

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

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS20-26

APPLICATION NO.: 20-115411-DR

NOTICE OF DECISION DATE: October 22, 2020

SUMMARY: A proposal to convert a garage to storage by removing a garage door, replacing the exterior siding and installing a new exterior door on the exterior of the Skaling House garage (c. 1908).

REQUEST: Minor Historic Design Review of a proposal to convert a garage to storage by removing a garage door, replacing the exterior siding and installing a new individual exterior door on the exterior of the Skaling House garage (c. 1908) an individually listed Local Landmark in the RS (Single Family Residential) zone, and located at 1470 Cottage Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W23BB01500).

APPLICANT: Lauris Currier

LOCATION: 1470 Cottage St NE, 97301

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

FINDINGS: The findings are in the attached Decision dated October 22, 2020

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Historic Design Review HIS20-26 based upon the application materials deemed complete on October 22, 2020 and the findings as presented in this report.

This Decision becomes effective on November 7, 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 November 7, 2022, or this approval shall be null and void.

Application Deemed Complete:	<u>October 22, 2020</u>
Notice of Decision Mailing Date:	<u>October 22, 2020</u>
Decision Effective Date:	<u>November 7, 2020</u>
State Mandate Date:	<u>February 18, 2021</u>

Case Manager: Kimberli Fitzgerald, 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, no later than 5:00 p.m., Friday, November 6, 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>

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS20-26
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS20-26)
1470 COTTAGE STREET NE) OCTOBER 22, 2020**

In the matter of the application for a Minor Historic Design Review submitted by Lauris Currier, 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 convert a garage to storage by removing a garage door, replacing the exterior siding and installing a new exterior door on the exterior of the Skaling House garage (c. 1908).

REQUEST: Minor Historic Design Review of a proposal to convert a garage to storage by removing a garage door, replacing the exterior siding and installing a new individual exterior door on the exterior of the Skaling House garage (c. 1908) an individually listed Local Landmark in the RS (Single Family Residential) zone, and located at 1470 Cottage Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W23BB01500).

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 October 22, 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 received a stop work order on August 14, 2020 for completing alterations on the garage without building permits. Application materials were submitted on September 14, 2020. The Skaling House garage is a non-contributing accessory structure located at the southeastern end of the site, not visible from Cottage Street NE, but accessible from the alley at the rear of the property. The applicant has removed the garage door, filled in the opening with siding and installed an individual exterior door. (**Attachment B**). While the property is an individually listed local landmark, per SRC 230.080 *Historic preservation activity on an individually listed resource shall comply with the standards for historic contributing buildings for the type of resource*. Therefore, 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:

SIDING AND GARAGE DOOR

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 has replaced the exterior siding with new siding, removed the original garage door and install a new individual steel door with a full length glass light. The replacement siding and door are at the rear of the site, not visible from Cottage Street NE, minimizing any adverse impact as a result of this alteration. The dimensions of the replacement materials are typical of those from the historic period, therefore 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 applicant has replaced the siding and door with material that is compatible with the original material on the exterior of the Skaling house. Staff finds that SRC 230.025(c)(1) 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 replace any masonry; therefore this standard 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: Due to the conversion of the garage to storage space, the applicant removed the door on the accessory structure, filled in the opening and replaced the siding on the exterior of the garage, which is non-contributing to the site. No original material was disturbed on the Skaling House. 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 accessory structure is located at the rear of the site, not attached to the Skaling House. 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 alterations completed on the non-contributing accessory structure have been made in order to convert the use to storage. There has been no increase of the building footprint and the applicant has not proposed any alterations to the Skaling House. 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 is not proposing to increase the size of the existing non-contributing accessory structure. The existing relationship to the Skaling House has been retained. 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: The applicant is not proposing to alter any character defining features of the Skaling House. The replacement of the garage door, siding and the installation of the new exterior individual door does not obscure, damage or destroy any character defining features of the Skaling House. 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 removal the existing garage door on the non-contributing accessory structure, including the siding replacement and door installation are compatible with the size, scale and character of the Skaling House. The accessory structure is located at the rear of the property, not visible from the right of way, minimizing any adverse effect as a result of these alterations. 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: The applicant is not proposing to destroy or adversely impact any existing distinctive materials, features or craftsmanship that are part of the Skaling House. The proposed alterations are at the rear of the property on the non-contributing accessory structure. 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 has removed the existing garage door and siding and installed a new individual exterior door on the non-contributing accessory structure at the rear of the site. No original historic material has been removed on the Skaling House. 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 applicant is not proposing any alterations that would appear to have been part of the accessory structure during the period of significance for the Skaling House. No features have been proposed for installation that may create a false sense of historical development. The individual full light exterior glass door is clearly modern, therefore 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 applicant has replaced the original garage door with an individual door with a full glass light of modern materials and design, making it clear that these alterations are 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 design of the full light exterior door does not replicate the front door on the primary façade of the Skaling House at the time of designation, however this door has a large half light window at the top of the door, reflecting the design of this feature of the Skaling House. Staff finds that SRC 230.025(g)(2)(J) has been met.

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

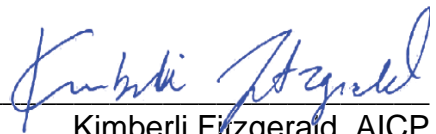
Finding: The applicant has altered the non-contributing garage at the rear of the property. While this accessory structure is evidence of the use of this property over time, this accessory structure is not character defining nor has it attained significance in its own right therefore staff finds that SRC 230.025(g)(2)(K) is not applicable to the evaluation of this proposal. While the use of this structure has changed, the overall form of this structure has been retained.

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

Finding: The applicant is not proposing to alter any character defining features of the Skaling House. Staff finds that SRC 230.025(c)(1) has been met.

DECISION

Based upon the application materials deemed complete on October 22, 2020 and the findings as presented in this report, the application for HIS20-26 is **APPROVED**.

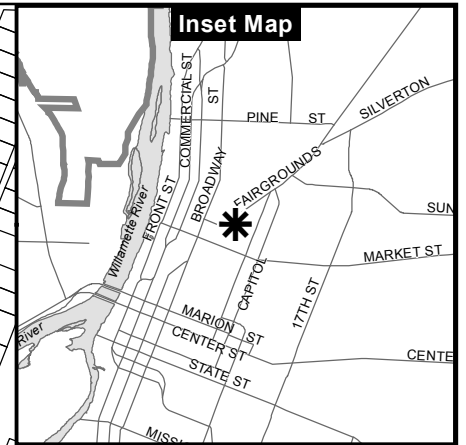
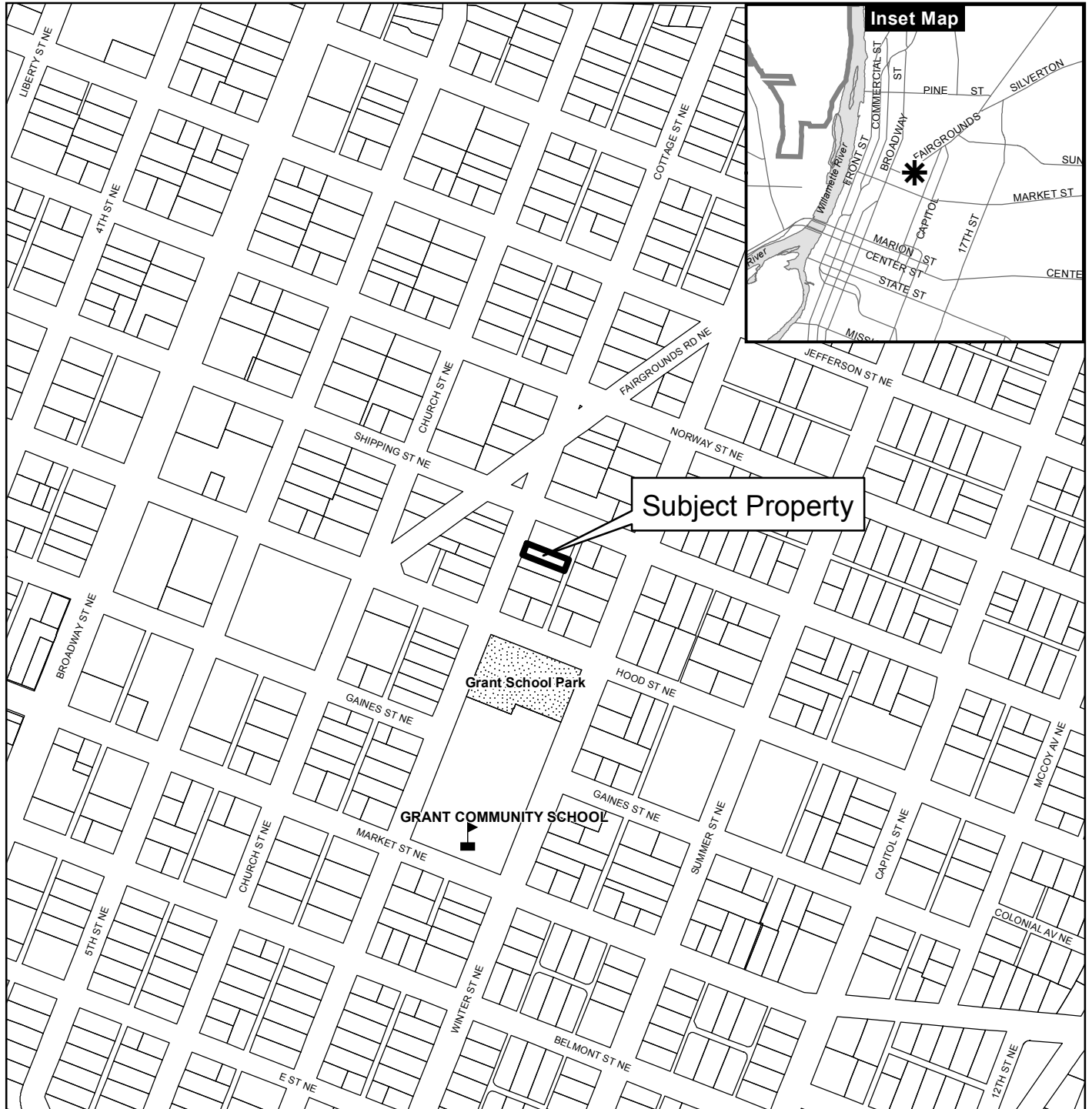


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Oregon Historic Sites Historic Designation Excerpt
C. Applicant's Submittal Materials






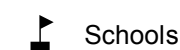

Vicinity Map

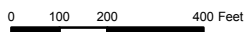
1470 Cottage Street NE (073W23BB01500)



Subject Property

Legend

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



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

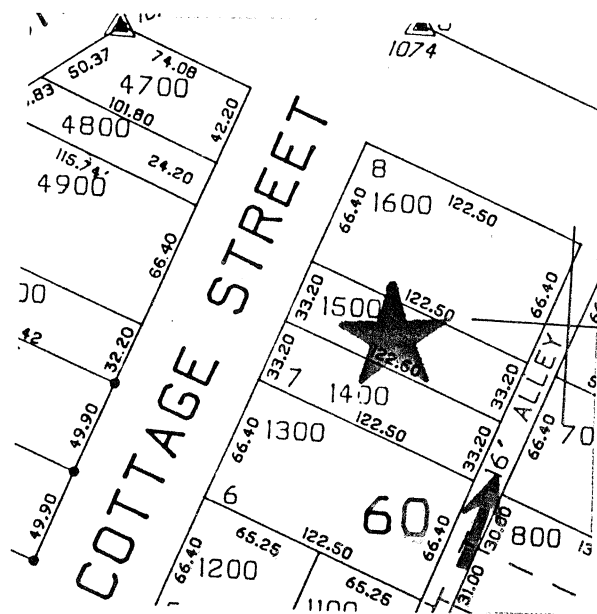
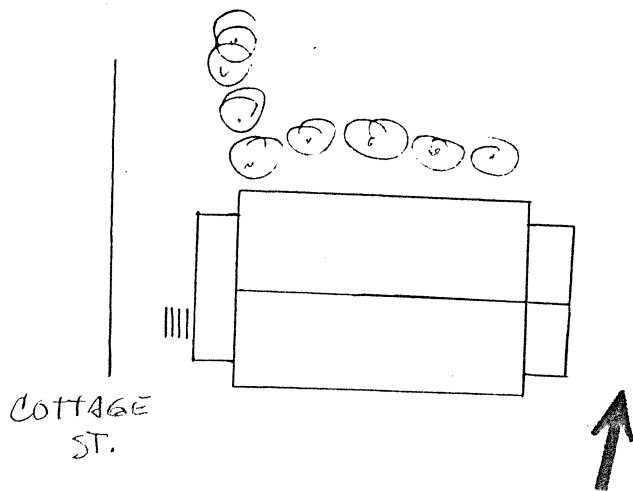
NAME: Reiden Residence
ADDRESS: 1470 Cottage St., NE.
Salem, OR 97303

T/R/S: 7S\3W\23
MAP NO: 23BB TAX LOT: 1500
QUADRANGLE: Salem



NEGATIVE NO. :

SLIDE NO. :



GRAPHIC AND PHOTO SOURCES: City of Salem, Community Development

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: Marion

T. NAME:
COMMON NAME: Rieden Residence
ADDRESS: 1470 Cottage St., NE
CITY: Salem, Oregon
OWNER: Rieden, Lauris I.
1470 Cottage NE, Salem OR 97303
T/R/S: 7S\3W\23
MAP NO: 23BB **TAX LOT:** 1500
ADDITION: Salem
BLOCK: 60 **LOT:** 1/2 7 **QUAD:** Salem
TAX ACCOUNT NUMBER: 83894-500

DATE OF CONSTRUCTION: c.1890
ORIGINAL USE: Residence
PRESENT USE: Residence
ARCHITECT:
BUILDER:
THEME: Architecture
STYLE: Queen Anne Cottage

BLDG: X **STRUC:** **DIST:** **SITE OBJ:**

PLAN TYPE/SHAPE: rectangular with 1-story el **NO. OF STORIES:** one
FOUNDATION MATERIAL: concrete **BASEMENT (Y/N):** yes
ROOF FORM & MATERIALS: front-facing gable composition
WALL CONSTRUCTION: wood frame **STRUCTURAL FRAME:** wood
PRIMARY WINDOW TYPE: 1/1 double-hung; some leaded with diamond panes

EXTERIOR SURFACING MATERIALS: shiplap
DECORATIVE FEATURES: one interior brick chimney; open eaves & corner
OTHER: boards; imbricated shingles in gable ends (see following page)
CONDITION GOOD: X **FAIR:** **POOR:** **MOVED:** **(DATE):**

EXTERIOR ALTERATIONS/ADDITIONS (DATED):

NOTEWORTHY LANDSCAPE FEATURES: mature trees & shrubs; wooden fence to south; hedge to north; small street trees
ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: house faces east on quiet, two lane street; residences adjacent

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates events, persons, contexts)

This house appears to have been built c.1890 and used as a rental until 1913 when Charles and Lillian McKinley purchased it and took up residence. Mr. McKinley was a laundryman. In 1920 it was sold to Gordon and Lurena (Lizzie) Treat; Mr. Treat was a guard at the penitentiary and Mrs. Treat was a teacher. The property was sold to E. A. and Lenore Pruitt in 1922; Mr. Pruitt was a building contractor. It was purchased by Fred and Mary (Varley) Skaling in 1929; Mr. Skaling was department foreman at the Oregon Gravel Company. Ownership passed to Otto and Lucille Roller in 1941; the Rollers were proprietors of "The Grill" restaurant. In 1946 the house was purchased by Hans and Sarah Palleson; Mr. Palleson was employed in the lab at Deaconess Cottage, a part of Salem Deaconess Hospital.

SOURCES: Salem City Directories; Salem inventory; Marion County tax assessor records; Ticor Title Company

NATIVE NO.:
SLIDE NO.:

RECORDED BY: Marianne Kadas
DATE: May 1992

SHPO INVENTORY NO.: 208

ADDRESS: 1470 Cottage St., NE (cont.)

DECORATIVE FEATURES: and bulls-eye window in front gable; full front porch with slightly sloping shed roof, small carved brackets on turned posts, balustrade with turned balusters, paneled entry door with one light and transom.

STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310

County Marion
Theme _____
Name
(Common) Frederich Skaling Residence
(Historic) _____
Address 1470 Cottage NE
N.S. Add. B60 N1/2 L7
83894-500
Present Owner Carl Mathews
Address 1470 Cottage
Original Use Residence
Date of Construction 1908



Physical description of property and statement of historical significance:

This property was bought by Charles (a laundryman) and Lillian McKinley in 1913 from Garnjost et ux/Vol. 124-28. The McKinleys are listed at 1438 in the 1917 Salem City Directory. It was sold in 1920 to Lizzie and Gordon Treat (a guard at the penitentiary); in 1922 to Lenore and Egbert Pruitt (a building contractor) and in 1929 to F.K. and M.H. Skaling. Mr. Skaling was the foreman of Oregon Gravel Company and had married Mary H (Varley) in Saskatchewan, Canada in 1917 and come to Salem in 1922. They had two children; Michael and Mrs. Patricia Brewer. The house was then sold in 1941 to Otto and Lucille Roller (proprietor of "The Grill") and in 1946 to Sarah and Hans Palleson (employed in the lab at Deaconess Cottage, a part of Salem Deaconess Hospital).

1470 Cottage is a beautiful little one-story bungalow with a gabled roof, central chimney, high foundation, and long narrow windows. The upper story under the roof pediment has imbricated pattern with a distinctive round window in the middle. Front porch has turned columns and balusters. Entire house has darker trim emphasizing architectural lines.

continue on back if necessary

Recorded by Joan Marie Salzmann Date 1/21/81
Mark Siegel & Phyllis Van Eaton

Sources consulted (continue on back if necessary):

Salem City Directories
Capital Journal, 10/12/53, p. 17
Title company records

Please enclose map. Township 7 ^N _S 3 ^E _W Section 23

-48-

208

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



Google Earth – screen capture – 1470 Cottage







Kimberli Fitzgerald

From: lauris currier <lauris.currier1@outlook.com>
Sent: Tuesday, September 29, 2020 10:21 AM
To: Kimberli Fitzgerald
Subject: full glass door spec for 1470 cottage st ne Salem Oregon

Kimberli,

I do not have the spec sheet for this door. This is the information that I found on line. Hope it is what you are looking for.

36 by 80 inch classic style inswing door
wooden core with 24 gauge steel exterior, fully insulated core
impact resistant glass
low-E insulated glass
weather stripping included
brickmould included
primed
energy star certified northern zone

Thanks,
Lauris