

# 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 HISTORIC PRESERVATION OFFICER

**MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS20-30**

**APPLICATION NO.: 20-116643-DR**

**NOTICE OF DECISION DATE:** December 8, 2020

**SUMMARY:** A proposal to replace the trusses and roof and garage door on the detached garage located at the rear of the historic contributing Weinstein House (c.1938).

**REQUEST:** Minor Historic Design Review of a proposal to replace the trusses, roof and garage door on the detached garage located at the rear of the historic contributing Weinstein House (c.1938) located in the Gaiety Hill/Bushs Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 755 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CA01600).

**APPLICANT:** Kendra Furry on behalf of Carroll and Ashley Cottingham

**LOCATION:** 755 High St SE, Salem OR 97301

**CRITERIA:** Salem Revised Code (SRC) Chapters 230.025(e) – Standards for Contributing Resources in Residential Historic Districts

**FINDINGS:** The findings are in the attached Decision dated December 8, 2020

**DECISION:** The **Historic Preservation Officer** (a Planning Administrator designee) **APPROVED** Historic Design Review HIS20-30 based upon the application materials deemed complete on December 8, 2020 and the findings as presented in this report.

This Decision becomes effective on December 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).

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

|                                  |                          |
|----------------------------------|--------------------------|
| Application Deemed Complete:     | <u>December 8, 2020</u>  |
| Notice of Decision Mailing Date: | <u>December 8, 2020</u>  |
| Decision Effective Date:         | <u>December 24, 2020</u> |
| State Mandate Date:              | <u>April 7, 2021</u>     |

**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., Wednesday, December 23, 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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503-588-6173***

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

**HISTORIC DESIGN REVIEW CASE NO. HIS20-30  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS20-30 )  
755 HIGH STREET NE )  
) December 8, 2020**

In the matter of the application for a Minor Historic Design Review submitted by Kendra Furry on behalf of Carroll and Ashley Cottingham, 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 the trusses and roof and garage door on the detached garage located at the rear of the historic contributing Weinstein House (c.1938).

**REQUEST:** Minor Historic Design Review of a proposal to replace the trusses, roof and garage door on the detached garage located at the rear of the historic contributing Weinstein House (c.1938) located in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 755 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CA01600).

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 December 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. Background

### **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.

### 3. Analysis of Minor Historic Design Review Approval Criteria

**Finding:** The applicant is proposing to reconstruct the garage roof and trusses and replace the garage door on the detached garage at the rear of the Weinstein House in order to repair damage from a tree falling that destroyed the existing garage roof and door. The trusses and roof will need to be entirely reconstructed. The proposed replacement roof will be clad in composition shingles to match the roofing on the Weinstein House, and the proposed new garage door will be of metal and will replicate the design of the garage door that was lost due to the tree damage. The rear of the garage at the western end will be reconstructed and clad in wood lap siding to match the existing siding on the garage (**Attachment B**). Staff determined that the following standards from SRC 230.025(e) *Standards for Contributing Resources in Residential Historic Districts, Roofs* are applicable to this project.

### **FINDINGS:**

#### **Criteria: 230.025(e)**

**(e) Roofs.** *Replacement of roofs on historic contributing buildings shall be allowed only where the owner has attempted to repair the original roof, but repair was not feasible due to the poor condition of the original materials.*

#### **(1) Materials.**

**(A)** *Historic specialty roofing materials, such as original tile, slate, or rolled composition roofing should be maintained in place whenever possible.*

**Finding:** The existing roof was damaged and is no longer extant. This roofing was previously comprised of composition shingling, with no specialty roofing materials. The applicant will be replacing the roofing material with composition shingling. Staff finds that this standard is has been met.

**(B)** *New roof materials should match the original materials in scale and texture as closely as possible. Use of plastic or concrete simulated materials is not allowed.*

**Finding:** The applicant is not proposing to utilize concrete or plastic materials in the roofing replacement. The applicant will be replacing the roofing material with composition shingling. Staff finds that this standard is has been met.

**(C)** *Composition roofing is allowed as a substitute for wood shingles in a complete replacement.*

**Finding:** The original roofing was not comprised of wood shingles, therefore this standard is not applicable to the evaluation of the proposal.

**(D)** *Imitation slate and wood are allowed as a substitute for original materials in a complete replacement.*

**Finding:** The applicant will be utilizing wood to reconstruct the trusses and roof sheathing, but wood or slate exterior shingling will not be utilized. Staff finds that this standard has been met.

**(2) Design.**

**(A)** *The original roof form and detailing shall be preserved.*

**Finding:** The applicant will be replicating the original garage roof form in the reconstruction. Staff finds that this standard has been met.

**(B)** *Original eave overhangs shall be maintained.*

**Finding:** The applicant will be replicating the original eave overhangs in the reconstruction. Staff finds that this standard has been met.

**(C)** *Cutting back roof rafters and soffits, boxing in exposed rafter tails, adding fascia boards where none existed, or otherwise altering the historical roof overhang is not allowed.*

**Finding:** The applicant will not be altering the original design or form in their reconstruction of the roof overhangs. Staff finds that this standard has been met.

**(D)** *To the extent feasible, inappropriate repairs or additions should be removed or corrected.*

**Finding:** There are no inappropriate additions proposed for removal or correction as part of this proposal, therefore this standard is not applicable to the evaluation of this proposal.

**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 damaged garage door with a new metal door which reflects the appearance and structural qualities of the damaged door. The proposed new door fits within the existing opening of the garage and is of compatible

material and has a row of fixed multi-paned lights stretching across the top of the door. 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 damaged garage door with a new door that generally reproduces its appearance with a row of fixed multi-paned lights stretching across the top of the door. The proposed door fits within the existing opening and is of a design that reproduces to the greatest degree possible, the appearance of the original door. Staff finds that SRC 230.025(c)(2) has been met.

## DECISION

Based upon the application materials deemed complete on December 8, 2020 and the findings as presented in this report, the application for HIS20-30 is **APPROVED**.



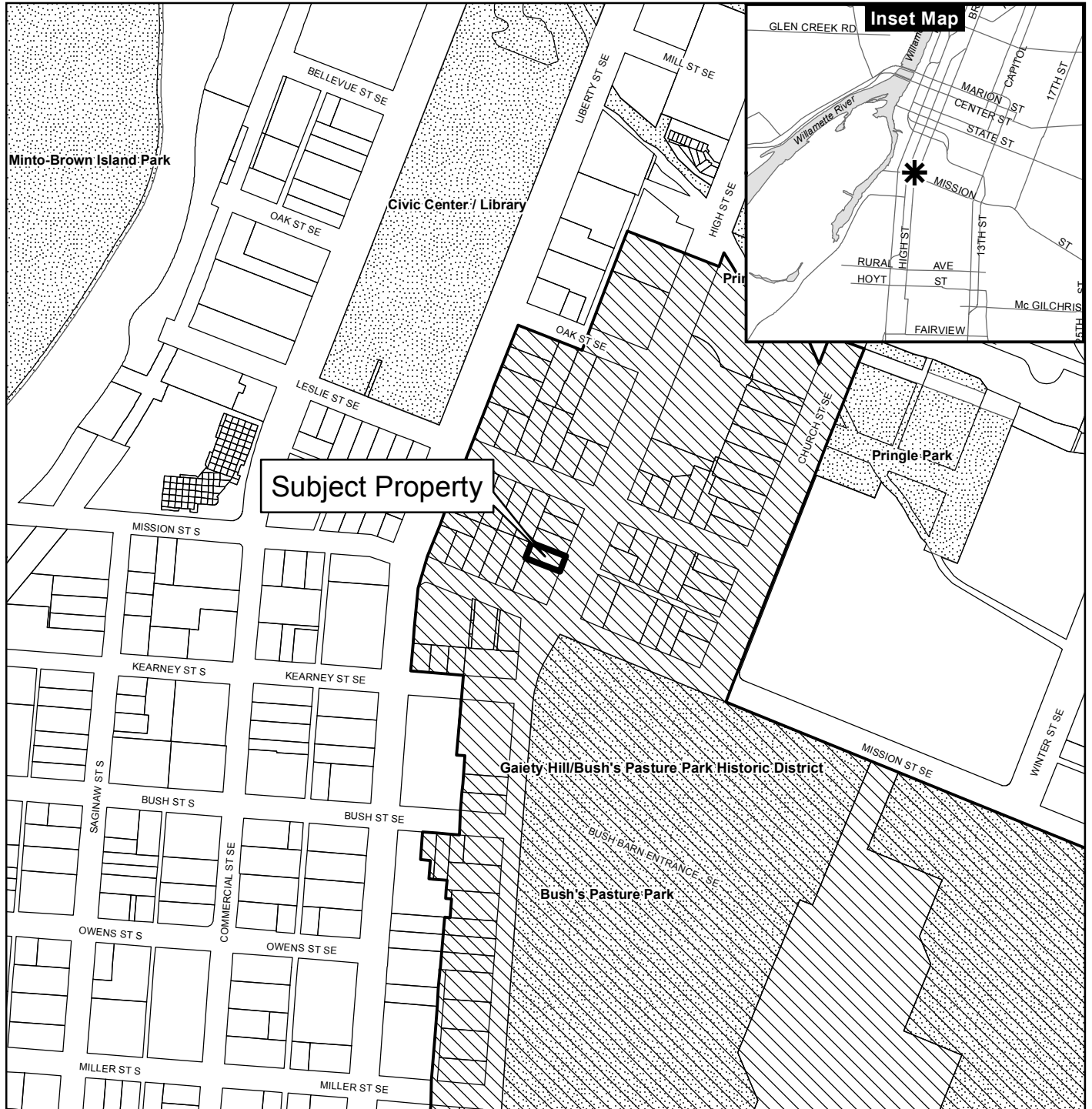
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Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee








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

# Vicinity Map

## 755 High Street SE (073W27CA01600)



### Legend

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

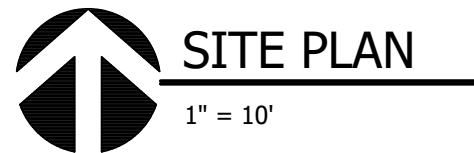
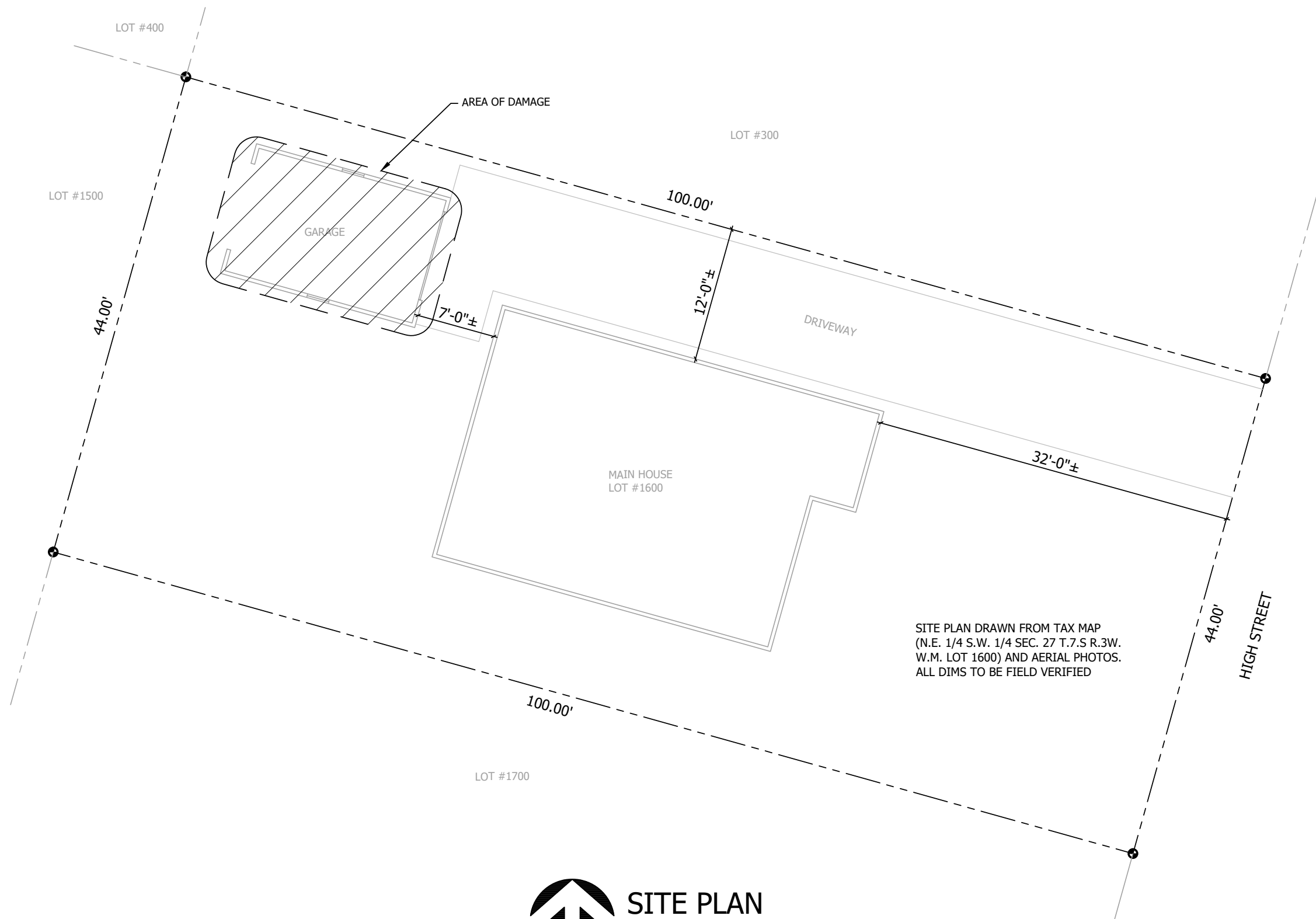


0 100 200 400 Feet



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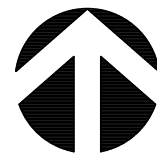
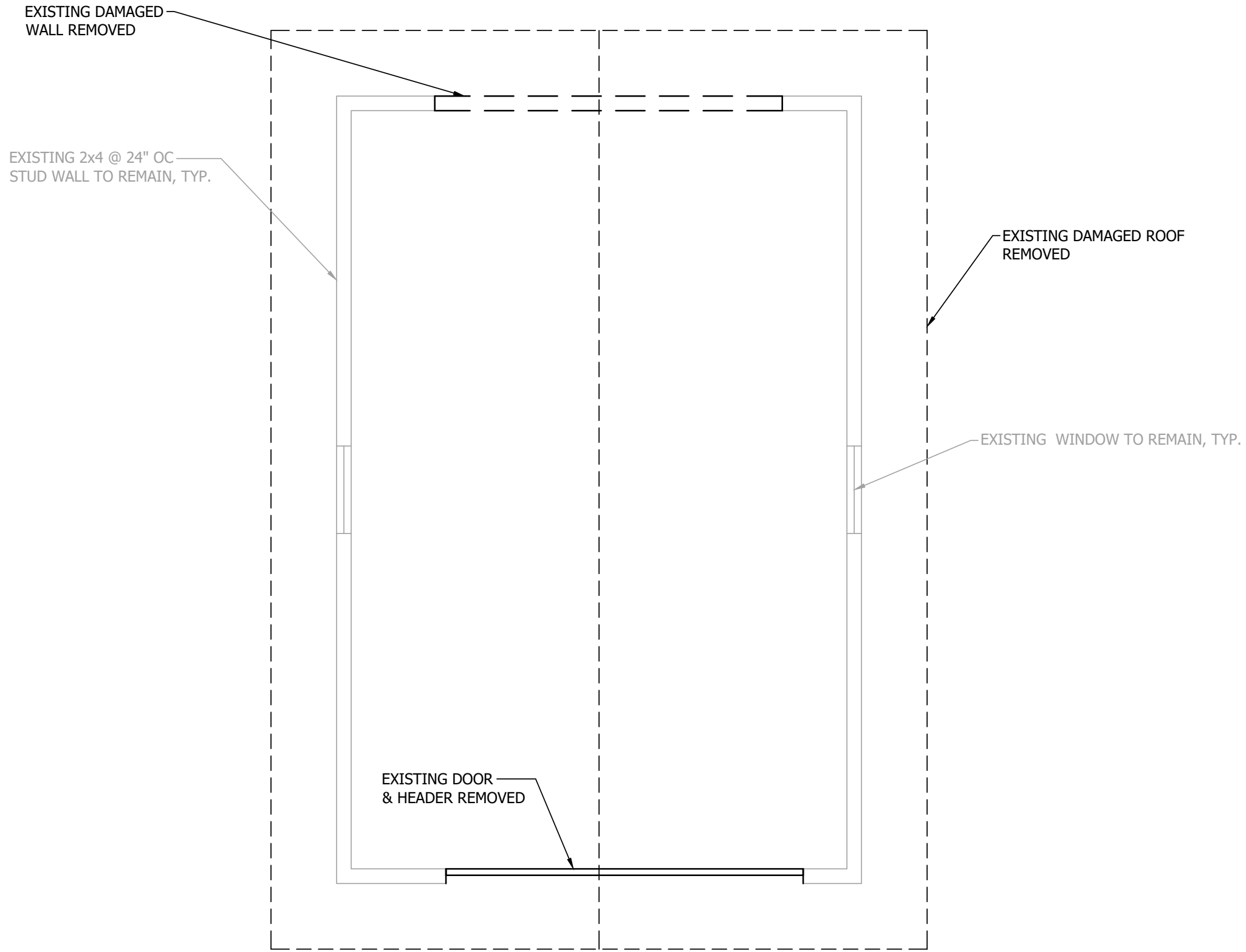
JOB NO. 200735  
 DRAWN BY: CJD  
 CHECKED BY:  
 REVISION:  
 DATE: 08-28-2020

**MSC**  
 ENGINEERS  
 SINCE 1925  
 CONSULTING STRUCTURAL ENGINEERS  
 3470 Rippeband Place NE  
 Suite 120  
 Salem, OR 97301  
 503.997.1892  
 mscengineers.com

SITE PLAN  
 755 HIGH ST. GARAGE REPAIR  
 755 HIGH ST. SE  
 SALEM, OR. 97301  
 FOR: SUMMIT CLEANING & RESTORATION

DWG. NO.  
 S2  
 2 of 5  
 200735





**EXISTING/DEMO PLAN**

3/8" = 1'-0"



EXPIRES: DECEMBER 31, 2021

JOB NO. 200735  
 DRAWN BY: CJD  
 CHECKED BY:  
 REVISION:  
 DATE: 08-28-2020

**MSC**  
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 3470 Rippeband Plaza NE  
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 Salem, OR 97301  
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**EXISTING/DEMO PLAN**  
 755 HIGH ST. GARAGE REPAIR  
 755 HIGH ST. SE  
 SALEM, OR. 97301  
 FOR: SUMMIT CLEANING & RESTORATION

DWG. NO.  
**S3**  
 3 of 5

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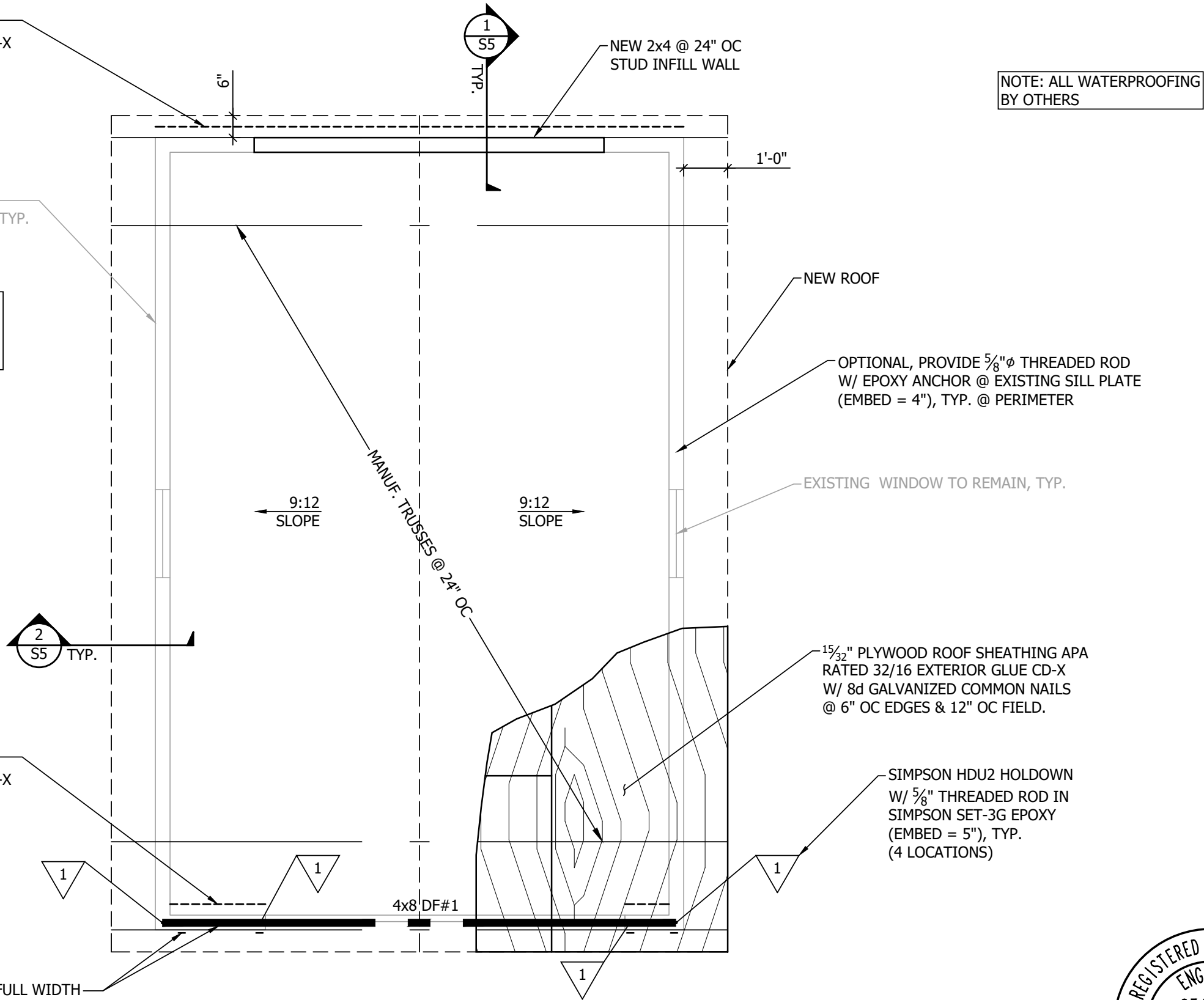
15/32" PLYWOOD WALL SHEATHING  
APA RATED 32/16 EXTERIOR GLUE CD-X  
W/ 8d GALVANIZED COMMON NAILS  
@ 6" OC EDGES 12" OC FIELD.

EXISTING 2x4 @ 24" OC  
STUD WALL TO REMAIN, TYP.

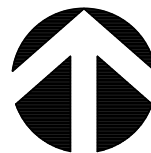
(1) EXISTING 2x4 TOP PLATE  
+ (1) NEW 2x4 TOP PLATE, TYP.  
REPAIR/REPLACE DAMAGED TOP PLATE  
AS REQ'D., TYP. @ PERIMETER

15/32" PLYWOOD WALL SHEATHING  
APA RATED 32/16 EXTERIOR GLUE CD-X  
W/ 8d GALVANIZED COMMON NAILS  
@ 6" OC EDGES 12" OC FIELD.

EXTEND NEW HEADER FULL WIDTH  
OF STRUCTURE & PROVIDE SIMPSON  
LSTA18 STRAPS @ OPENING & BEAM  
END, TYP.



NOTE: ALL WATERPROOFING  
BY OTHERS



### NEW/REPAIR PLAN

3/8" = 1'-0"



EXPIRES: DECEMBER 31, 2021

JOB NO. 200735  
DRAWN BY: CJD  
CHECKED BY:  
DATE: 08-28-2020  
REVISION:

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NEW/REPAIR PLAN  
755 HIGH ST. GARAGE REPAIR  
755 HIGH ST. SE  
SALEM, OR. 97301  
FOR: SUMMIT CLEANING & RESTORATION

DWG. NO.  
**S4**  
4 of 5

200735

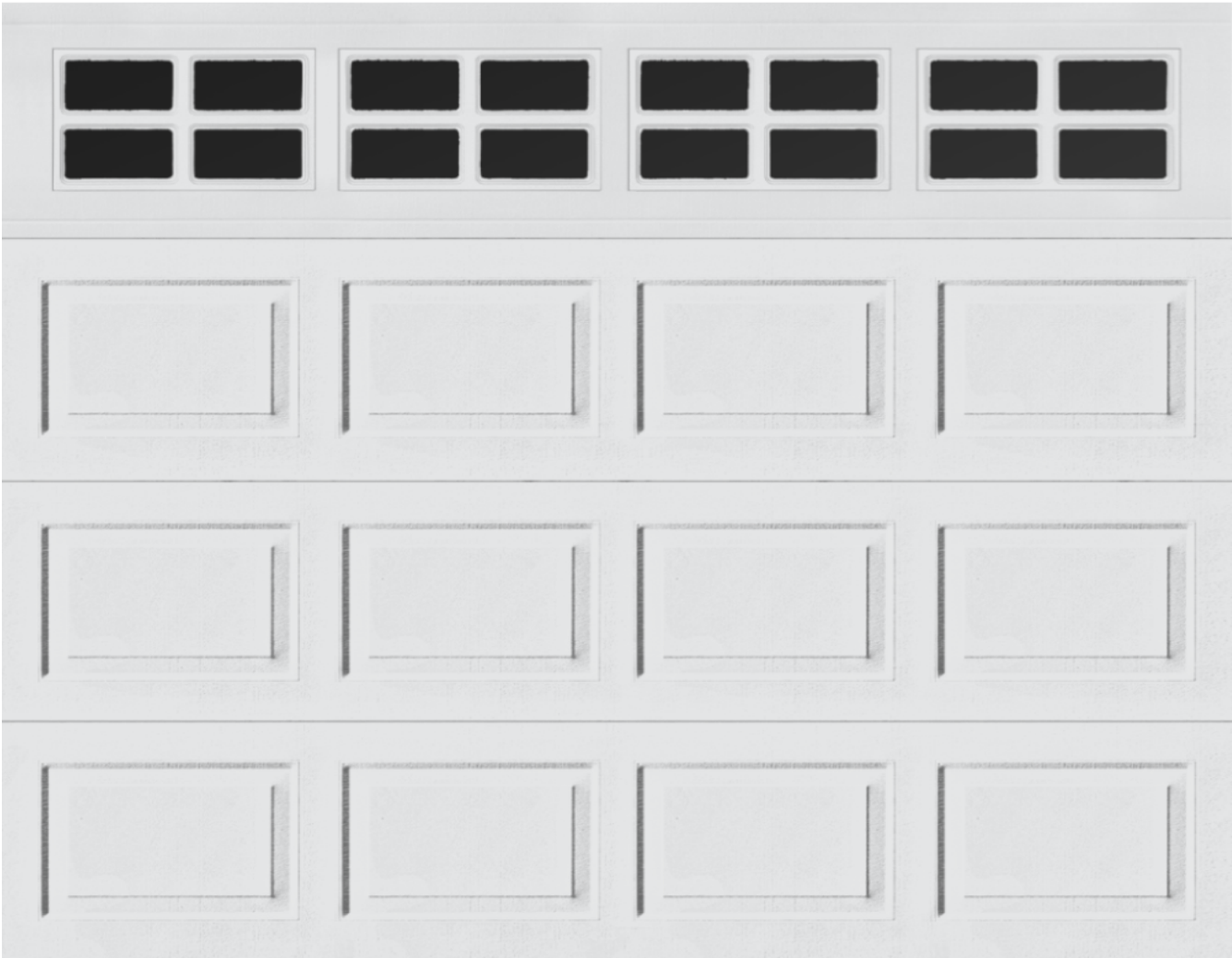


HIS20-30

755 High Street SE



View, prior to tree damage



**Applied Products:**



|             |                      |                    |
|-------------|----------------------|--------------------|
| Windows     | Classic Steel Window | Stockton I 7'      |
| Garage Door | Classic Steel        | 8200 Panel 8' x 7' |
| Paint       | White                | White              |
| Windows     | Clear                |                    |