

NOTICE OF DECISION

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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS17-06 / Amanda No. 17-104843-DR

NOTICE OF DECISION DATE: February 9, 2017

REQUEST: Minor Historic Design Review of a proposal to install skylights and an elevator on the roof of the W.T. Grant Store (1955), a non-historic, non-contributing building in Salem's Downtown Historic District, zoned CB (Central Business) zone, and located at 260 Liberty Street NE, 97301 (Marion County Assessor's Map and Tax Lot number 073W22DC06900).

APPLICANT: Gretchen Stone, CB Two Architects for FT LLC

LOCATION: 260 Liberty St. NE, Salem OR 97301

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

FINDINGS: The applicant is proposing to install six new rooftop skylights on the roof of the W.T. Grant Store building. The proposed skylights will be 22" by 72" in size and flat on the roof. The proposed elevator shaft/hoist-way will be 7'6" in length x 6'2" in width x 1'2" in height and will be placed 36'6" back from the front parapet facing Liberty Street NE. 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 elevator shaft/hoist-way 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 elevator shaft/hoist-way will be low profile, not visible from the

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555 LIBERTY ST. SE, RM 305
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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 elevator shaft/hoist-way 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 elevator shaft/hoist-way 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 proposed new skylights are flat and do not alter the existing profile of the roof, thereby meeting SRC 230.040(j)(2)(E).

(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

The six proposed skylights, and the proposed elevator shaft/hoist-way will be low profile, not visible from the street, and screened by the roof parapet thereby meeting SRC 230.040(j)(2)(G).

Summary

The applicant is proposing to install six new skylights and new elevator shaft/hoist-way on the roof of the W.T. Grant Store building. The new skylights and elevator shaft/hoist-way 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), (E) and (G). Standards 230.040 (j) (D), and (F) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on March 8, 2017, 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 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: March 8, 2017
Notice of Decision Mailing Date: March 9, 2017
Decision Effective: March 25, 2017
State Mandated Decision Date: July 6, 2017

The rights granted by this decision must be exercised by **March 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, March 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 260 Liberty ST NE



Legend

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

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Community Development Dept.

0 100 200 400 Feet



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Historic Alteration Review Worksheet

Site Address: 260 Liberty Street NE

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

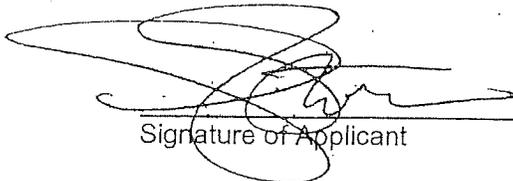
Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: N/A Project's New Material: Skylights & Elevator Hoist Way

Project Description

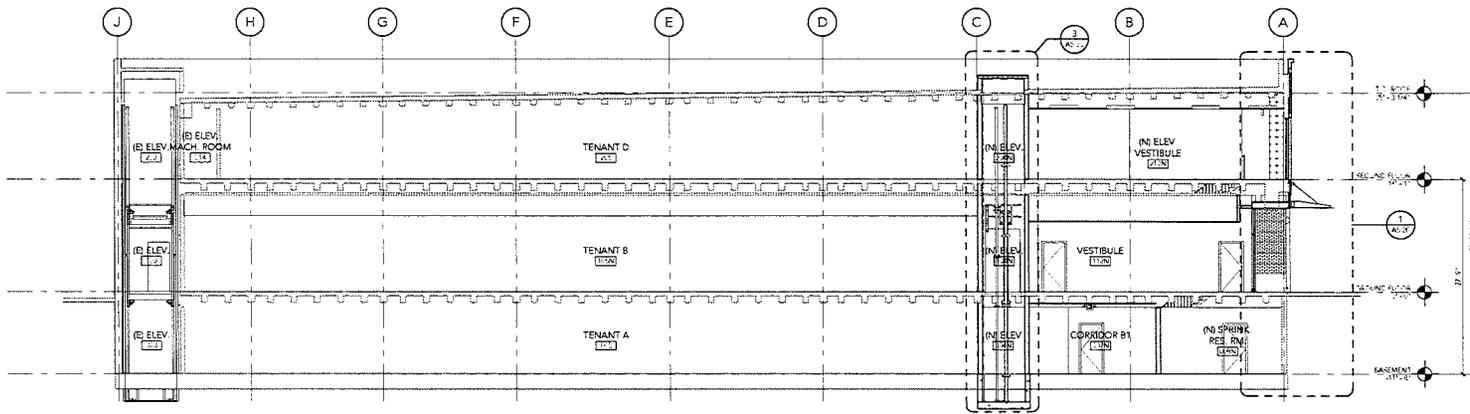
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Developer proposes installing six new skylights on the existing roof. Skylights will be flat and will not be visible from the street or public way as they are screened by the buildings parapet. In addition to the skylights, the developer will be installing a new elevator that will include a hoist way that projects through the buildings roof. The new "mechanical" projection will be screened by the buildings parapet.

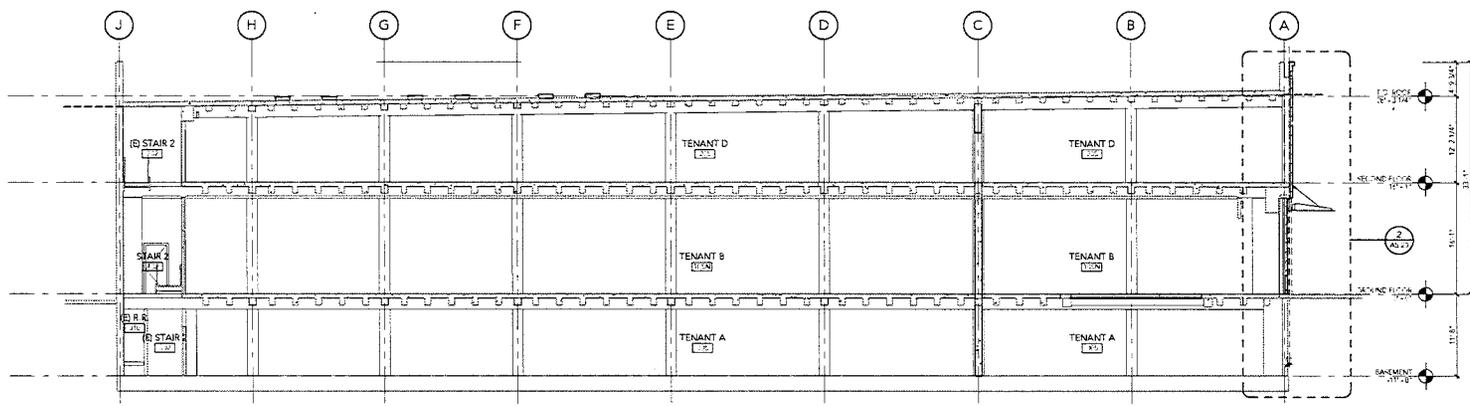


Signature of Applicant

2.24.17
Date Submitted/Signed



1 LONGITUDINAL SECTION 1 (N)
SCALE 1/8" = 1'-0"



2 LONGITUDINAL SECTION 2 (N)
SCALE 1/8" = 1'-0"

KEYNOTES - IMPROVEMENT	
KEY VALUE	KEYNOTE TEXT
1	AS 2.1
2	AS 2.2
3	AS 2.3



ARCHITECTS
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MERCANTILE CONSTRUCTION COMPANY
1111 1st St., Suite 100, Portland, OR 97204

260 LIBERTY ST.
240 LIBERTY ST., NE
SALEEM, OR 97201

Rev.	Description	Date
01	ISSUE FOR PERMIT	07.12.2017
02		
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BUILDING SECTIONS

A5.00

3/20/2017 11:30 AM

