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.: HIS22-33

APPLICATION NO.: 22-120830-PLN

NOTICE OF DECISION DATE: November 15, 2022

SUMMARY: A proposal to replace the garage door on the south facade of the Cartwright House (c.1925).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to replace the garage door on the south facade of the Cartwright House (c.1925), a contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District, .14 acres in size, zoned RS (Single Family Residential District) zone, and located at 795 Church Street SE, 97301. (Marion County Assessors Map and tax lot number: 073W27DB00600).

APPLICANT: Brandon Fahlman

LOCATION: 795 Church St SE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters SRC 230.025(c) Standards for Historic Contributing Buildings in Residential Districts - 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. HIS22-33 based upon the application materials deemed complete on November 15, 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:

Notice of Decision Mailing Date:

Decision Effective Date:

State Mandate Date:

November 15, 2022

November 15, 2022

November 16, 2022

March 15, 2023

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. HIS22-33)	
795 CHURCH ST SE)	November 15, 2022

In the matter of the application for a Minor Historic Design Review submitted by Brandon Fahlman, 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 Cartwright House (c.1925).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to replace the garage door on the south facade of the Cartwright House (c.1925), a contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District, .14 acres in size, zoned RS (Single Family Residential District) zone, and located at 795 Church Street SE, 97301. (Marion County Assessors Map and tax lot number: 073W27DB00600).

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 non-original steel garage door which is in poor condition with a new steel garage door.. The replacement door will match the existing 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

According to nomination documents the resource was constructed c.1935 and was owned by Bradford and Oddny Everson at the time of designation. However, staff completed additional research and discovered that Dr. Richard Cartwright most likely constructed this resource in 1925. Dr. Cartwright lived at 795 Church St. SE from the time of the house's construction until his death in 1933. His wife, Florence, continued to live here until her death in 1940. Dr. Cartwright was a surgeon, and he opened the first private hospital in Salem in 1890. It was located at 215 S. Winter Street, the present site of the Willamette University College of Law. The resource was originally constructed in 1925 in the Cape Cod style, 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.

HIS22-33 Decision November 15, 2022 Page 3

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 non-original steel garage door which is in poor condition. The proposed door will be steel. 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 existing garage door, which has a four over four gridded pattern of panels on the exterior of the door. The proposed door will duplicate to the greatest degree feasible the appearance of the door being replaced; 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 15, 2022 and the findings as presented in this report, the application for HIS22-33 is APPROVED.

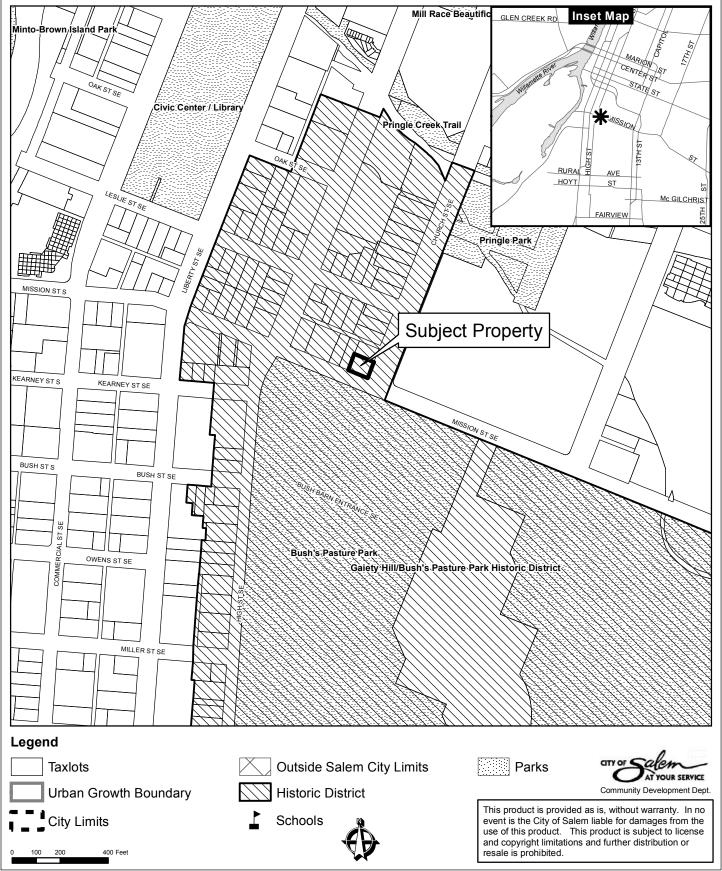
Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

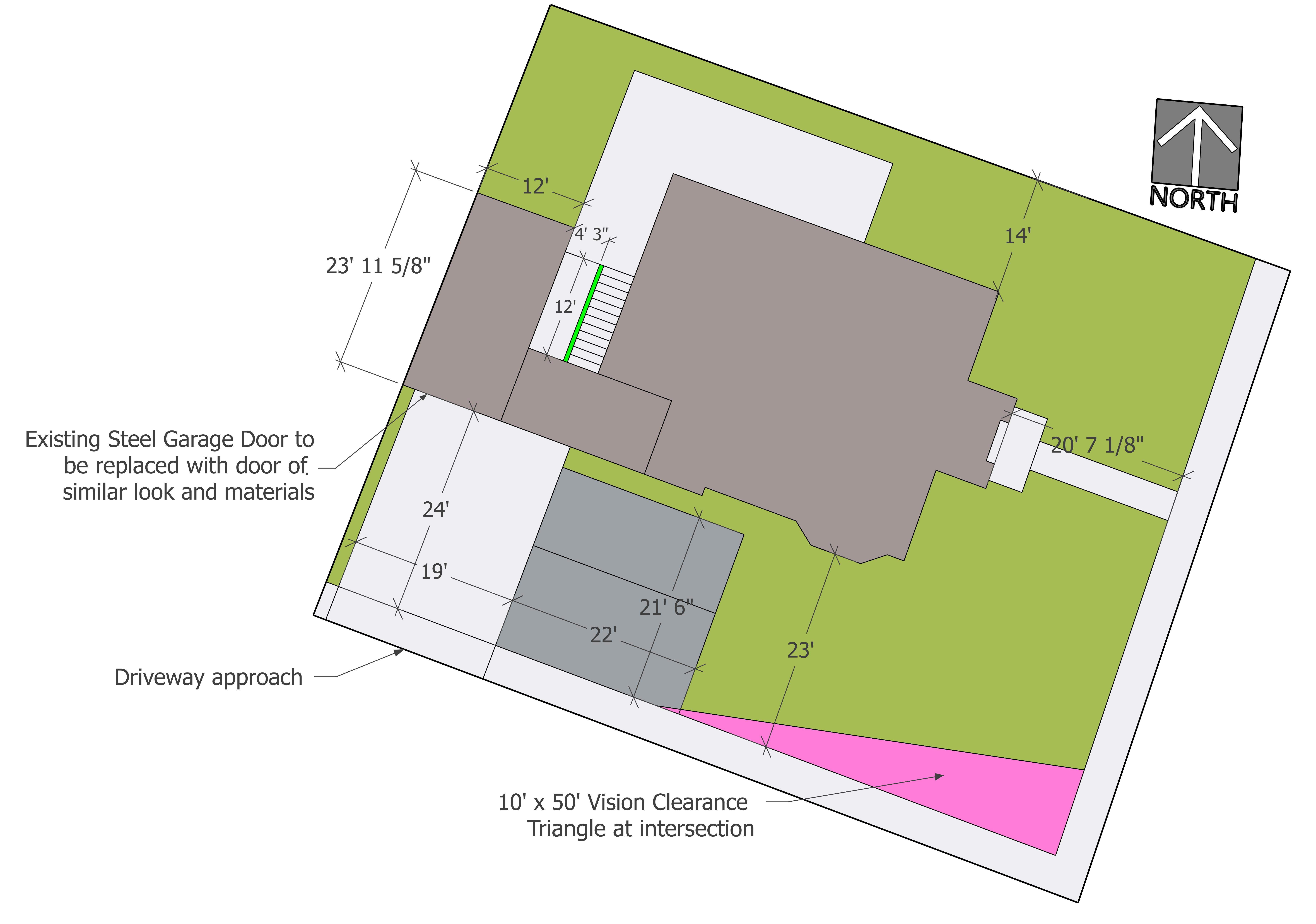
Attachments: A. Vicinity Map

B. Applicant's Submittal Materials- Excerpt

G:\CD\PLANNING\HISTORIC\CASE APPLICATION Files - Processing Documents & Staff Reports\Minor Type I\2022\Decisions\HIS22-33 795 Church St. SE.docx

Vicinity Map 795 Church Street SE (073W27DB00600)



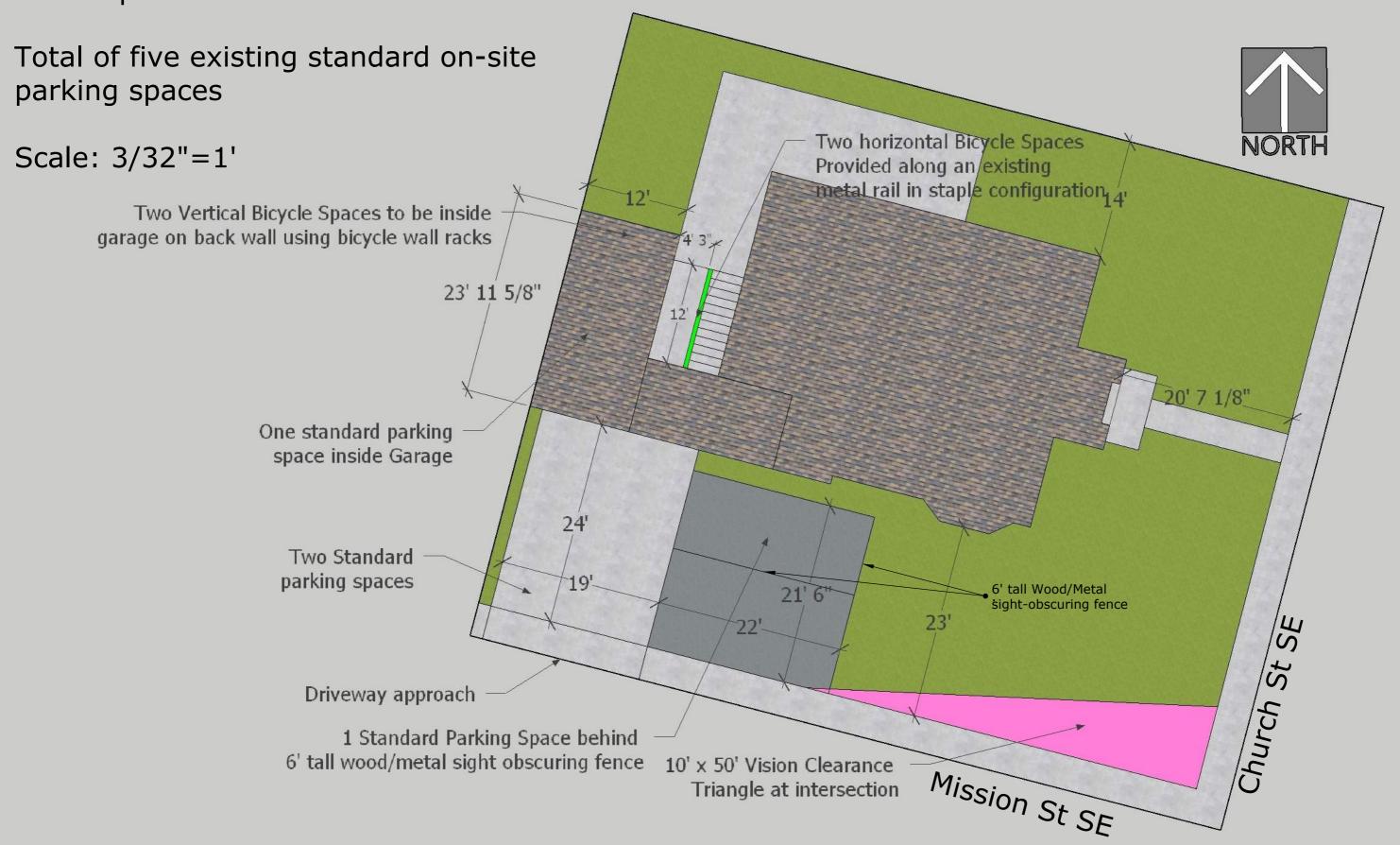


Conditional Use Permit - Date: 8/17/2022, Revised on 10/28/2022

Applicants: Brandon Fahlman & Quinn Burke Location: 795 Church St SE, Salem, OR 97301

Site Area: 6264 square feet - no protected trees or vegetation - Landscaped area: approximately

2931 square feet



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: The "non-original existing steel garage door" is to be replaced with a Steel Garage Door of similar type and material.

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

RESPONSE: The "non-original existing steel garage door" is to be replaced with a Steel Garage Door of similar type and material.

ALL SPRING MOUNTING PADS MUST BE FLUSH WITH JAMBS, FIELD CHECK AND VERIFY ALL DETAIL AND DIMENSIONS, JAMBS, HEADER, JAMB EXTENSIONS AND PADS (AS SHOWN) BY OTHER THAN DOOR CONTRACTOR, THIS DRAWING WAS AS COMPLETE AND FACTUAL AS POSSIBLE AT THE TIME WAS PRINTED. WE DO HOWEVER, RESERVE THE RIGHT TO MAKE PRODUCT CHANGES IN SPECIFICATIONS AND AVAILABILITY WITHOUT NOTICE.	(AND VERIFY ALL DETAILS TOWN) BY OTHER THAN S POSSIBLE AT THE TIME IS TOHANGES IN	JOB NAME: picture DISTRIBUTOR: SUPERIOR DOOR INC. CONTRACTOR:	LOCATION:
SPECIFICATIONS AND AVAILABILITY WITHOUT NOTICE.		ARCHITECT:	
DRAWING(S) MUST BE APPROVED AND RETURNED TO DOOR DISTRIB TO RAYNOR GARAGE DOORS BEFORE ORDER WILL BE ENTERED INT SHOP DRAWING FAX NUMBER 800/323-7896.	DOOR DISTRIBUTOR AND FORWARDED ENTERED INTO PRODUCTION.	CHECKED BY:	1 of 4 DRAWING 2146468 A
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		Mfg. Co. Section go. (.017" min.) rough-sown wo panel design will between section toggle-locked togalvanized, togglionish coat of binterior to have painted to mate	Doors shall be type "S" sectional overhead as manufactured by Raynor Mfg. Co. Sections shall be 2" thick, roll formed, hat dip galvanized, 25 ga.(017" min.) steel per ASTM. A-924 and A-653. Sections shall have rough—sawn wood grain texture. Each section to have embassed raised panel design with tangue and groove joint for weather tight closure between sections. End Stiles to be 18 ga.(.043 min.)galvanized and taggle—locked to sections. Center stiles to be 20 ga.(.032 min.) galvanized, taggle—locked and glued to skin. Finish—Door exterior to have finish coat of baked on polyester while sections. Center stiles to be 20 ga.(.032 min.) which coat of baked on polyester while enamel over epoxy primer. Interior to have baked on off white polyester enamel. may be field pointed to match structure.
		3) Tracks — shall be a steel per ASTM A6s jamb. Between—Ja door jambs, seal ag and top horizontal steel.	Tracks — shall be 2 inches (50.8mm), 16 gauge hat—dipped galvanized steel per ASTM A653, fully adjustable for adequate sealing of door to jamb. Between—Jamb Bracket Mounting — sections mounted between door jambs, seal against exterior perimeter seal installed along vertical and top horizontal edges of jambs. Brackets to be 13 gauge galvanized steel.
		4) Counterbalance tempered wire a Provided with all minimum factor	4) Counterbalance — to be torsion springs consisting of heavy—duty oil—tempered wire on a continuous ball—bearing cross—header shaft. Provided with aircraft—type, galvanized steel lifting cables with minimum factor of 5.
		5) Spring Shaft type -	pe – to be Tube Shaft.
		2	8 ×7 Buildwork.
		8	Word Panel
		7	20 Windows

