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ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS14-39 / Amanda No. 14-118530-DR

NOTICE OF DECISION DATE: December 10, 2014

REQUEST: Minor administrative review of a proposal to install 3 skylights on the roof of the Minto Houses (1922), individually listed on the National Register of Historic Places, zoned CO (Commercial, Office), and located at 835 Saginaw St. S; Marion County Assessor's Map and Tax Lot number: 073W27CB-200.

APPLICANT: Scott Smith, Cascade Peaks Construction for Alpenstock Investments LLC

LOCATION: 835 Saginaw Street S. / 97302

CRITERIA: Salem Revised Code (SRC) Chapter 230

FINDINGS: The applicant proposes to install three new skylights on the roof of the Minto Bungalow. Staff determined that the following standards from SRC 230 are applicable to this project:

Skylights

Criteria 230.025 Standards for Historic Contributing Buildings in Residential Historic Districts. Modifications to historic contributing buildings in residential historic districts shall comply with this section.

(e) Roofs.

(3) Solar Panels, Rooftop Mechanical Devices, and Skylights. Solar panels and other rooftop mechanical structures may be added to historic contributing buildings.

(A) Materials.

- (i) Non-reflective glass and metal panels are allowed.
- (ii) Reflective glass and plastic frames are prohibited.

(B) Design.

- (i) Solar panels shall not alter the existing profile of the roof, and shall be mounted parallel to the roof plane on rear-facing roofs or placed on the ground in an inconspicuous location.
- (ii) Satellite dishes, TV antennae and other rooftop mechanical structures shall be installed so they are not visible from the street and do not damage or obscure significant architectural features of the resource.
- (iii) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.

Findings:

The applicant is proposing to install three skylights approximately 21" x 37 7/8" in size, and comprised of a metal frame, metal flashing, with non-reflective, tempered glass, thereby meeting SRC 230.025 (e)(A)(i) and (ii).

The skylights will be deck mounted flat on the roof, not visible from Saginaw Street. One will be located on the south side of the roof, eight feet behind the front dormer. Two will be located on


NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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the north side of the roof, one on the eastern portion of the roof, eight feet behind the front dormer, just opposite the skylight on the south side of the roof. The second skylight on the northern portion of the roof will be located approximately twelve feet west of the eastern skylight, just east of the rear dormer on the rear of Minto Bungalow. The three proposed skylights are flat and will not alter the existing profile of the roof thereby meeting SRC 230.025(e)(3)(B)(iii). SRC 230.025 (e)(3)(B)(i) and (ii) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on December 5, 2014, and the findings as presented in this report, the application is APPROVED.


Kimberli Fitzgerald, Historic Preservation Officer
Urban Planning Administrator Designee

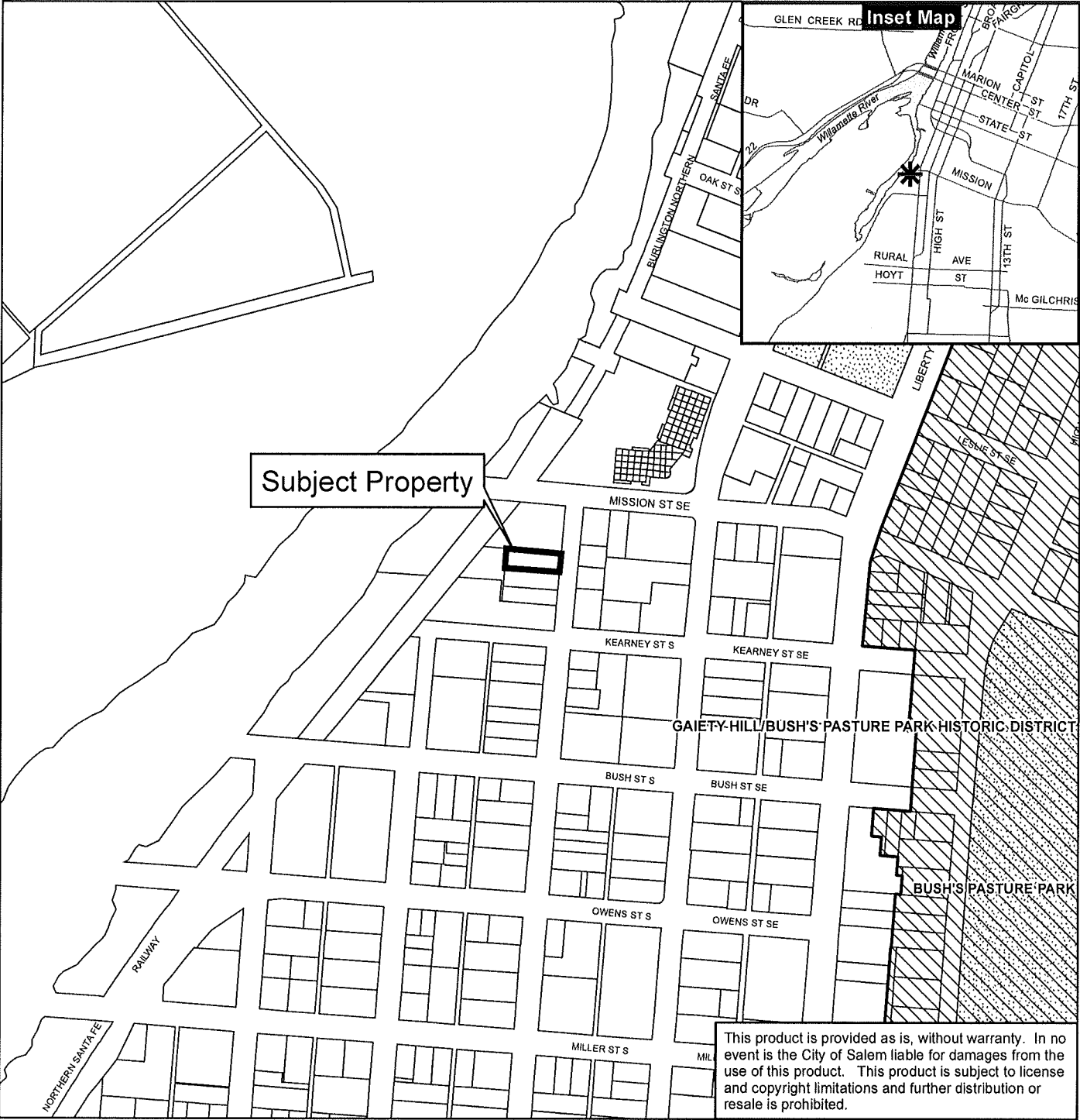
kfitzgerald@cityofsalem.net; Phone: (503)540-2397

Application Deemed Complete: December 5, 2014
Notice of Decision Mailing Date: December 10, 2014
Decision Effective Date: December 30, 2014
State Mandated Decision Date: April 4, 2014

The rights granted by this decision must be exercised by December 30, 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., December 29, 2014. 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 835 Saginaw St. S.



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Legend

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

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