

NOTICE OF DECISION

PLANNING DIVISION
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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS14-01 / Amanda No. 14-102301-DR

NOTICE OF DECISION DATE: February 6, 2014

REQUEST: Minor historic design review of a proposal to replace the existing stairs and install two air conditioning units on the north side (rear) of the Thomas Kay Woolen Mill Building (1896) within the Willamette Heritage Center (Thomas Kay Historic Park), individually listed on the National Register of Historic Places, on property zoned CR (Retail Commercial), and located at 1313 Mill Street SE, 97301; Marion County Assessor Map and Tax Lot number: 073W26BC04100.

APPLICANT: Sean O'Harra for the Willamette Heritage Center.

LOCATION: 1313 Mill Street SE - 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230

FINDINGS: The applicant is proposing to replace the stairs and install new HVAC equipment on the north side of the Mission Mill Building; staff determined that the following standards from SRC 230 are applicable to this project:

230.080 Individually Listed Resources. Historic preservation activity on an individually listed resource shall comply with the standards for historic contributing buildings for the type of resource. The Thomas Kay Woolen Mill Building, within the Thomas Kay Historic Park is individually-listed on the National Register of Historic Places and located within a Commercial zone (CG); therefore, SRC 230.040 (j) *Mechanical Equipment in Standards for Historic Contributing Buildings in Commercial Districts* would apply to the proposed HVAC work and 230.040 (h) *Accessibility* within the same section would apply to the replacement of the stairs:

Proposed HVAC equipment

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.

(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.

(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.

The applicant is proposing to install two air conditioning units on the north side of the Mission Mill Building in order to cool the third floor of the building. Four furnaces will be replaced on the interior of the building and therefore not visible and will not adversely affect any significant features of the building. The air conditioning units will be located approximately twenty feet north of the north side of the Mill Building, along the non-public walkway. The units will be 31" in height, 29" in width and 29" in length and will be of metal,

painted dark grey. The line sets for the air conditioning units will be 2" in diameter, made of copper and covered with black foam insulation, they will only be visible for 10' on the ground from the AC units to the shop. They will be run into the existing shop, under the existing shake roof and then be attached into the vacant pipes located on the north side, exterior of the second floor of the Mill Building. The line set will continue up to the third floor and into the furnace units in the Mill Building. The new AC units will be located out of public view, at the rear of the Mission Mill Building thereby meeting SRC 230.040 (j)(2)(A) and (B). 230.040(j)(2)(C)-(G) do not apply to this proposal.

Stairs

230.040 (h) Accessibility. Additions or alterations to improve accessibility are allowed.

(1) Materials. Materials shall be, to the greatest extent practicable, of the same type, quality, design, size, finish, proportions and configuration of the original materials in the building.

(2) Design.

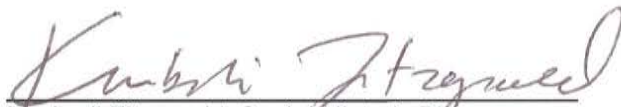
(A) Design additions or alterations to improve accessibility in a manner that identifies the building's character-defining spaces and features and prevents their damage or loss.

(B) Additions and alterations to improve accessibility should be designed in a manner that is compatible with the building and its setting.

The applicant is proposing to replace the existing wooden staircase on the north side (rear) of the Mill Building at the Willamette Heritage Center. The stairs provide facilities staff access to the existing shop located at the ground floor level adjacent to the building. The existing wood stairs are currently in very poor condition, with many of the risers suffering from dry rot. The new stairs will be of wood, thereby meeting SRC 230.040 (h)(1). They will be 34" wide and run 15' up to the landing at the top of the stairs and are located at the rear of the Mission Mill Building and will match the existing stairs in design, thereby meeting SRC 230.040(h)(2). The existing handrail will not be replaced. These stairs are considered "mechanical stairs" and meant only for facilities staff, therefore must be posted with a sign that states: "Not for Public Use".

DECISION: Based upon the application materials deemed complete on February 6, 2014 and the findings as presented in this report, the application is APPROVED with the following CONDITION:

- 1) The top of the stairs must be posted with a permanent sign that states: "Not for Public Use".



Kimberli Fitzgerald, Senior Historic Planner
Urban Planner Administrator Designee

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The rights granted by this decision must be exercised by February 22, 2015, or this approval shall be null and void.

Application Deemed Complete: February 6, 2014

Notice of Decision Mailing Date: February 6, 2014

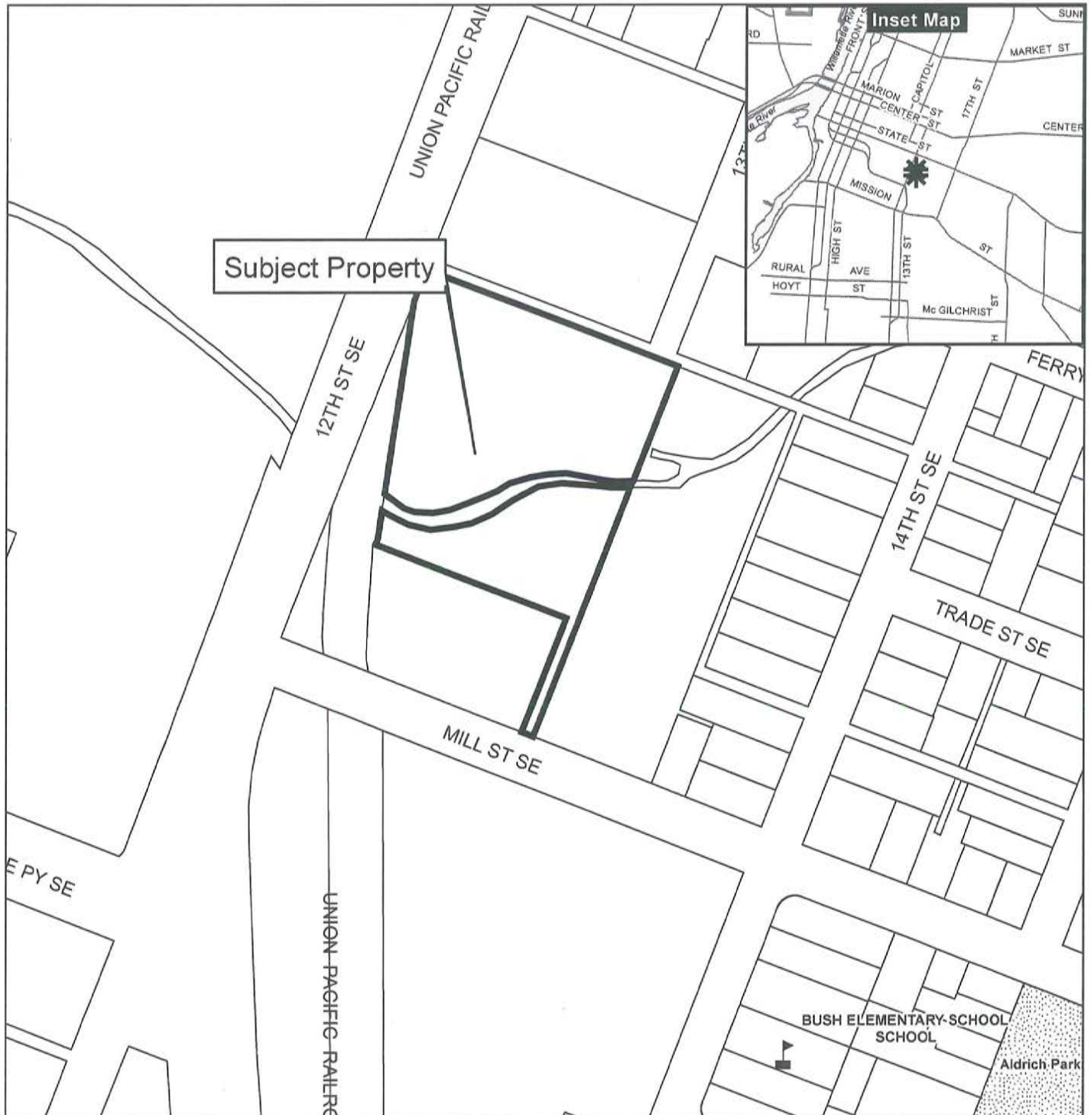
Decision Effective Date February 22, 2014

State Mandated Decision Date: June 6, 2014

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 21, 2014. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 120A). 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 1313 Mill Street SE



Legend

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

Parks

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0 100 200 400 Feet



Photo 1



Air Conditioning Units will be placed along the walkway on the bottom of the roof shown here. The line sets will go into the building underneath the roof and connect into the Mill Building via a vacant pipe already in the building.

Photo 2



Air Conditioning line sets will run under this roof through the museum wood shop to the vacant hole in the Mill Building.

Photo 3



This is the vacant pipe that the line sets will run into the Mill Building through. The line sets will then be attached to existing pipes inside the Mill Building to continue up to the 3rd floor and the existing furnace units. Therefore, no drilling into the historic Mill Building itself.

