

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

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS15-38 / Amanda No. 15-116748-DR

NOTICE OF DECISION DATE: October 9, 2015

REQUEST: Minor Administrative Review of a proposal to install two new condenser units, a new rooftop kitchen hood exhaust fan and one new makeup air unit on the roof of the Grand Theater Building (1900), a contributing resource within the Salem Downtown National Register Historic District, zoned CB (Central Business District) zone, and located at 187-195 High Street NE, 97301. (Marion County Assessor's Map and tax lot number: 073W27AB90000).

APPLICANT: Richard Rothweiler, AC & Co. for Joseph & Cynthia Meduri

LOCATION: 187 -195 High Street NE, Salem OR 97302

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

DECISION: Based upon the application materials deemed complete on October 8, 2015, and the findings as presented in this report, the application is APPROVED.

FINDINGS: The applicant is proposing to install two new condenser units, a new rooftop kitchen hood exhaust fan and one new makeup air unit on the roof of the Grand Theater Building. The proposed units are as follows:

- A. Condenser Units (2): Lennox TSA048H4-230, 28 ¼" wide x 37 ¼" tall, metal painted light green.
Location: approximately 70' east of the west edge and 40' from the northern edge of the building, toward the center of the roof.
- B. Exhaust Fan (1): CaptiveAire NCA24HPFA, 38" wide x 44" tall, aluminum painted to match the HVAC units on the roof (i.e. light green).
Location: approximately 65' west of the east edge and 25' feet from the northern edge of the building, toward the center of the roof.
- C. Make-up Air Unit (1): CaptiveAireA1-D.250-G10, 84" long x 42" tall, galvanized steel painted to match the HVAC units on the roof (i.e. light green).
Location: approximately 60' west of the east edge and 25' feet from the northern edge of the building, toward the center of the roof.

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

**NOTICE OF
DECISION**

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



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 three new HVAC units on the roof of the Grand Theater Building as part of a tenant improvement for the Temptations Restaurant; the units will be of metal, and painted light green, 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 proposed HVAC units will be located toward the center of the roof of the Grand Theater Building, not visible from the public right of way thereby meeting SRC 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 proposed HVAC units will be recessed toward the center of the roof between 25' and 40' from the roof parapet of the Grand Theater Building, not visible from the public right of way thereby meeting SRC 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 proposed HVAC units are low profile, between 37 ¼" and 44" in height, recessed toward the center of the roof of the Grand Theater Building, not visible from the public right of way thereby meeting SRC 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 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 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 proposal does not include mechanical equipment 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 proposal does not include skylights or vents therefore this Standard is not applicable to the evaluation of this proposal.

SUMMARY: The applicant is proposing to install three new HVAC units as part of a tenant improvement for the new Temptations Restaurant on the roof of the Grand Theater Building. The units will be of metal, and will be low profile, located toward the center of the roof, not visible from the street, and screened by the roof parapet.

Staff finds that the proposed HVAC unit is compatible with the resource and surrounding historic district, thereby meeting SRC 230.040 (j)(1), (2) (A)-(C). Standards 230.040 (j)(2)(D)-(G) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on October 8, 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

*This Decision becomes effective on **October 27, 2015**. 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 October 8, 2015
Notice of Decision Mailing Date: October 9, 2015
Decision Effective October 27, 2015
State Mandated Decision Date: February 5, 2016

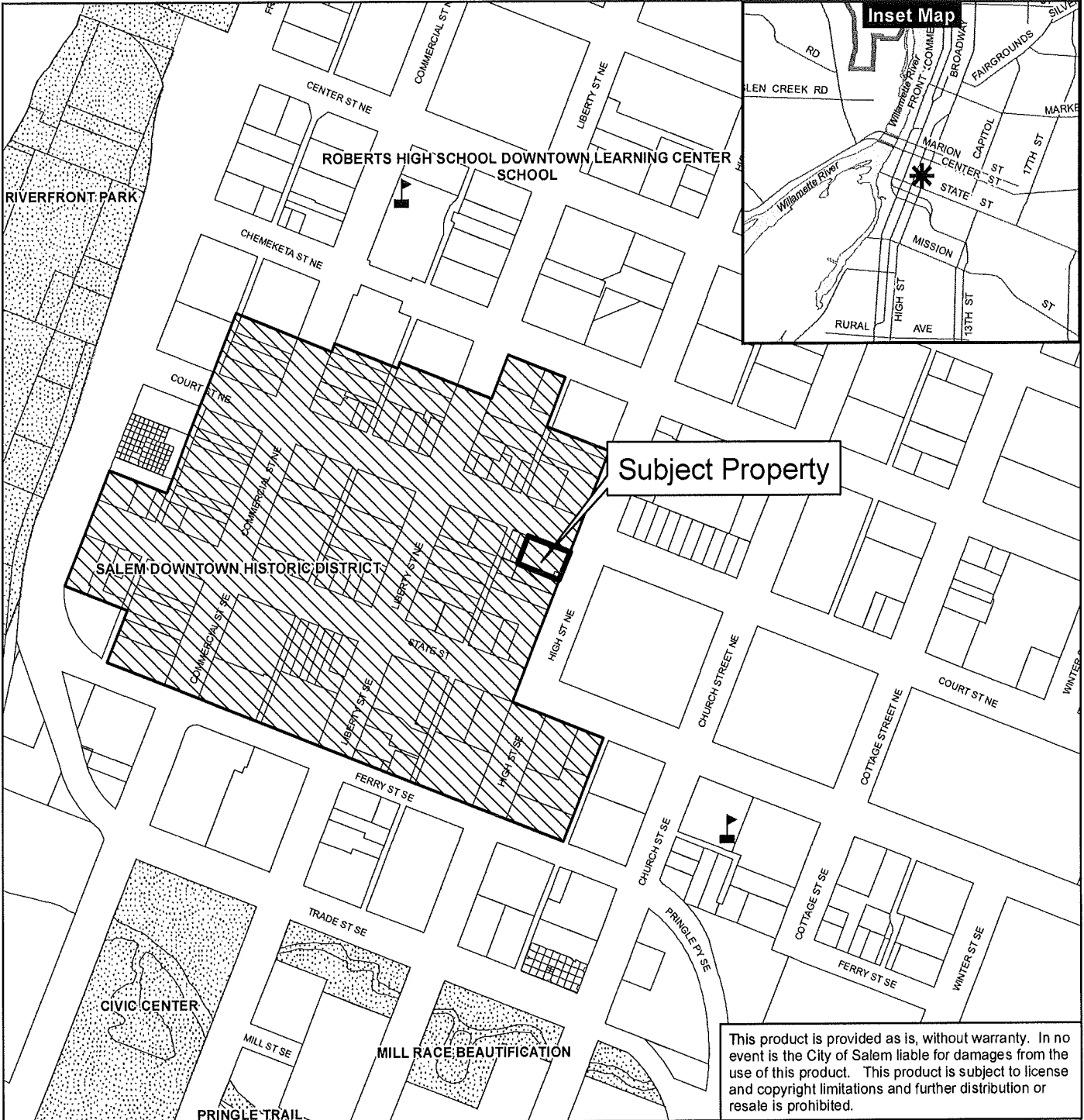
The rights granted by this decision must be exercised by October 27, 2017, or this approval shall be null and void.

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., October 26 , 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

363 Court Street NE / 187 High Street NE

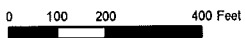
Taxlot: 073W27AB09000



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Legend

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



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

Historic Alteration Review - Commercial Resource Worksheet

Site Address: 195 HIGH STREET

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: EXHAUST FAN
metal - aluminum/steel

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:

TEMPTATIONS AT THE GRAND RESTAURANT: KITCHEN HOOD

(B) EXHAUST FAN AT ROOF. (B) - 38" x 48" tall - aluminum

(A) 2 Condenser units (A) - 28" x 28" x 37" tall - light green

(C) 1 New Makeup air unit (42" x 84" L) (C) galvanized steel

Signature of Applicant

09.09.15

Date Submitted/Signed

Kimberli Fitzgerald - RE: Rooftop Mechanicals-- Temptations

From: "Richard Rothweiler" <rrothweiler@accoac.com>
To: "Kimberli Fitzgerald" <kfitzgerald@cityofsalem.net>
Date: 10/5/2015 8:54 AM
Subject: RE: Rooftop Mechanicals-- Temptations
Attachments: image003.jpg; SKMBT_C28015100216540.pdf

Kimberli:

I have received the following data from the General Contractor and the HVAC Subcontractor.

The Grand Temptations Restaurant is proposing to install a total of 4 new units on the roof of the Grand Hotel. These include:

- A) (2) New condenser units (Located at the center of the roof (approximately 70' east of the rear (west) end of building and approximately centered in the width of the building (40' +/-) from north or south walls. Units are 28"x28" square x 37" tall. These units do not need curbs, so height is actual above roof dimension. Finish for these units will be Lennox factory light greenish (see photo in attachment)
- B) (1) New exhaust fan (38" diameter x 44" height). Finish is natural aluminum (silver) Can be painted any color
- C) (1) New Make-up air unit (42" tall x 84" long) Finish is galvanized steel. Can be painted any color
 - Note --Dimension of placement on roof are approximate, as attic structure and obstructions will dictate exact placement within a few feet.

Recap of (4) units & sizes:

(2) New condenser units: 28 1/4" wide/37 1/4" tall – labeled "A" on attachment

(1) Captiveair HVAC Unit: 84" long (with intake shroud) x 42" tall (including curb) – labeled "C" on attachment

(1) Exhaust fan unit 43 3/8" tall and 37 1/2" diameter – labeled "B" on attachment

D) (4) units were approved under a previous HLC approval on the roof of the adjacent Grand Terminal Building and we are not requesting any modification of that previous approval with the Temptations TI.



The Kitchen on Court Street

Travel Stern

Google

The Grand Ballroom

Historic Grand Theatre

Approximate location of new condensing units

(A)

(B)

(C)

70'

70'

25'

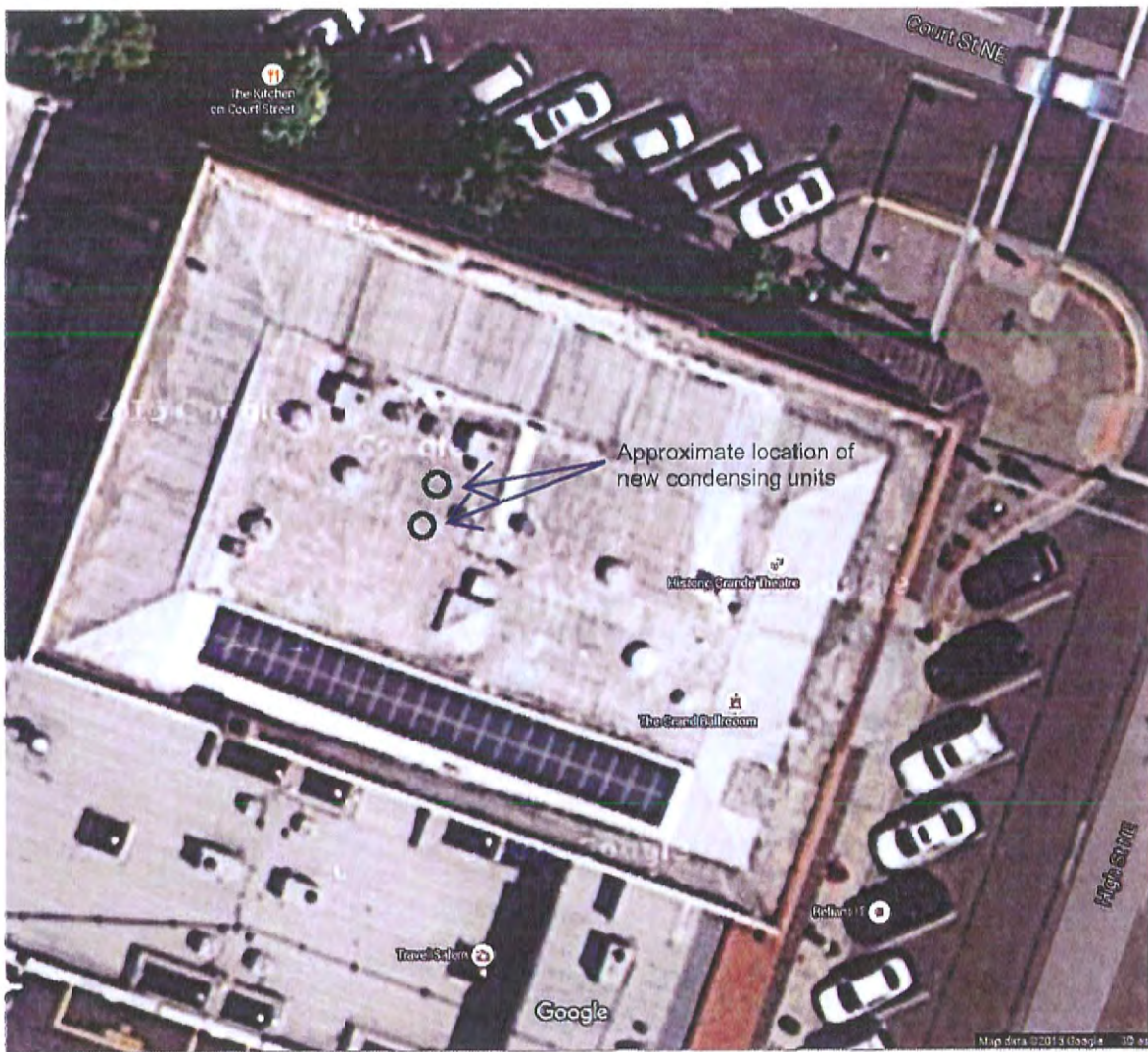
30'

Court St NE

High St NE

Reliant IT

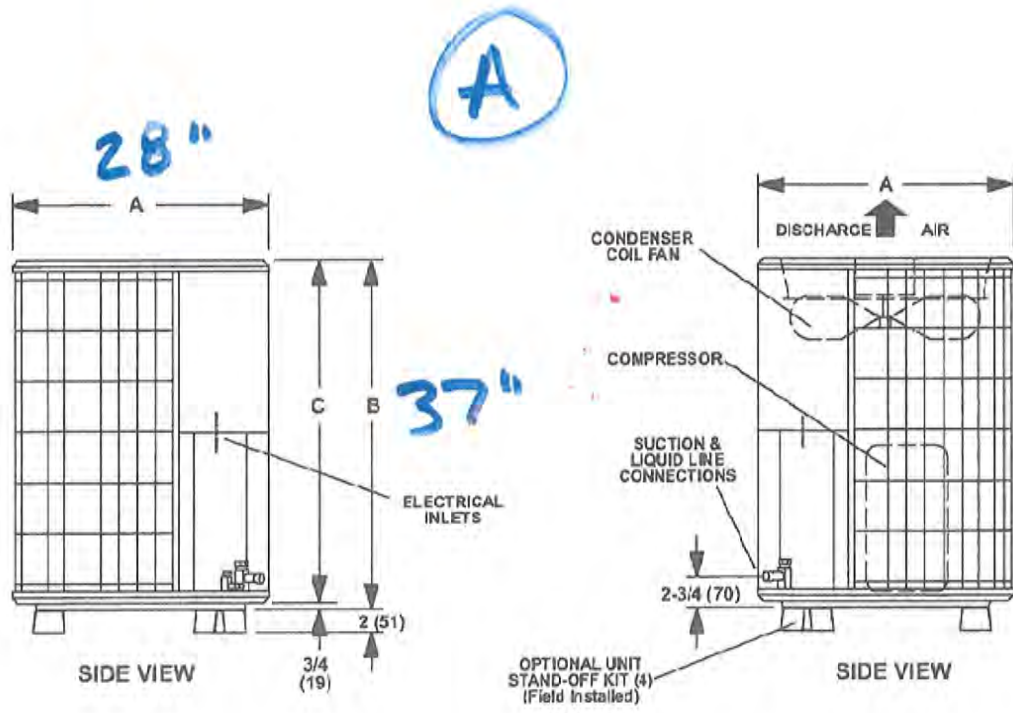
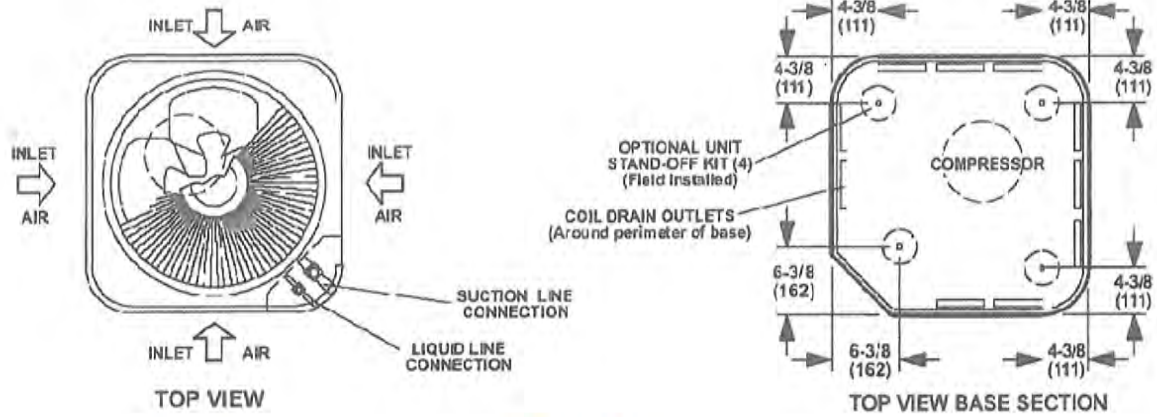
(A) 2x



Lennox Industries Inc. - Product Submittal

System ID: SPLIT SYSTEMS	Description: CONDENSER/4TON/230-3
Condenser Model: TSA048H4-230	Description: COIL/4TON/CASED
Evaporator Coil Model: CH33-49C-2F	Description: FURNACE-GAS/90BTUH/4T
Furnace Model: ML195UH090XP48C	

DIMENSIONS - INCHES (MM)

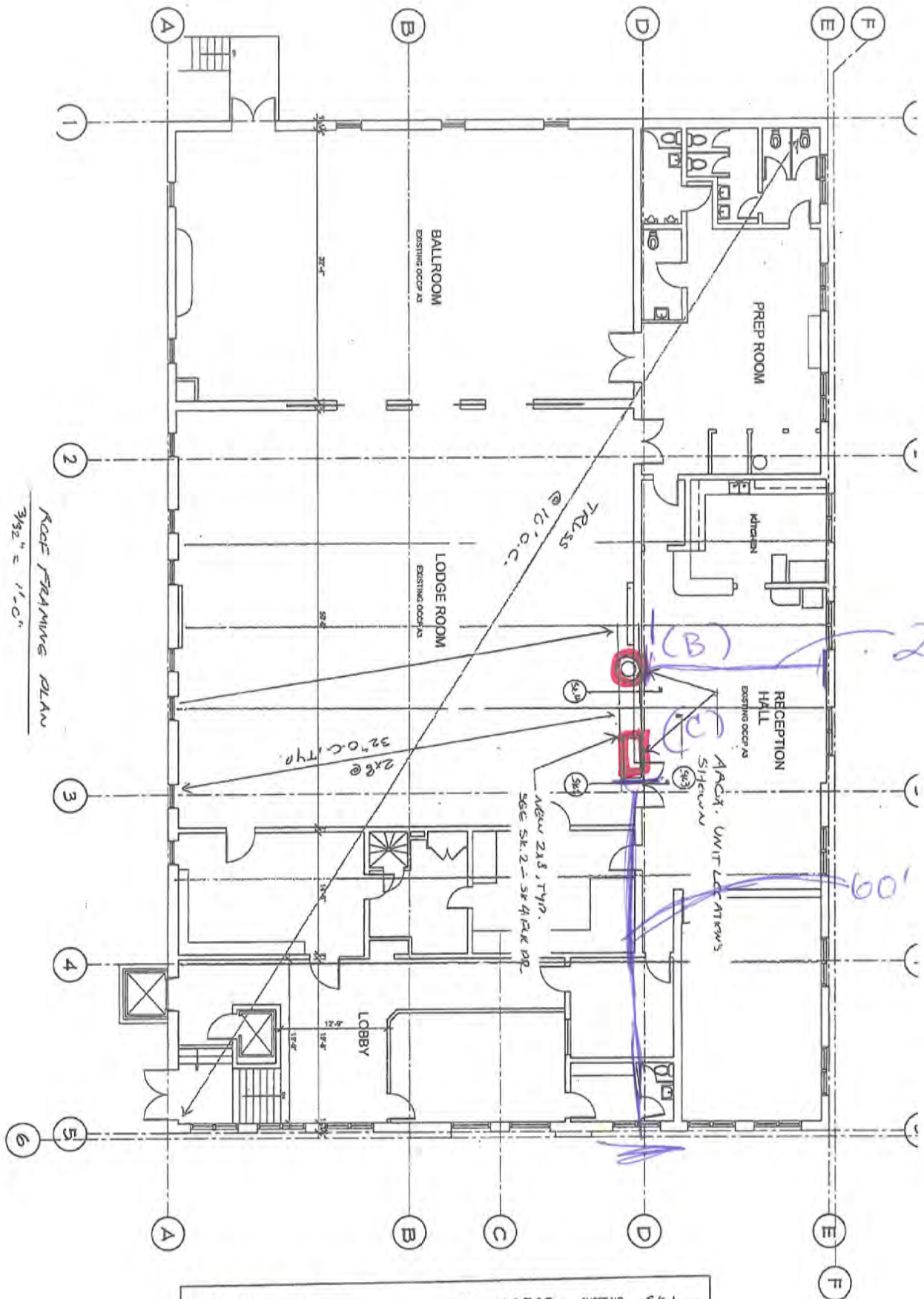


Model No.	A		B		C	
	inches	mm	inches	mm	inches	mm
TSA036H4	28-1/4	724	37-1/4	946	36-1/2	927
TSA042H4	28-1/4	724	29-1/4	743	28-1/2	724
TSA048H4	28-1/4	724	37-1/4	946	36-1/2	927
TSA060H4	32-1/4	819	33-1/4	845	32-1/2	825

A

2x





ROOF FRAMING PLAN
 3/8" = 1'-0"

	FILE NO. <u>150735</u>	SHEET NO. <u>SK.1</u>
	MADE BY <u>BK</u>	DATE _____
	CLIENT <u>ARCEON ELLINGSON</u>	
	PROJECT <u>REMEDIATION & RENOVATION</u>	<u>THEATRE</u>

(B)

FAN #1 NCA24HPFA - EXHAUST FAN

FAN UNIT NO.	FAN UNIT MODEL #	CFM	ESP.	RPM	HP.	B.H.P.	Ø	VOLT	FLA	WEIGHT (LBS.)	SIZES
1	NCA24HPFA	2105	2.175	1058	2.000	1.6580	1	208	13.2	240	20

FAN OPTIONS

FAN UNIT NO.	OPTION (Qty. - Descr.)
1	1 - Grease Box
	1 - Extra Set of Belts
	1 - Motorized Backdraft Damper for A1-D Housing
	1 - Low Fire Start
2	1 - Inlet Pressure Gauge, 0-35"
	1 - Manifold Pressure Gauge, -5 to 15" wc
	1 - Extra Set of Belts

CURB ASSEMBLIES

NO.	DN FAN	WEIGHT	ITEM	SIZE
1	# 1	48 LBS	Curb	31.500"V x 31.500"L x 20.000"H Hinged
2	# 2	53 LBS	Curb	21.000"V x 71.000"L x 20.000"H Insulated

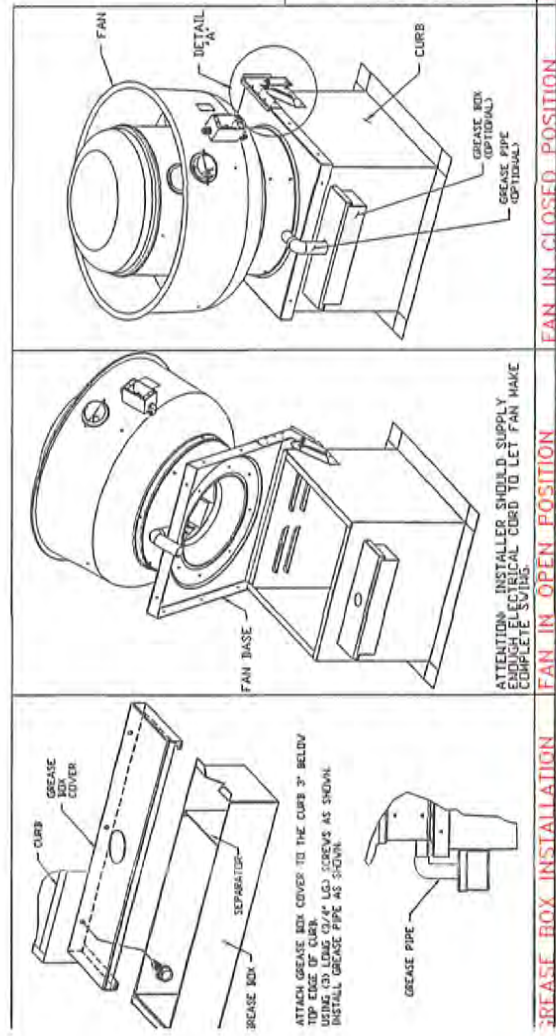
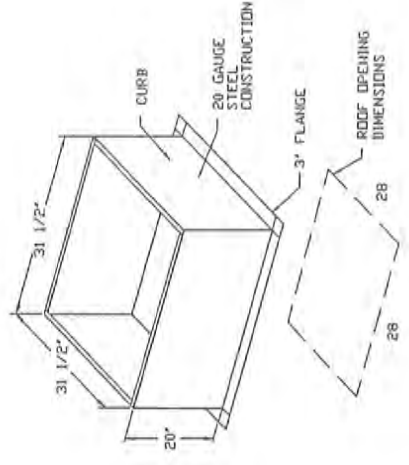
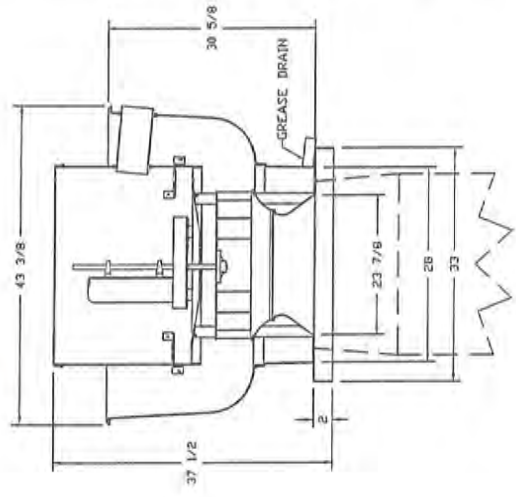
- FEATURES:**
- ROOF MOUNTED FANS
 - RESTAURANT MODEL
 - UL705 AND UL762
 - ANCA SOUND AND AIR CERTIFIED
 - WIRING FROM MOTOR TO DISCONNECT SWITCH
 - WEATHERPROOF DISCONNECT
 - HIGH HEAT OPERATION 300°F (149°C)
 - GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST:
 EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST:
 EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE BURNING GREASE VAPORS AT 300°F (149°C) FOR AN 15 MINUTE PERIOD. THE FAN MUST BE DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS:

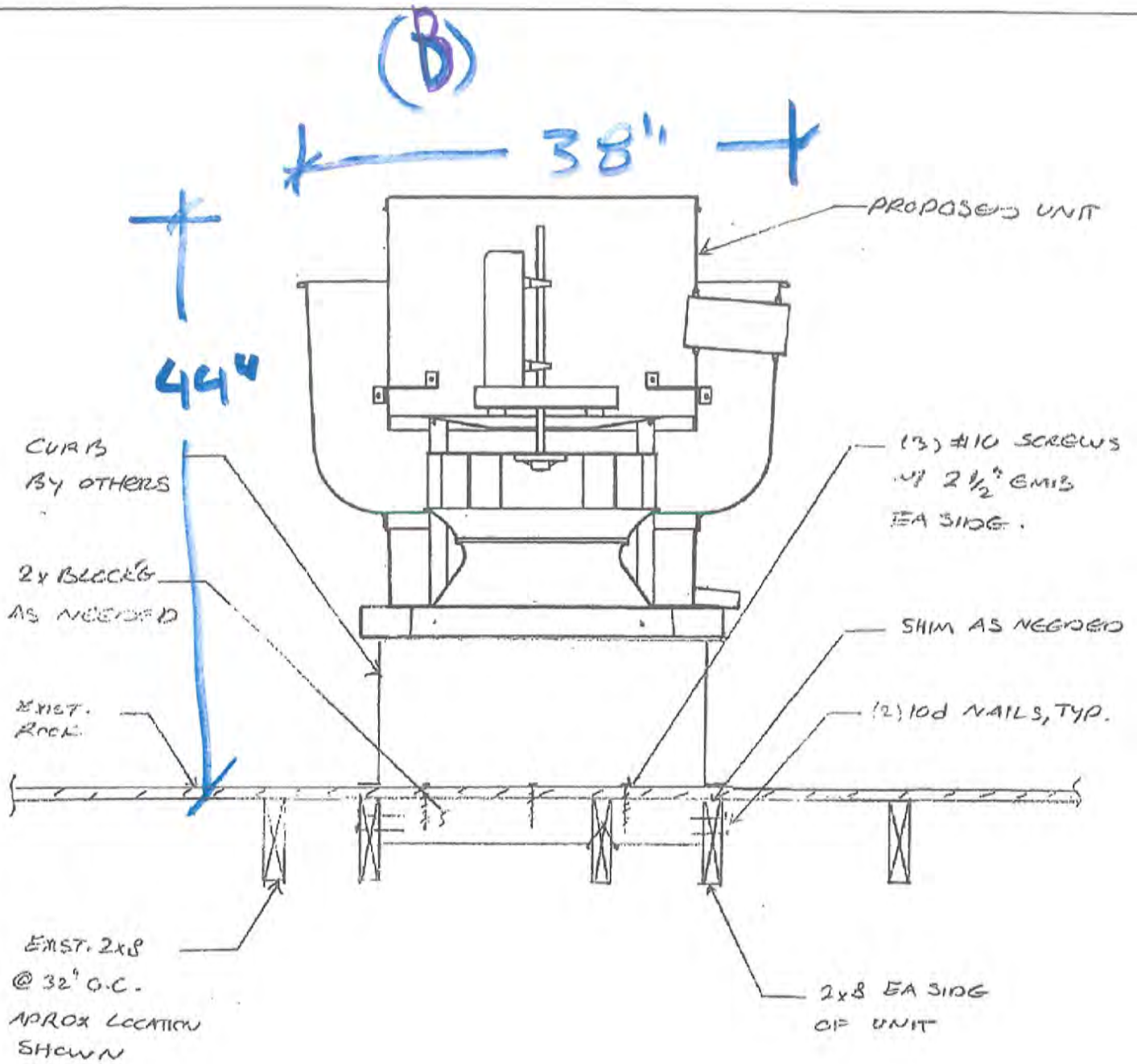
- GREASE BOX
- EXTRA SET OF BELTS



GREASE BOX INSTALLATION FAN IN OPEN POSITION FAN IN CLOSED POSITION HINGE KIT DETAIL

JOB	GRAND TEMPTATIONS
LOCATION	SALEM, OR, 97301
DATE	8/4/2015
JOB #	2241024
DRAWN BY	JKURTIS
DWG #	3





EXHAUST FAN ANCHORAGE

3/4" = 1'-0"

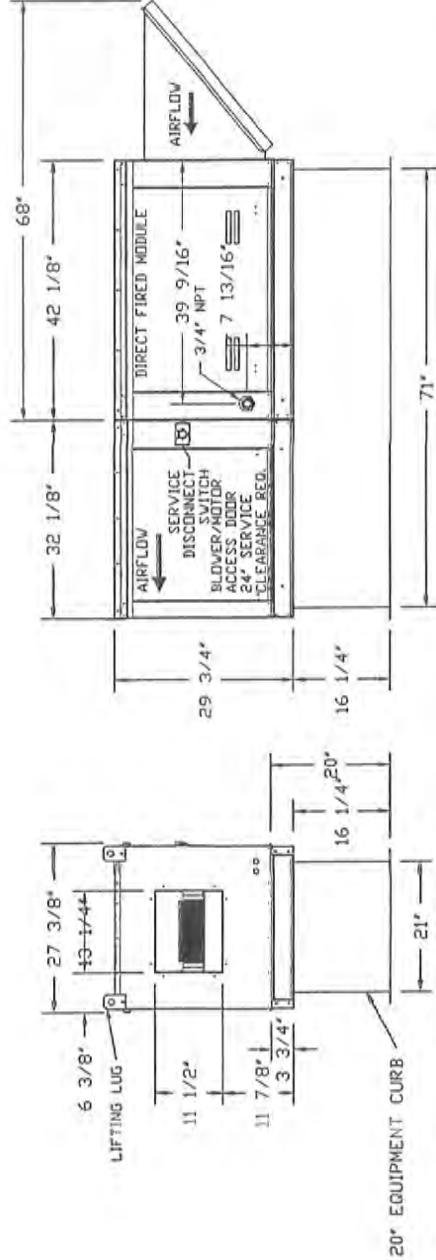
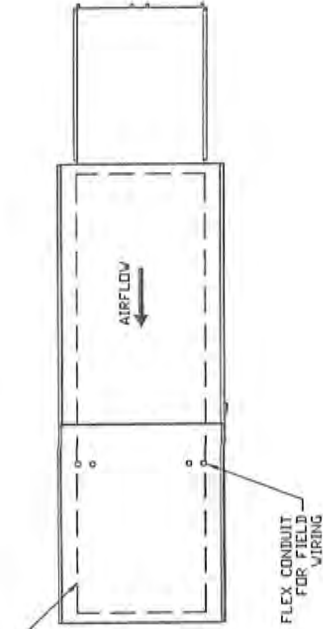
(c)

FAN #2 A1-D-250-G10 - HEATER

1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 10" BLOWER
2. INTAKE HOOD WITH EZ FILTERS-LOW CFM
3. SIDE DISCHARGE - AIR FLOW RIGHT -> LEFT
4. MOTORIZED BACK DRAFT DAMPER 16" X 18" FOR SIZE 1 STANDARD & MODULAR DIRECT FIRED HEATERS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, LF120S ACTUATOR INCLUDED
5. LOW FIRE START, ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.
6. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE
7. GAS PRESSURE GAUGE, -5 TO +15 INCHES W.C., 2.5" DIAMETER, 1/4" THREAD SIZE
8. EXTRA SET OF V-BELTS, ONLY TO BE ORDERED AS FAN OPTION AT TIME FAN IS ORDERED.

SUPPLY SIDE HEATER INFORMATION:

WINTER TEMPERATURE = 20°F. TEMP. RISE = 55°F.
 BTUs CALCULATED OFF STANDARD AIR DENSITY
 OUTPUT BTUs AT ALTITUDE OF 0.0 Ft. = 117612
 INPUT BTUs AT ALTITUDE OF 0.0 Ft. = 127839



MUA FAN INFORMATION - Job#2241024

FAN UNIT NDL	FAN UNIT MODEL #	BLOWER	HOUSING	CFM	ESP.	RPM	HP.	BHP.	φ	VOLT	FLA	WEIGHT (LBS.)	SDNES	BURNER EFFICIENCY(%)
2	A1-D-250-G10	G10	A1-D-250	1980	0.900	1272	1.500	1.1460	1	208	10.2	582	23	

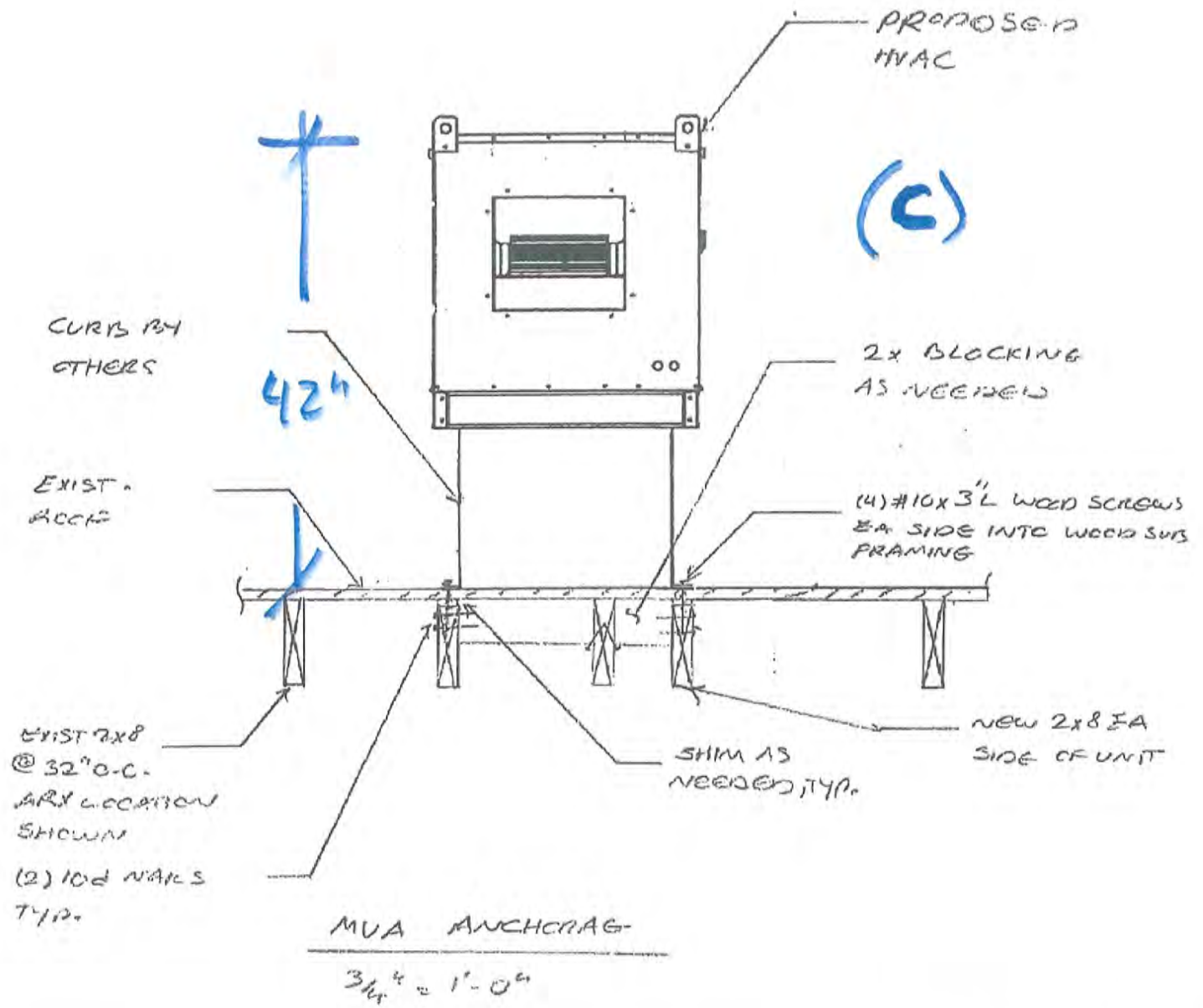
GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NDL	ACTUAL AIR DENSITY?	INPUT BTUS	OUTPUT BTUS	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
2	NO	127839	117612	55 deg F	7 in. w.c. - 14 in. w.c.	Natural

JOB GRAND TEMPTATIONS

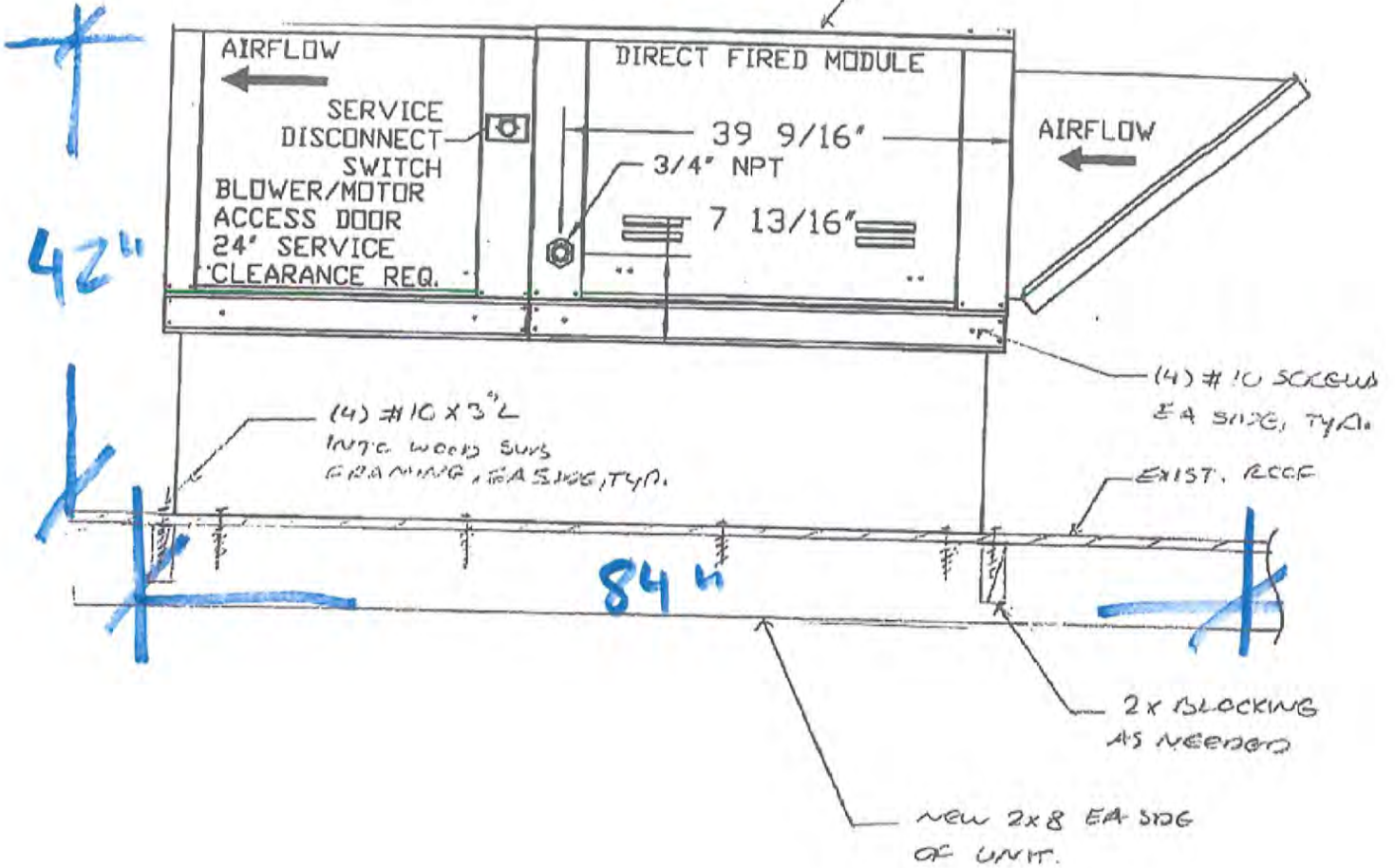
LOCATION	SALEM, DR, 97301
DATE	8/4/2015
JOB #	2241024
DWG #	4
REV	DRAWN BY kcurtis
	SCALE 3/8" = 1'-0"





(C)

PROPOSED UNIT.



MVA ANCHORAGE AND ROOF REINFORCING

3/4" x 1'-0"



FILE NO. 150.756 SHEET NO. SK 3
 MADE BY BSK DATE 08/06/15
 CLIENT BALBOGEN ELLINGSEN
 PROJECT TEMPTATION @ GRAND THEATRE