

NOTICE OF DECISION

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

**** REVISED ****

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS17-20 / Amanda No. 17-108736-DR

NOTICE OF REVISED DECISION DATE: May 24, 2017

SUMMARY: A proposal to replace a door, add a new roof hatch and install a new dumpster enclosure.

REQUEST: Minor historic design review of a proposal to replace a door, add a new roof hatch and create a new dumpster enclosure at the rear of the Odd Fellows Annex Building, a historic contributing resource with the Salem Downtown National Register District, zoned CB (Central Business District), and located at 456 and 466 Court St. NE, 97301; Marion County Assessor's Map and Tax Lot numbers: 073W27AB-90003, 073W27AB-90004 and 073W27AB-90005.

APPLICANT: Jim Vu, for the Kitchen on Court

LOCATION: 456 and 466 Court Street NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.040(c) Doors; 230.040(j) Mechanical Equipment and Service Areas.

DECISION: Based upon the application materials deemed complete on May 22, 2017, and the findings as presented in this report, the application is APPROVED.

FINDINGS:

230.040(c) Doors.

The applicant is proposing to replace the front door within the tenant space of the northwestern storefront within the Odd Fellows Hall Annex building. The applicant is proposing to replace the existing non-original metal door with a new oak door of the same size and general design as the existing. The door will match the design and material of the front door to the tenant space directly to the east. Staff determined that the following standards from SRC 230 are applicable to this portion of the project:

(1) Materials.

(A) Original material shall, if possible, be retained or repaired.

Finding: The existing door and transom window are not original to the structure, therefore, this criteria does not apply to the evaluation of this proposal.

(B) Replacement materials shall be, to the greatest extent practicable, of the same type, quality, design, size, finish, proportions, and configuration of the original materials in the door.

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

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Finding: The applicant is proposing to replace the existing non-original metal door with a new full light oak door. While the replacement materials do not replicate the existing door materials, this door is not original to the structure. The proposed material (oak), is from the period of significance and commonly found on doors throughout the historic district, thereby meeting SRC 230.040(c)(1)(B).

(2) Design.

(A) The replacement door shall, to the greatest extent feasible, match design, size, proportions, and profile of the original door.

Finding: The applicant is proposing to replace the existing non-original door with a new door that will fit within the existing door opening. The new door is of a similar design (full light), and the existing opening will not be altered, therefore the overall integrity of the building will not be compromised, thereby meeting SRC 230.040(c)(2)(A).

(B) The size and shape of original door openings should be preserved so that the configuration of the façade is not changed.

Finding: The size and shape of the door opening will be preserved, retaining the integrity of the façade, thereby meeting SRC 230.040(c)(2)(B).

(C) Original door openings that have been covered or blocked should be re-opened when feasible.

Finding: The applicant is not proposing to open a blocked or covered door opening, therefore, this criteria is not applicable to the evaluation of this proposal.

Roof Access Hatch and Garbage Enclosure

The applicant is proposing to install a new rooftop exterior access hatch on the roof of the Odd Fellows Hall Annex building. The overall modification will be 48" x 48" x 24" in size and will be placed 35' back from the front parapet facing Court Street. Additionally, the applicant is proposing to install a new garbage enclosure at the rear of the building in the southwest corner of the property, 22' x 8' in size (176 square feet), enclosed by a 6' chain link privacy fence with black powder-coated slats. Staff determined that the following standards from SRC 230 are applicable to this portion of the project:

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

Roof Access Hatch

The proposed access hatch 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).

Garbage Enclosure

The proposed garbage enclosure will be of metal, with black coated privacy slats. This type of material is commonly found throughout the historic district for garbage enclosures, 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.

Roof Access Hatch

Findings

The proposed new roof access hatch will be low profile, not visible from the street, and screened by the roof parapet thereby meeting SRC 230.040(j)(2)(A).

Garbage Enclosure

The proposed garbage enclosure will be located behind the resource, within the parking area at the southwest corner of the lot, out of the public view, 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.

Roof Access Hatch

Findings

The proposed new roof access hatch will be recessed on the roof thereby meeting SRC 230.040(j)(2)(B).

Garbage Enclosure

The proposed garbage enclosure will be located at the rear of the building, and screened by fencing, 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.

Roof Access Hatch

Findings

The proposed new roof access hatch 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.

Garbage Enclosure

Findings

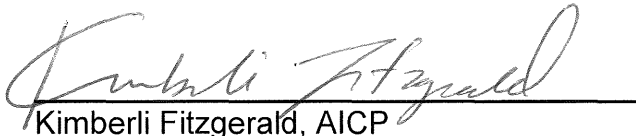
The proposed garbage enclosure will be located behind the resource, within the parking area at the southwest corner of the lot, out of the public view and screen by privacy fencing compatible with the building and the district, thereby meeting SRC 230.040(j)(2)(F).

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

Findings

The proposal does not include 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 22, 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 **June 9, 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 22, 2017
Notice of Decision Mailing Date: May 24, 2017
Decision Effective: June 9, 2017
State Mandated Decision Date: September 19, 2017

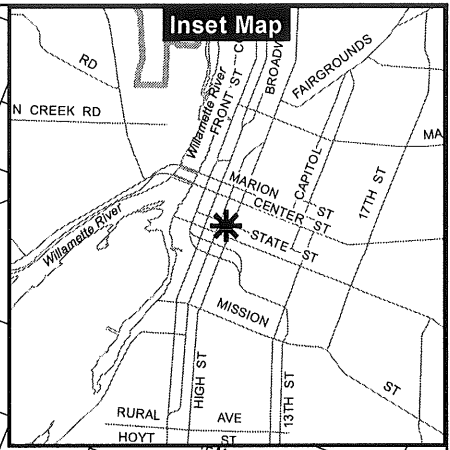
The rights granted by this decision must be exercised by **June 9, 2019** or this approval shall be null and void.

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, June 8, 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 and 466 Court St. NE and 073W27AB90003



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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Historic Alteration Review Worksheet

Site Address: 456 Court St NE, Salem, OR 97301

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: 1) Metal/Glass 2) N/A 3) Stucco 4) N/A Project's New Material: 1) Wood/Glass 2) Metal 3) Stucco 4) Chain Link/Plastic Slat

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:

- 1) Replace existing door with new door similar to design of door on 466 Court St NE. Door will open outwards per fire code (supporting documents attached)
- 2) Install roof access hatch (supporting documents attached)
- 3) Update existing exterior stucco on with similar materials (supporting documents attached)
- 4) Build a garbage enclosure on property south of subject property (supporting documents attached)



Signature of Applicant

4/24/17

Date Submitted/Signed

proposed

1

CAD Drawing

Quote # SQH009416_1

Wild River Door Products
123 NE Beacon Dr
Grants Pass, OR 97526



ROGUE VALLEY Door

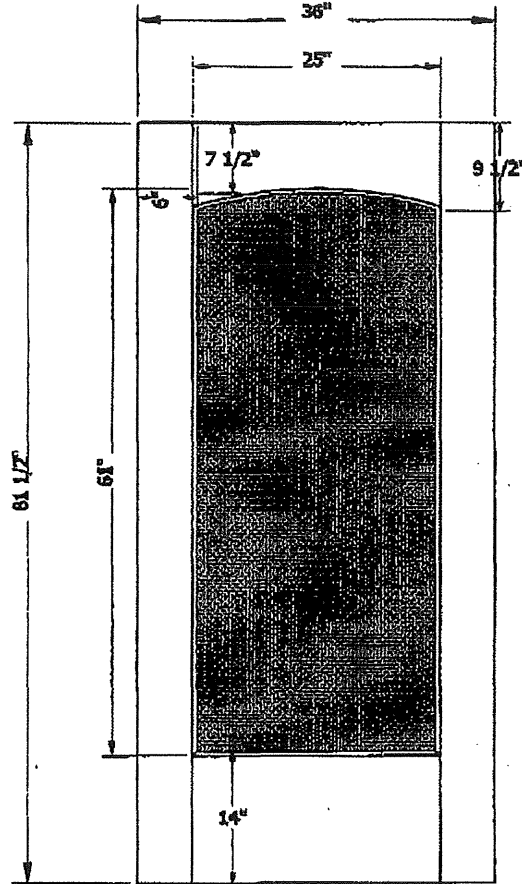
Entered By: Jim Riordon jr@wildriverdoor.com

2/28/2017

Door Info

Thickness	1-3/4
Pattern	4503
Species	OAK
Width	3/0
Height	6/9-1/2
Stile	6
Sticking	Mod Ovolo Sticking
Top Rail	7 1/2
Bottom Rail	14
Glass Type	IG W/Film
Panel Type	Rogue Premium Standard 1/16 Veneer

Name : 38347



Additional Details

Door Model - 4503, Inside Shape Arch,
Glass Thickness 5/8", Wide Stiles
(Spliced Veneer), Stile and Rail
Dimensions Includes 1/2" Sticking
Width, Standard Lead-Time



P-115387-1

Our Valued Customer

WILD

Page 2 of 2

THE GRAND THEATER

THE KITCHEN ON
COURT STREET

JULY VAULTS

NEW 6' 0" TALL BLACK CHAIN-LINK FENCE W/PRVACY SLATS

EXISTING PARKING SPACE LAYOUT

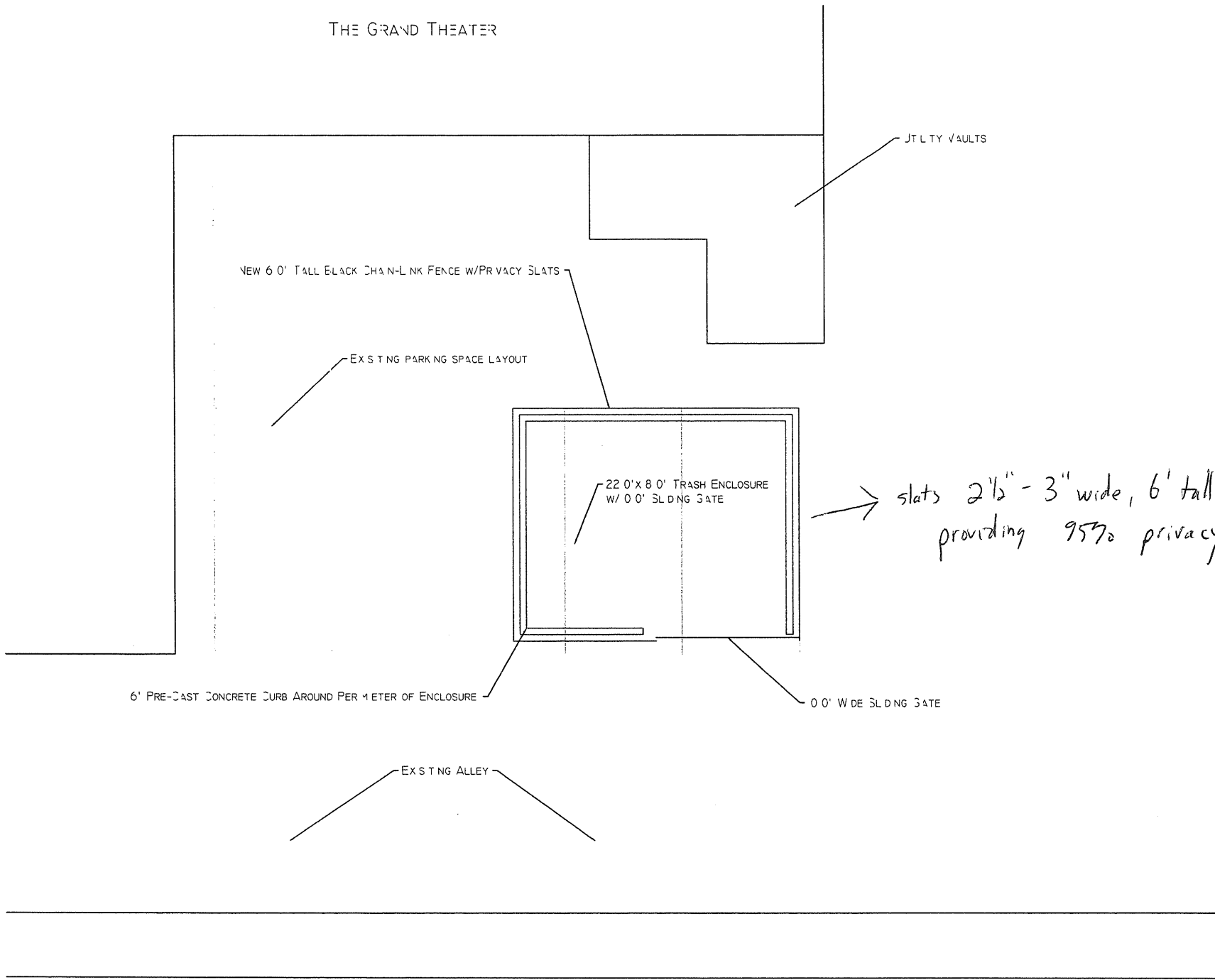
22' 0" x 8' 0" TRASH ENCLOSURE
W/ 0' 0" SLIDING GATE

→ slats 2 1/2" - 3" wide, 6' tall
providing 95% privacy

6' PRE-CAST CONCRETE CURB AROUND PERIMETER OF ENCLOSURE

0' 0" WIDE SLIDING GATE

EXISTING ALLEY



① new door will match



~~24~~" 48"

48"

24"



① existing

456 Court Street

tryst
HAIR. SKIN. BODY

Whitlock Vacuum Cleaner Clinic

ner Gl





NO BARBED WIRE