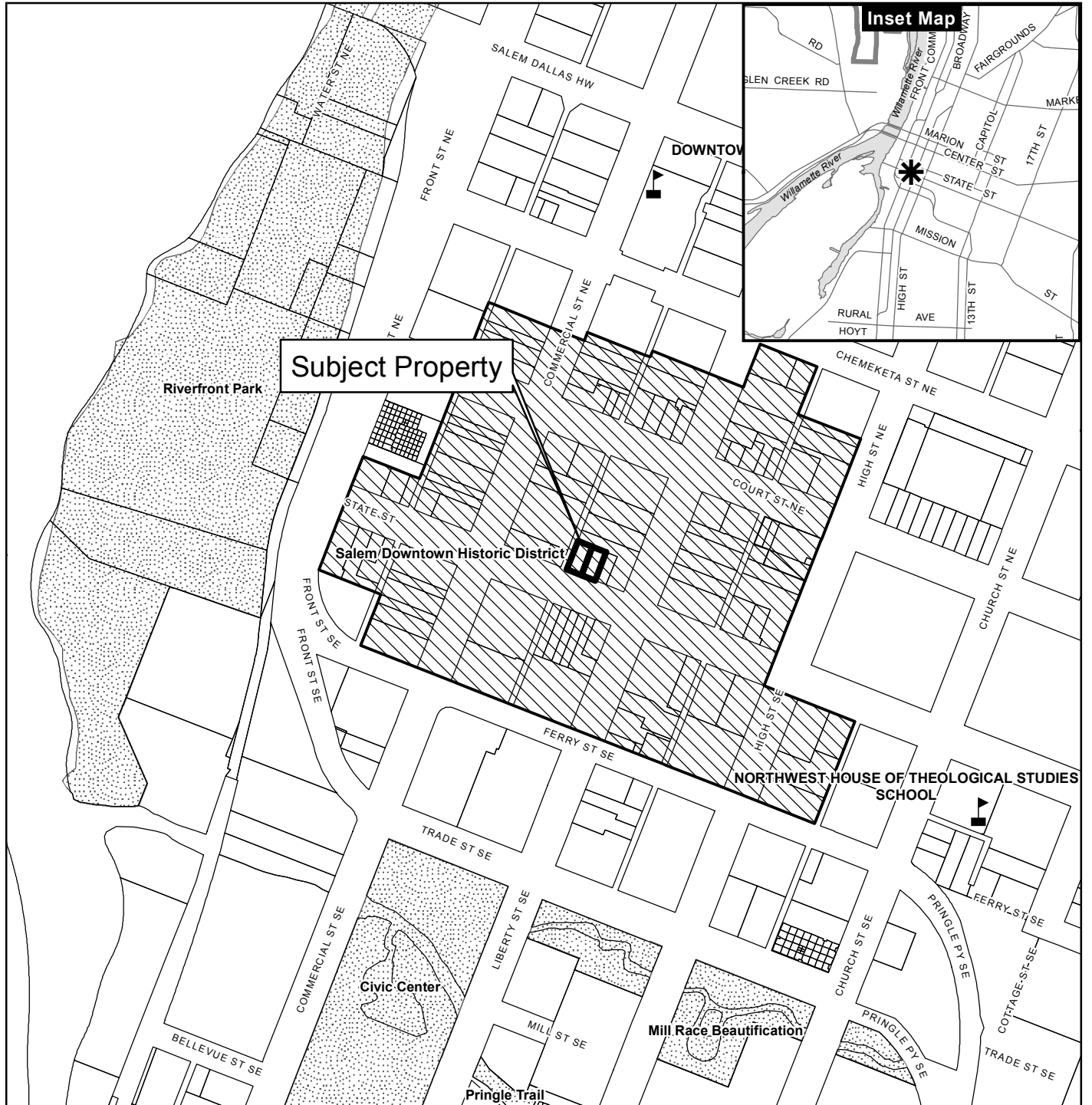
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This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, OR 97301, no later than **5:00 p.m., January 15, 2019.**

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.

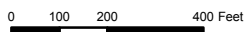
Vicinity Map 353-373 State Street (AKA 363 State Street)



Subject Property

Legend

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



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Historic Alteration Review WorksheetSite Address: 363 State StreetResource 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
 Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes NoProject's Existing Material: Wood/Glass Project's New Material: Wood Glass**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:

Remove existing entry doors and swap locations with each other.



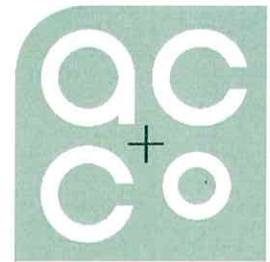
Signature of Applicant

11/21/18

Date Submitted/Signed

November 21, 2018

City of Salem
Kimberli Fitzgerald
Historic Preservation Officer
555 Liberty Street SE
Room 320
Salem, OR 97301



ARCHITECTURE
COMMUNITY

363 State Street
Salem, OR 97301-3533
P: 503.581.4114
www.accoac.com

Re: Historic Review of 363 State Street

Dear Kimberli,

The scope of work at the above referenced address is comprised of switching locations of two existing exterior doors that face State Street.

The existing double door will be relocated to the westerly entrance and the existing single door will be relocated to a newly created suite.

This suite will have the address number of 365 State Street. The suite will be leased as office space.

The attached site/floor plan shows the location of the two existing doors with photos of the existing exterior along State Street.

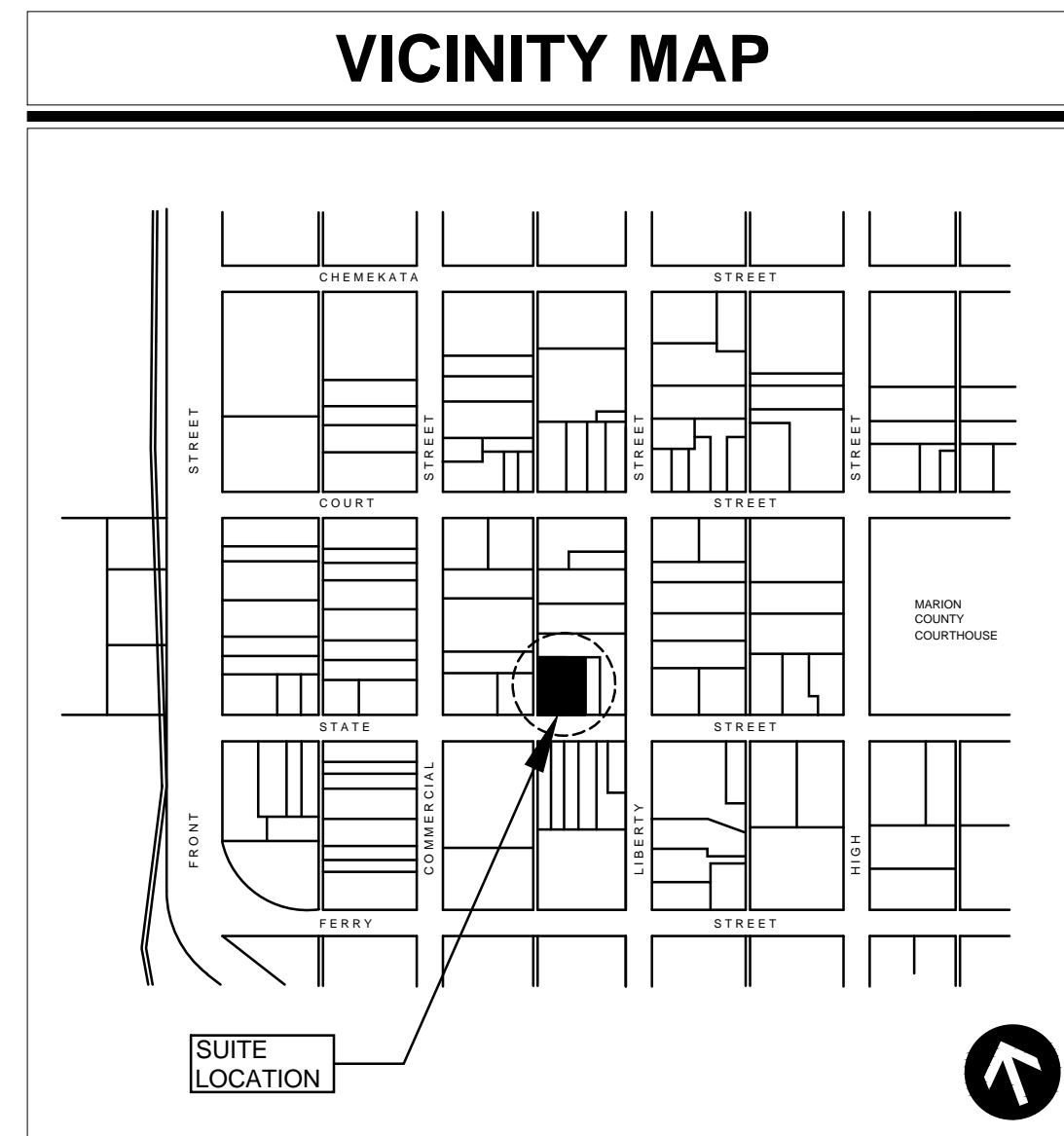
Please contact me if there are any questions about this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Rothweiler', written over a large, loopy scribble.

Richard Rothweiler AIA

CC: Alan Costic



AC+Co ARCHITECTURE

363 STATE STREET
SALEM, OREGON 97301
TENANT IMPROVEMENT

GENERAL

EXISTING USE: ARCHITECTS OFFICE
PROJECT NUMBER: 2018.0076
STATE OF OREGON 2014 STRUCTURAL SPECIALTY CODE, AMENDMENTS BASED ON 2012 IBC

PRINCIPAL ARCHITECT: RICHARD ROTHWEILER, AIA

PROJECT DESCRIPTION: INTERIOR REMODEL OF EXISTING OFFICE, INCLUDING DEMOLITION OF SELECTED WALLS, DOORS AND BUILT-IN DESKS, NEW WALLS AND RELOCATION OF EXISTING DOORS. ALL MECHANICAL AND ELECTRICAL WORK IS DESIGN/BUILD AND NOT INCLUDED IN THIS SCOPE OF WORK.

ZONING CODE

ZONE: CB - CENTRAL BUSINESS DISTRICT WITH SALEM DOWNTOWN HISTORIC DISTRICT OVERLAY ZONE
OFFICE

PARKING: SEC. 806.010 - PROXIMITY OF OFF-STREET PARKING TO USE OR ACTIVITY SERVED.
NON-RESIDENTIAL ZONES: WITHIN COMMERCIAL, MIXED-USE, PUBLIC, AND INDUSTRIAL AND EMPLOYMENT ZONES, OTHER THAN THE CB, WSCB, AND SWMU ZONES, REQUIRED OFF-STREET PARKING MAY BE LOCATED WITHIN 500 FEET OF THE DEVELOPMENT SITE CONTAINING THE USE OR ACTIVITY IT SERVES

PROJECT LOCATION: 363 STATE STREET, SALEM OREGON 97301

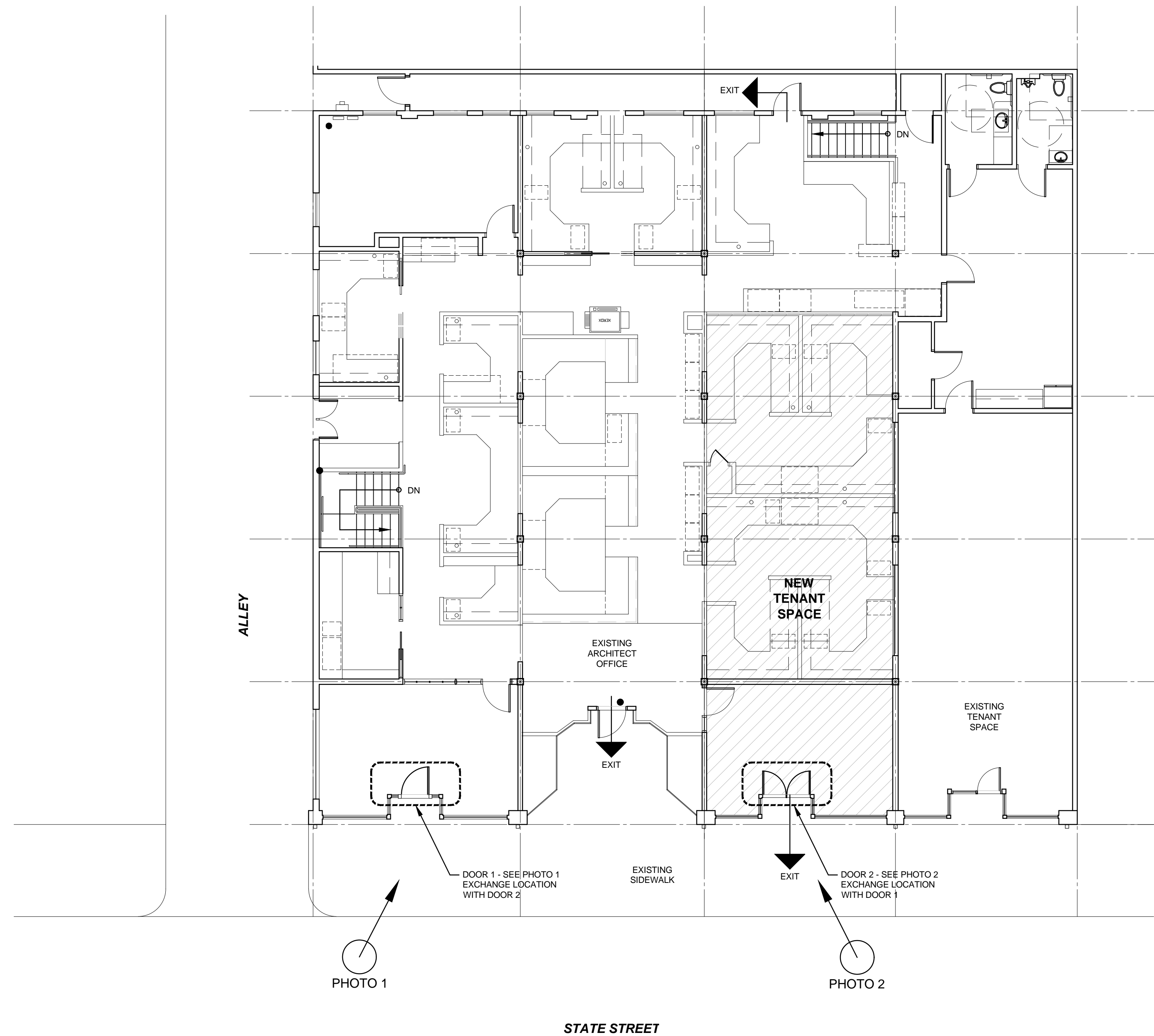
TAX MAP: 353 STATE STREET - 073W27AB0660
363 - 373 STATE STREET - 073W27AB0650

LEGAL DESCRIPTION: SALEM, BLOCK 33, LOT 4

SUBDIVISION: 78771, SALEM



PHOTO 1 - EXISTING SINGLE DOOR

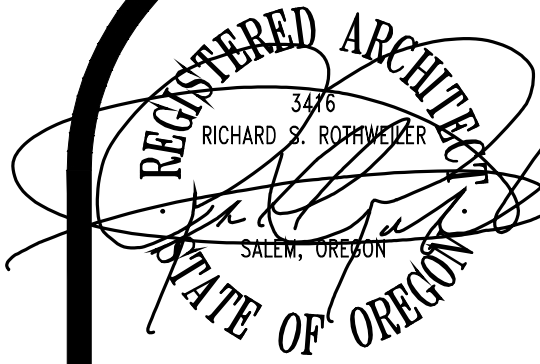


1 EXISTING SITE - FLOOR PLAN

SCALE: 1/8" = 1'-0"



PHOTO 2 - EXISTING DOUBLE DOOR



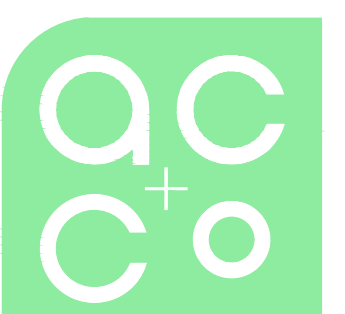
In the event conflicts are discovered between the original signed and sealed documents prepared by the Architect and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO.: 2018.0076

DATE: NOV. 19, 2018

DRAWN: GEG

REVISIONS:
CITY OF SALEM 12-31-18



ARCHITECTURE
COMMUNITY

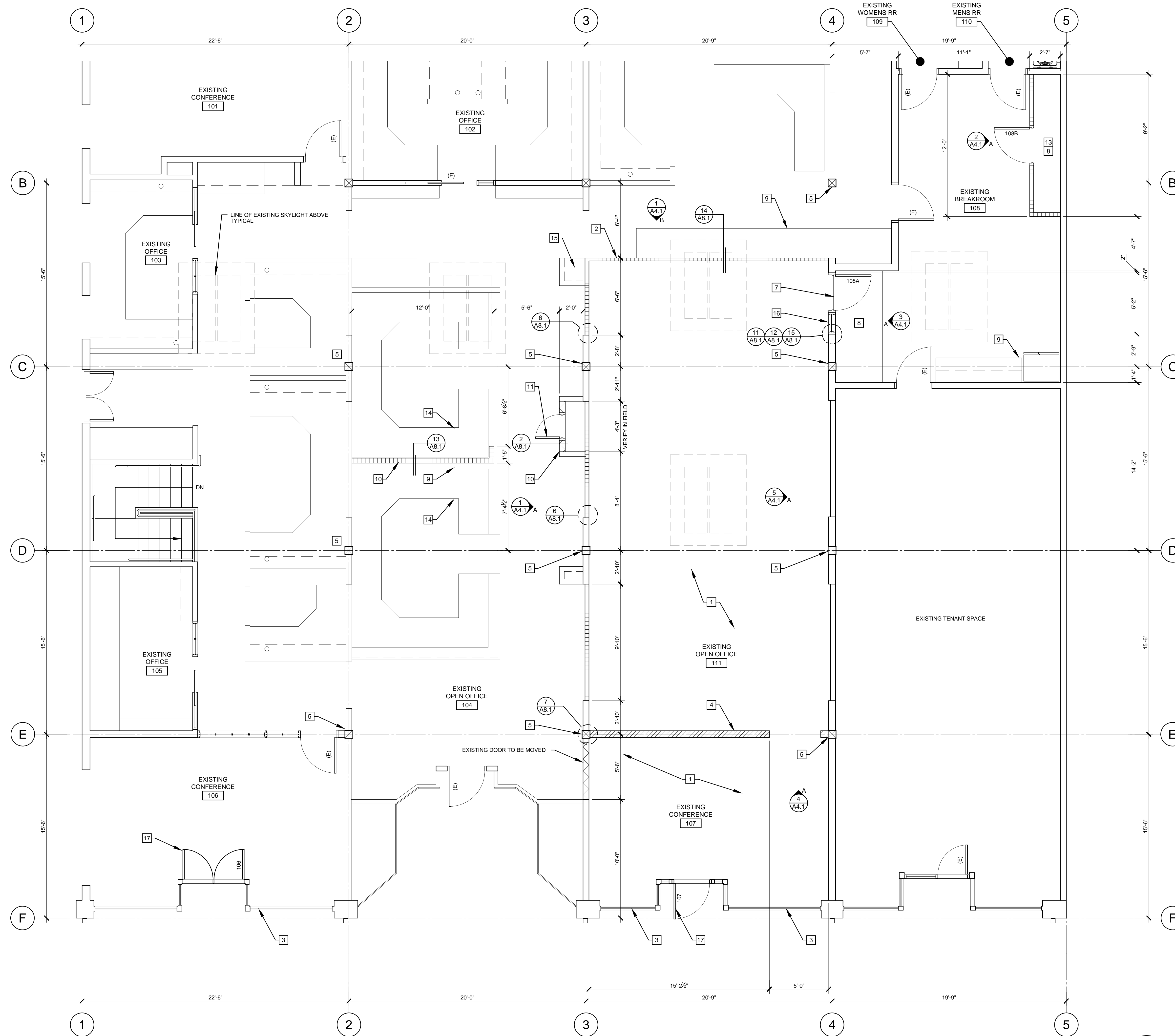
363 State Street
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www.accoac.com

AC+Co ARCHITECTURE
TENANT
IMPROVEMENT
363 STATE STREET
SALEM, OREGON 97301

HISTORIC DESIGN
REVIEW

SHEET

A0.0



GENERAL NOTES:

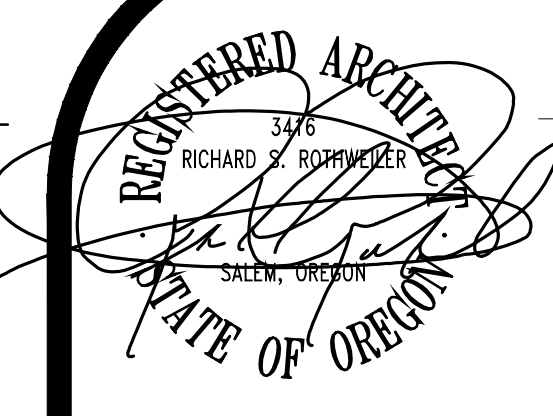
- GENERAL NOTES APPLY TO ALL DRAWINGS
- DIMENSIONS ARE TO EXISTING FACE OF WALL, FACE OF NEW FRAMING, AND FACE OF EXISTING CONCRETE UNLESS NOTED OTHERWISE.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF QUESTIONABLE WORK.
- PRIOR TO COMPLETE DEMOLITION OF WALLS, VERIFY STRUCTURAL SYSTEM TO VERIFY LOAD BEARING COMPONENTS.

REFERENCE NOTES:

- EXISTING T.I. TO BE REMOVED UNDER SEPARATE PERMIT
- EXISTING LOW WALL TO REMAIN, NEW TO BE ADDED IN SEPARATE T.I.
- EXISTING WINDOWS TO REMAIN, PROTECT AT ALL TIMES, TYP.
- EXISTING SHEARWALL TO REMAIN
- EXISTING POST, PAINT
- EXISTING BASE AND WALL CABINET TO REMAIN, PROTECT AT ALL TIMES
- LINE OF FLOORING CHANGE, REFER TO FINISH SCHEDULE
- NEW FLOORING TO MATCH EXISTING IN BREAKROOM
- EXISTING COUNTER TOP TO BE REMOVED AND REINSTALLED AFTER NEW WALL IS CONSTRUCTED
- NEW LOW WALL, MATCH HEIGHT OF EXISTING ADJACENT LOW WALL
- RELOCATE SAFE DOOR AND FRAME
- EXISTING 'CORIAN' COUNTER TOP TO REMAIN
- NEW STORAGE CLOSET WITH SHELVING AND PLYWOOD LID
- EXISTING DESK TOP TO REMAIN, PROTECT DURING CONSTRUCTION
- EXISTING SHELVING TO REMAIN, PROTECT DURING CONSTRUCTION
- RELOCATED DOOR AND RE-LITE FROM CONFERENCE ROOM
- RELOCATED ENTRY DOOR, PROVIDE NEW HARDWARE

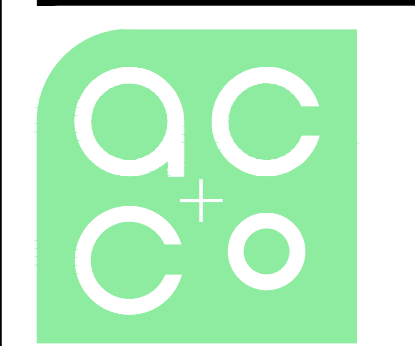
SYMBOL LEGEND:

- EXISTING WOOD FRAMED WALL TO REMAIN, UNLESS NOTED OTHERWISE
- EXISTING INTERIOR WOOD FRAMED PARTITION TO BE REMOVED
- BUILT-IN DESKS TO BE REMOVED TO T.I.
- EXISTING 2X4 SHEARWALL
- NEW 2X4 STUDS AT 16" O.C. WITH ACOUSTIC INSULATION AND 5/8" GYPSUM WALL BOARD EACH SIDE, SEE DETAIL.
- NEW 2X6 STUDS AT 16" O.C. WITH ACOUSTIC INSULATION AND 5/8" GYPSUM WALL BOARD EACH SIDE, SEE DETAIL.
- EXISTING FLOORING TO BE REMOVED, PREP FLOOR FOR NEW FLOORING
- EXISTING FIRE EXTINGUISHER TO REMAIN
- EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED
- EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
- NEW DOOR, FRAME AND HARDWARE, REFER TO DOOR SCHEDULE



In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

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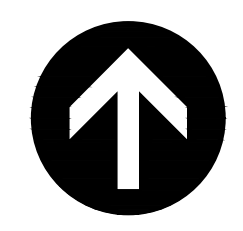
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FLOOR PLAN - NEW

SHEET

A2.1

1 FLOOR PLAN - NEW
 SCALE: 1/4" = 1'-0"



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