

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*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 17-18 / Amanda No. 17-108151-DR

NOTICE OF DECISION DATE: June 8, 2017

SUMMARY: A proposal to replace the Bush House roof and rooftop HVAC system.

REQUEST: Minor Historic Design Review of a proposal to replace the roof and rooftop HVAC system on the roof of the Bush House (1878), individually listed on the National Register of Historic Places, and a historic contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District, located at 600 Mission St. SE, Marion County Assessors Tax Lot #073W27D00100.

OWNER: Bob Miller for City of Salem Facilities

LOCATION: 600 Mission Street SE

CRITERIA: Salem Revised Code Chapter 230.025(l).

DECISION: Based upon the application materials deemed complete on June 6, 2017, and the findings as presented in this report, the application is APPROVED.

FINDINGS: The applicant is proposing to replace the existing non-original modified bitumen roof topped by a mineral surfaced cap sheet with an in-kind bitumen roofing system that has a cap sheet which will be grey instead of white. Additionally, the applicant is proposing to replace the existing HVAC system, consisting of two rooftop units. One will be 41" H x 55"W x 47"D in size, and the other will be 37"H x 47"W x 47"D in size. All associated ductwork will be replaced as noted on the attached roof diagram (Attachment B). Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

230.025 (e) Roofs.

(1) Materials.

(A) *Historic specialty roofing materials, such as original tile, slate, or rolled composition roofing should be maintained in place whenever possible.*

Finding: No original historic roofing material remains on the flat portion of the roof of the Bush House. The shingled portions of the roof will not be impacted by the proposal, as demonstrated in the attached photographs and roof diagram (Attachment B). Staff finds that SRC 230.025(e)(1)(A) has been met.

(B) *New roof materials should match the original materials in scale and texture as closely as possible. Use of plastic or concrete simulated materials is not allowed.*

Finding: The applicant is proposing to replace the non-original asphalt roofing on the flat portion of the Bush House with an in-kind bitumen roofing system that has a cap sheet which will be slate grey instead of white. This roofing is compatible with the existing resource, and staff finds that SRC 230.025(e)(1)(B) has been met.

(C) *Composition roofing is allowed as a substitute for wood shingles in a complete replacement.*

Finding: The applicant is not proposing to replace the Bush House shingles with asphalt, therefore this criteria is not applicable to the evaluation of this proposal.

(D) *Imitation slate and wood are allowed as a substitute for original materials in a complete replacement.*

Finding: The applicant is not proposing to install imitation slate or wood as a replacement roofing material, therefore this criteria is not applicable to the evaluation of this proposal.

(2) Design.

(A) *The original roof form and detailing shall be preserved.*

Finding: The applicant is proposing to retain the original roof form and detailing. Staff finds that SRC 230.025(e)(2)(A) has been met.

(B) *Original eave overhangs shall be maintained.*

Finding: The applicant is proposing to retain the original eave overhangs. Staff finds that SRC 230.025(e)(2)(B) has been met.

(C) *Cutting back roof rafters and soffits, boxing in exposed rafter tails, adding fascia boards where none existed, or otherwise altering the historical roof overhang is not allowed.*

Finding: The applicant is not proposing to cut back roof rafters or soffits and no new fascia boards will be added as part of this proposal. Staff finds that SRC 230.025(e)(2)(C) has been met.

(D) *To the extent feasible, inappropriate repairs or additions should be removed or corrected.*

Finding: No correction of inappropriate repairs or additions are included as part of this proposal therefore this criteria is not applicable to the evaluation of this proposal.

(3) Solar Panels, Rooftop Mechanical Devices, and Skylights. *Solar panels and other rooftop mechanical structures may be added to historic contributing buildings.*

(A) Materials.

(i) *Non-reflective glass and metal panels are allowed.*

(ii) *Reflective glass and plastic frames are prohibited.*

Finding: The applicant is not proposing to install solar panels, therefore this criteria is not applicable to the evaluation of this proposal.

(B) Design.

(i) Solar panels shall not alter the existing profile of the roof, and shall be mounted parallel to the roof plane on rear-facing roofs or placed on the ground in an inconspicuous location.

Finding: The applicant is not proposing to install solar panels, therefore this criteria is not applicable to the evaluation of this proposal.

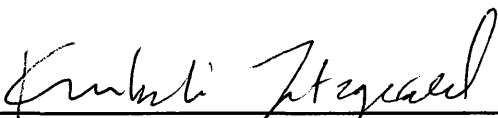
(ii) Satellite dishes, TV antennae and other rooftop mechanical structures shall be installed so they are not visible from the street and do not damage or obscure significant architectural features of the resource.

Finding: The attached photographs and roof diagram clearly demonstrate that the existing HVAC units are not visible from either the rear of the resource (the Bush House parking lot area) –or the front of the resource at Mission Street SE. The proposed replacement HVAC units will be approximately the same size, and the replacement ductwork will be approximately the same size and location as well and therefore not visible. Staff finds that SRC 230.025(e)(2)(B)(ii) has been met.

(iii) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.

Finding: The applicant is not proposing to install solar panels, therefore this criteria is not applicable to the evaluation of this proposal.

DECISION: Based upon the application materials deemed complete on June 6, 2017 and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, AICP, Historic Preservation Officer
Planning Administrator Designee

kfitzgerald@cityofsalem.net, Phone: (503)540-2397

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

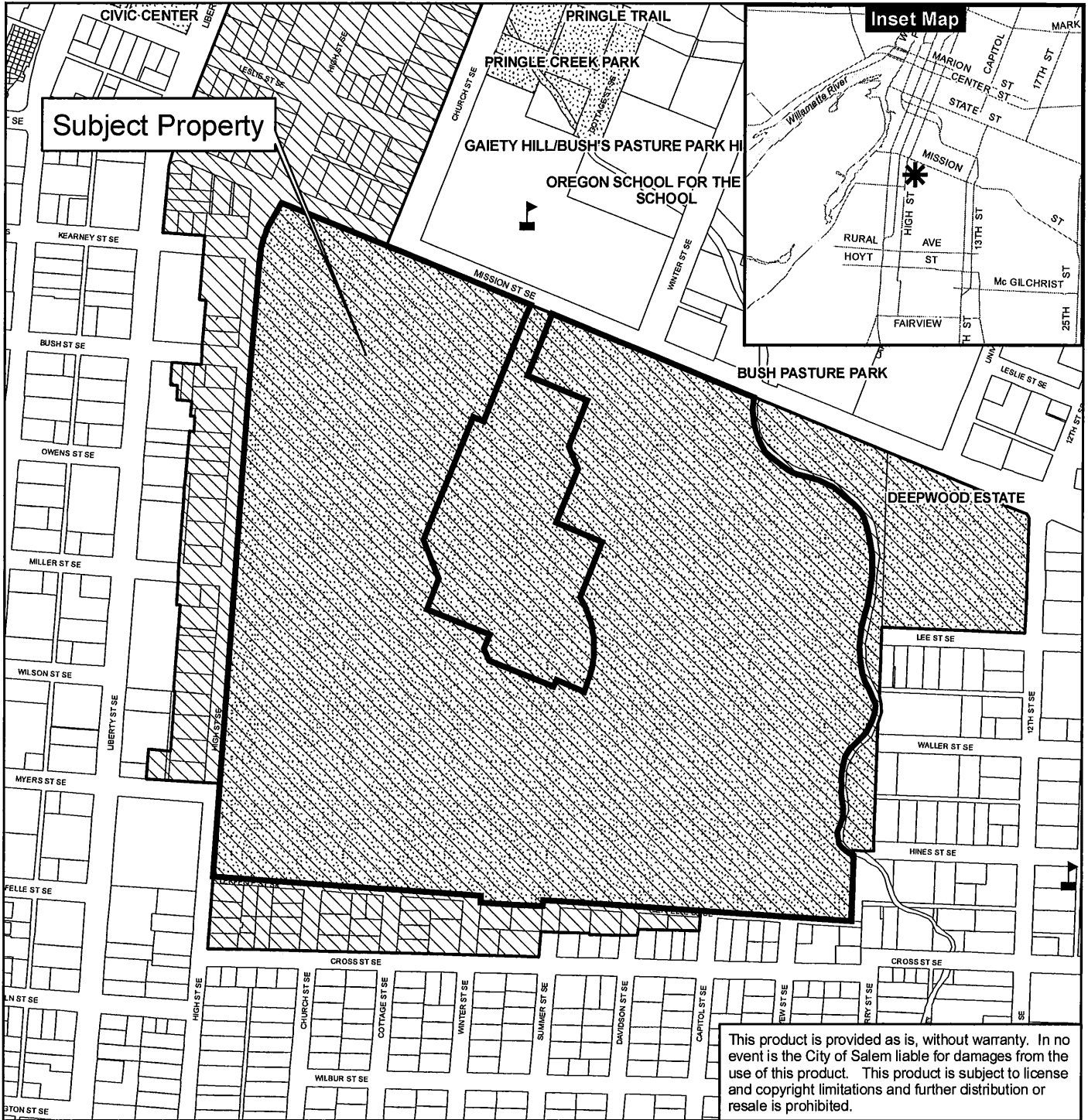
*This Decision becomes effective on **June 24, 2017**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: June 6, 2017
Notice of Decision Mailing Date: June 8, 2017
Decision Effective: June 24, 2017
State Mandated Decision Date: October 4, 2017

The rights granted by this decision must be exercised by June 24, 2019 or this approval shall be null and void.

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, June 23, 2017**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (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 Salem 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.

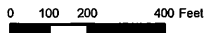
Vicinity Map 600 Mission Street SE



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.

Legend

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



CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

SCOPE OF WORK

Part I:

The proposed project will replace the flat roof system (approximately 1250 sq. ft.) located at the South end of the Bush House. The current multi-ply mineral type roof system is approximately 24 years old and has numerous delaminated areas which have been repaired by city staff over the years. The project will include complete removal of the asphalt type roofing system to expose the wooden substrate below. Some or all of the wooden substrate may need to be replaced depending on the condition. The roof deck system shall be prepared to meet the roofing manufacturer's requirement for wooden substrate. The perimeter trough style stainless steel gutter system installed in 1998 is in very good condition and will remain in place.

Part II:

The City of Salem will also replace the existing HVAC system that services the area directly below the new roof system. The HVAC system consists of one 3 ton gas pack and one 4 ton package AC unit. The duct system is currently surface mounted on the roof directly over the living space. The new proposed system will include replacement of both units, removal and replacement of all ductwork, curbs, and penetrations. Contractor to match existing duct construction material and methods. Provide MFM building products Flexcad-250 duct sealing system (or approved equal) on all new exterior ducts. Duct sealing system to be: UV resistant, waterproof, aluminum color with a 10 year warranty. Provide modification to existing gas piping to serve new unit. Provide new valve, regulator and flexible connector. Contractor to connect units to existing thermostats, existing low voltage wiring to remain if long enough to terminate in new unit without additional splicing.

Part III:

The contractor will provide, engineer, and install three (3) rooftop permanent fall arrest roof anchors in the areas indicated on the roof layout diagram. Guardian roof anchor Model # 00645-W (or approved equal)

Bush House Roof Area

