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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS15-03 / AMANDA No. 15-102377-DR

NOTICE OF DECISION DATE: February 20, 2015

REQUEST: Major Historic Design Review of a proposal to add a second exit to the east wall and reconfigure the swing of the existing front door of the Wild Pear within the Adolph Building, a historic contributing resource in Downtown Historic District, on property within the CB (Central Business District), and located at 372 State Street (Marion County Assessors Map and Tax Lot number 073W27AB07000).

OWNER/APPLICANT: Russell Schutte, AC & Co. Architecture, for Wild Pear Downtown LLC

LOCATION: 372 State Street (Marion County Assessor map and tax lot numbers: 073W27AB07000)

CRITERIA: Salem Revised Code (SRC) Chapter 230
230.040(c) Doors

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated February 19, 2015 incorporated herein by reference, and testimony provided at the Public Hearing of February 19, 2015 the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that the proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

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.

(1) Materials.

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

(2) Design.

- (A) The replacement door shall, to the greatest extent feasible, match design, size, proportions, and profile of the original door.
- (B) The size and shape of original door openings should be preserved so that the configuration of the façade is not changed.
- (C) Original door openings that have been covered or blocked should be re-opened when feasible.
- (D) Commercial door types shall not be substituted with residential door types.

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



Findings:

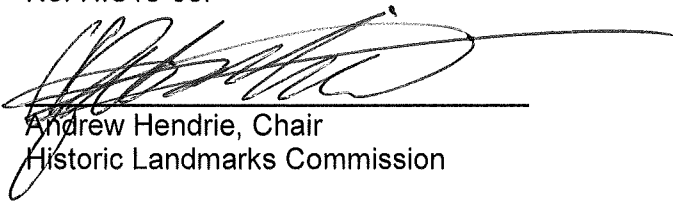
East Façade Doorway

The Historic Landmarks Commission finds that applicant proposes to remove the existing CMU on the infilled portion of the brick wall and replace it with a new doorway that will be comprised of metal and concrete, which are materials found in the existing resource and throughout the Downtown Historic District. The HLC finds that this new recessed doorway created within a previously blocked and infilled opening is of a contemporary design that is compatible with the scale, design and materials of other commercial resources within the District, therefore 230.040 (c) has been met for this portion of the proposal.

Front Door

The HLC finds that the applicant is proposing to remove the existing front door within the storefront of the Adolph Block providing main access to the restaurant on the first floor. The HLC finds that the proposed alterations will utilize the existing door, and therefore preserve the original door opening with the exception of minor alterations to the hardware and swing, and will, to the greatest extent feasible, match design, size, proportions, and profile of the original door thereby meeting 230.040(c) for this portion of the proposal.

DECISION: The Historic Landmarks Commission **GRANTS** approval of Historic Design Review Case No. HIS15-03.



Andrew Hendrie, Chair
Historic Landmarks Commission

Prepared by Kimberli Fitzgerald, Historic Preservation Officer *KF*

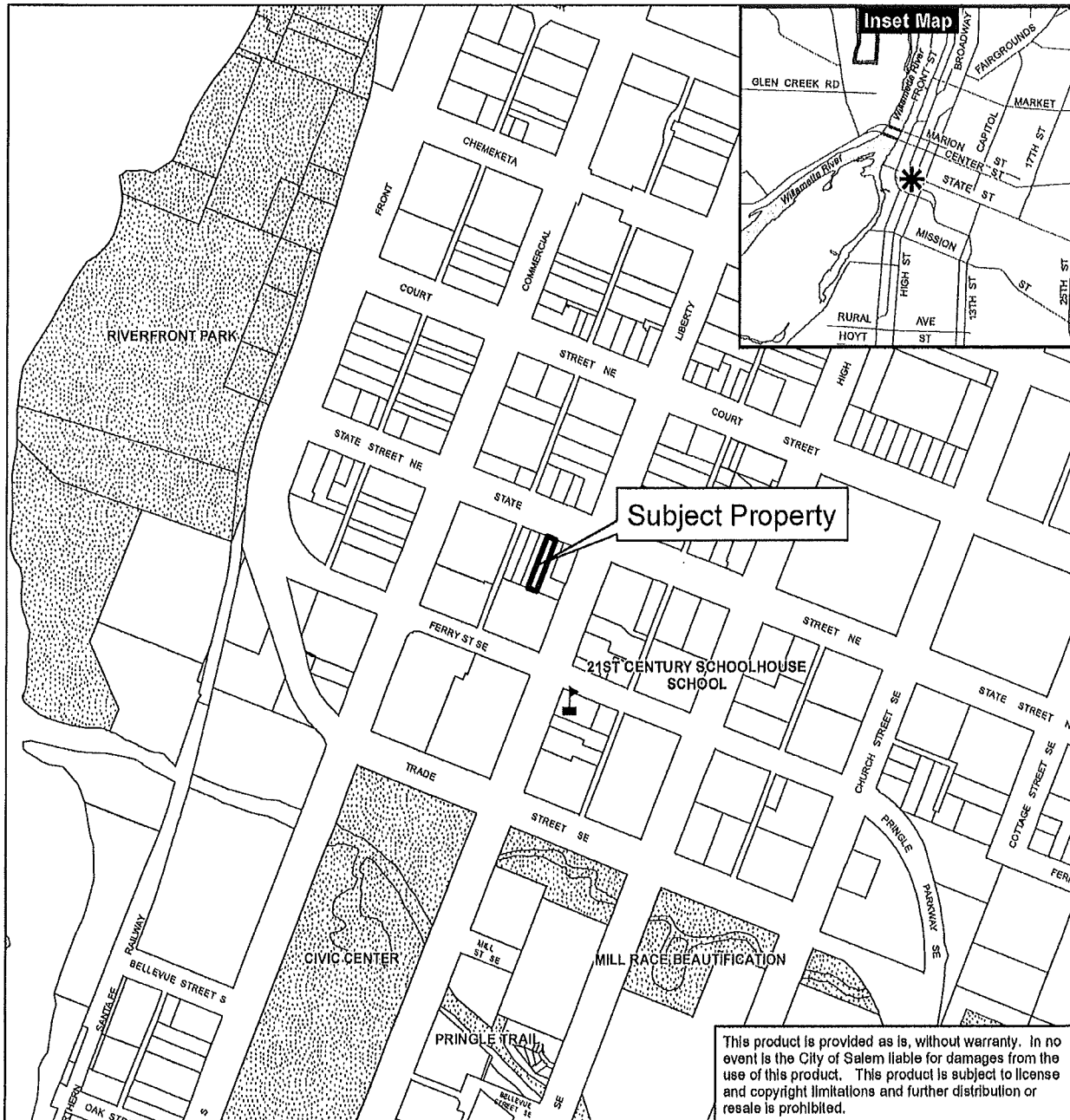
The rights granted by this decision must be exercised by March 10, 2017 or this approval shall be null and void.

A copy of the complete Case File is available for review at the Planning Division office during regular business hours. Please contact the Case Manager, Kimberli Fitzgerald, by email: kfitzgerald@cityofsalem.net, or phone: 503-540-2397.

Application Deemed Complete: January 28, 2015
Notice of Decision Mailing Date: February 20, 2015
Decision Effective Date: March 10, 2015
State Mandated Decision Date: June 18, 2015

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, March 9, 2015, 5:00 p.m.** Any person who presented evidence or testimony for the hearing may appeal the decision. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or firm the action, or refer the matter to staff for additional information.

Vicinity Map 372 State Street



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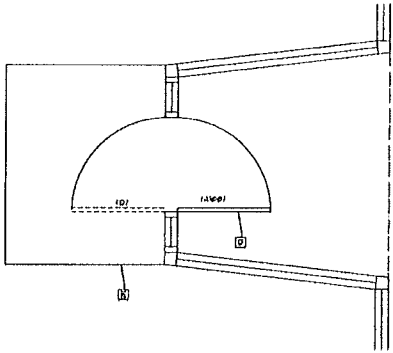
Legend

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

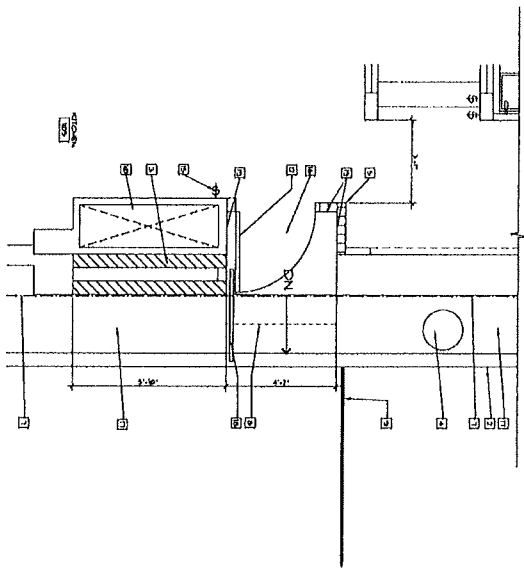
0 100 200 400 Feet



CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.



1 ENTRY DOOR SWING CHANGE
SCALE: 1/4" = 1'-0"



2 ENLARGED PLAN AT NEW EXIT
SCALE: 1/4" = 1'-0"



GENERAL NOTES

1. All work shall conform to the latest editions of the International Building Code and the International Fire Code.
2. All work shall conform to the latest editions of the International Building Code and the International Fire Code.
3. All work shall conform to the latest editions of the International Building Code and the International Fire Code.
4. All work shall conform to the latest editions of the International Building Code and the International Fire Code.
5. All work shall conform to the latest editions of the International Building Code and the International Fire Code.

SYMBOL LEGEND

- 1 Existing door wall, to remain
- 2 Existing door, to remain
- 3 Existing door, to be removed
- 4 Existing door, to be replaced
- 5 Existing door, to be replaced with new door
- 6 Existing door, to be replaced with new door and frame
- 7 Existing door, to be replaced with new door and frame and hardware
- 8 Existing door, to be replaced with new door and frame and hardware and finish
- 9 Existing door, to be replaced with new door and frame and hardware and finish and hardware
- 10 Existing door, to be replaced with new door and frame and hardware and finish and hardware and hardware
- 11 Existing door, to be replaced with new door and frame and hardware and finish and hardware and hardware and hardware
- 12 Existing door, to be replaced with new door and frame and hardware and finish and hardware and hardware and hardware and hardware
- 13 Existing door, to be replaced with new door and frame and hardware and finish and hardware and hardware and hardware and hardware and hardware
- 14 Existing door, to be replaced with new door and frame and hardware and finish and hardware and hardware and hardware and hardware and hardware and hardware
- 15 Existing door, to be replaced with new door and frame and hardware and finish and hardware and hardware and hardware and hardware and hardware and hardware and hardware

REFERENCE NOTES

1. Existing hardware
2. Existing door to wall
3. New door to wall, 1/2" thick, 1/2" deep, 1/2" wide
4. Existing door to wall
5. New door to wall, 1/2" thick, 1/2" deep, 1/2" wide
6. Existing door to wall
7. New door to wall, 1/2" thick, 1/2" deep, 1/2" wide
8. Existing door to wall
9. New door to wall, 1/2" thick, 1/2" deep, 1/2" wide
10. Existing door to wall
11. New door to wall, 1/2" thick, 1/2" deep, 1/2" wide
12. Existing door to wall
13. New door to wall, 1/2" thick, 1/2" deep, 1/2" wide
14. Existing door to wall
15. New door to wall, 1/2" thick, 1/2" deep, 1/2" wide

NOT FOR CONSTRUCTION

JCS NO. 2014-07-01
DATE: JAN. 22, 2015
DRAWN: [Name]
REVISIONS:

4
ARCHITECTURAL
WILD BEAR RENOVATION
SECOND EXT
DATE: [Date]
SCALE: [Scale]

A9.9

3 SECTION AT DOORWAY
SCALE: 1/4" = 1'-0"