

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 información, por favor llame
503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 2 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS24-14

APPLICATION NO.: 24-113890-PLN

NOTICE OF DECISION DATE: August 29, 2024

SUMMARY: A proposal to install a security gate and replace lighting on the exterior of the Masonic Temple Building (1912).

REQUEST: Class 2 Minor Historic Design Review of a proposal to install a new security gate and replace existing light fixtures in-kind on secondary elevations on the exterior of the Masonic Temple Building (1912), a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 495 State St (aka 101 High St NE, Marion County Assessors Map and Tax Lot number: 073W27AB/2700).

APPLICANT: Jeffrey Machina

LOCATION: 495 State St, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.040 – Standards for Historic Contributing Buildings in Commercial Historic Districts

FINDINGS: The findings are in the attached Decision dated August 29, 2024.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 2 Minor Historic Design Review Case No. HIS24-14 subject to the following conditions of approval:

Condition 1: The applicant must obtain required building permit.

The rights granted by the attached decision must be exercised, or an extension granted, by September 14, 2026, or this approval shall be null and void.

Application Deemed Complete:	<u>August 2, 2024</u>
Notice of Decision Mailing Date:	<u>August 29, 2024</u>
Decision Effective Date:	<u>September 14, 2024</u>
State Mandate Date:	<u>November 30, 2024</u>

Case Manager: Jacob Morris, jjmorris@cityofsalem.net, 503-540-2417

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Friday, September 13, 2024. 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 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 by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF)	MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)	
CASE NO. HIS24-14)	
495 STATE STREET (AKA 101 HIGH)	
ST NE))	AUGUST 29, 2024

In the matter of the application for a Class II Minor Historic Design Review submitted by Jeffrey Machina, 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 install a security gate and replace lighting on the exterior of the Masonic Temple Building (1912).

REQUEST: Class 2 Minor Historic Design Review of a proposal to install a new security gate and replace existing light fixtures in-kind on secondary elevations on the exterior of the Masonic Temple Building (1912), a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 495 State St (aka 101 High St NE, Marion County Assessors Map and Tax Lot number: 073W27AB/2700).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (Attachment A).

FINDINGS

Minor Historic Design Review Applicability

SRC 230.020(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.

BACKGROUND & PROPOSAL

The applicant is proposing to install a new security gate and replace existing light fixtures in-kind. The security gate will be inset into the alcove opening in front of the employee entrance under the drive-through. The metal gate is designed with an arched top and vertical slats. The height is approximately 6 feet and extends the entire width of the opening. The lighting proposed is visually identical to existing light fixtures, however the new light fixtures are low voltage (Attachment B). The applicant submitted for Historic Design Review approval on July 2, 2024, and additional information was submitted on July 9, 2024 and July 26, 2024. The application was deemed complete and notice was mailed on August 2, 2024.

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 24 113890.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included within **Attachment B** in this decision.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) 230.040 (f) *Standards for Historic Contributing Buildings in Commercial Historic Districts, Alterations and additions*, are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their 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. Historic Significance

The Masonic Temple, also known as the Franklin Building is a contributing resource within Salem's Downtown National Register District. This six-story commercial building was constructed in 1912 as Salem's Masonic Hall. The building was designed by Ellis F. Lawrence, founder and first dean of the University of Oregon School of Architecture.

3. Neighborhood and Citizen Comments

The subject property is located within the Central Area Downtown Neighborhood Association (CANDO). A Request for Comments was sent to the neighborhood association, and surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on August 2, 2024. The Neighborhood Association submitted a letter in support of the proposal.

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain building permits for the proposed work. No other departmental comments were received.

4. Historic Design Review

Staff determined that the following standards from *230.040 (f) Standards for Historic Contributing Buildings in Commercial Historic Districts, Alterations and additions*, are applicable to this project.

FINDINGS:

Criteria: 230.040 Standards for Historic Contributing Buildings in Commercial Historic Districts:

(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.

Finding: The applicant is proposing to install a gate assembly composed of black painted metal with vertical pickets. The material dimensions resemble a historic wrought iron fence. The lighting is in-kind replacement. The proposed dimensions are traditional, therefore finds that this standard has been met.

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

Finding: The proposed gate assembly is a glossy black metal finish, which is consistent with the relatively high level of finish characteristic of the building. The lighting duplicates existing lighting. Therefore staff finds that this standard has been met.

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

Finding: New masonry is not being added; therefore staff finds that this standard is not applicable.

(D) For those areas where original material must be disturbed, original material shall be

retained to the maximum extent possible.

Finding: No original material is proposed to be disturbed by installation of the gate assembly except for the points of attachment. No material will be removed. The historic wall finish of the area was refinished in stucco after the historic period, so the historic wall material is not visible. The lighting replacement will not disturb historic material. Therefore staff finds that this standard has been met.

(2) Design.

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

Finding: The gate assembly is located on a secondary façade of the building, tucked into an alcove under the drive-thru. The lighting will result in no visible changes. Therefore staff finds this standard has been met.

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

Finding: The gate assembly is generally see-through and in a shaded area, so visual changes are minimal. It has minimal attachment points, requiring no significant physical changes. The lighting is in-kind replacement. The lighting will result in no visible changes. Therefore staff finds that this standard has been met.

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

Finding: The proposed gate is consistent with the pedestrian scale opening it fits into, so it is harmonious with the original building. Staff finds that this standard has been met.

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

Finding: The gate assembly is on a previously re-clad secondary elevation, so it does not impact historic features. The lighting will result in no visible changes. Therefore staff finds that this standard has been met.

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

Finding: The proposed gate fits into the pedestrian scale opening and uses traditional materials and finish – simple black metal-, so it is compatible with the character of the building and district. Therefore staff finds that this standard has been met.

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

Finding: The gate assembly is on a previously re-clad secondary elevation, and the lighting is an exact replacement in terms of appearance. Therefore, staff finds that this standard is met.

(G) Be constructed with the least possible loss of historic materials

Finding: Impact to historic materials is limited to wall fixture points. This wall was re-clad outside of the historic period, so no historic materials will be lost. The lighting will have no impact whatsoever. Therefore, staff finds that this standard has been met.

(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.

Finding: Although the gate assembly is of generally traditional dimension and material, it has minimal ornamentation, so it is also consistent with contemporary design. It does not falsely appear to be historic itself. Lighting will result in no change. Therefore, staff finds that this standard has been met.

(I) Be designed in a manner that makes it clear what is original to the building and what is new.

Finding: Although the gate assembly is of generally traditional dimension and material, it has minimal ornamentation, so it is also consistent with contemporary design. It does not falsely appear to be historic itself. The lighting will result in no visible change. Therefore, staff finds that this standard has been met.

(J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.

Finding: The gate assembly is of generally traditional dimension and material. However it has minimal ornamentation, so it is also consistent with contemporary design. The lighting will result in no visible change. Therefore, staff finds that this standard has been met.

(K) Preserve features of the building that has occurred over time and has attained significance in its own right.

Finding: The proposed installation of the gate assembly and lighting replacement does not impact features that have gained significance, therefore staff finds that this standard is met.

(L) Preserve distinguishing original qualities of the building and its site.

Finding: The gate assembly is on a modified façade, so does not impact distinguishing features. The lighting will result in no visible change. Therefore staff finds that this standard is met.

(M) Not increase the height of a building to more than four stories.

Finding: The proposal does not increase building height. Therefore staff finds that this standard is met.

DECISION

Based upon the application materials deemed complete on August 2, 2024 and the findings as presented in this report, the application for HIS24-14 is **APPROVED** with the following **Condition of Approval**.

Condition 1: The applicant must obtain required building permit.

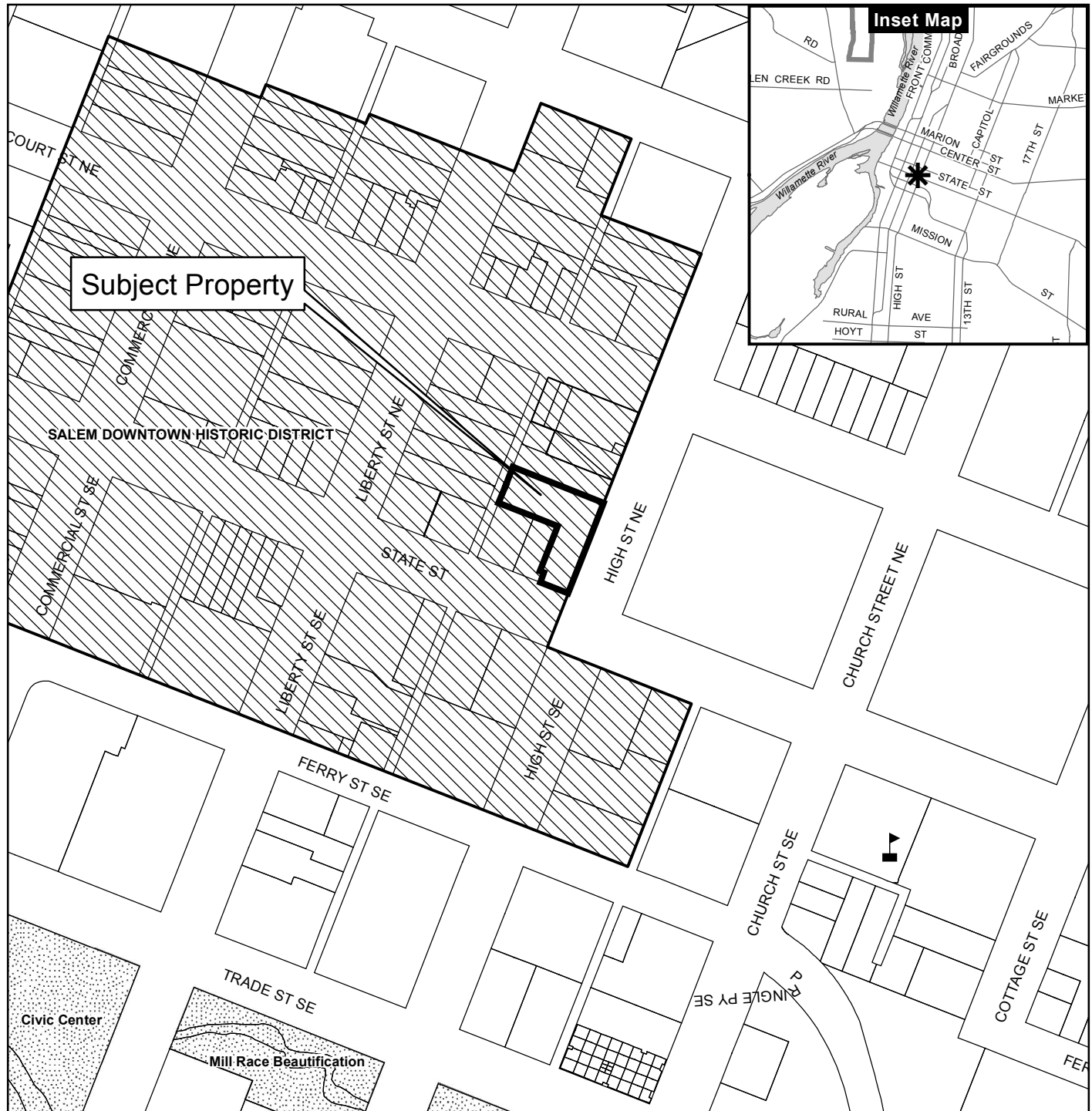


Jacob Morris, PhD
Historic Preservation Planner
Planning Administrator Designee

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

\\allcity\CDGroup\CD\PLANNING\HISTORIC\CASE APPLICATION Files - Processing Documents & Staff Reports\Minor Type II\2024\Decisions\Decision HIS24-14 495 State St gate.doc

Vicinity Map 495 State Street



Legend

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

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet





0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

NOT TO BE USED FOR NAVIGATION

Historic Alteration Review Worksheet

Site Address: _____

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
- ☐ Primary Structure

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

Project's Existing Material: _____ Project's New Material: _____

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:

Jeff Machina
Signature of Applicant

June 5, 2024
Date Submitted/Signed



Before lighting



Visualization of installed lighting

Proposed Gate
Visualization





CCB# 215124 WA# MONTGCG839MG

P.O. Box 12309

Salem, Oregon 97309

Chad@mcgcorp.net

www.mcgcorp.net

P: 971.915.2527

C: 503.881.1841

Proposal

Proposal No.: 1

Proposal Date: 12.15.23

Jeff Machina
Franklin Building

Jobsite Address:
101 High St. N
Salem, Or. 97301

DESCRIPTION	AMOUNT
<u>Exterior Security/Safety</u>	
1.) Provide & Install custom steel welded gate frame, wire mesh insert, panic rim device, ornamental decorative gate and rail top, provide and install flange plates to epoxy bolts and install into concrete only, install commercial keypad lockset. Door to be LHR swing pattern.	\$10,642.00
2.) Provide & Install (8) Exterior lights that are broken or not functioning properly. New fixtures to be like for like in size, shape and look. Exterior man door facing Liberty Rd. to be motion light.	\$5,103.00
<u>MCG/POI/CAT</u>	\$1,889.00
TOTAL	\$17,634.00

Thank you for your business!



Low Voltage NW, LLC
2837 22nd Street SE, Suite 155
Salem, OR 97302
P | 971-273-7117
W | lowvoltageNW.com
CCB# 205471

LOW VOLTAGE PROPOSAL

Project: Franklin Building - 495 State St

Quotation #12.11.2023

Low Voltage NW is pleased to offer the following proposal for the Low Voltage Systems at the Franklin Building - 495 State St. This proposal is submitted in accordance with the scope and price defined below.

Security/Intrusion: \$3,236.00

System Specific Inclusions:

- Provide & Install Verkada 1 door controller
- Provide & Install 1 card reader
- Provide & install composite cable from door to headend
- Programming, testing, owner training
- Annual subscription for basic includes first year.
- See standard exclusions, listed below

System Specific Exclusions:

- Conduit, boxes, sleeve, firestop & pathway to accessible
- 120v power
- Door hardware excluded and provided by customer
- Network switches, routers, patch cables and other network equipment by owner
- Annual subscription billed to customer after first year
- See standard exclusions, listed below

Standard Inclusions/Exclusions:

Inclusions: Cable & Wiring; Field Device Installation; Panel Terminations; Head-end panel programming & Start-up; Shop Drawings; A/E Submittals, O&M manuals; Customer Training, Performance & AHJ Acceptance Testing, One Year Warranty & Permit/Plan Review Fees.

Exclusions: Demo; Conduit/Sleeves/Firestop & Raceways including Wire basket/cable tray & etc.; Standard back-boxes & Installation; Floor boxes/Adapter plates; Demolitions; Enclosure/Panel Mounting; Duct Detector Mounting; door Holder Hardware/Power Supplies & Power; 120v Residential Unit Smoke Detectors; 120v Fire Sprinkler Bell; Flow & Tamper Switches & Adjustments; Damper End-Switches & Monitoring; Lifts & Scaffolding; Plywood Backboards & Installation Earth Ground/Electric Service Entrance to Panel; Access Hatches & Signage; Demolition; Fire-Watch; Coring/Cutting; Painting/Patching; Knox Box; Seismic Calculations/Engineering.

****Additional charges may apply if primary and non-contributory language is required on insurance to Client or Client's agent(s).**

Submitted by:

Albert Payne
albert@lowvoltageNW.com
Low Voltage NW, LLC

Approved by: _____

Date: _____

Signature: _____

**Fire Alarms • Security • Access Controls • Data Comm • CCTV • Nurse Call
Installation • Maintenance • Service**

Proposal submitted on 12/11/2023 and is valid for Thirty (30) Days

Jake Morris

From: MICHAEL LIVINGSTON <michaellivingston1@msn.com>
Sent: Thursday, August 15, 2024 5:57 PM
To: Zachery Cardoso
Cc: Jake Morris; Kimberli Fitzgerald; Irma Coleman; M Baird
Subject: Re: Notice of Filing / Request for Comments - Case No. HIS24-14 for 495 State St

Zachery,

On behalf of CANDO, I am submitting this comment in response to your revised request below in Case No. HIS24-14 for 495 State St:

Based on the materials provided, CANDO supports the applicant's proposal to install a security gate and replace lighting on the exterior of the Masonic Temple Building (1912).

Michael Livingston
CANDO Chair
michaellivingston1@msn.com

From: Zachery Cardoso <ZCardoso@cityofsalem.net>
Sent: Friday, August 2, 2024 10:49 AM
To: Zachery Cardoso <ZCardoso@cityofsalem.net>
Cc: Jake Morris <jjmorris@cityofsalem.net>; Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Subject: Notice of Filing / Request for Comments - Case No. HIS24-14 for 495 State St

Hello,

The Notice of Filing / Request for Comments for Historic Design Review Case No. HIS24-14 for 495 State St is attached for your information. Comments are due **August 16, 2024 by 5:00 p.m.** Hard copies go out in the mail today for those of you who are to receive one.

Application Summary: A proposal to install a security gate and replace lighting on the exterior of the Masonic Temple Building (1912).

Please direct questions or comments to the **CASE MANAGER:**

Jake Morris

jjmorris@cityofsalem.net

503-540-2417

Thank you,

Zachery Cardoso

[he/they](#)

Admin Analyst I

City of Salem | Community Planning and Development Department | Planning

555 Liberty St SE, Suite 305

Salem OR 97301

zcardoso@cityofsalem.net | 503-540-2304

[Facebook](#) | [Twitter](#) | [YouTube](#) | CityofSalem.net

REQUEST FOR COMMENTS

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

REGARDING: Class 2 Minor Historic Design Review Case No. HIS24-14

PROJECT ADDRESS: 495 State St, Salem OR 97301

AMANDA Application No.: 24-113890-PLN

COMMENT PERIOD ENDS: August 16, 2024 at 5:00 p.m.

SUMMARY: A proposal to install a security gate and replace lighting on the exterior of the Masonic Temple Building (1912).

REQUEST: Class 2 Minor Historic Design Review of a proposal to install a new security gate and replace existing light fixtures in-kind on secondary elevations on the exterior of the Masonic Temple Building (1912), a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 495 State St (aka 101 High St NE, Marion County Assessors Map and Tax Lot number: 073W27AB/2700).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Friday, August 16, 2024, will be considered in the decision process. Comments received after this date will be not considered. Comments submitted are *public record*. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.

CASE MANAGER: Jacob Morris, Historic Preservation Planner, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2417; E-Mail: jjmorris@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

☐ 1. I have reviewed the proposal and have no objections to it.



☒ 2. I have reviewed the proposal and have the following comments: _____

Building permits required.

Name/Agency: AL-DR:

Address: City of Salem

Phone: Building and Safety

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM