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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS14-10 / Amanda No. 14-105428-DR

NOTICE OF DECISION DATE: May 13, 2014

REQUEST: Minor historic design review of a proposal to restore the eastern side of the storefront entrance and install new roof vents on the Odd Fellows Annex Building, a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 466 Court St NE; 97301; Marion County Assessor's Map and Tax Lot number: 073W27AB90004.

APPLICANT: Jim Vu, for FUD Properties, LLC

LOCATION: 466 Court Street NE

CRITERIA: Salem Revised Code (SRC) Chapter 230

FINDINGS: The applicant is proposing to restore the eastern side of the storefront entrance and install new roof vents on the Odd Fellows Annex Building. Staff determined that the following standards from SRC 230 are applicable to this project:

230.040(d) Storefronts. Replacement of storefronts or components of storefronts in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was determined to be unfeasible due to poor condition of the materials. If the storefront is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.

(1) Materials.

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

Findings

The applicant is proposing to retain the material on the storefront façade that is original to the structure, and will be removing the non-historic non-compatible alterations on the eastern side of the storefront. The non-historic tiles will be removed and new tiles, replicating the appearance, design and finish of the original ceramic tiles still extant on the lower western side of the storefront will be installed. Additionally the non-historic inset service window alteration will be removed and the glazing within the storefront will be restored on the eastern side. The existing wooden door and trim will be retained, as well as the existing canopy. Staff finds that 230.040d)(1)(A) and (B) have been met.

(2) Design.

- (A)** To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved.
- (B)** Where the original storefront is too deteriorated to save, the commercial

NOTICE OF DECISION

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



character of the building shall be retained through:

- (i) A restoration of the storefront based on historical research and physical evidence.
 - (ii) Contemporary design that is compatible with the scale, design, materials, color and texture of historic compatible buildings in the district.
- (C) For buildings that provide a separate upper-story entrance on the exterior façade, the street-level entrance should be the primary focus of the building façade.

Findings

The applicant is proposing to restore the original appearance of the eastern portion of the storefront. The restoration is based upon both historical research and physical evidence thereby meeting 230.040 (d)(2) removing the non-historic tiles and replicating the appearance, design and finish of the original ceramic tiles still extant on the lower western side of the storefront. The applicant will be retaining the existing ceramic tiles on the western portion of the storefront, removing and replacing any broken tiles to match in style color and size as existing. Additionally the non-historic inset service window alteration will be removed and the original appearance of the glazing within the storefront will be restored on the eastern side. The existing wooden door and trim will be retained, as well as the existing canopy. Staff finds that 230.040 (d)(2)(A), (B)(i) have been met. 230.040 (d)(2)(B)(ii) and (C) do not apply to this proposal.

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 applicant is proposing to install a new exhaust hood and fan on the roof of the Odd Fellows Annex building; both mechanicals 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.

(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.
- (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.
- (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.
- (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.
- (E) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.
- (F) Mechanical equipment placed at street level should be screened in a manner that is compatible with the streetscape and adjacent buildings.
- (G) New skylights and vents shall be placed behind and below the parapet level.

Findings

The applicant is proposing to install a new exhaust hood and exhaust fan on the roof of the Odd Fellows Annex Building. The hood and fan are required to provide necessary venting from the kitchen to the exterior. Both the hood and fan will be of metal, and will be low profile, not visible from the street, and screened by the roof parapet.

Staff finds that that proposed exhaust hood and fan are compatible with the resource and surrounding historic district, thereby meeting SRC 230.040 (j) (2) (A)-(C) and (G). Standards 230.040 (D), (E) and (F) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on May 2, 2014, and the findings as presented in this report, the application is APPROVED.


Kimberli Fitzgerald, Senior Historic Planner
Urban Planning Administrator Designee

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

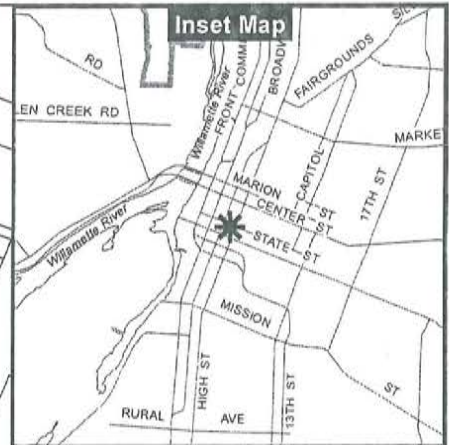
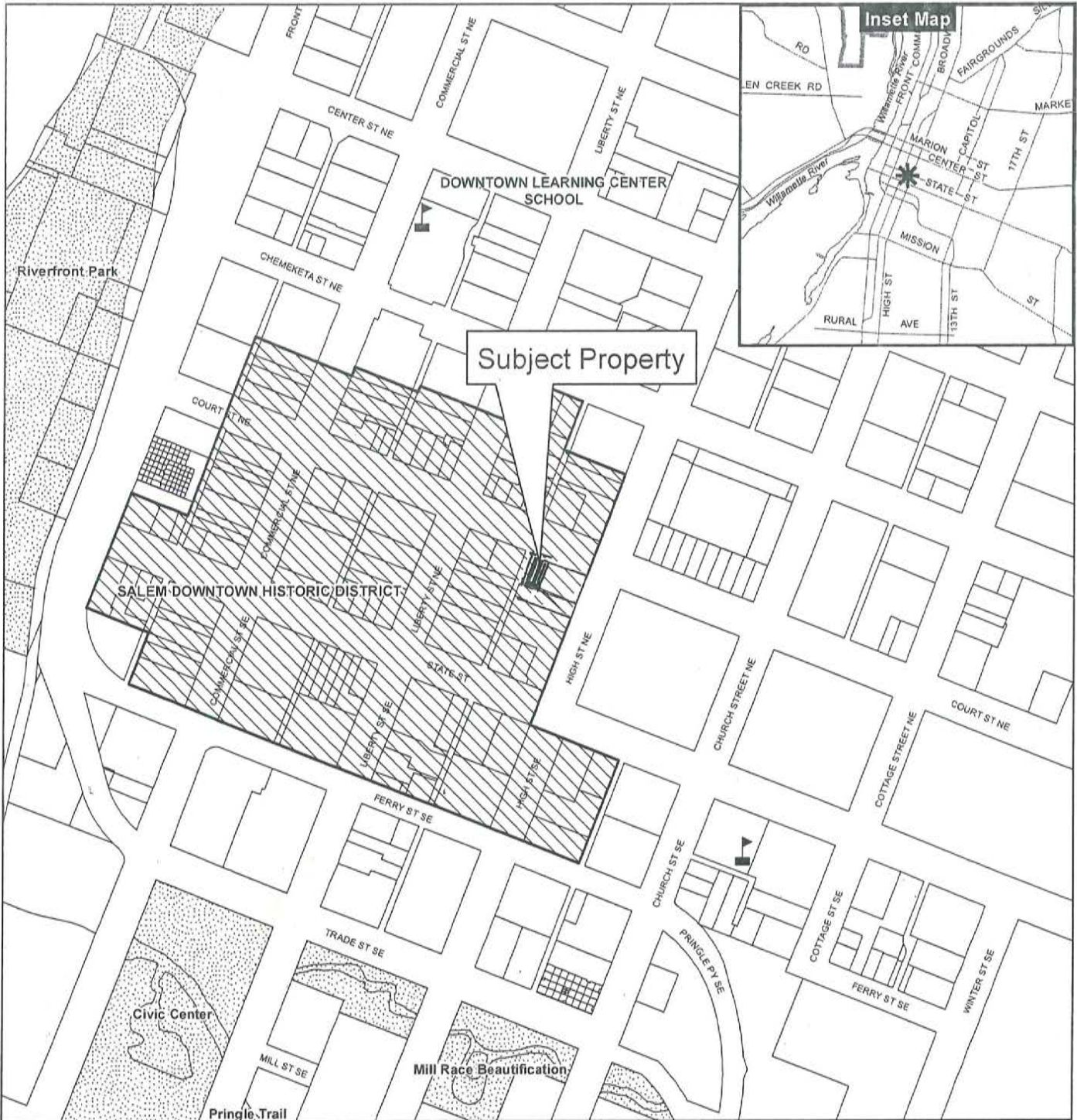
Application Deemed Complete May 2, 2014
Notice of Decision Mailing Date: May 13, 2014
Decision Effective Date: May 29, 2014
State Mandated Decision Date: September 10, 2014

The rights granted by this decision must be exercised by May 29, 2016, 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., May 28, 2014. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 120A). 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.








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466 Court St NE



Subject Property

Legend

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

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



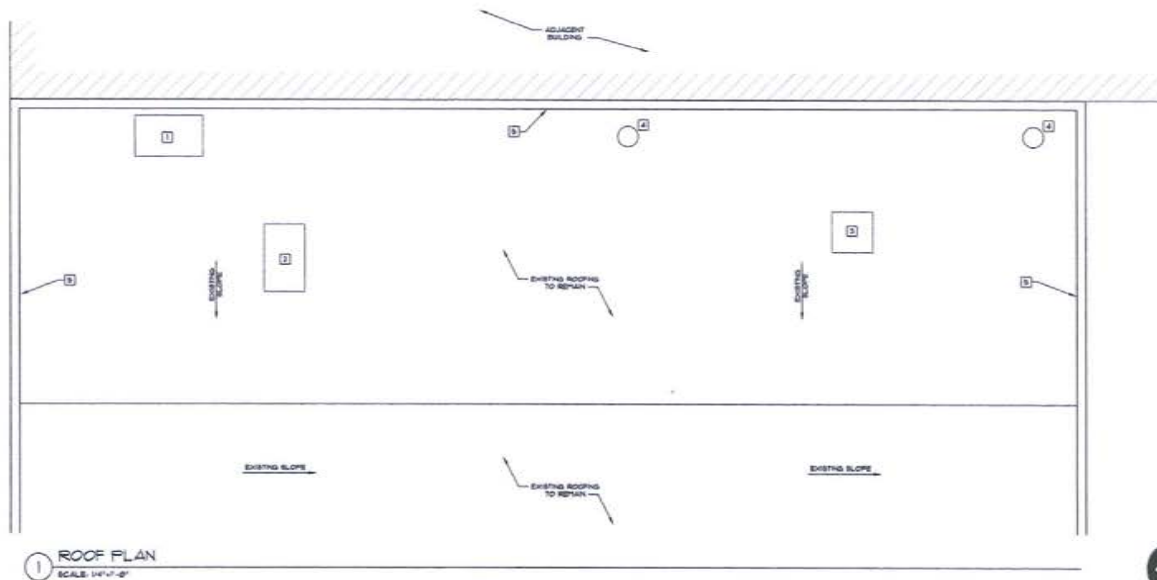
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GENERAL NOTE:

1. EXISTING CONDITIONS TO BE VERIFIED PRIOR TO WORK. CONTRACTOR TO NOTIFY ARCHITECT OF CONDITIONS THAT ALTER PROFIT THAT SHOWN ON NOTES.
2. REFER TO DESIGN/BUILD DOCUMENTS FOR ALL EXISTING EQUIPMENT AND ALL CURS DETAILS. FLASHING DETAILS AT CURS AND PENETRATIONS TO BE PER ROOFING TRADE RECOMMENDATIONS.

REFERENCE NOTES:

- 1. EXISTING EXHAUST HOOD TO REMAIN
- 2. EXISTING MECHANICAL SET TO REMAIN
- 3. NEW EXHAUST HOOD, REFER TO MECHANICAL DESIGN/BUILD DRAWINGS
- 4. NEW EXHAUST FAN, REFER TO MECHANICAL DESIGN/BUILD DRAWINGS
- 5. EXISTING PARAPET TO REMAIN



1 ROOF PLAN
SCALE 1/4"=1'-0"



REGISTERED ARCHITECT
STATE OF OREGON

JOB NO. 2013.0090

DATE 20 MAR 2014

DRAWN AGC

REVISIONS



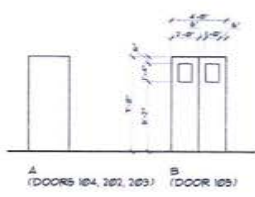
ARRUCKLE COSTIC
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1017 1/2 COMM
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503.738.8422
www.acostic.com

THE KITCHEN
ON COURT ST.
TENANT IMPROVEMENTS

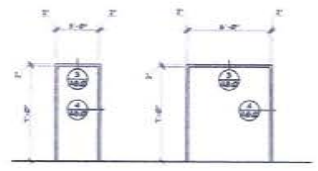
469 COURT ST NE
SALEM, OREGON

SHEET

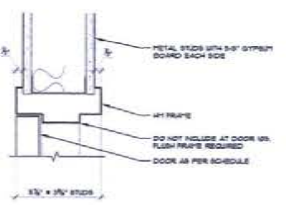
A2.3



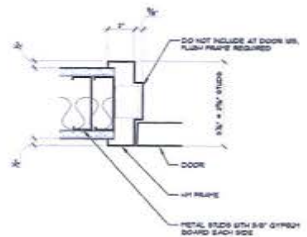
1 DOOR TYPES
SCALE: 1/4" = 1'-0"



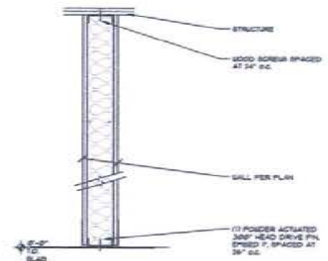
2 FRAME TYPES
SCALE: 1/4" = 1'-0"



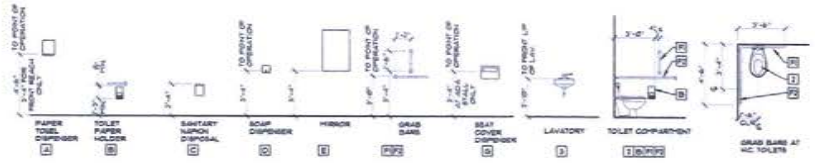
3 TYPICAL HOLLOW METAL HEAD
SCALE: 3" = 1'-0"



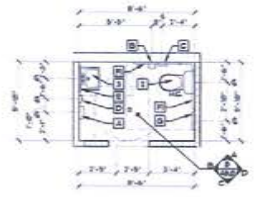
4 TYPICAL HOLLOW METAL JAMB
SCALE: 3" = 1'-0"



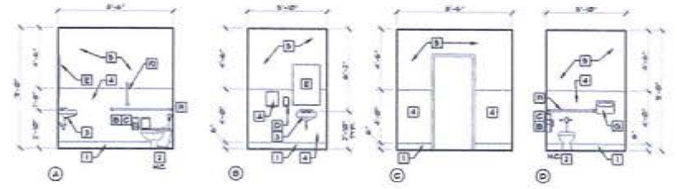
5 TYPICAL GYPSUM WALLBOARD PARTITIONS
SCALE: 1/2" = 1'-0"



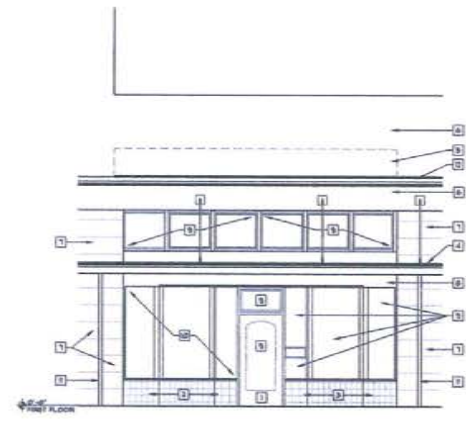
6 TYPICAL HEIGHT AND DIMENSIONS FOR TOILET ACCESSORIES AND FIXTURES
SCALE: 1/4" = 1'-0"



7 ADA TOILET 104
SCALE: 1/4" = 1'-0"



8 ADA TOILET 104 ELEVATIONS
SCALE: 1/4" = 1'-0"



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

- TOILET PLAN NOTES:**
- 1 PAPER TOWEL DISPENSER - BOBROCK NO. B-451
 - 2 TOILET PAPER HOLDER - BOBROCK NO. B-450
 - 3 SANITARY NAPKIN DISPOSAL - BOBROCK NO. B-710
 - 4 SOAP DISPENSER - BOBROCK NO. B-410
 - 5 MIRROR - 24" W. - BOBROCK NO. B-48 24W
 - 6 ONE PIECE GRAB BAR - HORIZONTAL - BOBROCK NO. B-491T
 - 7 ONE PIECE GRAB BAR - VERTICAL - BOBROCK NO. B-500A1W
 - 8 TOILET SEAT COVER DISPENSER - BOBROCK NO. B-453
 - 9 4" BASE
 - 10 WATER CLOSET REFER TO PLUMBING DESIGN/BUILD DRAWINGS
 - 11 LAVATORY, REFER TO PLUMBING DESIGN/BUILD DRAWINGS
 - 12 FRP WALL COVERING
 - 13 GYPSUM WALL, PREP AND PAINT

- ELEVATION NOTES:**
- 1 EXISTING WOOD DOOR TO REPAIR
 - 2 EXISTING CERAMIC TILES TO BE REMOVED AND REPLACED TO MATCH OPPOSITE SIDE
 - 3 EXISTING CERAMIC TILES TO REPAIR, REMOVE AND REPLACE BROKEN TILES TO MATCH IN STYLE, COLOR AND SIZE AS EXISTING
 - 4 EXISTING GYPSUM TO REPAIR
 - 5 EXISTING SIGN TO BE REMOVED, PREP AND PAINT AREA TO MATCH EXISTING BUILDING
 - 6 EXISTING STUCCO EXTERIOR TO REPAIR
 - 7 EXISTING MASONRY TO REPAIR
 - 8 EXISTING GYPST TO REPAIR
 - 9 EXISTING GLAZING TO REPAIR
 - 10 AREA OF NEW GLAZING TO MATCH EXISTING GLAZING (OPPOSITE SIDE)
 - 11 EXISTING SCRAPWOOD TO REPAIR
 - 12 EXISTING WOOD TRIM TO REPAIR



JOB NO: 203.0030
DATE: 20 MAR 2014
DRAWN: AGC
REVISOR:

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044

HOT DOGS

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Project Description

FUD Properties, LCC is requesting the approval to improve the exterior of the building located at 466 Court St NE, Salem, OR 97301. This property was the former location of Casey's Hotdogs. The front of building as referenced in the enclosed CD will be remodeled to reflect both consistent and historically accurate design. When looking at the front of the building, the right side of the building has a tile design that is consistent with the rest of the street. Also, the window design is glass to glass. On the right side, the green tile does not match the design of the rest of the street. Also, there is an aluminum window frame design on the left side.

FUD Properties, LLC would like approval to match the right side of the building entrance to the more historically accurate left side. We will have tiles custom made to match the existing color scheme and design of the right side. We will also take this opportunity to repair or replace any damaged tiles on the left side of the building front. A drawing of this concept is enclosed on the attached CD, file name: A.8.0.pdf.

We are also requesting the approval to remodel the roof the building. Upon inspection, it was found that not all vents in the building vented to the exterior of the building. Instead, they were venting into the attic space. As show on file: A.2.2.pdf, the roof will have new vents installed.