

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.: HIS17-43

APPLICATION NO. : 17-120347-DR

NOTICE OF DECISION DATE: DECEMBER 8, 2017

SUMMARY: A proposal to replace an existing gravel driveway with a new concrete driveway.

REQUEST: Minor Historic Design Review of a proposal to replace an existing gravel driveway with a new concrete driveway at a historic, non-contributing residence (1930). The residence is located within the Gaiety Hill/Bush's Pasture Park National Register Historic District, on property zoned RS (Single Family Residential), and located at 1575 Cottage Street SE, 97302; Marion County Assessor's Map and Tax Lot Number: 073W34AB01700.

APPLICANT: Thomas Uberto

LOCATION: 1575 Cottage Street SE

CRITERIA: Salem Revised Code Chapter 230.070. General Guidelines for Non-Contributing Buildings and Structures

FINDINGS: The findings are in the attached Decision dated December 8, 2017.

DECISION: The Planning Administrator **APPROVED** Historic Design Review HIS17-43 based upon the application materials deemed complete on December 7, 2017, and the findings as presented in this report.

*This Decision becomes effective on **December 27, 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 **December 27, 2019** or this approval shall be null and void. A copy of the decision is attached.

Application Deemed Complete: December 7, 2017
Notice of Decision Mailing Date: December 8, 2017
Decision Effective Date: December 27, 2017
State Mandate Date: April 6, 2018

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., Tuesday, December 26, 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.

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>

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS17-43
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS17-43)
1575 COTTAGE STREET SE) DECEMBER 8, 2017**

In the matter of the application for a Minor Historic Design Review submitted by Thomas Uberto, the Historic Preservation Officer (a Planning Administrator Designee), 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 replace an existing gravel driveway with a new concrete driveway.

REQUEST: Minor Historic Design Review of a proposal to replace an existing gravel driveway with a new concrete driveway at a historic, non-contributing residence (1930). The residence is located within the Gaiety Hill/Bush's Pasture Park National Register Historic District, on property zoned RS (Single Family Residential), and located at 1575 Cottage Street SE, 97302; Marion County Assessor's Map and Tax Lot Number: 073W34AB01700.

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 December 7, 2017 and the findings as presented in this report.

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

Finding: The applicant is proposing to replace the existing gravel driveway with a new concrete driveway in the same location. Staff finds that the applicant adequately demonstrated that this proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

Criteria: 230.070. General Guidelines for Non-Contributing Buildings and Structures. In lieu of the standards for non-contributing buildings and structures set forth in SRC 230.030 and SRC 230.045 of this section, an applicant may make changes to a non-contributing building or structure, regardless of type of work, which shall conform to the following guidelines:

(a) Materials shall be consistent with those present in buildings and structures in the district generally.

Finding: The applicant is proposing to replace the existing gravel driveway with a new concrete driveway in this location. The applicant is proposing to replicate (to the extent practicable), the concrete materials and pattern of the sidewalk found throughout the district, in particular the segment of sidewalk recently replaced by the city which bisects the western end of the driveway. Staff finds that concrete is a typical material utilized in driveways throughout the historic district, and that this material is compatible with the Gaiety Hill/Bush's Pasture Park Historic District thereby meeting SRC 230.070(a).

(b) Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district. Factors in evaluating compatibility include, but are not limited to:

(1) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, generally.

Finding: The applicant is not proposing alterations to the building, therefore this guideline is not applicable to the evaluation of this proposal.

(2) The location is at the rear, or on an inconspicuous side, of the building or structure.

Finding: The applicant is proposing to replace the existing gravel driveway with a new concrete driveway in the same location, to the south of the building, extending west toward the garage. This criterion is intended to apply to structural additions to historic buildings or structures. The proposed alteration will not be an addition or alteration to the existing resource, therefore this guideline is not applicable to the evaluation of this proposal.

(3) The size and scale is consistent and harmonious with the buildings and structures in the district generally.

Finding: The applicant is proposing to replace the existing gravel driveway with a new concrete driveway in this location. The proposed new driveway will be approximately ten (10') feet wide, and thirty-three (33') feet deep, to accommodate a single space for off-street parking. This proposed new driveway meets applicable city residential driveway standards (SRC 806), and is consistent in size and scale with the driveways within the Gaiety Hill/Bush's Pasture Park Historic District. Staff finds that SRC 230.070(b)(3) has been met.

(4) The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district.

Finding: The applicant is proposing to replace the existing gravel driveway with a new concrete driveway in the same location. This criterion is intended to apply to alterations to historic buildings or structures. The proposed alteration will not be an addition or alteration to the existing historic structure, therefore this guideline is not applicable to the evaluation of this proposal.

(5) The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.

Finding: The applicant is proposing to replace the existing gravel driveway with a new concrete driveway in the same location, to the south of the building, extending west toward the garage. The location of the proposed driveway is similar to the placement of driveways found throughout the Gaiety Hill/Bush's Pasture Park Historic District, with a similar orientation, spacing and distance from the structures within the district. Staff finds that SRC 230.070(b)(5) has been met.

DECISION

Based upon the application materials deemed complete on December 7, 2017 and the findings as presented in this report, the application for HIS17-43 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

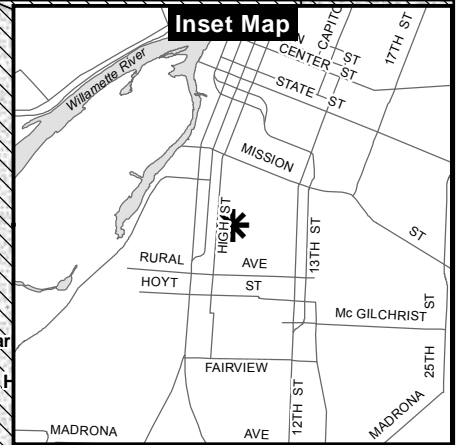
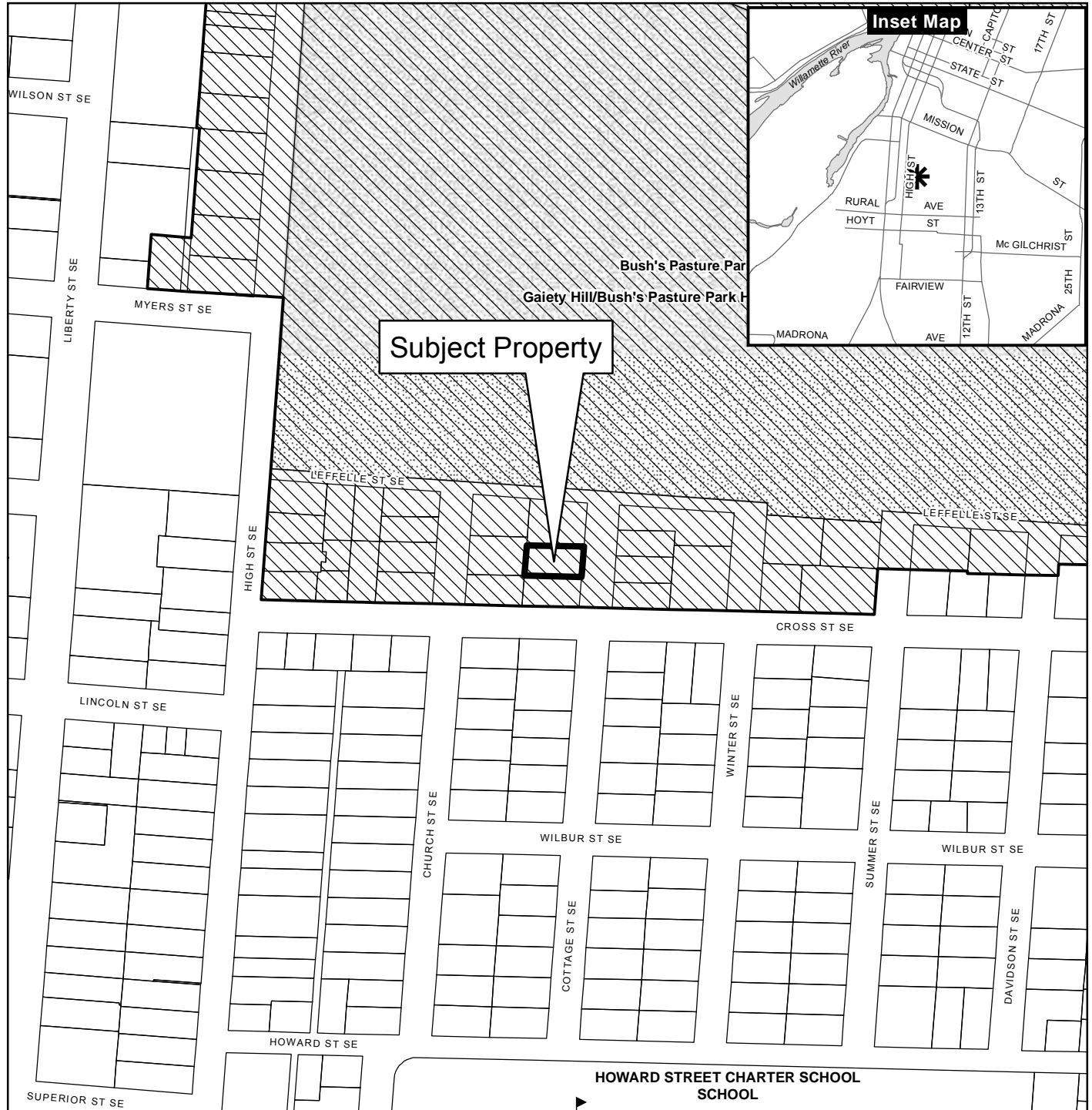
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


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Vicinity Map 1575 Cottage St SE



Subject Property

Legend

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



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Case No. _____

Historic Alteration Review Worksheet

Site Address: 1575 Cottage Street SE, Salem OR 97302

Resource Status: Contributing Non- Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

Chose One: Commercial District Individual Resource Public District
Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe)
driveway replacement

New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: gravel Project's New Material: concrete

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:

This application is for replacement of the existing gravel driveway on the subject property with a single-width (10 ft) concrete driveway. The site is relatively flat, extending from house to the street with a slight incline towards the house. The current driveway has become worn and rutted. The view from the nearest house to the driveway is screened by a six foot fence.

The driveway is bisected by a segment of sidewalk that has recently been replaced by the city. To the maximum extent practicable, the concrete materials and pattern of the driveway replacement will match those used by the city for the sidewalk. Expansion joints will be limited to those needed to reduce concrete cracking. All work will be performed by a licensed concrete contractor and will conform to all applicable design criteria in SRC Chapter 230. Driveway will be similar in appearance to the attached photo.

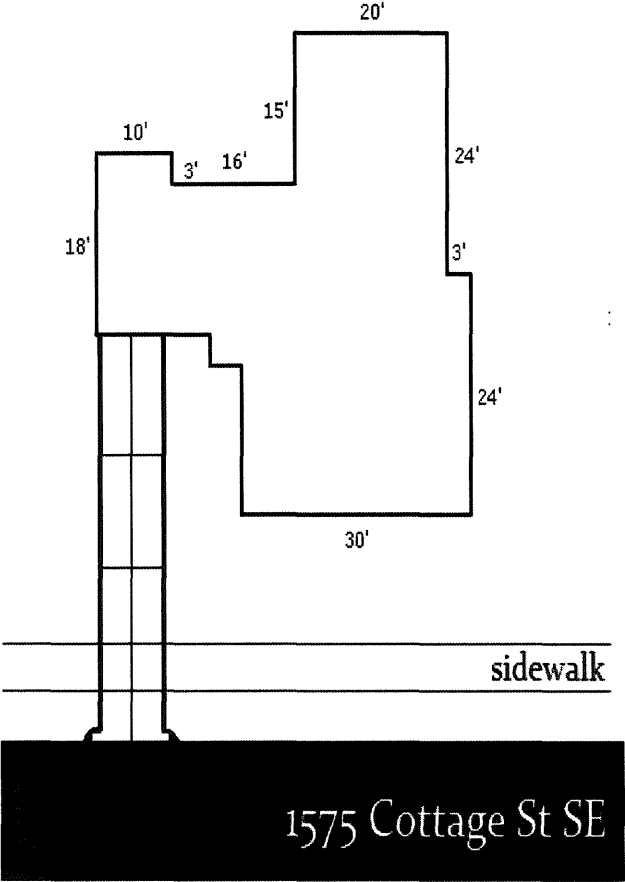

Signature of Applicant

10/11/2017

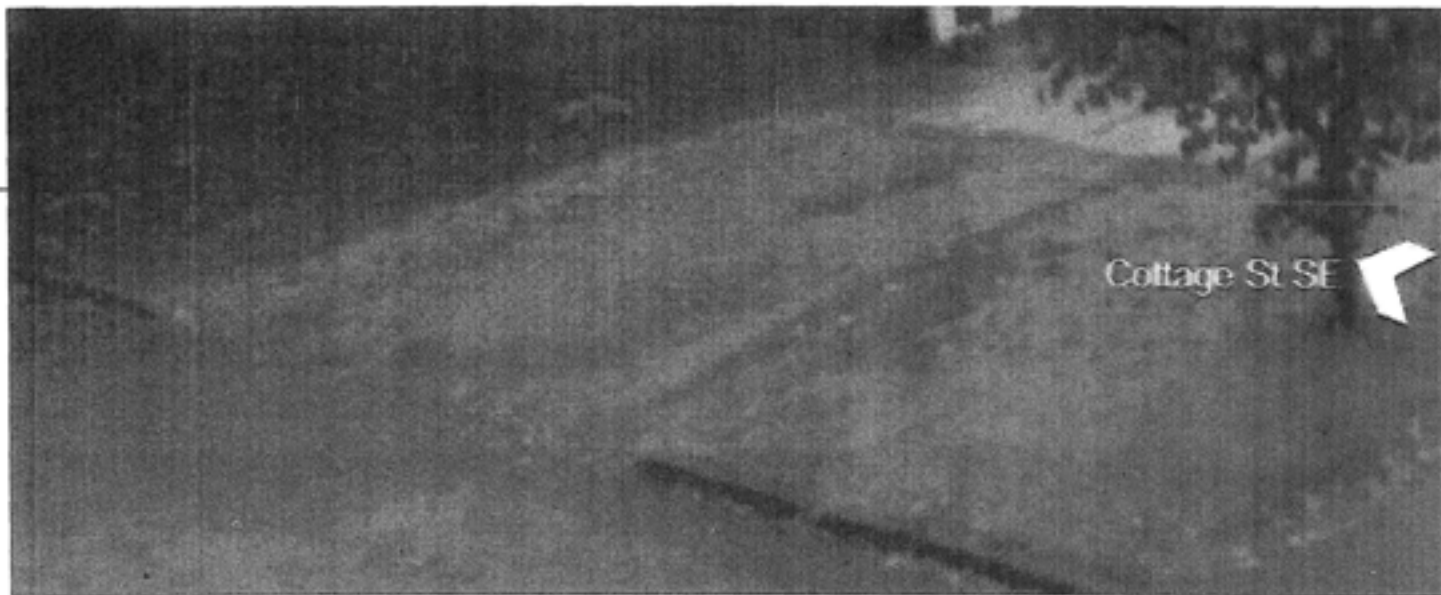
Date Submitted/Signed

Historic Design Review - Minor (~~noncompliant~~) (Non-Contributing)

Site plan for proposed replacement of gravel driveway with concrete driveway

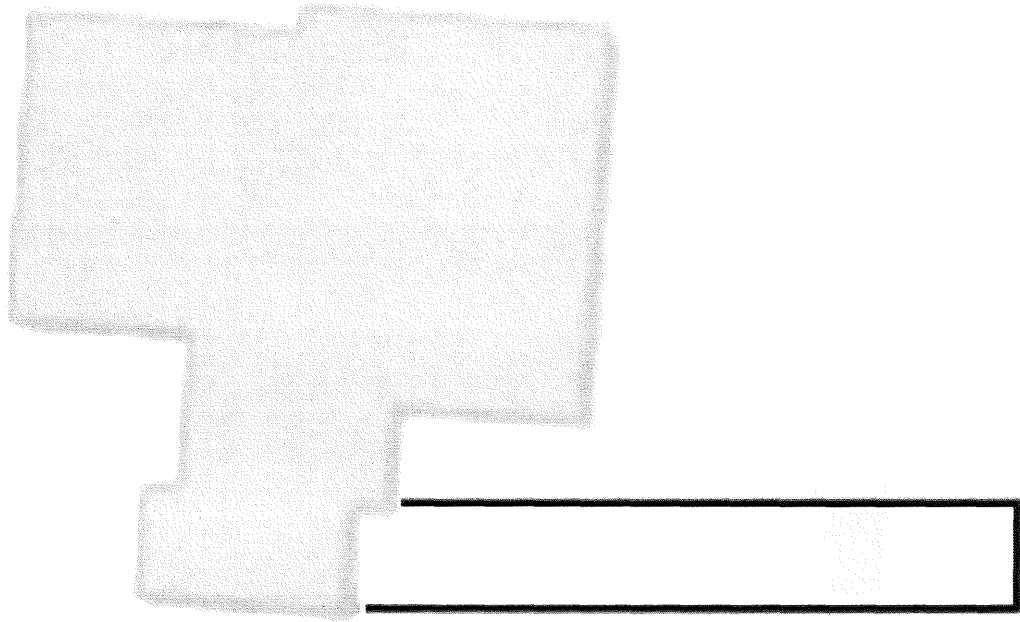


Existing





Proposed



TSE

C



Existing Driveway and Sidewalk



Existing Driveway and Sidewalk