

NOTICE OF DECISION

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



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503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS19-16

APPLICATION NO. : 19-109495-DR

NOTICE OF DECISION DATE: JULY 11, 2019

SUMMARY: A proposal to replace a non-historic garage door and to install a heat pump on the Sweetland-Peck House, c1895.

REQUEST: Minor Historic Design Review of a proposal to replace a garage door and install a ductless heat pump system on the exterior of the Sweetland-Peck House, c1895, a non-contributing residence within the Court Chemeketa National Register Historic District on property zoned RD (Duplex Residential) and located at 1552 Court Street NE, (Marion County Assessors Map and Tax Lot number: 073W26BD02700).

APPLICANT: John Poole

LOCATION: 1552 Court St NE

CRITERIA: Salem Revised Code (SRC) Chapter 230.030 (c), (d), and (g)

FINDINGS: The findings are in the attached Decision dated July 11, 2019.

DECISION: The **Historic Preservation Officer**, a Planning Administrator designee, **APPROVED** Historic Design Review HIS19-16 based upon the application materials deemed complete on June 26, 2019 and the findings as presented in this report.

This Decision becomes effective on July 27, 2019. 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 July 27, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>June 26, 2019</u>
Notice of Decision Mailing Date:	<u>July 11, 2019</u>
Decision Effective Date:	<u>July 27, 2019</u>
State Mandate Date:	<u>October 24, 2019</u>

Case Manager: Hayley Feightner, hfeightner@cityofsalem.net, 503-540-2315

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., Friday, July 26, 2019. 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 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 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 at the Planning Division office, 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. HIS19-16
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-16)
1552 COURT STREET NE) JULY 11, 2019**

In the matter of the application for a Minor Historic Design Review submitted by owner John Poole, Kimberli Fitzgerald, 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 replace a non-historic garage door and to install a heat pump on the Sweetland-Peck House, c1895.

REQUEST: Minor Historic Design Review of a proposal to replace a garage door and install a ductless heat pump system on the exterior of the Sweetland-Peck House, c1895, a non-contributing residence within the Court Chemeketa National Register Historic District on property zoned RD (Duplex Residential) and located at 1552 Court Street NE, (Marion County Assessors Map and Tax Lot number: 073W26BD02700).

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 June 26, 2019 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. Analysis of Minor Historic Design Review Approval Criteria

Summary and Background:

The applicant is proposing to replace a non-historic door installed by the previous owner in violation of SRC 230 located on the southern façade with a wooden garage door, and to install a ductless heat pump in the niche near the northeastern façade of the house. The proposed garage door will fit within the original garage door opening at the rear of the attached garage abutting the alley.

Staff finds that the applicant adequately demonstrated that this proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

Criteria: 230.030 Standards for non-contributing buildings and structures in residential historic districts.

230.030(c) Doors. *Replacement of doors in non-contributing buildings is allowed.*

Finding: The Sweetland-Peck House is a non-contributing building located within the Court-Chemeketa Historic District. The applicant is proposing to replace the existing non-historic door that was installed in violation of SRC 230 located on the building's southern facade. The proposed garage door will fit within the original garage door opening, which is approximately 8' 10 1/2" in width and 6'7" in height. The garage addition was likely added to the building in the 1970s. The proposed garage door replacement will not impact any original or character-defining features of the resource.

(1) Materials.

The replacement door shall be constructed with materials that duplicate, to the greatest degree possible, the appearance and structural qualities consistent with doors in buildings in the district.

Finding: The applicant is proposing to replace an existing door with a garage door located at the southern façade of the structure abutting an alley. The proposed garage door will fit within the original opening. It will be constructed out of plywood that is reinforced by wood 2x4s from the interior. Galvanized steel will be used for strap hinges to open the door. The plywood will be painted a light color to complement the existing appearance of the rear of the building. This material is consistent with the doors found on non-contributing resources throughout the historic district, thereby meeting this standard.

(2) Design.

(A) *Door openings shall maintain a similar size to the existing doors in the building.*

Finding: The applicant is proposing to replace the existing door (approximately 6'7" in height and 30" wide) which was installed in violation of SRC 230 with a garage door that fits within the original garage door opening. The proposed door is approximately 8' 10 1/2" in width and 6' 7" in height. This criterion is met.

(B) Door styles and types shall be similar to the styles and types of buildings in the district.

Finding: The applicant is proposing to replace an infill door with a garage door that will fit within the original opening. The proposed door is similar to the style and type of those found on other structures in the Court Chemeketa Historic District. This criterion is met.

(C) Doors should be simple in shape, arrangement, and detail.

Finding: The applicant is proposing to install a garage door to fit within the original opening abutting the alley. The door will be constructed out of plywood, and will include two plywood pieces undercut approximately 5" to 6" located on the interior for reinforcement. A plywood filler panel will be placed over a 2x4 jamb and frame. The door will also feature metal hardware such as door handles and galvanized steel straps that will be placed on each of the door's corners. The door is similar in shape, arrangement, and detail of this house and others in the district, thereby meeting this standard.

(D) Door shall be finished with trim elements in a manner consistent with buildings in the district.

Finding: The proposed garage door will feature a plywood filler panel over a 2x4 jamb and frame. The plywood will be painted to match the rear façade. This criterion is met.

(E) The number of different door styles in the building shall be limited.

Finding: The applicant is proposing one garage door to be installed at the rear façade of the feature. This is the only garage door for the existing resource, therefore this particular door style will be limited to only this opening. Staff finds that this standard has been met.

Criteria: 230.030(g) Alterations and Additions.

Additions and alterations that comply with the standards in this section may be made to non-contributing buildings. Whenever practical, additions and alterations to historic non-contributing buildings should result in the restoration of missing features from the period of significance, or the removal of alterations that were made outside of the period of significance.

(1) Materials.

(A) Materials shall be consistent with those present on buildings in the district generally.

Finding: The applicant is not proposing to construct a new addition that would require the use of building materials generally consistent with those present on other buildings in the district. Staff finds that this standard is not applicable to the evaluation of this proposal.

(B) Roofing materials shall have a non-reflective, matte finish.

Finding: The applicant is not proposing to construct a new addition that would require the use new roofing material. Staff finds that this standard is not applicable to the evaluation of this proposal.

(2) Design.

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

Finding: The proposed new heat pump will be installed on a secondary façade of the Sweetland-Peck House. Additionally, because the house is setback approximately 116 feet from the sidewalk abutting Court Street NE, visual impacts of the new heat pump will be minimal. Staff finds that this standard has been met.

(B) Changes to features of the building that date from the period of significance shall be minimized.

Finding: The heat pump compressor is not attached to the building, but freestanding adjacent to the resource. Since the applicant is not proposing changes to any features of the building that date from the period of significance, staff finds that this standard is not applicable to the evaluation of this proposal.

(C) The design shall be compatible with general character of historic contributing buildings in the historic district and create a harmonious relationship with historic contributing buildings in the district generally. Factors in evaluating the design under this subsection include, but are not limited to:

- (i) Similarities in the size and scale to those used in historic contributing buildings in the district generally.*
- (ii) Use of architectural features that reflect, or are similar to, the architectural style of historic contributing buildings in the district.*
- (iii) Simple gable or hipped roofs with a pitch similar to surrounding buildings are generally appropriate. Flat roofs may be appropriate when the prevailing styles of architecture provide an appropriate context. Exotic or complex roof forms that detract from the visual continuity of the district are generally inappropriate.*
- (iv) Additions should have a similar mass to surrounding buildings.*
- (v) Front elevations should appear similar in scale to those seen traditionally in the surrounding neighborhood.*
- (vi) The width and height of the addition should not exceed the typical dimensions seen in the district.*
- (vii) Simple rectangular building forms are generally preferred.*

Finding: The pump being installed is a Rudd Achiever, model No 18ASJ that is approximately 24 7/15" in height, 31 1/8" in width, and 11 7/16" in depth. The proposed heat pump and associated equipment are small in scale, and located on a secondary façade of the resource. Staff finds that this standard has been met.

(D) *The design shall make clear what is original and what is new.*

Finding: The applicant's proposed heat pump is of modern materials which are clearly new. Since the heat pump compressor is not attached to the building, but freestanding adjacent to the resource, it is clear that it was not constructed as part of the building. Staff finds that this standard has been met.

(E) *Features that have been added over time and have attained significance in their own right shall be preserved, even if the features do not reflect the period of significance.*

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.

DECISION

Based upon the application materials deemed complete on June 26, 2019 and the findings as presented in this report, the application for HIS19-16 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer

Planning Administrator Designee

Prepared by: Hayley Feightner, Planner I

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

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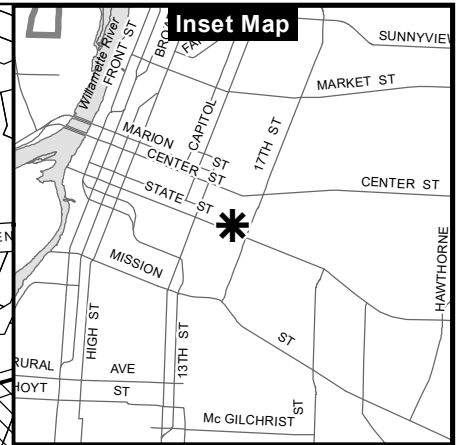
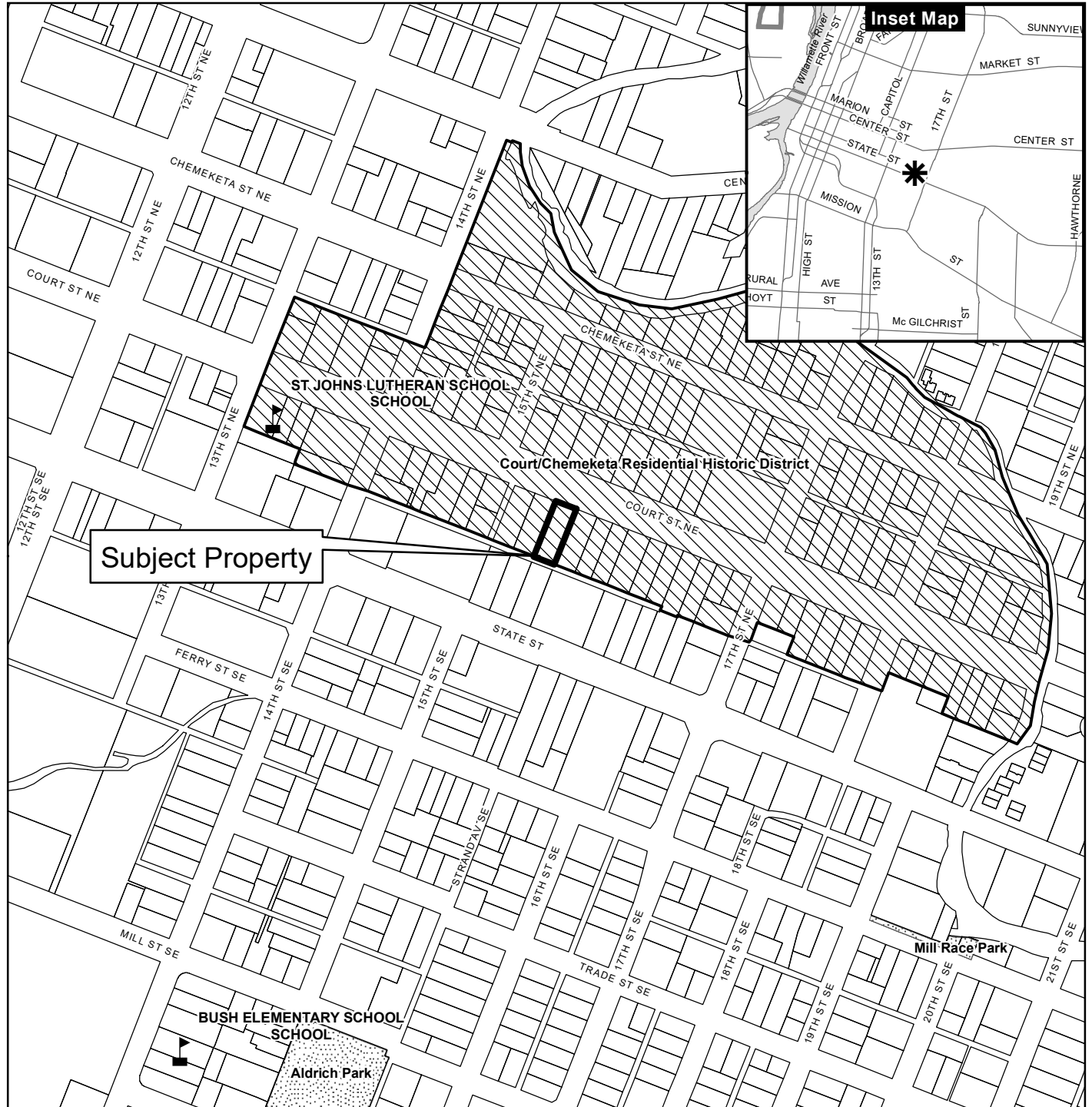
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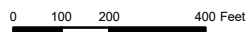
Vicinity Map 1552 Court St NE



Subject Property

Legend

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



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Historic Alteration Review Worksheet

Site Address: _____

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

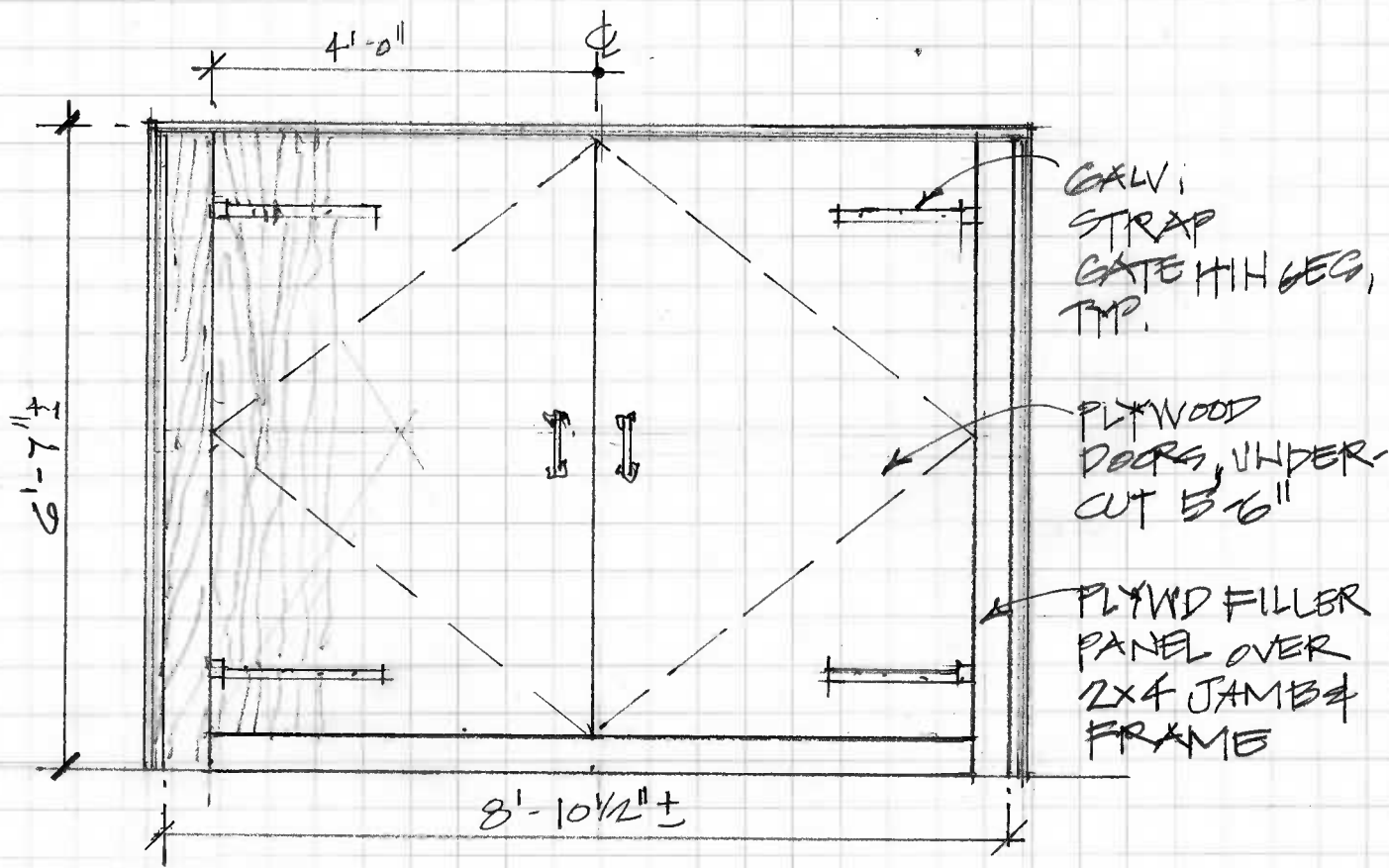
Project's Existing Material: _____ Project's New Material: _____

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:

Signature of Applicant

Date Submitted/Signed



TEMPORARY GARAGE DOOR 1/2" = 1'-0"
 PECK COTTAGE
 1552 COURT ST NE

Heat Pump Application for 1552 Court Street NE “Peck Cottage”

Applicant proposes to install a ductless heat pump to regulate the temperature in the house where two grand pianos will be placed. The pianos will go out of tune if temperatures are allowed to vary. During extreme cold, the existing gas furnace will supplement the heating. The model will be a Rudd Achiever, model No. 18ASJ installed by Focus Heating.


The dimensions of the compressor are:

- Height 24 7/15”
- Width 31 1/8”
- Depth 11 7/16”

per the Manufacturer’s brochure:


SINGLE-ZONE MINI-SPLITS

18, 24, 30, 36,000 BTU/HR WALL MOUNT HEAT PUMPS



UCSH18AS
UCSH24AS

UCSH30AX
UCSH36AX



FUNCTION

Stylish, slim and elegant, these wall mounted ductless heat pumps are made for single rooms. Ideal for spaces requiring additional capacity but are limited on space. With more efficient zone control, ductless examples are perfect for renovations, restorations, conversions, and additions.

LOCK OUT FUNCTION

This feature is set by the contractor on behalf of the Commercial Property Owner to prevent either Cooling or Heating operation from occurring. This is not a function that can be set by a tenant, user, or homeowner.

OPTIONAL ACCESSORIES

- Wired Remote Control: UBRNEM
- Wired Remote Control: UBRNEM
- Simple Remote Control: UBRNEM
- Dry Contact Wire Kit: UBRWZT

SINGLE-ZONE MINI-SPLITS

SYSTEMS
18ASJ, 24ASJ, 30AXJ, 36AXJ

UP TO: 19.0 SEER

	18ASJ	24ASJ	30AXJ	36AXJ
Performance				
Rated Cooling	18,000	24,000	30,000	36,000
Min. Min. Cooling	3,100-10,000	3,100-10,000	6,900-20,400	6,900-24,100
Rated Heating	18,000	24,000	30,000	36,000
Min. Min. Heating	7,000-20,000	7,300-20,000	8,000-20,000	10,200-20,000
SEER	19.0	18.0	16.5	15.5
HSPF	10.6	10.6	9.0	9.0
SEER	12.3	10.0	9.5	8.5
Cooling Operating Range	4°F to 49°F	4°F to 49°F	4°F to 49°F	4°F to 49°F
Heating Operating Range	5°F to 34°F	5°F to 34°F	5°F to 34°F	5°F to 34°F
Maximum Removal	4.0 (1.8)	4.3 (1.9)	4.7 (2.1)	5.0 (2.3)
Size				
Air Condition: H	CM (in./ft)	342 (9/0)	409 (1,120) (10)	476 (1,300) (11)
Air Condition: Medium	CM (in./ft)	439 (7/4)	530 (9/0)	530 (9/0)
Air Condition: Low	CM (in./ft)	365 (6/0)	439 (7/4)	439 (7/4)
Clear	CM (in./ft)	306 (5/0)	365 (6/0)	365 (6/0)
Min. Speed Stage	dB(A)	46(A)	46(A)	46(A)
Sound				
Indoor (at 10' C) (1/1)	dB(A)	42/43	47/47	47/49
Indoor (at 10' C) (1/2)	dB(A)	35/36	41/42	42/42
Indoor (at 10' C) (1/3)	dB(A)	31/33	35/36	37/37
Clear	dB(A)	29/29	31/33	32/33
Outdoor (at 10' C) (1/1)	dB(A)	51/50	54/55	53/55
Electrical				
Voltage/Frequency/Phase		208-230/60/1	208-230/60/1	208-230/60/1
Circuit Breaker	Amps	15	20	30
Current Rating/Max. Cooling	Amps	6.4/8.2	10.5/11.8	13.8/14.8
Current Rating/Max. Heating	Amps	5.8/11.8	8.5/13.8	12.3/14.8
Power Use (at 10' C) (1/1)	kWh	1,444/1,488	2,450/2,488	3,154/3,431
Power Use (at 10' C) (1/2)	kWh	1,252/1,269	1,913/1,914	2,480/4,238
Size & Weight				
Min. Height	in./mm	31 1/8 / 792	31 1/8 / 792	31 1/8 / 792
Height	in./mm	25 5/8 / 647	24 7/16 / 629	25 5/8 / 647
Width	in./mm	29 5/16 / 750	31 1/8 / 792	29 5/16 / 750
Depth	in./mm	9 / 228	11 7/16 / 295	9 / 228
Weight	lb./kg	228 / 103	228 / 103	228 / 103
Additional Data				
Air Direction: Horizontal	Automatic	Automatic	Automatic	Automatic
Air Filter	Automatic	Automatic	Automatic	Automatic
Air Flow	Horizontal	Horizontal	Vertical	Vertical
Minimum Spacing Length	ft./mm	10/30	10/30	14/38
Maximum Spacing Length	ft./mm	66/200	66/200	143/352
Minimum Vertical Differential	ft./mm	4/12	4/12	4/12
Green Size	in./mm	1/2 / 12.7	1/2 / 12.7	5/8 / 15.9

File: Figures are based on 230 Vdc.

Illustration 1: Rudd Heat Pump Brochure, pp. 28 & 29

Here's is a picture of the exterior compressor from the Manufacturer's web site:

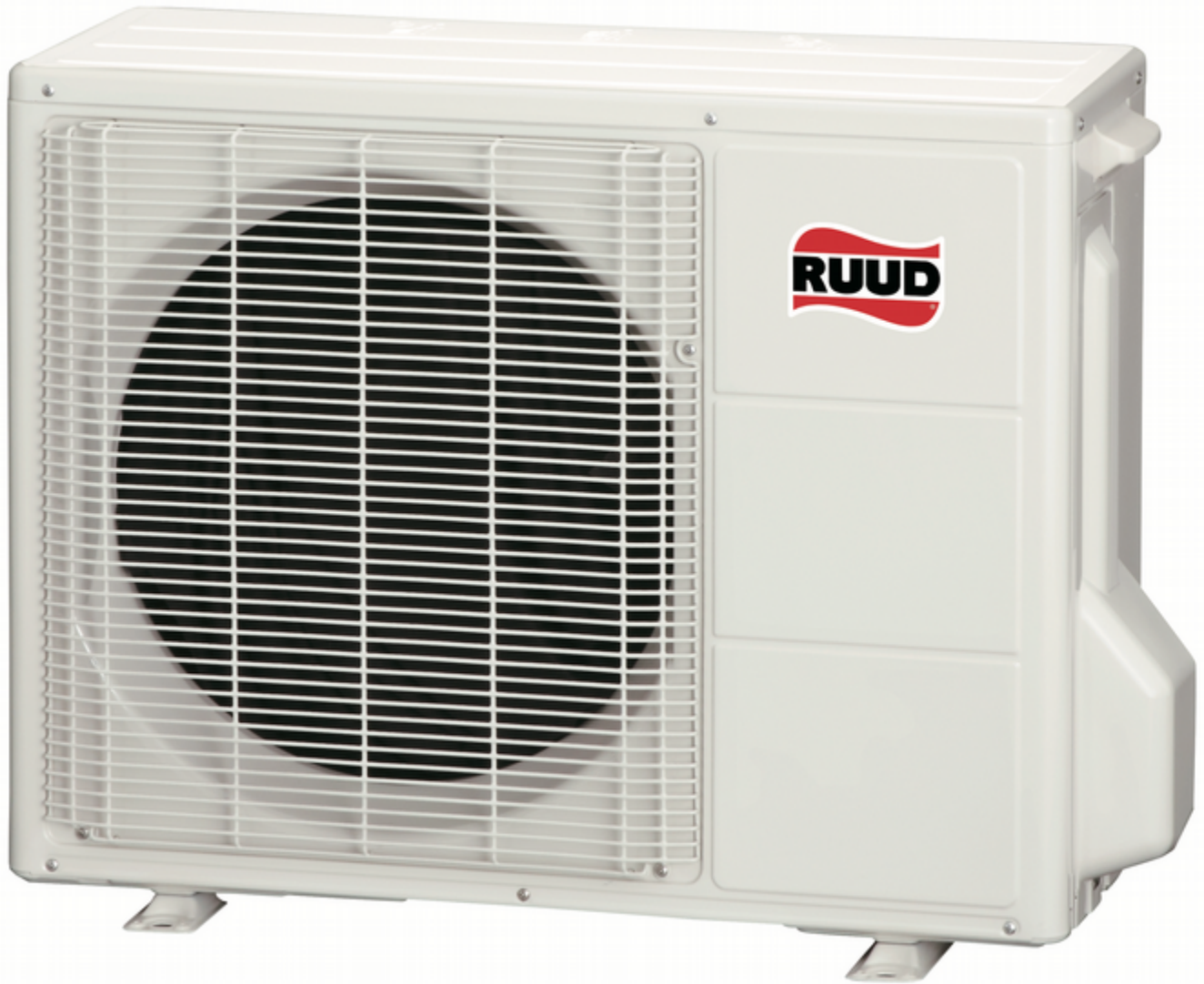


Illustration 2: Rudd Model 18ASJ [& 24ASJ]

The house sits next to the southern property line adjacent to the alley and the northern most facade of the house is approximately 116' feet south from the sidewalk on Court Street NE. The compressor will be placed in the niche on the front eastern portion of the house. Here is a site plan showing the outline of the house and the proposed placement of the compressor.

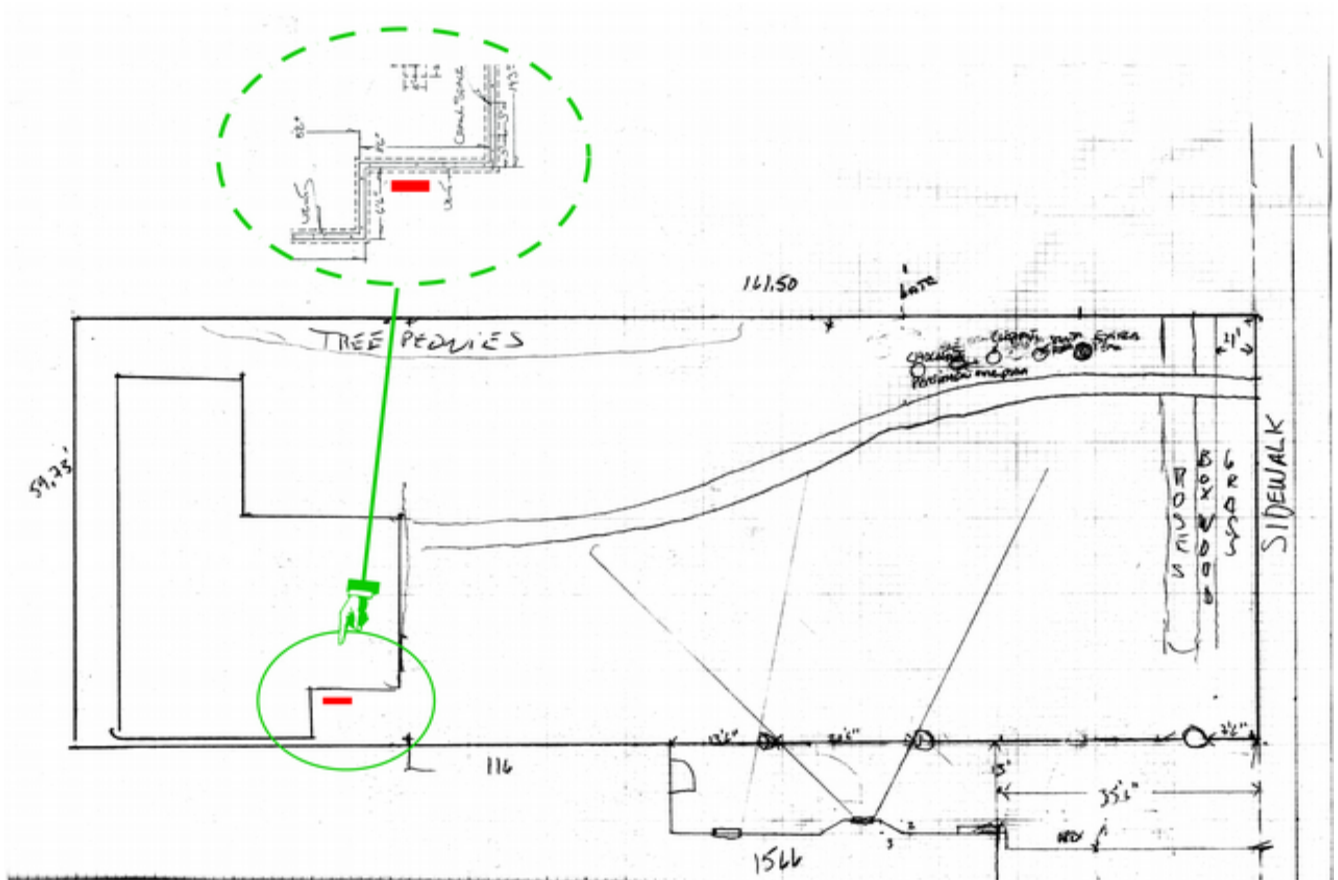


Illustration 3: Site Plan 1552 Court Street NE "Peck Cottage"

The compressor will be placed with its width running north-south so that the 11 7/16" face is exposed to the north. This will minimize its visual impact from the public views from the sidewalk. Planting or a small painted screen will be used to hide the compressor. Extensive landscaping will be undertaken for the front yard. The photos below demonstrate that the compressor will barely be seen without any visual screening.

To visualize the potential visual impact, a mock-up approximating the dimensions of the compressor was created using concrete masonry units. The mock-up measures 32" long, 8" wide and 27" high. Following are photos of the mock-up.



Illustration 4: Mock-up Of Exterior Compressor Showing Height



Illustration 5: Mock-up of Exterior Compressor Showing Length

Here is a close-up of the mock-up... this is not a view the public would see but is included here to provide a visual reference.



*Illustration 6: Mock-up Close-up
Private North Face View*



Illustration 7: Mock-up Close-up Private Northeast View

Following are photos taken June 26, 2019, from the middle of the sidewalk on the south side of Court Street NE using a 50mm lens at eye level, locations are referenced in the captions. Photos were taken without the mock-up and then with the mock-up *in situ* to document the visual impact of the compressor.



Illustration 8: Peck Cottage near eastern edge of property



Illustration 9: Peck Cottage - 18' east of eastern property line (in adjacent property 1566)



Illustration 10: Peck Cottage at eastern property line



Illustration 11: Peck Cottage ~9' west of eastern property line



Illustration 12: Peck Cottage ~18' west of eastern property line



Illustration 13: Peck Cottage ~27 west of eastern property line



Illustration 14: Peck Cottage ~36-40' west of eastern property line



Illustration 15: Peck Cottage w/Mock-up at eastern property line



Illustration 16: Peck Cottage w/Mock-up 9' west of eastern property line



Illustration 17: Peck Cottage w/Mock-up 18' west of eastern property line



Illustration 18: Peck Cottage w/Mock-up 27' west of eastern property line



Illustration 19: Peck Cottage w/Mock-up 36' west of eastern property line



Illustration 20: Peck Cottage w/Mock-up 45' west of eastern property line