

NOTICE OF DECISION

PLANNING DIVISION
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SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS20-30MOD1

APPLICATION NO.: 21-107184-DR

NOTICE OF DECISION DATE: April 22, 2021

SUMMARY: A proposal to add a back-door to the detached garage located at the rear of the historic contributing Weinstein House (c.1938).

REQUEST: Modification of a Minor Historic Design Review approval to request approval to add a back-door to the existing detached garage located at the rear of the historic contributing Weinstein House (c.1938) located in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 755 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CA01600).

APPLICANT: Kendra Furry on behalf of Ashley and Carroll Cottingham

LOCATION: 755 High St SE, Salem OR 97301

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

FINDINGS: The findings are in the attached Decision dated April 22, 2021

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Historic Design Review Case No. HIS20-30MOD1.

The rights granted by the attached decision must be exercised, or an extension granted, by April 22, 2023, or this approval shall be null and void.

Application Deemed Complete:	<u>April 21, 2021</u>
Notice of Decision Mailing Date:	<u>April 22, 2021</u>
Decision Effective Date:	<u>April 22, 2021</u>
State Mandate Date:	<u>August 19, 2021</u>

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

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. HIS20-30MOD1
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS20-30MOD1)
755 HIGH STREET NE) April 22, 2021**

In the matter of the application for a Minor Historic Design Review submitted by Kendra Furry on behalf of Carroll and Ashley Cottingham, 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 back-door to the detached garage located at the rear of the historic contributing Weinstein House (c.1938).

REQUEST: Modification of a Minor Historic Design Review approval to request approval to add a back-door to the existing the detached garage located at the rear of the historic contributing Weinstein House (c.1938) located in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 755 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CA01600).

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 April 21, 2021 and the findings as presented in this report.

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 modify the original historic design review approval authorizing the reconstruction of the garage roof and trusses and replace the garage door on the detached garage at the rear of the Weinstein House in order to add authorization for the installation of a new exterior metal (steel) person door on the western side (rear) of the existing garage. The proposed new person door will be of metal with a multi-paned window on the top portion and

will framed and trimmed to match the existing trim on the existing garage. The rear of the garage at the western end has been reconstructed and clad in wood lap siding to match the existing siding on the garage (**Attachment B**). Staff determined that the following standards from SRC 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, 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) **230.025(c) 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 house was constructed in 1938 in the French Renaissance style and 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 SRC 230.025(c) *Standards for Contributing Resources in Residential Historic Districts, Doors* are applicable to this project.

FINDINGS:

Criteria: 230.025(c) Doors

(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.*

Finding: The applicant is proposing to install a new metal door which reflects the appearance and structural qualities of doors found within the primary resource on the site. The proposed new door is of compatible material and therefore staff finds that SRC 230.025(c)(1) has been met.

(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 a new door at the rear of the garage that generally reproduces its appearance of doors found on the primary resource on the site. No existing character defining features of the existing garage will be adversely impacted by its installation. The proposed door is of a design that is compatible with the resource, with fixed lights on the top half of the proposed person door, reflecting similar design on the garage door. Staff finds that SRC 230.025(c)(2) has been met.

DECISION

Based upon the application materials deemed complete on April 21, 2021 and the findings as presented in this report, the application for HIS20-30MOD1 is **APPROVED**.

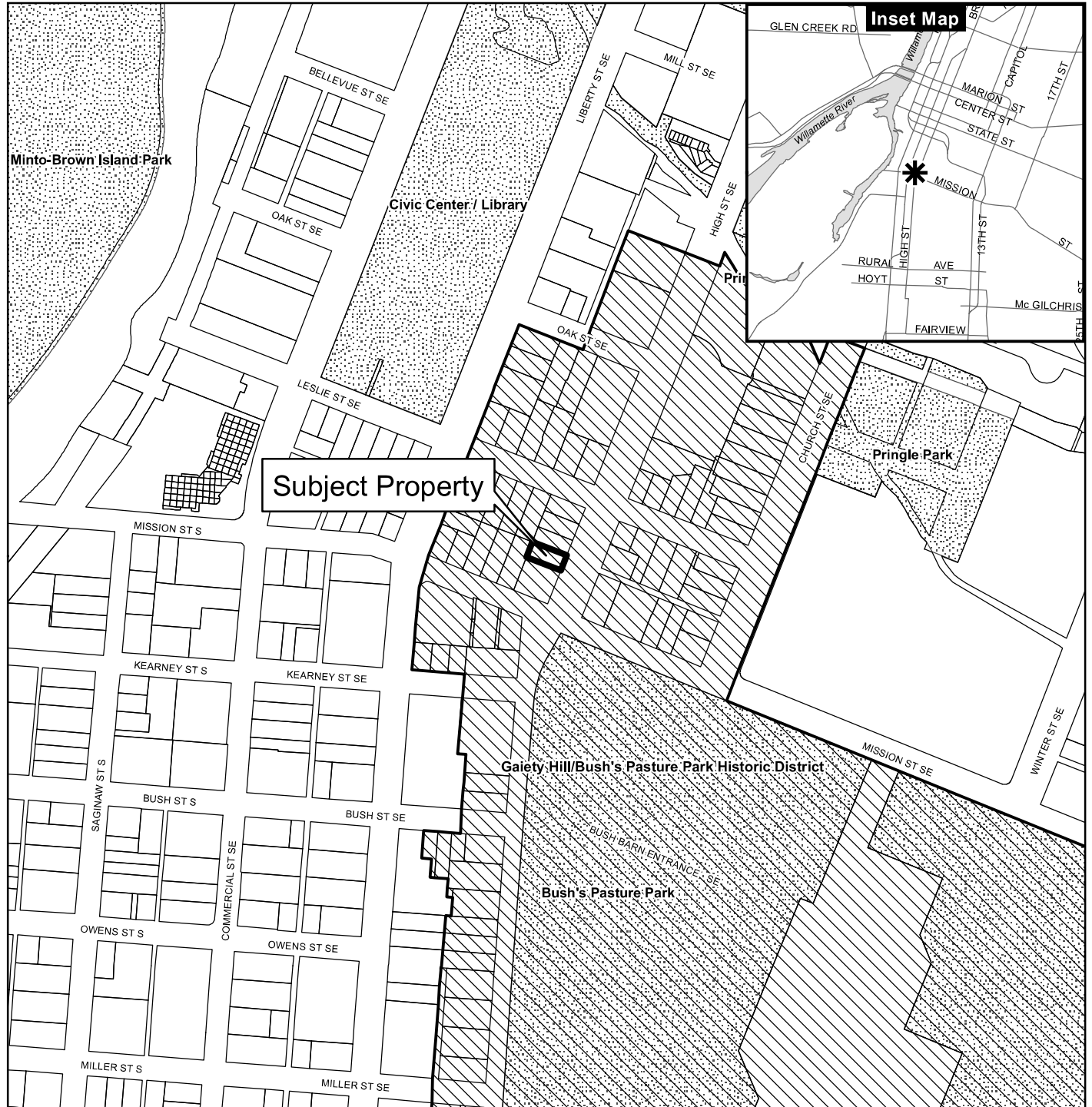


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

Vicinity Map








755 High Street SE (073W27CA01600)

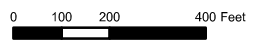


Subject Property

Inset Map

Legend

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



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