

NOTICE OF DECISION

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



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

DECISION OF THE PLANNING ADMINISTRATOR

MINOR HISTORIC DESIGN REVIEW CASE NO. HIS17-09

APPLICATION NO. : 17-106875-DR

NOTICE OF DECISION DATE: SEPTEMBER 1, 2017

SUMMARY: A proposal to install a fence, replace siding and install a new awning on the rear addition of the Chemeketa Street Evangelical Parsonage (1895).

REQUEST: Minor Historic Design Review of a proposal to install a new fence, replace siding and install a new wood awning on the rear addition of the Chemeketa Street Evangelical Parsonage (1895), a historic contributing resource within the Court-Chemeketa National Register District, located at 268 17th Street NE, Marion County Assessors Tax Lot #073W26AC01400.

APPLICANT: Janet Strauch

LOCATION: 268 17th Street NE

CRITERIA: Salem Revised Code Chapter 230.025(a) Siding; (g) Alterations and Additions; (j) Fences

FINDINGS: The findings are in the attached Decision dated September 1, 2017

DECISION: Based upon the application materials deemed complete on August 30, 2017, and the findings as presented in this report, the application is **APPROVED**.

*This Decision becomes effective on **September 19, 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).*

The rights granted by the attached decision must be exercised, or an extension granted, by **September 19, 2019** or this approval shall be null and void.

Application Deemed Complete:	<u>August 30, 2017</u>
Notice of Decision Mailing Date:	<u>September 1, 2017</u>
Decision Effective Date:	<u>September 19, 2017</u>
State Mandate Date:	<u>December 28, 2017</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503.540.2397

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, September 18, 2017.**

The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, 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 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.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

\\allcity\amanda\amandatestforms\4431Type2-3NoticeOfDecision.doc

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS17-09
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS17-09)
268 17TH STREET NE) SEPTEMBER 1, 2017**

In the matter of the application for a Minor Historic Design Review submitted by Janet Strauch, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to install a fence, replace siding and install a new awning on the rear addition of the Chemeketa Street Evangelical Parsonage (1895).

REQUEST: Minor Historic Design Review of a proposal to install a fence, replace siding and install a new wood awning on the rear addition of the Chemeketa Street Evangelical Parsonage (1895), a historic contributing resource within the Court-Chemeketa National Register District, located at 268 17th Street NE, Marion County Assessors Tax Lot #073W26AC01400.

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (Attachment A).

DECISION

APPROVED based upon the application materials deemed complete on August 30, 2017 and the findings as presented in this report.

BACKGROUND

In February 2017, the city staff received a complaint about work being completed without appropriate building permits or historic design review approvals at the rear of the Chemeketa Street Evangelical Parsonage. Subsequently, staff worked with the owner, who had chosen to remove a non-historic addition at the rear of the Parsonage, which had been added without appropriate building permit or land use approvals. The applicant chose instead to request approval of the installation of replacement siding, the installation of wood fencing, and the installation of a new awning over an existing concrete patio at the rear of the Chemeketa Street Evangelical Parsonage.

FINDINGS

1. Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

Siding

230.025(a) Siding, Exterior Trim and Minor Architectural Features. *Replacement of siding, exterior trim, and minor architectural features of historic contributing buildings shall be allowed only where the owner has attempted to repair the original siding, exterior trim or minor architectural feature, but repair was determined to be unfeasible due to poor condition of the original materials. If the trim or siding is not original then every effort shall be made to replicate the original trim or siding; the effort shall be substantiated by historic, physical, or pictorial evidence. If the trim and siding cannot be replicated then it should be of a compatible design and material.*

(1) Materials. *The replacement materials are the same type and quality as the original siding, exterior trim or minor architectural feature, or duplicate, to the greatest degree possible, the appearance and structural qualities of the material being replaced.*

Finding: The applicant is proposing to replace the siding on the south façade of the addition, fronting the rear patio with cedar, matching the material on the existing house. Staff finds that SRC 230.025(a)(1) has been met.

(2) Design. *The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.*

Finding: The applicant is proposing to install cedar plank siding, replicating the appearance of the siding on the existing resource. Staff finds that SRC 230.25(a)(2) has been met.

(3) Energy Efficiency. *Improvements to improve energy efficiency are allowed, provided the exterior appearance of the historic resource is preserved to the greatest extent possible. Example: Adding additional insulation to attics, crawl spaces or basements.*

Finding: The applicant is not proposing any alterations to improve energy efficiency. Staff finds that SRC 230.025(a)(3) is not applicable to the evaluation of this proposal.

230.025(g) Alterations and Additions. *Additions to and alterations of the historic contributing building is allowed.*

(1) Materials. *Materials for alterations or additions:*

(A) *Building materials shall be of traditional dimensions.*

Finding: The awning, roof and posts are of wood, and the proposed siding is cedar, matching the material on the existing house. Staff finds that SRC 230.025(g)(1)(A) has been met.

(B) *Material shall be of the same type, quality and finish as original material in the building.*

Finding: The applicant is proposing to install cedar plank siding, replicating the appearance of the siding on the existing resource. Staff finds that SRC 230.025(g)(1)(B) has been met.

(C) *New masonry added to a building shall, to the greatest extent feasible, match the color, texture and bonding pattern of the original masonry.*

Finding: The applicant is not proposing to install any new masonry, therefore, this standard is not applicable to the evaluation of this proposal.

(D) *For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.*

Finding: The applicant has removed the non-historic, non-original addition to the rear of the resource, is restoring the siding, and the new addition of the awning over the patio is a minor alteration that does not significantly alter the original resource. Staff finds that SRC 230.025(g)(D) has been met.

(2) Design. *Alterations or additions shall:*

(A) *Be located at the rear, or on an inconspicuous side, of the building.*

Finding: The addition of the new patio awning is located at the southeast corner of the site, at the rear of the resource. Staff finds that SRC 230.025(g)(2)(A) has been met.

(B) *Be designed and constructed to minimize changes to the building.*

Finding: The applicant has removed the non-historic, non-original addition to the rear of the resource, is restoring the siding, and the new addition of the awning over the patio is a minor alteration that minimizes changes to the building. Staff finds that SRC 230.025(g)(2)(B) has been met.

(C) *Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.*

Finding: The new patio awning at the rear of the resource extends the pitch of existing roofline of the resource and is limited in size and scale in relationship to the southern addition to the Parsonage. Staff finds that SRC 230.025(g)(2)(C) has been met.

(D) *Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.*

Finding: The applicant has removed the non-historic, non-original addition to the rear of the resource, is restoring the siding, and the new addition of the awning over the patio does not obscure or damage any significant features of the Parsonage. Staff finds that SRC 230.025(g)(2)(D) has been met.

(E) *Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.*

Finding: The new patio awning is constructed of wood, with a roof of composite shingles that match the roofing on the Parsonage. This addition is compatible in size, scale and material with the Parsonage. Staff finds that SRC 230.025(g)(2)(E) has been met.

(F) *Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.*

Finding: The applicant is not proposing to damage or adversely impact any existing distinctive materials on the existing Parsonage through the installation of the new patio awning. Staff finds that SRC 230.025(g)(2)(F) has been met.

(G) *Be constructed with the least possible loss of historic materials.*

Finding: The applicant has removed the non-historic, non-original addition to the rear of the resource, is restoring the siding, and the new addition of the awning over the patio is a minor alteration that minimizes the loss of historic materials. Staff finds that SRC 230.025(g)(2)(G) has been met.

(H) *Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence shall not be added to the building.*

Finding: The applicant is not proposing to construct any features that may create a false sense of historical development. Staff finds that SRC 230.025(g)(2)(H) has been met.

(I) *Be designed in a manner that makes it clear what is original to the building, and what*

is new.

Finding: The patio awning is clearly new and not original to the structure. Staff finds that SRC 230.025(g)(2)(I) has been met.

(J) *Be designed to reflect, but not replicate, the architectural styles of the period of significance.*

Finding: The new patio awning does not replicate the style of the Parsonage, but through the extension of the slope of the roofline of the addition at the south end of the Parsonage, and the simple wood posts, the patio awning reflects the style of the simple Vernacular house. Staff finds that SRC 230.025(g)(2)(J) has been met.

(K) *Preserve features of the building that has occurred over time and has attained significance in its own right.*

Finding: The applicant is proposing to repair the damaged siding with cedar, matching the material on the existing house. Staff finds that SRC 230.025(a)(1) has been met.

(L) *Preserve distinguishing original qualities of the building and its site.*

Finding: The applicant has removed the non-historic, non-original addition to the rear of the resource, is restoring the siding, and the new addition of the awning over the patio is a minor alteration that minimizes the loss of historic materials and preserves the character defining features of the Parsonage and the site. Staff finds that SRC 230.025(g)(2)(L) has been met.

230.025(j) Fences. *Fences may be added to sites of historic contributing buildings, provided the fence will not result in the removal or destruction of site features identified as significant on the historic resource inventory for the district.*

(1) Materials. *The fence shall be constructed of traditional materials that were available during the period of significance.*

Finding: The applicant is proposing to install a new cedar fence, a material that was available during the period of significance for the District. Staff finds that SRC 230.025(j)(1) has been met.

(2) Design. *Fences shall be no taller than four feet in the front yard and no taller than six feet inside and rear yards*

Finding: The applicant is proposing to install a 6' fence at the rear of the patio, and a 4' good neighbor fence along the property line toward the alley. Both fences are within the rear yard of the Parsonage. Staff finds that SRC 230.025(j)(2) has been met.

DECISION

Based upon the application materials deemed complete on August 30, 2017 and the findings as presented in this report, the application is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

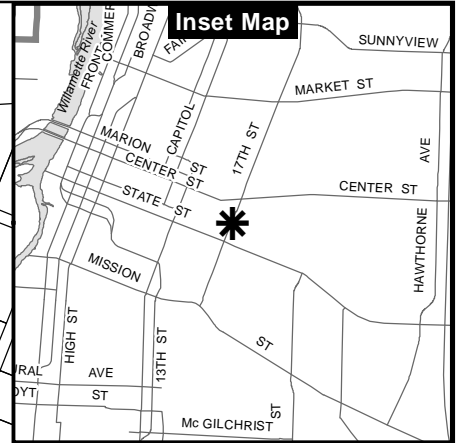
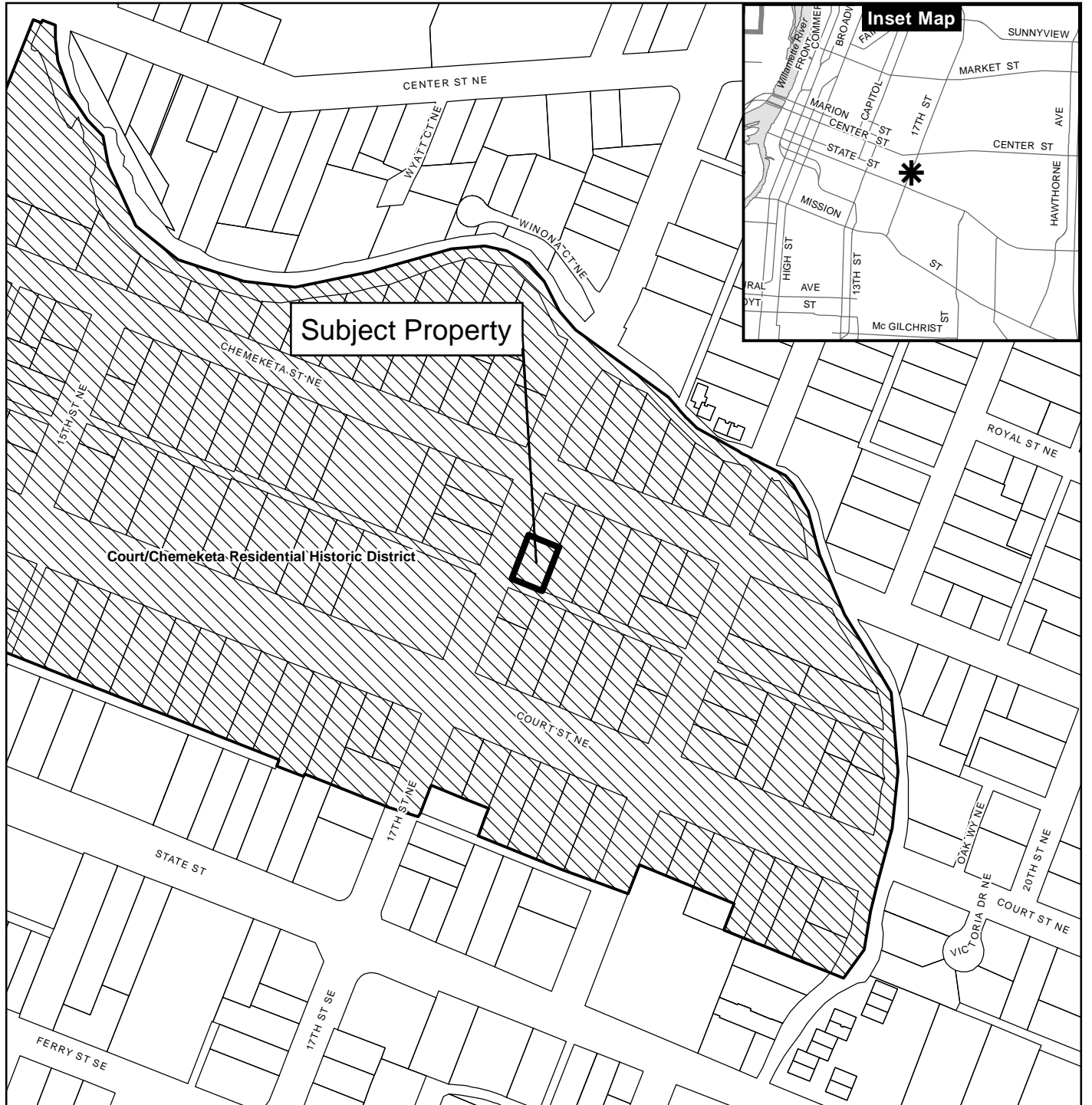
Application Deemed Complete: August 30, 2017
Notice of Decision Mailing Date: September 1, 2017
Decision Effective Date: September 19, 2017
State Mandate Date: December 28, 2017

*This Decision becomes effective on **September 19, 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).*

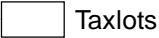




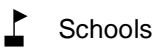

The rights granted by the attached decision must be exercised, or an extension granted, by **September 19, 2019** or this approval shall be null and void.

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, September 18, 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 268 17th Street NE



Legend

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



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.

Case No. _____

Historic Alteration Review - General Resource Worksheet

Site Address: 268 17th St N. E Resource Status: Contributing
 Individual Landmark Non- Contributing

Type of Work Activity Proposed

Major Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: _____
- Other architectural feature (describe) _____

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure
- Sign
- Awning

Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: Cedar Project's New Material:

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:

Took old cedar siding and replaced with new and adding wood awning.

Jan Stur
Signature of Applicant

3-27-17
Date Submitted/Signed



