

NOTICE OF DECISION

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

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS17-06MOD1 / Amanda No. 17-107029-DR

NOTICE OF DECISION DATE: April 13, 2017

REQUEST: Minor Historic Design Review to modify the administrative decision (HIS17-06) approving the installation of skylights and an elevator on the roof of the W.T. Grant Store (1955), a non-historic, non-contributing building in Salem's Downtown Historic District, zoned CB (Central Business) zone, and located at 260 Liberty Street NE, 97301 (Marion County Assessor's Map and Tax Lot number 073W22DC06900). The applicant is proposing to modify the approved location of the six new rooftop skylights.

APPLICANT: Gretchen Stone, CB Two Architects for FT LLC

LOCATION: 260 Liberty St. NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.040(j)

FINDINGS: The applicant requests to modify the March 9, 2017 decision by the Planning Administrator (HIS17-06) to approve installation of roof skylights and an elevator shaft/hoist-way. In the modified proposal, the applicant proposes to modify the location of the six new rooftop skylights on the roof of the W.T. Grant Store building. Each of the proposed skylights will be of metal and glass. They will each be 22" by 72" in size and lay flat on the roof. The applicant has modified their design to locate them 27'6" to the south of their originally approved location. They will be placed 98' from the front parapet facing Liberty Street NE, and therefore will not be visible from the right of way. The approved location of the proposed elevator shaft/hoist-way will not be modified, therefore, will not be evaluated as part of this decision. Staff determined that the following standards from SRC 230 are applicable to this project:

Roof Mechanicals

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 proposed skylights will be of metal and glass, materials that are compatible with the building and the district generally thereby meeting SRC 230.040(j)(1).

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

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(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.*

Findings

The applicant has not proposed to modify the approved location of the elevator shaft/hoistway, therefore this standard is not applicable to the evaluation of this proposal.

(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.*

Findings

The applicant has not proposed to modify the approved location of the elevator shaft/hoistway, therefore this standard is not applicable to the evaluation of this proposal.

(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.*

Findings

The applicant has not proposed to modify the approved location of the elevator shaft/hoistway, 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.*

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 proposed new skylights are flat and do not alter the existing profile of the roof, thereby meeting SRC 230.040(j)(2)(E).

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

Findings

The proposal does not include mechanical equipment that will be placed at street level, 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.*

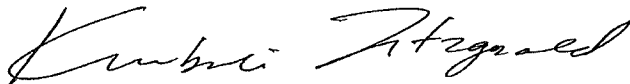
Findings

The six proposed skylights will be low profile, not visible from the street, and screened by the roof parapet thereby meeting SRC 230.040(j)(2)(G).

Summary

The applicant is proposing to modify the location of six new skylights. The new location of the proposed skylights is 98 feet from the front parapet, not visible from the street, and screened by the roof parapet. Staff finds that that proposal is compatible with the resource and surrounding historic district, thereby meeting SRC 230.040 (j)(1) and (2) (E) and (G). Standards 230.040 (j)(2) (A)-(D), and (F) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on April 10, 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

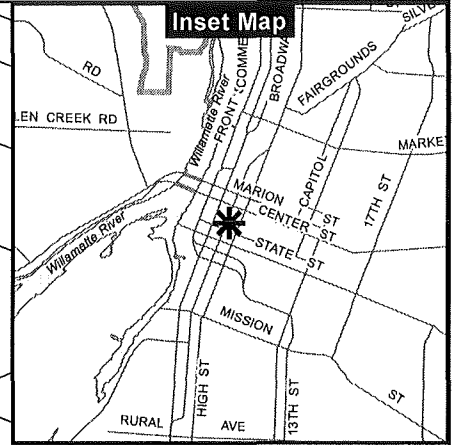
*This Decision becomes effective on **April 29, 2017**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: April 10, 2017
Notice of Decision Mailing Date: April 13, 2017
Decision Effective: April 29, 2017
State Mandated Decision Date: August 8, 2017








The rights granted by this decision must be exercised by **April 29, 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., April 28, 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 260 Liberty ST NE



Legend

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

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Community Development Dept.

0 100 200 400 Feet



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Historic Alteration Review - General Resource Worksheet

Site Address: 260 Liberty Street 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) skylights

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

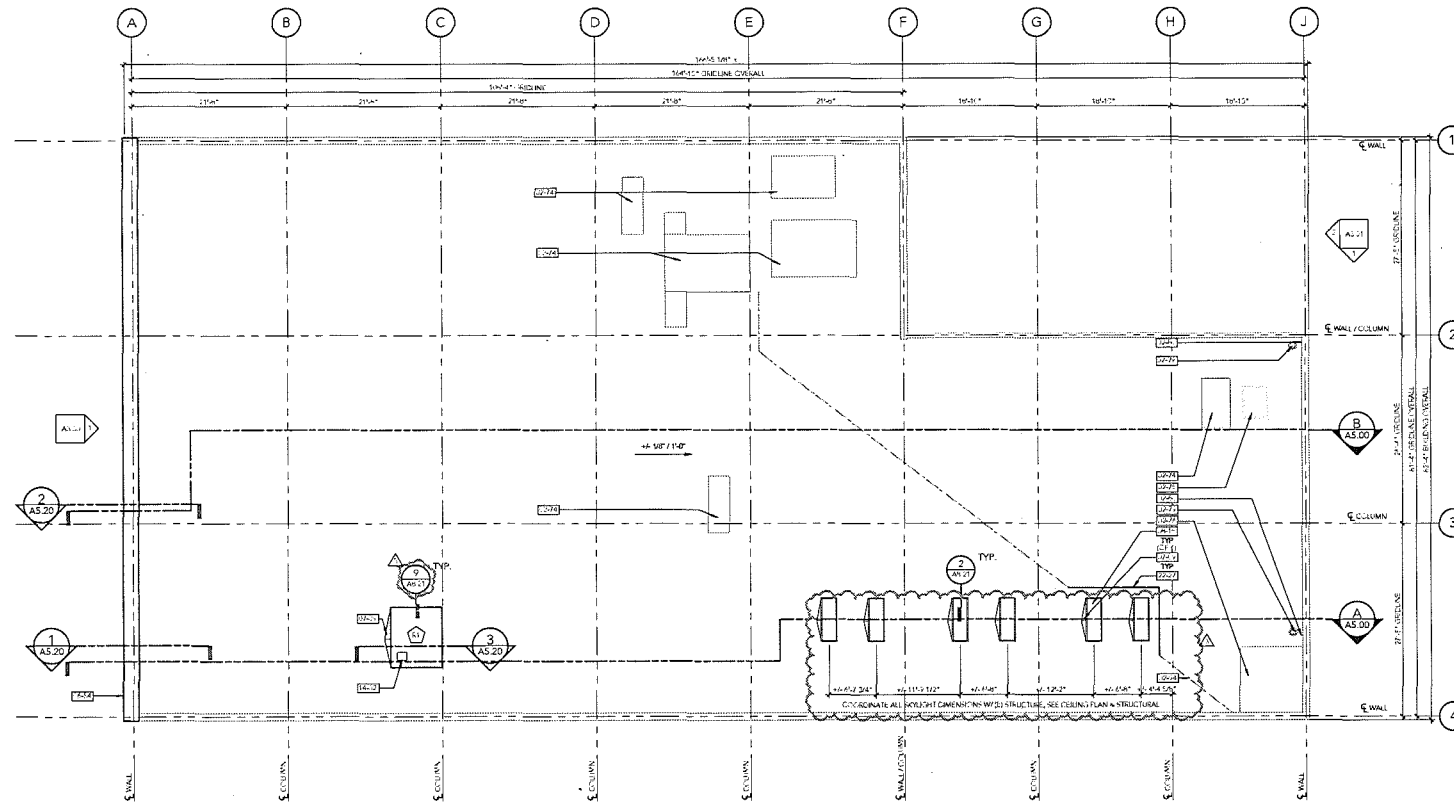
Project's Existing Material: N/A Project's New Material: _____

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:

Shift the 6 proposed and approved skylights from the center roof bay where originally proposed to the southern
roof bay.

Signature of Applicant _____ Date Submitted/Signed 04/03/2017



1 ROOF IMPROVEMENT PLAN
SCALE: 1/8" = 1'-0"

IMPROVEMENT PLAN GENERAL NOTES

1. ALL DIMENSIONS, WHEN SHOWN IN PLAN, ARE FROM FACE OF FINISH OR FACE OF STRUCTURE TO FACE OF FINISH OR CENTERLINE OF WINDOW, DOOR, COLUMN, OR CHIMNEY, UNLESS NOTED.
2. ALL DIMENSIONS NOTED AS CLEAR, WHEN SHOWN IN PLAN, ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS NOTED.
3. REFER TO ACCESSIBLE DETAILS SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS.
4. REFER TO 10'-0" TYPICAL SCHEDULE SHEET FOR DOOR AND WINDOW MOUNTING.
5. ALL DOORS SHALL BE 4'-0" MIN. ADJACENT WALL, UNLESS NOTED.
6. MOUNTING HEIGHTS FOR FIXTURES ON WALLS SHALL BE AS AVAILABLE.
7. WHERE WALL MOUNTED EQUIPMENT IS NOTED, PROVIDE WALL BLOODING AS REQUIRED.
8. ALL FLOOR COVERINGS TO BE REPLACED, SEE FINISH SCHEDULE.
9. ALL EXISTING WALLS TO BE PARTIALLY DEMOLISHED, SEE FINISH SCHEDULE.
10. ALL ELEMENTS BETWEEN EXISTING STRUCTURES ARE APPROXIMATE.
11. SEE ASSEMBLY SHEET FOR ASSEMBLY TYPES.

IMPROVEMENT PLAN LEGEND

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(Symbol: Solid line with arrow)	TO DOOR TO REMAIN
(Symbol: Dotted line with arrow)	IN EX'CN
(Symbol: Stippled area)	NO WORK THIS AREA (NOT IN SCOPE)
(Symbol: Cross-hatched area)	IN CONCRETE FLOOR SLAB

ROOF PLAN GENERAL NOTES

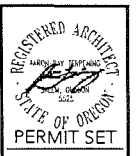
1. MINIMUM 2" R.F. FLOOR SLAB ON ALL IN-SITU FOOTINGS.
2. ROOFING SHALL BE CAPABLE OF WITHSTANDING BASE DISSECTION WIND UP TO 140 MPH.
3. REFER TO ASSEMBLY SHEET FOR ROOF ASSEMBLY DESCRIPTIONS.

KEYNOTES - EXISTING / DEMO

KEY VALUE	KEYNOTE TEXT
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KEYNOTES - IMPROVEMENT

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CUBITWO ARCHITECTS
500 Montgomery Ave., Suite 100 / Palm Springs, Oregon 97901
PH: 503.833.1111 / FAX: 503.833.1112

CUBITWO ARCHITECTS
OWNER'S REPRESENTATIVE
REAL ESTATE DEVELOPMENT
CONSULTANTS
PH: 503.201.4328

ARCHITECT
City of Salem
PH: 503.596.1000

CONTRACTOR
MULL CONSTRUCTION COMPANY
PH: 503.465.1477

260 LIBERTY ST.
260 LIBERTY ST. - 1E
SALEM, OR 97301

Rev	Description	Date
1	ISSUED FOR PERMIT	2017.10.17
2	REVISIONS TO PERMIT	2017.10.20
3	REVISIONS TO PERMIT	2017.10.20
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ROOF IMPROVEMENT PLAN

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IMPROVEMENT PLAN GENERAL NOTES

1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
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