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

DECISION OF THE HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO.: HIS19-22

APPLICATION NO. : 19-113215-DR

NOTICE OF DECISION DATE: SEPTEMBER 20, 2019

SUMMARY: A proposal to remove the existing carport and construct a new garage and breezeway at the Fry House (1934).

REQUEST: Major Historic Design Review of a proposal to remove a non-original carport and construct a new garage and breezeway with a new patio at the Fry House (1934) an individually listed Local Landmark located at 565 Leffelle St. South, (Marion County Tax Lot 073W27CC12500).

APPLICANT: Forrest Good, Nathan Good Architects, on behalf of David and Jody Rowell

LOCATION: 565 Leffelle St S

CRITERIA: Salem Revised Code (SRC) 230.065

FINDINGS: The findings are in the attached Decision dated September 19, 2019.

DECISION: The **Historic Landmarks Commission APPROVED** Historic Design Review HIS19-22 based upon the application materials deemed complete on June 21, 2019 and the findings as presented in this report.

VOTE:

Yes 7 No 0 Absent 2 (Schwartz, Maglinte-Timbrook)

Jamie French, Chair

Historic Landmarks Commission

This Decision becomes effective on <u>October 8, 2019</u>. 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 October 8, 2021 or this approval shall be null and void.

HIS19-22 Decision September 20, 2019 Page 2

Application Deemed Complete: <u>June 21, 2019</u>

Public Hearing Date: September 19, 2019
Notice of Decision Mailing Date: September 20, 2019
Decision Effective Date: October 8, 2019
State Mandate Date: December 19, 2019

Case Manager: Kimberli Fitzgerald, 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., Monday, October 7, 2019. Any person who presented evidence or testimony at the hearing may appeal the decision. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer 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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Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS19-22

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of September 19, 2019, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.065 as follows:

Criteria: 230.065 General Guidelines for Historic Contributing Resources

FINDINGS

230.065 General Guidelines for Historic Contributing Resources

(a) Except as otherwise provided in [SRC Chapter 230], the property shall be used for its historic purpose, for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

Finding: The HLC finds that the applicant does not propose to change the use of the property from its existing use as a single family residence. Available records provide no indication that the subject property has been used for any other purpose than a single family residence. The HLC finds that the proposal meets SRC 230.065(a).

(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.

Finding: The HLC finds that no character defining original historic material has been proposed for alteration or removal. The applicant is proposing to remove the 1950 carport, which is in poor condition. The new roof for the outdoor room will abut the eastern façade of the Fry House in the same location as the 1950 carport minimally impacting the eastern façade of the Fry House. The carport is not original to the resource, is structurally failing, and is in poor condition. The HLC finds that this guideline has been met.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Finding: The HLC finds that the carport is proposed for removal, however this structure is not original to the resource, nor is it character defining. The original and distinctive stylistic features on the eastern façade of the Fry House will be minimally impacted by the construction of the new addition to the east. The proposed new roof for the outdoor room will abut the eastern façade in the same location as the existing carport roof minimally impacting the eastern façade

of the resource. Character defining features on the exterior of the eastern façade of original Fry House will be retained, including the brick clad exterior, the original windows and doors. The HLC finds that this proposal meets SRC 230.065(c).

(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

Finding: The HLC finds that the applicant is not proposing to restore or reconstruct any features based upon historic evidence. The HLC finds that this guideline is not applicable to the evaluation of this proposal.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Finding: The HLC finds that the changes made to the resource after its original construction, including the construction of the 1950 carport are not character defining, and have not acquired significance in their own, therefore the HLC finds that this guideline is not applicable to the evaluation of this proposal.

(f) Additions and alterations shall be designed and constructed to minimize changes to the historic resource.

Finding: The HLC finds that the applicant's proposed removal of the carport and addition of the outdoor room will minimally impact the original Fry House on the eastern façade. The western edge of the roof of the one-story outdoor room will abut the Fry House in the same location as the existing carport roof, thereby minimizing any adverse effect to character defining features on this façade. Overall, the height of the outdoor room and garage will not exceed the height of the Fry House and are compatible with the original resource in design and material. Since the current proposal minimizes changes to the historic resource, the HLC finds that SRC 230.065(f) has been met.

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Finding: The HLC finds that no original historic materials are proposed for alteration or removal, and no significant features will be obscured, damaged or destroyed as part of this proposal. The HLC finds that 230.065(g) has been met.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture, or other visual qualities.

Finding: The HLC finds that the applicant has proposed to remove the structurally failing non-

HIS19-22 September 19, 2019 Page 3

original carport. This correction will not change the overall form or design of the original Fry House. The HLC finds that SRC 230.065(h) has been met.

(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which would cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Finding: The HLC finds that the applicant is proposing minimal grading (cut and fill) which is necessary to relocate the driveway. The driveway will be relocated further to the east of the original Fry House, thereby minimizing any potential adverse effects to the foundation of the Fry House. The HLC finds that SRC 230.065(i) has been met.

DECISION: The Historic Landmarks Commission APPROVES THE PROPOSAL.

VOTE: Yes 7 No 0 Absent 2 (Schwartz, Maglinte-Timbrook) Abstain 0

Attachments: A. Vicinity Map

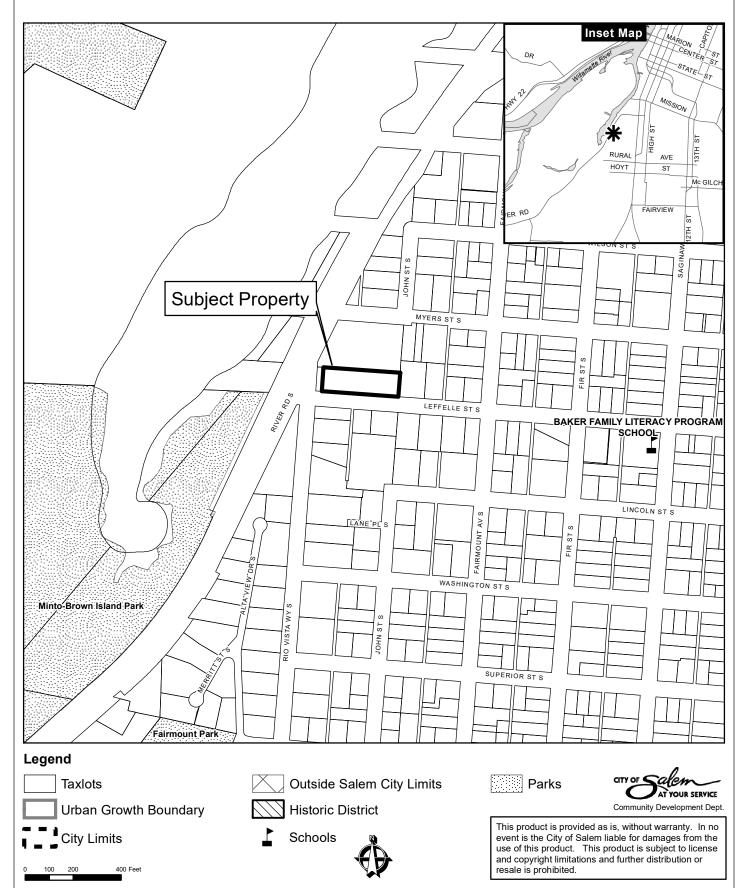
B. Excerpt from National Register Historic Resource Document

C. Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

G:\CD\PLANNING\HISTORIC\DECISIONS\2019\HIS19-22 565 Leffelle. Dec.doc

Vicinity Map 565 Leffelle St S



Oregon Historic Site Record

LOCATION AND PROPERTY NAME

address: 565 Lefelle St S historic name: Fry, Daniel & Rita, House

Salem, Marion County current/other names:

/ 073W27CC12500 assoc addresses: block/lot/tax lot: 7S 3W 27 twnshp/rng/sect/qtr sect: location descr:

PROPERTY CHARACTERISTICS

total elig resources: resource type: Building height (stories): total inelig resources: 2.0

NR Status: elig evaluation: eligible/contributing prim constr date: 1934 second date: date indiv listed:

primary orig use: Single Dwelling orig use comments:

second orig use:

primary style: prim style comments: Neo-Georgian Georgian

secondary style: sec style comments: primary siding: Brick:Other/Undefined siding comments:

secondary siding: plan type: architect: Parker, Jamison

builder:

comments/notes:

Locally listed

GROUPINGS / ASSOCIATIONS

Survey/Grouping Included In: Type of Grouping **Date Listed Date Compiled** Fairmount Survey Area Survey & Inventory Project 2007

Salem Inventory Update RLS 2009 Survey & Inventory Project 2009

SHPO INFORMATION FOR THIS PROPERTY

NR date listed: N/A 106 Project(s): None Special Assess ILS survey date: None Project(s): **RLS** survey

01/24/2007 date: Federal Tax None Project(s):

ARCHITECTURAL / PROPERTY DESCRIPTION

(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)

Refer to scanned documents links.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)

This house was built for Daniel Jr. and Rita Fry. Mr. Fry was a pharmacist in Salem. The house was designed by Portland architect Jamieson Parker. Mr. Parker was a native of Portland who graduated in architecture from the University of Pennsylvania. He returned to Portland to practice and was noted for his Classical buildings, particularly St. Mark's Episcopal Church in the Romanesque style and the Georgian First Unitarian Church.

Other Respository:

RESEARCH INFORMATION

Title Records Census Records Property Tax Records Local Histories SHPO Files Sanborn Maps **Biographical Sources** Interviews

Obituaries Newspapers State Archives Historic Photographs City Directories **Building Permits** State Library

Local Library: University Library: **Historical Society:**

Bibliography:

Biographical Dictionary of American Architects; Salem Inventory, 1987; Salem City Directories; Marion County Tax Assessor records; Ticor Title Company

Oregon Historic Preservation Office 1 of 1

ROWELL RESIDENCE GARAGE ADDITION PROJECT RANSUBMITIAL FOR HISTORIC DESIGN REVIEW - MAJOR



VICNITY MAP

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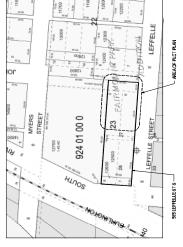
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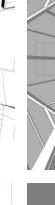


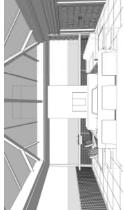
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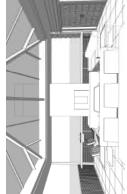
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A1.3	MAIN FLOOR PLAN
A14	ROOF FLAN
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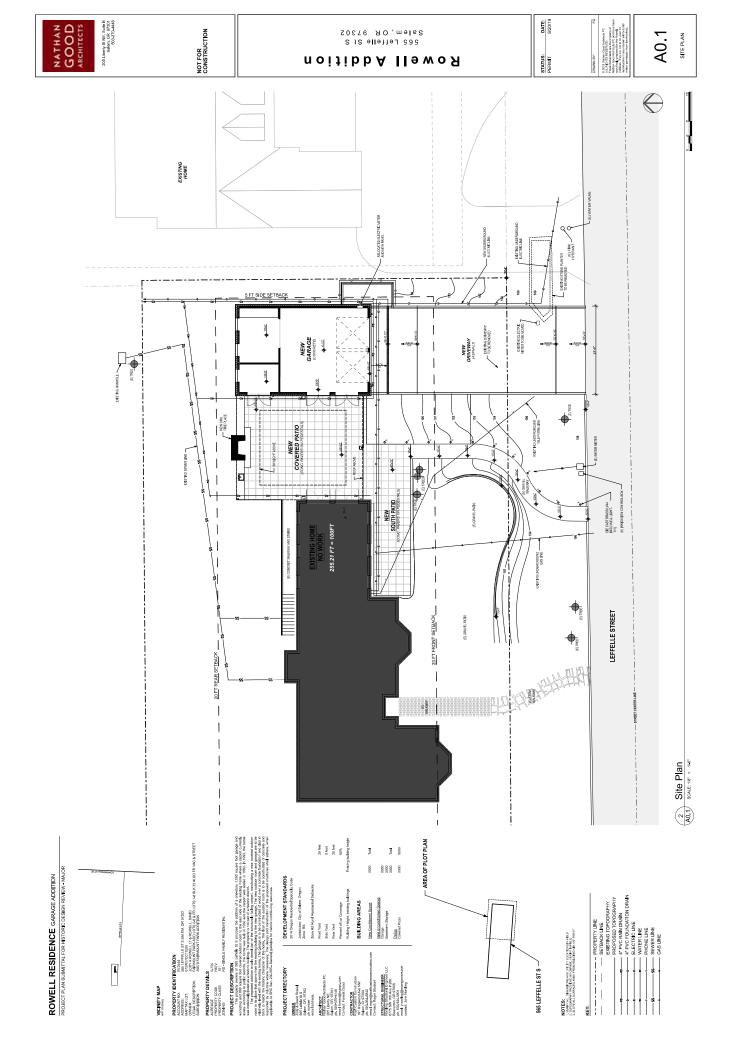
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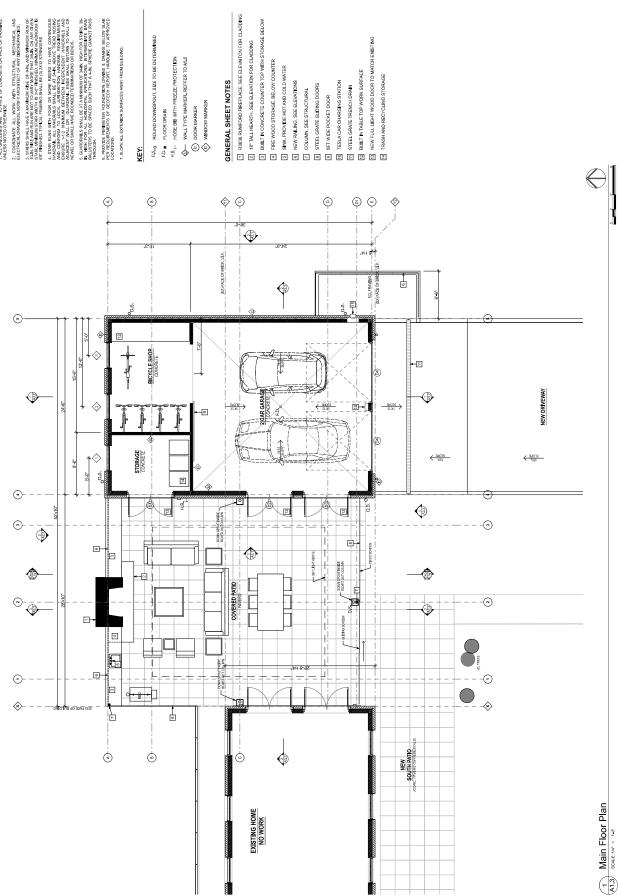
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PROJECT INFO 8





GENERAL NOTES:

1. ALL GRIDLINES ARE TO FACE OF CONCRETE OR FACE OF FRAMING. UNLESS NOTED OTHERWISE

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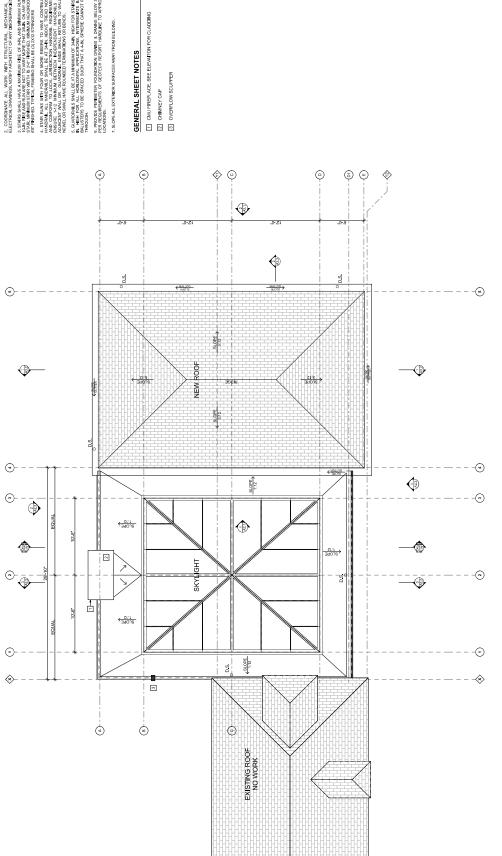
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MAIN FLOOR PLAN

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GENERAL NOTES:

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Rowell Addition

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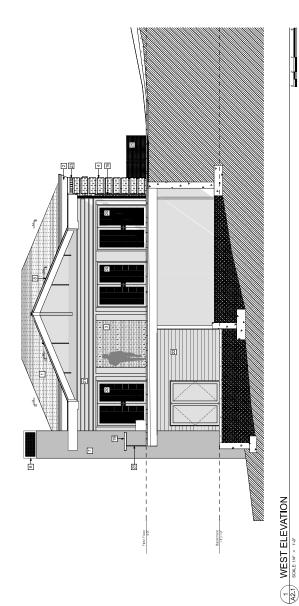
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Roof Plan

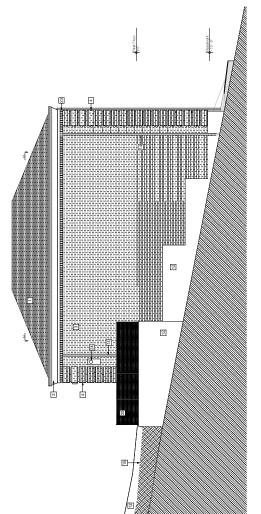
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EAST ELEVATION
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Rowell Addition

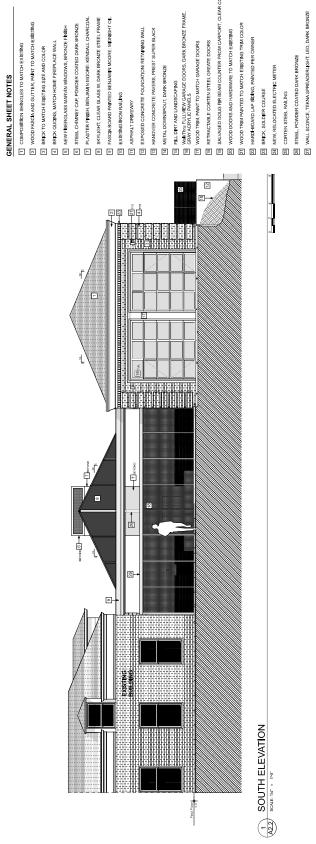
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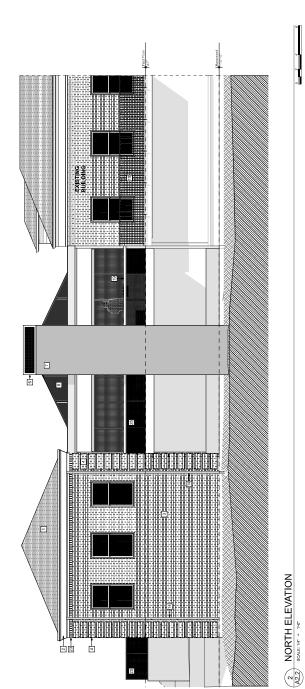
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A2.1 ELEVATIONS

205 Liberty St NE, Suite B Salem, OR 97301 503-370-4448 GOOD ARCHITECTS

GENERAL SHEET NOTES





GOOD ARCHITECTS

205 Liberty St NE, Suite B Salem, OR 97301 503-370-4448

NOT FOR CONSTRUCTION

Rowell Addition

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