

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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*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.: HIS23-07

APPLICATION NO.: 23-108266-PLN

NOTICE OF DECISION DATE: May 24, 2023

SUMMARY: A proposal to replace a door on the exterior of the Flagg/Jochimsen House (c.1937).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to replace the front door on the exterior of the Flagg/Jochimsen House (c.1937) 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 9730

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

FINDINGS: The findings are in the attached Decision dated May 24, 2023.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 1 Minor Historic Design Review Case No. HIS23-07 based upon the application materials deemed complete on May 24, 2023 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by May 25, 2025, or this approval shall be null and void.

Application Deemed Complete:	<u>May 24, 2023</u>
Notice of Decision Mailing Date:	<u>May 24, 2023</u>
Decision Effective Date:	<u>May 25, 2023</u>
State Mandate Date:	<u>September 21, 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. HIS23-07)
690 HIGH ST SE) May 24, 2023

In the matter of the application for a Minor Historic Design Review submitted by 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 a door on the exterior of the Flagg/Jochimsen House (c.1937).

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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 front 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 (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 one and ½ story Cape Cod style residence was constructed by George Flagg in 1937. George Flagg served as the Oregon Public Utilities Commissioner beginning in 1934 through the 1940s. George was an unsuccessful candidate for Secretary of State in 1948. His wife was an award-winning golfer, winning the Hartman Trophy on July 25, 1935 at the Neskowin Golf course. After Flagg's death in 1965, the house was subsequently purchased by Herman Jochimsen, formerly of 525 Leslie Street and Chairman of the Salem Rationing Board during World War II. Herman owned several Salem pharmacies and grocery stores, opening Oregon's first drive-in drug store, the South Salem Pharmacy.

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 front door. The proposed interior door will be paintable ThermaTru fiberglass with 4 fixed lights across the top, matching the existing door. The existing exterior door is not original to the structure therefore it is not required to replicate this material; however the proposed new exterior door will be paintable fiberglass, which is compatible with the historic material throughout the Flagg/Jochimsen House. Overall, the replacement 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 existing exterior wooden door is not original to the structure, and therefore replicating the design of this existing door is not required. The applicant is proposing to replicate the existing form and design of the existing door, which has a multi-light 4/1 fixed light at the top of the 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 24, 2023 and the findings as presented in this report, the application for HIS23-07 is **APPROVED**.

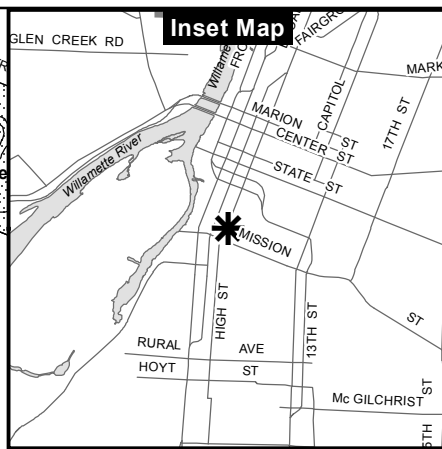
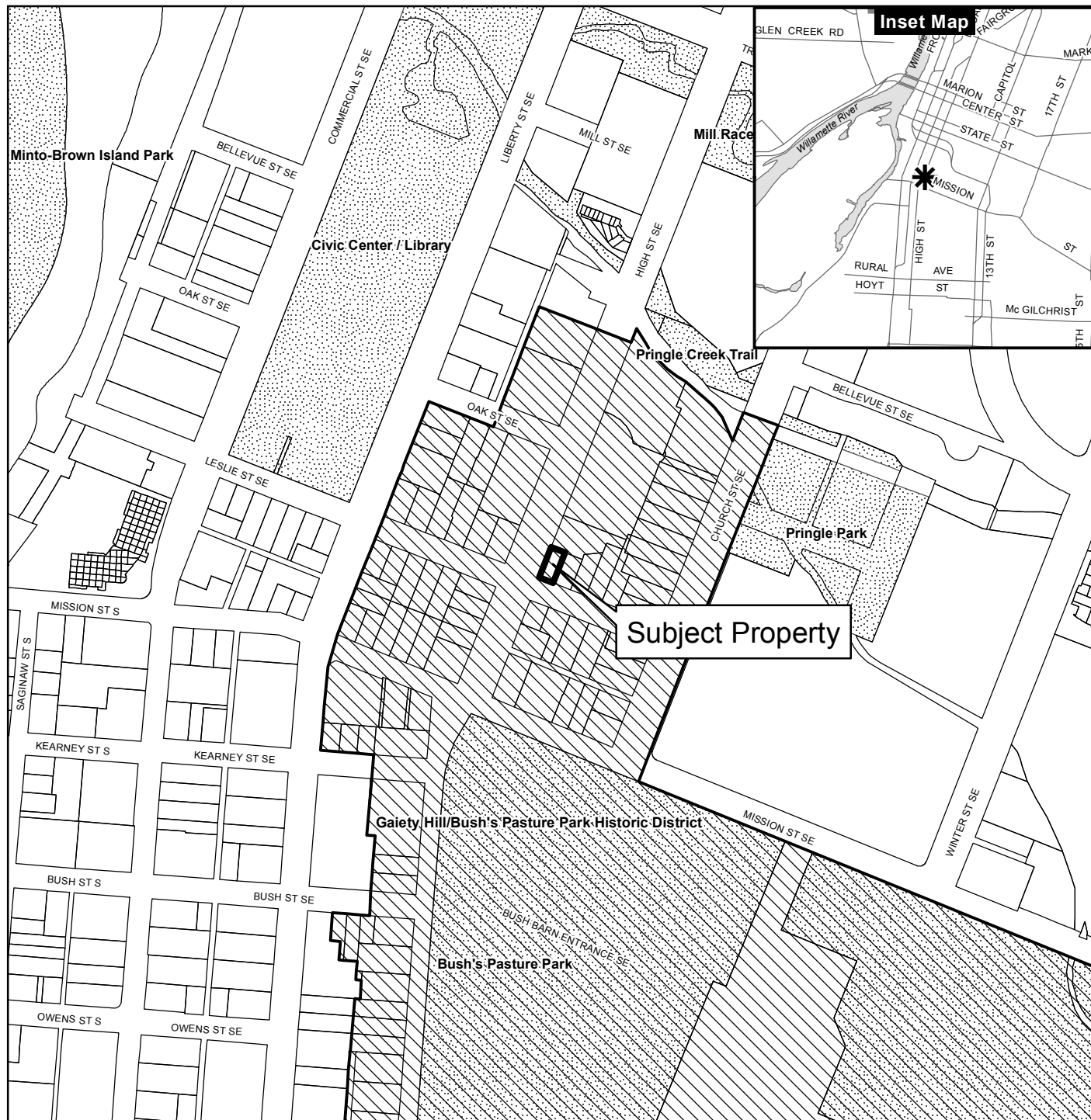


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee






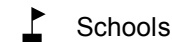

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials- Excerpt

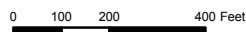
Vicinity Map

690 High Street SE (073W27AC03800)



Legend

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



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Legend

- Centerline (Labels)
- Historic Buildings
- ▣ Historic Districts
- ▣ Annexations (delayed)
- 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
- Overlay Zones
 - ▣ Overlay Zones
 - ▣ Compact Development Overlay Zor
 - ▣ Mixed-Use Overlay Zone
- ▣ Urban Growth Boundary
- ▣ City Limit

Notes

Enter notes here...

0.01 0 0.01 0.01 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



690 High Street SE

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

Traditions

Style No. TS236 | 4 Lite 4 panel Flush | Glass Name: 4 Lite 4Wx1H Divided Lite

★★★★★ 4.7 (3) [Write a review](#)

- Overview**
- Features & Literature
- Reviews & Questions

Where to Buy

Design Your Door



PAINT OPTIONS



AVAILABLE SIZES



LITERATURE

- [Full-Line Catalog](#)
- [Warranty](#)



TS236

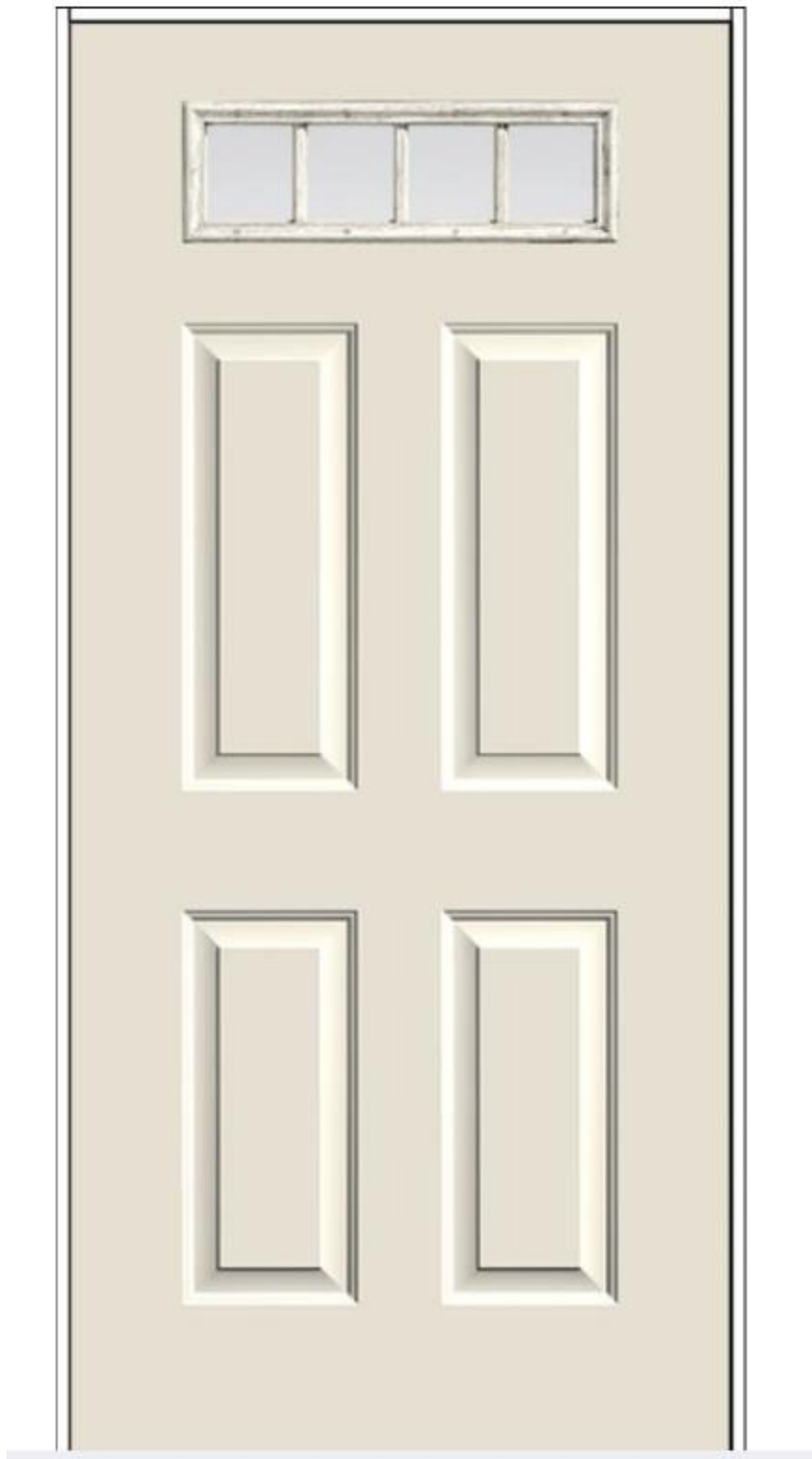
- ◆ 2'8" x 6'8"
- ◆ 2'10" x 6'8"
- ◆ 3'0" x 6'8"

8317

- ◆ 2'8" x 8'0"
- ◆ 2'10" x 8'0"
- ◆ 3'0" x 8'0"

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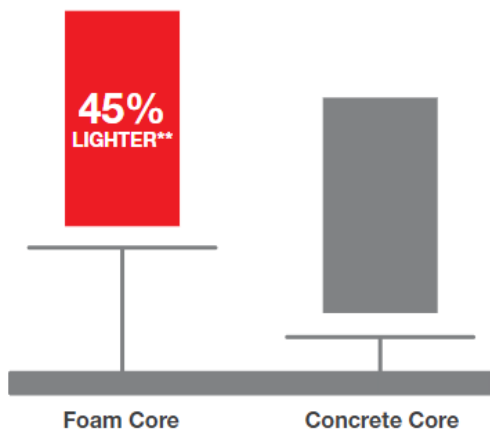
Fixed grilles (FXG)



Therma-Tru® Fire-Rated Doors

From smooth to wood-grained, Therma-Tru offers products to meet most national and local code requirements for house-to-garage, multi-family residential and hotel / motel unit entries.* Explore a wide variety of 20-minute Fire-rated fiberglass and steel door styles.

- Fiber-Classic and Smooth-Star 20-minute Fire-rated fiberglass doors are now constructed with a polyurethane foam core that reduces overall door slab weight by 45% for easier handling and installation.**



20-Minute Fire-Rated Fiberglass Doors

- Tested to withstand a minimum of 20-minutes of fire exposure with temperatures that reach more than 1,400 degrees Fahrenheit.
- Features a 20-minute positive pressure rating.
- Certified by Intertek, Warnock Hersey for mortise lock use and features a wide lock stile to provide proper handleset reinforcement, combined with lock and hinge stiles that increase rigidity and stability.
- More durable than steel, and resist dents, scratches and rust, making them ideal for high-traffic, heavy-use environments.
- Features full-length lock side blocking, as well as blocking for panic and closure applications.
- Ideal for hotels, apartments, office buildings and other applications with security locks and card readers.

Additional Options

- Solid-panel steel wood-edge doors also available with the 20-minute Fire-rated label, starting on page 245.