

# NOTICE OF DECISION

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



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503-588-6173*

## DECISION OF THE PLANNING ADMINISTRATOR

**MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS20-21**

**APPLICATION NO.: 20-113138-DR**

**NOTICE OF DECISION DATE: AUGUST 27, 2020**

**SUMMARY:** A proposal to add two metal chimney straps on the exterior of the Warren Carkin House chimney (c. 1920).

**REQUEST:** Minor Historic Design Review of a proposal to add two metal chimney straps on the exterior of the Warren Carkin House chimney (c. 1920) a historic contributing building in the Gaiety Hill/Bushs Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 595 Leslie Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27AC01600).

**APPLICANT:** John Vandreal

**LOCATION:** 595 Leslie St SE / 97301

**CRITERIA:** Salem Revised Code (SRC) Chapters 230.025(g) Alterations/Additions

**FINDINGS:** The findings are in the attached Decision dated August 27, 2020

**DECISION:** The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Design Review HIS20-21 based upon the application materials deemed complete on August 27, 2020 and the findings as presented in this report.

This Decision becomes effective on September 12, 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).

The rights granted by the attached decision must be exercised, or an extension granted, by September 12, 2022 or this approval shall be null and void.

Application Deemed Complete:	August 27, 2020
Notice of Decision Mailing Date:	August 27, 2020
Decision Effective Date:	September 12, 2020
State Mandate Date:	December 24, 2020

**Case Manager:** Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto: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](mailto:planning@cityofsalem.net), no later than 5:00 p.m., September 11, 2020. 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. HIS20-21  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS20-21 )  
595 LESLIE ST SE ) AUGUST 27, 2020**

In the matter of the application for a Minor Historic Design Review submitted by John Vandreal, 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 two metal chimney straps on the exterior of the Warren Carkin House chimney (c. 1920).

**REQUEST:** Minor Historic Design Review of a proposal to add two metal chimney straps on the exterior of the Warren Carkin House chimney (c. 1920) a historic contributing building in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 595 Leslie Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27AC01600).

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 August 27, 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 install two metal chimney straps on the exterior of the chimney on the east façade of the Warren Carkin House in order to secure the chimney to the structure (**Attachment B**). A ¼” by 1 ½ inch steel strap is bent to fit around the chimney and secured by lag-bolting the strapping to the rafters on both sides of the chimney. Staff determined that the following standards from SRC 230.025(a) *Standards for Contributing Resources in Residential Historic Districts SRC 230.025(g) Alterations and Additions*

### **FINDINGS:**

#### **CHIMNEY STRAPS**

**SRC 230.025(g) Alterations and Additions.** *Additions to and alterations of the historic contributing building is allowed.*

**(1) Materials.** *Materials for alterations or additions:*

**(A)** *Building materials shall be of traditional dimensions.*

**Finding:** The applicant is proposing to secure the chimney to the structure with metal chimney straps which are of traditional dimensions. Staff finds that SRC 230.025(g)(1)(A) has been met.

**(B)** *Material shall be of the same type, quality and finish as original material in the building.*

**Finding:** The proposed metal chimney straps, while new, are of compatible material to the original material found throughout the Carkin House. Staff finds that SRC 230.025(g)(1)(B) has been met.

**(C)** *New masonry added to a building shall, to the greatest extent feasible, match the color, texture and bonding pattern of the original masonry.*

**Finding:** The applicant is not proposing to add any new masonry as part of this project. Staff finds that SRC 230.025(g)(1)(C) is not applicable to the evaluation of this proposal.

**(D)** *For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.*

**Finding:** The applicant is proposing to install metal strapping in two locations, at the top of the upper floor, and near the peak. The strapping will be bent around the chimney and then lag bolted into the framing/rafters which will minimally impact the original siding on this façade. However, overall, this impact is minimal, and the original siding will be maintained to the maximum extent possible. Staff finds that SRC 230.025(g)(1)(D) has been met.

**(2) Design.** *Alterations or additions shall:*

**(A)** *Be located at the rear, or on an inconspicuous side, of the building.*

**Finding:** The applicant is proposing to install the chimney straps on the exterior of the chimney, which is located on the eastern façade of the Carkin House. This façade is a

secondary façade, thereby minimizing any adverse visual impact due to this alteration. Staff finds that SRC 230.025(g)(2)(A) has been met.

**(B)** *Be designed and constructed to minimize changes to the building.*

**Finding:** The applicant's proposal to add two 1 ½" metal straps to secure the chimney to the structure is not a major alteration and is removable. Any permanent changes to the building have been minimized. Staff finds that SRC 230.025(g)(2)(B) has been met.

**(C)** *Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.*

**Finding:** The applicant's proposal is small in scale and is compatible with the Carkin House. Staff finds that SRC 230.025(g)(2)(C) has been met.

**(D)** *Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.*

**Finding:** While a small amount of original siding will be impacted by the installation of the metal chimney strapping, this impact is minimal and no significant architectural features of the Carkin House will be obscured, damaged or destroyed. Staff finds that SRC 230.025(g)(2)(D) has been met.

**(E)** *Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.*

**Finding:** The proposed chimney straps are of a compatible design and are of compatible material. Staff finds that SRC 230.025(g)(2)(E) has been met.

**(F)** *Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.*

**Finding:** A small amount of original siding will be impacted by the installation of the metal chimney strapping; however, this impact is minimal and no distinctive materials, finishes or construction techniques of the Carkin House will be damaged or destroyed by the proposal. Staff finds that SRC 230.025(g)(2)(F) has been met.

**(G)** *Be constructed with the least possible loss of historic materials.*

**Finding:** The applicant's proposal will result in the loss of a small amount of original siding, however this loss is minimal and will result in securing the chimney to the structure which will ensure that the overall form of the chimney is retained during a seismic event, further ensuring this character defining feature of the Carkin House is preserved. Staff finds that SRC 230.025(g)(2)(G) has been met.

**(H)** *Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence shall not be added to the building.*

**Finding:** The proposed chimney straps are clearly new, and therefore a false sense of history will not be created by their addition. Staff finds that SRC 230.025(g)(2)(H) has been met.

**(I)** *Be designed in a manner that makes it clear what is original to the building, and what is new.*

**Finding:** The proposed new chimney straps are clearly new and not original to the structure. Staff finds that SRC 230.025(g)(2)(I) has been met.

**(J)** *Be designed to reflect, but not replicate, the architectural styles of the period of significance.*

**Finding:** The applicant is not proposing an addition that has an architectural style, therefore staff finds that SRC 230.025(g)(2)(J) is not applicable to the evaluation of this proposal.

**(K)** *Preserve features of the building that has occurred over time and has attained significance in its own right.*


**Finding:** The applicant's proposal will not impact any features that have acquired significance after the original construction of the Carkin House, therefore staff finds that SRC 230.025(g)(2)(K) is not applicable to the evaluation of this proposal.

**(L)** *Preserve distinguishing original qualities of the building and its site.*

**Finding:** The applicant's proposal to install chimney straps is intended to ensure that this character defining feature of the Carkin House is retained and preserved over time. Staff finds that SRC 230.025(g)(2)(L) has been met.

## DECISION

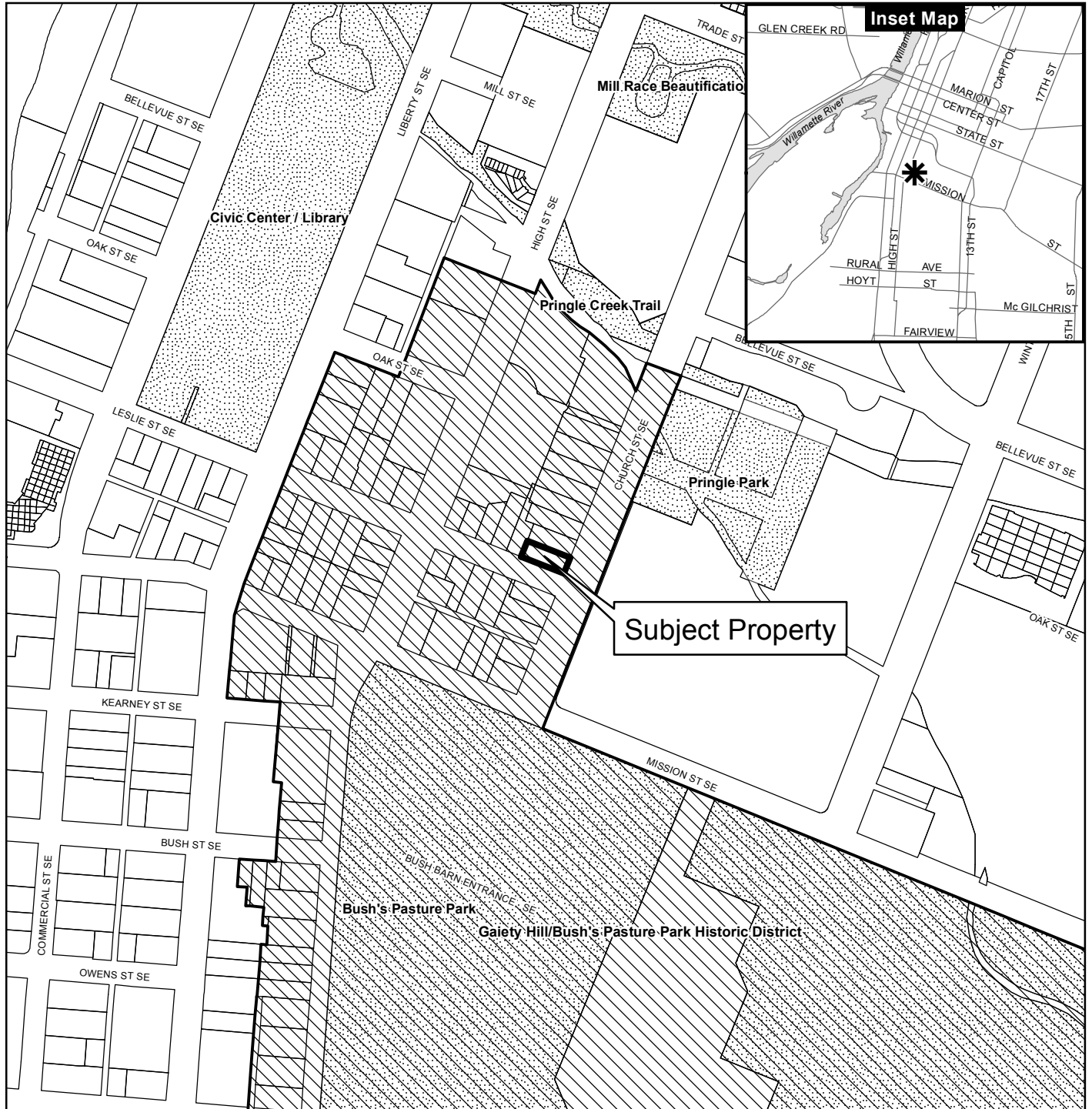
Based upon the application materials deemed complete on August 27, 2020 and the findings as presented in this report, the application for HIS20-21 is **APPROVED**.

  
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Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee








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

# Vicinity Map

## 595 Leslie Street SE (073W27AC01600)



**Legend**

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



0 100 200 400 Feet



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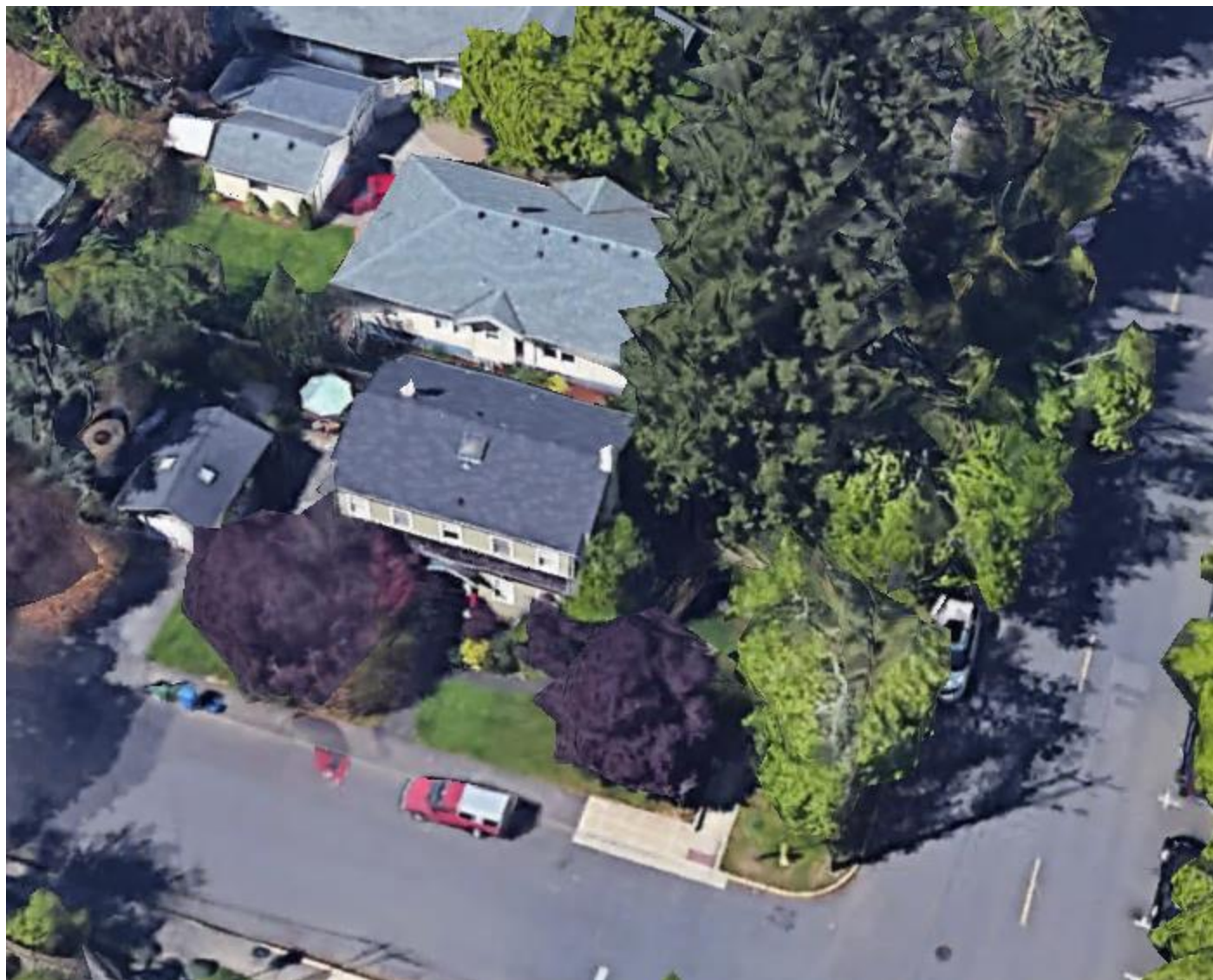
HIS20-21

595 Leslie Street SE



Chimney on Eastern Façade of Carkin House





Van Dreal Home

595 Leslie St. SE. Salem, Or. 97301

Chimney secure strap materials: Simpson strong-tie RCWB 20 ga G90 Galvanized steel wall brace.



### Wind strap for a single-flue chimney

