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ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS14-27 / Amanda No. 14-115183-DR

NOTICE OF DECISION DATE: September 18, 2014

REQUEST: Minor historic design review of a proposal to replace existing plaster and tile with a thin brick surfacing on the north, south, and west facades of a non-historic, non-contributing two-story office building in Downtown Salem National Historic District, zoned CB (Central Business District), and located at 198 Commercial Street SE (Marion County Assessor's Map and Tax Lot number: 073W27AB07600).

APPLICANT: Retro, LLC (Gene Bolante, Studio 3 Architects, representative)

LOCATION: 198 Commercial Street SE

CRITERIA: Salem Revised Code (SRC) Chapter 230.045

FINDINGS: The 198 Commercial Street SE building (1954) is a two-story office building constructed outside of the period of significance (1867-1950) for the Salem Downtown National Register Historic District. Therefore, the building is a non-historic, non-contributing building for the purposes of review under SRC Chapter 230. The primary facades of the building were substantially modified in the 1990s to include grey ceramic tiling at the base of the first story and covering concrete block pilasters between window bays. The second story façade is clad in beige plaster, with six bays containing four anodized aluminum fixed windows each.

The applicant proposes to replace plaster and tile surfacing on three primary facades; the south elevation (fronting Ferry Street SE), the west elevation (fronting Commercial Street SE), and the north elevation (fronting an interior lot line along a surface parking lot, but visible from the Commercial Street SE right-of-way). The alteration would also wrap around the southeast corner of the building, including a few feet along the east elevation, fronting the Commercial-Liberty alley. The applicant proposes to replace the ceramic tile elements on each façade with a sienna thin brick surfacing with sienna and teal brown running bonds. The thin brick cladding would also replace alternating plaster sections along each façade, and the remaining plaster sections would be repainted.

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

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

230.045(a) Masonry, Siding and Exterior Trim. Replacement of masonry, siding, and exterior trim of non-contributing buildings is allowed.

(1) Materials.

(A) For historic non-contributing buildings, material dating from the period of significance shall, if possible, be retained or repaired.

(B) Replacement materials shall be, to the greatest degree possible, of the same type, quality, design, size, finish, proportions and configuration of the materials commonly used on other buildings in the district.

The office building is a non-historic, non-contributing structure and therefore SRC 230.045(a)(1)(A) does not apply to this proposal. Nearby buildings represent a wide range of

NOTICE OF DECISION

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time periods and styles, generally incorporating masonry facades. These buildings include historic resources from the district's period of significance, as well as buildings constructed during the late 20th and early 21st Century, such as the Salem Convention Center (2005). While there will be a minor change in appearance, the proposed thin brick surfacing is compatible in design, size, finish, proportions, and configuration of other buildings in the district, thereby meeting SRC 230.045(a)(1)(B).

(2) Design.

(A) The design shall, to the greatest degree possible, match the color, texture and bonding patterns of the original materials.

(B) For historic non-contributing buildings the appearance of the original materials that were used on the building during the period of significance shall be restored or reconstructed whenever possible.

As noted above, the materials replaced are not original and were not installed during the period of significance for the district. The office building is a non-historic, non-contributing structure and therefore SRC 230.045(a)(2)(A) and (B) do not apply to this proposal.

The proposed thin brick surfacing would make the building more compatible with the design, finish, proportions, and configuration of both historic masonry structures throughout the district as well as more recently constructed buildings in the immediate vicinity, including the Salem Convention Center (200 Commercial Street SE, constructed in 2005) and Centennial (Umpqua) Bank Building (245 Commercial Street SE, constructed in 2000).

DECISION: Based upon the application materials deemed complete on September 17, 2014, and the findings as presented in this document, the application is APPROVED.



Christopher Green, Planner II
Urban Planner Administrator Designee

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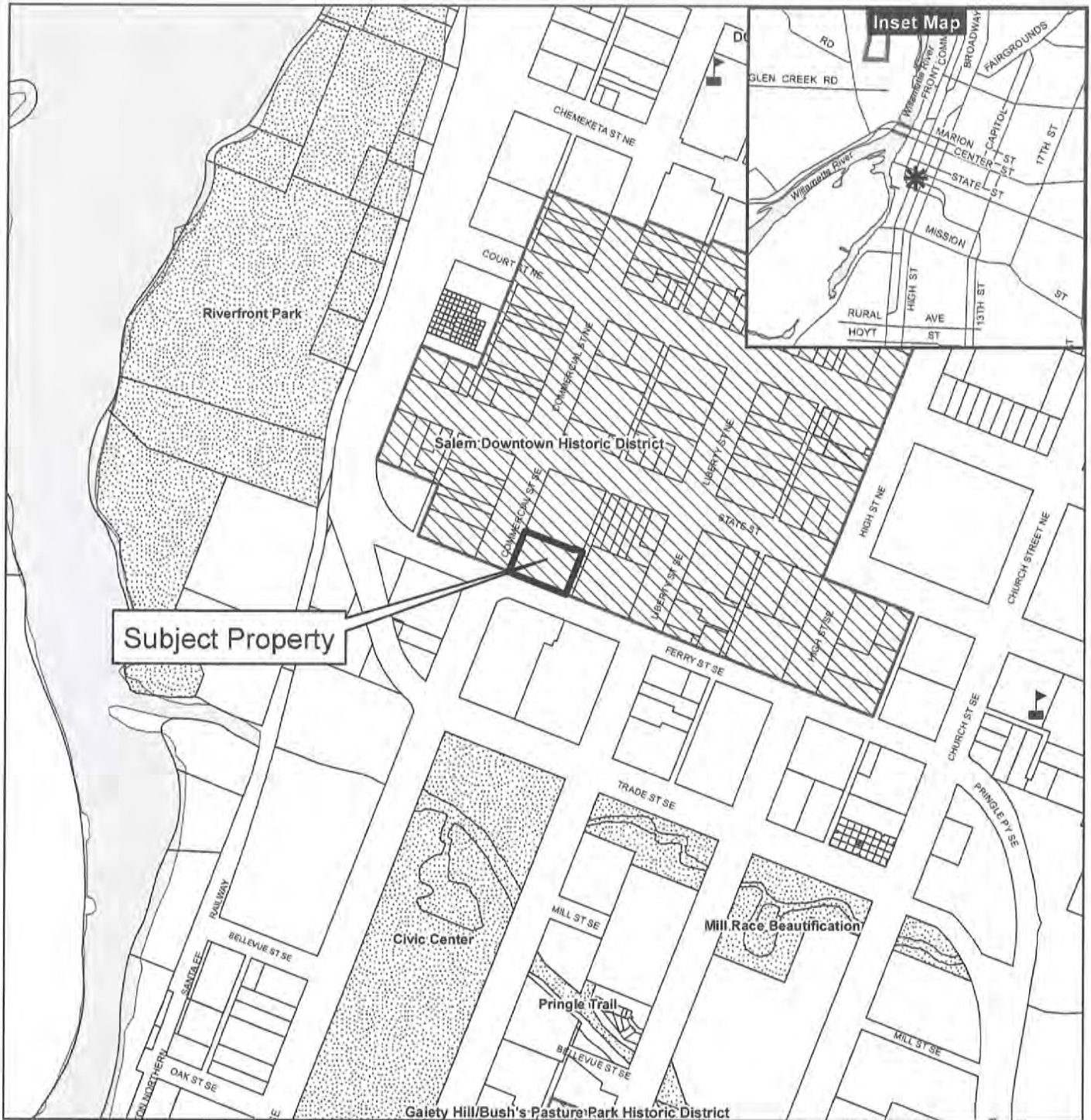
Phone: (503) 540-2326

The rights granted by this decision must be exercised by October 4, 2016 or this approval shall be null and void.

Application Deemed Complete:	<u>September 17, 2014</u>
Notice of Decision Mailing Date:	<u>September 18, 2014</u>
Decision Effective Date:	<u>October 4, 2014</u>
State Mandated Decision Date:	<u>January 14, 2015</u>

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., October 3, 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.

Vicinity Map 198 Commercial Street SE



Legend

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

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0 100 200 400 Feet





SOUTH FACADE



EAST FACADE



NORTH FACADE



WEST FACADE

EXISTING CONDITIONS