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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS15-05 / Amanda No. 15-102626-DR

NOTICE OF DECISION DATE: February 4, 2015

REQUEST: Minor Historic Design Review of a proposal to remove the existing 4 ton HVAC unit and replace it with a new 5 ton HVAC Unit in the same location on the roof of the Burke Block, a Salem Historic Landmark on property within the CB (Central Business District), and located at 263 Commercial St SE (aka 267 Commercial St SE and Marion County Assessors Map and Tax Lot number 073W27BA02700).

APPLICANT: Dan Parker, West Coast Mechanical Contractors for James A Eastridge

LOCATION: 263 Commercial Street SE (aka 267 Commercial St SE), Salem OR 97301

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

FINDINGS: The applicant is proposing to install a new rooftop HVAC unit on the roof of the Burke Block. 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 a new HVAC unit (RUDD RKNN-A060CK10; 60,000BTU/HR Cooling 100,000 BTU/HR Heating/208-230V Single Phase heat pump condensing unit) on the roof of the Burke Block to replace an existing unit that has failed; the HVAC 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).

(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 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.

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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(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 a new HVAC unit, on the roof of the Burke Block. The new HVAC unit will replace an existing unit which has failed and will be located in the same location, 48.34" from the side of the building, 148.57" from the front facing Commercial Street SE and 97' from the rear. While the applicant is proposing to modify the existing roof curb to accept the new unit, and it will be slightly elevated in order to ensure proper drainage, the unit 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 (D), (E) and (F) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on January 30, 2015, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Senior Historic Planner
Urban Planning Administrator Designee

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

Application Deemed Complete: January 30, 2015

Notice of Decision Mailing Date: February 4, 2015

Decision Effective: February 20, 2015

State Mandated Decision Date: May 20, 2015

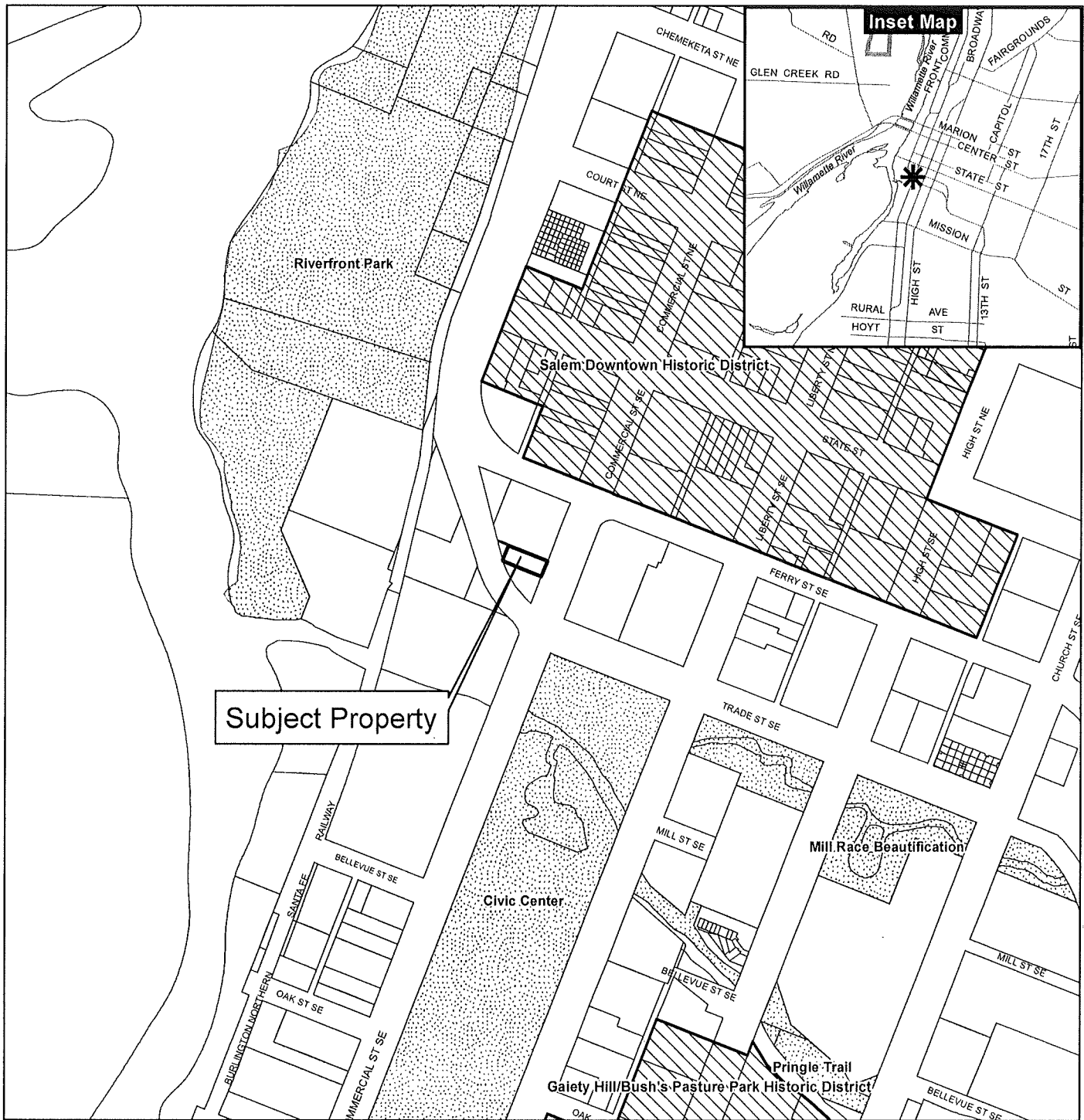
The rights granted by this decision must be exercised by February 20, 2017, or this approval shall be null and void.

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., February 19, 2015**. 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.

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Vicinity Map

263 Commercial St SE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

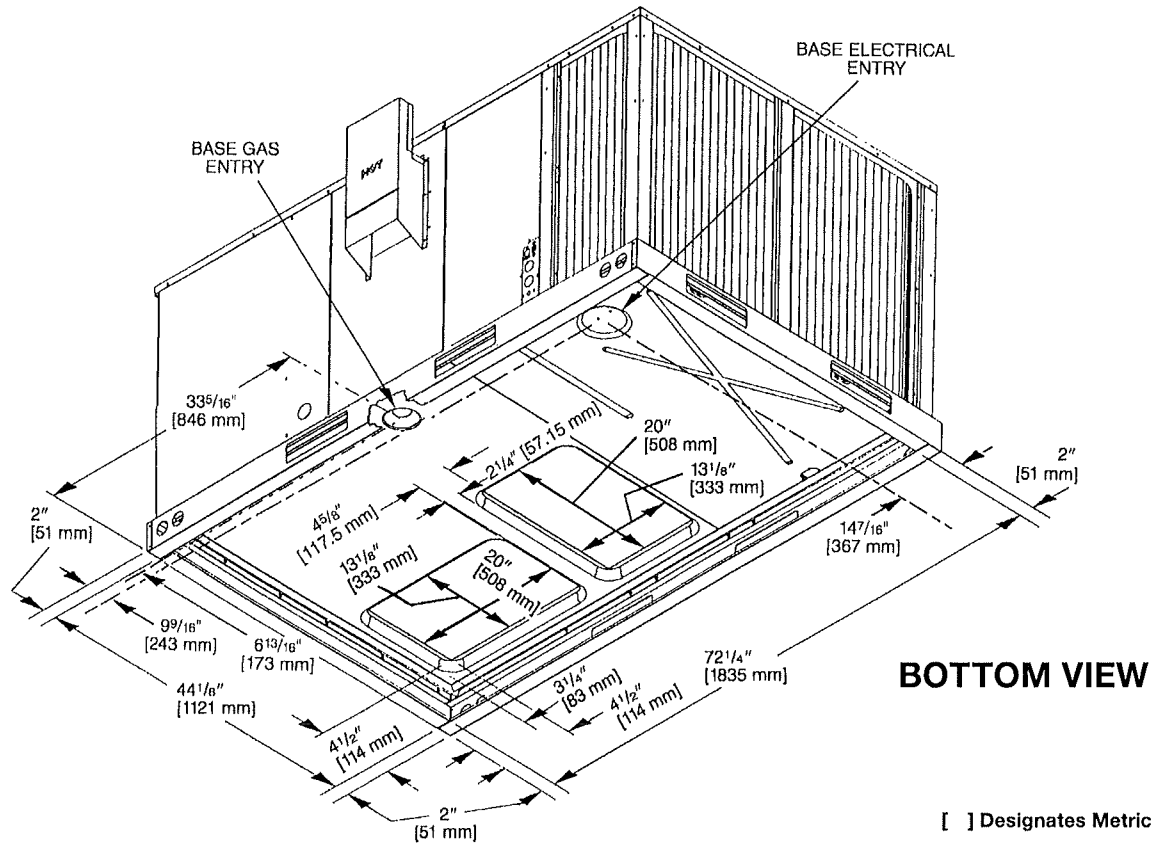
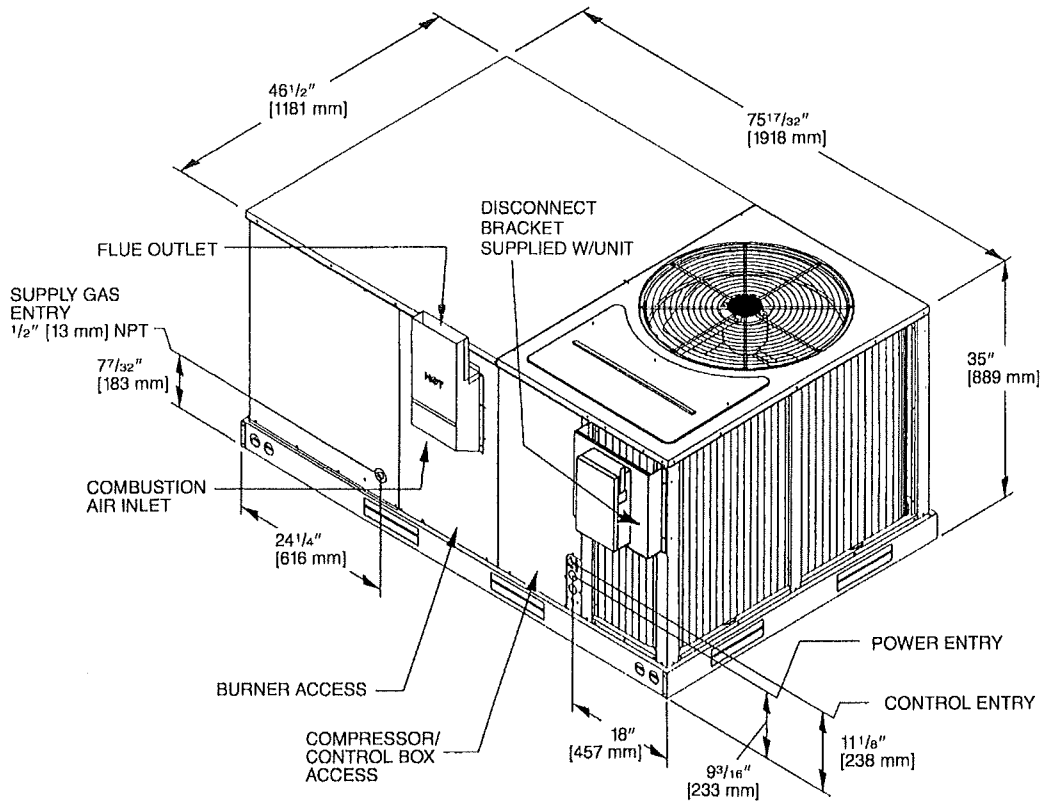
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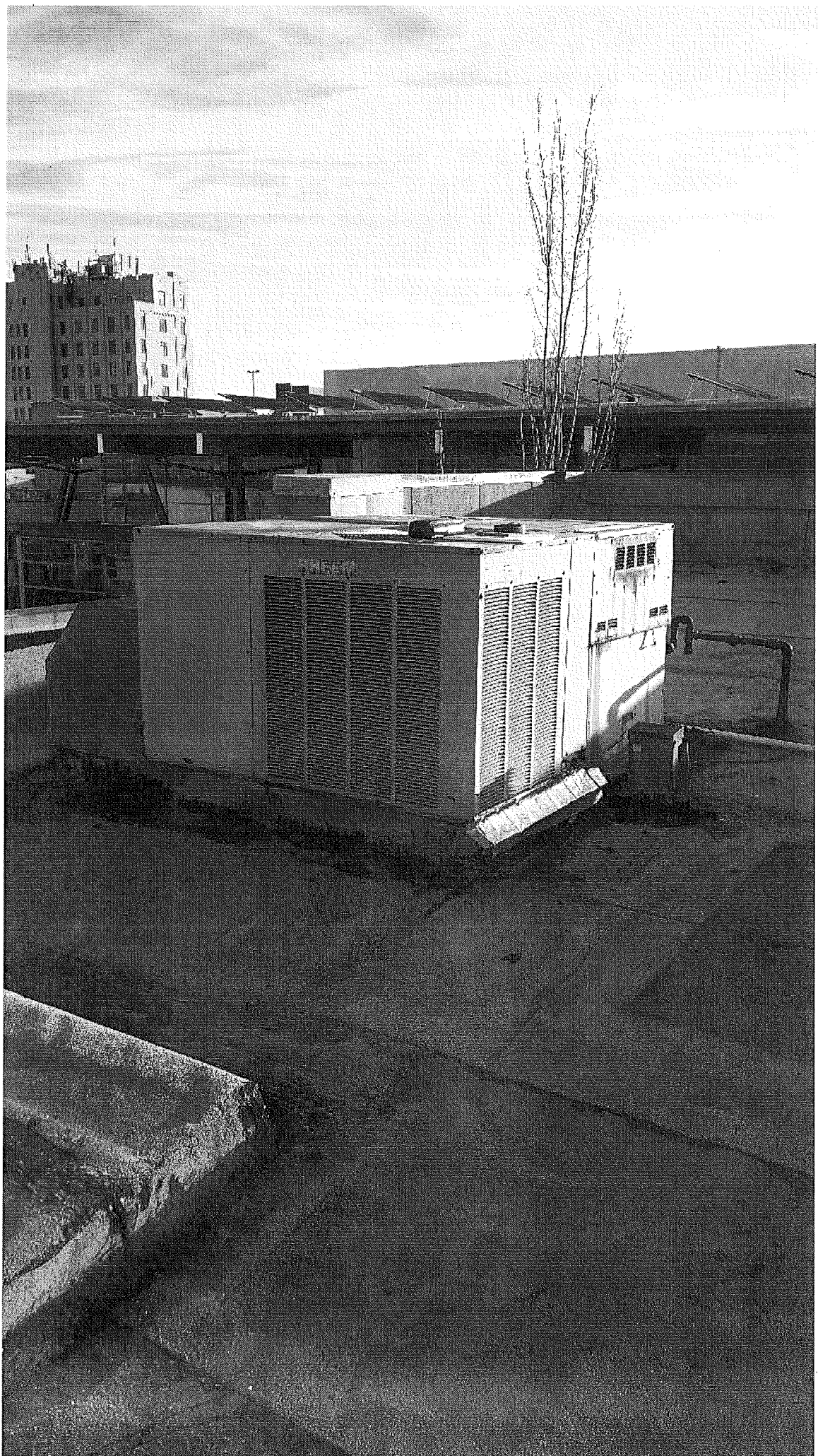
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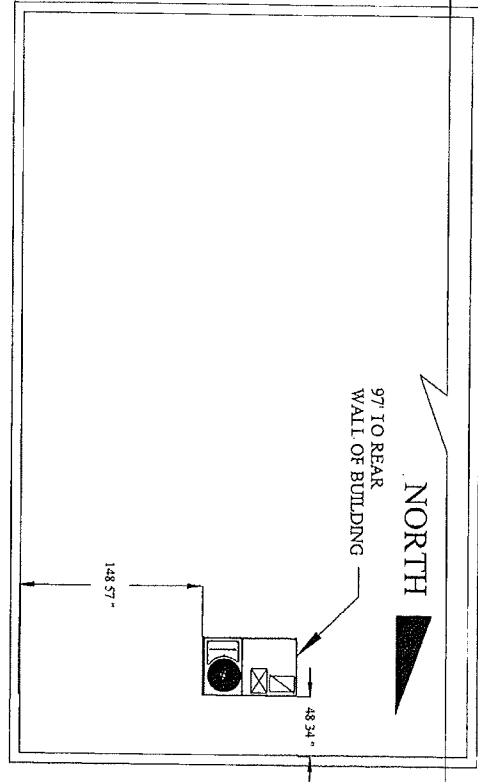
Dimensional Data
RKNN/RKPN/RKQN Series



[] Designates Metric Conversions



REAR OF BUILDING OMITTED FOR CLARITY



ROOF PLAN VIEW

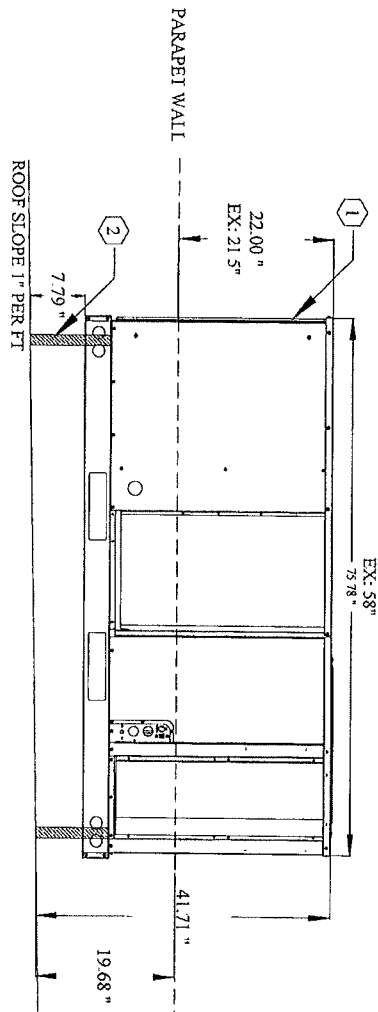
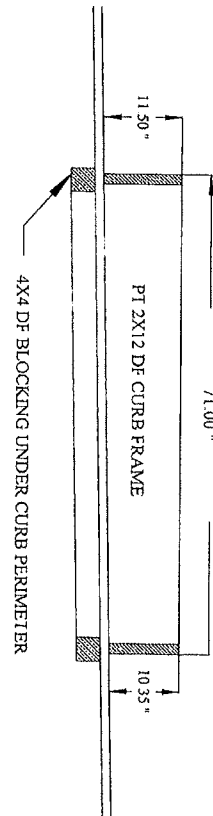
COMMERCIAL STREET

NEW UNIT KEY NOTES


- 1 RUDD RKN-A060CK10-60,000BTU/HR COOLING 100,000 BTU/HR HEATING/208-230V SINGLE PHASE
- 2 NEW CURB ELEVATED ABOVE ROOF LINE TO PROVIDE PROPER DRAINAGE
- 3 NEW UNIT COLOR: MEDIUM GREY

EXISTING UNIT KEY NOTES

- 1 RHEEM MODEL # N/A-60,000BTU/HR COOLING 100,000 BTU/HR HEATING/208-230V SINGLE PHASE
- 2 OLD UNIT COLOR: GREEN



SIDE ELEVATION LOOKING NORTH

PROJECT:				SALEM LIQUOR 263 COMMERCIAL ST SE SALEM OREGON		 REFRIGERATION & HVAC Contractors	
NEW HVAC SYSTEM						PH: 503-315-2277 FAX: 503-315-2200 2757 19TH ST SE SALEM, OREGON 97302 OR: CCB 197591	
DATE:	01-29-2015	JOB#	300222	DWG FILE		DRAWN BY	
SHEET:	M-1						



HVAC Unit

267 Commercial St SE, Salem OR