

CITY OF SALEM

Neighborhood

PRESERVATION DISTRICT STUDY
PHASE III

Bridge Street Neighborhood

June 19, 2008



Vanasse Hangen Brustlin, Inc.



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Neighborhood Preservation District Study

■ Summary of Presentation

- Explanation of Neighborhood Preservation District (NPD) study
- What does the Phase III include?
- Discussion of the Bridge Street Neighborhood's characteristic elements
- Discussion of potential NPD boundaries
- Discussion of suggested Bridge Street Neighborhood design guidelines



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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.



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- **What does the Phase III include?**
 - Two neighborhoods were selected for further study – The Bridge Street and Point 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

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■ Bridge Street Neighborhood Characteristic Elements

- Building form/massing
- Window & Door Arrangements
- Common setbacks
- Materials
- Roof types



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- **Bridge Street Neighborhood Characteristic Elements**
 - Buildings are set close to the street and to one another – a historic pattern seen in many Salem neighborhoods



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- **Bridge Street Neighborhood Characteristic Elements**
 - Variety of styles and building types reflect continual development



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- **Bridge Street Neighborhood Characteristic Elements**
 - In general, building shapes and size are compatible on many blocks, despite different construction periods



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- **Bridge Street Neighborhood Characteristic Elements**
 - Building forms are simple without much ornamentation
 - Detail is concentrated on porches, doorways, and bays

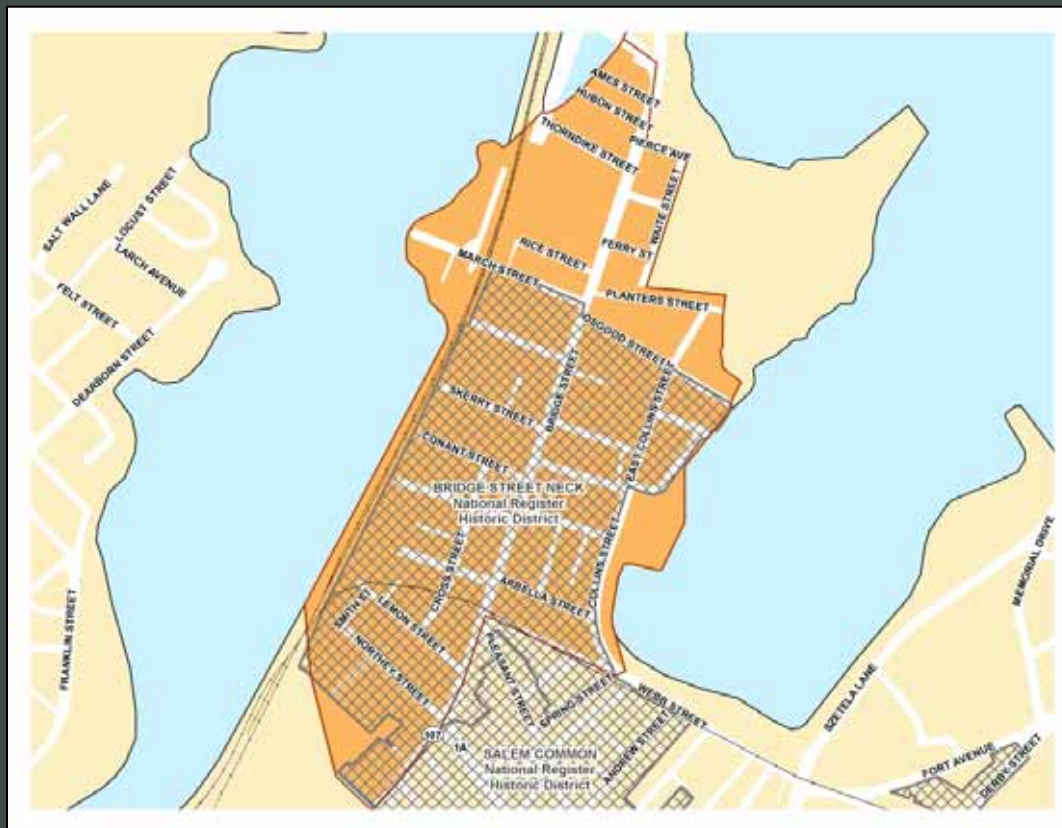




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- **Proposed Bridge Street NPD Boundaries**
 - Boundaries include the National Register district and areas to the north and west
 - Should the boundaries be smaller?
 - Should the boundaries include more property?





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- Which characteristic elements should be subject to review?



Alterations to existing buildings?



New Construction?



Demolition and vacant lots?



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



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



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- **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?



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- **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?





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- **Should alterations to existing buildings be reviewed?**
 - Should porch enclosures or replacements of porch railings and balusters be reviewed on an **advisory** basis?
 - Commission would review these items, but their decisions would not be binding.





Neighborhood Preservation District Study

- **Should alterations to existing buildings be reviewed?**
 - Should the addition or removal of bays on a building be reviewed on an advisory or binding basis?
 - Should the size and addition of dormers be reviewed on an advisory or binding basis?



Roof dormers and bays ?



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Neighborhood Preservation District Study

- **Should alterations to existing buildings be reviewed?**
 - Should changes to the shapes of roofs be reviewed - on an advisory or binding basis?





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- **Should alterations to existing buildings be reviewed?**
 - Should the closing up of storefront windows be reviewed - on an advisory or binding basis?
 - Should the materials used for storefront alterations be reviewed – on an advisory or binding basis?





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Is Poor Maintenance Acceptable?





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Suggested Design Guidelines



The size and form of all new buildings and additions must be compatible with surrounding older (more than 50 years old) buildings



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Suggested Design Guidelines



Setbacks of new buildings and additions must be compatible with existing setbacks on the block

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Suggested Design Guidelines



Demolition of existing buildings more than 40 years old must be reviewed. The need for demolition must be explained and justified in terms of financial hardship or new development's benefit to the neighborhood in its place.



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Suggested Design Guidelines



If demolition is approved and no new development is anticipated, the vacant lot must be screened from the street with landscaping and/or a fence.





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Suggested Design Guidelines



Alterations to roofs, porches and bays of existing buildings must have an advisory review.





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Suggested Design Guidelines



Replacement of original building elements, such as siding, porch hoods, exterior window trim, is subject to advisory review





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■ Next Steps

- Meeting on July 23, 6 pm at Carlton School cafeteria
- Report back on:
 - Boundary refinements
 - Elements to be reviewed by NPD Commission
 - Illustrated design guidelines presented for feedback
- Final presentation to general public in early September
- City Council must pass the Neighborhood Preservation District Ordinance before a district can be created