

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

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS15-36 / Amanda No. 15-116545-DR

NOTICE OF DECISION DATE: October 16, 2015

REQUEST: Minor historic design review of a proposal to install a new furnace vent pipe on the roof of the A.C. Gilbert House, a new entrance sign on the Rockenfeld House, and install new lighting in the courtyard pergola and covered walkway within the A.C. Gilbert Discovery Village which includes the A.C. Gilbert House (1887), individually listed on the National Register, and the Rockenfeld House(1883) and Parrish House(1910) Salem Local Landmarks, located at 116 Marion Street NE, 97301; Marion County Assessor Map and Tax Lot number: 073W22DB 07400.

APPLICANT: Paul Smith for the City of Salem and Joanna Engle for A.C. Discovery Village

LOCATION: 116 Marion Street NE / 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.060(l) and 230.062

DECISION: Based upon the application materials deemed complete on October 15, 2015, and the findings as presented in this report, the application is APPROVED.

FINDINGS: The applicant is requesting retroactive approval of one vent pipe within the center of the flat roof at the south end of the A.C. Gilbert House in order to vent the new furnace installed in the basement; one new 81 ½" x 25" wooden entrance sign on the Rockenfield House; and is requesting approval to install eight new surface mounted down light fixtures within the covered walkway adjacent to the A.C. Gilbert House, two low profile Vinci flood lights knuckle mounted above the pergola and two light fixtures to up-light the "Discovery" sign adjacent to the courtyard between the A.C. Gilbert and Rockenfield Houses.

Staff determined that the following standards from SRC 230 are applicable to this project:

Vent Pipe- A.C. Gilbert Roof and Proposed Lighting

230.060(l) 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.

Vent Pipe Finding: The vent pipe is primarily of metal, a compatible material commonly found throughout the A.C. Gilbert House thereby

NOTICE OF DECISION

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

CITY OF Salem
AT YOUR SERVICE

meeting SRC 230.060(I)(1).

Lighting Finding: The proposed new lighting is of metal, glass and plastic, compatible materials commonly found throughout A.C. Discovery Village, 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.

Vent Pipe Finding: The vent pipe is approximately 30" high and 6" in diameter, located at the center of the flat roof at the south end of the A.C. Gilbert House, not visible from the right of way, thereby meeting SRC 230.060(I)(2)(A).

Lighting Finding: The proposed lighting is designed as an integral part of the walkway and courtyard adjacent to the historic buildings, and the associated electrical cables, equipment and junction boxes will be located out of public view, thereby meeting SRC 230.060(I)(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.

Vent Pipe Finding: The vent pipe is located at the center of the flat roof at the south end of the A.C. Gilbert House, not visible from the right of way, thereby meeting SRC 230.060(I)(2)(B).

Lighting Finding: The proposed lighting and associated equipment will be recessed above the walkway, and designed as an integral part of the courtyard and signage thereby meeting SRC 230.060(I)(2)(B). All currently visible direct burial cable and unused electrical boxes will be removed.

(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.

Vent Pipe Finding: The vent pipe is approximately 30" high and 6" in diameter, located at the center of the flat roof at the south end of the A.C. Gilbert House, screened from view and not visible from the right of way, thereby meeting SRC 230.060(I)(2)(C).

Lighting Finding: The proposed lighting is designed as an integral part of the walkway and courtyard adjacent to the historic buildings, and the associated electrical cables, equipment, and junction boxes will be located out of public view, thereby meeting SRC 230.060(I)(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 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.

Finding: The proposal does not include 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.

Vent Pipe Finding: The vent pipe is not located at street level this Standard is not applicable to the evaluation of this portion of the proposal.

Lighting Finding: The proposed lighting is compatibly designed as an integral part of the walkway and courtyard adjacent to the historic buildings, and the associated electrical cables, equipment and junction boxes will be located out of public view, thereby meeting SRC 230.060(l)(2)(F).

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

Finding: The proposal does not include skylights therefore this Standard is not applicable to the evaluation of this proposal.

230.062. Signs in Public Historic Districts. Signs in public historic districts and on an individually listed public historic resource shall comply with this section, as well as any applicable requirements set forth in SRC Chapter 900.

(a) Historic signs shall be retained whenever possible, particularly if the sign is associated with historic figures, events or places, significant as evidence of the history of the product, business or service advertised, significant as reflecting the history of the building or the development of the historic district, characteristic of a specific period, or integral to the building's or structure's design or physical fabric.

Finding: The proposal does not include any proposed alteration to an existing historic sign therefore this Standard is not applicable to the evaluation of this proposal.

(b) Reconstruction of historic signs shall only be allowed if there is sufficient historical, pictorial, and physical documentation to replicate the sign's appearance at a specific period of time and in its historic location.

Finding: The proposal does not include reconstruction of an historic sign therefore

this Standard is not applicable to the evaluation of this proposal.

(c) New signs shall:

(1) Be compatible with the size, scale, and design of the historic resource.

Finding: The sign is of wood, and is 81½" x 25", in a t-bone shape with dark letters on a light background. The sign is compatible with the Rockenfield house, thereby meeting SRC 230.062 (c)(1).

(2) Be located where they do not obscure significant features of a historic resource.

Finding: The proposed sign does not obscure any significant features of the Rockenfield House, thereby meeting SRC 230.062 (c)(2).

(3) Use materials that are compatible with and characteristic of the period of significance.

Finding: The sign is of wood, a material from the period of significance for the resource, thereby meeting SRC 230.062 (c)(3).

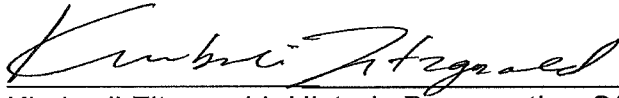
(4) Be attached in a manner that prevents damage to historic materials.

Finding: The sign is hung from metal brackets above the main entry to the Rockenfield House. The method of attaching the sign is the minimum reasonable to ensure limited damage to the existing siding and trim on the Rockenfield house, thereby meeting SRC 230.062 (c)(4).

SUMMARY:

The metal vent pipe is screened from view, located within the center of the flat roof at the south end of the A. C. Gilbert House, not visible from the right of way thereby meeting SRC 230.060(l)(1), and (2)(A)-(C). SRC 230.060(2)(D)-(G) are not applicable to the evaluation of this portion of the proposal. The proposed lighting is compatibly designed as an integral part of the walkway and courtyard adjacent to the historic buildings, and the associated electrical cables, equipment, and junction boxes will be located out of public view, thereby meeting SRC 230.060(l)(1) and 230.060(l)(2)(A)-(C) and (F). SRC 230.060(2)(D), (E) and (G) are not applicable to the evaluation of this portion of the proposal. The sign is of wood, and is 81 ½" x 25", in a t-bone shape with dark letters on a light background. The sign is hung from removable brackets above the front entry and compatible with the Rockenfield house, thereby meeting SRC 230.062 (c)(1)-(4). SRC 230.062(a) and (b) are not applicable to the evaluation of this portion of the proposal.

DECISION: Based upon the application materials deemed complete on October 15, 2015, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer
kfitzgerald@cityofsalem.net
Phone: (503)540-2397

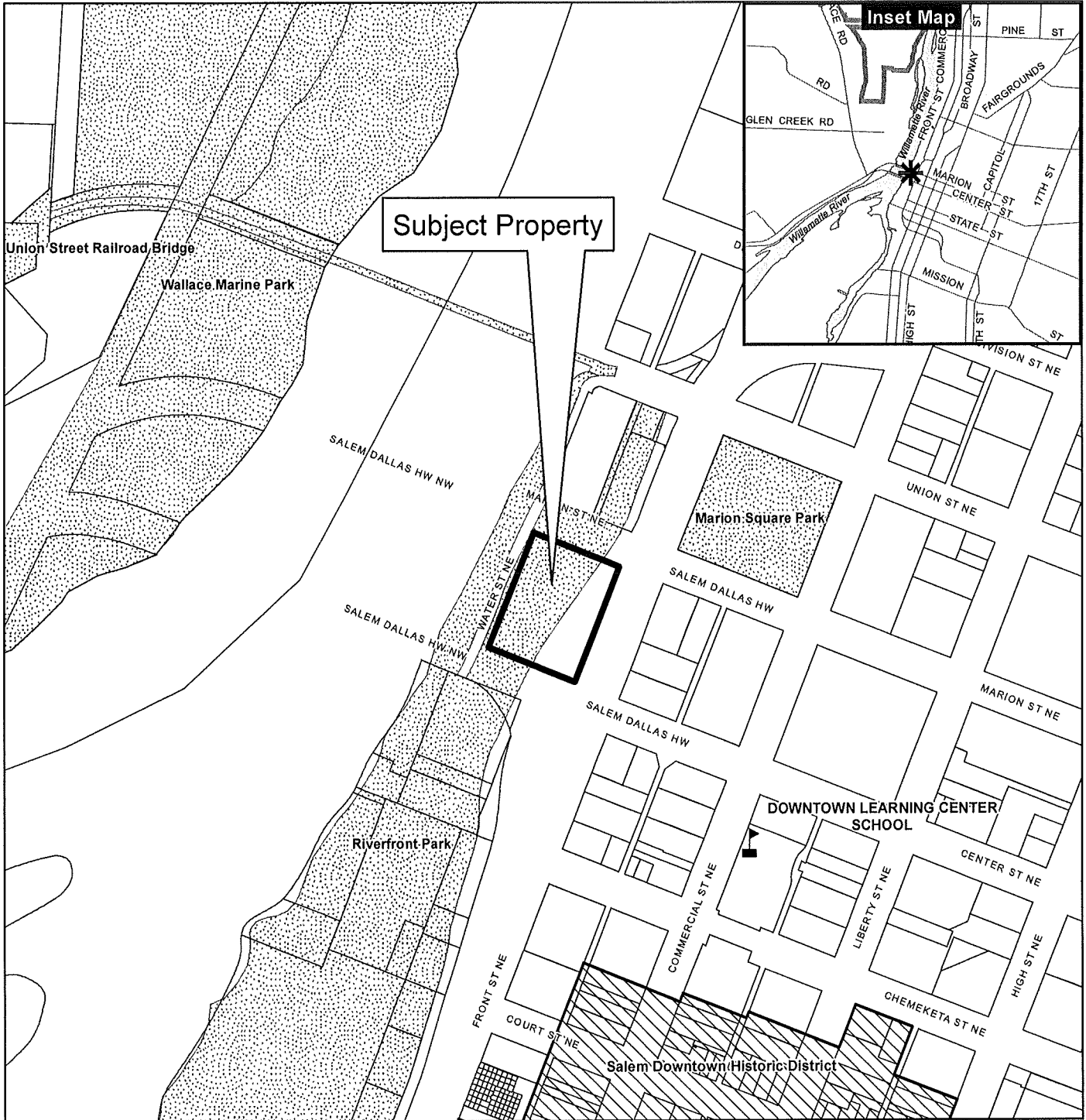
*This Decision becomes effective on **November 3, 2015**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: October 15, 2015
Notice of Decision Mailing Date: October 16, 2015
Decision Effective Date: November 3, 2015
State Mandated Decision Date: February 12, 2016








The rights granted by this decision must be exercised by November 3, 2017, 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., November 2, 2015. 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.

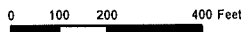
Vicinity Map 116 Marion St NE



Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Historic Alteration Review - Commercial Resource Worksheet

Site Address: 116 Marion St NE Resource Status: Contributing
 Non- Contributing

Type of Work: Activity Proposed

Major Minor

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 Lighting
- 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: _____ Project's New Material: _____

Project Description

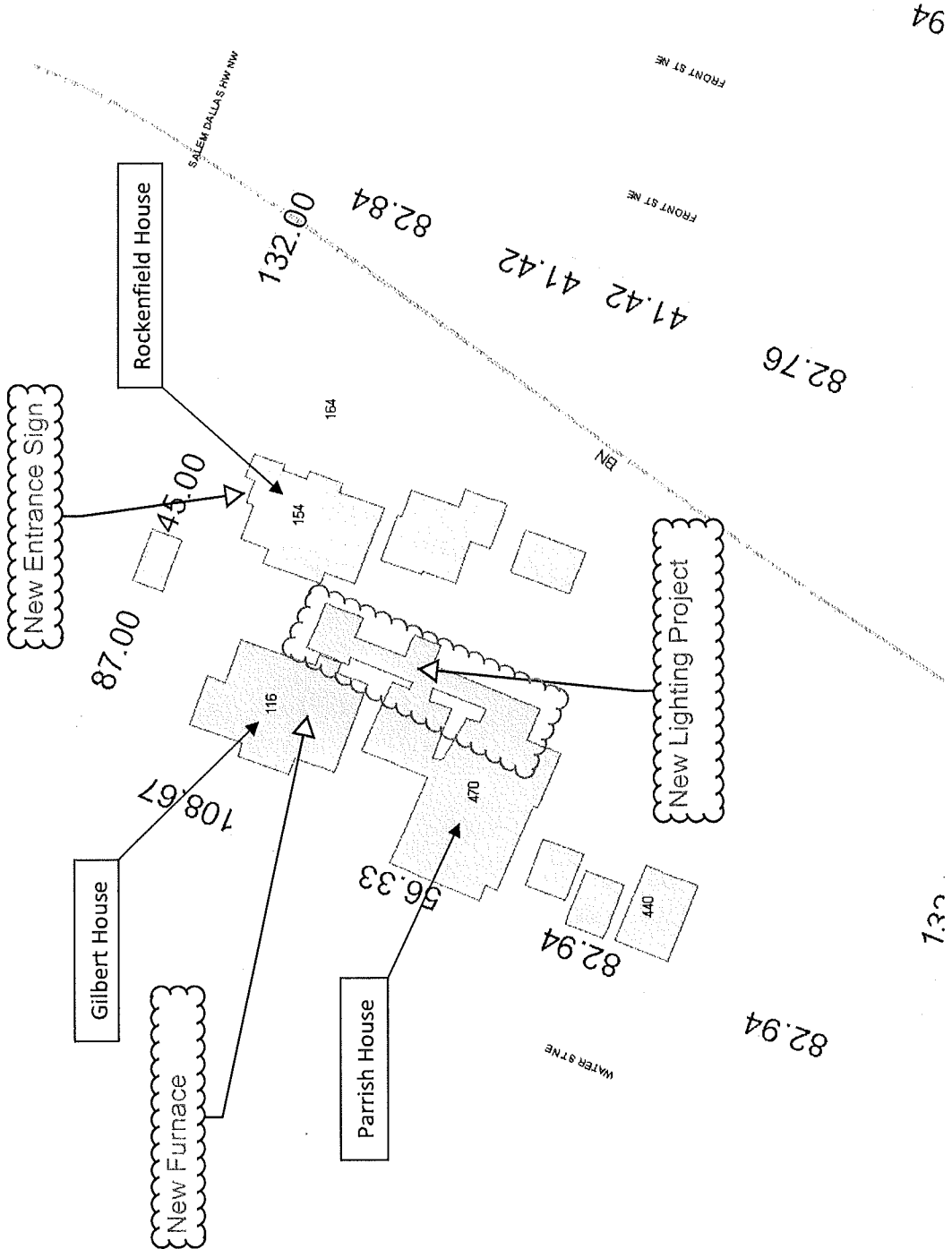
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

- 1) New furnace installed in the basement of Gilbert house one new penetration through the flat roof (see photo's)
- 2) New entrance sign installed on Rockenfield house (see photo's)
- 3) Proposed new lighting to be installed on Courtyard Pergola (see photos)

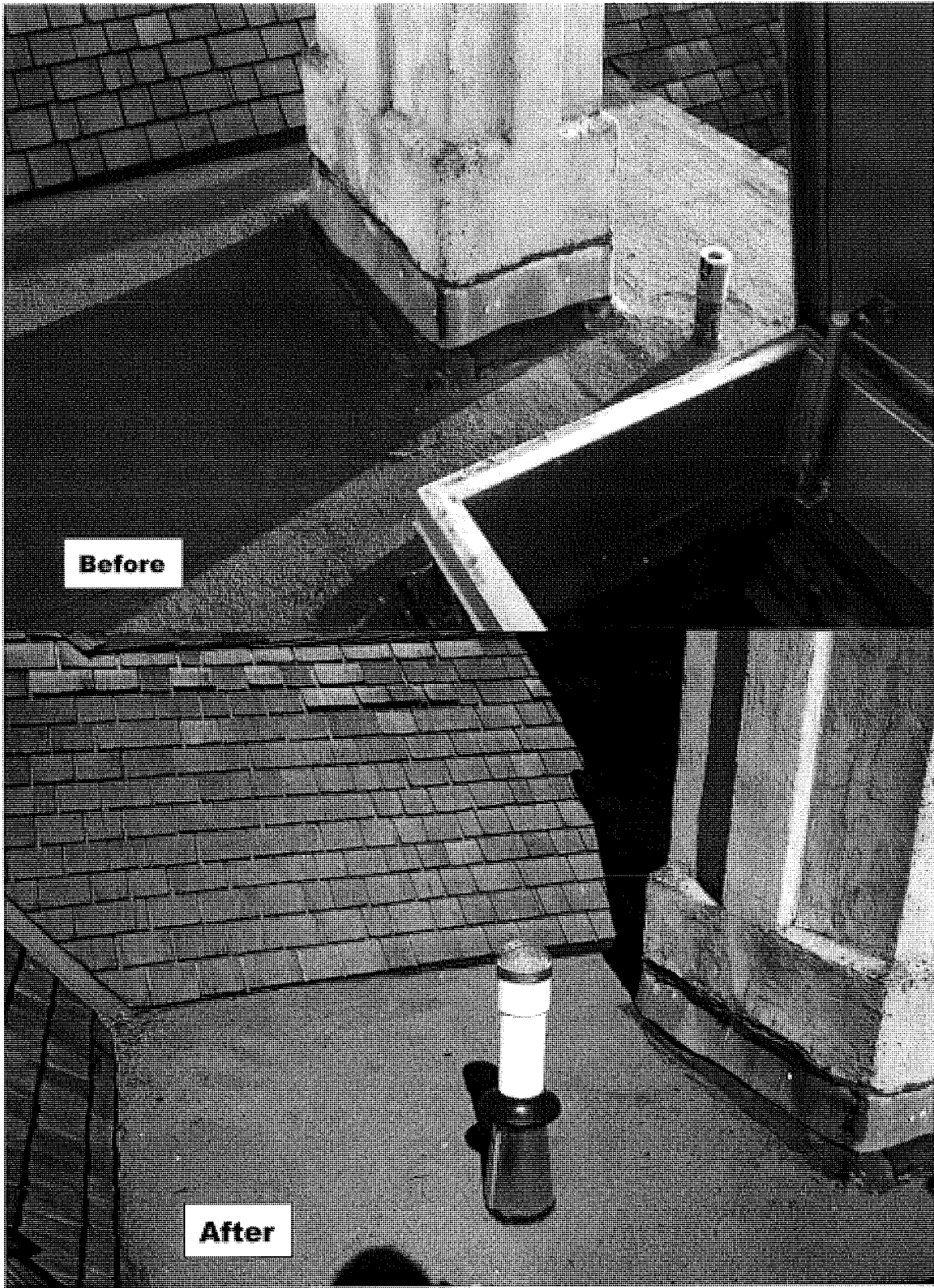
Paul Smith
Signature of Applicant

9/3/15
Date Submitted/Signed

Discovery Village Address Map



New Furnace in Gilbert House 2014



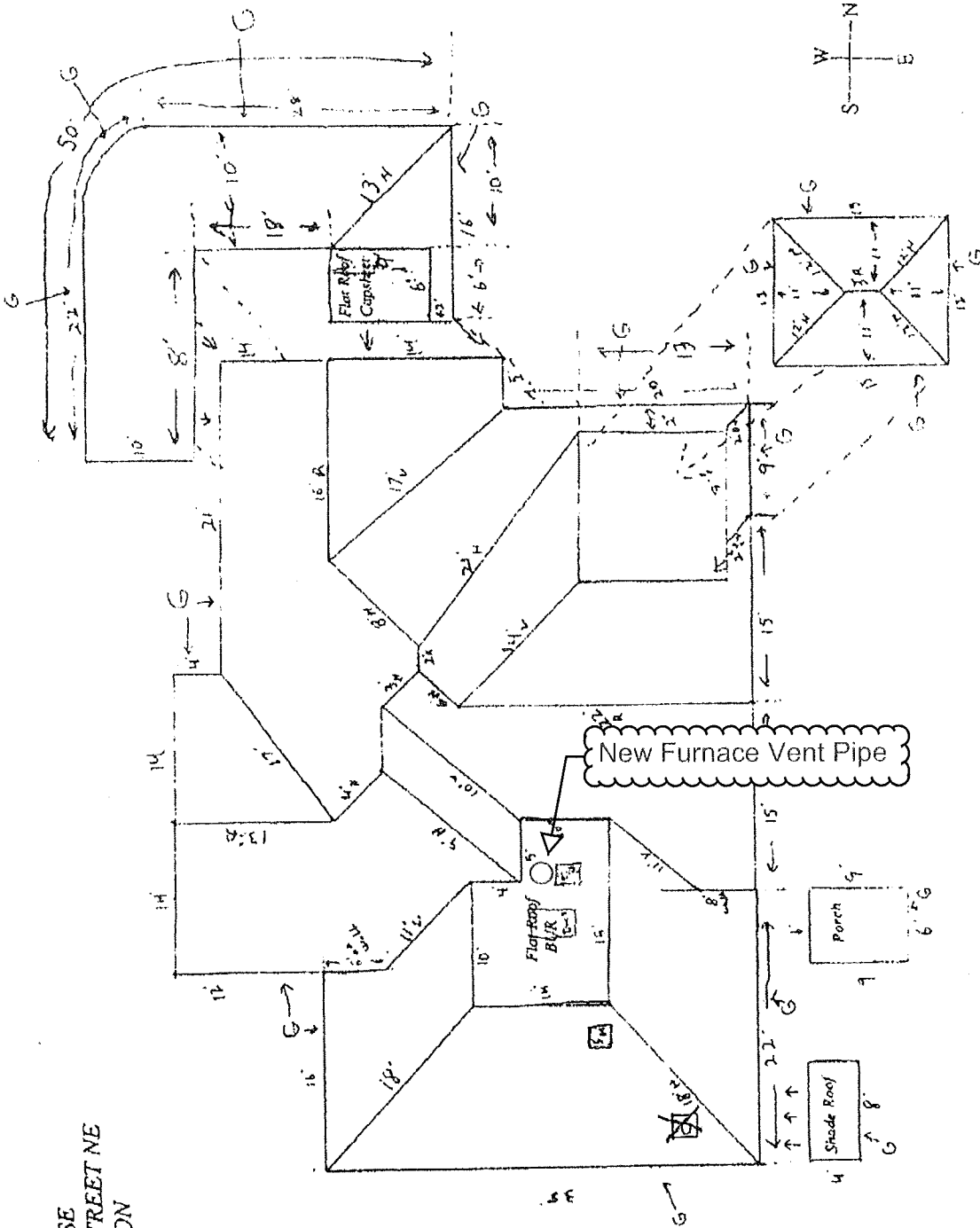
Before

After

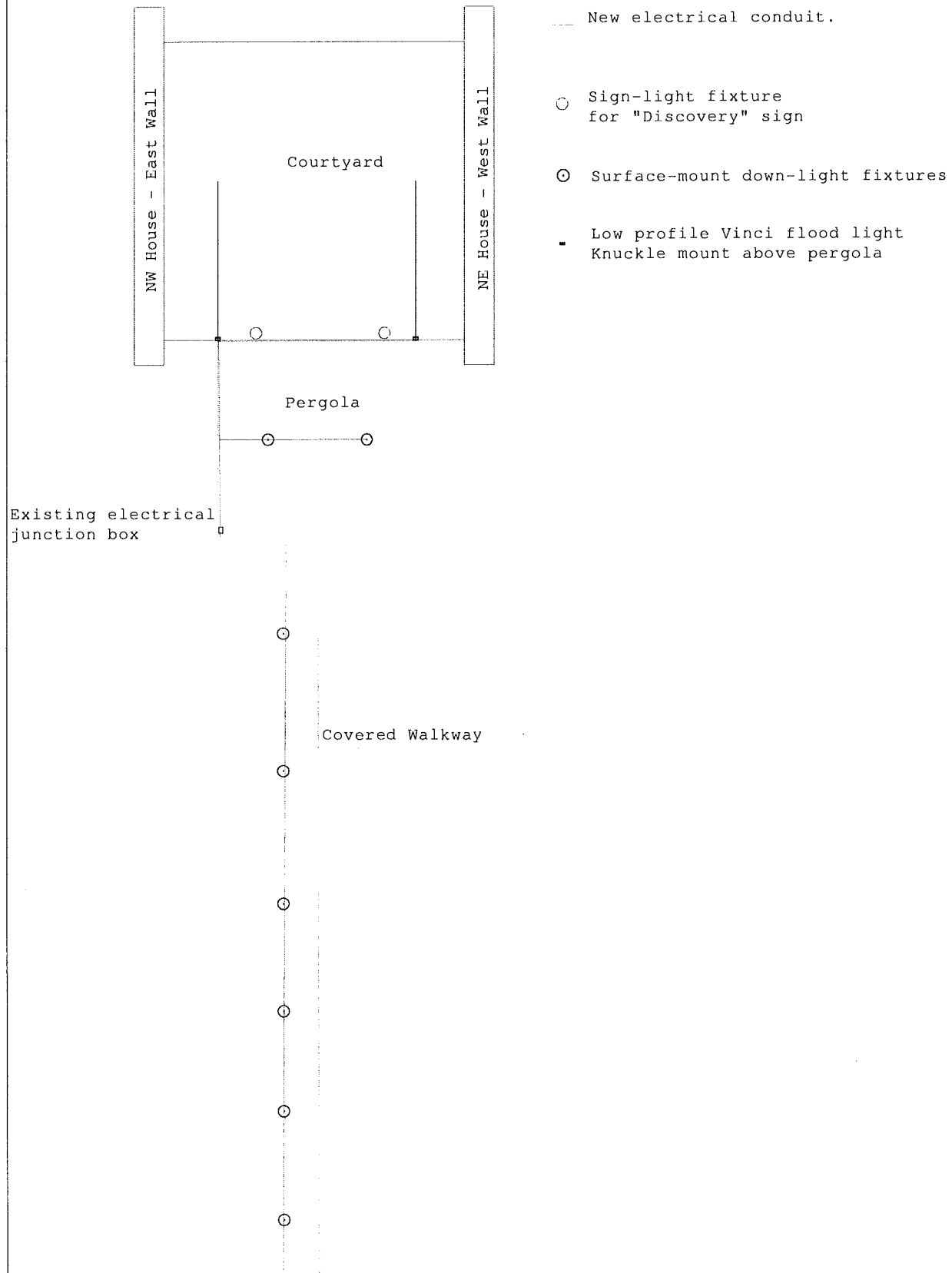
GILBERT HOUSE
 116 MARION STREET NE
 SALEM, OREGON

KEY
 G=CUTTER
 H=HIP
 R=RIDGE
 V=VALLEY

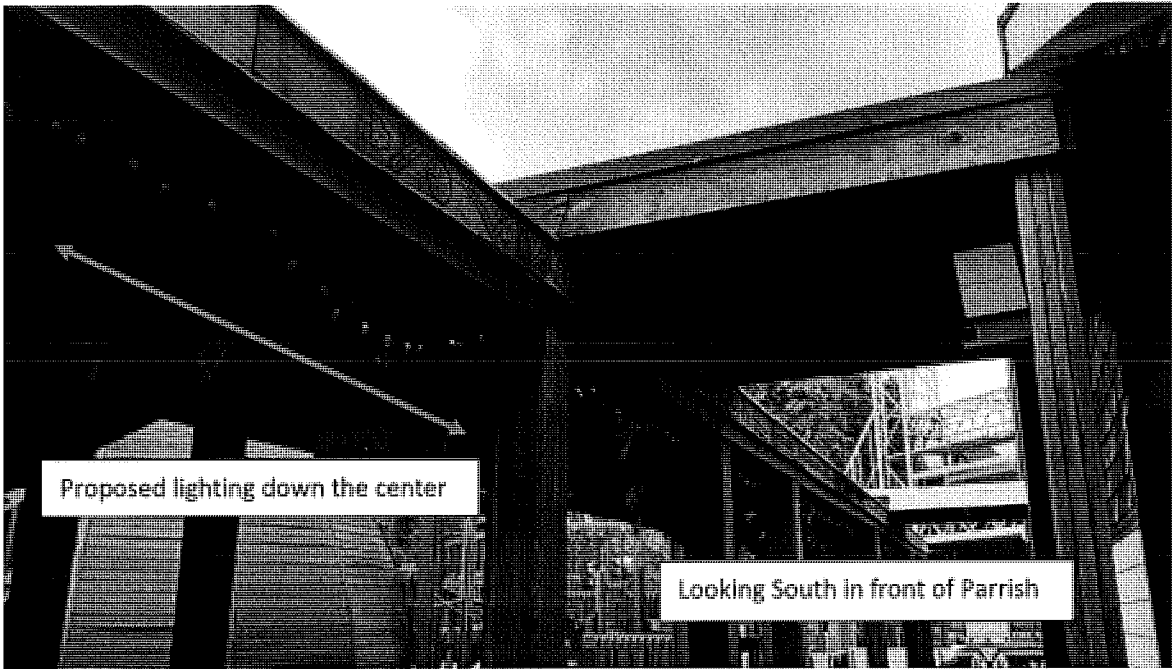
NOT TO SCALE



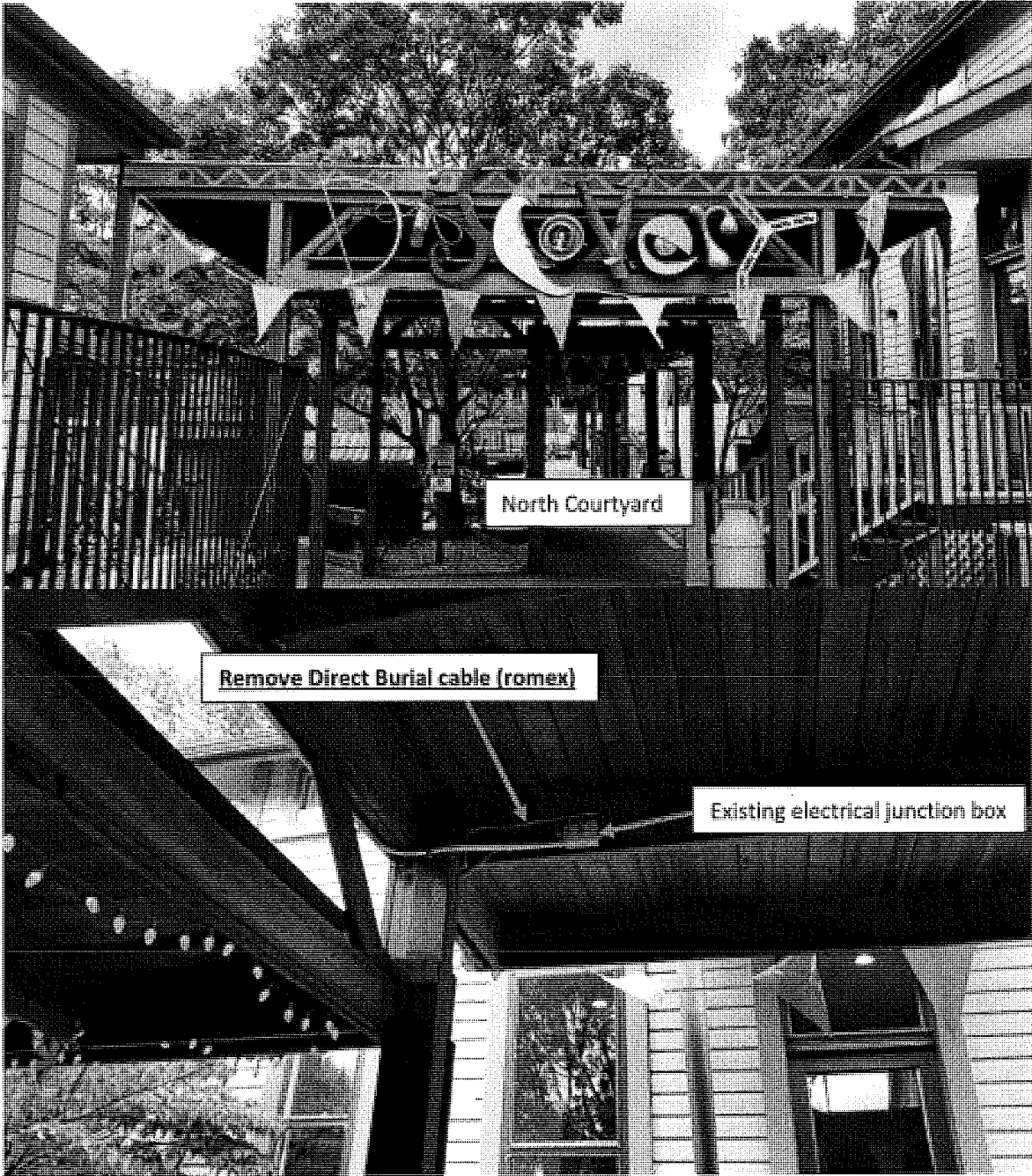
Gilbert House: Courtyard, Pergola, and Covered Walkway Lighting Project



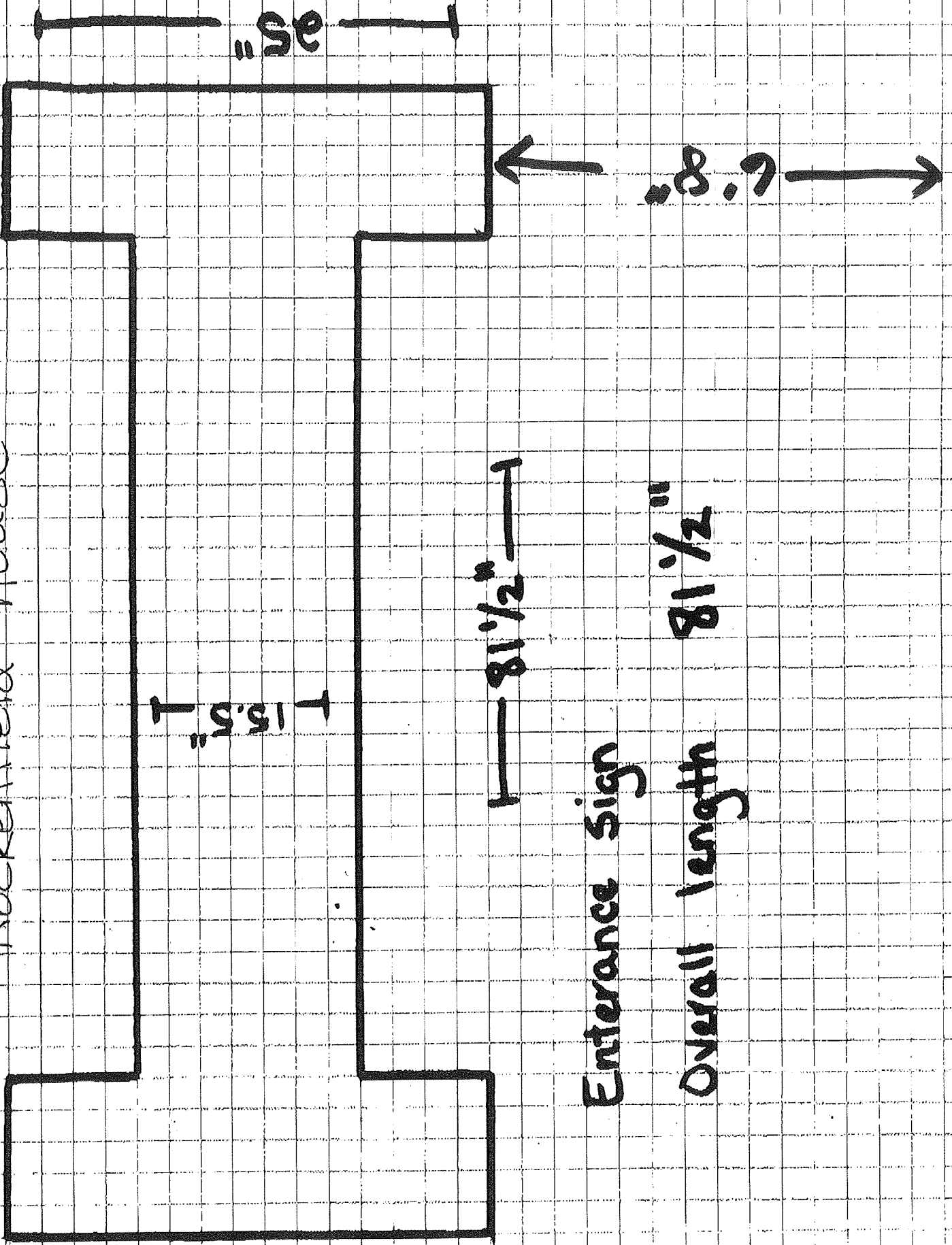
Discovery Village Walkway Lighting



Discovery Village Walkway Lighting



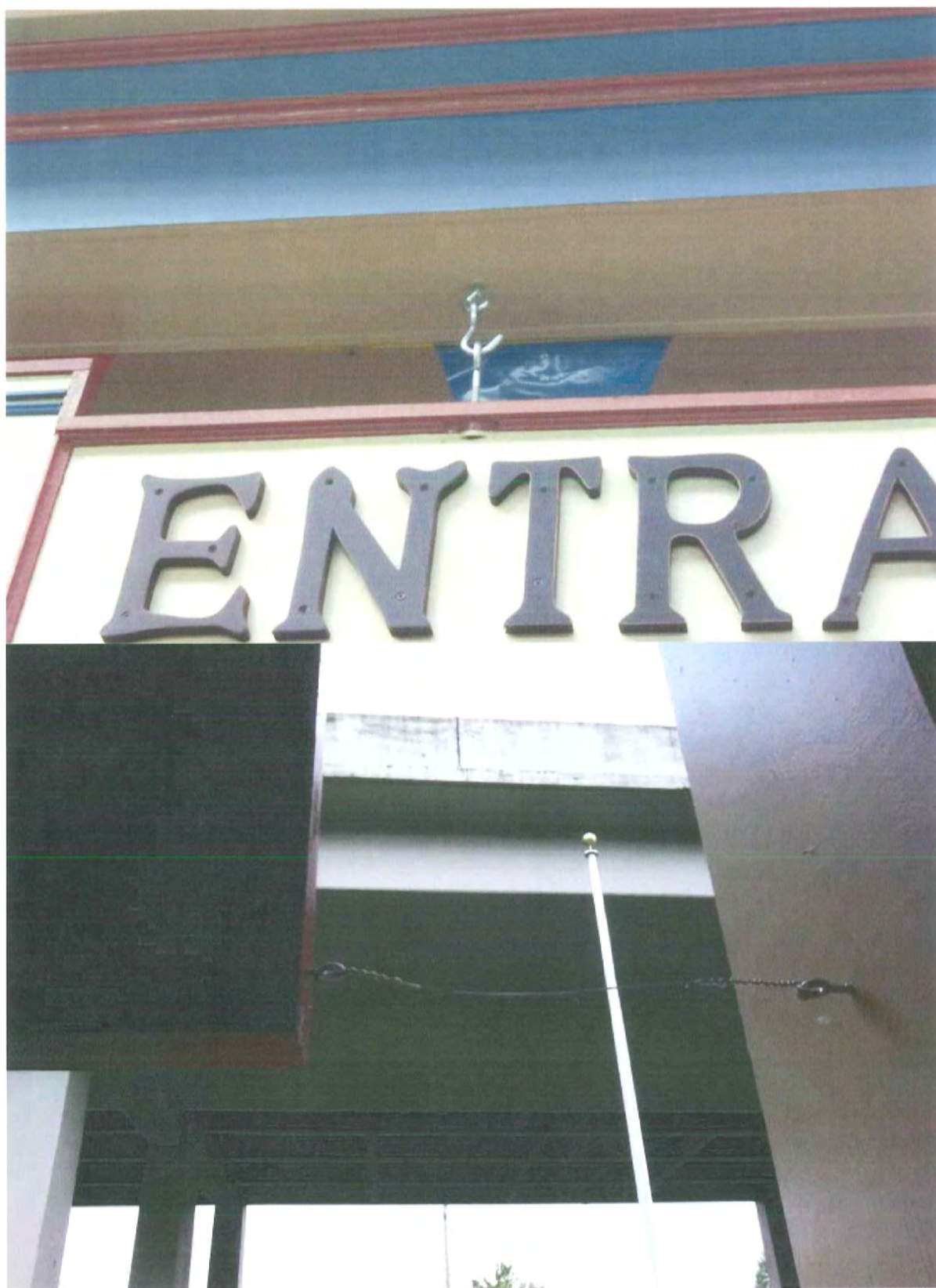
Rockenfield House



Entrance Sign

Overall length 81 1/2"

Rockenfield Entrance Sign



Rockenfield Entrance Sign

