

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 información, por favor llame
503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 1 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS22-32

APPLICATION NO.: 22-120378-PLN

NOTICE OF DECISION DATE: November 15, 2022

SUMMARY: A proposal to replace the garage door on the south facade of the Olinger House (c.1938).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to replace the garage door on the south facade of the Olinger House (c.1938) a historic contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District on property .16 acres in size, zoned RS (Single Family Residential), and located at 475 Mission St. SE, 97302 (Marion County Assessors Map and Tax Lot number: 073W27CA01500).

APPLICANT: Carson Zollinger

LOCATION: 475 Mission St SE, Salem OR 97302

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

FINDINGS: The findings are in the attached Decision dated November 15, 2022.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 1 Minor Historic Design Review Case No. HIS22-32 based upon the application materials deemed complete on November 9, 2022 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by November 16, 2024, or this approval shall be null and void.

Application Deemed Complete:	<u>November 9, 2022</u>
Notice of Decision Mailing Date:	<u>November 15, 2022</u>
Decision Effective Date:	<u>November 16, 2022</u>
State Mandate Date:	<u>March 9, 2023</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>

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. HIS22-32)
475 MISSION ST SE) November 15, 2022

In the matter of the application for a Minor Historic Design Review submitted by Carson Zollinger of Kaufmann Homes on behalf of Glenn Guidoux, 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 garage door on the south facade of the Olinger House (c.1938).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to replace the garage door on the south facade of the Olinger House (c.1938) a historic contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District on property .16 acres in size, zoned RS (Single Family Residential), and located at 475 Mission St. SE, 97302 (Marion County Assessor's Map and Tax Lot number: 073W27CA01500).

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 garage door which is in poor condition with a new wooden garage door. The garage was damaged when a car crashed into it earlier this year. 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 (c) Standards for Contributing Resources in Residential Historic Districts, Doors* 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 Stefani House was originally constructed in 1938 in the Cape Cod style. According to nomination documents the resource was owned by Richard Bruce Stefani at the time of designation. However, staff completed additional research and discovered that Dr. Harold Olinger lived at 475 Mission from the time of the house's construction through 1974. Dr. Olinger grew up in Salem and was a dentist, practicing in Salem until he retired in 1975. The resource has high integrity and is contributing to the Gaiety Hill/Bush's Pasture Park National Register Historic District.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from *230.025 (c) Standards for Contributing Resources in Residential Historic Districts, Doors* 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 garage door and a minor amount of siding that was damaged during the accident. The proposed door will be wood (Hemlock). Overall, the replacement garage 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 garage door, which has a four over four gridded pattern of panels on the exterior the door. The proposed door will duplicate to the greatest degree feasible the appearance of the original door; therefore staff finds that SRC 230.025(c)(2) has been met for the proposal.

DECISION

Based upon the application materials deemed complete on November 9, 2022 and the findings as presented in this report, the application for HIS22-32 is APPROVED.

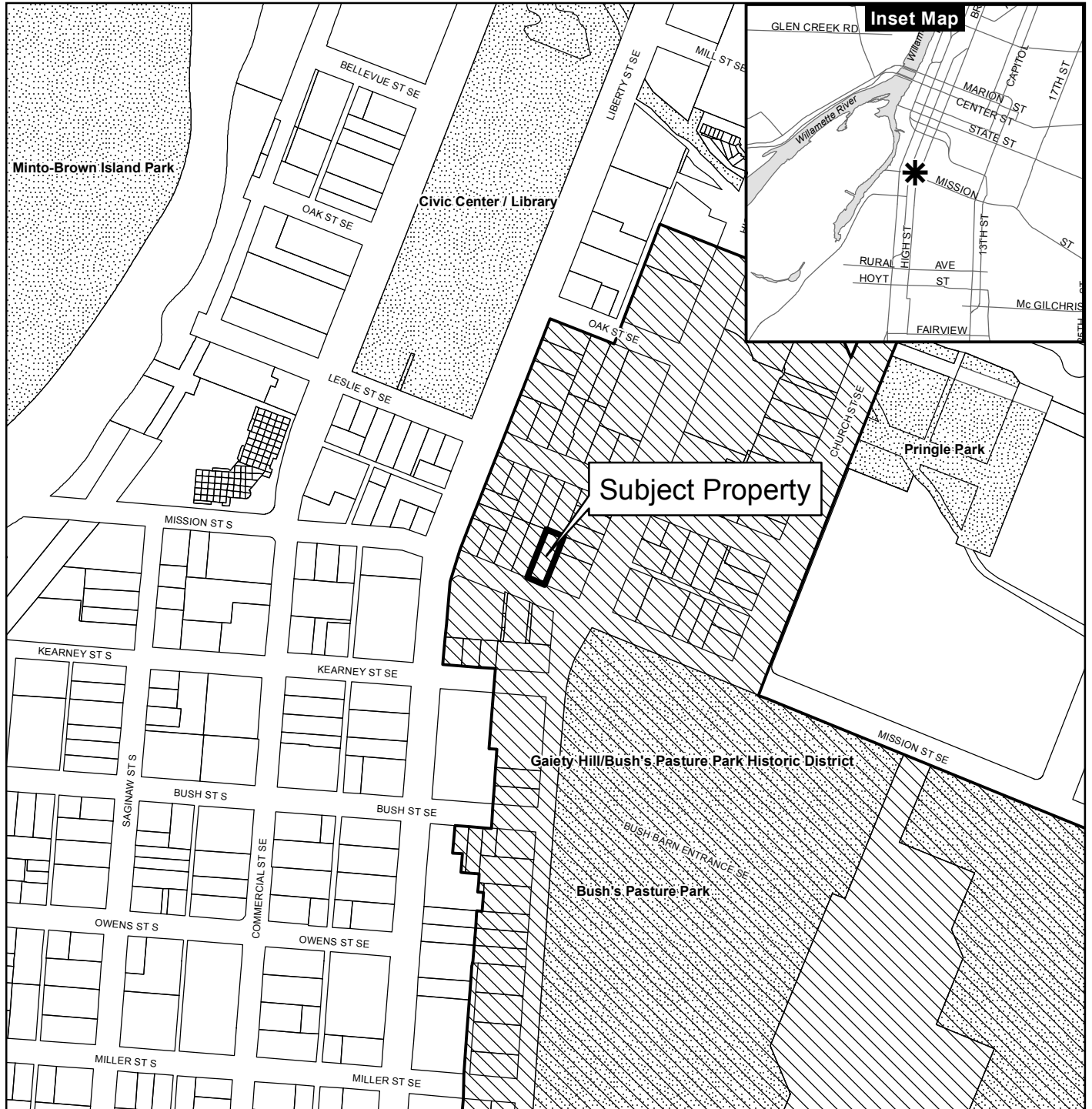


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

Vicinity Map

475 Mission Street SE (073W27CA01500)



Legend

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



0 100 200 400 Feet



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 Worksheet

Site Address: _____

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) _____

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: _____ 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:

Signature of Applicant

Date Submitted/Signed

230.025. Standards for Historic Contributing Buildings in Residential Historic Districts.

c) Doors. Replacement of doors in historic contributing buildings shall be allowed only where the owner has attempted to repair the original door, but repair was not feasible due to the poor condition of the original materials. If the doors are not original then every effort shall be made to replicate the original doors; the effort shall be substantiated by historic, physical, or pictorial evidence. If the door cannot be replicated then it should be of a compatible design and material.

(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.

RESPONSE: Yes, we are going to use the same material. It will be a solid wood paneled garage door. To match the original wood garage door.

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

RESPONSE: Yes, the original door was a wood garage door and we plan to replace with a new wood door with the same panel design.

Before:



After:



Block Footing:



Inside Cabinetry:



Damaged Interior Wall:



Block wall:



Block wall shifted:



H & M Overhead Doors

E # 29896

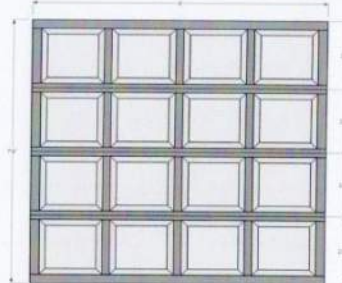
Details

Job Name	John
PO Number	
Door Quantity	1
Door Size	8-0 x 7-6
Section Count	4
Panel Count	4
Glass	None

Notes

Drawings for approximation. Section sizes may vary. Nominal board dimensions may differ from actual.

Drawing



APPROVAL (SIGN & DATE)

X
Date

WARRANTY: Doors are warranted for a period of 1 year from the time of delivery against defects in workmanship. The end user has the responsibility to select the type of material, which will offer the best longevity for the climate and site conditions in which they will use the product. Finish sanding is the responsibility of the end user.

PAINTING REQUIREMENTS: All wood door sections must be properly protected on all six sides with a minimum of three coats recommended by a paint professional. The finishing material should be selected by a paint professional with consideration of the site conditions and wood material being protected. Wood doors must be protected from water prior to the painting process. Natural weathering characteristics of the environment may cause bowing, cracking, and on-checking of a door component, regardless of paint. This is not a defect. It is an uncontrollable characteristic of natural wood.

TERMS: Approval signatures are an acceptance of these terms.

Design Options

Material Detail (check one)

- Finger-Joint Rail
 Solid Rail

Face Detail (check one)

- Marine Plywood
 Hemlock RP

Insulation/Backsheet (check one)

- Insulated with Backsheet
 Non-Insulated

Finish Detail (check one)

- Bare Wood
 Factory Prime