

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

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS14-18 / Amanda No. 14-108938-DR

NOTICE OF DECISION DATE: May 27, 2014

REQUEST: Minor Administrative Review of a proposal to install a new rooftop HVAC unit on the roof of the Bayne Building, a contributing resource within the Salem Downtown National Register Historic District, zoned CB (Central Business District) zone, and located at 341 State Street NE, 97301. (Marion County Assessor's Map and tax lot number: 073W27AB07800).

APPLICANT: Steven Gorham

LOCATION: 341 State Street, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230

FINDINGS: The applicant is proposing to install a new rooftop HVAC unit on the roof of the Bayne Building. 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 (Lennox 13HPD-042-230 heat pump condensing unit) on the roof of the Bayne Building 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.
- (E)** Skylights shall be flat and shall not alter the existing profile of the roof.

NOTICE OF DECISION

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

CITY OF
Salem
AT YOUR SERVICE

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.

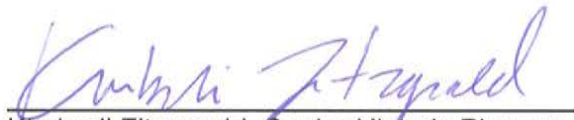
(G) New skylights and vents shall be placed behind and below the parapet level.

Findings

The applicant is proposing to install a new HVAC unit, on the roof of the Bayne Building. The new HVAC unit will replace an existing unit which has failed. The unit 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 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 May 23, 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; Phone: (503)540-2397

Application Deemed Complete May 23, 2014

Notice of Decision Mailing Date: May 27, 2014

Decision Effective June 12, 2014

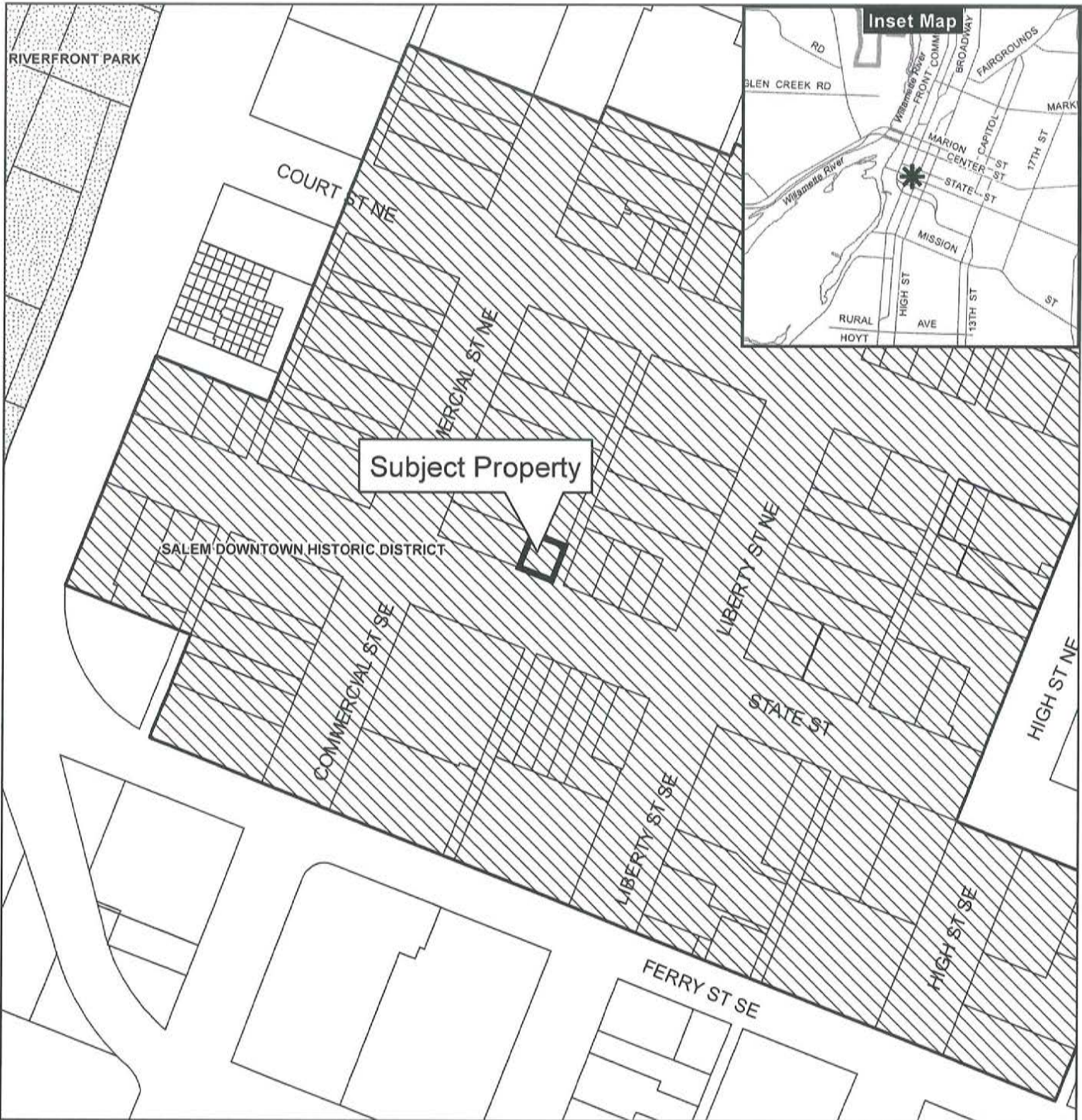
State Mandated Decision Date: September 20, 2014

The rights granted by this decision must be exercised by June 12, 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 11, 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.

G:\CD\PLANNING\HISTORIC\DECISIONS\2014\HIS14-18 341 State Street.Dec.doc

Vicinity Map 341 State Street



Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



Heat Pumps 13HPD

PRODUCT SPECIFICATIONS

NITROGEN CHARGED

**13 SEER
1.5 to 5 Tons**

- Nitrogen charged for replacement of R-22 components only
- High-quality condenser coil with copper tubing and enhanced louvered fin for maximum heat transfer capacity
- Top discharge directs hot air and sound away from living area and shrubbery
- All units run tested
- Available with wire panel coil protection
- Easy access to electrical panels, pre-wired for easy hook-up
- Bi-directional liquid line filter drier factory installed
- Discharge muffler for quiet operation
- Reliable time/temperature defrost control, with field selectable 30/60/90 minute intervals
- Integrated control with LED diagnostics
- Short cycle protection factory installed
- All units UL and ULC approved



Warranty

Compressor - 5 Year Limited
Parts - 5 Year Limited

Unit looking South



05 11 2014

Unit looking
East



0511010011