

# NOTICE OF DECISION

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



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

## DECISION OF THE HISTORIC PRESERVATION OFFICER

**MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS21-03**

**APPLICATION NO.: 21-105560-DR**

**NOTICE OF DECISION DATE: April 9, 2021**

**SUMMARY:** A proposal to install a ductless heat pump system on the exterior of the Weller-Schramm House (c. 1895).

**REQUEST:** Minor Historic Design Review of a proposal to install a ductless heat pump system on the exterior of the Weller-Schramm House (c. 1895), a historic contributing building in the Court Chemeketa Historic District in the RD (Duplex Residential) zone, and located at 167 17th Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BD01700).

**APPLICANT:** Tauren Mills

**LOCATION:** 165 17th St NE, Salem OR 97301

**CRITERIA:** Salem Revised Code (SRC) Chapters 230.025(g) Standards for historic contributing buildings in residential historic districts

**FINDINGS:** The findings are in the attached Decision dated April 9, 2021

**DECISION:** The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Minor Historic Design Review Case No. HIS21-03 based upon the application materials deemed complete on March 19, 2021 and the findings as presented in this report.

This Decision becomes effective on April 27, 2021. 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).

The rights granted by the attached decision must be exercised, or an extension granted, by April 27, 2023, or this approval shall be null and void.

Application Deemed Complete:	March 19, 2021
Notice of Decision Mailing Date:	April 9, 2021
Decision Effective Date:	April 27, 2021
State Mandate Date:	July 17, 2021

**Case Manager:** Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net), 503-540-2397

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at [planning@cityofsalem.net](mailto:planning@cityofsalem.net), no later than 5:00 p.m. Monday, April 26, 2021. The notice of appeal must contain the

information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 230. 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 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.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

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

**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM**

**HISTORIC DESIGN REVIEW CASE NO. HIS21-03  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS21-03 )  
165 17<sup>TH</sup> STREET NE ) April 9, 2021**

In the matter of the application for a Minor Historic Design Review submitted by Tauren Mills, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

**REQUEST**

**SUMMARY:** A proposal to install a ductless heat pump system on the exterior of the Weller-Schramm House (c. 1895).

**REQUEST:** Minor Historic Design Review of a proposal to install a ductless heat pump system on the exterior of the Weller-Schramm House (c. 1895), a historic contributing building in the Court Chemeketa Historic District in the RD (Duplex Residential) zone, and located at 167 17th Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BD01700).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

**DECISION**

**APPROVED** based upon the application materials deemed complete on March 19, 2021 and the findings as presented in this report.

**FINDINGS**

1. Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

**PROPOSAL**

The applicant is proposing to install a new ductless mini-split heat pump system on the exterior of the Weller-Schramm House. The heat pump system is comprised of two (2) outdoor units and eight (8) indoor units. The indoor units include eight (8) wall mounted fixtures which will be located in the kitchen, living room, family room and fixtures in each of the five upstairs bedrooms. The outdoor units are metal, with the southern unit (A) mounted on a concrete pad,

approximately 53" x 36" x 13" in size, adjacent to the southern façade of the Weller-Schramm House. The southern outdoor unit is connected to the basement interior where it will connect to a three-port branch box that will split into three additional line sets that will serve the kitchen family room and living room. The northern unit (B) which also metal is 34" x 44" x 18" and will be mounted just above the existing garage roof on the north façade of the Weller-Schramm House. The unit will be placed onto a bracket installed into the historic siding. Five line sets averaging 13' in height (vertical extension) and 2'-5' in length (horizontal extension) will extend to the five bedrooms. The horizontal portion of three line sets for the southern unit will be hidden underneath the existing porch floor, and then each will run 7'-8' in height to where they will enter the interior of the house to attach to the interior unit. All line sets will enter through duct holes cut into the historic siding that are 2.5" in diameter. Each line will be covered by a PVC line cover that will be painted to match the exterior of the house. (**Attachment C**). Staff determined that the following standards from SRC 230.025(g) *Standards for Contributing Resources in Residential Historic Districts, Alterations and Additions* are applicable to this project.

The applicant is also proposing to repair the front porch, replacing damaged wood decking and any damaged wood under the porch columns and to reinforce the brick entry stairs. Staff has determined that this portion of the project is exempt from historic design review under SRC 230.020(2)(a) *Ordinary maintenance and repair*.

### **SUMMARY OF RECORD**

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

### **APPLICANT'S STATEMENT**

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as **Attachment C** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) **230.025(g) Alterations and Additions Districts** are the applicable criteria for evaluation of this proposal.

### **FACTS & FINDINGS**

#### **1. Historic Designation**

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230.

Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

## **2. Historic Significance**

According to nomination documents the Waverly-Schramm House was constructed c.1895 and originally located at 160 Waverly Street where it was occupied by the president of Willamette University, Dr. Fletcher Homan. It was moved in 1910 at the time the Oregon Supreme Court was constructed. The house was occupied by the Wellers (Edward Weller) who lived in the home until it was sold to the Schramm's in 1944. Edward Weller was a partner in the Weller Brothers Grocery located at 155 N. Commercial Street. The Schramms hired Pietro Belluschi's firm, a significant Oregon architect, to modernize the interior and back of the house. Alfred Schramm worked for Ladd and Bush Bank from 193-1917 and was appointed superintendent of banks for the state from 1927-1935. He served as state bank examiner from 1941-1943. His wife Lucille was a music instructor at Willamette and remained in the house until 1986. **(Attachment B).**

## **3. Neighborhood and Citizen Comments**

The subject property is located within the Northeast Neighbors Association (NEN). A Request for Comments was sent to the neighborhood association, and surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on March 19, 2021. Comments were received from the Joan Lloyd and Connie Strong, with no concerns expressed. John Poole expressed concerns regarding the appearance of the line covering and recommended that it be painted to match the house **(Attachment D).**

## **4. City Department and Public Agency Comments**

The Building and Safety Division indicates that the applicant must obtain required permits. The Planning Division has reviewed the proposal and has no concerns. The Fire Department and the Public Works Department have no concerns.

## **5. Historic Design Review**

SRC Chapter SRC 230.025(g) *Standards for Contributing Resources in Residential Historic Districts, Alterations and Additions* are applicable to this project. Table 230-1 defines this activity as a Class 2 Minor Historic Design Review. Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable criterion.

## **FINDINGS:**

### **Criteria: 230.025(g) Alterations and Additions.**

#### **(1) Materials.**

**(A)** *Building materials shall be of traditional dimensions.*

**Finding:** The applicant is not proposing to construct a new addition that would require the use of traditionally dimensioned building materials. Staff finds that this standard is not applicable to the evaluation of this proposal.

**(B)** *Material shall be of the same type, quality and finish as original material in the building.*

**Finding:** The applicant is not proposing to construct a new addition that would require the use of building materials of the same type, quality and finish as the original material in the resource. Staff finds that this standard is not applicable to the evaluation of this proposal.

**(C)** *New masonry added to a building shall, to the greatest degree possible, match the color, texture and bonding pattern of the original masonry.*

**Finding:** The applicant is not proposing to install new masonry as a part of this proposal. Staff finds that this standard is not applicable to the evaluation of this proposal.

**(D)** *For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.*

**Finding:** The outdoor portion of unit A is freestanding and will not be attached to the resource. The outdoor portion of unit B will be attached to the northern façade of the resource by a bracket attached to the historic siding. While a minimal amount of historic material will be disturbed, it is located on a secondary façade, minimizing the adverse effect and visual impact to the resource. The exterior ducts that will be cut into the siding are minimal in size, and also located on a secondary façades, not easily visible from the right of way. The applicant's choice to install a ductless heat pump ensures that a minimal amount of original material will be disturbed. As recommended by the National Park Service in their *Guidelines on Sustainability for Rehabilitation of Historic Buildings*, it is recommended that installing high efficiency ductless air conditioners is preferred to installing new ducted central air conditioning units within historic resources. Staff finds that this standard has been met.

#### **(2) Design.**

**(A)** *Be located at the rear, or on an inconspicuous side, of the building.*

**Finding:** The main exterior portion of unit A of the heat pump is free standing, not attached to the resource, and will be installed adjacent to the exterior southern façade of the resource, not easily visible from the right of way. The exterior portion of unit B will be attached to the northern façade of the resource, just above the garage on a secondary (side) façade of the resource. The components of the proposed new heat pump, including the PVC line cover and ducting will be installed on secondary façades, and painted to match the exterior of the Weller-

Schramm House, and is therefore not easily visible from the right of way. Staff finds that this standard has been met.

**(B)** *Be designed and constructed to minimize changes to the building.*

**Finding:** The applicant is proposing to install the new ductless heat pump system adjacent to the southern façade and on the northern façade (above the garage) of the Weller-Schramm House. The southern outdoor unit will be located adjacent to the southern (secondary) façade of the Weller-Schramm House, not attached to the resource. The northern unit will be attached by brackets to the northern façade, just above the existing garage. These alterations are reversible, and in locations that minimize any visual adverse effects due to their location on secondary facades. The associated PVC line covers will be painted to match the exterior of the resource. These alterations are designed to minimize alterations to the Weller-Schramm House, therefore staff finds that this standard has been met.

**(C)** *Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.*

**Finding:** The proposed heat pumps and associated equipment are small in scale and located on a secondary façades of the resource. Staff finds that this standard has been met.

**(D)** *Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.*

**Finding:** The proposed heat pumps and associated equipment will be installed on secondary façades so that no significant features of the resource will be obscured, damaged, or destroyed by the proposal. Staff finds that this standard has been met.

**(E)** *Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.*

**Finding:** The proposed new southern heat pump compressor will be screened either by fencing or by bushes. The northern unit located above the garage will be partially screened by the garage parapet, but will be partially visible. However, its location on the secondary façade of this resource minimizes any adverse visual impact. The line set covers will be painted to match the exterior of the resource. Staff finds that overall, the proposed new heat pump system is compatible in design and scale with the resource, and the surrounding historic district and that this standard has been met.

**(F)** *Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.*

**Finding:** The proposed heat pump and associated equipment will be installed so that no distinctive materials, features, or significant examples of craftsmanship will be adversely affected by the proposal. All of the line set covers will be mounted to the exterior of the house using screws that will not be visible once installed. The southern unit will be freestanding, and

not attached to the house. The northern unit will be attached to the house with brackets mounted just above the garage roof, and no distinguishing features, such as the character defining windows, will be impacted. Staff finds that this standard has been met.

**(G)** *Be constructed with the least possible loss of historic materials.*

**Finding:** The proposed new heat pump will be installed adjacent to the resource, or on brackets mounted to the exterior of the house, minimizing any impact to historic materials. While a minimal amount of historic material will be lost due to the installation of 2.5" diameter duct holes cut into the historic siding, this material loss is minimal. Staff finds that this standard has been met.

**(H)** *Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence.*

**Finding:** The applicant's proposed heat pump system is clearly new and does not create a false sense of historical development as it does not appear to have been part of the original structure historically. Staff finds that this standard has been met.

**(I)** *Be designed in a manner that makes it clear what is original to the building and what is new.*

**Finding:** The applicant's proposed heat pump system is of modern materials which are clearly new. Staff finds that this standard has been met.

**(J)** *Be designed to reflect, but not replicate, the architectural styles of the period of significance.*

**Finding:** The proposed heat pump system is not part of a new addition to the resource with an architectural style, therefore this standard is not applicable to the evaluation of this proposal.

**(K)** *Preserve features of the building that has occurred over time and has attained significance in its own right.*

**Finding:** The applicant is not proposing to alter any features that have acquired significance over time. Staff finds that this standard is not applicable to the evaluation of this proposal.

**(L)** *Preserve distinguishing original qualities of the building and its site.*

**Finding:** The applicant is not proposing to significantly alter the resource through the installation of the heat pump system along the secondary facades of this building. The primary façade and the character defining qualities of the Weller-Schramm House will not be adversely affected by the proposal, therefore, staff finds that this standard has been met.



## DECISION

Based upon the application materials deemed complete on March 19, 2021 and the findings as presented in this report, the application for HIS21-03 is **APPROVED**.



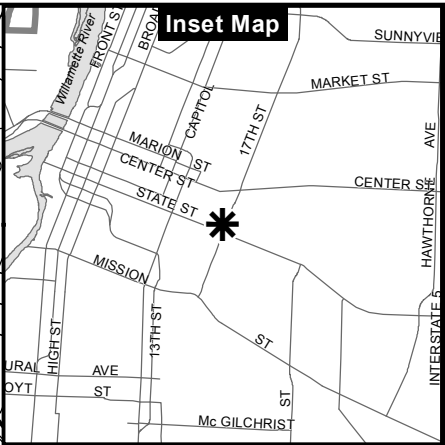
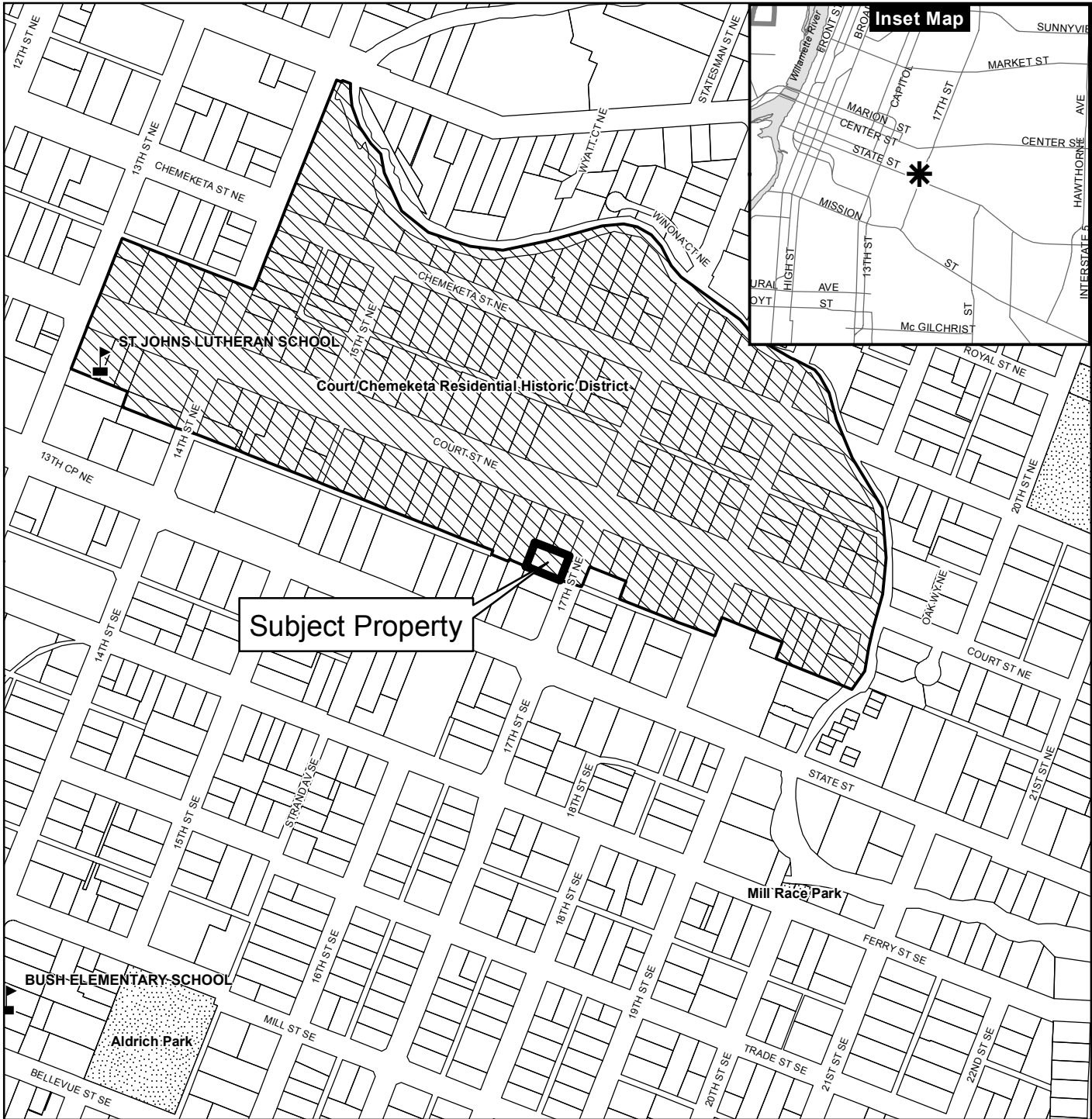
---

Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee


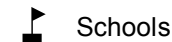
Attachments: A. Vicinity Map  
B. National Register Excerpt  
C. Applicant's Submittal Materials  
D. Citizen Comments

# Vicinity Map

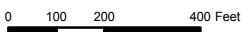
## 165 17th Street NE (073W26BD01700)



### Legend

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

 Parks



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.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 42

et with Gov. Frank R. Gooding. He returned to Salem in 1909 and built a new practice specializing in treatment of the eye, ear, nose, and throat. He served as a director of the Salem Bank and Trust Co. and president of the Salem Bank of Commerce as well as president of the board of trustees of Willamette University and president of the Oregon Medical Assoc. In 1915, he was elected mayor of Salem. Dr. Steeves died in 1933 (obituary, Oregon Statesman, Oct. 24, 1933, p. 1; see also: Clarke, vol. 2, p. 54).

His wife, Sarah Hunt Steeves, who he had married in 1893, was the daughter of Oregon pioneers George W. and Nancy Elizabeth Hunt, who settled in the Waldo Hills east of Salem in 1847. Sarah Hunt was born in 1871 and graduated from Willamette University in 1897. As the Steeves House was nearing completion, her Book of Remembrance, Marion County Pioneers, 1840-1860, was published (1927). The book remains a valuable resource for Salem area historic research. Mrs. Steeves also wrote short stories for children and geneological works. She died in 1939 (obituary, Oregon Statesman, Sept. 29, 1939, p. 2). After her husband's death, Mrs. Steeves had sold the house to Keith Powell, founder of Salem Federal Savings (now American Federal Savings) in 1934 and who was director of the Federal Reserve Bank in the 1930's. The house was sold in 1943 to Mary Steeves, widow of Laban Steeves, son of B. L. and Sarah Steeves. In 1944, Mary Steeves married Conrad Paulson, and they continue to live in the house in 1986.

42 Weller-Schramm House (c. 1895)

165 17th Street, NE; Assessor's Map 26BD 7-3W; Tax Lot 80960-010  
Owner: Lucille K. Schramm, 165 17th Street, NE, Salem, OR 97301

Primary

(Contributing)

Description: The Weller-Schramm House is a large two-story vernacular Colonial Revival structure with a Craftsman porch. Its low-pitched hipped roofs extend in wide, enclosed overhangs. A hipped attic dormer is located on the front (east) face of the main roof, and hipped wings extend the main roof on the north and south sides. The full porch extends the width of the front and continues around the southeast corner to the wall of the south-facing wing. Porch supports are tapered piers, while an attached classical column is located at the northeast corner of the porch wall. A distinctive oval window with four decorative brackets at the top and bottom and sides is centered on the front second story. An arched stairway window accented by a mock keystone is located on the north wall. Windows are multi-pane-over-one double-hung sash. Siding is clapboard with cornerboards.

Cultural Data: The house, probably built c. 1895, stood at 160 Waverly Street, where it was occupied for a time by Dr. Fletcher Homan, president of Willamette University, before being moved c. 1910 to make way for the Oregon Supreme Court Building (conversation with long-time Salem resident Mary Eyre, October 1984). A photographic postcard of East Salem postmarked 1913 shows the Supreme Court Building well under construction and, in the background, house #42 in place on 17th Street. Rose Weller Chamberlin, who subdivided Chamberlins Addition in 1909 (cf. commentary on #39), apparently moved the house to lot 4 of the new subdivision. In March 1916 she sold the lot and house to her brother, Edward N.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 43

Weller, and the Wellers are listed at this address from 1917 through 1942. Edward Weller was a partner in Weller Brothers Grocery at 155 N. Commercial.

The house was sold to Alfred A. and Lucille Schramm in 1944. That year, the Schramms employed the prominent Oregon architect Pietro Belluschi, who modernized the interior and re-designed the back of the house (conversation with Lucille Schramm). An attached garage was added to the north side. A. A. Schramm, a prominent banker, was born in 1889 in Minnesota and came to Oregon with his parents in 1893. He attended Salem schools and Willamette University, where he earned his bachelor's degree in 1912 and his law degree in 1919. He worked for Ladd and Bush Bank from 1913 until 1917, then for the Corvallis State Bank until 1927. He was appointed superintendent of banks by Gov. I. L. Patterson and served as superintendent from 1927 until 1935. He was associated with the First National Bank of Portland in 1935-36 and was vice-president of the First National Bank of Corvallis 1936-41. In 1941, he was appointed state bank examiner by Gov. Charles A. Sprague, serving until 1943, when he became owner of Capitol Loan Co. He died in 1951 (obituary, Capital Journal, May 16, 1951, p. 2). Lucille Kuntz Schramm, also a graduate of Willamette, was an instructor of music there and a civic leader in Salem for many years. She continues to live in the house in 1986. The scale of this structure helps it dominate its site near the busy corner of 17th and State Streets; it is an important anchoring structure to the Chamberlins Addition area of the District.

- 43 Duplex (1975)  
1710-1720 Court Street, NE; Assessor's Map 26AC 7-3W; Tax Lot 84400-060  
Owners: Hugh B. Nelson, 4466 46th Avenue, NE, Salem, OR 97305

Incompatible

(Non-Contributing)

Description: This is a modern/non-historical apartment complex.

- 44 Lizzie and John Denison House (1910)  
1705 Court Street, NE; Assessor's Map 26AC 7-3W; Tax Lot 84400-250  
Owner: Donald Duncan, 1705 Court Street, NE, Salem, OR 97301

Primary

(Contributing)

Description: This nicely proportioned Craftsman Bungalow has been modified several times over the years but has managed to retain much of its original character. It is side-gabled with a large chimney on the west side. The house has a large front-facing dormer with a set of two double-hung sash windows in it. The porch, recessed beneath the main roof, originally was supported by three sets of free-standing Craftsman piers, but the east half of the porch has been filled in with windows and siding. In 1981, an apartment addition was built on the back (north) side of the house, and the apartment has a separate entry on the east side. Situated on the northeast corner of Court and 17th Streets, this house has a prominent central location in the District.

Cultural Data: The lot it stands on was purchased by the Denisons in 1910, and they are listed as living at this address by 1911. John Denison was a farmer, and early photographs show that there was once a barn-like structure at the rear of the lot. The Denisons sold to Arthur and Hattie Page in 1915. They had been married in 1888 and came to Salem in 1914. He was a farmer, she an active member of the Bungalow Christian Church (cf. commentary on #37), estab-

**Historic Alteration Review Worksheet**Site Address: 165 17th St NE, Salem OR 97301Resource 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  
 n/a Outdoor units/lineset covers  
 Project's Existing Material: \_\_\_\_\_ Project's New Material: \_\_\_\_\_

**Project Description**

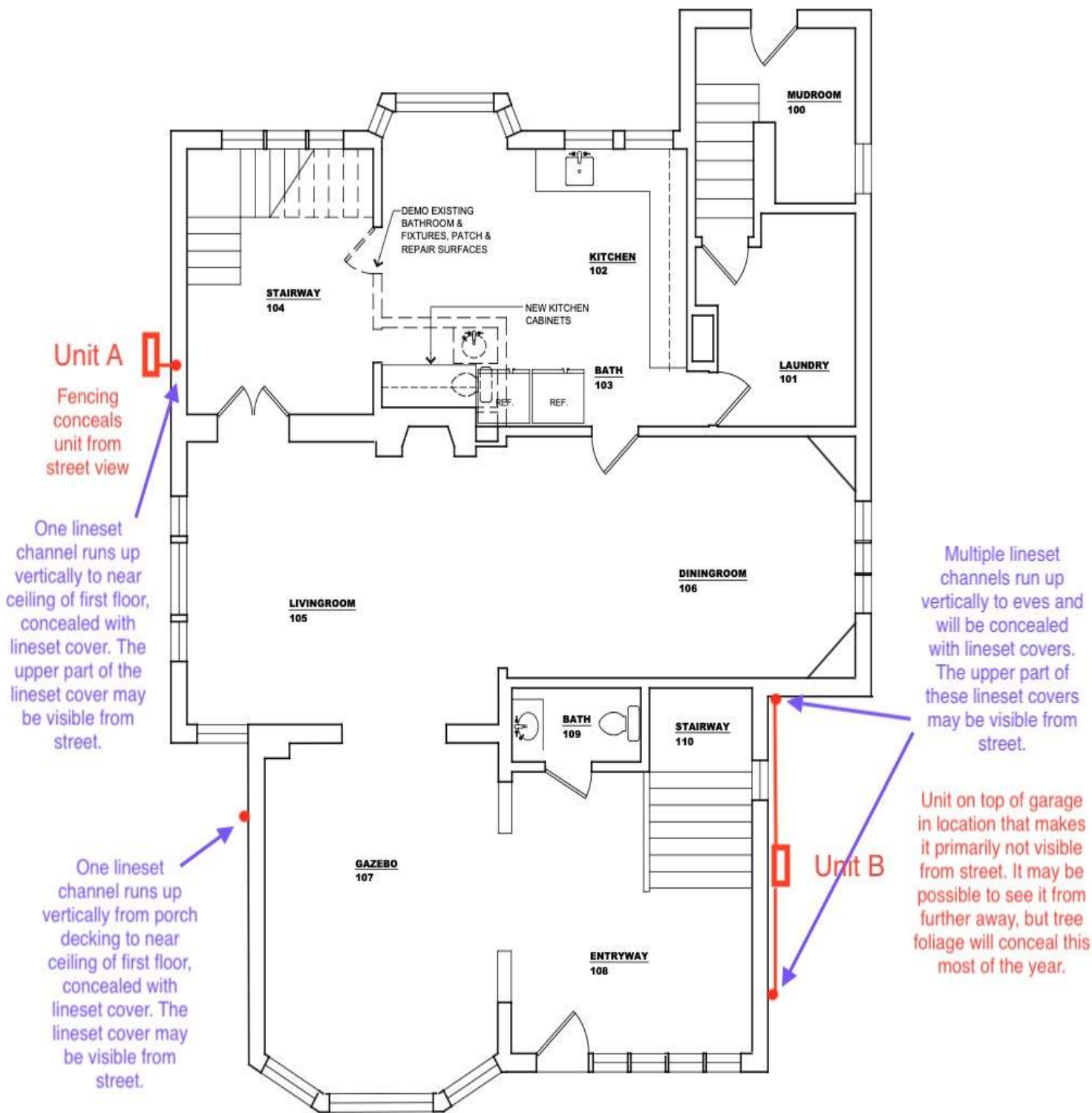
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Install two ductless heat pumps in locations that are not visible or partially visible from the street. Linesets will be run inside of the house as much as possible to minimize exterior changes. There will be four lineset channels necessary on the outside of the home to make this happen. The south unit (A) will be on the ground concealed by a fence. One channel will run up the wall only as high as the first floor ceiling. The upper part of this channel may be visible from the street. Another lineset will come from under the south porch and go up the south wall of house to porch ceiling. Part of it may be visible from the street. The North Unit (B) will be on top of the garage and will be difficult to see from the street. The angle of view plus tree foliage will conceal it. Two lineset channels going up to the eaves will be visible.

Signature of Applicant

Date Submitted/Signed





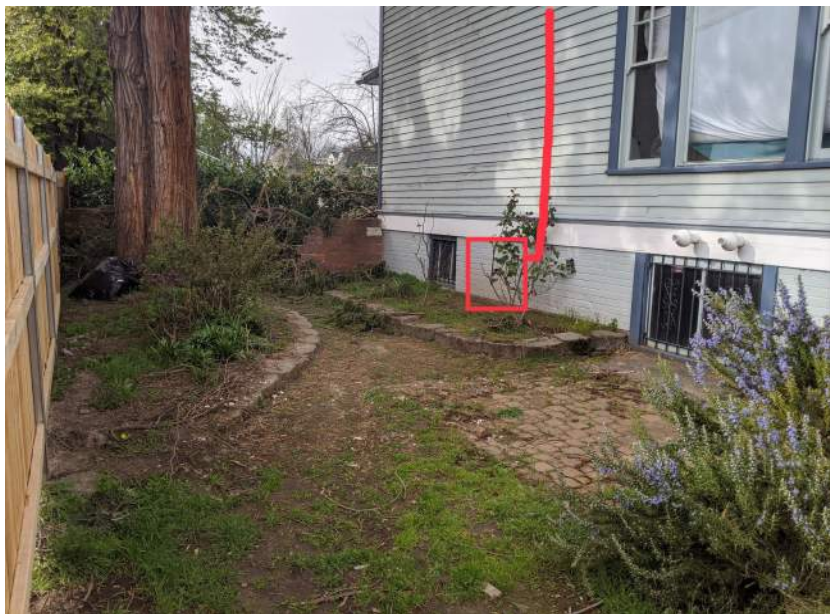
## HVAC Upgrade Installation Plan

We would like to install a mini-split heat pump system into the historic home located at 165 17th St NE, Salem OR 97301. This is being done to improve the energy efficiency and provide more even heating and cooling throughout each area of the home. The new system will consist of 2 outdoor and 8 indoor components.

### Indoor Components

The indoor components include a wall mounted head unit in the kitchen, a wall mounted unit in the living room, a floor mounted unit in the family room, and wall mounted head units in each of the 5 upstairs bedrooms.

### Outdoor Component A - South Heat Pump



The first outdoor component will be a 4-ton heat pump (RMSX48LVJU) mounted on a concrete pad on the ground on the south side of the home. This unit has a height of 53", width of 36", and depth of 13".

A single line set will run from this heat pump into the basement interior where it will connect to a 3 port branch box (BPMKS049A3U). The branch box will split into three additional line sets

that will run to the kitchen, family room, and living room.

The fence along the South property line will block view of the heat pump and the lower portions of the line sets run from the unit. The dining room line set will be completely concealed by the fence.

### Kitchen Lineset - South

The first lineset will extend 8' up the south side of the house exterior from the belly board to where it will enter the house to connect with the indoor kitchen head unit. The upper half of this lineset will be visible from the street over the south fence, but it is near the rear of the house on the south side, not the front of the home. This lineset will be concealed by an industry standard 4" wide cover plate that will be installed and painted to blend in with the exterior of the home.



### Family Room Lineset - South



The 2nd lineset will run inside the basement to the family room, then run up to a floor mounted head unit. About 3' of lineset will be visible on the south side of the house, but it will be low on the home and will be concealed by the south fence. This lineset will be concealed by an industry standard 4" wide cover plate that will be installed and painted to blend in with the exterior of the home.



## Living Room Lineset - South



The 3rd lineset will run inside the basement to underneath the side porch. A hole will be made in the flooring of the side porch for the lineset to run 7' up the house exterior from the porch floor and enter into the living room head unit. This line will run up the south side of the house, not the front, and will be partially concealed by the porch railing. This lineset will be concealed by an industry standard 4" wide cover plate that will be installed and painted to blend in with the exterior of the home.



## Outdoor Component B - North Heat Pump

The 2nd outdoor component will be a 4-ton heat pump (RMS48TVJU) mounted to the north side of the home just above the garage roof. A bracket will be installed onto the home siding with rubber insulating gaskets that will reduce noise and vibration. Five line sets will extend from the heat pump to the upstairs bedrooms.

This unit has a height of 34", width of 44", and depth of 18".



## Upstairs Bedroom Linesets



Two line sets will extend 2' to the east of the heat pump horizontally along the north wall of the home (not the east street facing side of the house), then turn up and extend 13' vertically up to the eaves. They will be just to the right of the NE bedroom window.

The horizontal run will not be visible



from the street, but the upper 10' of the vertical run may be visible. However, based on the viewpoint, it will be partially concealed by the garage and tree foliage. These two line sets will be concealed by an industry standard 4" wide cover plate that will be installed and painted to blend in with the exterior of the home.

Three line sets will extend 5' to the west of the heat pump horizontally along the north wall of the home (not the east street facing side of the house)', then turn up and extend 13' vertically up to the eaves. They will be in the corner between the north facing wall and the short east facing wall.



The horizontal run will not be visible from the street, but the upper 7' of the vertical run may be visible. However, based on the viewpoint, it will be partially concealed by the garage and tree foliage. These three line sets will be concealed by an industry standard 6" wide cover plate that will be installed and painted to blend in with the exterior of the home.

## Installation Details

All lineset covers will be mounted to the side of the house using screws inside the channel. No brackets or screws will be visible once the covers are installed. They will be similar in appearance to rain gutters that already exist on the home, but without brackets.

Holes drilled through the eaves, the porch flooring, and into the walls will be 2.5" in diameter. Once line sets have passed through the holes, the empty space will be sealed.



South  
Unit A



South Porch



North  
Unit B

**Kimberli Fitzgerald**

---

**From:** Zachery Cardoso  
**Sent:** Friday, March 19, 2021 11:56 AM  
**To:** Kimberli Fitzgerald  
**Subject:** FW: Notice of Filing / Request for Comments - Case No. HIS21-03 for 165 17th St NE  
**Attachments:** HIS21-03 NOF-RFC.pdf

[Zachery Cardoso](#) | 503-540-2304

---

**From:** Connie Strong <conniestrong@gmail.com>  
**Sent:** Friday, March 19, 2021 11:43 AM  
**To:** Zachery Cardoso <ZCardoso@cityofsalem.net>  
**Subject:** Notice of Filing / Request for Comments - Case No. HIS21-03 for 165 17th St NE

I have reviewed the proposal and spoken with the owner. I have no objections and appreciate his improvements to the neighborhood.

Connie Strong  
650-964-2014  
296 14th Street NE  
Salem, OR 97301

exterior of the Weller-Schramm House (c. 1895), a historic contributing building in the Court Chemeketa Historic District in the RD (Duplex Residential) zone, and located at 167 17th Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BD01700).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m. Friday, April 2, 2021**, will be considered in the decision process. Comments received after this date will be not considered. **\*\*PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.\*\***

**CASE MANAGER:** Kimberli Fitzgerald, Historic Preservation Officer, Phone: 503-540-2397; E-Mail: [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

**PLEASE CHECK THE FOLLOWING THAT APPLY:**

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments:

Name/Agency:

\_\_\_\_ Joan Lloyd \_\_\_\_\_  
Address: \_\_\_\_ 1577 Court St \_\_\_\_ NE \_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_ 503-585-0811 \_\_\_\_\_  
Email: \_\_\_\_ jello879@gmail.com \_\_\_\_\_  
Date: \_\_\_\_ March 19, 2021 \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**

## Kimberli Fitzgerald

---

**From:** John L. Poole <jlpoole56@gmail.com>  
**Sent:** Tuesday, March 30, 2021 2:19 PM  
**To:** Kimberli Fitzgerald  
**Cc:** Zachery Cardoso  
**Subject:** Type 2 Minor Historic Design Review Case No. HIS21-03

Dear Commissioners,

I recommend a requirement that any exterior covering for the pipes to match the color of the existing exterior facade. Any plastic enclosure should disappear and not contrast with existing color or reflection. In general, if there are plastic components being added to exterior wooden surfaces viewed from public right-of-ways, they should be painted to match adjacent colors and light reflections (matte vs. glossy) so as not to highlight their presence and detract from the historic fabric.

The installation of a mechanical system should result in the least alteration possible to the building's appearance.

I installed a heat pump at the house below and wish someone had specified that the covering should match the color of the exterior shingles, i.e. matte olive green; if that had been a requirement, I would have had the contractor attend to it. I did not consider the visual impact a white plastic covering would have on a green wood shingle until after it was installed. It was a detail that escaped my attention and may escape the current applicant's attention as well.

Now I have to paint the white covering to make it disappear and will wait until warm weather returns. I share this photo of an unpainted covering for the heat pump lines to demonstrate how the covering can detract from the facade. Fortunately, this photo is not from the public right of way, it probably cannot be seen from the sidewalk, but I see every time I go out into our back yard and grimace.

I hope this comment is helpful.





Respectfully submitted,

John L. Poole

--

John Laurence Poole  
1566 Court ST NE  
Salem OR 97301-4241  
707-812-1323 office