

NOTICE OF DECISION

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

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS16-37 / Amanda No. 16-122852-DR

NOTICE OF DECISION DATE: December 22, 2016

REQUEST: Minor historic design review of a proposal to install 2 new HVAC Units and associated equipment on the roof top of the Franklin Building/Masonic Temple (1912), a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 495 State Street; 97301; Marion County Assessor's Map and Tax Lot number: 073W27AB02700.

APPLICANT: Erik Baugher, Jet Industries

LOCATION: 495 State Street, Salem OR 97301

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

FINDINGS: The applicant is proposing to install 2 new rooftop HVAC units (1400 lbs) on the roof of the Franklin Building/Masonic Temple to replace an existing chiller (2500 lbs). 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.

Finding

The applicant is proposing to install two new HVAC units (Carrier 15- Ton Rooftop AC Units) on the roof of the Franklin Building/Masonic Temple. 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.

Finding

The applicant is proposing to install two new HVAC units on the roof of the building:

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

The new HVAC units will be low profile (4' high), not visible from the street, and screened by the roof parapet which is 8' in height thereby meeting 230.040(j)(2)(A).

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

Finding

The applicant is proposing to install two new HVAC units on the roof of the building which will be set on top of the elevator shaft located on the southwest corner of the building. The new HVAC units will be low profile (4' high), not visible from the street, and screened by the roof parapet which is 8' in height, thereby meeting 230.040(j)(2)(B).

(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.

Finding

The applicant's proposed replacement HVAC units will be smaller than the existing unit, are low profile (4' high), not visible from the street, and screened by the roof parapet which is 8' in height, thereby meeting 230.040(j)(2)(C).

(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.

Finding

The applicant's proposal does not include solar panels therefore this standard is not applicable to the evaluation of this proposal.

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

Finding

The applicant's proposal does not include skylights therefore this standard is not applicable to the evaluation of this proposal.

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

Finding

The applicant's proposal will not be placed at street level therefore this standard is not applicable to the evaluation of this proposal.

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

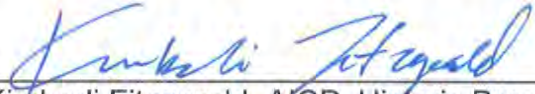
Finding

The applicant's proposal does not include skylights or vents therefore this standard is not applicable to the evaluation of this proposal.

Findings

The applicant is proposing to install four new HVAC units on the roof of the Franklin Building/Masonic Temple. The new HVAC units will be low profile, not visible from the street, and screened by the roof parapet. The new units will be smaller in size (1400lbs) than the existing chiller on the roof (2500lbs), and will utilize existing curbing. 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). Standards 230.040 (j) (D), (E),(F) and (G) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on December 22, 2016, 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

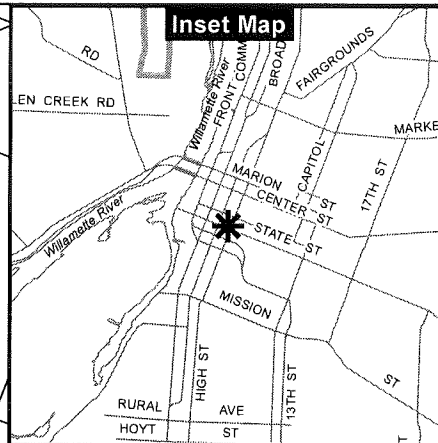
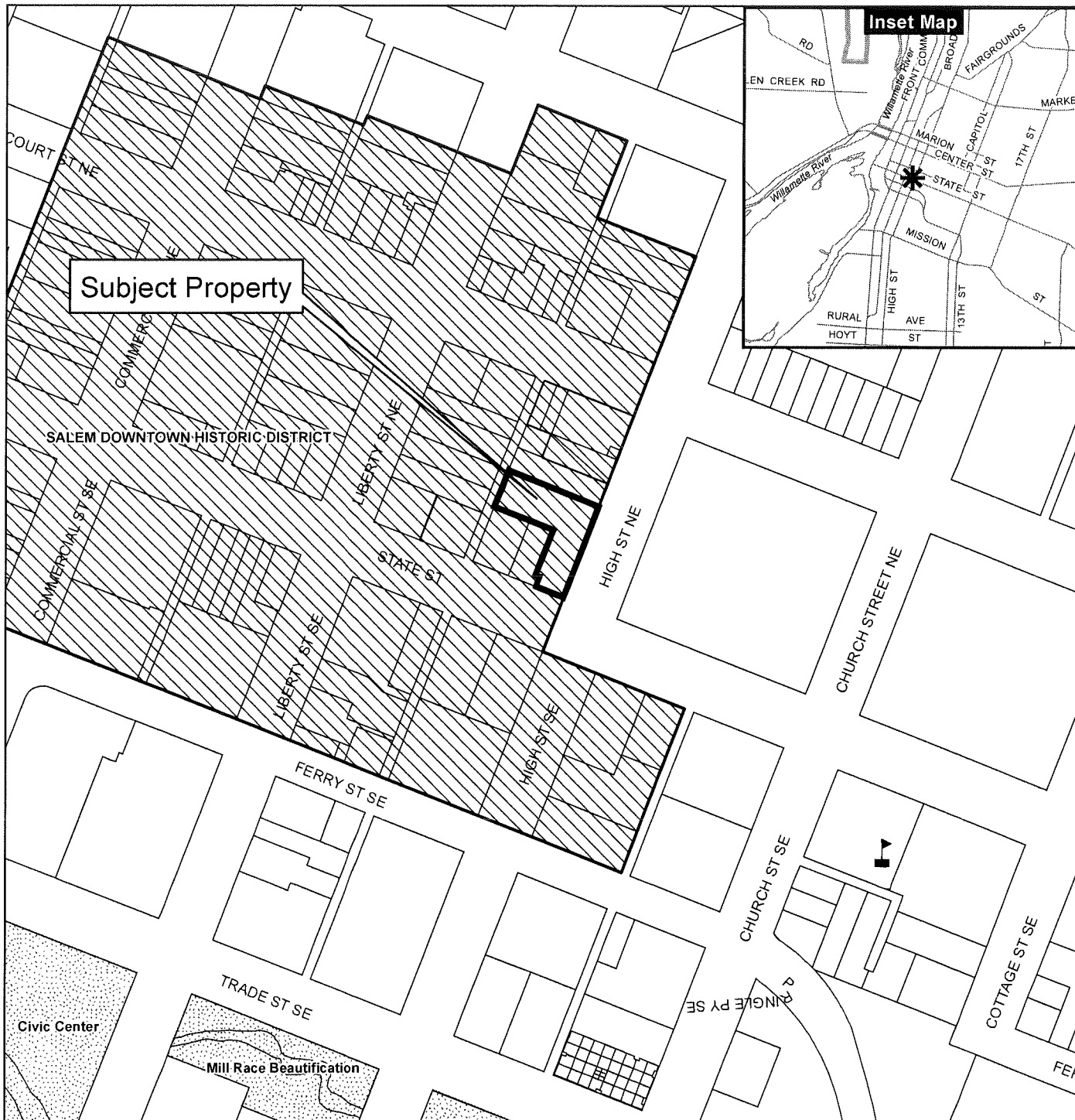
*This Decision becomes effective on **January 7, 2017**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

The rights granted by this decision must be exercised by January 7, 2019, or this approval shall be null and void.








Application Deemed Complete: December 22, 2016
Notice of Decision Mailing Date: December 23, 2016
Decision Effective: January 7, 2017
State Mandated Decision Date: April 21, 2017

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, January 6, 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 495 State Street



Legend

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

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

0 100 200 400 Feet



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.

Case No. _____

Historic Alteration Review - General Resource Worksheet

Site Address: 495 STATE STREET Resource Status: Contributing
 Individual Landmark Non- Contributing

Type of Work Activity Proposed

Major Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: _____
- Other architectural feature (describe) INSTALLING NEW HVAC

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure
- Sign
- Awning

UNITS IN PLACE OF OLD CHILLER UNIT

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:

REMOVE EXISTING CHILLER SETTING ON TOP OF ELEVATOR SHAFT WHICH HAS AN 8 FOOT PARAPET WALLS ON 3 SIDES. THE CHILLER WEIGHS 2500 LBS AND THE 2 NEW AC UNITS ONLY WEIGH 1400 LBS TOTAL. USE EXISTING CURBING WHICH IS IN PLACE AS WELL. SEE ATTACHED PICTURES.

Signature of Applicant



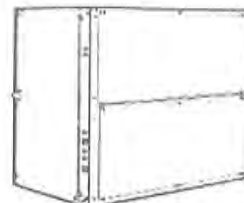
Date Submitted/Signed

10-24-2016

Unit Report For HP 1-2

Project: ~Untitled1
Prepared By:

07/28/2016
03:24PM



Outdoor Unit Parameters

Unit Quantity: 1
Unit Model: 38AUQ
Unit Size: 15 Tons
Voltage: 460-3-60 V-Ph-Hz
No. of DX Circuits: 2

System Parameter

System Quantity: 2
Refrigerant Type: PURON
Compressor Quantity: 2
Compressor Type: Hermetic
Std. Capacity Steps: 100
Std. Min. Outdoor Temp(Cooling): -20.0 °F
No. of Outdoor fans: 3

Outdoor Unit Dimensions and Weight

Unit Length: 7' 2.4"
Unit Width: 3' 9.9"
Unit Height: 4' 2.4"
Unit Shipping Weight: 768 lb
Unit Operating Weight: 768 lb

Indoor Unit Parameters

Unit Model: 40RUQ
Unit Size: 15 Tons
No. of Splits: 2
Voltage: 460-3-60 V-Ph-Hz

Indoor Unit Dimensions and Weight

Unit Length: 7' 5.0"
Unit Width: 2' 4.2"
Unit Height: 4' 8.1"
Unit Shipping Weight: 705 lb
Unit Operating Weight: 713 lb

Accessories and Installed Options

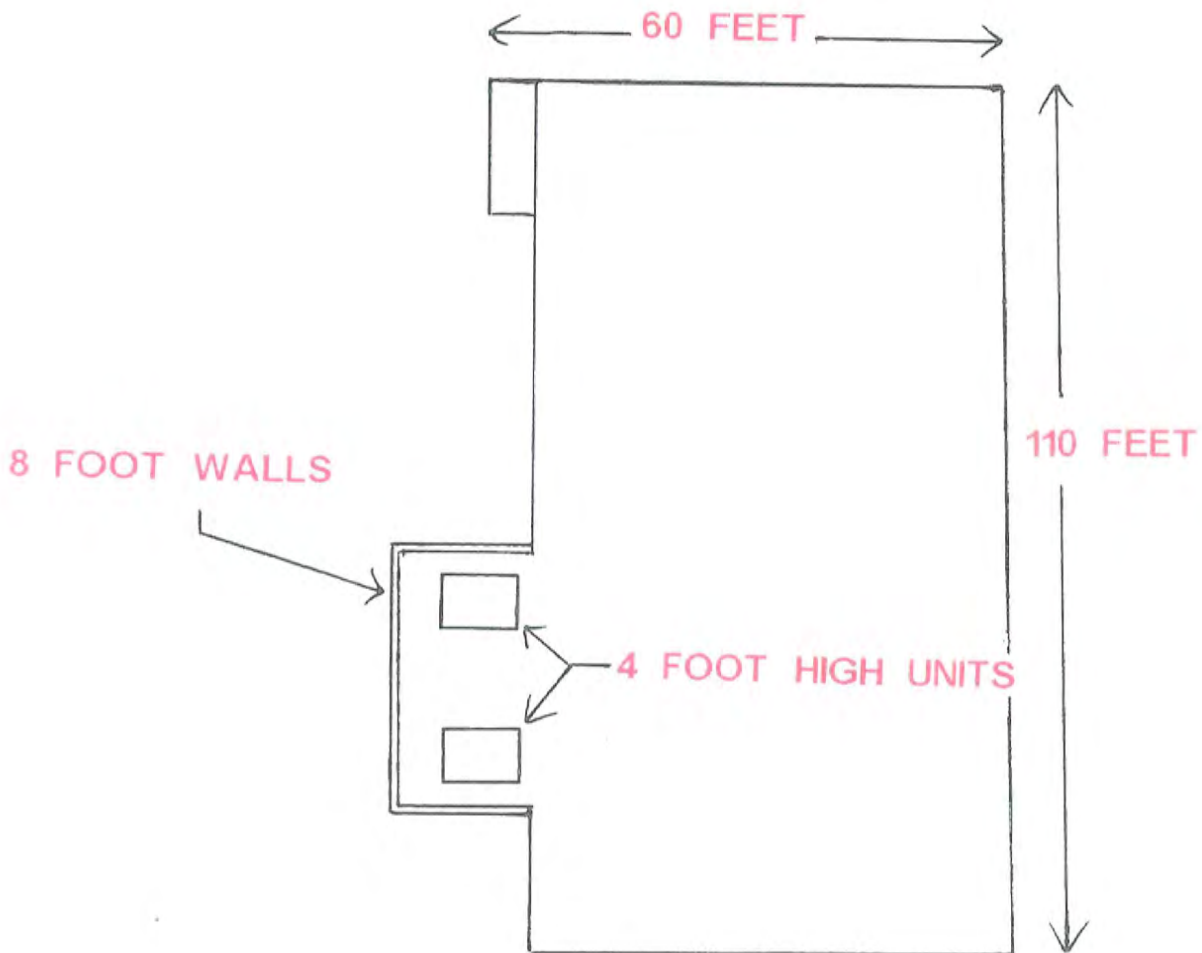
Low ambient FIOP operation down to -20 F.

Warranty Information (Note: for US & Canada only)

NOTE: Please see Warranty Catalog 808-218 for explanation of policies and ordering methods.

Ordering Information

| Part Number | Description | Quantity |
|----------------------------|---|----------|
| Base Unit - Outdoor | | |
| 38AUQB16A0A6-0A0A0 | | 2 |
| | Base Unit | |
| | Al/Cu Condensing Coil | 2 |
| | Low Ambient Controls Refrigerant Options | 2 |
| | Service Options - None | 2 |
| | Electrical Options - None | 2 |
| | Packaging Options - Standard | 2 |
| | Standard Electrical Mechanical Controls | 2 |
| | Refrig Circ/Compressor Staging - Two Circuits/ Dual Stage | 2 |
| Base Unit - Indoor | | |
| 40RUQA16T2A6-0A0A0 | | 2 |
| | Base Unit | |
| | Std Static, Std Eff Motor / Medium Drive | 2 |





435-435 State St

BEHIND PARAPET WALLS



© 2016 Google
© 2016 Google



44°56'23.16" N 123°02'14.96" W elev 222 ft





495 State St

2 AC Units

Google

Imagery Date: 7/14/2014 44°56'23.60" N 123°02'14.31" W elev 157 ft

1994