

NOTICE OF DECISION

PLANNING DIVISION
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503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

HISTORIC DESIGN REVIEW CASE NO.: HIS21-09

APPLICATION NO.: 21-108519-DR

NOTICE OF DECISION DATE: June 1, 2021

SUMMARY: A proposal to repair a detached garage on the site of the William G. Allen House.

REQUEST: Class 1 Minor Historic Design Review of a proposal to repair of detached garage that was damaged in a fire on the site of the William G. Allen House (c. 1920), an individually listed Local Landmark in the RM2 (Multiple Family Residential District) zone and located at 901 Capitol Street NE (Marion County Assessors Map and Tax Lot number: 073W22CA08600).

APPLICANT: Ryan Kariker on behalf of Warren Properties LLC (Gerald Warren)

LOCATION: 901 Capitol St NE

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(a) – Standard for historic contributing buildings in residential historic districts.

FINDINGS: The findings are in the attached Decision dated June 1, 2021.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Historic Design Review Case No. HIS21-09.

This Decision becomes effective on June 2, 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 June 2, 2023, or this approval shall be null and void.

Application Deemed Complete:	<u>June 1, 2021</u>
Notice of Decision Mailing Date:	<u>June 1, 2021</u>
Decision Effective Date:	<u>June 2, 2021</u>
State Mandate Date:	<u>September 29, 2021</u>

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

This decision is 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. HIS21-09
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS21-09)
901 CAPITOL STREET NE) June 1, 2021**

In the matter of the application for a Minor Historic Design Review submitted by Ryan Kariker on behalf of Gerald Warren (Warren Properties LLC), 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 a detached garage on the site of the William G. Allen House.

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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**).

DECISION

APPROVED based upon the application materials deemed complete on June 1, 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 repair the existing detached garage which was damaged in a fire. A new roof will be installed, tongue and groove soffits, style K gutters. The north wall and portions of the west wall will be replaced with cedar shingles. The siding will be cedar shingles painted to match the original and the roof will be composition shingling. Two new sets of custom designed fixed wooden double doors will be installed within the eastern wall to replace what was damaged and match the design of the existing doors (**Attachment B**). Staff determined that the following standards from SRC 230.025(a) *Standards for Contributing*

Resources in Residential Historic Districts, Siding, exterior trim and minor architectural features 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(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

According to nomination documents, the William G. Allen house, a Craftsman Bungalow was constructed in 1920 by William G. Allen, a pioneer in the food processing industry in Salem. Allen and his father came to Oregon in 1892 and established the Salem Canning company at 12th and Trade Streets in 1898. Allen later established the Hunt Brothers plant on North Front Street in 1914. In 1931 he established the W.G. Allen Fruit Company with plants in Salem,

Newberg and Dundee. His plant in Salem was at the southwest corner of Front and Chemeketa Streets where he processed cherries and other fruits. At the time of designation, the garage was specifically identified as historic contributing, with good integrity.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from 230.025(a) *Standards for Contributing Resources in Residential Historic Districts, Siding, exterior trim and minor architectural features* are applicable to this project.

FINDINGS:

Criteria: 230.025(a) Standards for Contributing Resources in Residential Historic Districts, 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.*

Finding: The applicant is proposing to repair the fire damaged garage utilizing in kind materials (wood siding and doors/composition shingle roofing) to replace and restore the damaged material. Staff finds that SRC 230.025(a)(1) has been met.

(2) Design. *The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.*

Finding: The applicant is proposing to replace and repair the existing detached garage which was damaged in a fire. The replacement reproduces the appearance of the roof, shingled siding, tongue and groove soffits, and gutters. New double doors will be custom made to reproduce the appearance existing. Staff finds that SRC 230.025(a)(2) has been met.

DECISION

Based upon the application materials deemed complete on June 1, 2021 and the findings as presented in this report, the application for HIS21-09 is **APPROVED**.

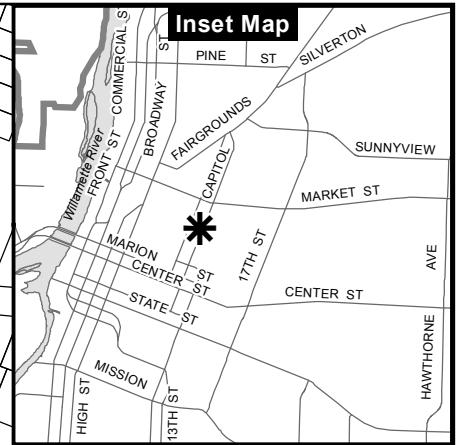
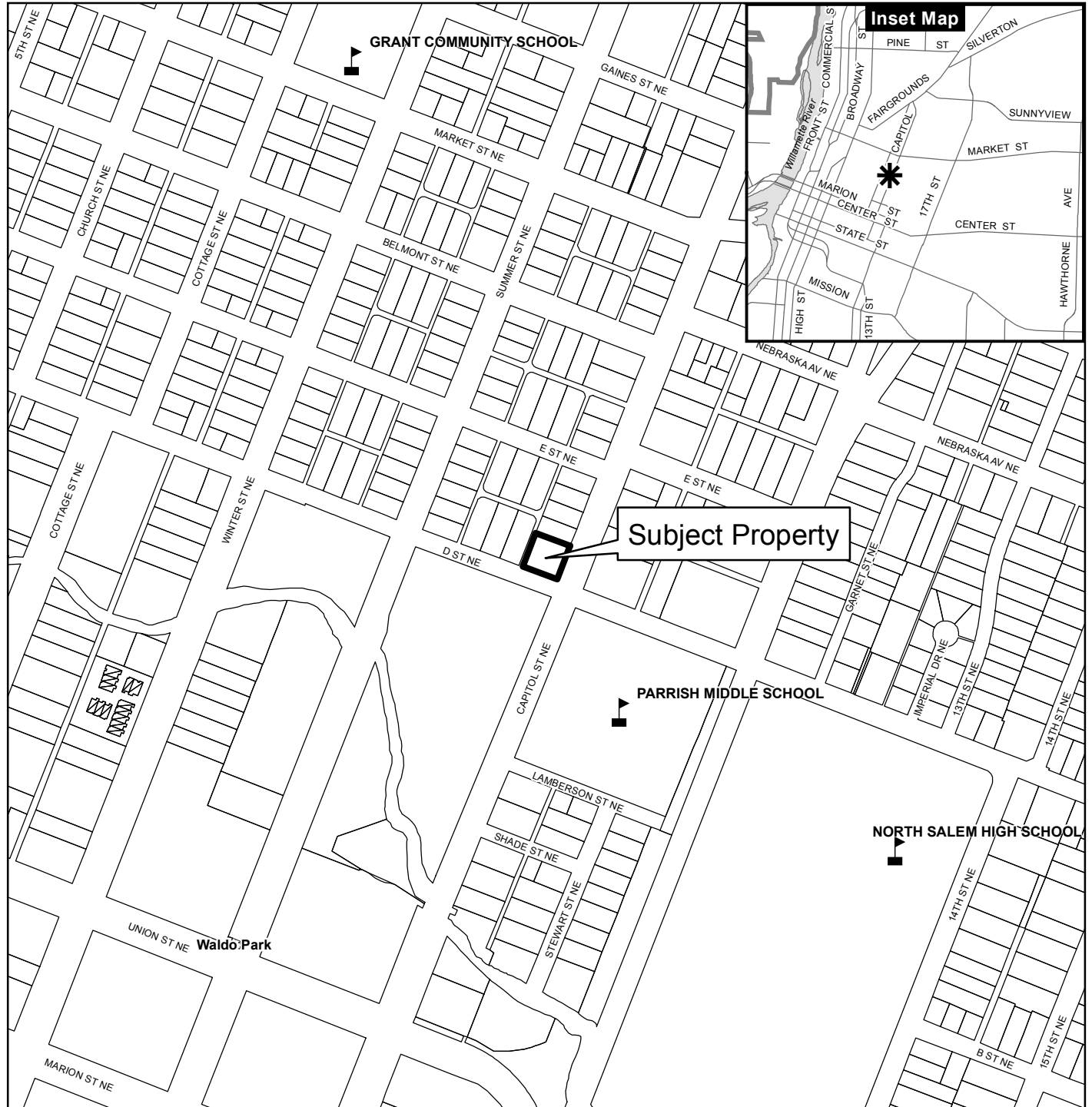


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

Vicinity Map

901 Capitol Street NE (073W23CA08600)



Legend

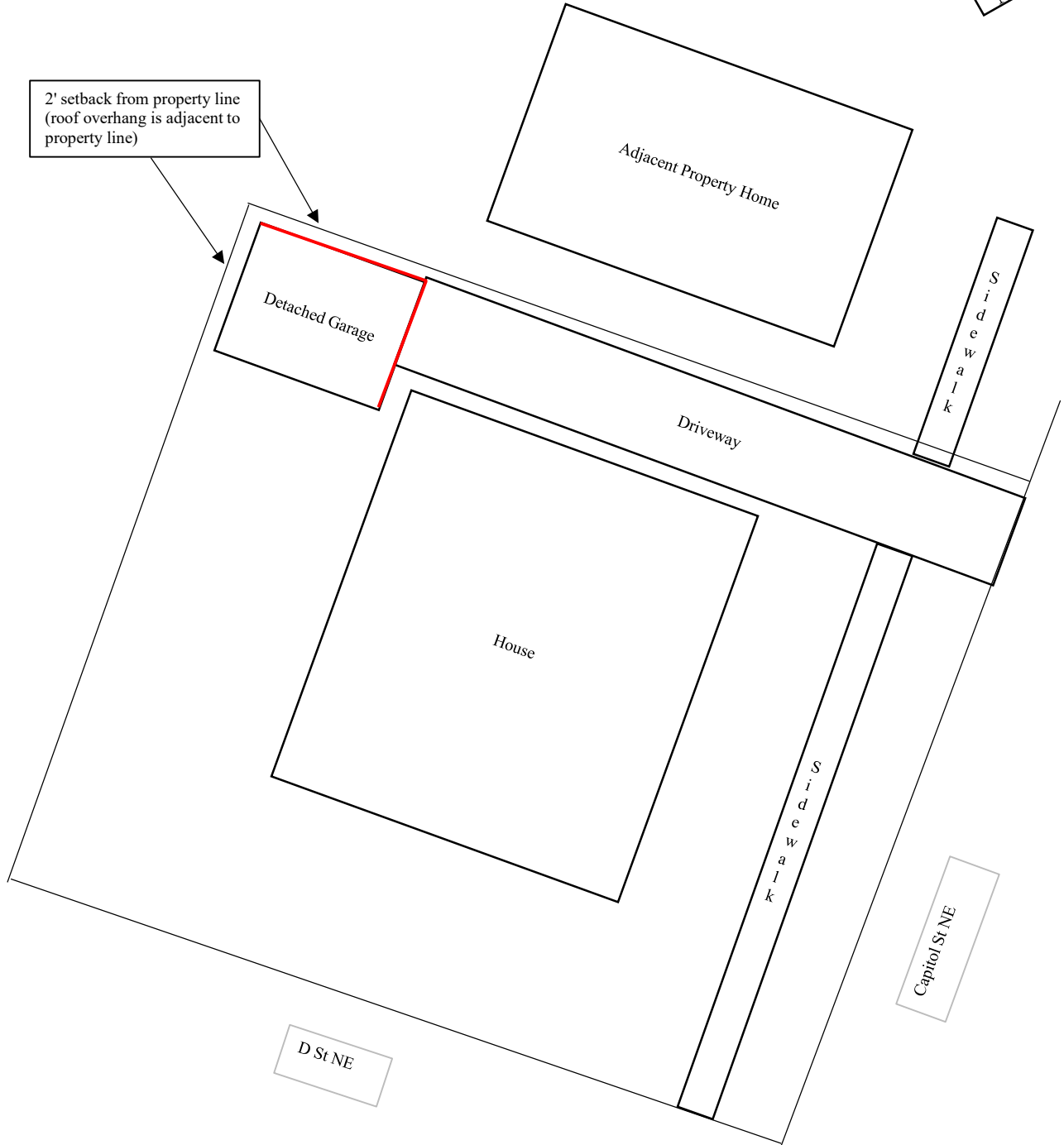
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks




0 100 200 400 Feet



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Legend:

: Fire damage

Scale:

 10ft

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

901 Capitol St NE North/ West Wall:

Replace damaged areas with 1) cedar shingles, 2) tongue and groove soffits, 3) style K gutters and paint to match

1)



16 in #1 Certi-grooved shingles machine grooved on one face and machine re-trimmed for parallel edges and smooth butts, sawn at right angles. Painted to match the existing structure.

2)



1"x6" tongue and groove #2 pine painted to match existing structure.

3)



White Style K Gutters to replace damaged gutters





Garage – prior to Fire (Google Maps-Streetview – 2020)

901 Capitol St NE East Wall:

Replace damaged areas with cedar shingles (same as above), tongue and groove soffits (same as above), style K gutters (same as above), and custom built double doors to match existing double doors.



Existing:



Proposed: