

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 HISTORIC PRESERVATION OFFICER

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS22-12

APPLICATION NO.: 22-108739-DR

NOTICE OF DECISION DATE: June 9, 2022

SUMMARY: A proposal to install a radon remediation system located on the north(rear) facade of the historic contributing Warren Carkin House (c. 1920).

REQUEST: Minor Historic Design Review of a proposal to install a radon remediation system located on the north(rear) facade of the Warren Carkin House (c. 1920) a historic contributing building in the Gaiety Hill/Bushs Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 595 Leslie Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27AC01600).

APPLICANT: Annie Tucker

LOCATION: 595 Leslie St SE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.025(j) – Alterations and Additions

FINDINGS: The findings are in the attached Decision dated June 9, 2022.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Minor Historic Design Review Case No. HIS22-12 based upon the application materials deemed complete on May 19, 2022 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by June 25, 2024, or this approval shall be null and void.

Application Deemed Complete:	<u>May 19, 2022</u>
Notice of Decision Mailing Date:	<u>June 9, 2022</u>
Decision Effective Date:	<u>June 25, 2022</u>
State Mandate Date:	<u>September 16, 2022</u>

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

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Friday, June 24, 2022. 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 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 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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503-588-6173***

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. HIS22-12)
595 LESLIE STREET SE) June 9, 2022**

In the matter of the application for a Minor Historic Design Review submitted by Annie Tucker, Cascade Radon on behalf of John and Coleen Van Dreal, 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 install a radon remediation system located on the west facade of the historic contributing Warren Carkin House (c. 1920).

REQUEST: Minor Historic Design Review of a proposal to install a radon remediation system located on the west facade of the Warren Carkin House (c. 1920) a historic contributing building in the Gaiety Hill/Bushs Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 595 Leslie Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27AC01600).

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 May 19, 2022 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.

PROPOSAL

The applicant is proposing a new radon remediation system which will include alterations to the exterior secondary façade (North) of the historic resource located at 595 Leslie St SE. The radon remediation system is comprised of outdoor and indoor components. The indoor components will be installed within the basement laundry room. The outdoor unit is comprised

of a PVC fan, approximately 9 1/4" x 11 1/2" x 6" in size and will be attached to the exterior of the concrete foundation where a small 3" diameter duct will be cut through the foundation into the basement laundry room. The outdoor unit is connected to 3" schedule 40 white PVC pipe, will be attached to the exterior of the western portion of the northern façade of the house and be painted to match the exterior of the house. The PVC pipe will be routed up through the middle eave (through a small 3" diameter hole) up approximately 15 to 20 feet to the second story attached to the exterior utilizing metal brackets inserted into the existing exterior wall and vented at the northern roof line extending approximately 12" above the roof. The applicant's submittal plans are included as **Attachment B**.

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 22 108739.

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, which 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) Chapter(s) *230.025(g) – Alterations and Addition* Standards for historic contributing buildings in Residential Historic Districts and 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. Neighborhood and Citizen Comments

The subject property is located within the South-Central Association of Neighbors (SCAN). A Request for Comments was sent to the neighborhood association, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on May 19, 2022. Comments in support were received from Jon Christenson, Chair of of the SCAN Historic Preservation, Parks and Gardens Committee (**Attachment C**).

3. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required permits. The Planning Division, the Fire Department and Public Works had no concerns regarding the proposal.

4. Historic Design Review

Chapter(s) 230.025(g) – *Alterations and Addition* Standards for historic contributing buildings in Residential Historic Districts and are the applicable criteria for evaluation of this proposal. Table 230-1 defines alterations on a non-primary façade on contributing features as a Class 2 Minor Historic Design Review. Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable criterion.

FINDINGS:

Criteria: 230.025(g) Alterations and Additions.

(1) Materials.

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

Finding: The applicant is not proposing to construct a new addition that would require the use of traditionally dimensioned building materials. Staff finds that this standard is not applicable to the evaluation of this proposal.

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

Finding: The applicant is not proposing to construct a new addition that would require the use of building materials of the same type, quality and finish as the original material in the resource. Staff finds that this standard is not applicable to the evaluation of this proposal.

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

Finding: The applicant is not proposing to install new masonry as a part of this proposal. Staff finds that 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 outdoor portion of the unit includes the small fan and associated PVC piping that will be attached to the resource using brackets inserted into the exterior wall. The exterior duct that will be cut into the foundation is minimal in size, on a secondary façade and not easily visible from the right of way minimizing the visual adverse impact of this alteration. Staff finds that this standard has been met.

(2) Design.

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

Finding: The main exterior portion of the radon remediation system will be installed adjacent to the northern (rear) exterior façade of the resource on the western side of this facade, not easily visible from the right of way. The components of the proposed new system, including the PVC ducting will be installed on a secondary façade, and painted to match the exterior of the Carkin House, and is therefore not easily visible from the right of way. Staff finds that this standard has been met.

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

Finding: The applicant is proposing to install the outdoor portion of the radon remediation system on the northern facade, not easily visible from the right of way. The exterior duct that will be cut into the foundation is minimal in size and the associated PVC ducting will be installed approximately 15 to 20 feet to the second story along the northern façade of the Carkin House, and painted to match the exterior of the resource. These alterations are designed to minimize the visual impact of the proposed alterations to the Carkin House, therefore staff finds that this standard 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 proposed radon remediation fan and ducting are small in scale and located on a secondary façade of the resource. Staff finds that this standard 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 proposed radon remediation fan and ducting will be installed on a secondary façade so that no significant features of the resource will be obscured, damaged, or destroyed by the proposal. Staff finds that this standard 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 proposed new radon remediation fan is approximately 9 1/4" x 11 1/2" x 6" in size. The outdoor unit will be located on the northern facade of the resource and is

screened by fencing to the north. The PVC line set will extend to the roof on the resource's northern façade. The PVC will be painted to match the exterior of the resource. The proposed new radon remediation system is compatible in design and scale with the resource, and the surrounding historic district. Staff finds that this standard 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 proposed radon remediation system and associated equipment will be installed so that no distinctive materials, features, or significant examples of craftsmanship will be adversely affected by the proposal. Staff finds that this standard has been met.

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

Finding: The proposed new radon remediation system is minimal in size and painted to match the exterior of the resource, minimizing any impact to historic materials. Staff finds that this standard 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.*

Finding: The applicant's proposed radon remediation system is clearly new and does not create a false sense of historical development as it does not appear to have been part of the original structure historically. Staff finds that this standard 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 applicant's proposed radon remediation system is of modern materials which are clearly new. Staff finds that this standard has been met.

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

Finding: The proposed radon remediation system is not part of a new addition to the resource with an architectural style, therefore this standard is not applicable to the evaluation of this proposal.

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

Finding: The applicant is not proposing to alter any features that have acquired significance over time. Staff finds that this standard is not applicable to the evaluation of this proposal.

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

Finding: The applicant is not proposing to significantly alter the resource through the installation of the radon remediation system along a secondary facade of this building. The primary façade and the character defining qualities of the Carkin House will not be adversely affected by the proposal, therefore, staff finds that this standard has been met.

DECISION

Based upon the application materials deemed complete on May 19, 2020 and the findings as presented in this report, the application for HIS22-12 is **APPROVED**.

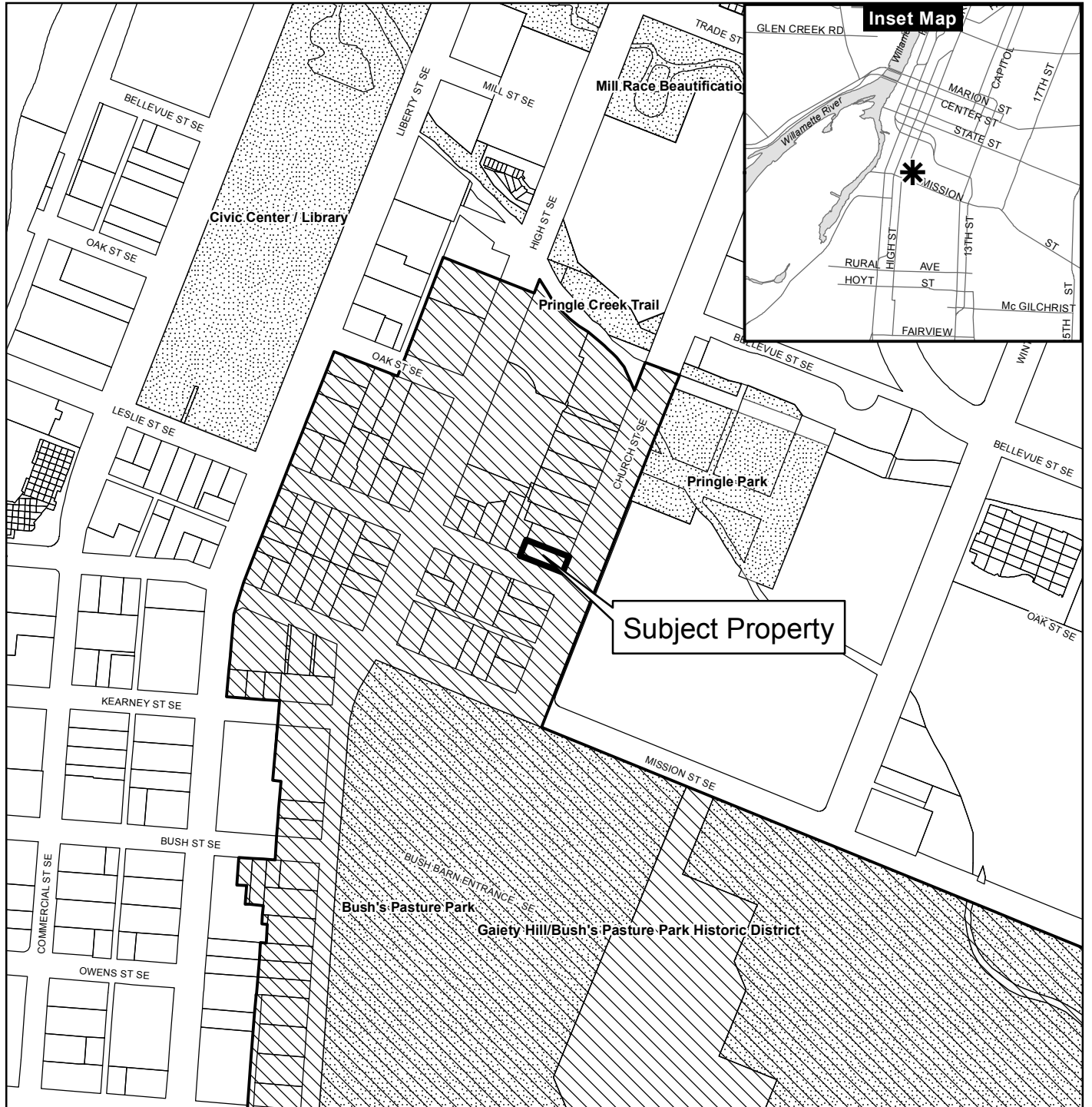


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee








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

Vicinity Map

595 Leslie Street SE (073W27AC01600)



Legend

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



0 100 200 400 Feet



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Legend

- Centerline (Labels)
- Taxlots
- Creeks
 - 50 - 200
 - 200 - 640
 - 640 - 6400
 - GT 6400
- Hydrology
- Street Class
 - Future Minor Arterial
 - Future Collector
 - Major Arterial
 - Minor Arterial
 - Parkway
 - Collector
 - Highway/Freeway
- Urban Growth Boundary
- City Limit

1: 564



0.02 0 0.01 0.02 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter notes here...



Project Summary

A new radon remediation system is proposed which will include alterations to the exterior secondary façade (North) of the historic resource located at 595 Leslie St SE. The radon remediation system is comprised of outdoor and indoor components. The indoor components will be installed within the basement laundry room. The outdoor unit is comprised of a PVC fan, approximately 9 1/4" x 11 1/2" x 6" in size and will be attached to the exterior of the concrete foundation where a small 3" diameter duct will be cut through the foundation into the basement laundry room. The outdoor unit is connected to 3" schedule 40 white PVC pipe, will be attached to the exterior of the western portion of the northern façade of the house. The PVC pipe will be routed up through the middle eave (through a small 3" diameter hole) up approximately 15 to 20 feet to the second story attached to the exterior utilizing metal brackets inserted into the existing exterior wall and vented at the northern roof line extending approximately 12" above the roof (see attachments).

Piping and associated equipment will be painted green to match the exterior of the house



Current look of residence

Approximation of residence with radon Mitigation system installed.

Piping will be painted green to match exterior of house.

All piping to be ~~white~~, schedule 40, 3" PVC per radon mitigation standards. Actual system placement may change slightly during the course of installation. Not to scale.

Installation and Operation Manual Manuel d'installation et d'opération

Item #: 142001
Rev Date: 2019-07-19

Rn2EC / Rn4EC



Inline EC Radon Fan • Ventilateur pour radon en ligne EC

PARTS IN THE BOX (Rn2EC)

Inline Radon Fan Rn, 1 pc
Operation and Installation Manual, 1 pc

PIÈCES DANS LA BOÎTE (Rn2EC)

Ventilateur pour radon en ligne Rn, 1 pc
Manuel d'installation, 1 pc

PARTS IN THE BOX (Rn4EC)

Inline Radon Fan Rn, 1 pc
LDVI™ Couplings, 2 pcs
Operation and Installation Manual, 1 pc

PIÈCES DANS LA BOÎTE (Rn4EC)

Ventilateur pour radon en ligne Rn, 1 pc
Couplages LDVI™, 2 pcs
Manuel d'installation, 1 pc



Rn2EC



Rn4EC

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Note	Warning / Important note Avertissement / Note importante	Information	Technical information Information technique	Practical tip Conseil pratique



**DO NOT CONNECT POWER SUPPLY until fan is completely installed.
Make sure electrical service to the fan is in the locked "OFF" position.**

1. Fantech recommends installation of this product by a trained, licensed, certified mitigation professional. Incorrect installation will void any and all product warranties or liability. Verification of safe/acceptable radon levels after installation is required.

Check your local code restrictions for additional safety measures that may be needed for proper code compliant installation.

2. This fan has rotating parts and safety precaution should be exercised during installation, operation and maintenance.

3. **WARNING! TO REDUCE THE RISK OF FIRE, ELECTRIC SHOCK, OR INJURY TO PERSONS - OBSERVE THE FOLLOWING:**

- a. Use this unit in the manner intended by the manufacturer. If you have any questions, contact your manufacturer's representative or contact us directly.
- b. **CAUTION:** Before installation, servicing or cleaning unit, switch power off at service panel and lock the service disconnection means to prevent power from being switched on accidentally. When the service disconnection means cannot be locked, securely fasten a prominent warning device, such as tag, to the panel.
- c. Installation work and electrical wiring must be done by qualified person(s) in accordance with all applicable codes and standards, including fire-rated construction.
- d. The combustion airflow needed for safe operation of fuel burning equipment may be affected by this unit's operation. Follow the heating equipment manufacturer's guidelines and safety standards such as those published by the National Fire Protection Association (NFPA), the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) and the local code authorities.
- e. When cutting or drilling into wall and ceiling, do not damage electrical wiring and other hidden utilities.
- f. Ducted fans must always be vented to the outdoors.

4. **WARNING!** Check voltage at the fan to see if it corresponds to the motor name plate.

5. For radon mitigation use only. **DO NOT** use to exhaust hazardous or explosive materials and vapors.

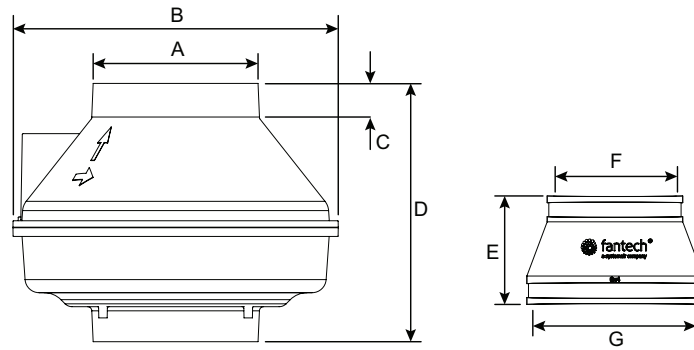
6. Do not use this fan with any solid state speed control device.

GUARDS MUST BE INSTALLED WHEN FAN IS WITHIN REACH OF PERSONNEL OR WITHIN SEVEN (7) FEET OF WORKING LEVEL OR WHEN DEEMED ADVISABLE FOR SAFETY.



The ducting from this fan to the outside of the building has a strong effect on the air flow, noise and energy use of the fan. Use the shortest, straightest duct routing possible for best performance, and avoid installing the fan with smaller ducts than recommended. Insulation around the ducts can reduce energy loss and inhibit mold growth. Fans installed with existing ducts may not achieve their rated air flow.

DIMENSIONS



Model/ Modèle	A	B	C	D	E	F	G
Rn2EC	4 15/32 (114)	10 (254)	1 1/4 (32)	9 1/4 (235)	-	-	-
Rn4EC-3	5 7/8 (149)	11 1/2 (292)	1 1/4 (32)	9 1/4 (235)	4 (102)	3 1/2 (89)	6 (152)
Rn4EC-4	5 7/8 (149)	11 1/2 (292)	1 1/4 (32)	9 1/4 (235)	4 (102)	4 1/2 (114)	6 (152)

Dimensions in inches (mm).
Dimensions en pouces (mm)

INSTALLATION

Rn2EC-3 & Rn4EC-3 are designed for use with 3" schedule 40 PVC pipe.
Rn2EC-4 & Rn4EC-4 are designed for use with 4" schedule 40 PVC pipe.

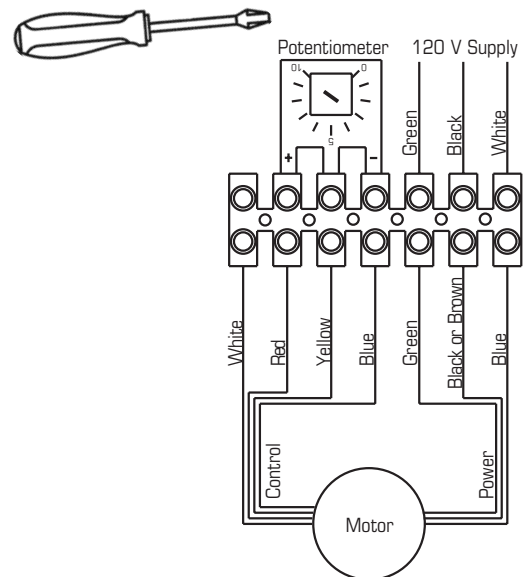
Prior to installation, the suction pipe should be terminated at the exterior wall. The suction pipe should be installed with slight incline to drain water from the fan.



WIRING DIAGRAM



To reduce fan speed use a small screwdriver and turn potentiometer knob counter clockwise



DO NOT connect fan directly to building structure

INSTALLATION

Le modèle Rn2EC-3 & Rn4EC-3 est conçu pour un usage avec des conduits de PVC de série 40 de 3 po.

Le modèle Rn2EC-4 & Rn4EC-4 est conçu pour un usage avec des conduits de PVC de série 40 de 4 po.

Avant l'installation, il faut prévoir une sortie pour le tuyau d'aspiration sur un mur extérieur. Le tuyau d'aspiration devrait être installé avec une pente légère pour drainer l'eau du ventilateur.

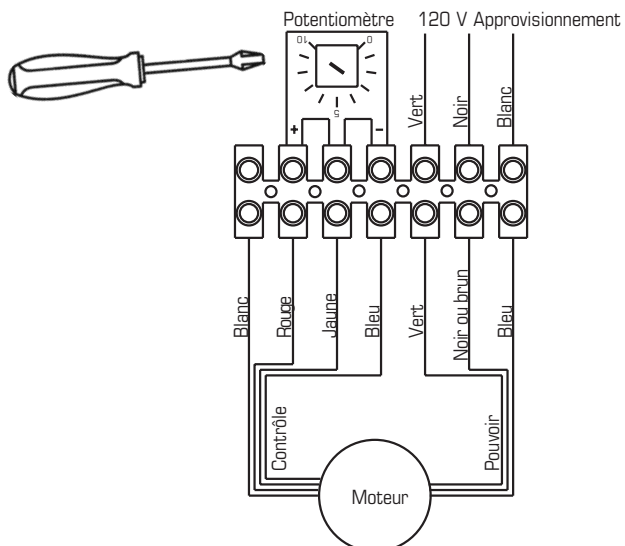


NE PAS attacher le ventilateur directement dans la structure du bâtiment.

SCHÉMA ÉLECTRIQUE



Pour réduire la vitesse du ventilateur, utilisez un petit tournevis et tournez le bouton du potentiomètre dans le sens inverse des aiguilles d'une montre.



Kimberli Fitzgerald

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Monday, May 30, 2022 10:58 PM
To: Kimberli Fitzgerald
Cc: Zachery Cardoso
Subject: Re: Request for Comments - Case No. HIS22-12 for 595 Leslie St SE

Kimberli Fitzgerald
City Historic Preservation Officer
Case Manager

RE: Case No. HIS22-12 - 595 Leslie St SE

Dear Kimberli:

The NOF-RFC was received and distributed to HPPG Committee members. Members recommend approval of the project. We wish the applicants, John and Coleen Van Dreal, success. This is our first review of a radon remediation system. These systems can be important instruments to protect the health of the residents.

Questions that I received, which I do not have an immediate answer, are there action levels of pCi/L that the City or regulatory agencies recommend, and have radon field tests or soil studies been done in the Gaiety Hill/Bush's Pasture Park NHD and South Central Salem. There are areas, for example, in Portland that have been identified as potentially of concern (high pCi/L), to be watchful. Is that information available in Salem, or at DOGAMI. Or on the Illakee Hill Occurrence (uranium bearing materials).

Any guidance or expertise that the City or the HLC program can provide would be welcome, and specifically on remediation systems or techniques for older structures and earlier constructions (e.g., factors: depth of foundation, type of foundation, basement, age of construction, materials, ventilation).

Thank you.

Sincerely,
Jon Christenson, MURP
Chair
SCAN Historic Preservation, Parks & Gardens Committee

On Thu, May 19, 2022 at 1:19 PM Zachery Cardoso <ZCardoso@cityofsalem.net> wrote:

Hello,

The Notice of Filing / Request for Comments for Historic Design Review Case No. HIS22-12 for 595 Leslie St SE is attached for your information. Comments are due **June 2, 2022 by 5:00 p.m.** Hard copies go out in the mail today for those of you who are to receive one.

Application Summary: A proposal to install a radon remediation system located on the north(rear) facade of the historic contributing Warren Carkin House (c. 1920).

Please direct questions or comments to the **CASE MANAGER:**

Kimberli Fitzgerald

kfitzgerald@cityofsalem.net

503-540-2397

Thank you,

Zachery Cardoso

Admin Analyst I

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

zcardoso@cityofsalem.net | 503-540-2304

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Due to limited staffing, the Planner's Desk has new temporary hours: 10-4 Monday-Friday

Questions on Zoning and Sign Permits can also be submitted by email to Planning@cityofsalem.net