

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS20-13

APPLICATION NO.: 20-106192-DR

NOTICE OF DECISION DATE: APRIL 8, 2020

SUMMARY: A proposal to add a new garage bay to the south end of an existing non-historic detached garage.

REQUEST: Minor Historic Design Review of a proposal to add a new 11 x 16 (176 square foot) garage bay to the south end of an existing non-historic detached garage located at the north end of the site of the Charles & Sarah Constable House (1906), a historic contributing resource in the Court Chemeketa National Register Historic District, on property within the RD (Duplex Residential) zone, and located at 1337 Court Street NE (Marion County Assessors Map and Tax Lot number 073W26BA11000).

APPLICANT: Robert Gates

LOCATION: 1337 Court St NE

CRITERIA: Salem Revised Code (SRC) Chapters SRC 230.025(i) Standards for Historic Contributing Buildings in Residential Districts

FINDINGS: The findings are in the attached Decision dated April 8, 2020.

DECISION: The **Historic Preservation Officer**, a Planning Administrator Designee, **APPROVED** Historic Design Review HIS20-13 based upon the application materials deemed complete on January 28, 2019 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by April 24, 2022 or this approval shall be null and void.

This Decision becomes effective on April 24, 2020. 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).

Application Deemed Complete:	<u>April 7, 2020</u>
Notice of Decision Mailing Date:	<u>April 8, 2020</u>
Decision Effective Date:	<u>April 24, 2020</u>
State Mandate Date:	<u>August 5, 2020</u>

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

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division by 5:00 p.m., Thursday, April 23, 2020. **PLEASE NOTE: Due to the COVID-19 pandemic, City of Salem Offices are closed to the public until further notice.** The notice of appeal can be submitted electronically at planning@cityofsalem.net or mailed to City of Salem Planning, Room 320, 555 Liberty Street SE, Salem OR 97301. The appeal must be received by the above date and time. 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 must be filed in duplicate with the City of Salem Planning Division. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer 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 at the Planning Division office, Room 320, 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. HIS20-13
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS20-13)
1337 COURT STREET NE) APRIL 8, 2020**

In the matter of the application for a Minor Historic Design Review submitted by Robert Gates, 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 new garage bay to the south end of an existing non-historic detached garage.

REQUEST: Minor Historic Design Review of a proposal to add a new 11' x 16' (176 square foot) garage bay to the south end of an existing non-historic detached garage located at the north end of the site of the Charles & Sarah Constable House (1906), a historic contributing resource in the Court Chemeketa National Register Historic District, on property within the RD (Duplex Residential) zone, and located at 1337 Court Street NE (Marion County Assessors Map and Tax Lot number 073W26BA11000).

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 8, 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.

2. Analysis of Minor Historic Design Review Approval Criteria

Summary and Background: The applicant is proposing to add a new 11' x 16' (176 square foot) garage bay to the south end of an existing non-historic garage located at the north end of the site fronting the alley. The proposed garage bay will be approximately 13' 5' in height (at the peak). The height of the existing garage at the peak is 17' 11". The proposed new garage bay will be clad in HardiPlank lap siding over plywood sheathing to match the siding on the exterior of the Charles & Sarah Constable House. The roof will be clad with architectural composition shingles over plywood roof sheathing. The southern façade of the roof facing the house includes decorative gable brackets under the roof eaves and attached to primed fascia boards, reflecting the architectural style of the main resource on the site. The garage bay will be accessed through the existing garage, and there will be no doors. However, there will be one half round window installed on the east façade of the new garage bay. 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* and SRC 230.025(b) *Standards for Contributing Resources in Residential Historic Districts, Windows* are applicable to this project.

Criteria: 230.025 Standards for historic contributing buildings in residential historic districts.

(i) New accessory structures. New accessory structures may be built on the site of historic contributing buildings.

(1) *Materials.* New accessory structures shall have the same siding material as the resource on the site.

Finding: The applicant is proposing to utilize HardiBoard lap siding to replicate the exterior appearance of the type of siding on the exterior of the Charles & Sarah Constable House. The new siding is compatible with the resource and matches the appearance of the existing original siding on the primary resource on the site. Staff finds that SRC 230.25(i)(1) has been met.

(2) *Design.* New accessory structures shall:

(A) *Be located at the rear of the site.*

Finding: The applicant is proposing to construct the new garage structure at the rear of the site, to the north of the primary structure, the Charles & Sarah Constable House. This new accessory structure will be attached to the south end of the existing non-historic garage which fronts the alley on the northern end of the site. Staff finds that SRC 230.25(i)(2)(A) has been met.

(B) Be no taller than one story.

Finding: The proposed garage will be approximately 13' 5' in height (at the peak). The proposed structure is not taller than one story. Staff finds that SRC 230.25(i)(2)(B) has been met.

(C) Be similar in character to those built during the period of significance.

Finding: The applicant is proposing to replicate the general style of the existing primary resource on the site, which is in the Craftsman style. The southern façade of the roof facing the house includes decorative gable brackets under the roof eaves and attached to primed fascia boards, reflecting the architectural style of the main resource on the site. Staff finds that SRC 230.25(i)(2)(C) has been met.

(D) Be subordinate to the primary structure in terms of mass, size, and height.

Finding: The proposed garage will be approximately 13' 5' in height (at the peak). The height of the existing garage at the peak is 17' 11". Both structures are subordinate in mass, size and height to the Charles & Sarah Constable House. Staff finds that SRC 230.25(i)(2)(D) has been met.

DECISION

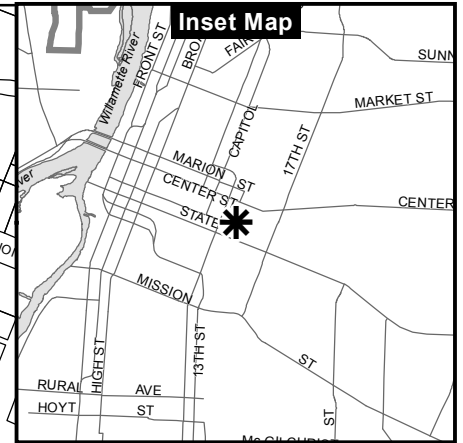
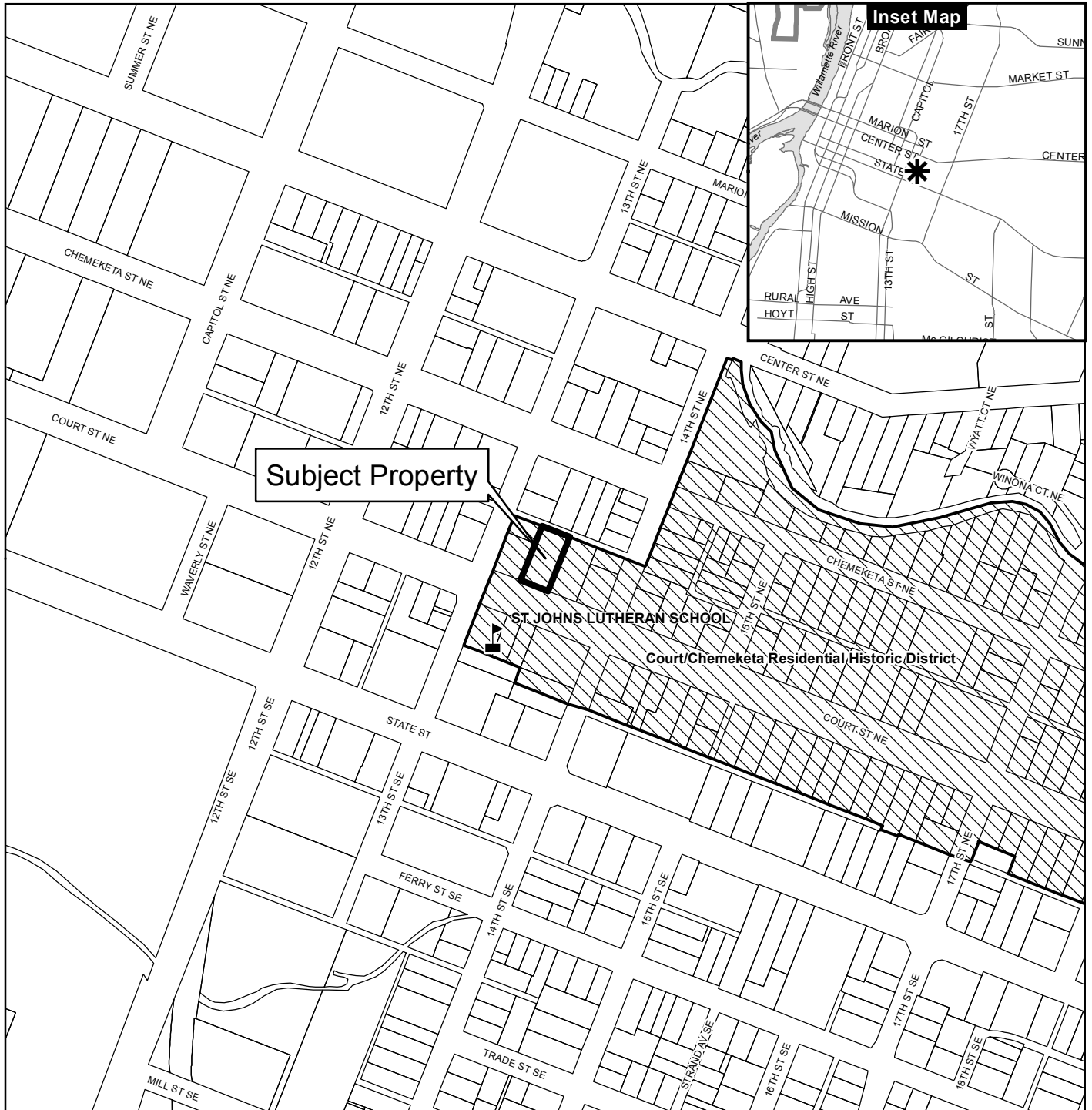
Based upon the application materials deemed complete on April 8, 2020 and the findings as presented in this report, the application for HIS20-13 is **APPROVED**.










Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

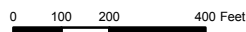
Attachments: A. Vicinity Map
B. Excerpt from National Register Historic Resource Document
C. Applicant's Submittal Materials

Vicinity Map HIS20-13 1337 Court Street NE (073W26BA11000)



Legend

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



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OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

HIST NAME: _____

DATE OF CONSTRUCTION: _____

2 Charles and Sarah Constable House (c. 1906)

1337 Court Street, NE; Assessor's Map 26BA 7-3W; Tax Lot 84610-480

Owners: Ronald and Nadine Thaheld, 1337 Court Street, NE, Salem, OR 97301

Primary _____

STYLE: _____

MAP NO.: _____ TAX LOT: _____ BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)

ADDITION: _____ THEME: _____

BLOCK: _____ LOT: _____ QUAD: _____

PLAN TYPE/SHAPE: _____ NO. OF STORIES: _____

FOUNDATION MATERIAL: _____ BASEMENT (Y/N): _____

ROOF FORM & MATERIALS: _____

WALL CONSTRUCTION: _____ STRUCTURAL FRAME: _____

PRIMARY WINDOW TYPE: _____

EXTERIOR SURFACING MATERIALS: _____

DECORATIVE FEATURES: _____

OTHER: _____

CONDITION: EXCELLENT GOOD FAIR DETERIORATED MOVED _____ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): _____

NOTEWORTHY LANDSCAPE FEATURES: _____

ASSOCIATED STRUCTURES: _____

KNOWN ARCHEOLOGICAL FEATURES: _____

SETTING: _____

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts). USE ADDITIONAL SHEETS IF NECESSARY: _____

Description: This is a Vernacular house remodelled in Craftsman style. It replaces an earlier dwelling, built on the lot in the 1870's, and may incorporate elements of the earlier house. The Sanborn Insurance Map shows the east wall of the current structure as the same line as the west wall of the earlier one. Some sharing of the earlier fabric might explain the unusually thick walls reported in parts of the house by one of its former owners (conversation with Douglas Chambers, Fall 1985). The current house stands far to the west side of its wide lot. It is a one-and-one-half story side-gabled house with a full attached front (south) porch supported by three piers. A large central gable interrupts the cornice of the main roof. Windows of a variety of dimensions and styles light the house and its rambling rear addition(s). Siding is clapboard.

Cultural data: The original house on this lot probably was built by James Joseph (cf. commentary on #1) and lived in by the attorney John J. Shaw beginning in 1876. In 1889, the property went from Shaw's estate to the banker J. H. Albert. A sale from Albert to Charles O. and Sarah E. Constable in the amount of \$1650 is recorded in 1902. The Oregon Statesman

(over)

#462

for January 1, 1905, contains a photograph of "C. O. Constable's Residence" at 457 Court, the original address of this lot. The house illustrated is not the one in place today in its current form. The Constables presumably built a new house, perhaps c. 1906 and perhaps using elements of the old house. The Constables are listed as living at this location until 1924. He was in the real estate business and then County Fruit Inspector. In 1924 the house was purchased by Jessie I. Wilson, wife of William E. Wilson, president of the Salem Brick and Tile Co. By 1928 William Wilson had died and Jessie Wilson had assumed the presidency of the company. She continued to live in the house until 1935. In 1943 she sold it to Douglas Chambers, who had been born and grown up in the neighborhood (cf. commentary on #3). Mr. Chambers was a sheep buyer, in the tradition of his mother's family, the Stuesloffs, who were livestock buyers from early in the century. The Steusloffs owned nearby houses across 13th Street. Mr. Chambers sold his house in 1963.

Case No. AMANDA #: 20 106192-DR**Historic Alteration Review Worksheet**Site Address: 1337 Court Street NE Salem ORResource 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: 1

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 NoProject's Existing Material: Wood construction Project's New Material: Wood construction**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:

We are adding 1 bay to the rear of the existing Garage. This will have matched siding, trim and roofing. It will have 1 half round window same style as the existing windows on the existing Garage. Paint will be matched also. there are no new doors. Access will be from inside of existing garage by cutting a passage way in rear of Garage. Structure, design and roof pitch will match existing Garage.

Signature of Applicant

3-27-2020

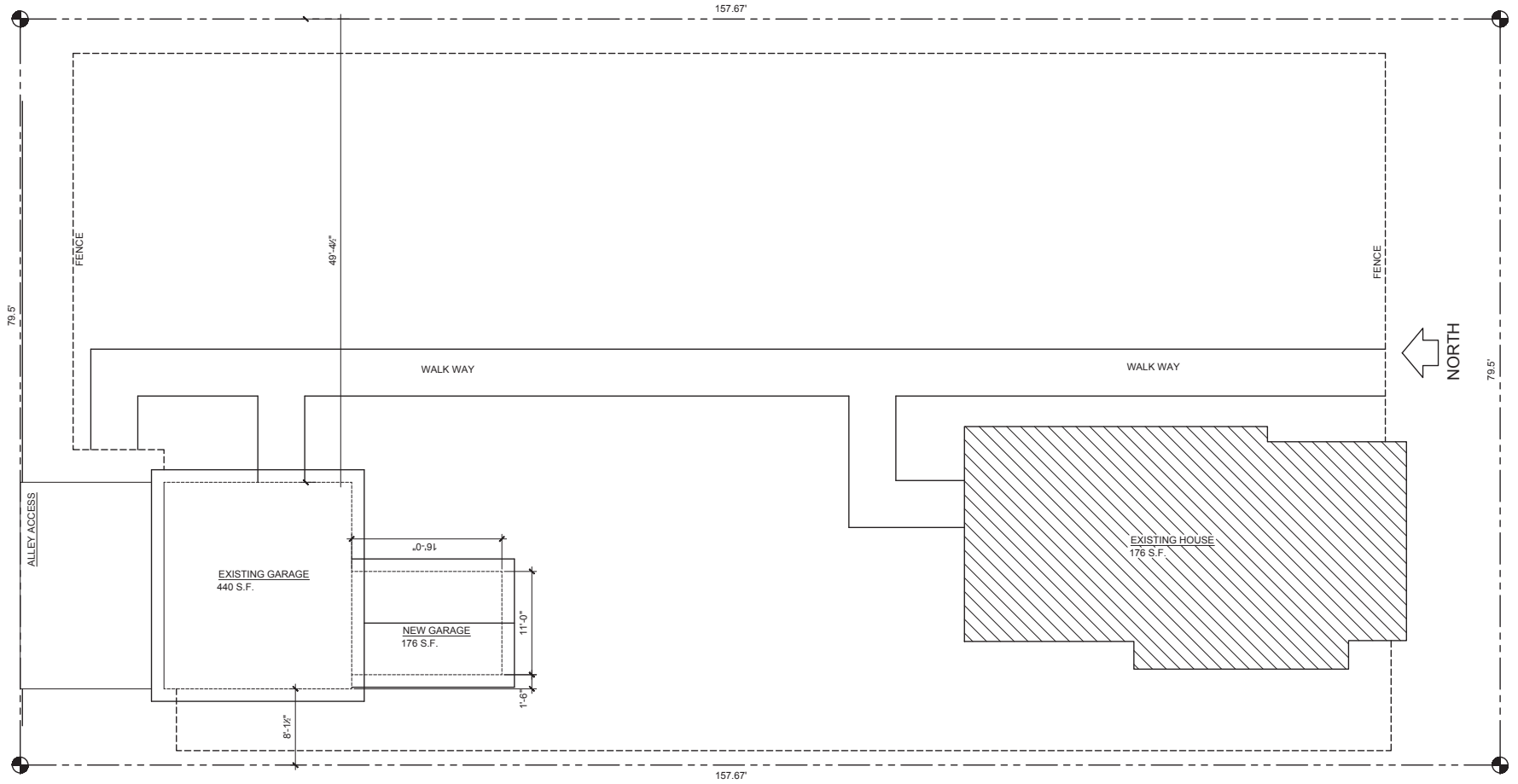
Date Submitted/Signed

City of Salem Permit Application Center – 555 Liberty Street SE / Room 320 – Salem, OR 97301 / (503) 588-6213



SAFETY DATA SHEET

Section 1. Identification		
Product Identifier:	Exterior Fiber-Cement (Medium Density) – Includes all Generation 6 HZ5 and HZ10 products with the following product names: HardiePlank® lap siding, HardiePanel® vertical siding, HardieSoffit® panel, HardieSoffit®, Beaded Porch Panel, HardieShingle® siding, HardieShingle® notched panels, HardieShingle® individual shingles, Hardie® Reveal™ Panel, 7/16” HardieTrim® boards	
Manufacturer Name, Address and Phone Number:	James Hardie Building Products 231 S. LaSalle Street, Suite 2000 Chicago, IL 60604 1-800-942-7343 (1-800-9HARDIE)	
Emergency Phone Number:	1-800-942-7343 (1-800-9HARDIE)	
Recommended Use:	Exterior Fiber-Cement (Medium Density) is used as an external wall cladding	
Restrictions on Use:	None known	
Section 2. Hazards Identification		
GHS Classification:	Carcinogeny, Category 1A Target Organ Systemic Toxicity Repeated Exposure, Category 1	
GHS Label Element(s): Symbol		
Signal Word	DANGER	
Hazard Statement(s)	May cause cancer if dust from product is inhaled Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product	
Precautionary Statement(s)	Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Do not breathe dust from product. Wash hands and face thoroughly after handling. Use personal protective equipment as required. If exposed or concerned: Get medical advice. If shortness of breath or other health concerns develop after exposure to dust from the product, seek medical attention. Dispose of product in accordance with local, state and national regulations. If there are no applicable regulations, dispose of in a secure landfill, or in a way that will not expose others to dust.	
Section 3. Composition / Information on Ingredients		
CAS#	Chemical Ingredient	%
14808-60-7	Crystalline Silica (Quartz)	15-45%
65997-15-1	Calcium Silicate (Hydrate)	35-65%



SITE PLAN
SCALE: 3/16" = 1'-0"



STAR Builders, LLC
1895 Cherry Hill Rd. • Salem, Oregon 97303
503.408.1875

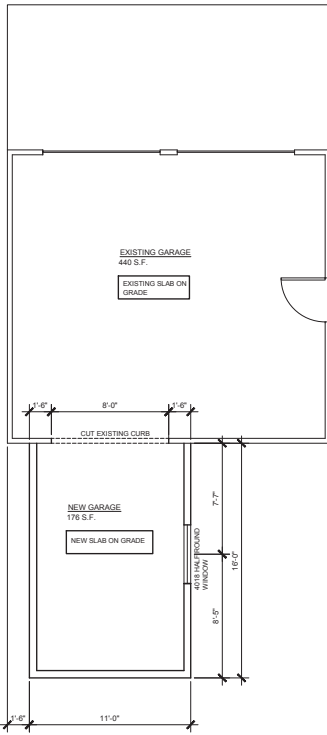
RICK METSCER
GARAGE ADDITION
1337 COURT ST. NE
SALEM, OR 97301

No.			
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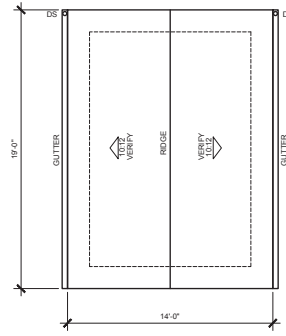


Sheet Description
SITE PLAN

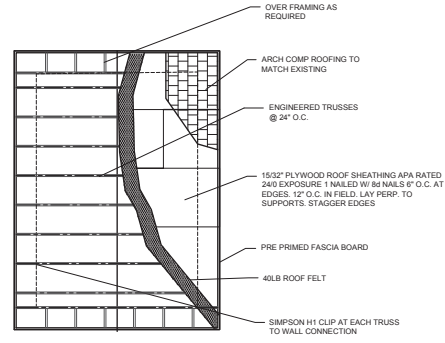
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Sheet	A2
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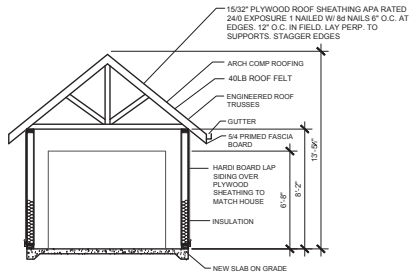
GARAGE FLOOR PLAN
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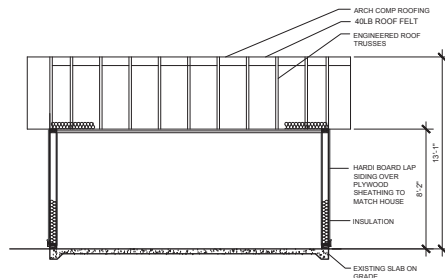
ROOF PLAN
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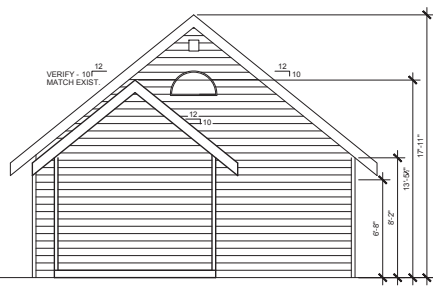
TRUSS PLAN
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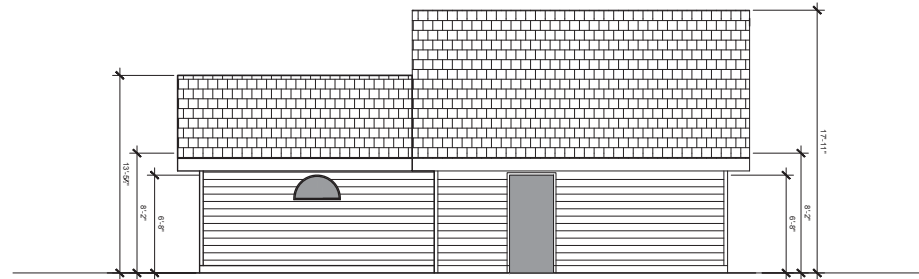
BUILDING SECTION A
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BUILDING SECTION B
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



RICK METSCER
GARAGE ADDITION
1337 COURT ST. NE
SALEM, OR 97301

No.	
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Sheet Description
PLANS

Project	19196	Sheet	A1
Date	3-13-2020		
Scale	1/4" = 1'-0"		