

# 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

**HISTORIC DESIGN REVIEW CASE NO.:** HIS19-20

**APPLICATION NO. :** 19-112154-DR

**NOTICE OF DECISION DATE:** JUNE 24, 2019

**SUMMARY:** A proposal to install new driveway and pedestrian gates adjacent to the exterior of the Wilson House (1930).

**REQUEST:** Minor Historic Design Review of a proposal install new driveway and pedestrian gates and fencing adjacent to the exterior of the Wilson House (1930), a historic non-contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic and located at 1575 Cottage Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W34AB01700).

**APPLICANT:** Thomas Uberto

**LOCATION:** 1575 Cottage Street SE / 97302

**CRITERIA:** Salem Revised Code SRC 230.020(f)

**FINDINGS:** The findings are in the attached Decision dated June 24, 2019.

**DECISION:** The **Historic Preservation Officer, a Planning Administrator Designee APPROVED** based upon the application materials deemed complete on June 24, 2019 and the findings as presented in this report.

*This Decision becomes effective on July 10, 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 this decision must be exercised by **July 10, 2021** or this approval shall be null and void.

Application Deemed Complete:	<u>June 24, 2019</u>
Notice of Decision Mailing Date:	<u>June 24, 2019</u>
Decision Effective Date:	<u>July 10, 2019</u>
State Mandate Date:	<u>October 22, 2019</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, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m., Tuesday, July 9, 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(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 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.

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. HIS19-09  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS19-20 )  
1575 COTTAGE STREET SE )  
) June 24, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Thomas Uberto, 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 install new driveway and pedestrian gates adjacent to the exterior of the Wilson House (1930).

**REQUEST:** Minor Historic Design Review of a proposal install new driveway and pedestrian gates and fencing adjacent to the exterior of the Wilson House (1930), a historic non-contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic and located at 1575 Cottage Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W34AB01700).

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 24, 2019 and the findings as presented in this report.

**FINDINGS**

1. Minor Historic Design Review Applicability

SRC 230.020(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. Public Works Comments.

The Public Works Division has commented on the proposed application, and stated that the proposed gates shall not encroach into the right of way without the necessary permits and approvals. The gates are located within the side yards of the Wilson House, approximately twenty feet to the west of the right of way line, so it appears as though they will not encroach into the right of way. However, Historic Preservation staff recommends that the applicant confirm with Public Works that no additional permits are required prior to construction of the fencing, gates or completion of the grading related to the landscaping improvements on the site.

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

**Finding:** The applicant is proposing to install a new 6' high cedar gates and fencing to the north and south of the Wilson House (1930). Specifically, the applicant is proposing to install fencing and a gate across the driveway located to the south of the house. Additionally, the applicant is proposing to install a pedestrian gate to the north of the house within the side yard. The fence posts will not be attached to the house and the will match the height of the existing fencing on the site. Additionally, the applicant is proposing to complete some minimal grading and landscaping improvements which are not subject to historic design review approval, as the resource does not include any character defining historic landscape features. **(Attachment B)**. Staff has determined that SRC 230.030 *Standards for Non-Contributing Buildings and Structures in Residential Historic Districts* shall apply. Staff determined that the following standards from SRC 230.030 shall apply to this proposal: 230.030 (j) *Fences*.

### **FINDINGS:**

**230.030(j) Fences.** *Fences may be added to sites of non-contributing buildings, provided the fence will not result in the removal or destruction of site features identified as significant on the historic resource inventory for the district.*

**(1) Materials.** *Fences shall be constructed of traditional materials available during the period of significance.*

**Finding:** The proposed fencing and gates will be of western cedar. Wood is a traditional material that was available during the period of significance. Staff finds that this standard has been met.

**(2) Design.** *Fences shall be no taller than four feet in the front yard and no taller than six feet in side and rear yards.*

**Finding:** The proposed new fencing and gates will be no taller than six feet, and are located in the side yards of the Wilson House. Staff finds that this standard has been met.

## **DECISION**

Based upon the application materials deemed complete on June 24, 2019 and the findings as presented in this report, the application for HIS19-20 is **APPROVED**.



Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

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

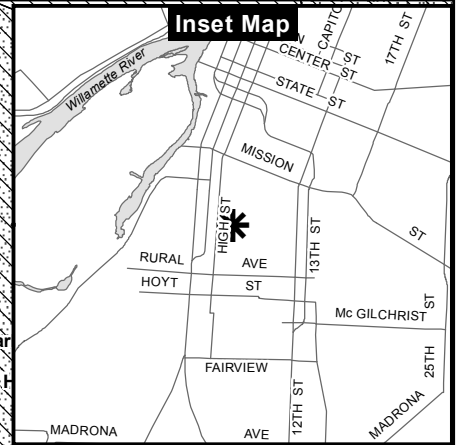
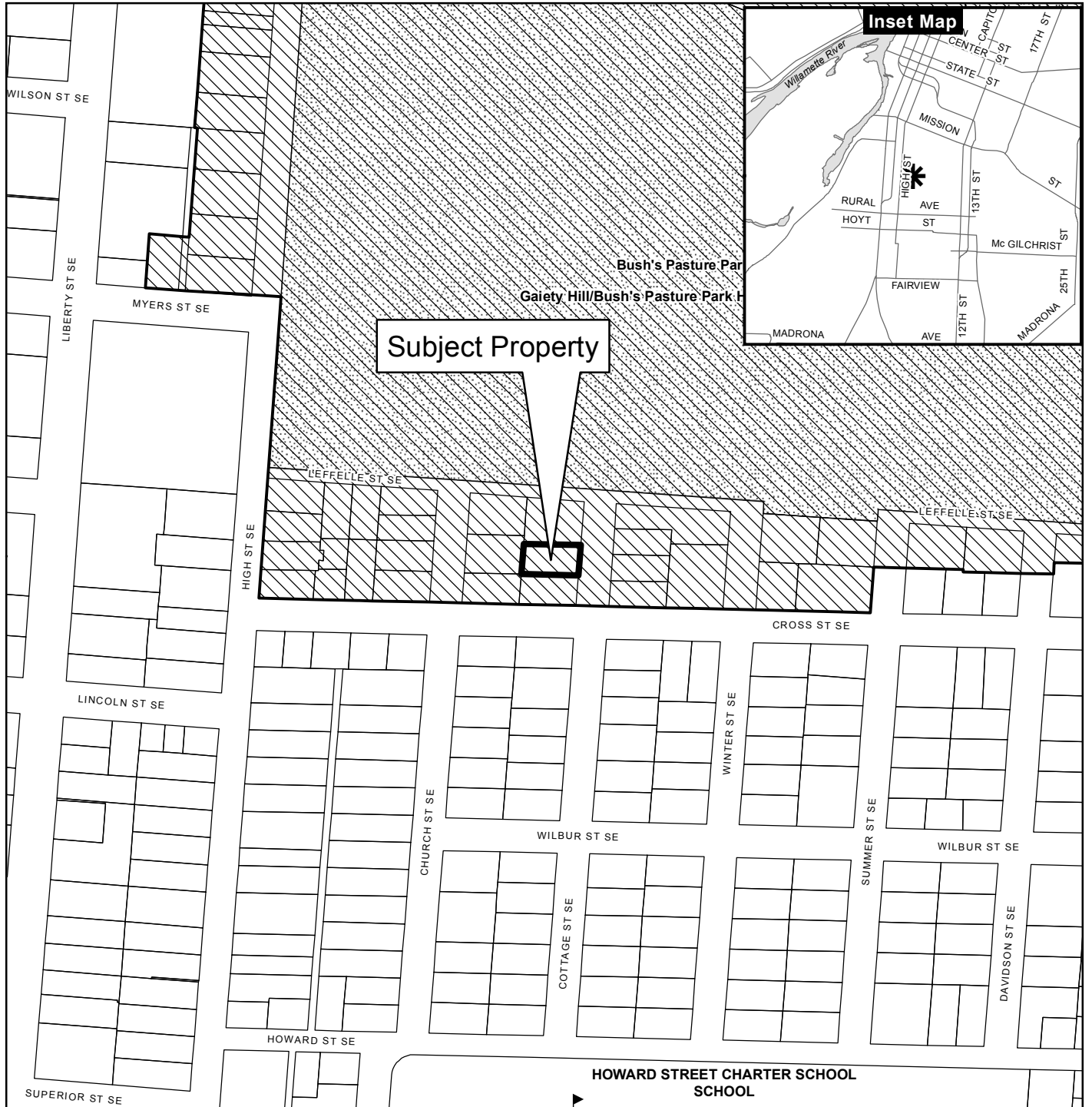
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# Vicinity Map 1575 Cottage St SE



Subject Property

### Legend

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

**CITY OF Salem**  
 AT YOUR SERVICE  
 Community Development Dept.

0 100 200 400 Feet



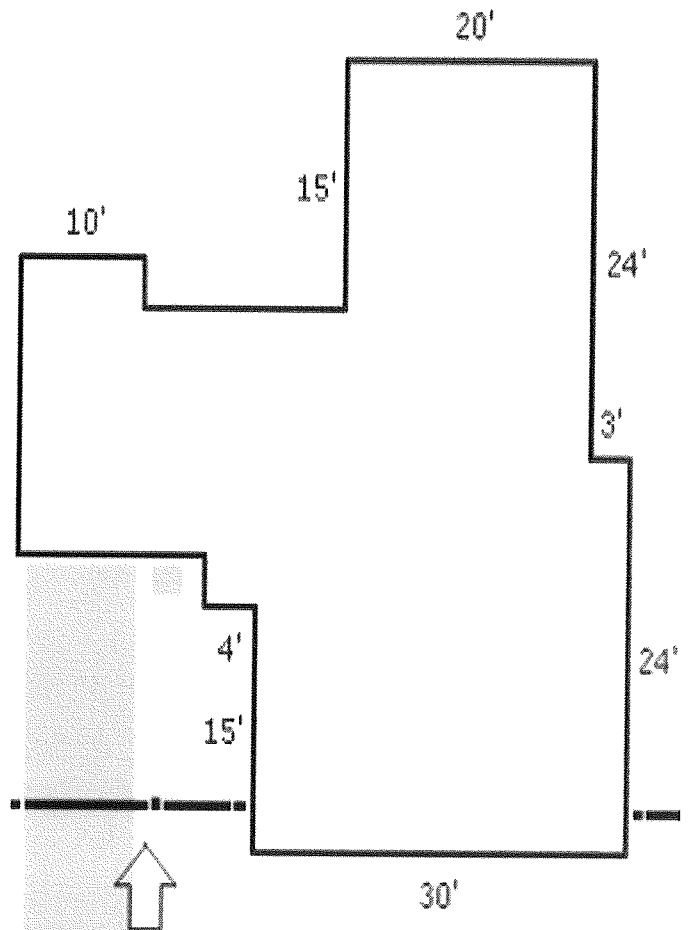
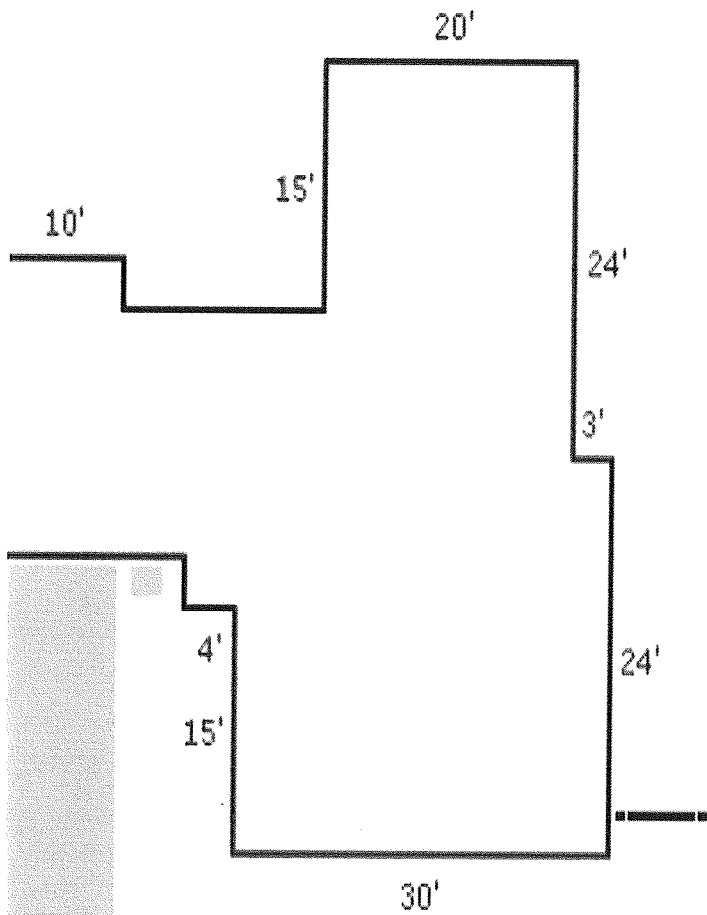
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# 1575 Cottage St SE

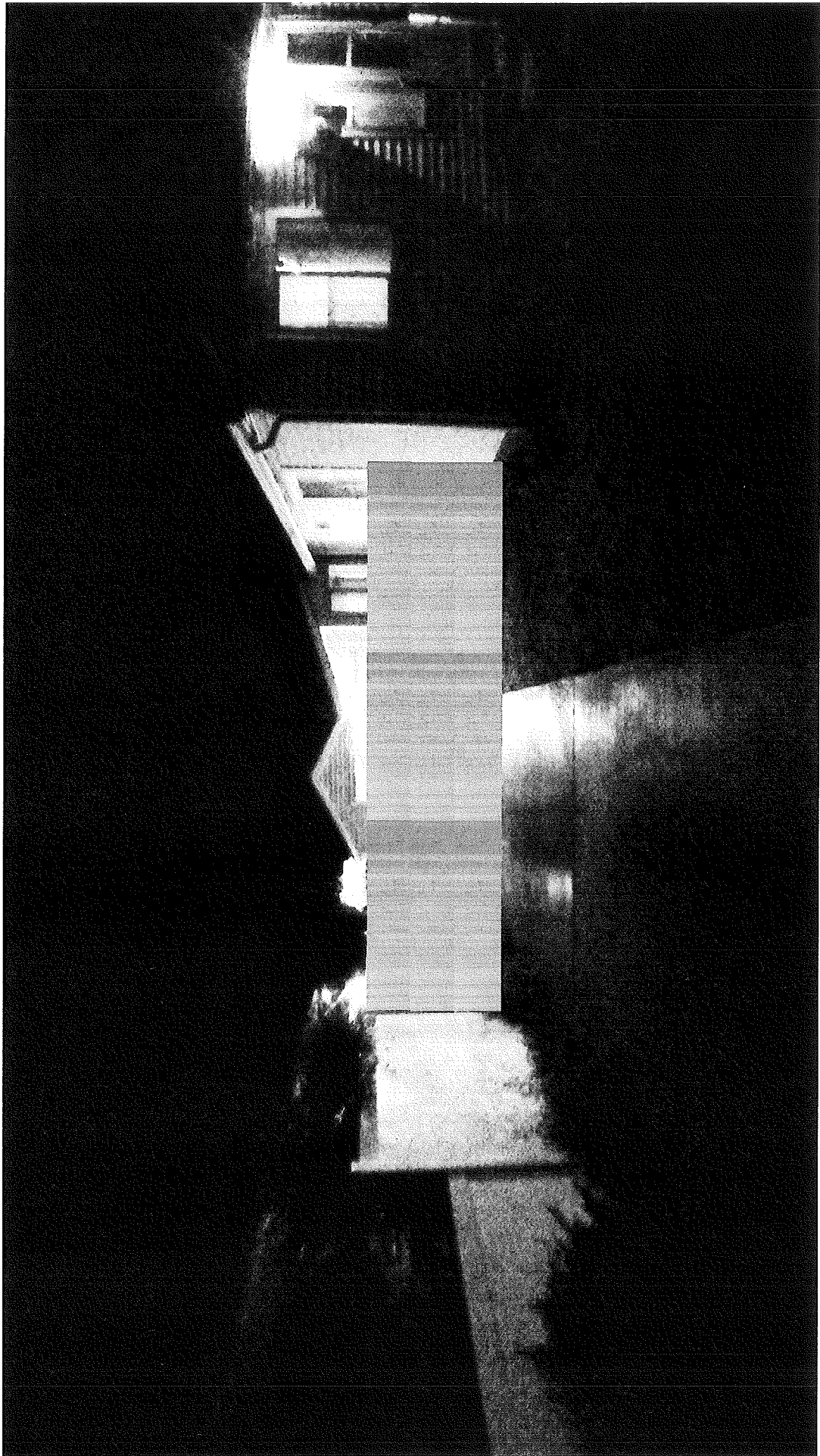
## Historical Review Application

Existing

Proposed



**Driveway and pedestrian gates hinged at this point opening outward abutting but not attached to neighboring six foot fence.**





Pacific Fence & Wire Co. Will Be Closed  
On 5/25, 5/26 & 5/27 in Observance of Memorial Day

## Driveway Gates

A driveway gate is the perfect way to add a level of security and aesthetics to your residence. We build custom solutions to fit your specific driveway and can match your existing fence if you have one. Some of our driveway gates include cantilever, swing gates and slide gates.



Imagine controlling who has access to your property's entrance. Whether it's a private residence or a commercial building, driveway gates are not only practical in keeping your area secure, but they come in a variety of material and sizes that are beautiful and aesthetically pleasing. We build custom driveway gate solutions to fit your specific driveway and we can match your existing fence if you have one.

There are multiple benefits of installing a driveway gate on your residential or commercial property

**Security:** Driveway gates are one of the most efficient ways to keep your property safe and secure. You are in control of who has access to your property and we will work to integrate your driveway gate with a fence that surrounds your property for enhanced security and privacy.

**Curb appeal:** Make a stunning first impression on your guests with a beautiful driveway gate. These gates can be customized with the type of material that you want. Choose from simple iron fencing or elaborate wooden gates that bring a rustic look, or something else that fits your design preferences.

At Pacific Fence, we take pride in the quality of workmanship that we provide in each gate installation project. Whether it is something simple or a more complex, larger driveway gate installation, we have the hands-on experience and expertise that our customers trust and expect.

Some of our most popular driveway gate selections include cantilever, swing gates and slide gates (<https://www.pacificfence.com/gates/cantilever-slide-gates/>). Not sure of which one is right for you? Call us today to talk to us about what gate options are available and which one will work for your specific layout and most importantly, your budget.

Pacific Fence & Wire Co. Will Be Closed  
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## Wood Gates

At Pacific Fence & Wire, we take pride in building great, long-lasting wood gates for our customers. A wooden gate adds beauty to each property site and makes it feel welcoming to guests and homeowners alike, while also providing a sense of security and safety.

Whether you are replacing a current gate or adding a new wooden fence that includes a gate, you can expect superior quality workmanship from our professionals at Pacific Fence & Wire. We bring years of experience building top quality gates and fences and can build them using a variety of wood materials. The result is a completed project that adds warmth and security to each home.

Wooden gates and fences come in a variety of shapes and sizes. No matter what design you prefer, we will work with you to determine which one fits your home's style, your property layout and, most importantly, your budget. We will walk you through what selections are available and help you understand important basics about wooden gate care. Wooden gates are one of the most traditional gate options out there and will never go out of style.

Whether it is a simple style you prefer or something more custom, a wood gate will be an outstanding addition to any area of your home or business, adding value to the property in addition to beautiful aesthetics.

### Wood gates offer a variety of benefits:

- Security
- Cost-effective option
- Environmentally friendly
- Strong and versatile
- Easy to repair
- Convenient to easily enter or exit at different places on the property
- Long-lasting beauty
- Ability to match different styles of architecture

Now is the time to get your wooden gate installed! Ready to get started on your gate installation project started? Schedule a free appointment (<https://www.pacificfence.com/contact/request-estimate/>) with a residential fence professional today by calling 503-233-6248 (tel:503-233-6248) or by emailing us at [install@pacificfence.com](mailto:install@pacificfence.com) (mailto:install@pacificfence.com). We look forward to serving you!

