

# 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 PLANNING ADMINISTRATOR

**HISTORIC DESIGN REVIEW CASE NO.:** HIS20-17

**APPLICATION NO.:** 20-109898-DR

**NOTICE OF DECISION DATE:** JUNE 24, 2020

**SUMMARY:** A proposal to replace a garage door on the exterior of the William H. Byrd House #3 garage (c. 1910).

**REQUEST:** Minor Historic Design Review of a proposal to replace the garage door on the exterior of the William H. Byrd House #3 garage (c. 1910) a historic contributing building in the Court Chemeketa Historic District in the RS (Single Family Residential) zone, and located at 250 14th Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BA11400).

**APPLICANT:** Nicholas King

**LOCATION:** 250 14<sup>th</sup> St NE / 97301

**CRITERIA:** Salem Revised Code (SRC) Chapters 230.025(c) - Standards for Historic Contributing Buildings in Residential Historic Districts: Doors

**FINDINGS:** The findings are in the attached Decision dated June 24, 2020.

**DECISION:** The **Historic Preservation Officer**, a Planning Administrator Designee, **APPROVED** Historic Design Review Case No. HIS20-17 based upon the application materials deemed complete on June 23, 2020 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by July 10, 2022 or this approval shall be null and void.

*This Decision becomes effective on July 10, 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>June 23, 2020</u>
Notice of Decision Mailing Date:	<u>June 24, 2020</u>
Decision Effective Date:	<u>July 10, 2020</u>
State Mandate Date:	<u>October 21, 2020</u>

Case Manager: Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto: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, July 9, 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](mailto: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 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 at the Planning Division office, Room 320, City Hall, 555 Liberty Street SE, during regular business hours. For access to case related documents during the closure of City Hall to the public because of the Covid-19 pandemic, please contact the Case Manager.

<http://www.cityofsalem.net/planning>

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**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM**

**HISTORIC DESIGN REVIEW CASE NO. HIS20-17  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS20-17 )  
250 14<sup>TH</sup> STREET NE ) JUNE 24, 2020**

In the matter of the application for a Minor Historic Design Review submitted by Nicholas King, 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 replace a garage door on the exterior of the William H. Byrd House #3 garage (c. 1910).

**REQUEST:** Minor Historic Design Review of a proposal to replace the garage door on the exterior of the William H. Byrd House #3 garage (c. 1910) a historic contributing building in the Court Chemeketa Historic District in the RS (Single Family Residential) zone, and located at 250 14<sup>th</sup> Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BA11400).

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 23, 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

**Finding:** The applicant is proposing to replace the failing garage door with a new wood door, suspended from a rail at the top of the garage opening (**Attachment B**). Staff determined that the following standards from SRC 230.025(c) *Standards for Contributing Resources in Residential Historic Districts, D* are applicable to this project.

### **FINDINGS:**

#### **GARAGE DOOR** **SRC 230.025(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 non-original plywood garage door with a new sliding wood door. While the original garage door is not extant, and it is not possible to replicate the original, the proposed new door fits within the existing 8' x 11' opening of the garage and is of compatible material. 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 replace the existing non-original garage door with a new wood sliding garage door suspended from a rail at the top of the garage door opening. While the proposed door is not a reproduction of the original, which is no longer extant, the proposed door fits within the existing opening and is of a compatible design. Staff finds that SRC 230.025(c)(2) has been met.

### **DECISION**

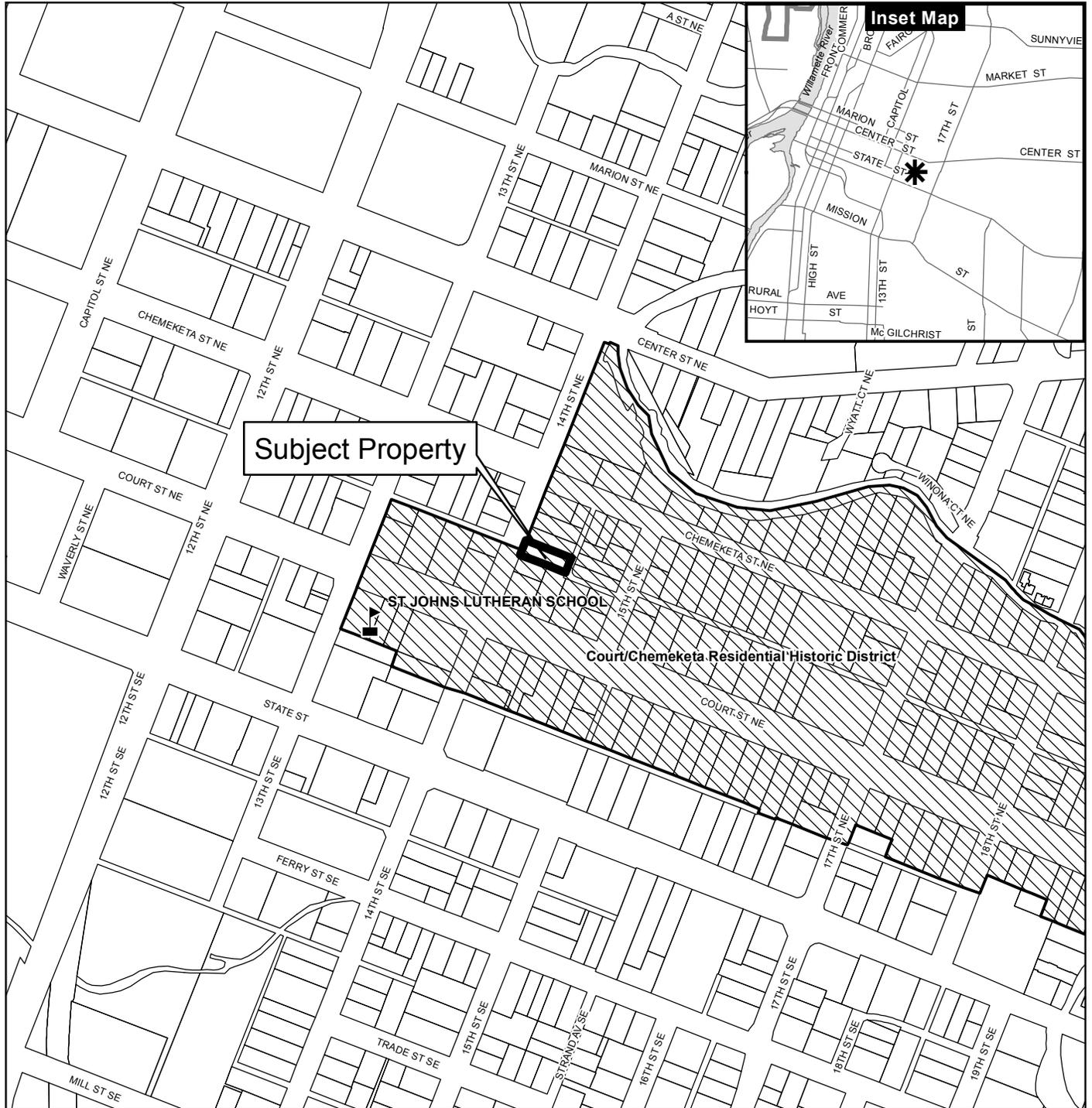
Based upon the application materials deemed complete on June 23, 2020 and the findings as presented in this report, the application for HIS20-17 is **APPROVED**.

  
\_\_\_\_\_  
Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

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

# Vicinity Map

## 250 14th Street NE (073W26BA11400)



**Legend**

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



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## Historic Alteration Review Worksheet

Site Address: 250 14th Street NE, Salem, OR 97301

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)  
garage door

**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: wood Project's New Material: wood

### 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:

Currently the garage door consists of random pieces of plywood and boards cobbled together to block the entrance to the garage. We intend to have an actual garage door built, using wood panels and boards like they would have used back when the house was built (1902). We have no historical documentation for this house or structure so don't have any idea what it looked like originally. But the properties abutting our garage to the north and south have garages with wood doors similar to barn doors. One has the doors hinged on the sides, the other has the door suspended from a rail at the top that it slides on to open. We intend to do the latter, as that is how it is currently set up.

Nicholas King

 Digitally signed by Nicholas King  
Date: 2020.06.08 16:19:46 -07'00'

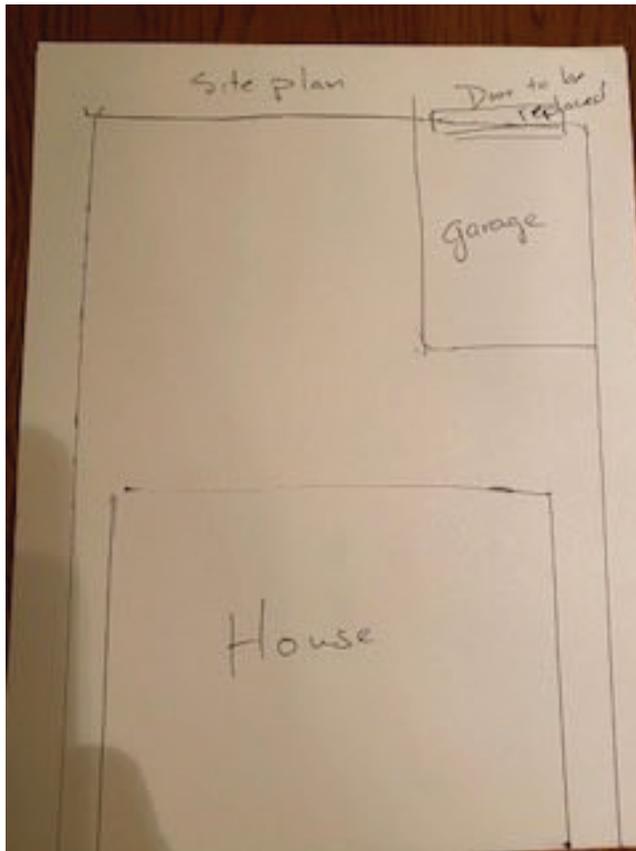
06/08/2020

Signature of Applicant

Date Submitted/Signed



New Garage door proposed on east façade fronting the alley.





Scale  $\frac{1}{2}'' = 1'$

