CITY OF SALEM

Neighborhood

PRESERVATION DISTRICT STUDY
PHASE III

Point Neighborhood

June 17, 2008

VHB *Vanasse Hangen Brustlin, Inc.*

Neighborhood Preservation District Study

- ## Summary of Presentation

  - Explanation of Neighborhood Preservation District (NPD) study

  - What does the Phase III include?

  - Discussion of the Point Neighborhood's characteristic elements

  - Discussion of potential NPD boundaries

  - Discussion of suggested Point Neighborhood design guidelines

Neighborhood Preservation District Study

- ## **Study Overview**

  - Four-phase study from October 2007 to August 2008. We are now in Phase III.

  - Purpose of study is to determine if NPD's are the right way to preserve the character of Salem's historic neighborhoods.

  - NPD concept provides a more flexible and neighborhood-based review process for proposed building alterations.

  - Alterations reviewed can include new construction, demolition, and changes to existing buildings.

  - Neighborhood residents decide which building elements are subject to review by a commission of neighborhood residents.

Neighborhood Preservation District Study

What does the Phase III include?

- Two neighborhoods were selected for further study – The Point and Bridge Street neighborhoods

- Focus group meetings and neighborhood walks in May

- Public meetings in June and July

Phase III Products

- **Proposed** boundaries for a Neighborhood Preservation District

- Definition of neighborhood characteristic elements

- Definition of characteristic elements that should have Neighborhood Preservation District Commission review

- Illustrated **sample** design guidelines

VHB Vanasse Hangen Brustlin, Inc.

Neighborhood Preservation District Study

Architectural design and neighborhood character

Before
Similar houses in a row are a
neighborhood characteristic

After
New construction that meets
zoning regulations, but does not
respect neighborhood character

VHB Vanasse Hangen Brustlin, Inc.

Neighborhood Preservation District Study

Point Neighborhood Characteristic Elements

- Building form/massing

- Window & Door Arrangements

- Common setbacks

- Materials

- Roof types

VHB Vanasse Hangen Brustlin, Inc.

Neighborhood Preservation District Study

- **Point Neighborhood Characteristic Elements**

  - Buildings are set close to the street

  - Buildings were allowed to occupy 75% of the small lots on which they stood

Neighborhood Preservation District Study

- **Point Neighborhood Characteristic Elements**

  - Built mostly within a 3-year period from 1914-1917

  - Built using a building code that stressed fireproof qualities

  - Residents chose designs from plans provided to them or were architect-designed

  - Many similar building types and forms in the neighborhood

Neighborhood Preservation District Study

- **Point Neighborhood Characteristic Elements**

  - In general, building shapes and size are compatible on many blocks

  - Height restrictions of 2-4 stories

  - Buildings came from common sets of plans and shared ideas of design

VHB *Vanasse Hangen Brustlin, Inc.*

Neighborhood Preservation District Study

- ## Definition of Characteristic Elements

  - Porches are one of the most characteristic elements: open porches across the front of buildings and multi-story porches on the rear and sides

Neighborhood Preservation District Study

- **Definition of Characteristic Elements**

  - Buildings are simple without much ornamentation, although classical elements dominate

VHB Vanasse Hangen Brustlin, Inc.

Neighborhood Preservation District Study

Proposed Point NPD Boundaries

- Boundaries include all similar buildings rebuilt after the fire

- The area recommended crosses to west side of Lafayette Street

- Should the boundaries be smaller?

- Should the boundaries include more property?

What characteristic elements should be in the design guidelines?

Neighborhood Preservation District Study

- **What types of construction should be reviewed?**

New Construction?

Alterations to existing buildings?

Demolition?

VHB *Vanasse Hangen Brustlin, Inc.*
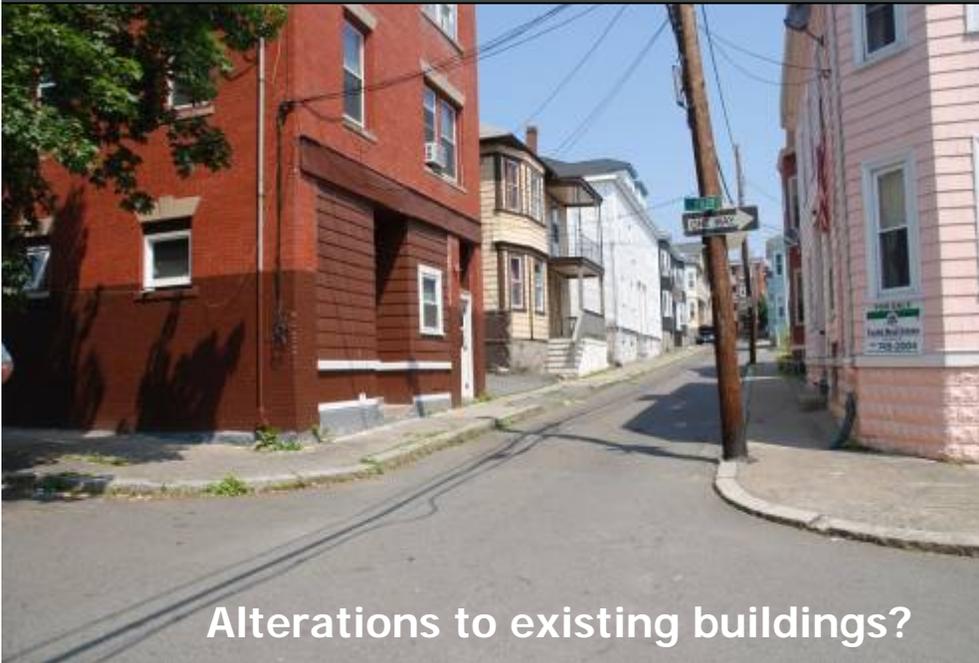
Should demolition be reviewed?

- Demolition of buildings that pose a structural or fire safety threat are not subject to review. The Building Inspector will make this determination.

- Which buildings should be subject to review?

  - Based on age? Location? Architectural style or type?

- Why would demolition be allowed?

  - Financial reasons?

  - With plans for a new development that benefits the neighborhood?

Neighborhood Preservation District Study

- **What should the guidelines be for new construction?**

Setback and appearance of new buildings and lots where demolition has been approved?

Neighborhood Preservation District Study

- **Should alterations to existing buildings be reviewed?**

  - Should some items be reviewed on an advisory basis?

  - Commission would review these items, but their decisions would not be binding.

  - Which items should be binding?

Siding replacement ?

Neighborhood Preservation District Study

What should the guidelines be for existing buildings?

- Should changes to roof shape be reviewed?

- Should new dormer or bay windows be reviewed?

- Should the review be advisory only?

Bay windows?

Roof shape?
Dormer windows?

VHB *Vanasse Hangen Brustlin, Inc.*
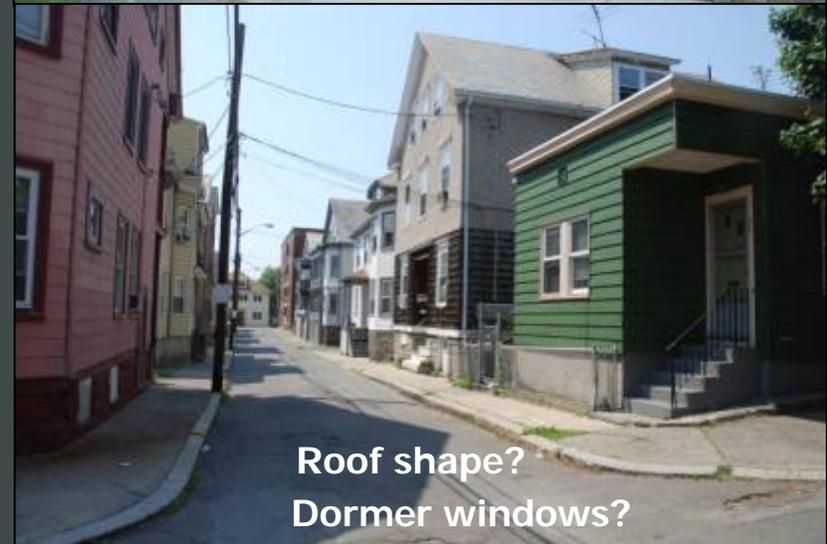
What should the guidelines be for existing porches?

- Should the enclosure of porches be reviewed?

- Should the replacement of original railings and supports be reviewed?

Enclosure of porches?

Porch railings and supports?

- **What should the guidelines be for storefronts?**

    - Should the infill of original storefronts windows be reviewed?

    - Should the review be an advisory or binding basis?

Should infill windows be reviewed?

VHB *Vanasse Hangen Brustlin, Inc.*

Is Poor Maintenance Acceptable?

Neighborhood Preservation District Study

Suggested Design Guidelines

The size and form of new buildings and additions must be compatible with adjacent buildings that are more than 50 years old.

Suggested Design Guidelines

The enclosure of porches is subject to binding review.

The replacement of porch elements is subject to advisory review.

Neighborhood Preservation District Study

Suggested Design Guidelines

Infill of storefront window openings is subject to binding review

Neighborhood Preservation District Study

Suggested Design Guidelines

Replacement of original building elements, such as siding and cornices, is subject to advisory review

VHB *Vanasse Hangen Brustlin, Inc.*
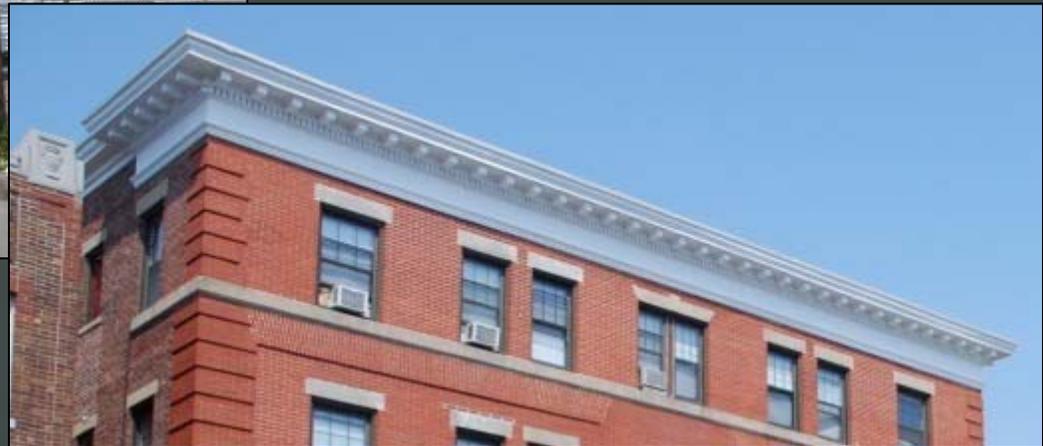
Neighborhood Preservation District Study

▪ Next Steps

- ▪ Meeting on <u>July 28, 6 pm</u>

  Immaculate Conception Church Parish Life Center, 15 Hawthorne Blvd.

- ▪ Report back on:

  - ▪ Boundary refinements

  - ▪ Elements to be reviewed by NPD Commission

  - ▪ Illustrated design guidelines presented for feedback

- ▪ Final presentation in early September

- ▪ City Council must pass the Neighborhood Preservation District Ordinance before a district can be created