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

DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 1 HISTORIC DESIGN REVIEW CASE NO.: HIS23-18

APPLICATION NO.: 23-118242-PLN

NOTICE OF DECISION DATE: October 26, 2023

SUMMARY: A proposal to install an EV charging station at the rear of the Oregon Justice Building.

REQUEST: A Class 1 Minor Historic Design Review of a proposal to install an EV charging station at the rear of the Oregon Justice Building (1930), a Local Historic Landmark, in the PM (Capitol Mall) zone and located at 1162 Court Street NE(Marion County Assessors Map and Tax Lot number: 073W26BB04700).

APPLICANT: Terry Nunley

LOCATION: 1162 Court St NE

CRITERIA: Salem Revised Code (SRC) Chapters 230.060(m) – Standards for Contributing Resources in Public Historic Districts individually listed Public Historic Resources

FINDINGS: The findings are in the attached Decision dated October 26, 2023.

DECISION: The Historic Preservation Officer (a Planning Administrator designee) APPROVED Class 1 Minor Historic Design Review Case No. HIS23-18 based on the application deemed complete on October 24, 2023.

The rights granted by the attached decision must be exercised, or an extension granted, by October 27, 2025, or this approval shall be null and void.

Application Deemed Complete:

Notice of Decision Mailing Date:

Decision Effective Date:

State Mandate Date:

October 24, 2023
October 26, 2023
October 27, 2023
February 23, 2024

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final.

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. HIS23-18)
1162 COURT STREET NE) October 26, 2023

In the matter of the application for a Minor Historic Design Review submitted by Locke Engineers on behalf of the State of Oregon, 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 an EV charging station at the rear of the Oregon Justice Building.

REQUEST: A Class 1 Minor Historic Design Review of a proposal to install an EV charging station at the rear of the Oregon Justice Building (1930), a Local Historic Landmark, in the PM (Capitol Mall) zone and located at 1162 Court Street NE (Marion County Assessors Map and Tax Lot number: 073W26BB04700).

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

SRC230.020(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.

PROPOSAL

The applicant is proposing to install one EV charging station in the south parking lot at the rear of the Justice Building. The proposed EV charging station will be comprised of metal, glass and polycarbonate materials and will be 96" by 14" by 12" in size, and flanked by two bollards, approximately 4'2" in size. Additionally, a 10'4" parking sign will be installed behind the charging station. 230.060 (m)Standards for Contributing Resources in Public Historic Districts individually listed Public Historic Resources, Mechanical Equipment is applicable to this project.

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

HIS23-18 Decision October 26, 2023 Page 2 of 4

https://permits.cityofsalem.net. You may use the search function without registering and enter the permit number listed here: 23 118242.

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; an excerpt is included as **Attachment B** in this staff report.

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) 230.060 (m)Standards for Contributing Resources in Public Historic Districts and individually listed Public Historic Resources, Mechanical Equipment is applicable to this project.

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

According to nomination documents, the Oregon Justice Building was constructed in 1930 and designed by architect William Knighton with his partner Leslie D. Howell in the Beaux-Arts style. The Oregon Justice Building was designated as a Salem Local Historic Landmark in 1989 for its architectural significance.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from Salem Revised Code 230.060 (m)Standards for Contributing Resources in Public Historic Districts and individually listed Public Historic Resources, Mechanical Equipment is applicable to this project.

FINDINGS:

Sec. 230.060. - Standards for historic contributing buildings in Public Historic Districts and individually listed Public Historic Resources (m) Mechanical equipment and service areas.

(1) Materials. Materials shall be harmonious in type, color, scale, texture, and proportions with the building and the district generally.

Findings: While the applicant is proposing to install an EV Charger comprised primarily of modern materials including metal and polycarbonate, overall, the materials are compatible with the Justice Building and the surrounding Capitol Mall, where parking related equipment of similar materials are common. Therefore staff finds that SRC 230.060(m)(1) has been met for the proposal.

(2) Design.

(A) Mechanical equipment and service areas should be located out of public view and designed as an integral part of the overall building design.

Findings: The proposed new EV charger will be located at the rear of the Justice Building, not easily visible from the right of way. Staff finds that SRC 230.060(m)(2)(A) has been met for the proposal.

(B) Mechanical equipment and service areas should be placed at the rear of the building, recessed on the roof of the building, or screened by appropriate fencing.

Findings: The proposed new EV charger will be located at the rear of the Justice Building, on the north end of the parking lot toward the center of the lot and screened partially by landscaping, therefore staff finds that SRC 230.060(m)(2)(B) has been met.

(C) Low-profile mechanical units and elevator shafts may be placed on rooftops if they are not visible from the street, or set back and screened from view.

Findings: The applicant is not proposing any rooftop mechanical units as part of this proposal, therefore this standard is not applicable to the evaluation of this proposal.

(D) Solar panels should have low profiles and not be visible from right-of-way, other than alleys, and shall be installed in a manner that minimizes damage to historic materials.

Findings: The applicant is not proposing solar panels as part of this proposal, therefore this standard is not applicable to the evaluation of this proposal.

(E) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.

Findings: The applicant is not proposing skylights as part of this proposal, therefore this standard is not applicable to the evaluation of this proposal.

(F) Mechanical equipment placed at street level should be screened in a manner that is compatible with the streetscape and adjacent buildings.

Findings: While the applicant is not proposing to screen the proposed new EV charger, the narrow bollard design as well as its location placed at the interior of the Justice Building Parking lot, at the rear of the building and surrounded by landscaping, minimizes any adverse visual impact from the new installation. Staff finds that SRC 230.060(2)(F) has been met.

HIS23-18 Decision October 26, 2023 Page 4 of 4

(G) New skylights and vents shall be placed behind and below the parapet level.

Findings: The applicant is not proposing skylights or vents as part of this proposal, therefore this standard is not applicable to the evaluation of this proposal.

(H) Any new or replacement communication device(s), including, but not limited to, dishes, antennas, and associated equipment, collocated on existing sites shall not exceed the total number and cumulative size of the dishes, antennas, and associated equipment which have been approved for installation under the most recent historic design review approval for such devices.

Findings: The applicant is not proposing telecommunications as part of this proposal; therefore this standard is not applicable to the evaluation of this proposal.

DECISION

Based upon the application materials deemed complete on October 24, 2023 and the findings as presented in this report, the application for HIS23-18 is **APPROVED.**

Kimberli Fitzgerald, AICP Historic Preservation Officer Planning Administrator Designee

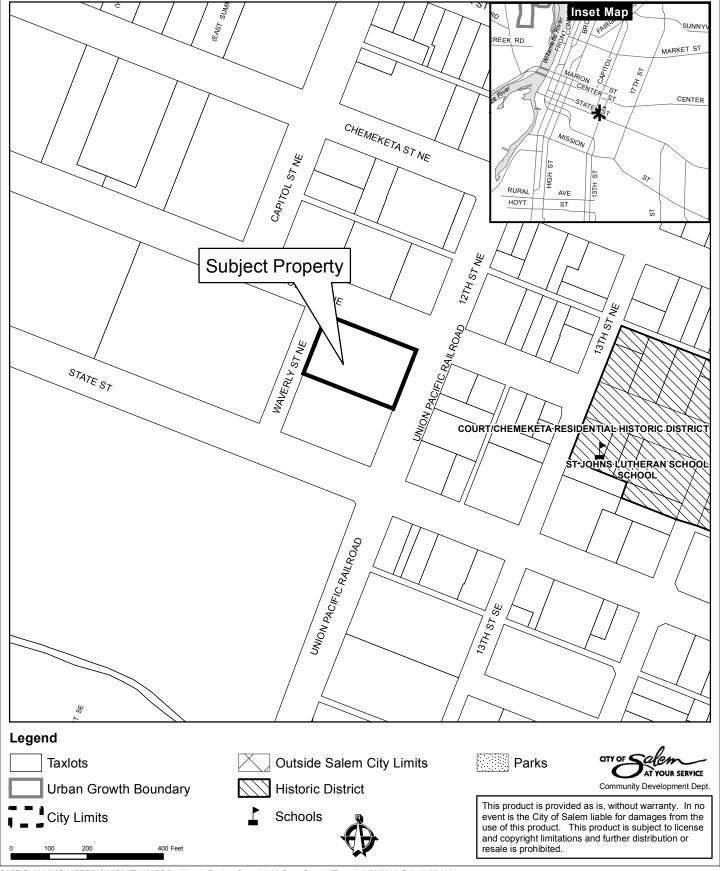
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Attachments: A. Vicinity Map

B. Applicant's Submittal Materials- Excerpt

G:\CD\PLANNING\HISTORIC\CASE APPLICATION Files - Processing Documents & Staff Reports\Minor Type I\2023\Decisions\HIS23-18 1162 Court St. NE. EV Charger Decision.docx

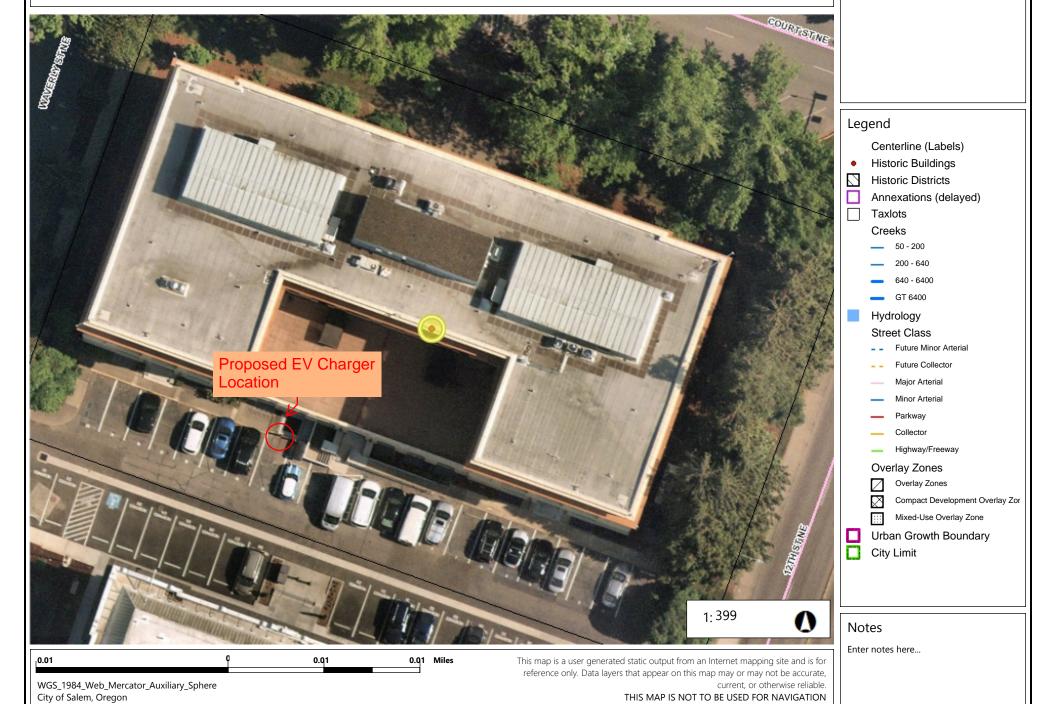
Vicinity Map 1162 Court Street NE





Site Plan - 1162 Court St NE- EV Charger

ATTACHMENT B



Case No. HIS23-18

Historic Alteration Review Worksheet

Site Address: 1162 Court St	NE, Salem, OR	
Resource Status: Contributing	□ Non- Contributing □ Inc	dividual Landmark □
Type of Work Activity Proposed	: Major □ Minor ■	
Chose One: Commercial Distric Residential Distric		Public District ■
Replaceme	nt, Alteration, Restoration o	or Addition of:
Architectural Feature:	Landscape Feature:	New:
□ Awning	□ Fence	□ Addition
□ Door	□ Streetscape	□ Accessory Structure
□ Exterior Trim, Lintel	□ Other Site feature (describe)	□ Sign
□ Other architectural feature		□ Mural
□ Roof/Cornice		□ Accessibility Ramp
□ Masonry/Siding		□ Energy Improvements
□ Storefront		■ Mechanical Equipment
□ Window(s) Number of windows:		□ Primary Structure
Will the proposed alteration be visible	from <u>any</u> public right-of-way?	■ Yes □ No
Project's Existing Material: None	Project's New	Material: EV Equipment
Ducin of December		

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:

Proposed is the installation of one electric vehicle (EV) charging station to serve two parking stalls. EV charger unit is approximately 96" H x 14" W x 12" D (see attached brochure). In addition, a single signpost will be installed directly behind the charger with sign above the charger reading as indicated in enlarged elevation. Two 4" dia. bollards, painted yellow, will be positioned in front of the charger for protection from automobile impact. Asphalt will be painted with additional information as indicated on plan. Three approximately 12" diam. junction boxes will be set flush to the asphalt surface at the head of stalls to the west of the current proposed charger. Another review will be requested if these chargers are desired in the future. Only one charger is proposed at this time. See Owner's letter for statement addressing criteria.

Treg Locke 9/8/2023

Signature of Applicant

Date Submitted/Signed

Narrative Response Class 1 or Class 2 Administrative Historic Design Review Public Contributing Historic Resources

PROJECT PROPOSAL: Proposed new Charge Point EV Charger Location: 1162 Court ST. NE – Justice Building Parking lot

230.060(m) Mechanical Equipment and Service Areas.

(1) **Materials.** Materials shall be harmonious in type, color, scale, texture, and proportions with the building and the district generally.

Response:

The proposed new 8' high, 14" wide EV charger is of metal, glass and polycarbonate materials.

- (2) Design.
- (A) Mechanical equipment and service areas should be located out of public view and designed as an integral part of the overall building design.

Response:

The proposed new EV charger will be located out of the public view at the rear of the Justice Building.

(B) Mechanical equipment and service areas should be placed at the rear of the building, recessed on the roof of the building, or screened by appropriate fencing.

Response:

The proposed new EV charger will be located at the rear of the Justice Building, on the north end of the parking lot toward the center of the lot and screened partially by landscaping.

(C) Low-profile mechanical units and elevator shafts may be placed on rooftops if they are not visible from the street, or set back and screened from view.

Response:

NA

(D) Solar panels should have low profiles and not be visible from right-of-way, other than alleys, and shall be installed in a manner that minimizes damage to historic materials.

Response:

NA

Narrative Response Class 1 or Class 2 Administrative Historic Design Review Public Contributing Historic Resources

(E) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.

Response:

NA

(F) Mechanical equipment placed at street level should be screened in a manner that is compatible with the streetscape and adjacent buildings.

Response:

The EV charger will not be screened, however the EV charge will have two 4'2 Bollards on either side.

(G) New skylights and vents shall be placed behind and below the parapet level.

Response:

The proposed replacement skylights are not visible from the street – located at the back side of the roof.

(H) Any new or replacement communication device(s), including, but not limited to, dishes, antennas, and associated equipment, collocated on existing sites shall not exceed the total number and cumulative size of the dishes, antennas, and associated equipment which have been approved for installation under the most recent historic design review approval for such devices.

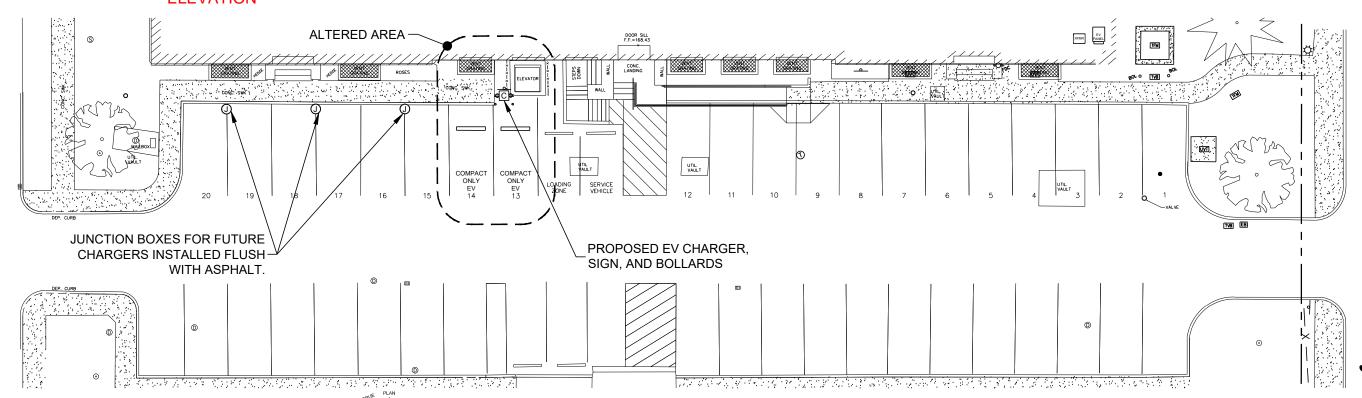
Response:

NA

Additional Required Submittal Materials

Photos (Historic pictures or photos of Existing Porch (Prior to Alteration)) Site Plan and Renderings Material Spec Sheets and/or photos of proposed new materials Historic Alteration Worksheet





SITE PLAN - PROPOSED

1" = 20'-0"

ADMINISTRATIVE SERVICES EV CHARGER INSTALLATION IT NE, SALEM, OREGON 1162 COURT STREET NE, \succeq OF. JUSTICE BUILDING OREGON DEPT

VCKC STRUCTURAL

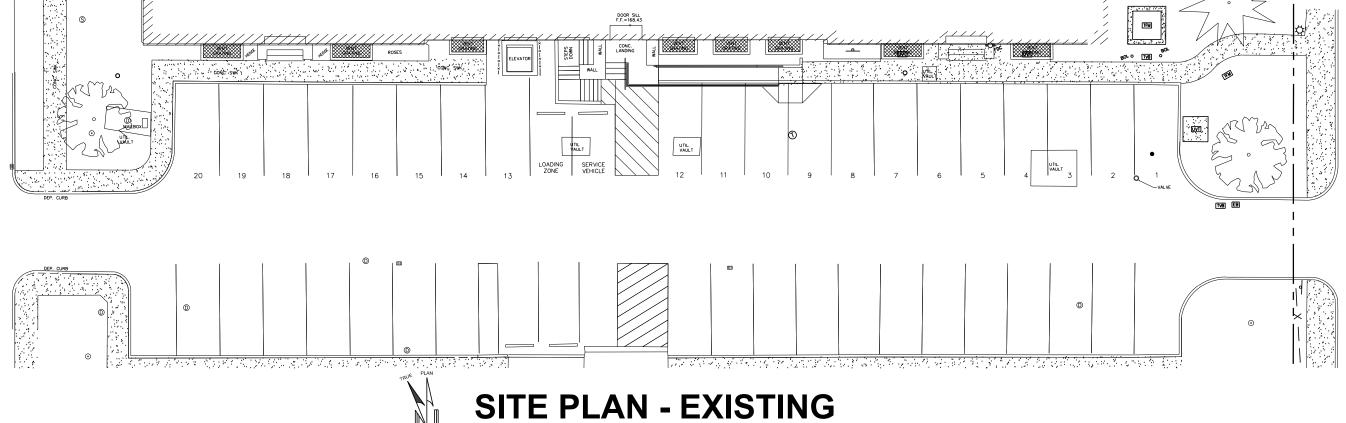
NGINEERS S

289 E Ellendale Ave, Suite 703
Dallas, Oregon 97338
03.364.8207 LockeEngineers.com



FRONT ELEVATION - EXISTING

1/16" = 1'-0"



OREGON DEPT. OF ADMINISTRATIVE SERVICES JUSTICE BUILDING EV CHARGER INSTALLATION 1162 COURT STREET NE, SALEM, OREGON

SITE PLAN - EXISTING

1" = 20'-0"



Department of Administrative Services

Enterprise Asset Management – Administration Office 1225 Ferry Street SE U100 Salem, OR 97301-4281

September 8, 2023

City of Salem
Community Development Department
Planning Division
555 Liberty Street Room 320
Salem, Oregon 97301

Re: Historic Design Review-Minor for Justice Building Parking Lot Electric Vehicle Charging Upgrades located at 1162 Court Street NE, Salem, Oregon 97301.

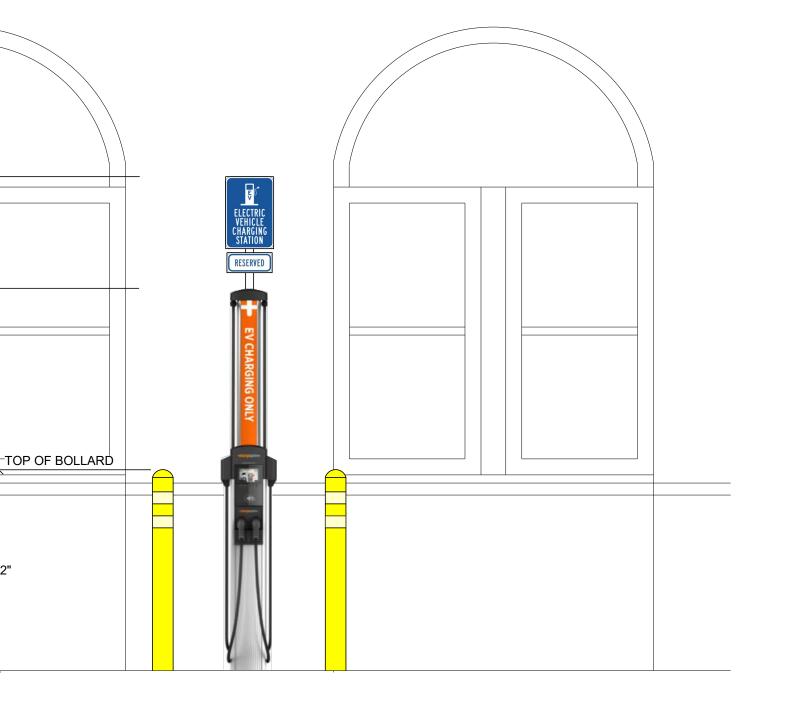
To whom it may concern,

Part of the Governors Executive Order 20-04 where Oregon Department of Administrative Services (ODAS) is directed to support the state in green house gas reductions. Oregon Department of Administrative Services is wanting to install a single dual head electrical charging station with future provisions of three future dual head chargers at the Justice Building Parking Lot. ODAS is seeking City of Salem review of the submitted design and provide approval for permitting and construction.

If you have any questions or if you would like to discuss this matter, please contact me at (503 373-2331.

Sincerely,

Terry Nunley - Construction Project Manager Owners Authorized Representative State of Oregon, Department of Administrative Services Enterprise Asset Management, Planning & Construction Management 1225 Ferry Street SE U100 Salem, Oregon 97301



ENLARGED FRONT ELEVATION - PROPOSED

TOP OF SIGN

±10'-4"

TOP OF CHARGER

4'-2"

±8'-0"

1/2" = 1'-0"





CT4000 Family

ChargePoint® Level 2 Commercial Charging Stations

The CT4000 family is the latest generation of ChargePoint commercial charging stations. Refined yet rugged, these stations set the industry standard for functionality and aesthetics.

The CT4000 full motion color LCD display instructs drivers and supports dynamic updates of custom branded videos and advertisements.

Intelligent power management options double the number of parking spaces served by allowing two charging ports to share a single circuit. Sites with single port EV stations can upgrade to dual port stations without requiring additional electrical services.

The CT4000 is the first ENERGY STAR® certified EV charger because it charges efficiently and conserves power when not charging. As an ENERGY STAR certified EV charger, the CT4000 uses significantly less energy than a standard EV charger when in standby mode to help you save money on your utility bill.

All CT4000 models offer one or two standard SAE J1772™ Level 2 charging ports with locking holsters, each port supplying up to 7.2kW. With this standard connector, ChargePoint level 2 stations can charge any EV.

Stations are available in bollard and wall mount configurations for easy installation anywhere. All stations are fully software upgradeable remotely over the air.

Stations come in both 6' and 8' tall models with 18' and 23' cords, respectively. With multiple options for size and cord reach, your station can service up to four parking spaces, reach all car models regardless of parking style or car sizes and increase the usability of your EV spots.

Driver Friendly User Interface

- Instructional video shows how to use the station
- + Multi-language: English, French, Spanish
- + Touch button interface; works in rain, ice and with gloves
- Backed by ChargePoint's world class 24/7 driver phone support

Easily Communicate with Your Drivers

Whether you're a retail establishment wanting to advertise your latest product, a workplace looking to communicate with employees or a municipality wanting to welcome visitors, ChargePoint's prominent LCD screen makes it easy to reach EV drivers:

- Daylight readable, with auto brightness control
- + 640 X 480 resolution active matrix
- Full motion 30fps video support
- Upload up to 60 seconds of high quality video on a color LCD screen to individual stations as often as desired
- Brand your charging stations to communicate with drivers
- + Instructional video in English, Spanish or French





Service Products and Support

ChargePoint offers world-class service products and support that help ensure quality of work, save time and money, protect your investment and enhance the productivity of your charging stations. From site planning to installation and setup, to ongoing care and management, when you choose ChargePoint, you're covered.

- ChargePoint Configuration and Activation: customized setup and activation of your stations
- ChargePoint Assure: the most comprehensive EV Station maintenance and management in the industry

Energy Measurement and Management

- Real-time energy measurement
- + 15 minute interval recording
- + Time of Day (TOD) pricing
- Load shed by percentage of running average or to fixed power output

Minimize Costs with Flexible Power Management Options

In the vast majority of applications, a full power configuration is the best choice for both station owners and drivers. However, when drivers are parked for a longer time, an intelligent, lower power output can save station owners considerable installation cost while still providing drivers a great charging experience. With flexible power options, station owners can meet the needs of drivers while lowering costs:

Power Select (Patent Pending)

- Allows for a lower capacity (less than 40A) circuit to power each port
- Cuts installation costs by reducing the cost or even avoiding the need to upgrade panels or transformers

Power Sharing

- Dynamically share one 40A, 30A or 20A circuit between two parking spaces
- Doubles the number of parking spots served while reducing installation and operating costs
- Allows station owners to upgrade a single port station to dual port to serve more drivers with no electrical upgrade

Clean Cord Technology

- + Keep charging cords off the ground
- Standard on all models
- Ultra-reliable second-generation gravity operated mechanism
- Flexible over entire -40°F to +122°F product temperature range

Safe, Reliable, Energy Efficient Hardware

- UL listed, meeting the stringent requirements of the nation's leading safety standards organization
- + Stations are rugged, built to withstand the elements
- Safe, Reliable and Energy Efficient
- * ENERGY STAR certified, charges efficiently and conserves power when not charging

When Charging is Mission Critical, Protect Your Investment with ChargePoint Assure

- Minimize downtime: ChargePoint Assure provides the most comprehensive EV Station maintenance and management in the industry
- Get up and running quickly and flawlessly: Professional guidance for station configuration saves you time, and unlimited changes to station policies flexibly supports your business
- Eliminate unexpected future expenses: Cost for parts and on-site labor to install is covered for all Assure eligible repairs
- One less thing to worry about: Proactive station monitoring provides you with regular reporting
- * Reduced risk of downtime: We guarantee 98% annual uptime and one business day response to requests
- * Support when you need it: We're there for you and your drivers. Phone support available for station owners Monday to Friday from 5 AM to 6 PM Pacific. Phone support for drivers is 24/7/365, so you never need to field a driver call



charging cables. Standard EV Charging Only

sign without optional custom branding.



Promote Your Brand and Business

Having your stations installed in a visible location makes a bold statement about your business' commitment to sustainability and shows that you care about your customers. ChargePoint CT4000 stations are built for customization so you can conveniently promote your brand as well. With custom signage and video you can:

- Increase brand recognition
- + Attract EV drivers by making sure your stations are highly visible
- * Ensure EV charging installations are consistent with the look and feel of your brand
- + Differentiate your stations from standard ChargePoint stations to make them easily identifiable by your driver base



Branded CT4021 Shown with optional branding on bollard. 18' cords on 6' model.

Bollard Charging Stations





Wall Mount Charging Stations







Contact Us

- Visit <u>chargepoint.com</u>
- Call +1.408.705.1992
- @ Email sales@chargepoint.com

-chargepoin+-

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