

NOTICE OF DECISION

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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS16-06 / Amanda No. 16-103998-DR

NOTICE OF DECISION DATE: February 23, 2016

REQUEST: Minor Historic Design Review of a proposal to install an exterior water connection and bell as part of a fire suppression system for the Venti's restaurant expansion into the Pearce Building, a historic contributing resource to the downtown National Register district located at 317 Court Street NE (305-321 Court Street NE in the nomination documents), 97301 (Marion County Assessor's Map and tax lot number: 073W22DC/8000).

APPLICANT: Doug Vande Griend for 317 Court Street LLC

LOCATION: 317 Court Street NE Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.040(f)
Standards for Alterations & Additions of Historic Contributing Buildings
in Commercial Historic Districts

DECISION: Based upon the application materials deemed complete on February 19, 2016, and the findings as presented in this report, the application is **APPROVED**.

FINDINGS: The applicant is proposing to install a new water connection and fire bell on the Pearce Building (1940) as part of a fire suppression system for a restaurant expansion. Staff determined that the following standards from SRC 230.040 (f):

Proposed Water Connector and Fire Bell: The applicant is proposing to install a new water connector, on a brass metal plate 15" long x 9" high. The water connectors are cast brass with two double clapper inlets capped with plugs attached to the plate with a chain. The connector has a flush design that will install flush against the existing storefront below the plate glass window, adjacent to the front entry. The proposed fire bell is of metal, 10" in diameter and will be installed on a back-box which will be mounted above the flat awning, below the transom windows.

Criteria: 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.

Finding: The applicant is proposing install a water connector and fire bell, both of metal in traditional dimensions, thereby meeting SRC 230.040(f)(1)(A).

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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(B) Material shall be of the same type, quality and finish as original material in the building.

Finding: The applicant is proposing install a water connector and fire bell, both of metal, of the same type, quality and finish as original material in the Pearce Building, thereby meeting SRC 230.040(f)(1)(B).

(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: The applicant's proposal does not include new masonry; therefore this Standard is not applicable to the evaluation of this proposal.

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

Finding: The applicant is proposing to install the water connection plate on the front façade storefront, and a small amount of original material must be disturbed in order to install this connector; however it is the minimum required to ensure the building has an adequate fire suppression system and the remainder of the storefront will be retained. The installation of the fire bell above the awning will require a minor amount of disturbance that will not be visible from the right of way. Staff finds that SRC 230.040(f)1(D) has been met for this proposal.

(2) Design. Alterations or additions shall:

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

Finding: The applicant's proposal will not involve expansion or enlargement of the existing footprint of the building; therefore this Standard is not applicable to the evaluation of this proposal.

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

Finding: The applicant is proposing to install the water connection plate on the front façade storefront, impacting a small area of the storefront. However, it is the minimum required to ensure the building has an adequate fire suppression system and the remainder of the storefront will be retained. The installation of the fire bell above the awning will require a minor amount of disturbance that will not be visible from the right of way. Staff finds that SRC 230.040(f)2(B) has been met for this proposal.

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

Finding: The applicant is proposing install a water connector and fire bell, which are both small in scale. The water connector will be installed flush to the building, and the bell will be located above the awning, below the transom windows, not easily visible from the right-of-way, thereby meeting SRC 230.040(f)(2)(C).

(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 applicant is proposing install a water connector and fire bell, which will be installed to ensure that significant features of the Pearson Building are not obscured, damaged or destroyed. The water connector will be installed flush to the building, and the bell will be located above the awning, below the transom windows, not easily visible from the right-of-way, thereby meeting SRC 230.040(f)(2)(D).

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

Finding: The applicant is proposing install a water connector and fire bell, that are small in scale, of traditional materials and are compatible with the building and the Downtown National Register District thereby meeting SRC 230.040(f)(2)(E).

(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 applicant is proposing to install the water connection plate on the front façade storefront, impacting a small area of the storefront. However, this area does not contain distinctive original features, finishes or unique construction techniques and it is the minimum required to ensure the building has an adequate fire suppression system. The installation of the fire bell above the awning will require a minor amount of disturbance that will not be visible from the right of way. Staff finds that SRC 230.040(f)(2)(F) has been met for this proposal.

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

Finding: The applicant is proposing install a water connector and fire bell, whose installation will ensure the minimal loss of historic material, thereby meeting SRC 230.040(f)(2)(G).

(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: The applicant is not proposing to reconstruct features that could create a false sense of historical development; therefore this Standard is not applicable to the evaluation of this proposal.

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

Finding: The applicant is proposing to install a modern water connection and fire bell. These features are clearly new, thereby meeting SRC 230.040(f)(2)(I).

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

Finding: The applicant is proposing to install a modern water connection and fire bell. These features reflect and are compatible with the architectural style of the Pearson Building, thereby meeting SRC 230.040(f)(2)(J).

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

Finding: The applicant has not included anything within their proposal that will alter any significant features that have attained significance within their own right; therefore this Standard is not applicable to the evaluation of this proposal.

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

Finding: The applicant is proposing to install a modern water connection and fire bell. These features are compatible with the Pearson Building, and the distinguishing original qualities of this resource and its site will be better preserved through the installation of a comprehensive fire suppression system, thereby meeting SRC 230.040(f)(2)(L).

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

Finding: The applicant is not proposing to increase the height of the Pearson Building; therefore this Standard is not applicable to the evaluation of this proposal.

Summary:

The applicant is proposing to install a new water connector, on a brass metal plate. The connector has a flush design that will install flush against the existing storefront below the plate glass window, adjacent to the front entry. The proposed fire bell is of metal, and will be mounted above the flat awning, below the transom windows, not visible from the right of way. The proposed improvements respect the size, scale, and design of the building and the surrounding neighborhood and the installation of a comprehensive fire suppression system will better ensure the long term preservation of the Pearson Building.

DECISION: Based upon the application materials deemed complete on February 19, 2016, and the findings as presented in this report, the application is **APPROVED**.



Kimberli Fitzgerald, AICP, Historic Preservation Officer
Planning Administrator Designee

kfitzgerald@cityofsalem.net; Phone: 503-540-2397

*This Decision becomes effective on **March 10, 2016**. 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).*

Application Deemed Complete: February 19, 2016

Notice of Decision Mailing Date: February 23, 2016

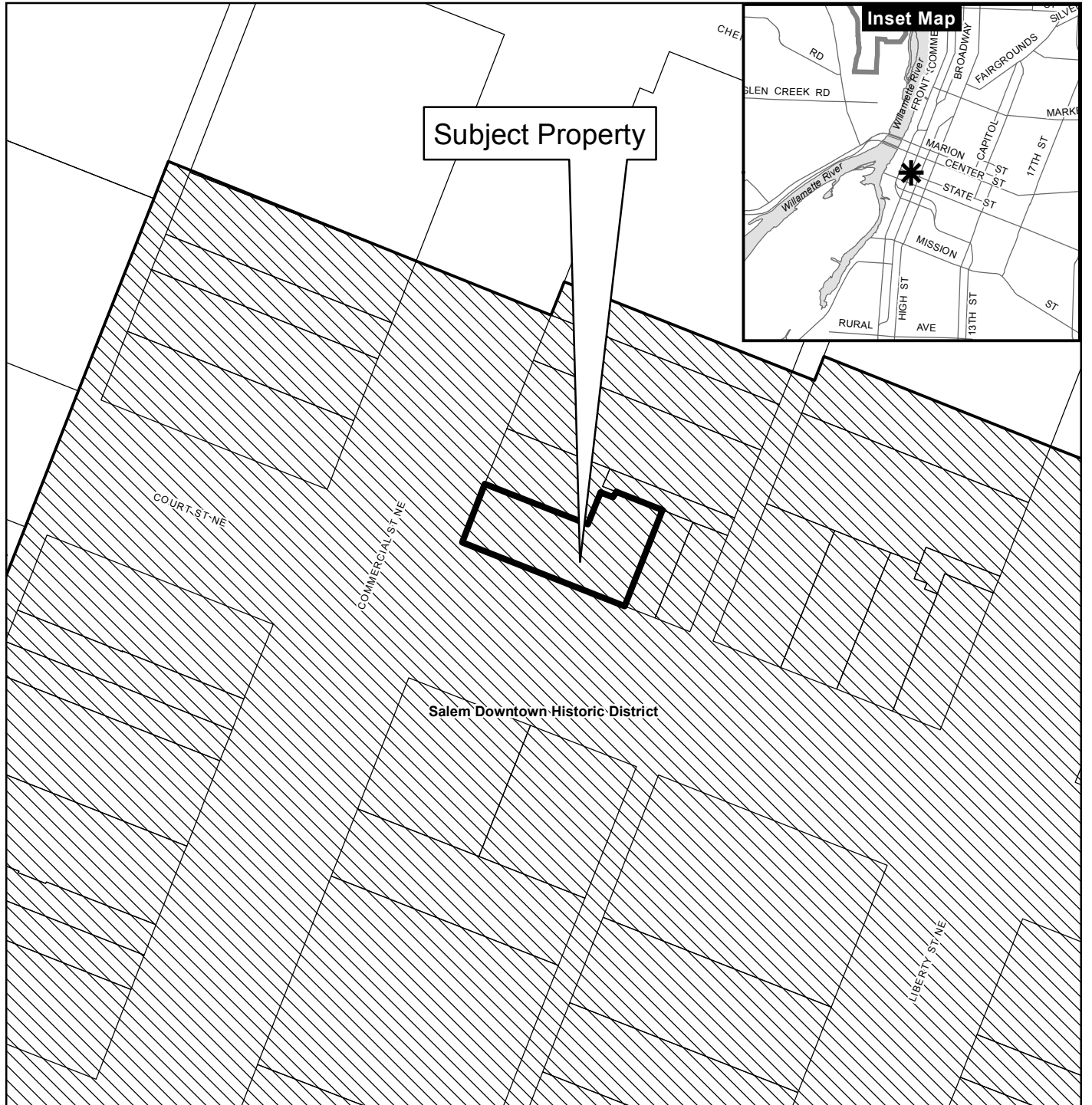
Decision Effective: March 10, 2016

State Mandated Decision Date: June 18, 2016








The rights granted by this decision must be exercised by March 10, 2018 or this approval shall be null and void.

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., March 9, 2016**. 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.

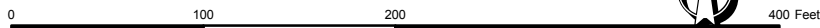
Vicinity Map 305-321 Court St NE



Legend

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

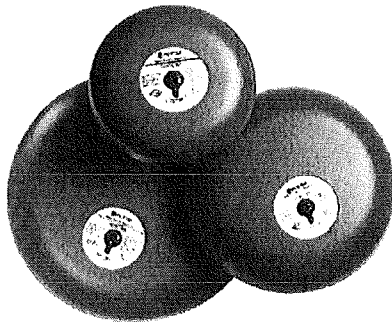
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Community Development Dept.



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Bell
on awning





UL, ULC, and FM Approved

Sizes Available: 6" (150mm), 8" (200mm) and 10" (250mm)

Voltages Available: 24VAC
120VAC
12VDC (10.2 to 15.6) Polarized
24VDC (20.4 to 31.2) Polarized

Service Use: Fire Alarm
General Signaling
Burglar Alarm

Environment: Indoor or outdoor use (See Note 1)
-40° to 150°F (-40° to 66°C)
(Outdoor use requires weatherproof backbox.)

Termination: AC Bells - 4 No. 18 AWG stranded wires
DC Bells - Terminal strip

Finish: Red powder coating

Optional: Model BBK-1 weatherproof backbox
Model BBX-1 deep weatherproof backbox

These vibrating type bells are designed for use as fire, burglar or general signaling devices. They have low power consumption and high decibel ratings. The unit mounts on a standard 4" (101mm) square electrical box for indoor use or on a model BBK-1 weatherproof backbox or BBX-1 deep weatherproof backbox for outdoor applications. Weatherproof backbox model BBK-1, Stock No. 1500001.

Notes:

1. Minimum dB ratings are calculated from integrated sound pressure measurements made at Underwriters Laboratories as specified in UL Standard 464. UL temperature range is -30° to 150°F (-34° to 66°C).
2. Typical dB ratings are calculated from measurements made with a conventional sound level meter and are indicative of output levels in an actual installation.
3. ULC only applies to MBA DC bells.

Size inches (mm)	Voltage	Model Number	Stock Number	Current (Max.)	Typical dB at 10 ft. (3m) (2)	Minimum dB at 10 ft. (3m) (1)
6 (150)	12VDC	MBA-6-12	1750070	.12A	85	76
8 (200)	12VDC	MBA-8-12	1750080	.12A	90	77
10 (250)	12VDC	MBA-10-12	1750060	.12A	92	78
6 (150)	24VDC	MBA-6-24	1750100	.06A	87	77
8 (200)	24VDC	MBA-8-24	1750110	.06A	91	79
10 (250)	24VDC	MBA-10-24	1750090	.06A	94	80
6 (150)	24VAC	PBA246	1806024*	.17A	91	78
8 (200)	24VAC	PBA248	1808024*	.17A	94	77
10 (250)	24VAC	PBA2410	1810024*	.17A	94	78
6 (150)	120VAC	PBA1206	1806120*	.05A	92	83
8 (200)	120VAC	PBA1208	1808120*	.05A	99	84
10 (250)	120VAC	PBA12010	1810120*	.05A	99	86

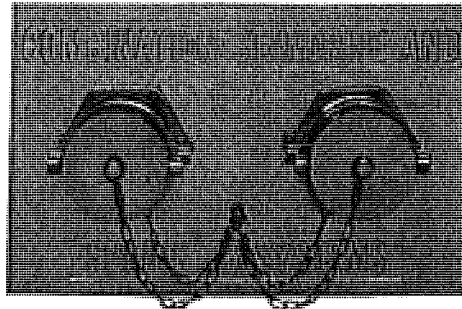
All DC bells are polarized and have built-in transient protection.

* Does not have ULC listing.

WARNING

In outdoor or wet installations, bell must be mounted with weatherproof backbox, BBK-1 or BBX-1. Standard electrical boxes will not provide a weatherproof enclosure. If the bell and/or assembly is exposed to moisture, it may fail or create an electrical hazard.

TWO-WAY CLAPPER INLET GROOVED



connector ←

Figure No. 6010G-6012G

An Auxiliary Inlet Connection with 500 G.P.M. minimum inlet capacity. Used to supplement fire protection water supply. Flush design enhances appearance and provides unobstructed passage.

STANDARD EQUIPMENT: Cast brass grooved with two double clapper inlets, brass plate, adapters and plugs with chain. Select size and outlet connection by Figure Number.

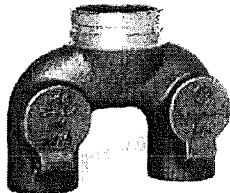
SPECIFY THREAD AND BRANDING.

BRANDING: "Standpipe", "Auto Spkr", "Combination Standpipe and Sprinkler Systems", "Dry Standpipe". Special lettering available.

OPTIONAL FINISHES:

PB - Polished Brass

PC - Polished Chrome Plated



6010 Body Grooved

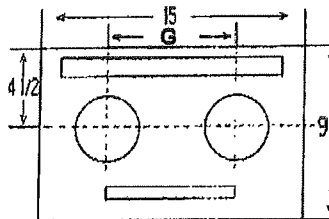
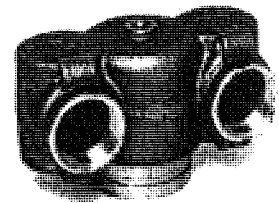
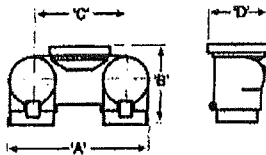


Diagram of Plate for 6010 Series



6011 & 6012 Body Grooved



Back Outlet (STRAIGHT WAY BODY)

Diagram of Back Body

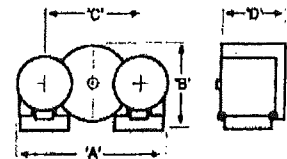
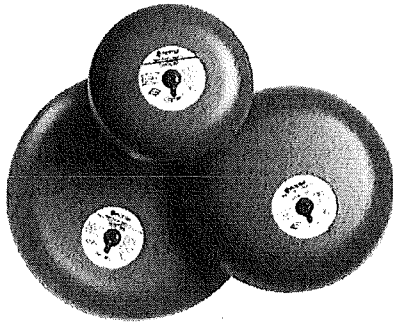


Diagram of Bottom & Top Body

OUTLET LOCATIONS			DIMENSIONS				
BACK	BOTTOM	TOP		A	B	C	D
Fig. No.	Fig. No.	Fig. No.	Size				
6010G			4 X 2 1/2 X 2 1/2	10 1/2	7 3/8	7G	5 1/8
	6011G	6012G	4 X 2 1/2 X 2 1/2	11	7 1/8	7G	5.37



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