

NOTICE OF DECISION

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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS16-11 / Amanda No. 16-107306-DR

NOTICE OF DECISION DATE: April 21, 2016

REQUEST: Minor historic design review of a proposal to install 4 new HVAC Units and associated equipment on the roof top of the Elsinore Theatre, a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 170 High Street SE; 97301; Marion County Assessor's Map and Tax Lot number: 073W27AB02100.

APPLICANT: Tom Fohn, for the Elsinore Theatre

LOCATION: 170 High Street SE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.040(j)

FINDINGS: The applicant is proposing to install 4 new rooftop HVAC units on the roof of the Elsinore Theatre. Staff determined that the following standards from SRC 230 are applicable to this project:

Roof Mechanicals

230.040 (j) Mechanical Equipment and Service Areas. Addition and replacement of mechanical equipment, including, but not limited to heating and cooling systems, solar panels and telecommunications equipment, and service areas including, but not limited to dumpster enclosures, is permitted.

(1) Materials. Materials shall be harmonious in type, color, scale, texture, and proportions with the building and the district generally.

Findings

The applicant is proposing to install four new HVAC units (Lennox KGA-150 (12.5 Ton) Rooftop AC Units) on the roof of the Elsinore Theatre. The HVAC units will be of metal, and painted to match the existing mechanicals on the roof. This material is commonly found throughout the historic district, and is compatible with the building and the district generally thereby meeting 230.040(j)(1).

(2) Design.

(A) Mechanical equipment and service areas should be located out of public view and designed as an integral part of the overall building design.

(B) Mechanical equipment and service areas should be placed at the rear of the building, recessed on the roof of the building, or

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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screened by appropriate fencing.

(C) Low-profile mechanical units and elevator shafts may be placed on rooftops if they are not visible from the street, or set back and screened from view.

(D) Solar panels should have low profiles and not be visible from right-of-way, other than alleys, and shall be installed in a manner that minimizes damage to historic materials.

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

(F) Mechanical equipment placed at street level should be screened in a manner that is compatible with the streetscape and adjacent buildings.

(G) New skylights and vents shall be placed behind and below the parapet level.

Findings

The applicant is proposing to install four new HVAC units on the roof of the Elsinore Theatre. The new HVAC units will be low profile, not visible from the street, and screened by the roof parapet. Staff finds that that proposed HVAC unit is compatible with the resource and surrounding historic district, thereby meeting SRC 230.040 (j) (2) (A)-(C) and (G). Standards 230.040 (j) (D), (E) and (F) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on April 20, 2016, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Urban Planning Administrator Designee

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

*This Decision becomes effective on **May 7, 2016**. 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: April 20, 2016

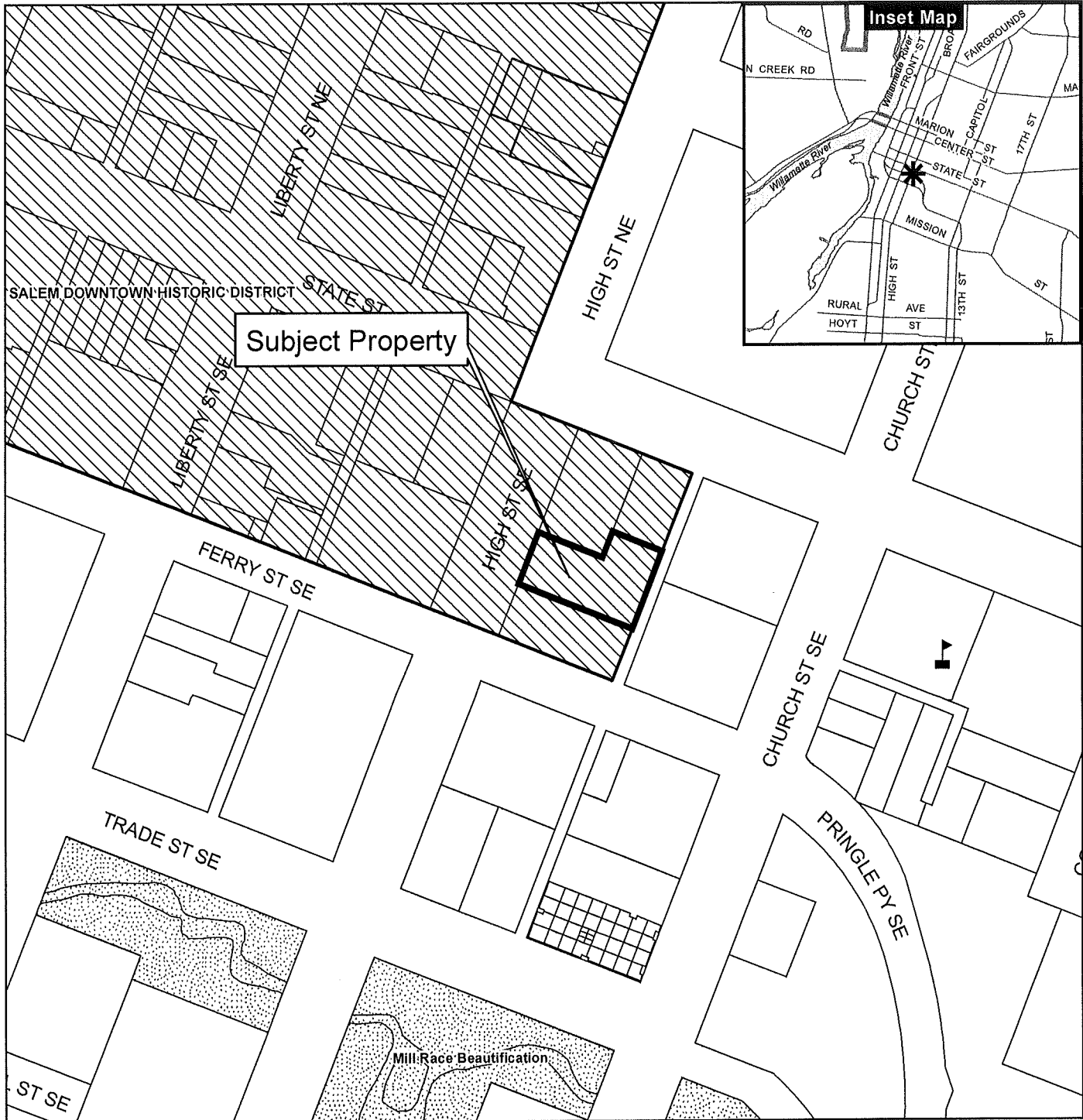
Notice of Decision Mailing Date: April 21, 2016

Decision Effective: May 7, 2016








State Mandated Decision Date: August 18, 2016

The rights granted by this decision must be exercised by May 7, 2018, 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., May 6, 2016. 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 170 High Street SE



Legend

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

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Community Development Dept.

0 100 200 400 Feet



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Historic Alteration Review - Commercial Resource Worksheet

Site Address: 170 High St.

Resource Status: Contributing
 Non- Contributing

Type of Work: Activity Proposed

Major Minor

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: n/a Project's New Material: A/C units on roof

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:

Air-conditioning will be installed on the roof.
Four units will be placed by crane on roof top with
no visibility at street level. Units measure about
6 feet in height x 100 inches long x 60 inches wide.

Elsinore has not previously been air conditioned.
SRC 230.040(j) Mechanical Equipment - permits addition
of air conditioning if located out of public view.


Signature of Applicant

4.05.16
Date Submitted/Signed

- SHEET METAL WORK
- AIR CONDITIONING
- HEAT PUMPS
- FURNACES

"Heating Headquarters"

Salem HEATING

& Sheet Metal Inc.

BUILDER'S BOARD NO. 1505 • FED. TAX I.D. NO. 93-0509204

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 MAILING ADDRESS . . . POST OFFICE BOX 12005
 Phone 581-1536 • SALEM, OREGON 97309

FAX 370-3780
 February 25, 2016

Proposal

TO Elsinore Theater
 170 High St SE

We are pleased to submit our quotation for the following work on—

Elsinore Theater – 170 High St SE – Add Air Conditioning

Items

Includes:

- Provide/Install (4) Lennox KGA-150 (12.5 Ton) Rooftop AC Units
- Duct Work distribution to Existing Diffusers/Grilles
- Programmable Thermostat Controls
- High Voltage Electrical from Panel to Units on Roof
- Structural Engineering Calculations and Framing Modifications
- Professional Roof Patch for Curb Penetrations
- Historic Review Fees
- Permit for Work

Total Cost: \$174,900.00

Terms: Progress Billings due Net 10th

Respectfully submitted by,

Brooks Glendon

SALEM HEATING & SHEET METAL INC.

TERMS:

ACCEPTED: _____

Unless specifically outlined above, all labor and materials furnished during one month must be paid by the 10th of the following month. Quotations are subject to acceptance within a 30 day period. 1½% INTEREST, or 18% PER ANNUM, per month on overdue accounts.

(date) _____

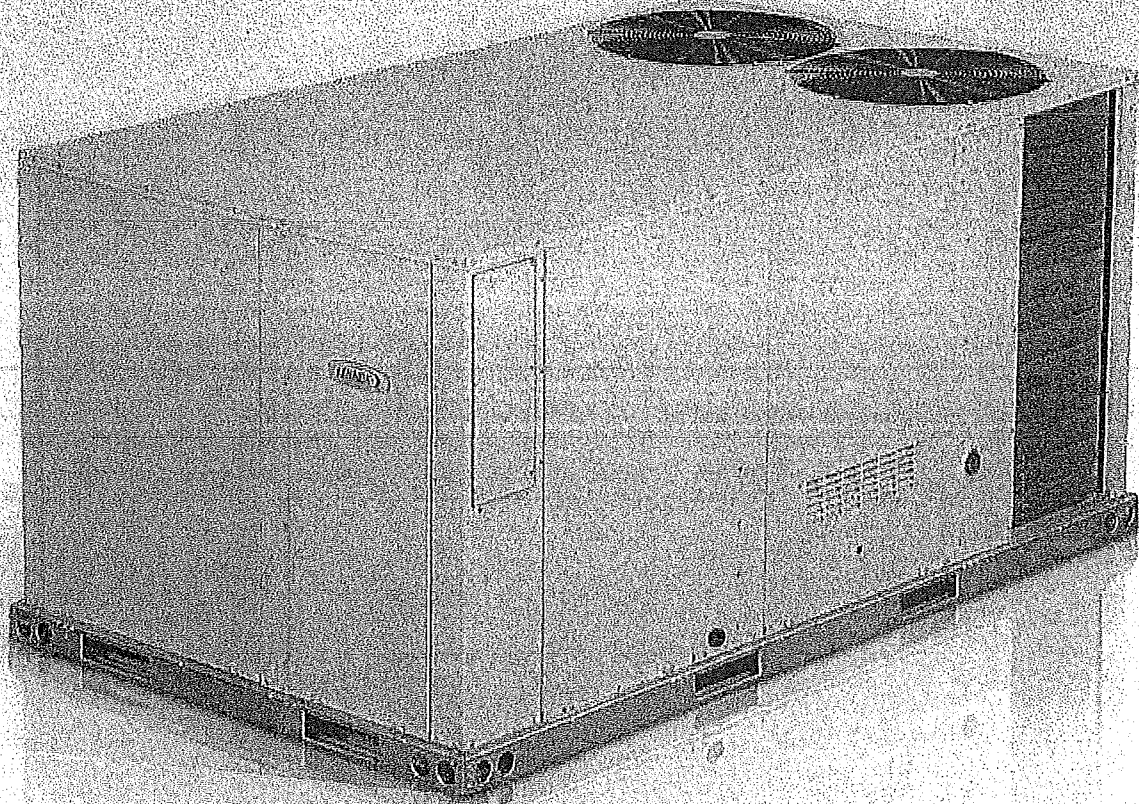
In the event that an attorney is employed to construe, interpret, or enforce any of the provisions of this agreement or take any action in any bankruptcy, insolvency or similar proceeding affecting creditors' rights generally (including, without limitation, prosecution of a motion for relief from stay, proposal of a Chapter 11 plan, objection to a disclosure statement or Chapter 11, 12, or 13 plan, or objection to proposed use, sale or lease of property) the prevailing party shall be entitled to recover from the non-prevailing party its reasonable attorney fees and other costs incurred irrespective of whether any legal proceeding is commenced. If any legal action, arbitration or other proceeding is brought, the prevailing party shall be entitled to recover its reasonable attorney fees and other costs incurred in connection therewith, both at trial and on any appeal therefrom or petitions for review thereof. As used herein, the term "prevailing party" means that party prevailing on issues related to this contract.

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Elsinore Theatre, 170 High St. S, Salem, OR

April 2016

