

NOTICE OF DECISION

PLANNING DIVISION
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SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS16-20/ Amanda No. 16-114023-DR

NOTICE OF DECISION DATE: August 19, 2016

REQUEST: Minor Historic Design Review of a proposal to install two new transformers and masonry screening walls near Yaquina Hall and the Dome Building, historic contributing buildings within the Oregon State Hospital District, in the PH (Public Health) zone, and located at 2600 Center Street NE (Marion County Assessors Map and Tax Lot number: 073W24C00100).

APPLICANT: Beau Braman, HHPR for the State of Oregon, DAS

LOCATION: 2600 Center Street NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.060(I)

DECISION: Based upon the application materials deemed complete on August 18, 2016, and the findings as presented in this report, the application is APPROVED.

FINDINGS: The applicant is proposing to install two new transformers and screening adjacent to Yaquina Hall and the Dome Building. Staff determined that the following standards from SRC 230 are applicable to this project:

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 two transformer enclosures that will be installed to screen PGE transformers adjacent to the Yaquina Hall and Dome Buildings. The screening enclosure will be comprised of a structural masonry wall, faced with brick, thereby meeting SRC 230.060(I)(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 proposed Yaquina Hall screening enclosure will be located adjacent to the east wall of the building, a secondary façade, and is an integral part of the electrical room on the interior part of the building. The Dome Building screening

enclosure is located at the rear of the building, within the southeastern courtyard, adjacent to the electrical room on the interior of the building , 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 proposed Yaquina Hall screening enclosure will be located adjacent to the east wall of the building, a secondary façade, screened with a 6' masonry wall. The Dome Building screening enclosure is located at the rear of the building, 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: Both the proposed Dome Building and Yaquina Hall transformer screening enclosures are set back and screened from view, 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: Both the proposed Dome Building and Yaquina Hall transformer screening enclosures are faced with brick masonry, compatible with the streetscape and adjacent buildings, thereby meeting SRC 230.060(l)(2)(C).

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

Finding: The applicant is not proposing to install new skylights and vents; therefore this standard is not applicable to the evaluation of this proposal.

DECISION: Based upon the application materials deemed complete on August 18, 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 **September 7, 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: August 18, 2016
Notice of Decision Mailing Date: August 19, 2016
Decision Effective: September 7, 2016
State Mandated Decision Date: December 16, 2016

The rights granted by this decision must be exercised by December 7, 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., September 6, 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.

Historic Alteration Review Worksheet

Site Address: 2600 Center Street 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: Brick Project's New Material: Brick to match existing

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:

The proposed project will install two new PGE transformers near Yaquina Hall and the Dome Building. A structural masonry screening wall, with brick and block matching existing buildings, will be constructed around each new transformer. See attached sheet E0.2 for installation of new transformers and sheet C7.3 for details of structural walls.

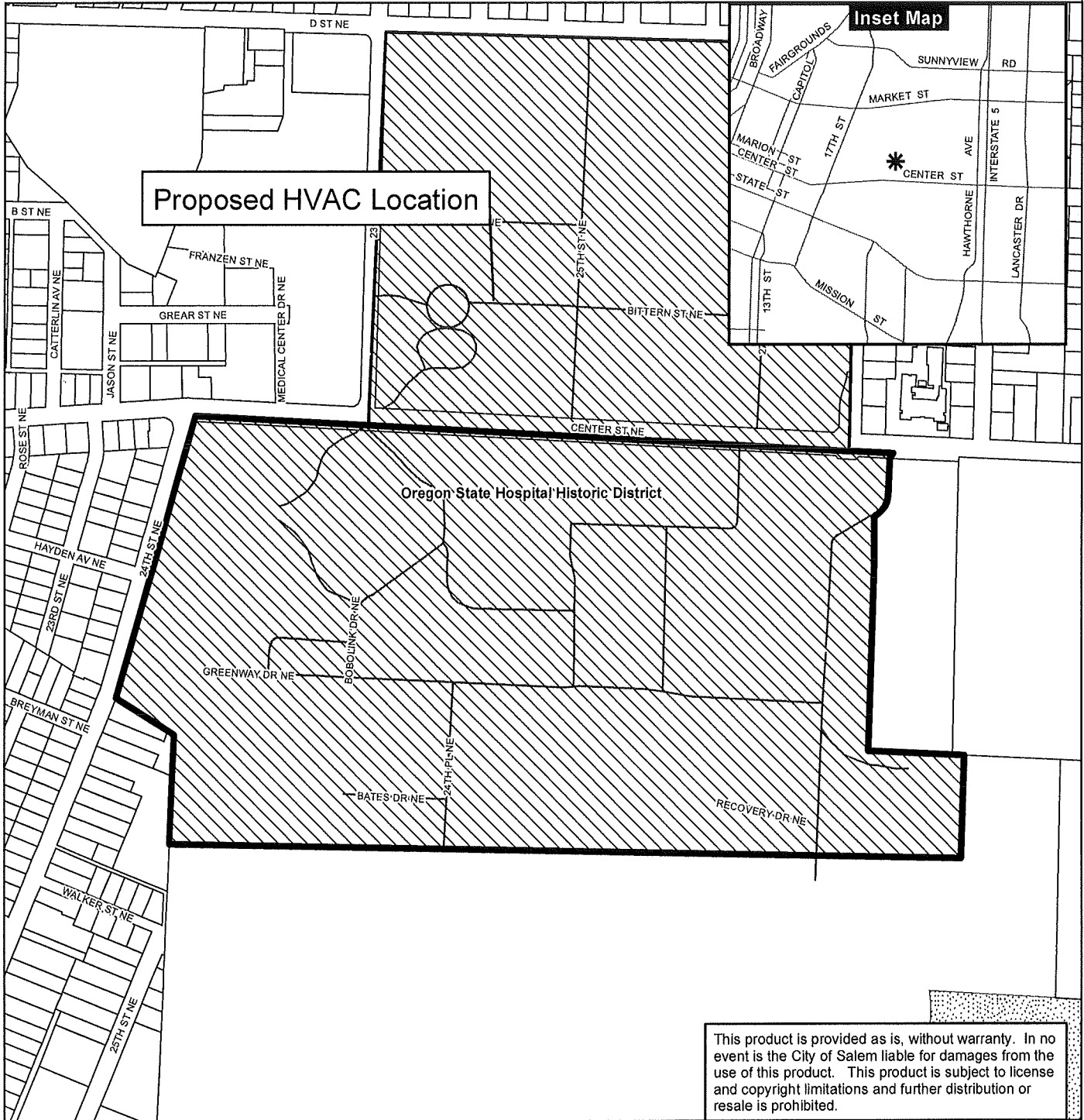


 Signature of Applicant

07.22.16







 Date Submitted/Signed

Vicinity Map 2600 Center Street NE



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Legend

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

0 125 250 500 Feet



