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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS16-10 / Amanda No. 16-106075-DR

NOTICE OF DECISION DATE: April 10, 2016

REQUEST: Minor Historic Design review of a proposal to install mechanical equipment and downspouts to accommodate a new Greyhound Bus Terminal at the Southern Pacific Railroad/Freight Depot site, individually listed on the National Register of Historic Places, zoned CG (General Commercial), and located at 500 13th Avenue SE; 97301; Marion County Assessor's Map and Tax Lot number: 073W26CB02402.

APPLICANT: John Schnaderbeck for the Oregon Department of Transportation

LOCATION: 500 13th Street SE, / 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.060 (g) Alterations & Additions; and 230.060 (l) Mechanical Equipment

FINDINGS: The applicant proposes to install mechanical equipment and gutters on a historic contributing resource to accommodate a new Greyhound Bus Terminal. The Southern Pacific Railroad/Freight Depot is an individually listed public historic resource, therefore *230.080 Individually Listed Resources* clarifies that historic preservation activity on an individually listed resource shall comply with the standards for historic contributing buildings for the type of resource. SRC 230.060 includes standards for contributing buildings in Public Historic Districts and Individually listed public resources. Staff determined that the following standards from SRC 230 are applicable to this project:

Gutters

230.060(g) Alterations and Additions. Additions to and alterations of the historic contributing building and individually listed public historic resources are allowed.

(1) Materials.

(A) Building materials shall be of traditional dimensions.

Finding: The applicant is proposing to install gutters and downspouts of traditional dimensions, thereby meeting SRC 230.060 (g)(1)(A).

(B) Material shall be of the same type, quality and finish as original material in the building.

Finding: The applicant is proposing to install metal gutters and downspouts, a traditional original material found throughout the building, thereby meeting SRC 230.060 (g)(1)(A).

**NOTICE OF
DECISION**

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



(C) New masonry added to a building shall, to the greatest extent feasible, match the color, texture and bonding pattern of the original masonry.

Finding: New masonry will not be added to the building therefore this standard is not applicable to the evaluation of this proposal.

(D) For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.

Finding: The proposed gutters will be mounted with a hanger onto the roof, minimally disturbing original material thereby meeting 230.060(g)(1)(D).

(2) Design. Alterations or additions shall:

(A) Be located at the rear, or on an inconspicuous side, of the building.

Finding: The proposed gutters will be located along the edge of the roofline and the downspouts will be located at the corners of the building, as well as in locations adjacent to vertical features of existing windows or doors. The gutters and downspouts will be inconspicuous and not easily seen, thereby meeting 230.060(2)(A).

(B) Be designed and constructed to minimize changes to the building.

Finding: The proposed gutters and downspouts have been designed to minimize changes to the building thereby meeting 230.060(g)(2)(B).

(C) Be limited in size and scale such that a harmonious relationship is created with the original building.

Finding: The proposed gutters and downspouts are limited in size and scale, and compatible with the Baggage Depot thereby meeting 230.060(g)(2)(C).

(D) Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.

Finding: The proposed gutters and downspouts do not obscure, damage or destroy any significant features of the Baggage Depot thereby meeting 230.060(g)(2)(D).

(E) Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.

Finding: The proposed gutters and downspouts are compatible in size and scale to the Baggage Depot thereby meeting 230.060(g)(2)(E).

(F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.

Finding: The proposed gutters and downspouts do not adversely impact any existing distinctive materials or features of the Baggage Depot thereby meeting 230.060(g)(2)(F).

(G) Be constructed with the least possible loss of historic materials.

Finding: The proposed gutters and downspouts do will not result in the loss of historical features of the Baggage Depot thereby meeting 230.060(g)(2)(G).

(H) Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence.

Finding: The proposed gutters and downspouts will not create a false sense of historical development, and are clearly new, thereby meeting 230.060(g)(2)(H).

(I) Be designed in a manner that makes it clear what is original to the building and what is new.

Finding: The proposed gutters and downspouts are clearly new, thereby meeting 230.060(g)(2)(F).

(J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.

Finding: The proposed gutters and downspouts reflect the style of the period of significance, thereby meeting 230.060(g)(2)(F).

(K) Preserve features of the building that have occurred over time and have attained significance in their own right.

Finding: The proposed gutters and downspouts ensures that any features that have acquired significance are preserved, thereby meeting 230.060(g)(2)(K).

(L) Preserve distinguishing original qualities of the building and its site.

Finding: The proposed gutters and downspouts preserve the distinguishing original qualities of the Baggage Depot thereby meeting 230.060(g)(2)(L).

(M) Not increase the height of a building to more than four stories.

Finding: The applicant is not proposing to increase the height of the building, thereby meeting SRC 230.060 (g)(2)(M).

Mechanical Equipment

230.060(I) 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 install mechanical equipment on the north façade of the Baggage Depot that is primarily of metal, painted to match the exterior of the Depot, thereby meeting SRC 230.060(l)(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.

Finding: The applicant is proposing to install mechanical equipment on the north façade of the Baggage Depot that will be screened with salvaged siding material, thereby meeting SRC 230.060(l)(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.

Finding: The applicant is proposing to install mechanical equipment on the north façade of the Baggage Depot that will be screened with salvaged siding material, thereby meeting SRC 230.060(l)(2)(B).

(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 proposing to install mechanical equipment on the north façade of the Baggage Depot that will be screened with salvaged siding material, thereby meeting SRC 230.060(l)(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.

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

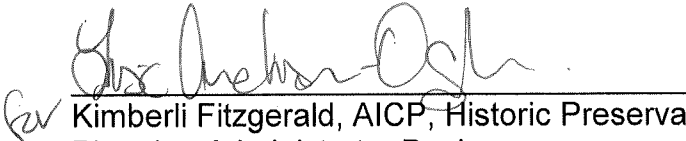
(F) Mechanical equipment placed at street level should be screened in a manner that is compatible with the streetscape and adjacent buildings.

Finding: The applicant is proposing to install mechanical equipment that will be placed at street level on the north façade of the Baggage Depot. The equipment will be screened with salvaged siding material, thereby meeting SRC 230.060(l)(2)(F).

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

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

DECISION: Based upon the application materials deemed complete on April 7, 2016, 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 **April 26, 2016**. 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).*

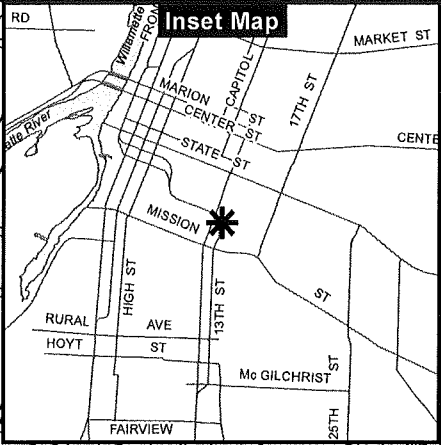
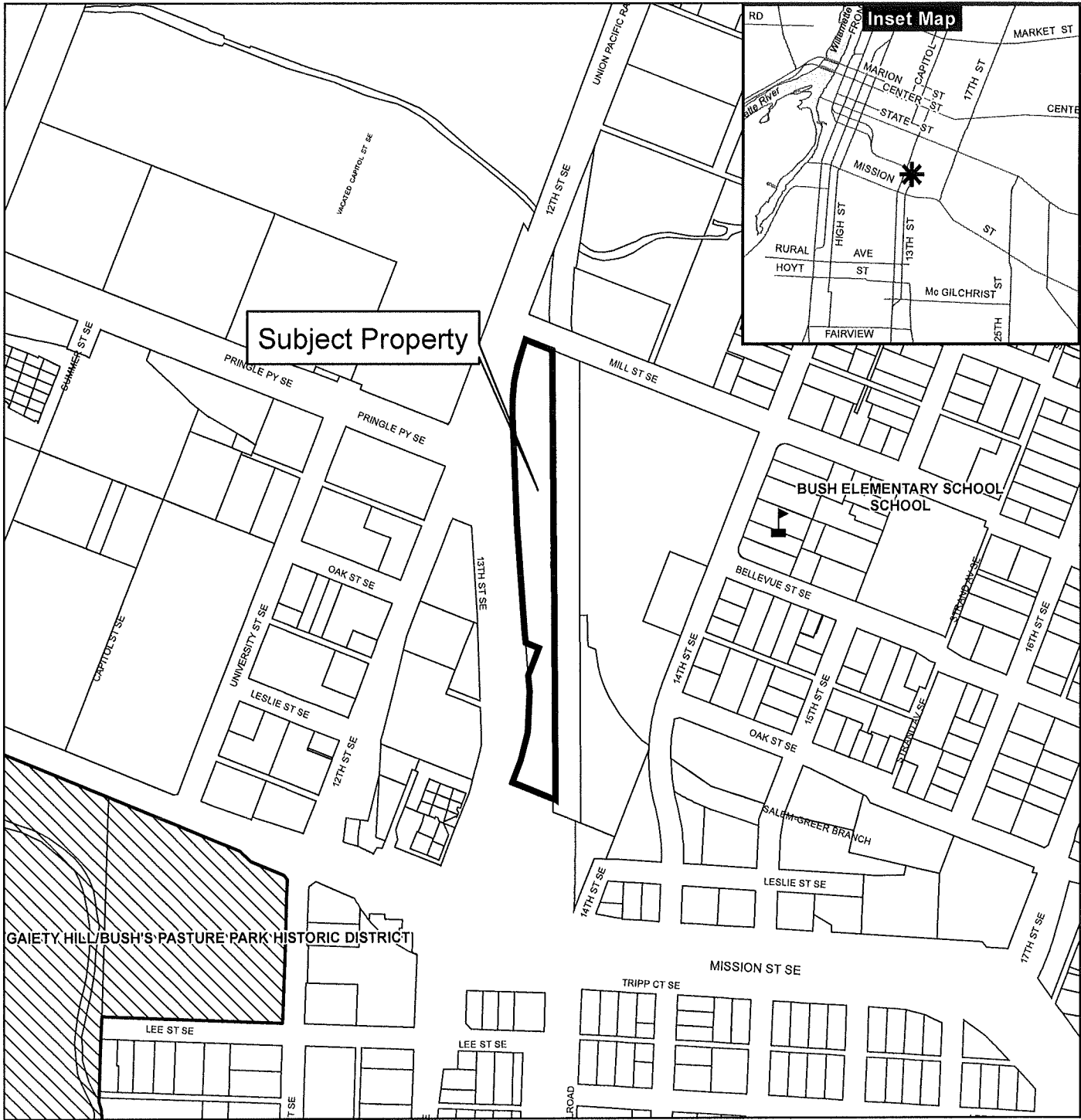
Application Deemed Complete: April 7, 2016
Notice of Decision Mailing Date: April 8, 2016
Decision Effective Date: April 26, 2016
State Mandated Decision Date: August 5, 2016

Attachments: 1. Vicinity Map
2. Applicants Submittal Materials

The rights granted by this decision must be exercised by April 26, 2018, 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., April 25, 2016**. 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 500 13th Street SE










Subject Property

BUSH ELEMENTARY SCHOOL

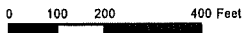
GAIETY HILL/BUSH'S PASTURE PARK HISTORIC DISTRICT

Legend

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

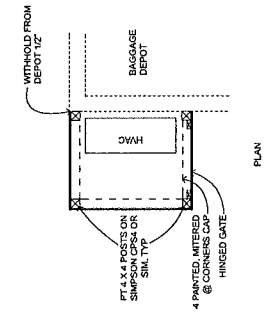
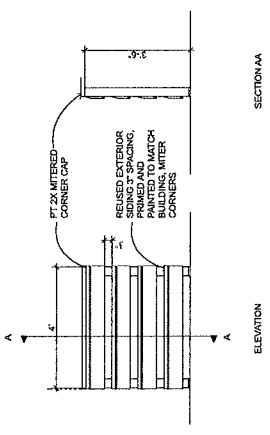
CITY OF Salem
AT YOUR SERVICE
 Community Development Dept.

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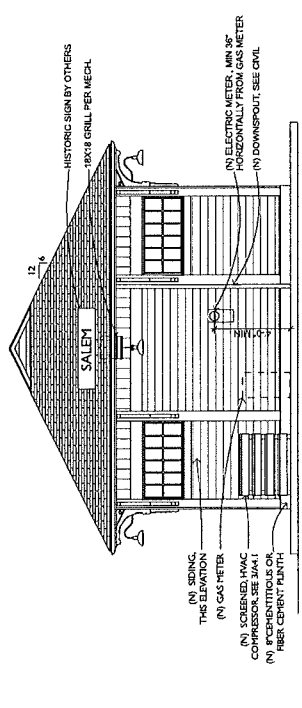


NOTES:
 1. BUILDING NEEDS TO REMAIN SECURE AGAINST WEATHER, PESTS AND UNAUTHORIZED PEOPLE. WEATHERING SHOULD BE MAINTAINED AND STORED WITH CARE. REPAIRS SHOULD BE ASSIGNED TO CONTAIN LEAD AND DISPOSED OF APPROPRIATELY.
 2. IF THERE ARE ANY ITEMS OF SIGNIFICANT HISTORIC VALUE, THEY SHOULD BE CONTACTED IMMEDIATELY.

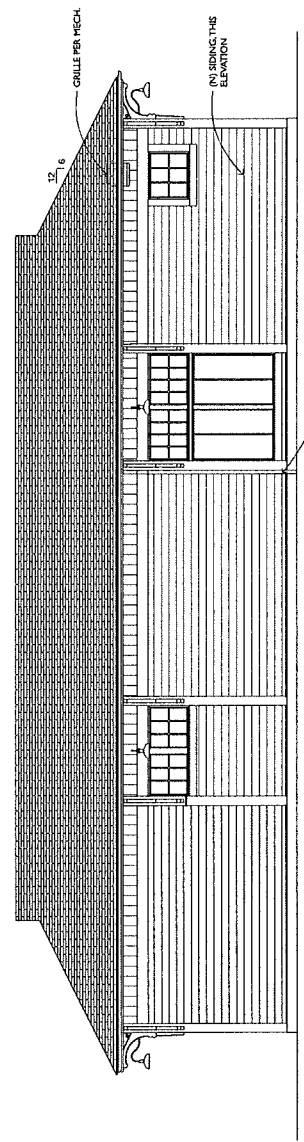
KEY:
 (N) TENANT FURNISH, TENANT INSTALL
 (NF) OWNER FURNISH, CONTRACTOR INSTALL
 (DI) DEMO
 (S) SCHEDULE 40 STEEL STUDS
 (WRB) WEATHER RESISTANT BARRIER
 (AR) ABUSE RESISTANT
 (WR) WATER RESISTANT
 (F) FACE OF FINISH
 (PT) FACE OF TRUSS
 (F) FINISH FLOOR
 (T) TEMPERED
 (D) DISCOURED
 (C) CYPRUS-JAM WALL BOARD
 (RFP) FIBERGLASS REINFORCED PANEL



3 SCREEN DETAIL
 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

OREGON DEPARTMENT OF TRANSPORTATION

NATHAN GOOD ARCHITECTS, PC
 205 Liberty Street N.E., Suite B
 Salem, Oregon 97301 Ph: 503.370.4448

SALEM RAILROAD STATION
 BAGGAGE DEPOT REHABILITATION
 SALEM, OREGON
 MARSON COUNTY

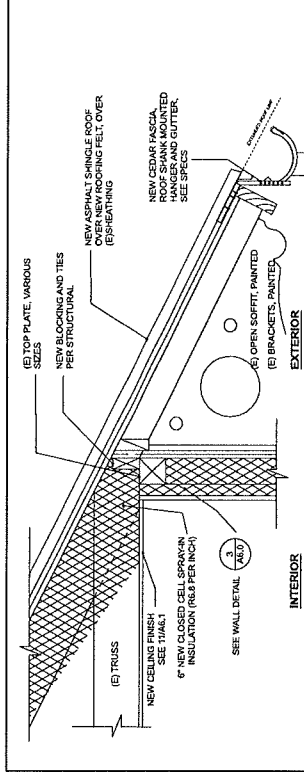
Reviewed By: NG
 Designed By: JF/AMM
 Drawn By: JRE/SALM

SHRINK WRAP
 If unable to shrink wrap, the building should be covered with a plastic membrane to prevent moisture intrusion.

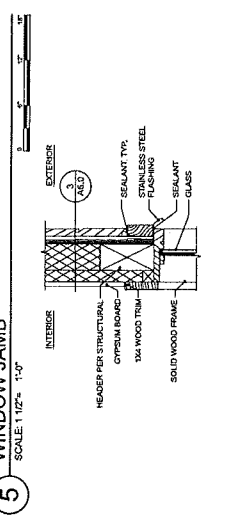
REGISTERED ARCHITECT
 NATHAN GOOD
 SALEM, OREGON

STATE OF OREGON

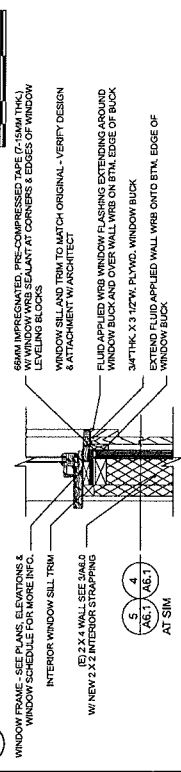
EXTERIOR ELEVATIONS A4.1



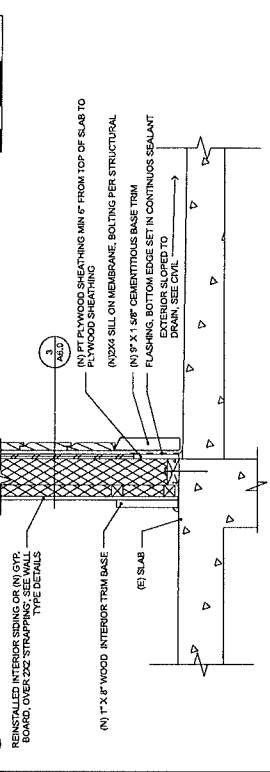
1 GUTTER DETAIL
SCALE: 1/12" = 1'-0"



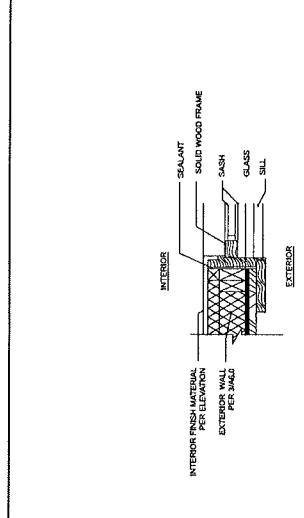
2 WINDOW HEADER (TYP.)
SCALE: 1/12" = 1'-0"



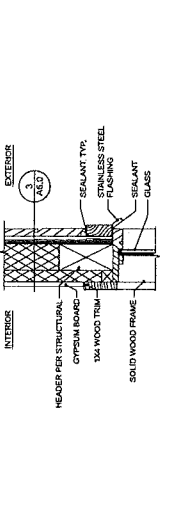
3 WINDOW SILL (TYP.)
SCALE: 1/12" = 1'-0"



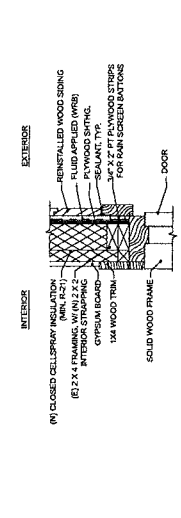
4 EXT. WALL SILL AND BASE SHEATHING
SCALE: 1/12" = 1'-0"



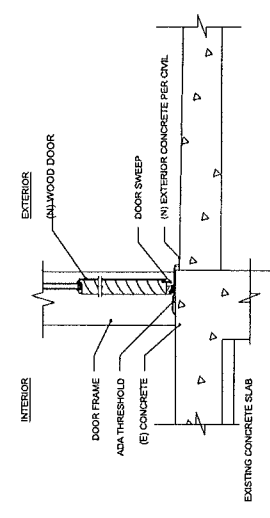
5 WINDOW JAMB
SCALE: 1/12" = 1'-0"



6 EXT. DOOR TRANSOM
SCALE: 1/12" = 1'-0"



7 EXT. DOOR JAMB
SCALE: 1/12" = 1'-0"



8 EXT. DOOR THRESHOLD (TYP.)
SCALE: 1/12" = 1'-0"

OREGON DEPARTMENT OF TRANSPORTATION

NATHAN GOOD ARCHITECTS, PC
205 Liberty Street N.E., Suite 610
Salem, Oregon 97301 | Tel: 503.570.4448

**SALEM RAILROAD STATION
BAGGAGE DEPOT REHABILITATION**
SALEM, OREGON
MARION COUNTY

Reviewed By: **NG**
Designed By: **REGIM**
Drawn By: **REGIM**

SCALE: WARNING
If details are drawn to a different scale than the drawing it will be liable.

REGISTERED ARCHITECT
NATHAN GOOD
SALAM, OREGON

SHEET NO. A6.2

EXTERIOR DETAILS