

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO. HIS16-05

APPLICATION NO. : 16-103189-DR

NOTICE OF DECISION DATE: MARCH 18, 2016

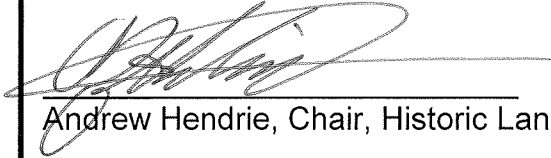
REQUEST: Major Historic Design Review of a proposal to construct a 14ft x 14ft shed in the side yard of the Robertson-McLaughlin House (circa 1875), a historic contributing building within the Court Chemeketa District, in the RD (Duplex Residential) zone, and located at 1598 Court Street NE (Marion County Assessors Map and Tax Lot number: 073W26BD/2400).

APPLICANT: John Mangini

LOCATION: 1598 Court Street NE

CRITERIA: Salem Revised Code Chapter 230.25(i)

DECISION: The Historic Landmarks Commission **GRANTED** Major Historic Design Review Case No. HIS16-05.



Andrew Hendrie, Chair, Historic Landmarks Commission

This Decision becomes effective on **April 5, 2016**. 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:	<u>February 25, 2016</u>
Public Hearing Date:	<u>March 17, 2016</u>
Notice of Decision Mailing Date:	<u>March 18, 2016</u>
Decision Effective Date:	<u>April 5, 2016</u>
State Mandate Date:	<u>June 24, 2016</u>

The rights granted by this decision must be exercised by **April 5, 2018**, or this approval shall be null and void. A copy of the decision is attached.

KF
Case Manager: Kimberli Fitzgerald, AICP, Historic Preservation Officer
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., April 4, 2016**.

Any person who presented evidence or testimony at the hearing may appeal the decision. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer 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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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS16-05 / AMANDA No. 16-103189-DR

Based upon the application materials, the facts and findings in the Staff Report dated March 17, 2016 incorporated herein by reference, and testimony provided at the Public Hearing of March 17, 2016, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that the proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

FINDINGS

(1) Materials. New accessory structures shall have the same siding material as the resource on the site.

Finding: The HLC finds that the applicant is proposing to install lap siding to match the existing siding on the primary house and that SRC 230.025(i)(1) has been met.

(2) Design. New accessory structures shall:

(A) Be located at the rear of the site.

Finding: The HLC finds that the applicant is proposing to construct the new shed behind the primary resource on the site and that SRC 230.025(i)(2)(A) has been met.

(B) Be no taller than one story.

Finding: The HLC finds that the proposed shed is no taller than one story and that SRC 230.025(i)(2)(B) has been met.

(C) Be similar in character to those built during the period of significance.

Finding: The HLC finds that the proposed shed is similar in character to accessory structures built during the period of significance for the surrounding district. Specifically, the new shed will include a roll up door with details like wrought iron brackets and door handles that will give the outward appearance of a folding carriage style door typical of an early 20th century carriage house. The HLC finds that SRC 230.025(i)(2)(C) has been met.

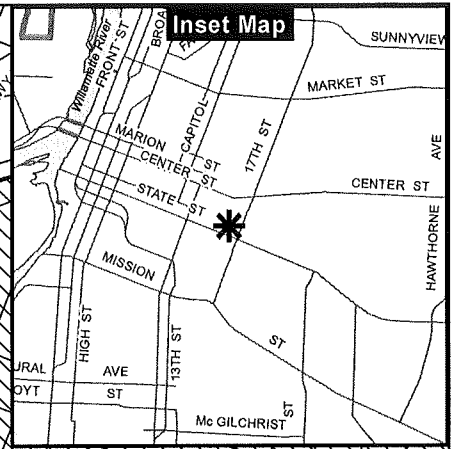
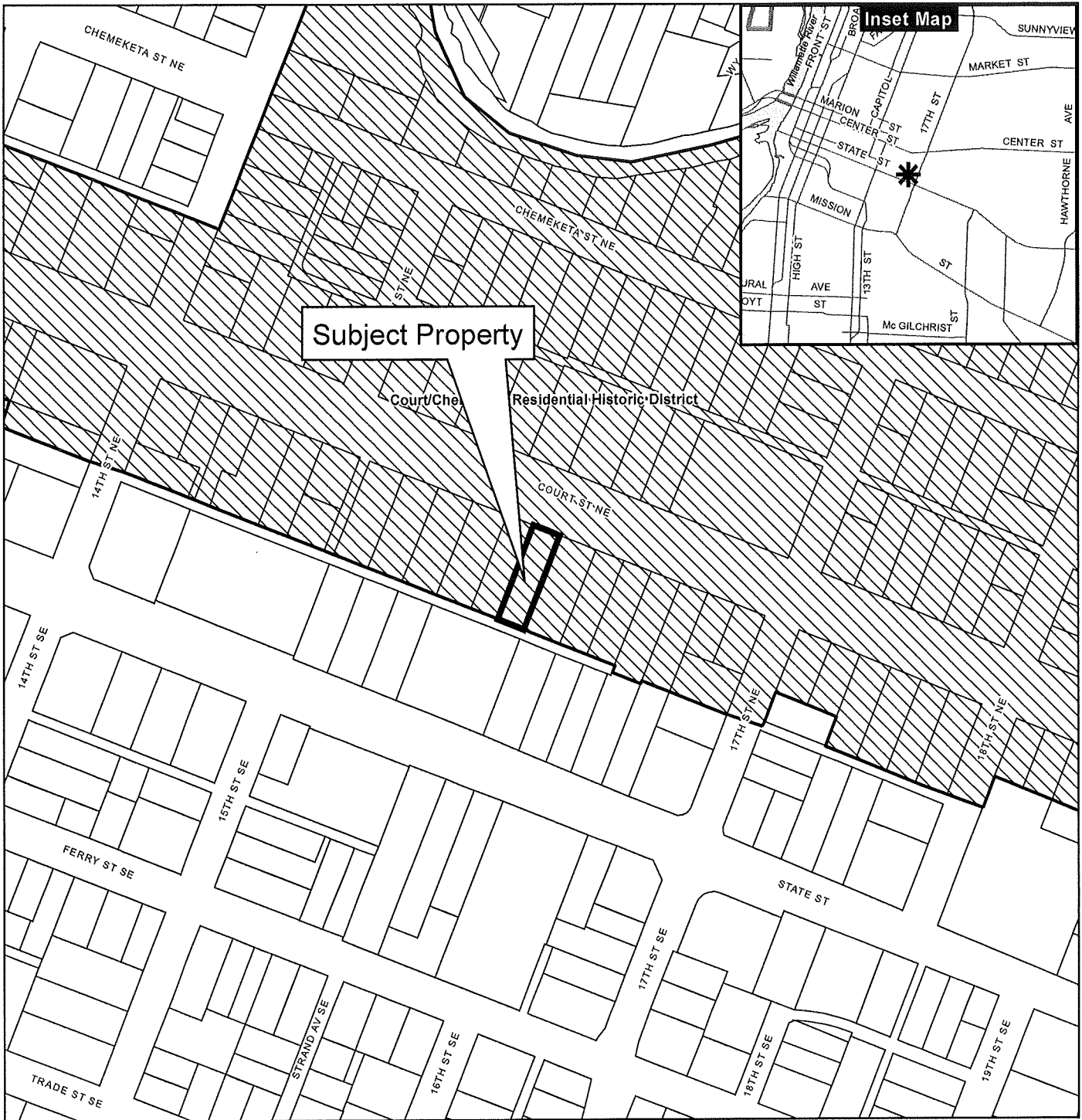
(D) Be subordinate to the primary structure in terms of mass, size, and height.

Finding: The applicant's proposed shed is subordinate to the primary residence in mass, size and height. Staff recommends that the HLC find that SRC 230.025(i)(2)(D) has been met.

DECISION: The Historic Landmarks Commission APPROVES the HIS16-05 proposal.

VOTE: YES 6 NO 0 ABST 0 ABSENT 2 (Timbrook, Sund)

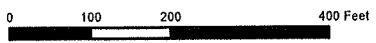
Vicinity Map 1598 Court Street NE



Legend

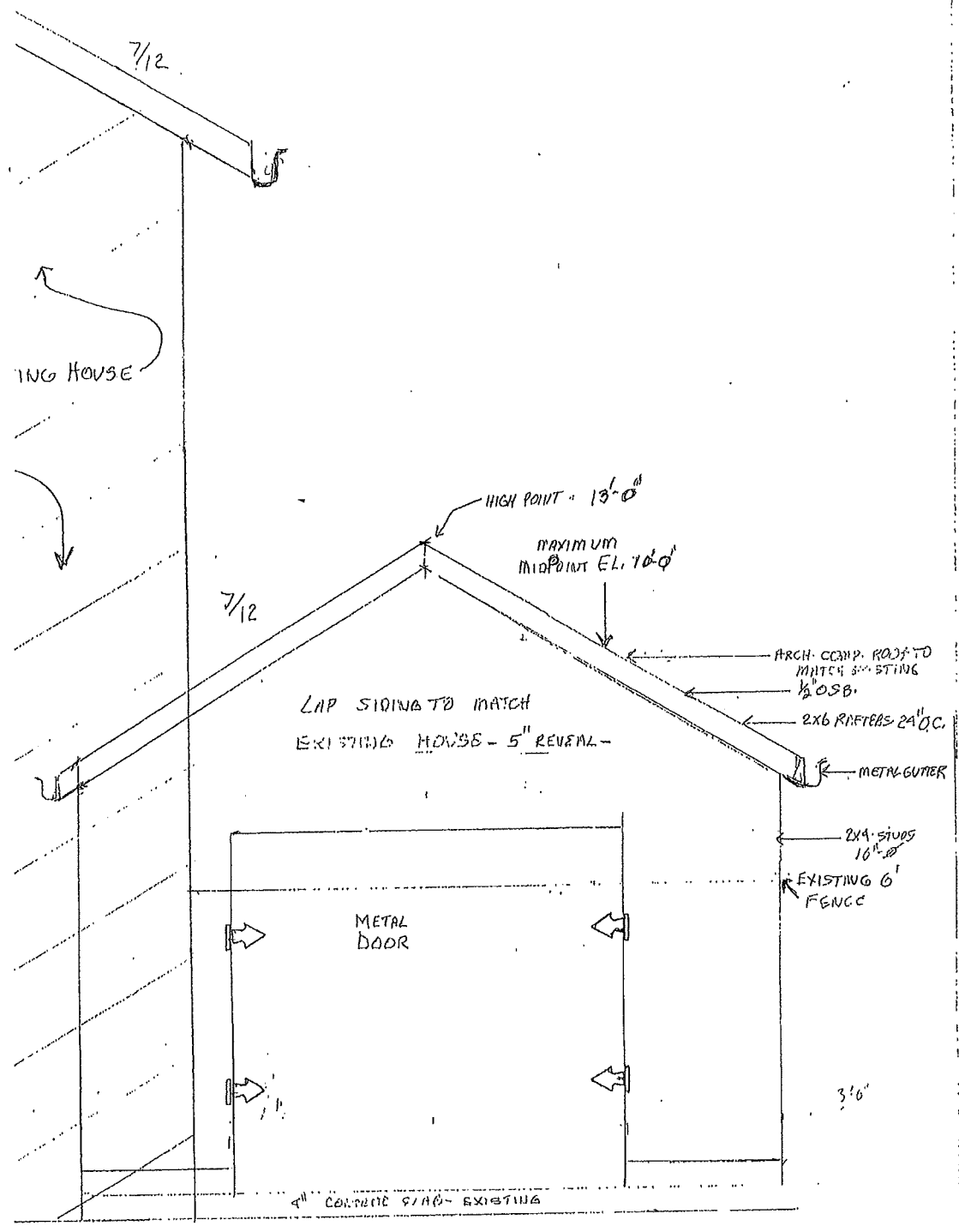
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

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Community Development Dept.



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HIS 16-05
1598 Court St. NE



NORTH ELEVATION
1/2" = 1'-0"