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

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

DECISION OF THE HISTORIC PRESERVATION OFFICER

HISTORIC DESIGN REVIEW CASE NO.: HIS20-28

APPLICATION NO.: 20-117015-DR

NOTICE OF DECISION DATE: November 19, 2020

SUMMARY: A proposal to install a radon remediation system located at the rear of the historic contributing residence William R. Leach House (c1908).

REQUEST: Minor Historic Design Review of a proposal to install a radon remediation system at the rear of historic contributing residence William R. Leach House (c1908). The residence is located within the Court Street-Chemeketa Street National Register Historic District, on property zoned RD (Duplex Residential), and located at 1724 Chemeketa St NE, (Marion County Assessors Map and Tax Lot number: 073W26AC01500).

APPLICANT: Tiahna Hillier

LOCATION: 1724 Chemeketa St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.025 – Historic contributing buildings in residential historic districts

FINDINGS: The findings are in the attached Decision dated November 19, 2020

DECISION: The **Historic Preservation Officer** (a Planning Administrator designee) **APPROVED** Historic Design Review HIS20-28 based upon the application materials deemed complete on November 19, 2020 and the findings as presented in this report.

This Decision becomes effective on December 5, 2020. 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 December 5, 2022, or this approval shall be null and void.

Application Deemed Complete:	November 19, 2020
Notice of Decision Mailing Date:	November 19, 2020
Decision Effective Date:	December 5, 2020
State Mandate Date:	March 19, 2021

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 5035402397

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, no

later than 5:00 p.m., Friday, December 4, 2020 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

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

HISTORIC DESIGN REVIEW CASE NO. HIS20-28
DECISION

IN THE MATTER OF APPROVAL OF HISTORIC DESIGN REVIEW CASE NO. HIS20-28 1724 CHEMEKETA STREET NE	**)**	**MINOR HISTORIC DESIGN REVIEW**
	)	**NOVEMBER 19, 2020**

In the matter of the application for a Minor Historic Design Review submitted by Tiahna Hillier, 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 radon remediation system located at the rear of the historic contributing residence William R. Leach House (c1908).

REQUEST: Minor Historic Design Review of a proposal to install a radon remediation system at the rear of historic contributing residence William R. Leach House (c1908). The residence is located within the Court Street-Chemeketa Street National Register Historic District, on property zoned RD (Duplex Residential), and located at 1724 Chemeketa St NE, (Marion County Assessors Map and Tax Lot number: 073W26AC01500).

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 November 19, 2020 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.

2. Background

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.

3. Analysis of Minor Historic Design Review Approval Criteria

Finding: The applicant is proposing to install a new radon remediation system to the exterior of the southern end of the Leach House. The radon remediation system is comprised of outdoor and indoor components. The indoor components will be installed within the basement laundry room. The outdoor unit is comprised of a metal fan, approximately 9 1/4" x 11 1/2" x 6" in size and will be attached to the exterior of the concrete foundation where a small 3" diameter duct will be cut through the foundation of the Leach House into the basement laundry room. The outdoor unit is connected to 3" schedule 40 PVC pipe, painted grey to match the exterior, will be attached to the exterior of the southern portion of the rear entry alcove along the western façade of the Leach House. The PVC pipe will be routed around the rear eave up approximately 15 to 20 feet to the second story attached to the exterior utilizing metal brackets inserted into the mortar and vented at the rear roof line (**Attachment B**). 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.

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 the unit includes the small fan and associated PVC piping that will be attached to the resource using brackets inserted into the mortar, to minimize any damage to the original exterior masonry. The exterior duct that will be cut into the foundation is minimal in size, on a secondary façade and not easily visible from the right of way minimizing the visual adverse impact of this alteration. 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 the radon remediation system will be installed adjacent to the southern (rear) portion of the western exterior façade of the resource, not easily visible from the right of way. The components of the proposed new system, including the PVC ducting will be installed on a secondary façade, and painted to match the exterior of the Leach 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 outdoor portion of the radon remediation system within the southern interior corner of the western facade, not easily visible from the right of way. The exterior duct that will be cut into the foundation is minimal in size and the associated PVC ducting will be installed approximately 15 to 20 feet to the second story along the southern façade of the Leach House, and painted to match the exterior of the resource. These alterations are designed to minimize the visual impact of the proposed alterations to the Leach 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 radon remediation fan and ducting are small in scale, and located on a secondary façade 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 radon remediation fan and ducting will be installed on a secondary façade 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 radon remediation fan is approximately 9 1/4" x 11 1/2" x 6" in size. The outdoor unit will be located in southern interior corner of the western facade of the resource and is screened by fencing. The PVC line set will extend to the roof on the resource's southern façade. The PVC will be painted to match the exterior of the resource. The proposed new radon remediation system is compatible in design and scale with the resource, and the surrounding historic district. Staff finds 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 radon remediation system and associated equipment will be installed so that no distinctive materials, features, or significant examples of craftsmanship will be adversely affected by the proposal. Staff finds that this standard has been met.

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

Finding: The proposed new radon remediation system is minimal in size and painted to match the exterior of the resource, minimizing any impact to historic materials. 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 radon remediation 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 radon remediation 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 radon remediation 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 radon remediation system along a secondary facade of this building. The primary façade and the character defining qualities of the Leach 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 November 19, 2020 and the findings as presented in this report, the application for HIS20-28 is **APPROVED.**

Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials

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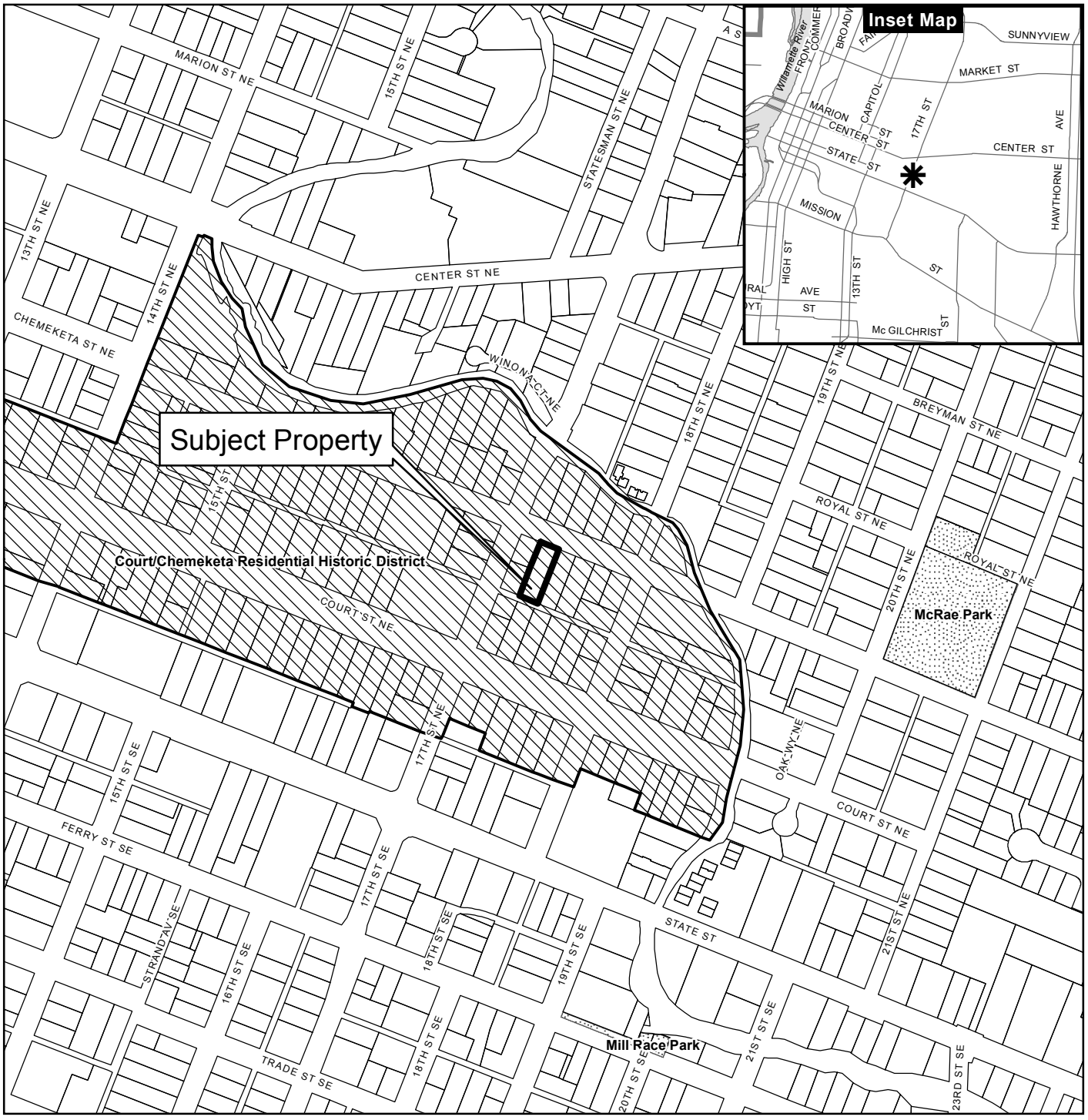
Vicinity Map
1724 Chemeketa St NE



Legend

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

0 100 200 400 Feet

CITY OF Salem AT YOUR SERVICE
Community Development Dept.

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ATTACHMENT B

Case No. HIS20-28

Historic Alteration Review Worksheet

Site Address: 1724 Chemeketa St. 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: NA Project's New Material: PVC pipe and fan

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:

This project, the installation of a Radon Remediation System, will help to bring the home's radon level from "9" to an acceptable level for us to inhabit the home in (below 3). This is needed as soon as possible to avoid us from being exposed to high levels of radon in the home.

Tiahna Hillier Digitally signed by Tiahna Hillier
Date: 2020.10.24 14:53:05 -07'00'

Signature of Applicant Date Submitted/Signed

Installation and Operation Manual
Manuel d'installation et d'opération

Item #: 142001
Rev Date: 2019-07-19

Rn2EC / Rn4EC

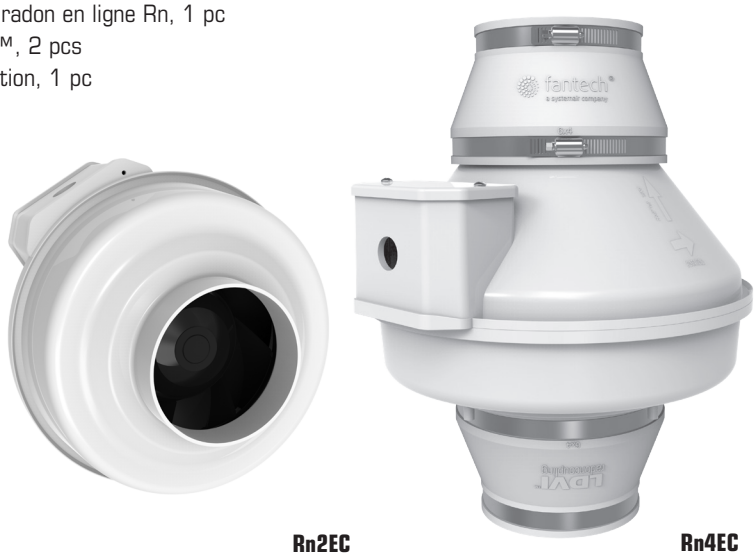
Inline EC Radon Fan • Ventilateur pour radon en ligne EC

PARTS IN THE BOX (Rn2EC)
Inline Radon Fan Rn, 1 pc
Operation and Installation Manual, 1 pc

PARTS IN THE BOX (Rn4EC)
Inline Radon Fan Rn, 1 pc
LDVI™ Couplings, 2 pcs
Operation and Installation Manual, 1 pc

PIÈCES DANS LA BOÎTE (Rn2EC)
Ventilateur pour radon en ligne Rn, 1 pc
Manuel d'installation, 1 pc

PIÈCES DANS LA BOÎTE (Rn4EC)
Ventilateur pour radon en ligne Rn, 1 pc
Couplages LDVI™, 2 pcs
Manuel d'installation, 1 pc



Rn2EC **Rn4EC**

REGISTER* THIS PRODUCT TO INCREASE YOUR PRODUCT WARRANTY BY AN EXTRA YEAR

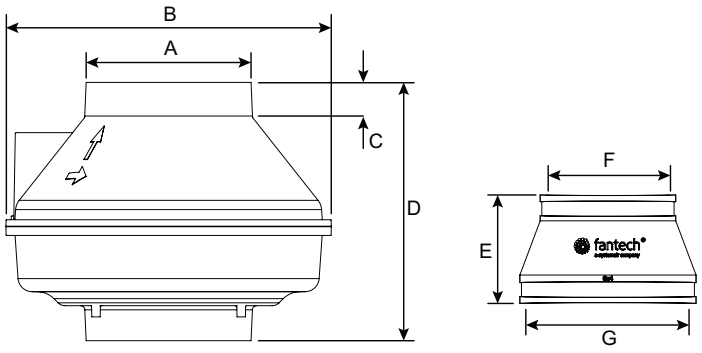
registration.fantech.app

* in USA only

Technical / Customer Support:
Support technique et service à la clientèle
United States Tel.: 800.747.1762 **Canada** Tel.: 800.565.3548

fantech®
a systemair company

DIMENSIONS



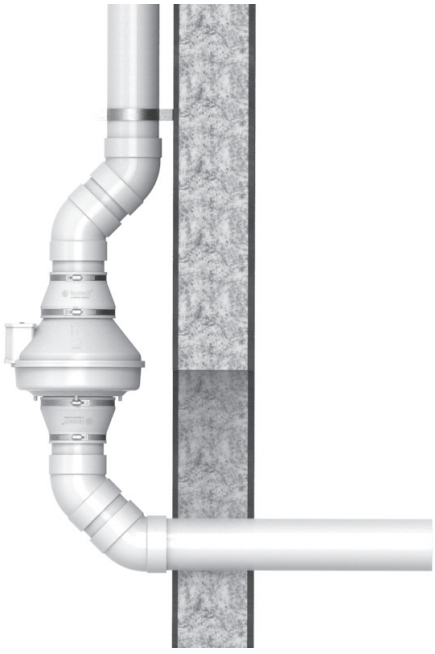
Model/ Modèle	A	B	C	D	E	F	G
Rn2EC	4 15/32 (114)	10 (254)	1 1/4 (32)	9 1/4 (235)	-	-	-
Rn4EC-3	5 7/8 (149)	11 1/2 (292)	1 1/4 (32)	9 1/4 (235)	4 (102)	3 1/2 (89)	6 (152)
Rn4EC-4	5 7/8 (149)	11 1/2 (292)	1 1/4 (32)	9 1/4 (235)	4 (102)	4 1/2 (114)	6 (152)

Dimensions in inches (mm).
Dimensions en pouces (mm)

INSTALLATION

Rn2EC-3 & Rn4EC-3 are designed for use with 3" schedule 40 PVC pipe.
Rn2EC-4 & Rn4EC-4 are designed for use with 4" schedule 40 PVC pipe.

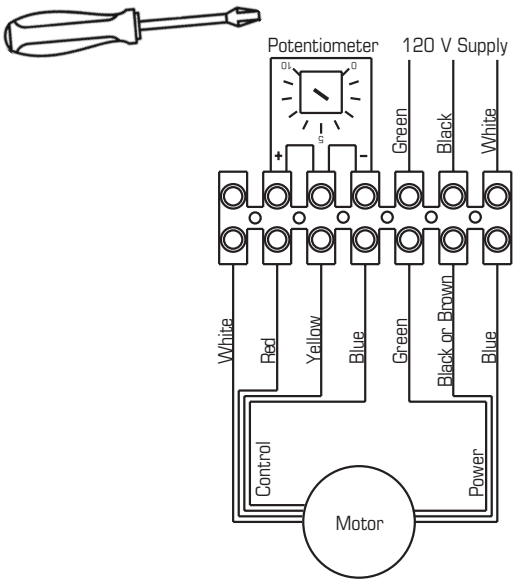
Prior to installation, the suction pipe should be terminated at the exterior wall. The suction pipe should be installed with slight incline to drain water from the fan.



DO NOT connect fan directly to building structure

WIRING DIAGRAM

To reduce fan speed use a small screwdriver and turn potentiometer knob counter clockwise



Suction point location in basement laundry room

Fan location on rear exterior of home, core drill through foundation stones

Vent location, pipe routed around rear eave to avoid roof penetration

All piping to be schedule 40, 3” PVC and painted per client specifications. Actual system placement may change slightly during the course of installation. Not to scale.

Examples of other painted systems