

NOTICE OF DECISION

PLANNING DIVISION
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SALEM, OREGON 97301
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503-588-6173*

DECISION OF THE HISTORIC PRESRVATION OFFICER

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS22-15

APPLICATION NO.: 22-109164-DR

NOTICE OF DECISION DATE: May 27, 2022

SUMMARY: A proposal to replace the basement door on the east facade of the Jochimsen House (c.1938).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to replace the basement door on the east facade of the Jochimsen House (c.1938) on property .08 acres in size, zoned RS (Single Family Residential), and located at 690 High St. SE, 97302 (Marion County Assessor's Map and Tax Lot number: 073W27AC03800).

APPLICANT: Leonard Kelly

LOCATION: 690 High St SE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters SRC 230.025(c)Doors

FINDINGS: The findings are in the attached Decision dated May 27, 2022.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee) APPROVED** Minor Historic Design Review Case No. HIS22-15 subject to the following conditions of approval:

Condition 1: The new replacement door shall reuse the existing wrought iron metal security grill within the fixed glass opening at the top of the door. If reusing this grill is not feasible within the new door, the exterior storm door shall utilize a design that replicates this pattern to the greatest degree feasible.

The rights granted by the attached decision must be exercised, or an extension granted, by May 28, 2024, or this approval shall be null and void.

Application Deemed Complete:	<u>May 25, 2022</u>
Notice of Decision Mailing Date:	<u>May 27, 2022</u>
Decision Effective Date:	<u>May 28, 2022</u>
State Mandate Date:	<u>September 23, 2022</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, 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

DECISION

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS22-15)
690 HIGH ST SE) May 27, 2022**

In the matter of the application for a Minor Historic Design Review submitted by Katie Dewey of C&R Remodeling on behalf of Leonard Kelly, 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 the basement door on the east facade of the Jochimsen House (c.1938).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to replace the basement door on the east facade of the Jochimsen House (c.1938) on property .08 acres in size, zoned RS (Single Family Residential), and located at 690 High St. SE, 97302 (Marion County Assessor's Map and Tax Lot number: 073W27AC03800).

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

FINDINGS

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.

PROPOSAL

The applicant is proposing to replace the existing wooden basement door which is in poor condition with a new wooden door. The replacement door will match the original door in material and design. *230.025 (c) Standards for Contributing Resources in Residential Historic Districts, Doors* are applicable to this project.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from

public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement; an excerpt is included as **Attachment B** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) 230.025 (i) *Standards for Contributing Resources in Residential Historic Districts, New Accessory Structures*, are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their 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. Historic Significance

The Clark House was originally constructed by Jefferson A. Pooler in 1911 in the Craftsman architectural style. Pooler was a builder who constructed a number of similar houses in the District including his own house next door and three other houses. The original siding is clapboard with wide molded corner boards and the structure has a hipped roof with hipped dormers and unenclosed eave overhangs with exposed rafter ends cut in a curved and notched pattern. The Poolers sold the house to the Clarks in 1913 for \$3500. Nellie Clark lived in the house until 1949. A rear deck was added in the early 1980s, otherwise the house retains excellent historic integrity.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from *230.025 Standards for Contributing Resources in Residential Historic Districts*, are applicable to this project.

FINDINGS:

Sec. 230.025. - Standards for historic contributing buildings in residential historic districts

(c)Doors

(1) *Materials.* *All features of the door shall be replaced with material that duplicate, to the greatest degree possible, the appearance and structural qualities of the original door.*

Findings: The applicant is proposing to replace the existing wooden basement door and exterior metal storm door. The proposed interior door will be wood (fir). The existing exterior door is not original to the structure, however the proposed new exterior storm door will be metal and glass, which is compatible with the historic material throughout the Jochimsen House . Overall, the replacement original interior door will duplicate to the greatest degree feasible the appearance and structural qualities of the material being replaced, therefore staff finds that SRC 230.025(c)(1) has been met for the proposal.

(2) *Design.* *The overall design of the door shall reproduce, to the greatest degree possible, the appearance of the original door.*

Findings: The applicant is proposing to generally replicate the existing form and design of the existing interior wooden door, which has a single fixed light at the top of the door. Within this fixed light on there is a wrought iron metal security grill in a wavy pattern. In order to better meet this criterion staff adopts the following CONDITION of Approval:

Condition 1: The new replacement door shall reuse the existing wrought iron metal security grill within the fixed glass opening at the top of the door. If reusing this grill is not feasible within the new door, the exterior storm door shall utilize a design that replicates this pattern to the greatest degree feasible.

The exterior metal storm door is not original to the structure, and therefore replicating the design of this existing door is not required. Provided this condition is met for the interior door, staff finds that SRC 230.025(c)(2) has been met for the proposal.

DECISION

Based upon the application materials deemed complete on May 25, 2022 and the findings as presented in this report, the application for HIS22-15 is **APPROVED with the following CONDITION:**

Condition 1: The new replacement door shall reuse the existing wrought iron metal security grill within the fixed glass opening at the top of the door. If reusing this grill is not feasible within the new door, the exterior storm door shall utilize a design that replicates this pattern to the greatest degree feasible.



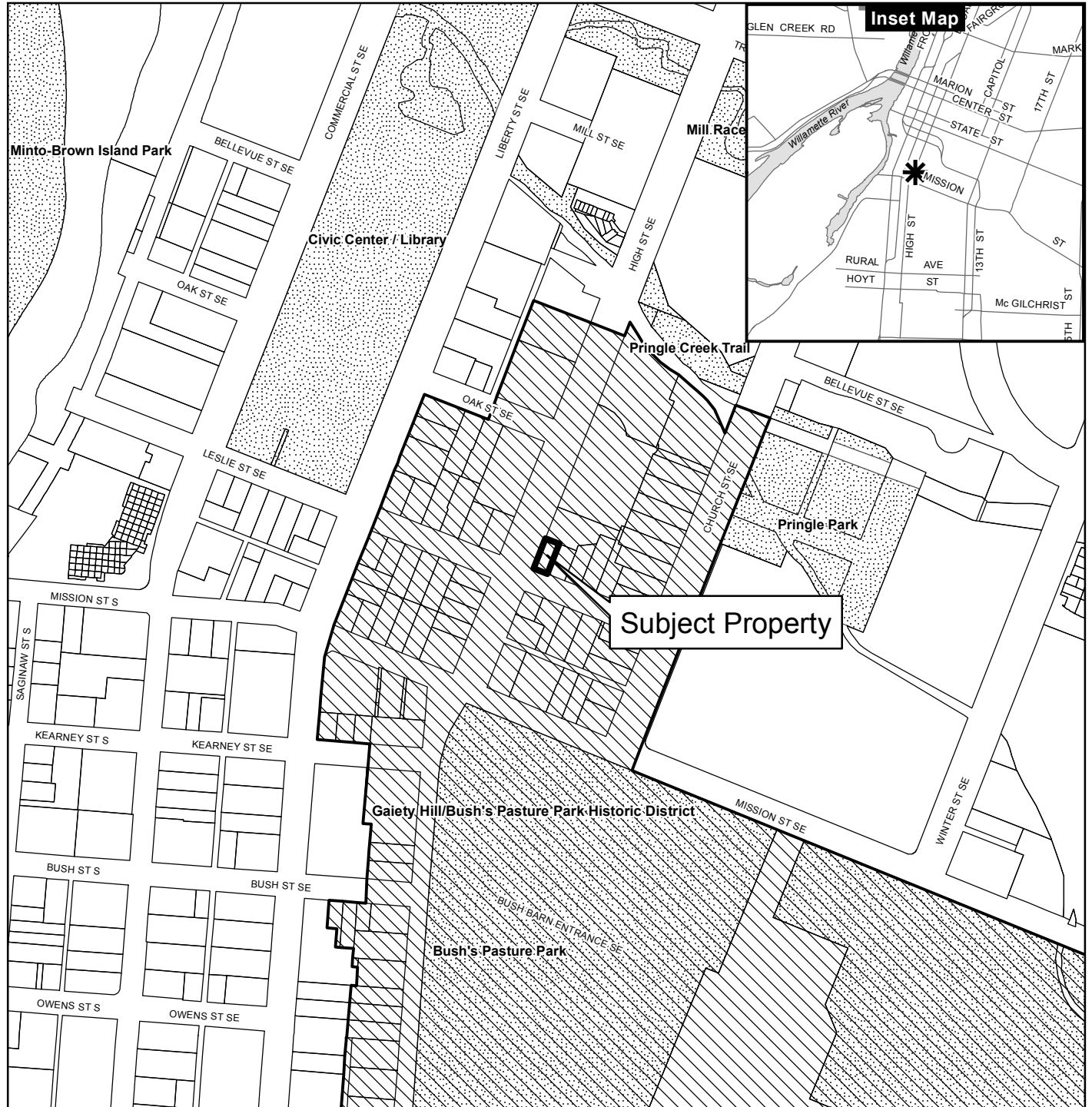
Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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






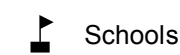

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690 High Street SE.docx

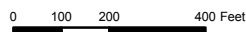
Vicinity Map

690 High Street SE (073W27AC03800)



Legend

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



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Historic Alteration Review WorksheetSite Address: 690 High St SE Salem OR 97301Resource 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)

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 NoProject's Existing Material: Wood/Metal Project's New Material: Wood/Metal**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:

Repair basement door.

Remove existing basement door and storm door. Keep exterior trim.

Install new basement door and storm door.

No change in door style.

Door is not very visible from the street.



Signature of Applicant

4/20/22

Date Submitted/Signed











4108*

5/8 FP

Clear IG

Ovolo Sticking

Fir