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503-588-6173

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 17-10 / Amanda No. 17-106901-DR

NOTICE OF DECISION DATE: April 7, 2017

SUMMARY: A proposal to repair an existing deck (carport) adjacent to the William P. Ellis House (1928).

REQUEST: Minor Historic Design Review of a proposal to repair an existing deck (carport) adjacent to the William P. Ellis House (1928), a historic contributing resource within the Gaiety Hills/Bush's Pasture Park National Register District, located at 875 Cross St. SE, Marion County Assessors Tax Lot #073W34AB00700.

OWNER: Margrit and Greg Angeloni

APPLICANT: Margrit Angeloni

LOCATION: 875 Cross St. SE

CRITERIA: Salem Revised Code Chapter 230.035(h), Decks

DECISION: Based upon the application materials deemed complete on April 6, 2017, and the findings as presented in this report, the application is APPROVED.

FINDINGS: The applicant is proposing to repair an existing deck (carport) adjacent to the William P. Ellis (1928) House. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

230.035(h) Decks. Replacement and addition of decks in historic contributing buildings is allowed.

(1) **Materials.** The deck shall be constructed of wood, a wood composite, or a material available during the period of significance.

Finding: The applicant is proposing to repair a pre-existing deck with cedar. Wood was a material commonly available during the period of significance. Staff finds that SRC 230.035(h)(1) has been met.

(2) **Design.** The deck shall:

(A) **Be located off the rear of the resource.**

Finding: The existing deck (carport) is a pre-existing historic addition which was constructed circa 1936. It is located adjacent to the eastern façade of the Ellis House. The applicant is not

NOTICE OF
DECISION

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

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proposing to extend or enlarge the existing deck/carport. Staff finds that SRC 230.035(h)(2)(A) does not apply to the evaluation of this proposal..

(B) Not obscure any significant architectural features of the resource.

Finding: The applicant existing deck (carport) is located adjacent to the resource and currently does not obscure any significant architectural features of the Ellis House. The current proposal to repair the deck will not result in the expansion of the height or footprint of the deck (carport), therefore staff finds that 230.035(h)(2)(B) has been met for this proposal.

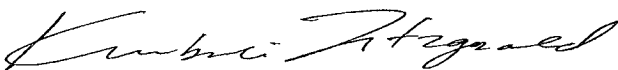
(C) Be of a reasonable size and scale in relationship to the resource.

Finding: The size and scale of the existing deck (carport) is compatible with the Ellis House. The applicant is proposing to repair the existing deck (carport) which is in poor condition. New support beams underneath the deck will be secured to cement blocks in order to ensure that the deck/carport will be structurally sound. Staff finds that 230.035(h)(2)(C) has been met for this proposal.

(D) Shall not extend beyond the width of the existing resource.

Finding: The existing deck (carport) does not currently extend beyond the width of the Ellis House, and the applicant is not proposing to enlarge the width of the deck (carport), therefore staff finds that 230.035(h)(2)(D) has been met for this proposal.

DECISION: Based upon the application materials deemed complete on April 6, 2017 and the findings as presented in this report, the application is APPROVED



Kimberli Fitzgerald, AICP, Historic Preservation Officer
Planning Administrator Designee

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

- Attachments: A. Vicinity Map
B. Applicant's Submittal Materials

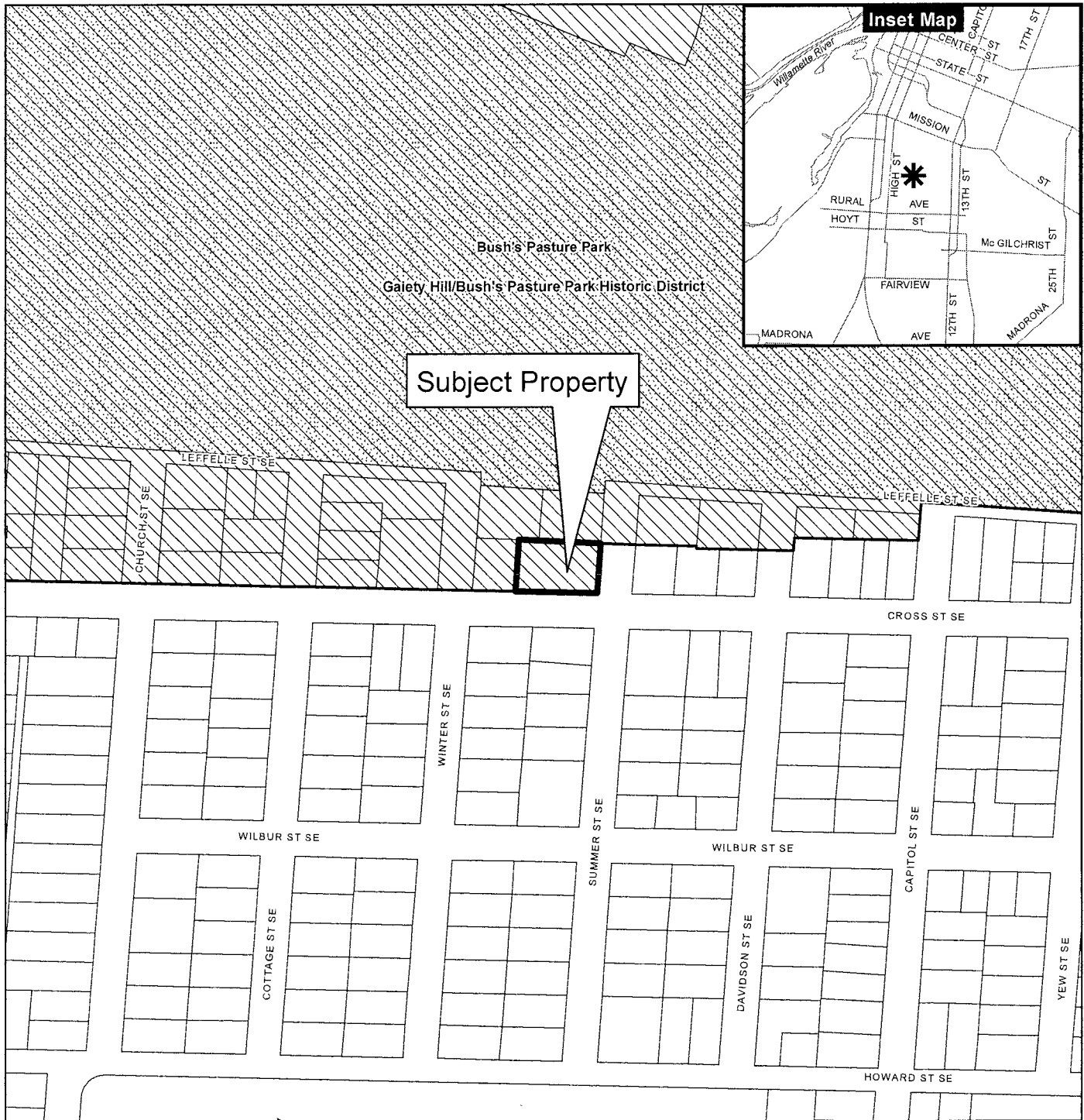
*This Decision becomes effective on **April 25, 2017**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: April 6, 2017
Notice of Decision Mailing Date: April 7, 2017
Decision Effective: April 25, 2017
State Mandated Decision Date: August 4, 2017

The rights granted by this decision must be exercised by **April 25, 2019** or this approval shall be null and void.

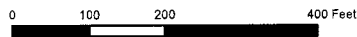
This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m., Monday, April 24., 2017**. The appeal must state where the decision failed to conform to the provisions of 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 875 Cross St SE

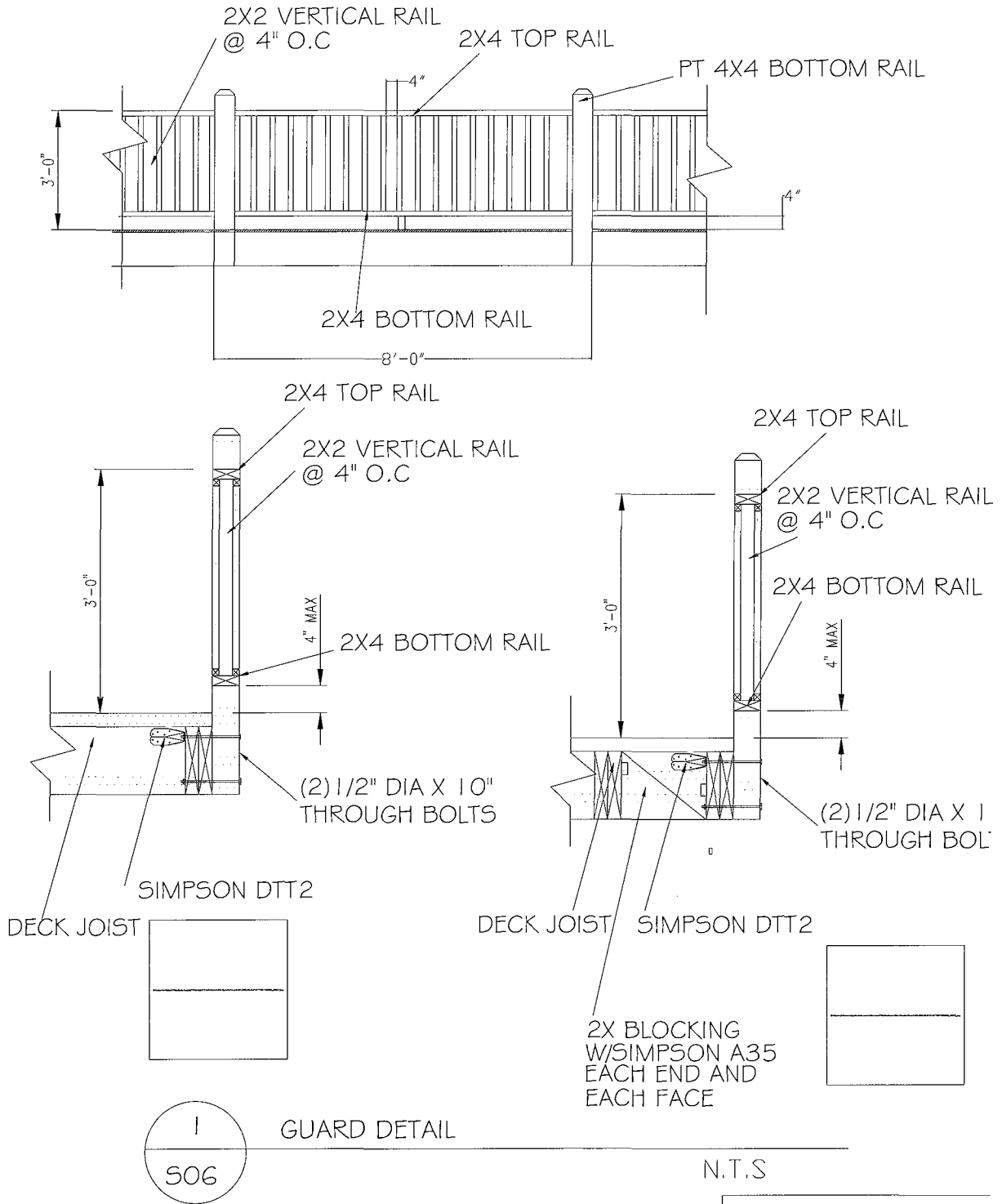


Legend

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

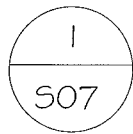
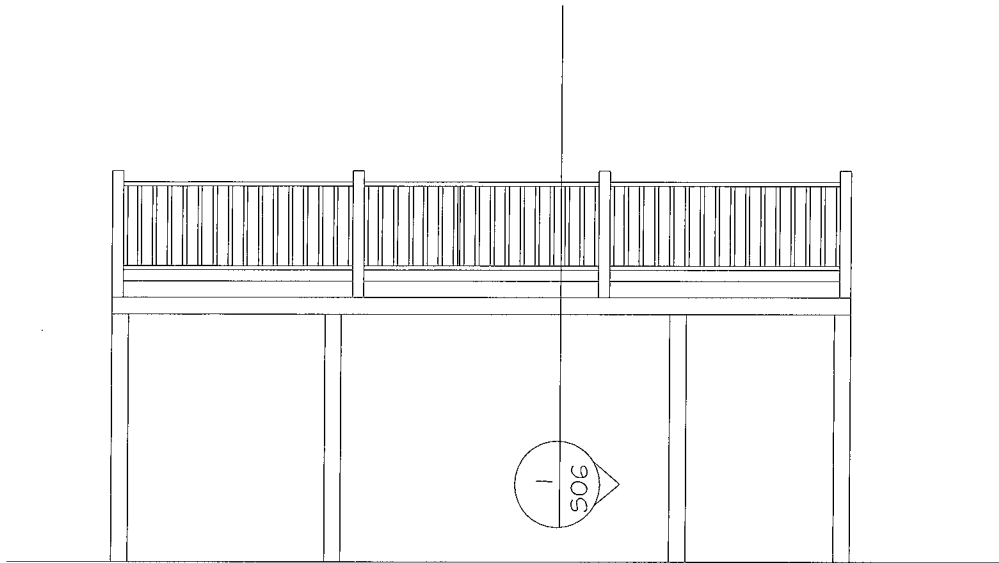


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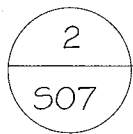
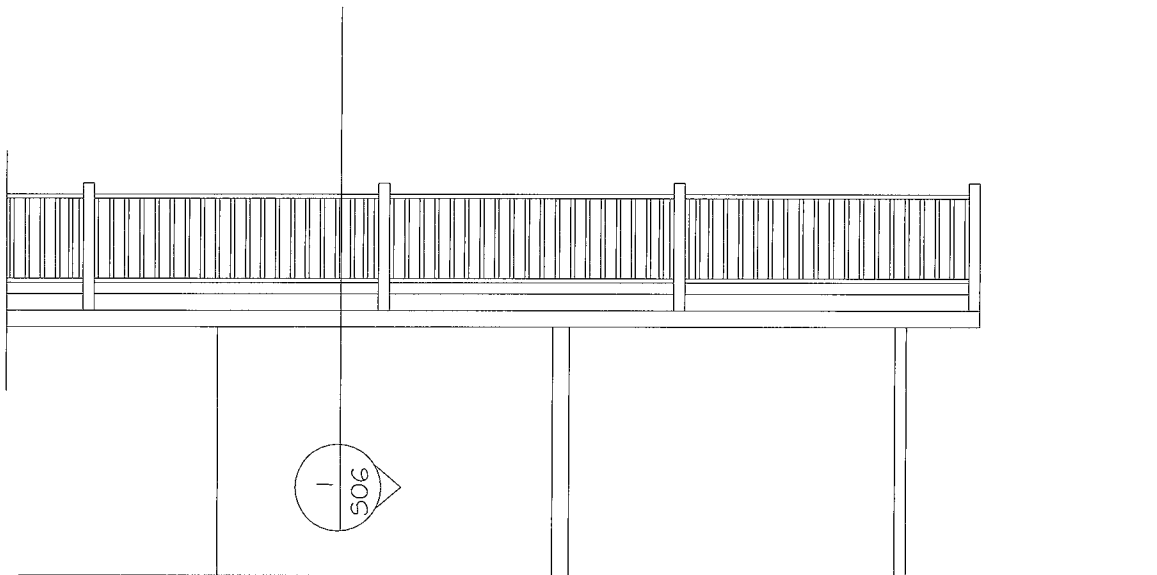


PROJECT INFORMATION
MARGRIT ANGELONI
875 CROSS ST SE
SALEM OR

506



NORTH ELEVATION



SOUTH ELEVATION

PROJECT INFORMATION

MARGRIT ANGELONI

875 CROSS ST SE

SALEM OR

507





