

*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS14-03 / Amanda No. 13-103309-DR

NOTICE OF DECISION DATE: February 21, 2014

REQUEST: Minor administrative historic review of a proposal to install three spigots on three historic contributing buildings in the Downtown Historic District, on properties zoned CB (Central Business District).

APPLICANT: City of Salem

LOCATION: Various sites within the Salem Downtown Historic District - 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230

FINDINGS: Staff determined that the following standards from SRC 230 are applicable to this project:

230.040 (f) Alterations and Additions. Additions to, or alterations of, the historic contributing building may be made to accommodate uses other than the originally intended purpose.

(1) **Materials.** Materials for alterations or additions shall:

(A) Building materials shall be of traditional dimensions.

(B) Material shall be of the same type, quality and finish as original material in the building.

(C) New masonry added to a building shall, to the greatest degree possible, match the color, texture and bonding pattern of the original masonry.

(D) For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.

Findings:

Spigots

The proposed spigots will be installed within the storefronts of three buildings throughout the Downtown Historic District. While a minimal amount of original material must be disturbed in order to install these spigots, they are small in scale, and original material will be retained to the maximum extent possible; thereby, meeting SRC 230.040(f)(1)(D). The spigots are made of metal, a material commonly found throughout the district; thereby meeting 230.040(f)(1)(A) and (B). 230.040(f)(1)(C) does not apply to this proposal.

(2) **Design.** Alterations or additions shall:

(A) Additions shall be located at the rear, or on an inconspicuous side, of the building.

(B) Be designed and constructed to minimize changes to the building.

(C) Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.

(D) Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.

(E) Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.

(F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.

NOTICE OF DECISION

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

CITY OF *Salem*
AT YOUR SERVICE

- (G) Be constructed with the least possible loss of historic materials
- (H) Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence.
- (I) Be designed in a manner that makes it clear what is original to the building and what is new.
- (J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.
- (K) Preserve features of the building that has occurred over time and has attained significance in its own right.
- (L) Preserve distinguishing original qualities of the building and its site.
- (M) Not increase the height of a building to more than four stories.

Findings:

Spigots

The applicant proposes to install three spigots on the exterior façades of three buildings within the Salem Downtown Historic District. The spigots are small in scale and will be installed within existing storefronts adjacent to an entry, collocated with other building mechanicals, if feasible, within the storefront. These spigots have a low-profile design and will be installed in such a manner as to not adversely affect any significant features of the existing resource. The proposed spigots are compatible with the streetscape and adjacent buildings; thereby meeting SRC 230.040(f)(2)(B),(C),(D),(E),(F),(G) and (L). SRC 230.040(f)(2)(A),(H),(K) and (M) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on February 21, 2014, and the findings as presented in this document, the application is APPROVED.



Kimberli Fitzgerald, Senior Historic Planner
Urban Planner Administrator Designee

kfitzgerald@cityofsalem.net

Phone: (503)540-2397

The rights granted by this decision must be exercised by March 11, 2016 or this approval shall be null and void.

Application Deemed Complete: February 21, 2014

Notice of Decision Mailing Date: February 21, 2014

Decision Effective Date: March 11, 2014

State Mandated Decision Date: June 21, 2014

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 March 10, 2014. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 120A). 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.

G:\CD\PLANNING\HISTORIC\DECISIONS\2014\HIS14-03 DHD Spigots.Dec.doc

SALEM DOWNTOWN HISTORIC DISTRICT



Legend

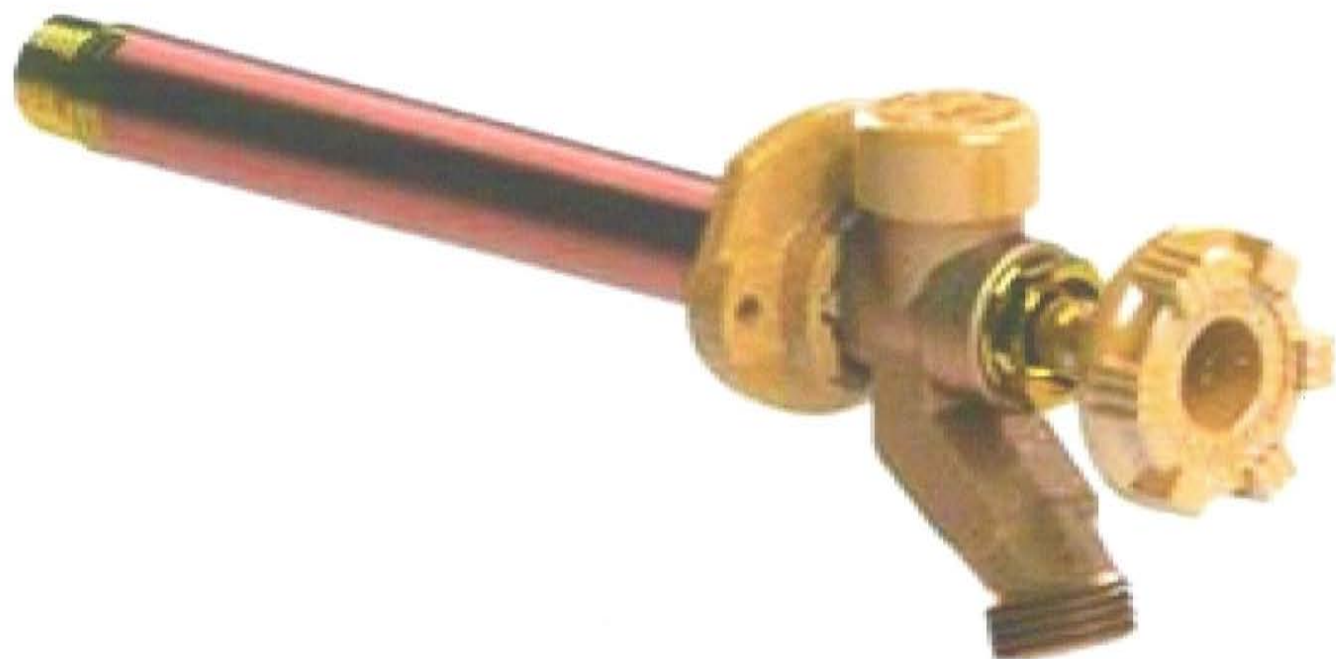
-  Historic District Boundary
-  Taxlots
-  Parks

0 62.5 125 250 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

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



Spigot Locations

1. Smith and Wade Building-/229 State



Spigot: ID#1

In Doorway

2. TG Bligh Building/499-500 Court/223 High



Spigot: ID #2

Next to door on
High St

3. Adolph Building – 362 State St



Spigot: ID #3

In Doorway

Contractors:

223 High St NE – Bligh Building

Cherry City Plumbing, Inc
Attn: Bruce
PO Box 5788
Salem OR 97304
503-559-3333

229 State St NE – Smith & Wade Building

Gagle's
Attn: Rich Simons
2789 Pringle Rd SE
Salem OR 97302
503-581-2972

362 State St – Adolph Building

Judson's Inc.
Attn: Mike Watson
PO Box 12669
Salem OR 97309