

NOTICE OF DECISION

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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS15-20 / Amanda No. 15-109878-DR

NOTICE OF DECISION DATE: June 3, 2015

REQUEST: Minor historic design review of a proposal to remove the existing heat pump and replace it with a new heat pump at the northeast corner of the Bush Barn, a historic contributing building within the Gaiety Hill/Bush's Pasture Park National Register Historic District, on property zoned PA (Public Amusement), and located at 600 Mission Street SE, 97302; Marion County Assessor Map and Tax Lot number: 073W27D-00100.

APPLICANT: Rusty Canida for City of Salem Facilities

LOCATION: 600 Mission Street SE Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapter 230.025(g)

FINDINGS: The applicant is proposing to install a new HVAC unit at the northeast corner of the Bush Barn. Staff determined that the following standards from SRC 230 are applicable to this project:

230.025(g) Alterations and Additions. Additions to and alterations of the historic contributing building is allowed.

(1) Materials. Materials for alterations or additions:

(A) Building materials shall be of traditional dimensions.

(B) Material shall be of the same type, quality and finish as original material in the building. **(C)** New masonry added to a building shall, to the greatest extent feasible, match the color, texture and bonding pattern of the original masonry.

(D) For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.

(2) Design. Alterations or additions shall:

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

(B) Be designed and constructed to minimize changes to the building.

(C) Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.

(D) Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.

(E) Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.

(F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building

(G) Be constructed with the least possible loss of historic materials.

(H) Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence shall not be added to the building.

(I) Be designed in a manner that makes it clear what is original to the

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

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building, and what is new.

(J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.

(K) Preserve features of the building that has occurred over time and has attained significance in its own right.

(L) Preserve distinguishing original qualities of the building and its site.

Findings

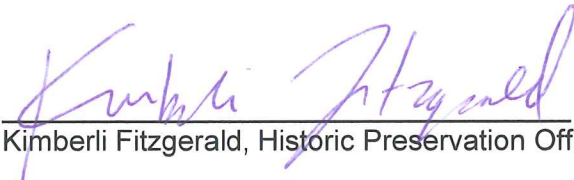
(1) Materials

The applicant is proposing to install a new HVAC unit (Mitsubishi Electric Multi-Indoor Inverter Heat Pump: MXZ-3C24NAHZ) at the northeast corner of the Bush Barn on an existing pad to replace an existing unit that has failed; the HVAC will be of metal. This material is commonly found throughout the historic district, and is compatible with the building and the district generally thereby meeting 230.025(g)(1)(A) and (B), SRC 230.025(g)(1)(C) and (D) do not apply to this proposal.

(2) Design.

The new HVAC unit will replace an existing unit and will be located in the same location, on an existing pad. The existing unit is 30" tall and 20" x 20" square. The existing refrigeration lines go into the north end of the Bush Barn through a 2 ½" hole. The proposed new HVAC unit will be taller in size at 42" tall, wider at 38" wide and slightly less deep at 13". The hole for the refrigeration line will need to be increased by about ½" as there will be four refrigeration lines instead of two. Staff finds that that while the proposed HVAC unit is larger than the existing unit, it is compatible with the resource and surrounding historic district, This location is screened from view by vegetation therefore there is no adverse effect to the adjacent Bush Barn or Bush House to the north, thereby meeting SRC 230.025 (g) (2) (A)-(G) and (L). Standards 230.025(g)(2) (H)-(K) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on June 2, 2015, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer

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

Application Deemed Complete: June 2, 2015

Notice of Decision Mailing Date: June 3, 2015

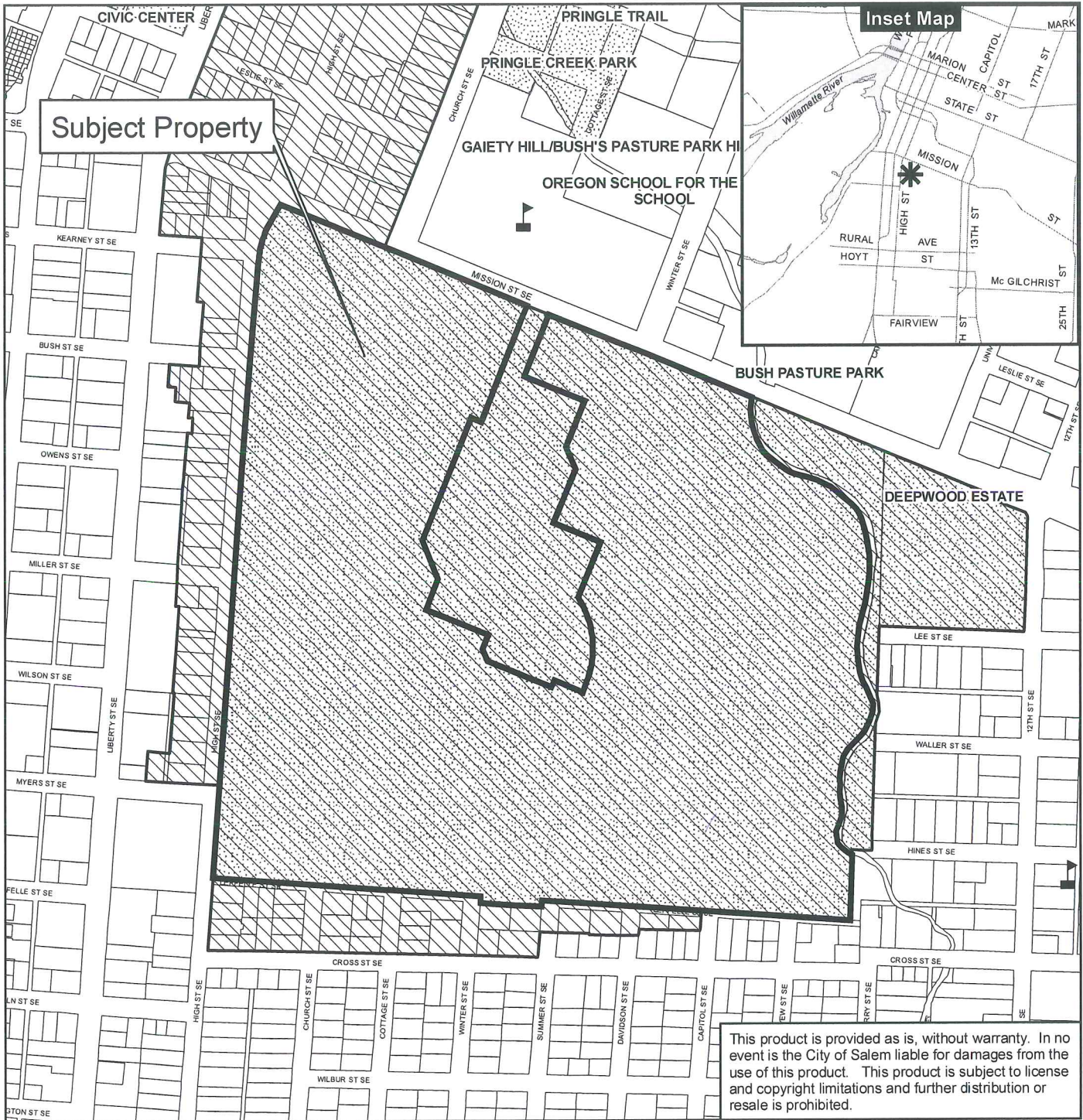
Decision Effective: June 19, 2015

State Mandated Decision Date: October 1, 2015

The rights granted by this decision must be exercised by June 19, 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., June 18, 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.

Vicinity Map 600 Mission Street SE



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Legend

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

0 100 200 400 Feet



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Community Development Dept.

Case No. _____

Historic Alteration Review - Public Resource Worksheet

Site Address: 600 MISSION ST SE Resource Status: Contributing

Non- Contributing

Type of Work: Activity Proposed

Major Minor New Construction:

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
- New Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment

Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: HEAT PUMP Project's New Material: HEAT PUMP

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 heat pump +
Replace with new.

Russell Cain
Signature of Applicant

5/29/15
Date Submitted/Signed

SUBMITTAL DATA: MXZ-3C24NAHZ

MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM

Job Name:

System Reference:

Date:

GENERAL FEATURES

- Highly energy-efficient system that features 100% heating capacity at 5°F with guaranteed capacity down to -13° F
- Quiet operation
- Built-in base pan heater to prevent ice in drain pan
- Limited warranty: five years parts and seven years compressors

ACCESSORIES

- 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
- 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
- 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
- M-NET Adapter (PAC-IF01MNT-E)
- Drain Socket (PAC-SG60DS-E)
- Airflow Guide (PAC-SH96SG-E)



Outdoor Unit: MXZ-3C24NAHZ

INVERTER



(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-3C24NAHZ
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	22,000 / 23,600
	Capacity Range	Btu/h	6,000 - 23,600
	Rated Total Input	W	1,630 / 2,360
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	25,000 / 24,600
	Capacity Range	Btu/h	7,200 - 30,600
	Rated Total Input	W	1,725 / 1,871
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	14,000 / 14,000
	Maximum Capacity	Btu/h	25,000 / 24,600
	Rated Total Input	W	1,622 / 1,635
Heating at 5°F*	Maximum Capacity	Btu/h	25,000
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	40
	MCA	A	30
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			DC INVERTER-driven Twin Rotary
Fan Motor (ECM)		F.L.A.	1.9
Sound Pressure Level (Non-ducted/Ducted)	Cooling	dB(A)	54
	Heating		58
External Dimensions (H x W x D)		In / mm	41-9/32 x 37-13/32 x 13 1048 x 950 x 330
Net Weight		Lbs / kg	189 / 86
External Finish			
Refrigerant Pipe Size O.D. — Eight Ports		In / mm	Munsell No. 3Y 7.8/11
Liquid (High Pressure)			1/4 / 6.35
Gas (Low Pressure)		A:1/2 / 12.7 ; B,C: 3/8 / 9.52	
Max. Refrigerant Line Length		Ft / m	230 / 70
Max. Piping Length for Each Indoor Unit		Ft / m	82 / 25
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 / 15
	If IDU is Below ODU		49 / 15
Connection Method			Flared/Flared
Refrigerant			R410A

* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB

Cooling | Outdoor: 95° F (35° C) DB / W.B. 23.9° C (75° F)

Heating at 47°F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB

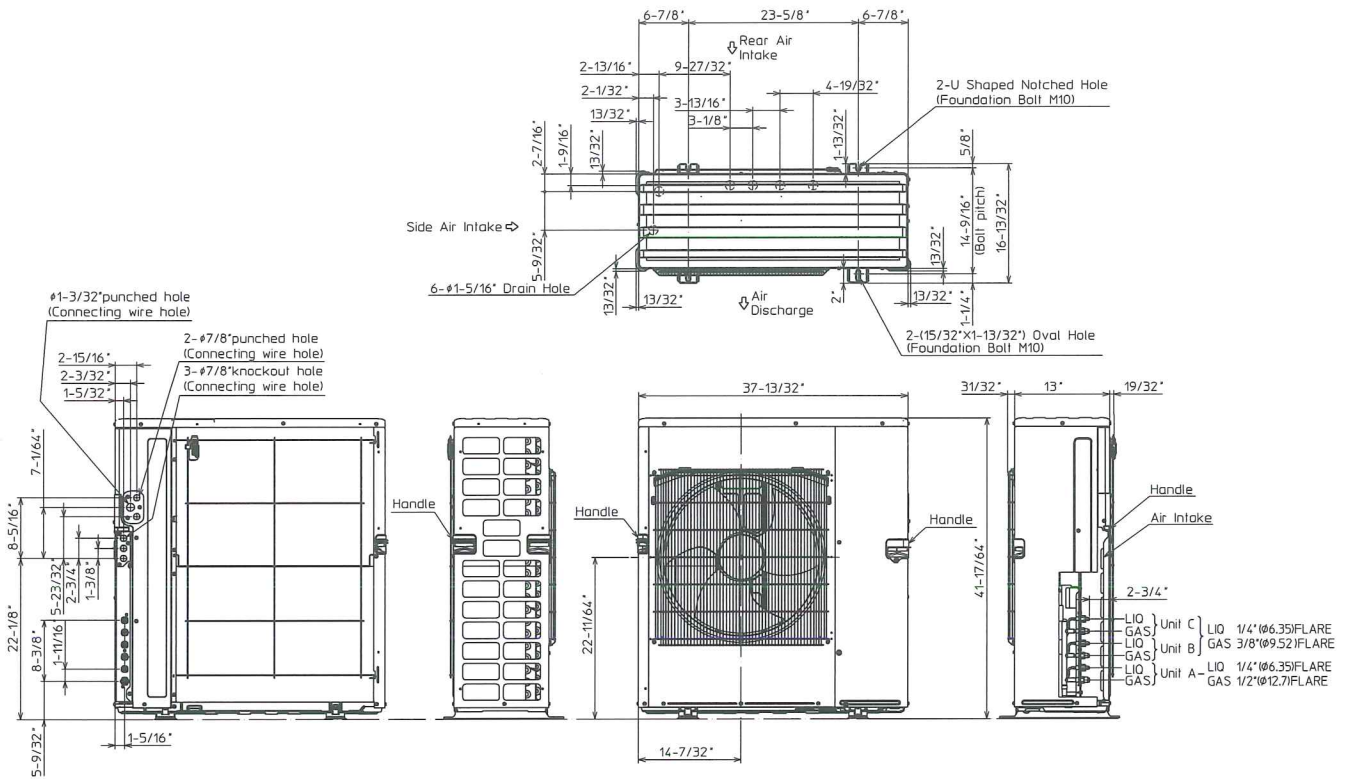
Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB

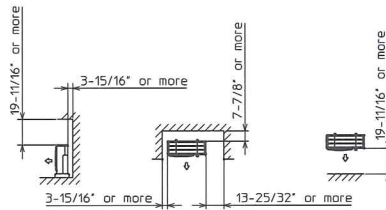
Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

DIMENSIONS: MXZ-3C24NAHZ

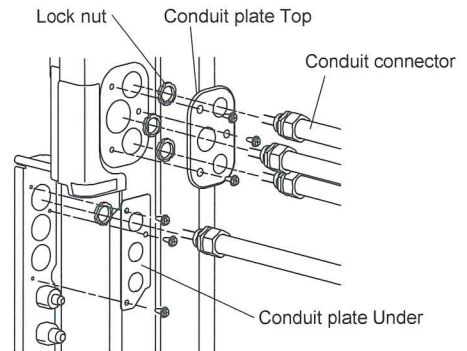
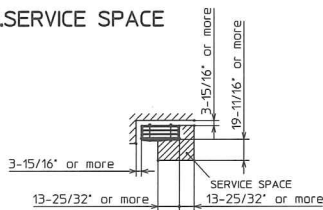
Unit: inch (mm)



1.FREE SPACE



2.SERVICE SPACE



1340 Satellite Boulevard
Suwanee, GA 30024
Toll Free: 800-433-4822
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FORM# MXZ-3C24NAHZ for Multiple Indoor Unit Styles - 201505

Specifications are subject to change without notice.
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Location of HVAC Unit



Existing HVAC Unit

