

NOTICE OF DECISION

PLANNING DIVISION
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*Si necesita ayuda para comprender esta información, por favor llame
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DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 1 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS23-21

APPLICATION NO.: 23-119782-PLN

NOTICE OF DECISION DATE: January 19, 2024

SUMMARY: A proposal to repair and replace a door at the rear of the Elizabeth Watt House (1904).

REQUEST: Class 1 Minor Historic Design Review of a proposal to repair and replace a door at the rear of the Elizabeth Watt House (1904), a contributing resource within the Court-Chemeketa National Register Historic District, on property .19 acres in size, zoned RS (Single Family Residential), and located at 1568 Chemeketa Street NE (Marion County Assessors Map and Tax Lot number: 07326BA-07500)

APPLICANT: Scott and Heidi Grew

LOCATION: 1568 Chemeketa St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(c) – Standards for historic contributing resources in Residential Historic Districts

FINDINGS: The findings are in the attached Decision dated January 19, 2024.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 1 Minor Historic Design Review Case No. HIS23-21 based on the application deemed complete on January 3, 2024.

The rights granted by the attached decision must be exercised, or an extension granted, by January 20, 2026, or this approval shall be null and void.

Application Deemed Complete:	<u>January 3, 2024</u>
Notice of Decision Mailing Date:	<u>January 19, 2024</u>
Decision Effective Date:	<u>January 20, 2024</u>
State Mandate Date:	<u>May 2, 2024</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. HIS23-21)
1568 CHEMEKETA ST NE) January 19, 2024

In the matter of the application for a Minor Historic Design Review submitted by Scott Grew, 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 repair and replace a door at the rear of the Elizabeth Watt House (1904).

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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 a single door located on the rear (south) elevation with new wooden salvage door of similar age and design sourced from Aurora Mills Architectural Salvage. The location is not visible from the public ROW. The existing door needs to be replaced and is not hanging correctly in the jamb. Although not an exact duplicate, the proposed replacement is of a compatible design and material. *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: 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: 23-119782.

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 230.025 (c) *Standards for Contributing Resources in Residential Historic Districts, Doors* are applicable to this project.

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, this house is a two-story, wooden frame structure with clapboard siding and a brick foundation. Its west half is in a saltbox shape with the roof sloping to a single story at the rear (south). The rear southeast corner departs from the saltbox form. The house has a precise appearance resulting from uninterrupted corner boards, emphasizing height, the simplicity of the saltbox roof echoed by the porch roof, and details such as the porch brackets and the cornice moldings over each window. Additions include a room on the rear east corner and two bathrooms. The original carriage house stands on the southeast corner of the deep lot. The house is in good condition and retains historic integrity and is contributing to the Court-Chemeketa National Register Historic District.

The house sits on land deeded by the Missionary Society of the Methodist Episcopal Church to Joseph Watt on January 29, 1861. Joseph Watt died May 28, 1867, leaving five minor children, among them Elizabeth P. Watt. In 1891, the Watt family platted, surveyed and dedicated the Watt's addition, where the house is located, to the City of Salem. This house was erected in 1904 on lot 1 for Elizabeth Watt. The house was sold by the Watt family in 1936 to Garland E.

Hollowell, an employee of the Oregon Secretary of State's office, who lived there until 1967.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from Salem Revised Code 230.025 (c) *Standards for Contributing Resources in Residential Historic Districts, Doors* are applicable to this project.

Sec. 230.025. - Standards for 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.*

Finding: The applicant is proposing to replace the existing wooden and glass door which is in poor condition with a wooden and glass salvage door. These are materials that duplicate to the greatest degree possible the materials of the existing door; 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.*

Finding: The applicant is proposing to replace the existing door located on the rear (south) with a c. 1910 salvage door that is of similar age and design to the original design of the existing 1904 historic door installed at the rear of the Watt House. The applicant provided evidence of deterioration for the existing door, which is not currently hanging correctly, is in poor condition and cannot be easily repaired. This original 1904 rear door has also been altered, with the addition of an aluminum framed 4 over 4 double hung window that has been installed within the original fixed one light opening on the top half of the door. Although the design of the proposed 1910 replacement door is not an exact duplicate of the existing 1904 door, the design of the proposed replacement door includes a single fixed square light on the top half of the door, which reproduces to the greatest degree possible, the original appearance of the original historic 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 January 3, 2024 and the findings as presented in this report, the application for HIS23-21 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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