

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

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 17-17 / Amanda No. 17-108443-DR

NOTICE OF DECISION DATE: May 3, 2017

SUMMARY: A proposal to expand the recycling bin area adjacent to Gilbert House, relocate the fencing and replace the pea-gravel with concrete.

REQUEST: Minor Historic Design Review of a proposal to relocate the fencing and replace the pea-gravel ground covering with concrete within the recycling area, southwest of the A.C. Gilbert House (1887), individually listed on the National Register of Historic Places, located at 116 Marion St. NE, Marion County Assessors Tax Lot #073W22DB07400.

OWNER: Angeline Desquesnes for A.C. Gilbert Discovery Village

LOCATION: 116 Marion Street NE

CRITERIA: Salem Revised Code Chapter 230.060(l).

DECISION: Based upon the application materials deemed complete on May 2, 2017, and the findings as presented in this report, the application is APPROVED.

FINDINGS: The applicant is proposing to relocate the fencing one foot to the west, in order to enlarge the recycling/dumpster enclosure area. The applicant is proposing to replace the pea-gravel ground covering with concrete within the recycling area. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

230.060(l) Mechanical Equipment and Service Areas. *Addition and replacement of mechanical equipment is permitted. This includes, but is not limited to: heating and cooling systems, solar panels, telecommunications equipment and dumpster enclosures.*

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

Finding: The applicant is proposing to replace the pea gravel ground covering with concrete. Concrete is found throughout the A.C. Gilbert Discovery Village site, and is compatible with the A.C. Gilbert resource. Staff finds that SRC 230.060(l) has been met.

(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.

Finding: The applicant is proposing to relocate the fence, one foot to the west,

**NOTICE OF
DECISION**

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



enlarging the dumpster/recycling area. This service area is pre-existing and is located southwest of the A.C. Gilbert House, at the rear of the structure. While the fencing for this area is visible from the right of way, the service area is not visible due to this screening. Staff finds that SRC 230.060(I) has been met.

(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.*

Finding: The service area is located at the rear of the A.C. Gilbert House, behind the detached restroom building, screened by fencing. While the fencing will be moved one foot closer to the right-of-way, the screening Staff finds that SRC 230.025(a)(1) 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 are set back and screened from view.*

Finding: The applicant is not proposing rooftop mechanical units or elevator shafts, 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.*

Finding: The applicant is not proposing 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.*

Finding: The applicant is not proposing 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.*

Finding: The applicant is not proposing street level mechanical units, 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.*

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

DECISION: Based upon the application materials deemed complete on May 2, 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

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

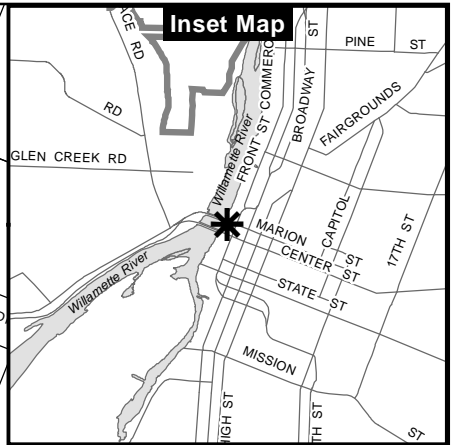
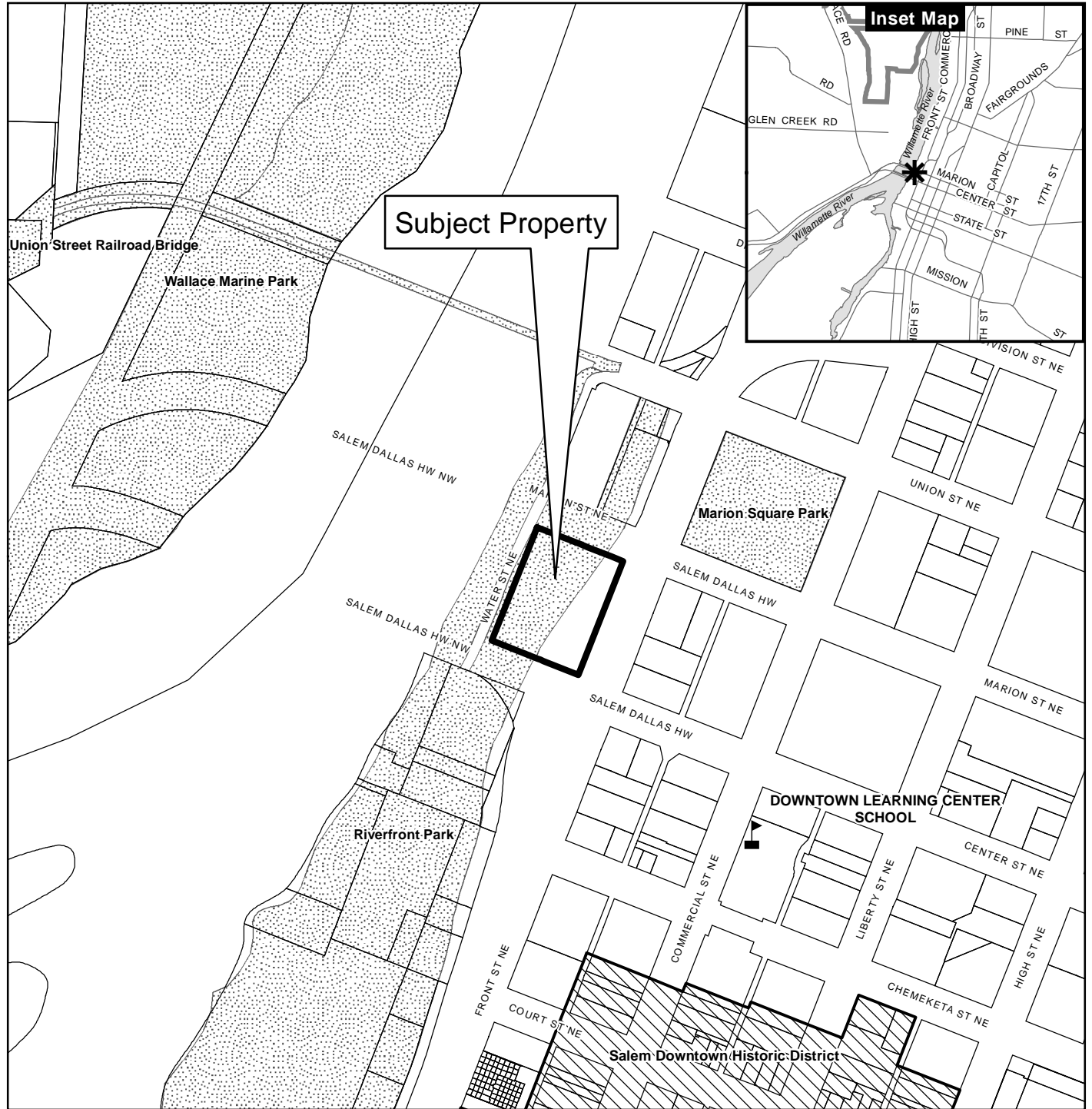
*This Decision becomes effective on **May 19, 2017**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: May 2, 2017
Notice of Decision Mailing Date: May 3, 2017
Decision Effective: May 19, 2017
State Mandated Decision Date: August 30, 2017

The rights granted by this decision must be exercised by **May 19, 2019** or this approval shall be null and void.






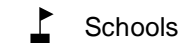

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m., Thursday, May 18, 2017**. The appeal must state where the decision failed to conform to the provisions of 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.

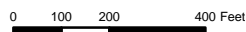
Vicinity Map 116 Marion St NE



Subject Property

Legend

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



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.

Case No. H151717

Historic Alteration Review - General Resource Worksheet

Site Address: 116 Marion St. NE Resource Status: Contributing
 Individual Landmark Non- Contributing

Type of Work Activity Proposed

Major Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: _____
- Other architectural feature (describe) _____

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure
- Sign
- Awning

Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: Wooden Fence & pea gravel Project's New Material:
Move current wooden fence towards historic tree one foot
Asphalt

Project Description

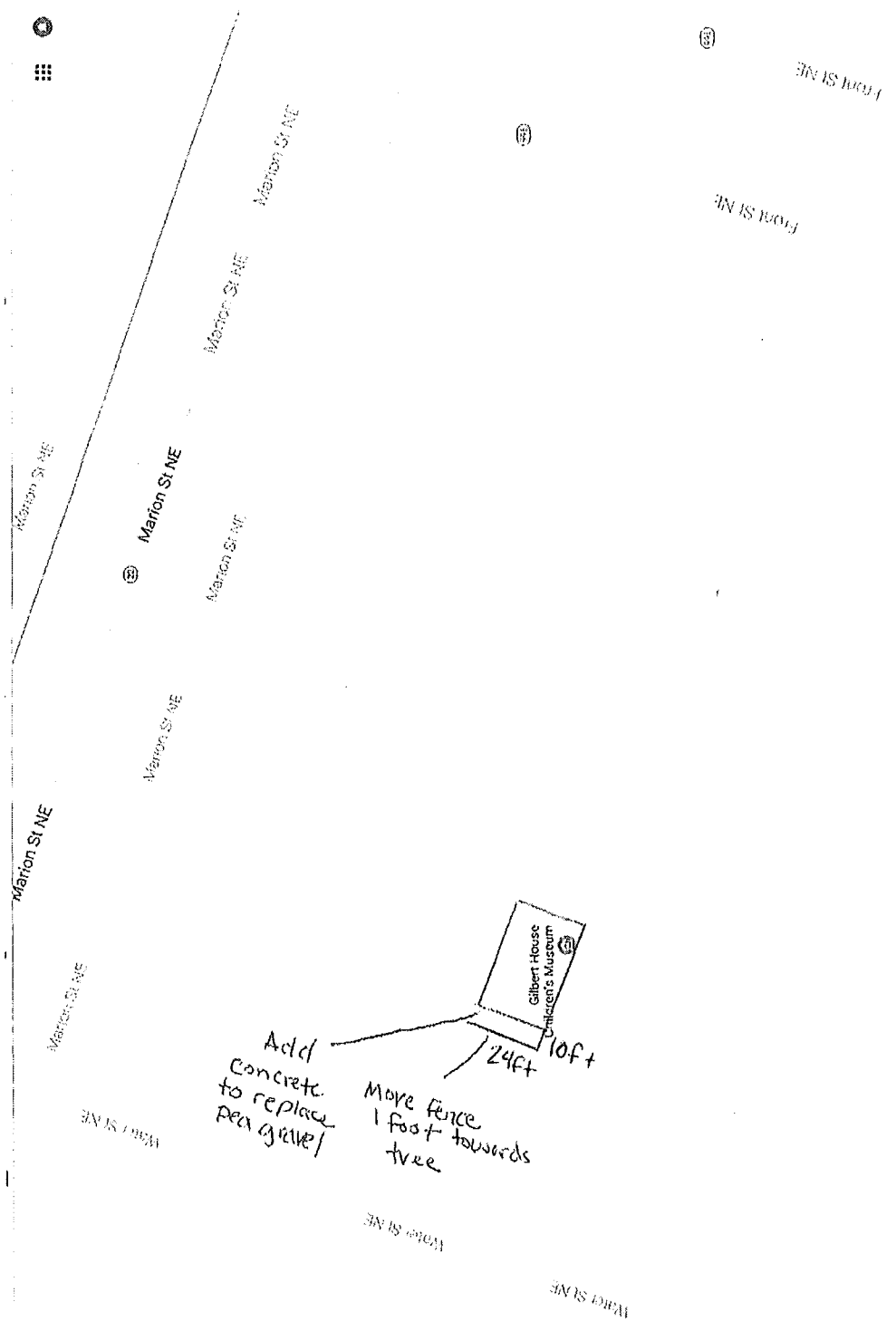
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help Staff and the HLC clearly understand the proposed work:

Gilbert House Facilities staff would like to expand the recycling bin area by one foot towards the historic tree. The current wooden fence is in decent condition but does have some minor repairs that would be done during the transition. All pea gravel in the recycling bin area would be replaced with similar asphalt material as the current sidewalk. The historic tree is currently overgrown and has branches touching the Parrish House roof and within one foot of the Gilbert House roof. Typically two to three branches fall each week on the historic houses roofs and the Gilbert House Outdoor Restroom roof. During winter months the pea gravel becomes muddy and difficult for Gilbert House Facilities staff to maneuver the bins to the curb side. Requires additional staff to assist.

Angeline Desquesnes
 Signature of Applicant

2/14/2017

Date Submitted/Signed









POSTED
NO TRESPASSING
HOURS
6:00 PM-8:00 AM
SRC 95.550

