

# NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
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503-588-6173*

## DECISION OF THE HISTORIC PRESERVATION OFFICER

**CLASS 1 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS23-14**

**APPLICATION NO.: 23-116899-PLN**

**NOTICE OF DECISION DATE:** August 23, 2023

**SUMMARY:** A proposal to replace siding on the exterior of the Mary Fawk House (c.1919).

**REQUEST:** Class 1 Minor Historic Design Review of a proposal to replace the siding on the exterior of the Mary Fawk House (c. 1925) a historic contributing building in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone and located at 1297 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CD01100).

**APPLICANT:** Elizabeth Ledet

**LOCATION:** 1297 High St SE

**CRITERIA:** Salem Revised Code (SRC) Chapters SRC230.025(a) Siding

**FINDINGS:** The findings are in the attached Decision dated August 23, 2023.

**DECISION:** The **Historic Preservation Officer (a Planning Administrator Designee)** **APPROVED** Class 1 Minor Historic Design Review Case No. HIS23-14 based on the application that was deemed complete on August 22, 2023.

The rights granted by the attached decision must be exercised, or an extension granted, by August 24, 2025 or this approval shall be null and void.

Application Deemed Complete:	<u>August 22, 2023</u>
Notice of Decision Mailing Date:	<u>August 23, 2023</u>
Decision Effective Date:	<u>August 24, 2023</u>
State Mandate Date:	<u>December 20, 2023</u>

**Case Manager:** Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto: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. HIS23-14 )**  
**1297 HIGH ST SE ) August 23, 2023**

In the matter of the application for a Minor Historic Design Review submitted by Elizabeth Ledet, 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 siding on the exterior of the Mary Fawk House (c.1919).

**REQUEST:** Class 1 Minor Historic Design Review of a proposal to replace the siding on the exterior of the Mary Fawk House (c. 1925) a historic contributing building in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone and located at 1297 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CD01100).

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 aluminum siding which is in poor condition with a new Hardiplank wood composite siding. The replacement siding will match the original wood siding in overall appearance. The applicant is proposing to install new cedar windowsills and window trim boards to match the original. Additionally, the applicant is proposing to install insulation and a moisture barrier on all exterior walls. 230.025 (a) *Standards for Contributing Resources in Residential Historic Districts, Siding* 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 (a) *Standards for Contributing Resources in Residential Historic Districts, Siding, exterior trim and minor architectural features*, 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**

Nomination documents state that the one and ½ story Colonial style residence was constructed c. 1925. The construction date for this resource actually appears to be earlier. Based upon newspaper accounts, it was most likely constructed in 1919 by Elmer Suing. According to nomination documents, widow Mary Fawk resided here from 1932-1938; however, additional research by staff has determined that Mary Fawk and her husband moved to this residence in 1923. W.W. Hawk passed away in 1928, and Mary passed away in 1933. It is evident from the inventory photographs of this resource from 1981 that the siding appears to be horizontal aluminum. The resource is contributing to the Gaiety Hill/Bush's Pasture Park Historic District.

### **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**

**(a) Siding, exterior trim and minor architectural features**

**(1) Materials.** *The replacement materials are the same type and quality as the original siding, exterior trim or minor architectural feature, or duplicate, to the greatest degree possible, the appearance and structural qualities of the material being replaced.*

**Findings:** The applicant is proposing to install cedar windowsills and window trim boards to match the original trim found on the exterior of the Fawk House. The applicant is proposing to replace the existing non-original aluminum siding on the exterior of the Fawk House. The existing aluminum siding is not original to the structure therefore it is not required to replicate this material; however the proposed new siding is compatible with the historic material throughout the Fawk House. The proposed new siding and trim will duplicate, to the greatest degree possible, the appearance of the original wood siding, which is visible underneath the existing aluminum siding. Overall, the replacement siding 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 replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.*

**Findings:** The existing exterior aluminum siding is not original to the structure, and therefore replicating the design of this existing siding is not required. The applicant is proposing to replicate the existing form and design of the original wood siding and trim, which is extant (but in poor condition), under the existing aluminum siding. Staff finds that SRC 230.025(c)(2) has been met for the proposal.

**(3) Energy Efficiency.** *Improvements to improve energy efficiency are allowed, provided the exterior appearance of the historic resource is preserved to the greatest extent possible. Example: Adding additional insulation to attics, crawl spaces or basements.*

**Findings:** The applicant is proposing to install insulation and a moisture barrier on all exterior walls to better ensure improved energy efficiency and to prevent water intrusion and damage to the resource. Staff finds that SRC 230.025(c)(3) has been met for the proposal.

**DECISION**

Based upon the application materials deemed complete on August 22, 2023 and the findings as presented in this report, the application for HIS23-14 is **APPROVED**.



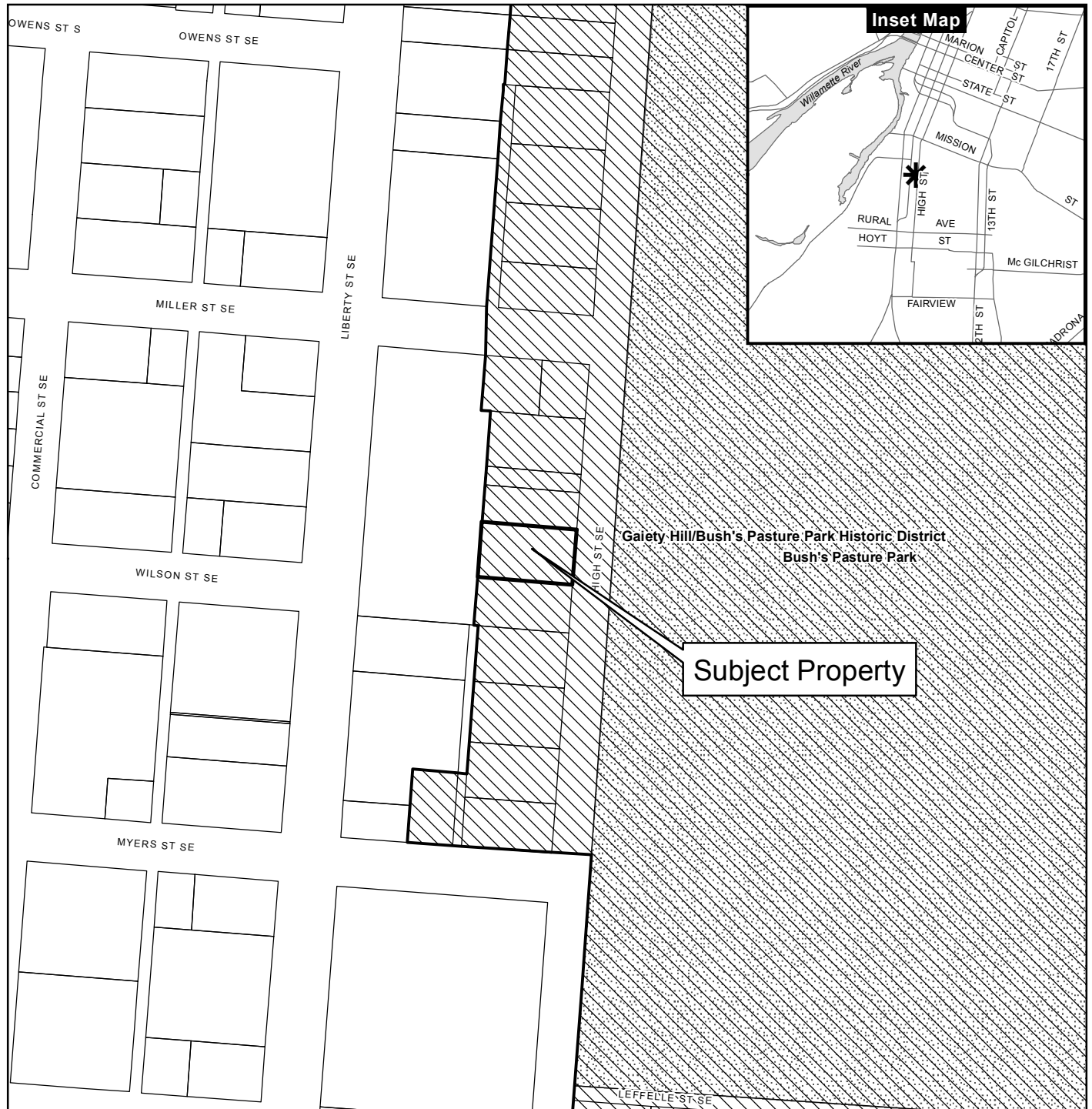
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Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee








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

G:\CD\PLANNING\HISTORIC\CASE APPLICATION Files - Processing Documents & Staff Reports\Minor Type I\2023\Decisions\HIS23-14  
1297 High Street SE.docx

# Vicinity Map 1297 High St SE



## Legend

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

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

0 100 200 400 Feet



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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

1:399



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

Notes

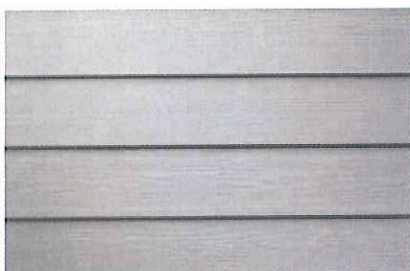
Enter notes here...

## HardiePlank® Lap Siding Product Description

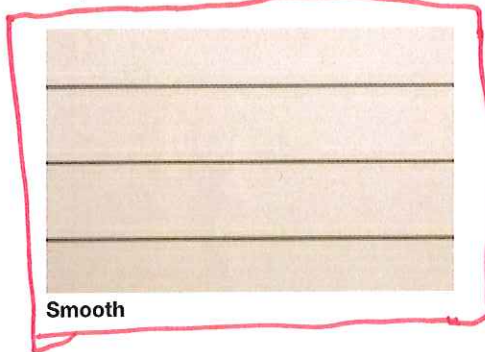
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 3/4 in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

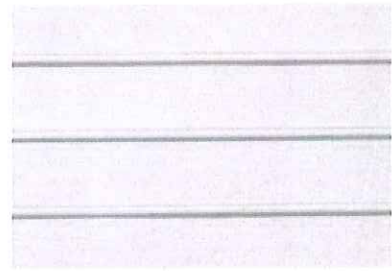
The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



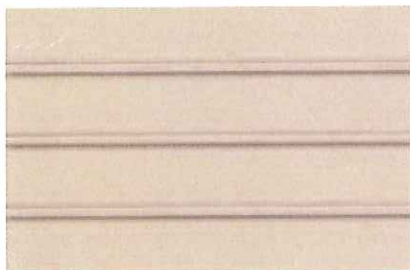
Select Cedarmill®



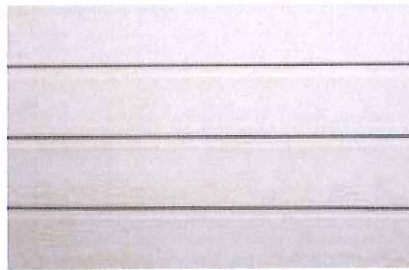
Smooth



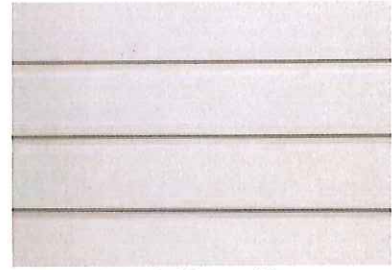
Beaded Cedarmill®



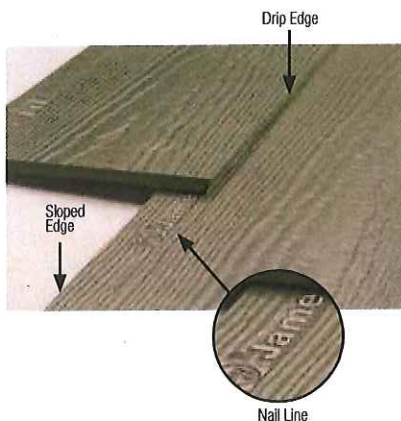
Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®



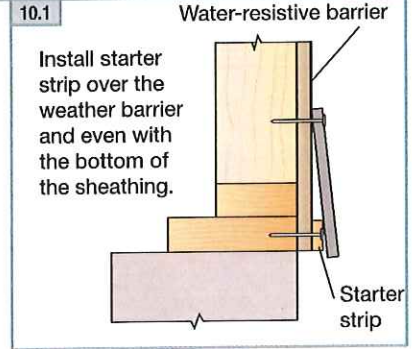


# Installation of HardiePlank® Lap Siding

## INSTALL A STARTER STRIP

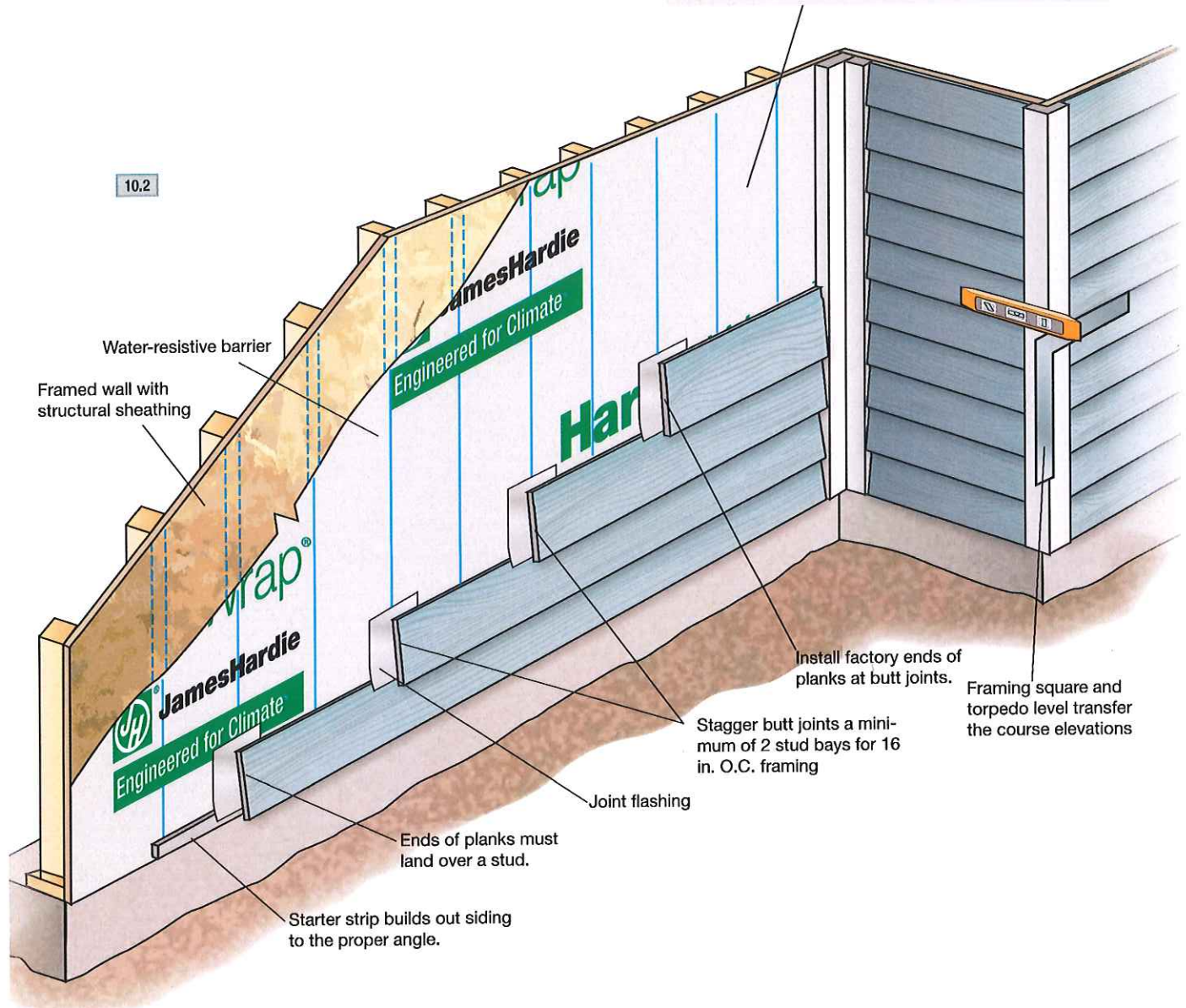
HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1¼ in. pieces of HardiePlank from full or partial planks.

The bottom of the starter strip should be installed even with the bottom of the mudsill or the bottom edge of the sheathing. The strip must be installed over the water-resistant barrier, but occasional gaps should be left in the starter strip to allow any accumulated moisture behind the siding to drain away safely.



**TIP:** For accurate fastening, snap vertical chalk lines on the water-resistant barrier at the center of every stud location.

## OVERVIEW OF HARDIEPLANK LAP SIDING



Applicable Criteria Statement  
for Re-siding Project at  
**1297 High Street SE**

The current siding (Figure 1) is aluminum placed in 1978 over the (presumed) original wood siding.



The applicable criteria for the proposed residing project at 1297 High Street SE, is contained in *Salem Revised Code* Section 230.025. - Standards for historic contributing buildings in residential historic districts.

Figure 1

Criteria	Statement of Compliance
<p>Replacement of siding, exterior trim, and minor architectural features of historic contributing buildings shall be allowed only where the owner has attempted to repair the original siding, exterior trim or minor architectural feature, but repair was determined to be unfeasible due to poor condition of the original materials.</p>	<p>The wood siding underneath the aluminum was extensively modified as part of the aluminum siding installation process. Areas that have been exposed show that it was cut around the door trim. Windowsills in all but the street-facing windows were notched at the ends.</p> <p>Figure 2 shows a close up of the aluminum siding, and an example of its disrepair.</p> <p>Figure 3 shows a small section of the wood siding underneath the aluminum and its state of disrepair. Contractor has advised that moisture trapped behind the aluminum may have damaged the wood in areas still uncovered. The peeling paint is likely lead paint.</p>



Figure 2

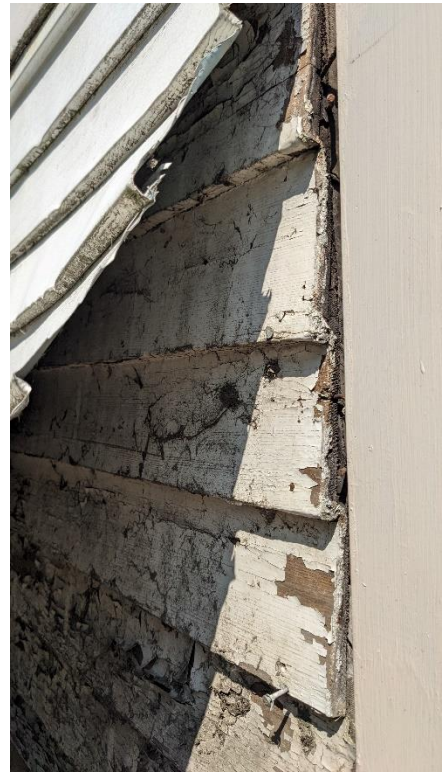


Figure 2

Criteria	Statement of Compliance
<p>If the trim or siding is not original then every effort shall be made to replicate the original trim or siding; the effort shall be substantiated by historic, physical, or pictorial evidence. If the trim and siding cannot be replicated then it should be of a compatible design and material.</p>	<p>The project will remove the aluminum siding to restore the siding and windowsills and window trims to their original look.</p>

Criteria	Statement of Compliance
<p>1) Materials. The replacement materials are the same type and quality as the original siding, exterior trim or minor architectural feature, or duplicate, to the greatest degree possible, the appearance and structural qualities of the material being replaced.</p>	<p>The proposed new siding material will be HardiePlank. The selected product will replicate the width and texture of the original siding. See attached cut sheet</p>
<p>(2) Design. The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.</p>	<p>The project will install new cedar windowsills and restore the sides and back window trim boards to match the original house design as displayed in the street-facing windows.</p> <p>Figure 4 shows a close up of a street-facing window complete windowsill and trim boards exposed; intact sills and trim boards will not be replaced unless damage is found.</p> <p>Figure 5 is an example of all other windows with windowsill notched at each end and trim boards covered.</p>



Figure 4



Figure 5

<b>Criteria</b>	<b>Statement of Compliance</b>
(3) Energy efficiency. Improvements to improve energy efficiency are allowed, provided the exterior appearance of the historic resource is preserved to the greatest extent possible.	The project will install insulation and a moisture barrier on all exterior walls.