

# NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
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*Si necesita ayuda para comprender esta informacion, por favor llame  
503-588-6173*

## DECISION OF THE PLANNING ADMINISTRATOR

**HISTORIC DESIGN REVIEW CASE NO.:** HIS19-13

**APPLICATION NO. :** 19-107579-DR

**NOTICE OF DECISION DATE:** APRIL 26, 2019

**SUMMARY:** A proposal to replace the non-historic carport posts on the exterior of the Colonial (Steck) House (1938).

**REQUEST:** Minor Historic Design Review of a proposal to replace three non-historic carport posts on the exterior of the Colonial (Steck) House (1938), a historic contributing resource in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential District) zone, and located at 490 Miller Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CD00700).

**APPLICANT:** Sam Rhoades on behalf of Calvin and Gail Steck

**LOCATION:** 490 Miller St SE

**CRITERIA:** Salem Revised Code (SRC) Chapter 230.025(a) Standards for Contributing Resources in Residential Historic Districts, Siding, Exterior Trim and Minor Architectural features

**FINDINGS:** The findings are in the attached Decision dated April 26, 2019.

**DECISION:** The **Historic Preservation Officer, a Planning Administrator designee, APPROVED** Historic Design Review HIS19-13 based upon the application materials deemed complete on April 25, 2019 and the findings as presented in this report.

*This Decision becomes effective on May 14, 2019. 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 **May 14, 2021** or this approval shall be null and void.

Application Deemed Complete:	<u>April 25, 2019</u>
Notice of Decision Mailing Date:	<u>April 26, 2019</u>
Decision Effective Date:	<u>May 14, 2019</u>
State Mandate Date:	<u>August 23, 2019</u>

Case Manager: Kimberli Fitzgerald, Historic Preservation Officer, 503-540-2397, [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net).

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than **5:00 p.m., Monday, May 13, 2019.** 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 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 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. HIS19-13  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS19-13 )  
490 MILLER STREET SE ) April 26, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Sam Rhoades on behalf of Calvin and Gail Steck, 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 non-historic carport posts on the exterior of the Colonial (Steck) House (1938).

**REQUEST:** Minor Historic Design Review of a proposal to replace three non-historic carport posts on the exterior of the Colonial (Steck) House (1938), a historic contributing resource in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential District) zone, and located at 490 Miller Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CD00700).

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 25, 2019 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 three (3) existing posts on the west side of the Colonial (Steck) House within the existing non-original carport. The applicant is not proposing to change the location or overall number of the columns for the carport on this façade, however they are proposing to change in the design to reflect the posts flanking the front entry (**Attachment C**). Staff determined that the following standards from 230.025(a) *Standards for Contributing Resources in Residential Historic Districts, Siding, Exterior Trim and Minor Architectural features* are applicable to this project.

### **FINDINGS:**

**Criteria: 230.025(a) Siding, exterior trim and minor architectural features.** *Replacement of siding, exterior trim, and minor architectural features of historic contributing buildings shall be allowed only where the owner has attempted to repair the original siding, exterior trim or minor architectural feature, but repair was determined to be unfeasible due to poor condition of the original materials. If the trim or siding is not original then every effort shall be made to replicate the original trim or siding; the effort shall be substantiated by historic, physical, or pictorial evidence. If the trim and siding cannot be replicated then it should be of a compatible design and material.*

(1) **Materials.** *The replacement materials are the same type and quality as the original siding, exterior trim or minor architectural feature, or duplicate, to the greatest degree possible, the appearance and structural qualities of the material being replaced.*

**Finding:** The carport columns are a minor architectural feature which are not original to the structure. The existing columns are wood, and the applicant is proposing to replace the existing columns with a paintable fiberglass material, that will be painted to match the existing columns flanking the front entry. After they are painted, the proposed new columns will convey the appearance of the material comprising the existing columns on the front façade of the resource thereby meeting this standard.

(2) **Design.** *The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.*

**Finding:** The carport columns are a minor architectural feature which are not original to the structure. The applicant is proposing to replace the existing columns with columns that replicate the design of the existing columns flanking the front entry on the north façade of the resource which are a simplified Palladian style unfluted column. The proposed new replacement carport posts are compatible in design with the Colonial (Steck) House. Staff finds that this standard has been met.

(3) **Energy efficiency.** *Improvements to improve energy efficiency are allowed, provided the exterior appearance of the historic resource is preserved to the greatest extent possible.  
Example: Adding additional insulation to attics, crawl spaces or basements.*

**Finding:** The applicant is not proposing any improvements to improve energy efficiency as part of this proposal. Staff finds that this standard is not applicable to the evaluation of this proposal.

## DECISION

Based upon the application materials deemed complete on April 25, 2019 and the findings as presented in this report, the application for HIS19-13 is **APPROVED**.



Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

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

Application Deemed Complete: April 25, 2019  
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State Mandate Date: August 23, 2019

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The rights granted by this decision must be exercised by **May 14, 2021** or this approval shall be null and void.

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, OR 97301, no later than **5:00 p.m., Monday, May 13, 2019.** The appeal must state where the decision failed to

conform to the provisions of the historic preservation ordinance (SRC Chapter 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 Salem 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.



## Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	490 Miller St SE Salem, Marion County	historic name:	
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	
		twshp/rng/sect/qtr sect:	7S 3W 27
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	2.0
elig evaluation:	eligible/contributing	total elig resources:	
prim constr date:	1938	NR Status:	Listed in Historic District
	second date:	date indiv listed:	
primary orig use:	Single Dwelling	orig use comments:	
second orig use:		prim style comments:	
primary style:	Bungalow (Type)	sec style comments:	
secondary style:		siding comments:	
primary siding:	Horizontal Board	architect:	
secondary siding:		builder:	
plan type:			
comments/notes:			
Colonial - Ca. 1938; a two-story rectangular wooden structure with gable roof and boxed eaves. An outside end chimney is used. Windows are eight-over-one double hung sash. The second story extends out slightly over the first story on the front.			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Gaiety Hill/Bush's Pasture Park Historic District	Listed Historic District	10/10/1986	1986
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:		Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:		University Library:	
Historical Society:		Other Respository:	
Bibliography:			



**Historic Alteration Review Worksheet**Site Address: 490 MILLER ST. SE, SALEM OR 97302Resource 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  NoProject's Existing Material: WOOD POST Project's New Material: FIBERGLASS REINFORCED PLASTIC POST**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:

REMOVE & REPLACE (3) WOOD POSTS THAT HAVE ROT DAMAGE  
 REPLACE WITH FIBERGLASS REINFORCED PLASTIC (FRP) TO  
 MATCH POSTS AT FRONT PORCH. POSTS BEING REPLACED  
 ARE LOCATED ON THE EAST SIDE OF THE CARPORT.

Signature of Applicant

Date Submitted/Signed





