

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 informacion, por favor llame
503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS17-03 / Amanda No. 17-103112-DR

NOTICE OF DECISION DATE: February 9, 2017

REQUEST: Minor historic design review of a proposal to install an exterior vent for a hood system on the roof of the Odd Fellows Hall Annex Building, a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 456 Court Street NE; 97301; Marion County Assessor's Map and Tax Lot number: 073W27AB-90005.

APPLICANT: Jim Vu, for the Kitchen on Court

LOCATION: 456 Court Street NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.040(j)

FINDINGS: The applicant is proposing to install 1 new rooftop exterior hood vent on the roof of the Odd Fellows Hall Annex building. The applicant is proposing to install one 24" x 24" x 24" fan on top of a 24" fixed ventilated curb. The overall modification will be 24" x 24" x 48" in size and will be placed 27' back from the front parapet facing Court Street. Staff determined that the following standards from SRC 230 are applicable to this project:

Roof Mechanicals

230.040 (j) Mechanical Equipment and Service Areas. Addition and replacement of mechanical equipment, including, but not limited to heating and cooling systems, solar panels and telecommunications equipment, and service areas including, but not limited to dumpster enclosures, is permitted.

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

Findings

The proposed hood vent will be of metal, and painted to match the existing mechanicals on the roof. This material is commonly found throughout the historic district, and is compatible with the building and the district generally thereby meeting SRC 230.040(j)(1).

(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 hood vent will be low profile, not visible from the street, and

screened by the roof parapet thereby meeting SRC 230.040(j)(2)(A).

(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 hood vent will be recessed on the roof of the building thereby meeting SRC 230.040(j)(2)(B).

(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 proposed new hood vent will be low profile, not visible from the street, and screened by the roof parapet thereby meeting SRC 230.040(j)(2)(C).

(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 proposal does not include solar panels, 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 proposal does not include skylights, 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

The proposal does not include mechanical equipment that will be placed at street level, therefore this standard is not applicable to the evaluation of this proposal.

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

Findings

While the proposal does not include skylights, the proposed new hood vent will be low profile, not visible from the street, and screened by the roof parapet thereby meeting SRC 230.040(j)(2)(G).

Findings

The applicant is proposing to install 1 new rooftop exterior hood vent on the roof of the Odd Fellows Hall Annex building. The new hood vent will be low profile, not visible from the street, and screened by the roof parapet. Staff finds that that proposed vent is compatible with the resource and surrounding historic district, thereby meeting SRC 230.040 (j) (2) (A)-(C) and

(G). Standards 230.040 (j) (D), (E) and (F) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on February 8, 2017, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Urban Planning Administrator Designee

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

*This Decision becomes effective on **February 25, 2017**. 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 8, 2017
Notice of Decision Mailing Date: February 9, 2017
Decision Effective: February 25, 2017
State Mandated Decision Date: June 8, 2017

The rights granted by this decision must be exercised by **February 25, 2019** 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., Friday, February 24, 2017**. 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 456 Court St NE



Legend

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

0 100 200 400 Feet



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

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.

Historic Alteration Review WorksheetSite Address: 456 Court St NE, Salem, OR 97301Resource 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 ☐ NoProject's Existing Material: None Project's New Material: stainless steel**Project Description**

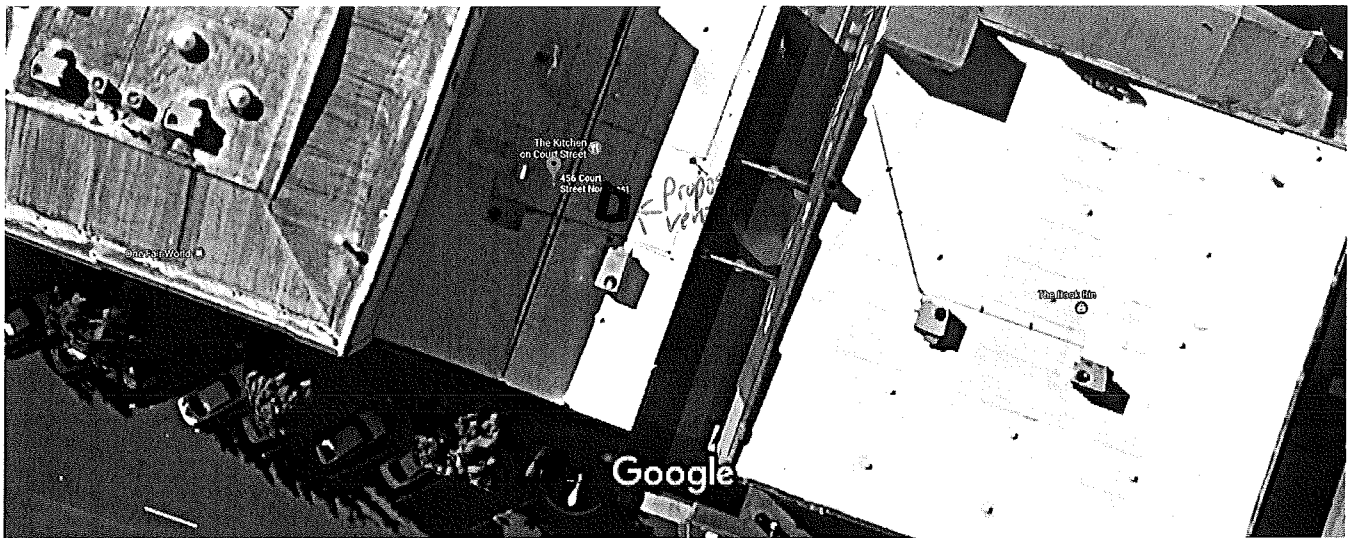
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Adding a exterior vent to provide ventilation for a Hood system in the 456 Court St NE Property. The vent will be a 24"x24"x24" fan afixed upon a 24" Fixed Ventilated Curb. The entire structure will be 24"x24"x48" atop the roof of the subject property. The vent will not be visible from any public locations. Private office from The Grand Theater and private residences from the Metropolitan building will be able to see the vent. There the vent will not be visible from the street. See attached documents

Signature of Applicant

Date Submitted/Signed

Google Maps 456 Court St NE



Imagery ©2017 Google, Map data ©2017 Google 10 ft



456 Court St NE

Salem, OR 97301



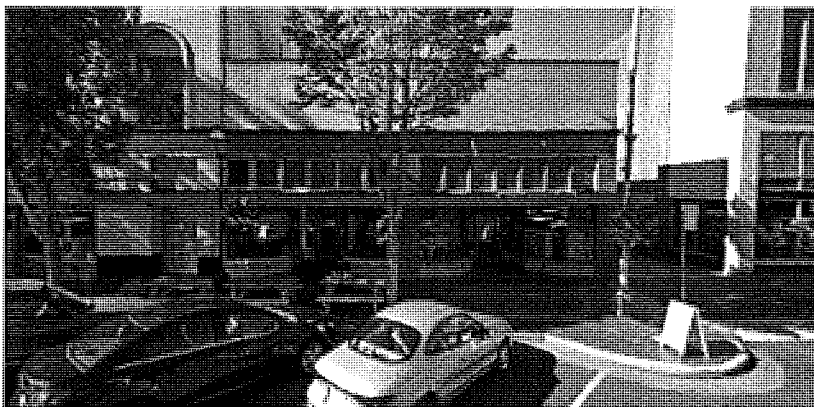
At this location

Inspiration & Associates

Google Maps 456 Court St NE



Imagery ©2017 Google, Map data ©2017 Google 10 ft

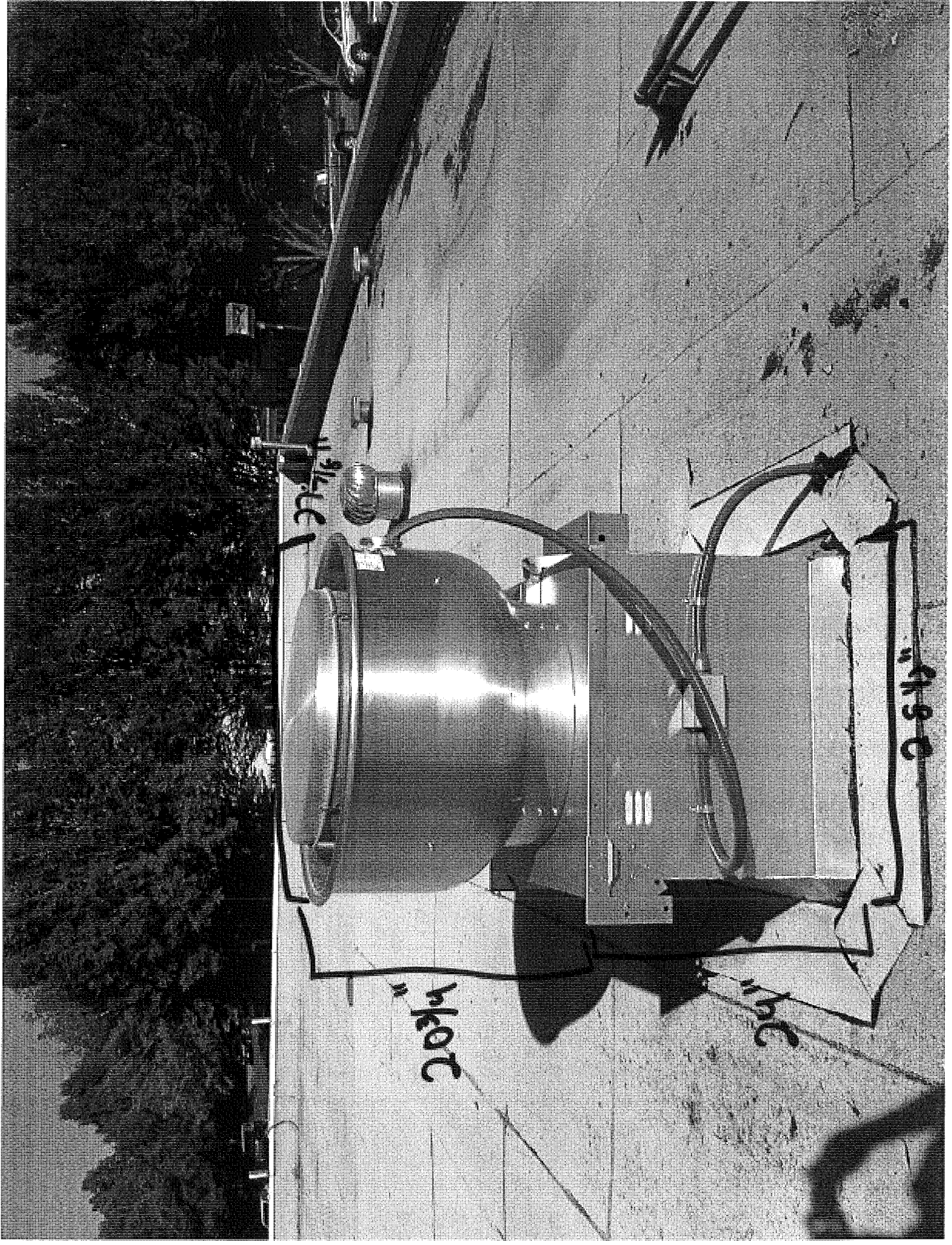


456 Court St NE

Salem, OR 97301



At this location



45C

45C

2034