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503-588-6173*

## ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

**CASE NO.** Historic Review Case HIS14-13 / Amanda No. 14-107865-DR

**NOTICE OF DECISION DATE:** May 23, 2014

**REQUEST:** Minor historic design review of a proposal to install a new rooftop HVAC unit and exhaust fan, and restore the original storefront on a portion of the east façade of the Bligh Building, a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 499 Court St NE (aka 223-235 High Street NE); 97301; Marion County Assessor's Map and Tax Lot number: 073W22DC06000.

**APPLICANT:** Kevin Peters

**LOCATION:** 499 Court St NE (aka 223-235 High Street NE)

**CRITERIA:** Salem Revised Code (SRC) Chapter 230

**FINDINGS:** The applicant is proposing to install a new rooftop HVAC unit and exhaust fan, and restore the original storefront on a portion of the east façade of the Bligh Building. Staff determined that the following standards from SRC 230 are applicable to this project:

### **Storefront**

**230.040(d) Storefronts.** Replacement of storefronts or components of storefronts in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was determined to be unfeasible due to poor condition of the materials. If the storefront is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.

#### **(1) Materials.**

- (A)** Original material shall, if possible, be retained or repaired.
- (B)** Replacement 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 storefront.

### **Findings**

The applicant is proposing to remove the plywood on the exterior of the existing storefront and expose the original storefront windows on either side of an existing door. Initial investigations indicate that the original glass is still extant. The applicant proposes to expose and restore the material on the storefront façade that is original to the structure, and will be removing the non-historic non-compatible alterations. Staff finds that 230.040d)(1)(A) and (B) have been met.

#### **(2) Design.**

- (A)** To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved.
- (B)** Where the original storefront is too deteriorated to save, the commercial character of the building shall be retained through:
  - (i)** A restoration of the storefront based on historical research and

# NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
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physical evidence.

(ii) Contemporary design that is compatible with the scale, design, materials, color and texture of historic compatible buildings in the district.

(C) For buildings that provide a separate upper-story entrance on the exterior façade, the street-level entrance should be the primary focus of the building façade.

### **Findings**

The applicant is proposing to restore the original appearance of the storefront on a portion of the eastern façade of the Bligh Building. The restoration is based upon physical evidence thereby meeting 230.040 (d)(2). The applicant has proposed to remove the non-historic wood covering the existing storefront in this location and will restore the original appearance of the storefront. The existing door and trim will be retained, as well as the existing canopy. Staff finds that 230.040 (d)(2)(A), (B)(i) have been met. 230.040 (d)(2)(B)(ii) and (C) do not apply to this proposal.

### **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 as well as an exhaust fan on the roof of the Bligh building; both mechanicals 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.

(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.

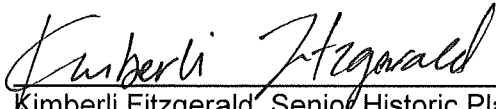
(G) New skylights and vents shall be placed behind and below the parapet level.

### **Findings**

The applicant is proposing to install a new HVAC unit, and an exhaust fan on the roof of the Bligh Building. The fan is required to provide necessary venting from the kitchen to the exterior. Both the new HVAC unit and fan will be of metal, and will be low profile, not visible from the street, and screened by the roof parapet.

Staff finds that that proposed HVAC unit and fan are 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 May 13, 2014 and the findings as presented in this report, the application is APPROVED.

  
\_\_\_\_\_  
Kimberli Fitzgerald, Senior Historic Planner  
Urban Planning Administrator Designee

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

Application Deemed Complete May 13, 2014

Notice of Decision Mailing Date: May 23, 2014

Decision Effective June 9, 2014

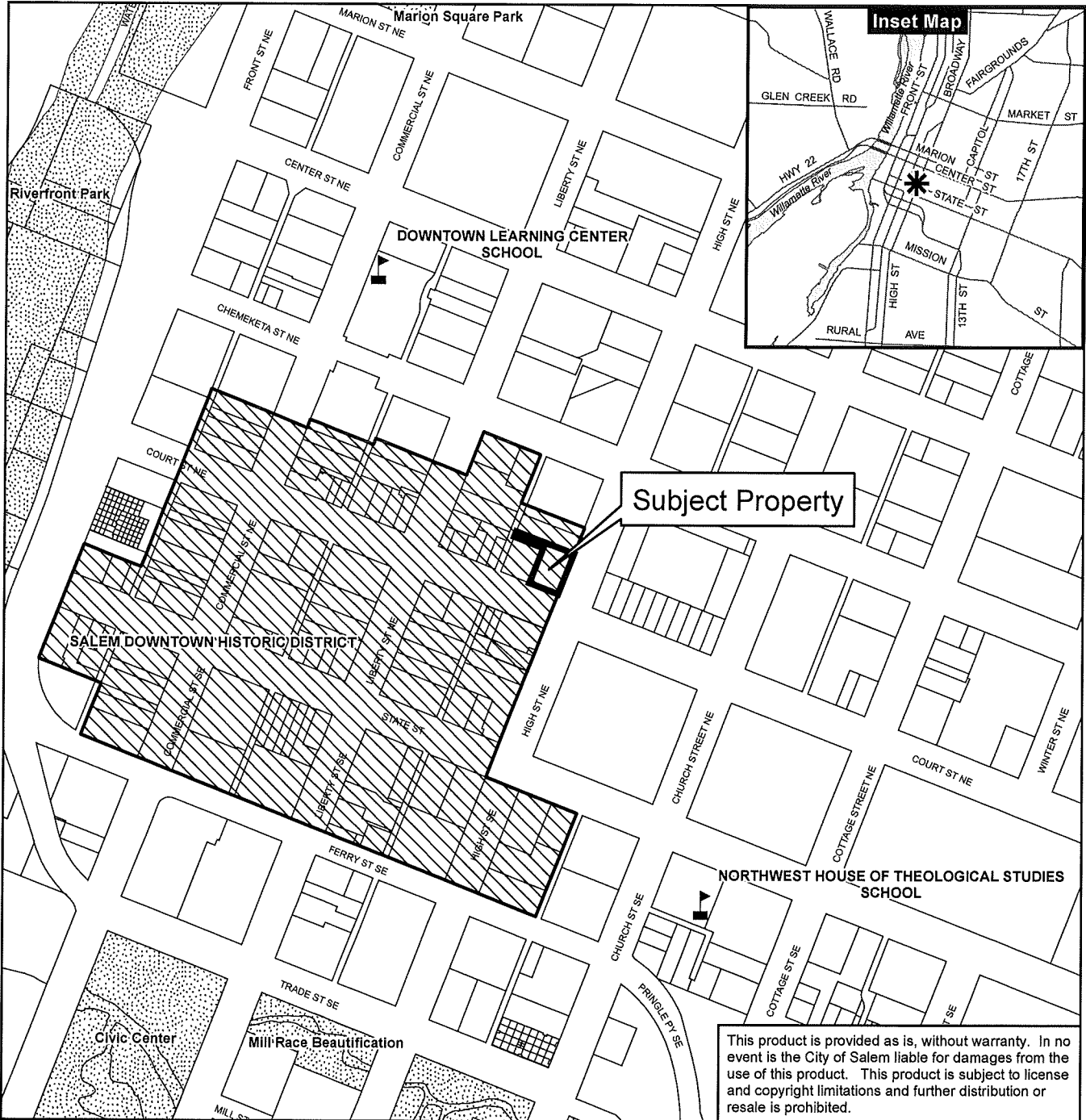
State Mandated Decision Date: September 10, 2014

The rights granted by this decision must be exercised by June 9, 2016, 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 10, 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 499 Court Street NE (taxlot 073W22DC06000)



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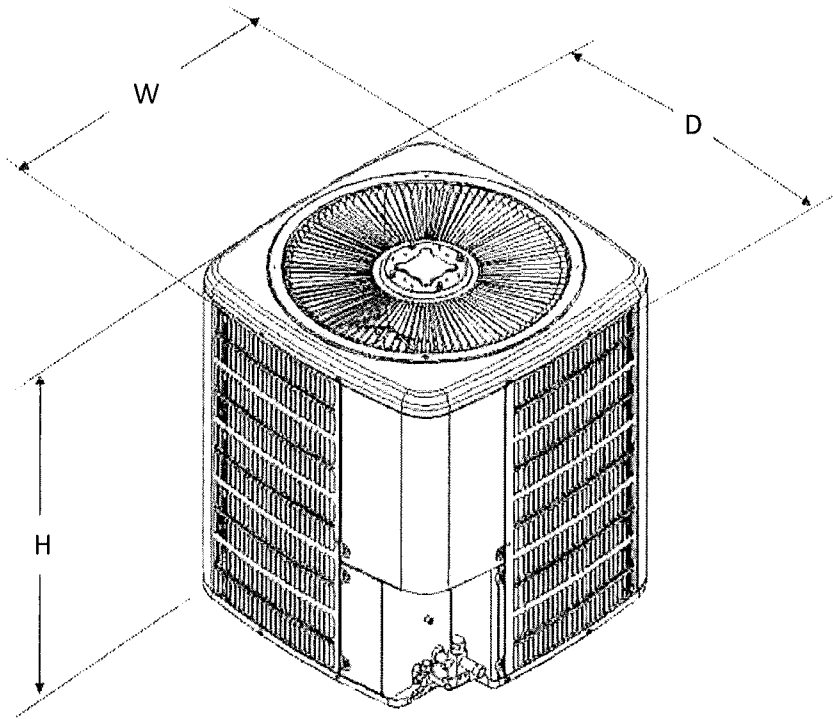
### Legend

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

0 100 200 400 Feet



**DIMENSIONS**

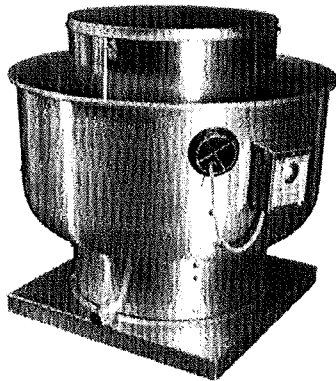


MODEL	DIMENSIONS		
	W"	D"	H"
GSX130181E*	23	23	25½
GSX130241D*	23	23	25½
GSX130301B*	26	26	27½
GSX130361C*	29	29	28¾
GSX130361E*	26	26	27½
GSX130421B*	29	29	36¾
GSX130481B*	29	29	36¾
GSX130601B*	29	29	40
GSX130611A*	35½	35½	38¾

Products > Exhaust Fans > Centrifugal Upblast > NCA-HPFA



## NCA-HPFA CENTRIFUGAL UPBLAST HIGH PRESSURE BELT DRIVE FANS




CUSTOMIZE AND BUY

SHOW ALL SIZES

PARTS

- Air Volume: 600 - 17000 cfm
- Maximum SP: 5" wg. @ standard air density

Adobe PDF Version 

### FEATURES & BENEFITS

- A wide variety of motors are available to meet specific application needs.
- Heavy duty construction, durable and weather resistant.
- Non-overloading backward inclined wheels, blades and inlets fabricated from 3003-H14 aluminum.
- Wall mount applications, units up to 24" nominal wheel can be wall mounted.
- Forced fresh air through the motor compartment cools motor and ensures long motor life.
- Quick release latches allow for easy access to motor compartment.
- Variable pitch motor pulley allows for field adjustment and system balancing.
- High efficiency combined with low tip speeds result in quiet operation.
- Standard emergency disconnect switch.

### OPTIONS

- Gravity Damper. (UL 705 Only)
- Motorized Damper. (UL 705 Only)
- Wall Mount Sleeve.
- Roof Curb. (Vented & Non-Vented)
- Grease Collection Box.
- Bird Screen. (UL 705 Only)
- Base Hinging Kit or Hinged Sub Base. (for NFPA96 compliance)
- Extra Set of V-Belts
- Combination package that includes a supply fan mounted on the same roof curb.

### DRAWINGS

- Revit Model - UL705
- Revit Model - UL762
- Submittal Drawing - High Pressure - UL 705 - General Ventilation
- Submittal Drawing - High Pressure - UL 762 - Kitchen Ventilation
- Duct Mounting Drawing
- Exhaust Fan Through Wall Mount
- Exploded Parts Detail
- Grease Box Installation Drawing
- Hinge Kit Drawing
- Wall Mount Drawing
- Windband Extension

### OPERATION & INSTALLATION MANUALS

- Operation & Installation Manual
- Operation & Installation Manual (Spanish)
- Operation & Installation Manual (French)

### ADDITIONAL INFORMATION

- Frequently Asked Fan Questions
- Motor Information