

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

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS20-29

APPLICATION NO.: 20-119306-DR

NOTICE OF DECISION DATE: January 27, 2021

SUMMARY: A proposal to add a 10ft x 6ft square foot garden shed addition to the north of the Givens House garage and convert the garage to storage.

REQUEST: Minor Historic Design Review to add a 10ft x 6ft square foot garden shed addition to the north of the Givens House garage and convert the garage to storage. The Givens House (1920) is a historic contributing resource within the Gaiety Hill/Bushfts Pasture Park National Register Historic District on property zoned RS (Single Family Residential) and located at 690 Leffelle St SE (Marion County Tax Assessorfts Number: 073W34AB1500).

APPLICANT: Joseph Dove

LOCATION: 690 Leffelle St SE, Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(g) – Standards for historic contributing buildings in residential historic districts

FINDINGS: The findings are in the attached Decision dated January 27, 2021

DECISION: The **Historic Preservation officer** (a **Planning Administrator** designee) **APPROVED** Historic Design Review HIS20-29 based upon the application materials deemed complete on January 7, 2021 and the findings as presented in this report.

This Decision becomes effective on February 12, 2021. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

The rights granted by the attached decision must be exercised, or an extension granted, by February 12, 2023, or this approval shall be null and void.

Application Deemed Complete:	January 7, 2021
Notice of Decision Mailing Date:	January 27, 2021
Decision Effective Date:	February 12, 2021
State Mandate Date:	May 7, 2021

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no

later than 5:00 p.m., Thursday, January 11, 2021. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 230. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

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>

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS20-29
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS20-29)
)
690 LEFFELLE STREET NE) January 27, 2021**

In the matter of the application for a Minor Historic Design Review submitted by Joseph Dove, 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 add a 10' x 6' square foot garden shed addition to the north of the Givens House garage and convert the garage to storage.

REQUEST: Minor Historic Design Review to add a 10' x 6' square foot garden shed addition to the north of the Givens House garage and convert the garage to storage. The Givens House (1920) is a historic contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District on property zoned RS (Single Family Residential) and located at 690 Leffelle St SE (Marion County Tax Assessor's Number: 073W34AB1500).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

DECISION

APPROVED based upon the application materials deemed complete on January 7, 2020 and the findings as presented in this report.

FINDINGS

1. 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 & BACKGROUND

A complaint was received on September 13, 2020 regarding work that had already been completed on the rear side of the garage. After a site visit, a historic enforcement case was established and staff sent a letter to the property owner with a notification that a historic design review approval would be required for the work that had been completed. Initial application materials were submitted on October 14, 2020 with revised application materials submitted on October 20, 2020, October 21, 2020, October 28, 2020, October 29, 2020 and December 17, 2020. The applicant is requesting retroactive approval to construct a 10' x 6' square foot garden shed addition attached to the rear of the Givens House garage (c. 1920) which was constructed in June/July 2020 and attached to the western end of the garage. The western wall and framing of the rear of this garage was in poor condition, due to significant wood rot caused by poor drainage. After reinforcing the damaged framing on the western end of the structure, the applicant constructed a 10' x 6' garden shed to the west end of the 18' x 12' garage. The shed is framed with cedar and the walls and roofing are comprised of translucent polycarbonate panels. Three (3) vinyl double hung windows which are 3' x 5' in size with six lights over one have been installed on the west wall, and one (1) vinyl window, 3' x 6' in size with six lights over one have been installed on both the northern and southern walls. The roof is comprised of clear polycarbonate panels and finished with aluminum trim and a drip edge (**Attachment B**).

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 applicant submitted a written statement, which is included in its entirety 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) **230.065 General Guidelines for Historic Contributing Buildings** 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 English Cottage residence located at 690 Leffelle Street SE was constructed circa 1920. At the time of the nomination of the Gaiety Hill/Bush's Pasture Park historic district to the National Register, the house was owned by Ada E. Givens. This resource is historic contributing to the Gaiety Hill/Bush's Pasture Park Historic District.

3. Neighborhood and Citizen Comments

The subject property is located within the South Central Association of Neighbors (SCAN). A Request for Comments was sent to the neighborhood association, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on January 7, 2021. No comments were received from the neighborhood association. Comments from adjoining property owners stating they have reviewed the proposal and have no objections were received from Trudee Carter, Kelly Burnell & Lisa Clark-Burnell, and Edward and Karen Bender. Comments in opposition to the proposal were received from Thomas Verde.

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required building permits and that while the garage is 'existing non-compliant' for the building code due to its age, the new shed addition will need to meet existing building code requirements. The Planning Division has stated that the garage addition must meet the applicable setback requirements for an accessory structure located at the rear of the property line based upon the height. Planning staff has evaluated the garden shed addition and found that appears to meet the minimum setback requirement from the property line (1 foot) for a structure of this height (10') and therefore has no concerns. The Fire Department and Public Works Department have no concerns.

5. Historic Design Review

SRC Chapter 230.065 *General Guidelines for Historic Contributing Resources* specifies the

standards applicable to this project. The applicant is proposing requesting retroactive approval to construct a 10' x 6' square foot garden shed addition attached to the rear of the existing Givens House garage. Table 230-1 defines this activity as a Class 2 Minor Historic Design Review. Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable criterion.

FINDINGS:

230.065. GENERAL GUIDELINES FOR HISTORIC CONTRIBUTING RESOURCES. *In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and SRC 230.040, an applicant may make a proposal for preservation, restoration, or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:*

(a) *Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.*

Finding: The overall use of the property as a residence, its historic use, will not change. The applicant is proposing to use of this garage addition as a potting shed, for the storage of plants and associated tools related to gardening. This proposed use is a common accessory use associated with its residential use and the alterations have not altered street access, primary entrances or any significant historic character defining features of the garage or the primary historic resource on the site. Staff finds that this standard has been met.

(b) *Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods.*

Finding: The only original material impacted by the new shed addition was the siding on the west façade. A majority of this siding and the framing underneath had been damaged due to water intrusion and was suffering from dry rot and therefore was removed. The siding that could be salvaged was reinstalled on the portions of the garage's western façade to finish the exposed portions of this façade after construction of the shed. Staff finds that this guideline has been met.

(c) *Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.*

Finding: No distinctive stylistic features or examples of skilled craftsmanship have been impacted by this proposal, therefore staff finds that this guideline is not applicable to the evaluation of this proposal.

(d) *Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.*

Finding: The applicant has not proposed to restore or reconstruct any historic features as part of this proposal, therefore staff finds that this guideline is not applicable to the evaluation of this proposal.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Finding: The applicant has not proposed to alter any features that have acquired significance as part of this proposal, therefore staff finds that this guideline is not applicable to the evaluation of this proposal.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Finding: The garage addition is sixty square feet in size with a height of ten feet. The addition does not exceed the height of the existing garage, and it is smaller in width than this existing accessory structure. While the western façade of the garage has been altered, this change has minimized alterations to this resource. The addition is not visible from the right of way and does not alter its primary façade. The overall form of the original garage has been retained, with the original western wall edge clearly defined, making this addition reversible and ensuring it is feasible to remove the shed addition and restore the western wall in the future. Staff finds that this guideline has been met.

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Finding: The shed has been constructed at the rear of the Givens garage. A portion of the original siding on this façade was already lost to dry rot, and therefore any additional loss of original materials as a result of the construction of the new addition has been minimized. The addition is clad in clear translucent polycarbonate panels and large windows and framed with cedar, ensuring that it is feasible to see through the addition and the western wall of the original garage edge. The addition is not visible from either Leffelle Street SE or Cottage Street SE and no significant features of the Givens garage or the primary resource on the site have been obscured, damaged or destroyed by the addition, which is located south of the main house at the rear of the property. Staff finds that this guideline has been met.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Finding: The applicant has reinforced the damaged framing within the original Givens garage without altering the appearance of the original portion of the resource. Staff finds that this guideline has been met.

(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Finding: The applicant did not complete any excavation or regrading as part of this proposal. Staff finds that this guideline does not apply to the evaluation of this proposal.

DECISION

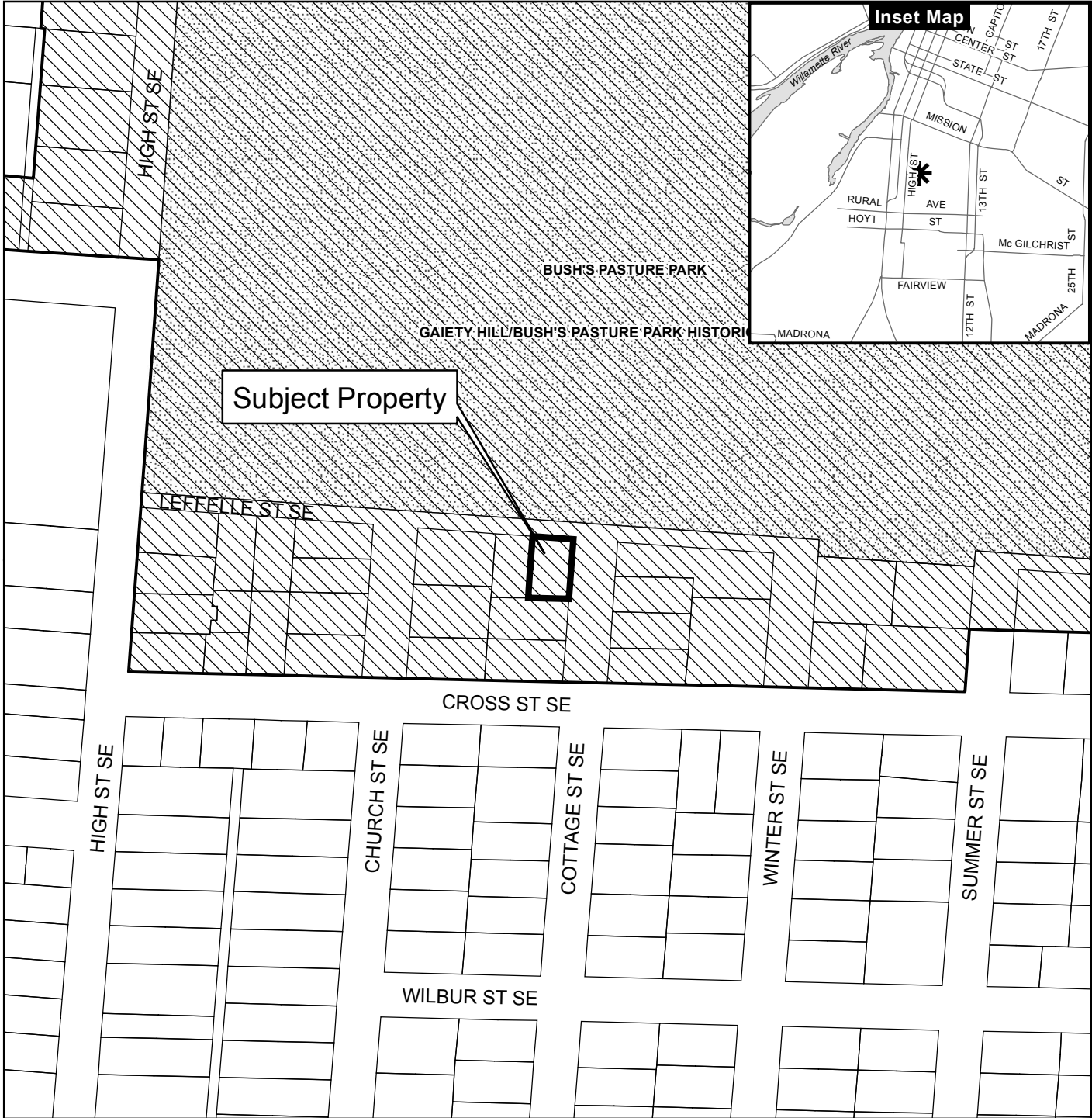
Based upon the application materials deemed complete on January 7, 2021 and the findings as presented in this report, the application for HIS20-29 is **APPROVED**.










Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

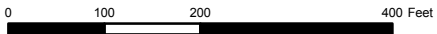
Attachments: A. Vicinity Map
B. Applicant's Submittal Materials

Vicinity Map 690 Leffelle Street SE



Legend

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



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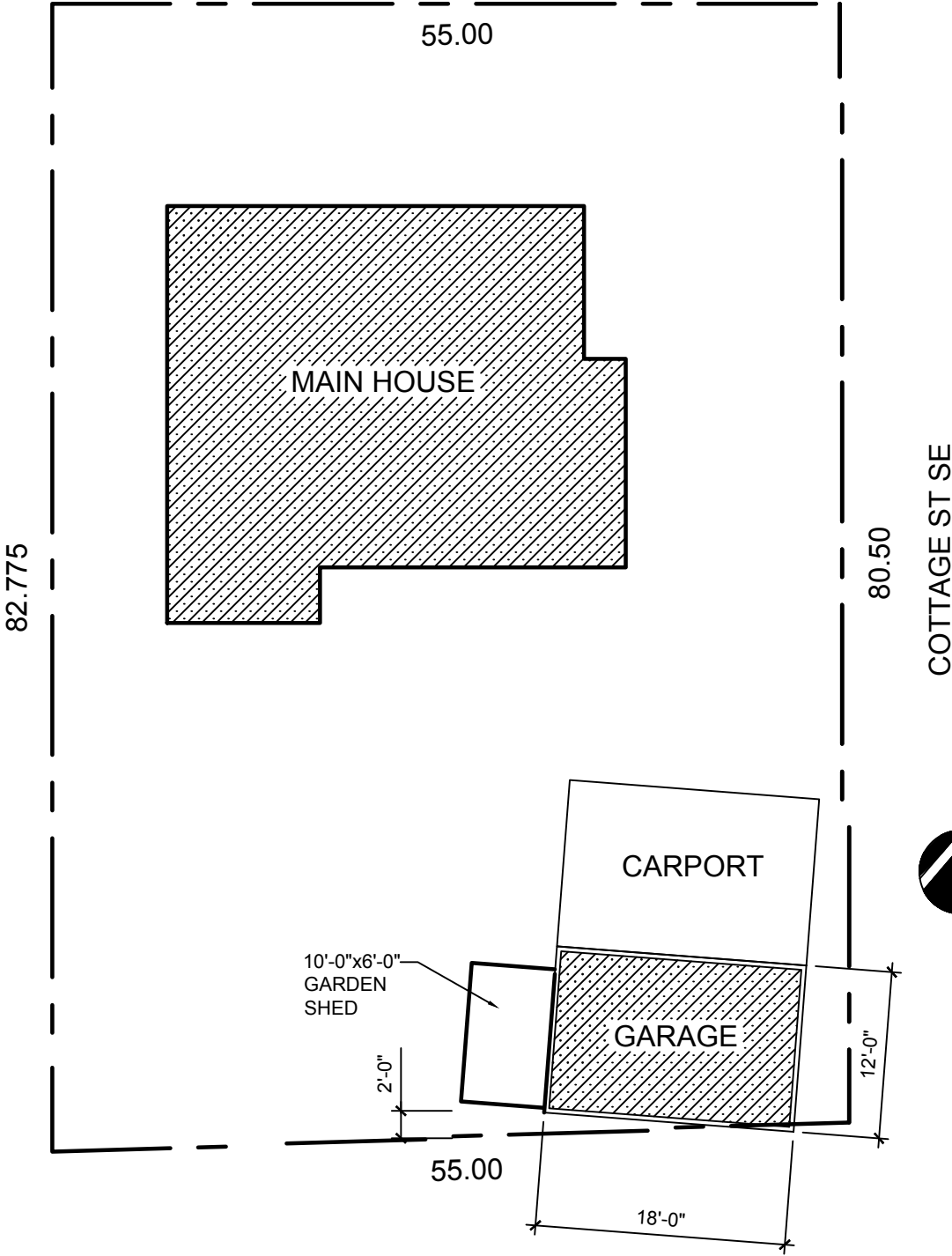
HIS20-29

690 Leffelle St. SE



Givens House garage, eastern (front façade),

690 LEFFELLE ST SE, SALEM OR LOT #1500



SITE PLAN

Joseph Dove and Rodney Michaels

690 Leffelle ST SE
Salem OR 97302

10/27/2020

54 - Written narrative for land use application

We are the owner occupants of the English cottage style home at the corner of Leffelle and Cottage streets in the Bush Park / Gaiety Hill neighborhood. Rod has lived in the neighborhood for over 25 years and knew a number of the original owner/occupants of the neighboring properties. We work 5 blocks away and also own three other similarly old properties just outside of this historical district.

Included on the site is a structure formerly designated as a detached garage circa 1930 which was once located elsewhere on the property and predates the house by approximately 5 years according to tax records. We are applying for a land use designation change to storage/shed as the garage has not been usable as a garage for approximately 15 years due to:

1. The cracked slab (crack runs entire length of the garage east to west)
2. Historic Garage door that does not function due to cracks

Also of significance: the west wall of the garage over time has sustained significant wood rot due to water and poor drainage. The siding and lower 1/3 of the framing in the center of the west wall was rotting at the foundation. We covered it with plastic and then tarps for approximately 6 years to stop water intrusion while working on improving the drainage. When we removed the tarps and plastic to repair the siding we discovered that some of the framing had been reinforced previously but the replacement "sisters" framing wood had also rotten (see photos).

June 29th of this year we began to repair the decaying framed wall and siding, and at the same time reinforce the structure. The Bush and Deepwood properties both have garden structures and we wanted to include something similar on our property and directly behind the structure. Our goals were property improvement and a transformation of the former garage structure for use as multi-function storage for bicycles, ladders, sports equipment and creating a space for potting plants in the west end of the structure.

We opened up the west wall and reinforced it. We married a framed light filled structure to the west end of the garage for the garden use. The south wall of the extension follows the line of the existing structure and it is offset by 19" on the north side (see diagram). The structure and potting shed space is still accessed by the existing pedestrian side door.

Structure Details:

Interior dimensions of extension are

5'8" deep (east to west)

9'7 ½" wide (north to south with a 19" offset on north corner) see photos

The rotten 2x4's were replaced and plywood was added for sheer walls on each side.

A 4x4 header was placed in between the two sheer walls to make the garden space usable

Perimeter elevation 8'

Peak elevation 12'

Offset from NW corner 19"

Windows were added

3 each 3'x5' (on west wall)

2 each 3'x6' (one north and south walls)

The framing materials are 4x4 cedar, 3x4 cedar, and 2x4 cedar (see photos)

The windows and cedar framing cover the majority of the walls of the extended structure

Translucent polycarbonate panels sourced from Home Depot are used to fill beside and above the windows (see photos).

The roofing material is clear polycarbonate panels sourced from The Bargain Barn (available at HomeDepot).

Drip edge and aluminum trim were used to finish the edges of the roof panels.

Two aluminum finish hanging lights were added and small greenhouse type fan was added

Salvageable portions of siding were re-used (thoroughly primed and painted to match the rest of the exterior of the structure) to finish the exposed exterior of the original garage structure. (see photos)

After the rough-in of this extension we also replaced the gutters on the garage.

Thank you for your review and please contact me with any questions at my office or on my cell phone or via email or text.

Joseph Dove

Cell 214.316.2834

Office 503.589.0565

Email: joseph.dove@firehousesclinic.com



Garage – fronting Cottage St. SE



Before Addition – Rotten framing



Tarps covering west end



Reinforced framing – western end of garage



Addition, western (rear) façade)



West façade - addition