

# 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 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)



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Jamie French, Chair  
Historic Landmarks Commission

*This Decision becomes effective on October 8, 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 October 8, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>June 21, 2019</u>
Public Hearing Date:	<u>September 19, 2019</u>
Notice of Decision Mailing Date:	<u>September 20, 2019</u>
Decision Effective Date:	<u>October 8, 2019</u>
State Mandate Date:	<u>December 19, 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., 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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## **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-

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.

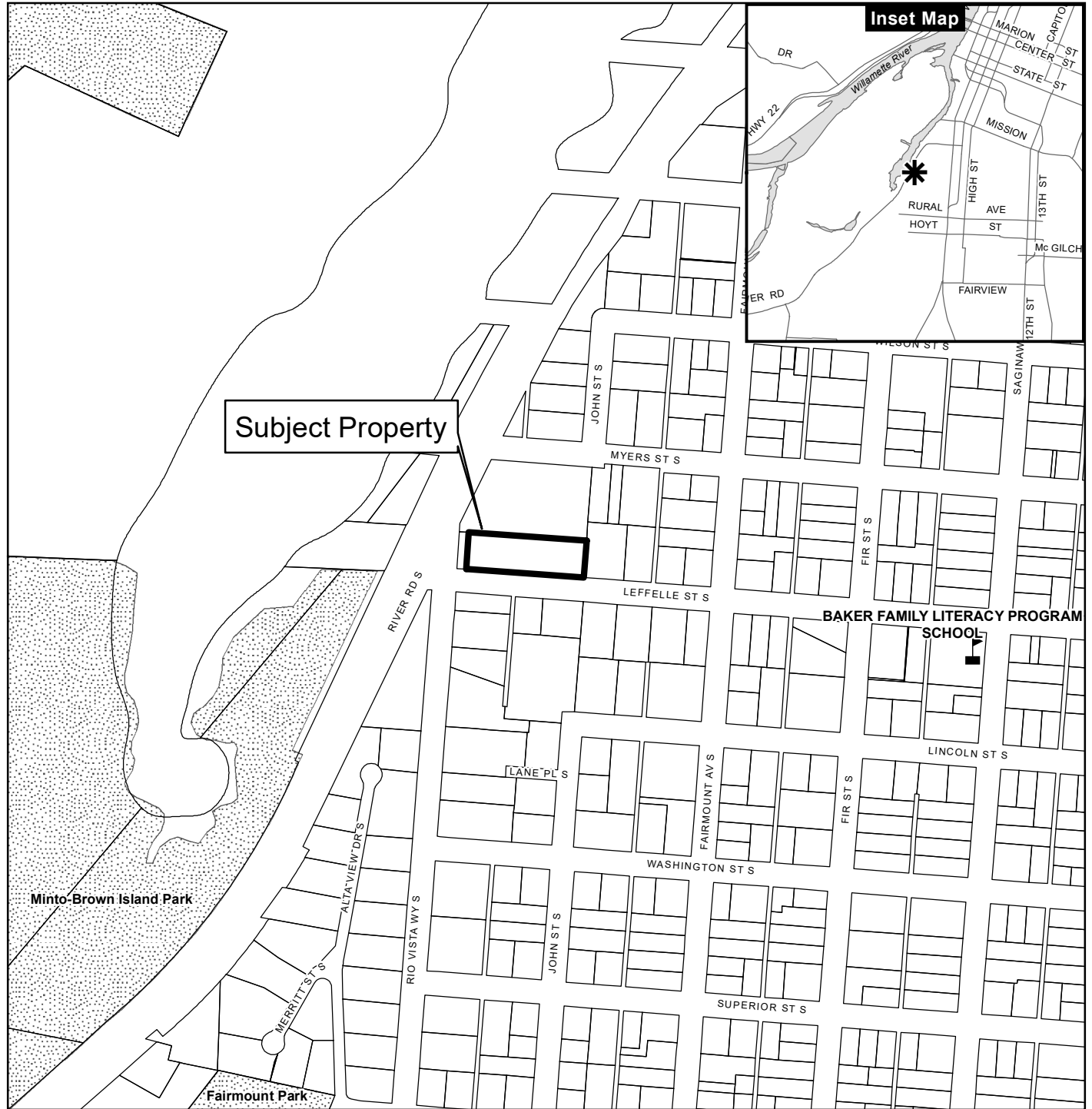
**DECISION:** The Historic Landmarks Commission **APPROVES THE PROPOSAL.**

**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

# Vicinity Map 565 Leffelle St S










Subject Property

Inset Map

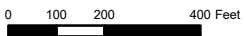
BAKER FAMILY LITERACY PROGRAM SCHOOL

**Legend**

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



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## Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
<b>address:</b>	565 Lefelle St S Salem, Marion County	<b>historic name:</b>	Fry, Daniel & Rita, House
<b>assoc addresses:</b>		<b>current/other names:</b>	
<b>location descr:</b>		<b>block/lot/tax lot:</b>	/ 073W27CC12500
		<b>twshp/rng/sect/qtr sect:</b>	7S 3W 27
PROPERTY CHARACTERISTICS			
<b>resource type:</b>	Building	<b>height (stories):</b>	2.0
<b>elig evaluation:</b>	eligible/contributing	<b>total elig resources:</b>	1
<b>prim constr date:</b>	1934	<b>second date:</b>	
		<b>total inelig resources:</b>	
		<b>NR Status:</b>	
		<b>date indiv listed:</b>	
<b>primary orig use:</b>	Single Dwelling	<b>orig use comments:</b>	
<b>second orig use:</b>		<b>prim style comments:</b>	Neo-Georgian
<b>primary style:</b>	Georgian	<b>sec style comments:</b>	
<b>secondary style:</b>		<b>siding comments:</b>	
<b>primary siding:</b>	Brick:Other/Undefined	<b>architect:</b>	Parker, Jamison
<b>secondary siding:</b>		<b>builder:</b>	
<b>plan type:</b>			
<b>comments/notes:</b>			
Locally listed			
GROUPINGS / ASSOCIATIONS			
<b>Survey/Grouping Included In:</b>	<b>Type of Grouping</b>	<b>Date Listed</b>	<b>Date Compiled</b>
Fairmount Survey Area	Survey & Inventory Project		2007
Salem Inventory Update RLS 2009	Survey & Inventory Project		2009
SHPO INFORMATION FOR THIS PROPERTY			
<b>NR date listed:</b>	N/A	<b>106 Project(s):</b>	None
<b>ILS survey date:</b>		<b>Special Assess Project(s):</b>	None
<b>RLS survey date:</b>	01/24/2007	<b>Federal Tax Project(s):</b>	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>			
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.			
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	
<b>Local Library:</b>		<b>University Library:</b>	
<b>Historical Society:</b>		<b>Other Respository:</b>	
<b>Bibliography:</b>			
Biographical Dictionary of American Architects; Salem Inventory, 1987; Salem City Directories; Marion County Tax Assessor records; Ticor Title Company			







**GENERAL NOTES:**

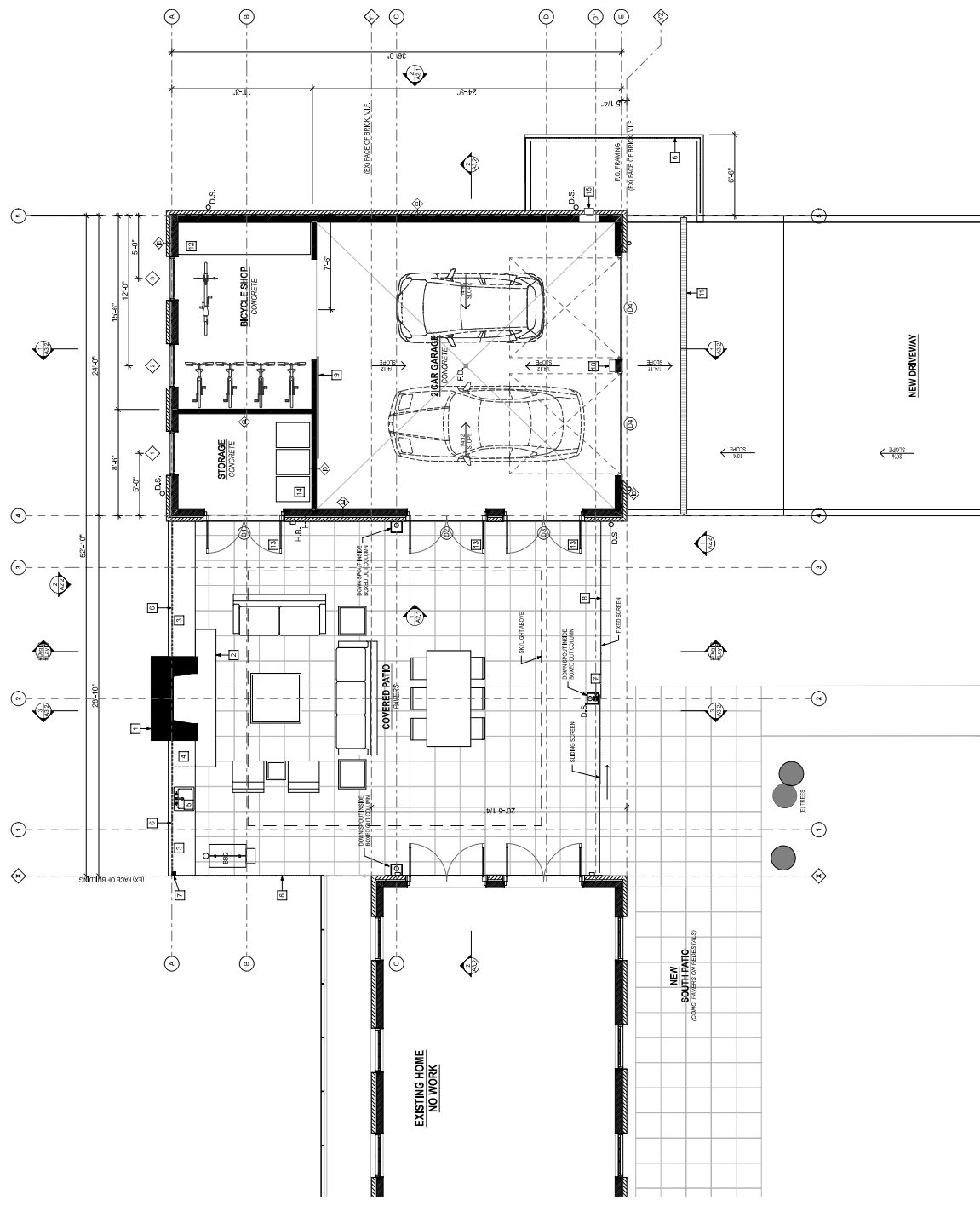
1. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF FRAMING. UNLESS NOTED OTHERWISE.
2. VERIFY ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND VERIFY ANY DISCREPANCIES AND CORRECT BEFORE CONSTRUCTION.
3. STAIRS SHALL HAVE A MAXIMUM RISE OF 8 IN. AND MINIMUM RUN OF 11 IN. AND SHALL BE NOT TO VARY MORE THAN 3/8 IN. ON ANY GIVEN RISE. TYPICAL FRAMING SHALL BE (2) 2X2 STRINGERS.
4. STAIR RUNS WITH FOUR OR MORE RISERS TO HAVE CONTIGUOUS JOISTS OR BEAMS. STAIRS SHALL BE FINISHED TO MATCH ADJACENT FLOOR FINISH. STAIRS SHALL BE FINISHED TO MATCH ADJACENT FLOOR FINISH. STAIRS SHALL BE FINISHED TO MATCH ADJACENT FLOOR FINISH.
5. CHANGERS SHALL BE A MINIMUM OF 3/4 IN. HIGH FOR STAIRS. 3/8 IN. HIGH FOR STAIRS. 3/8 IN. HIGH FOR STAIRS. 3/8 IN. HIGH FOR STAIRS.
6. PROVIDE PERMITTER FOUNDATION DRAINS & DRAINS BELOW SUB FLOORING. PROVIDE PERMITTER FOUNDATION DRAINS & DRAINS BELOW SUB FLOORING. PROVIDE PERMITTER FOUNDATION DRAINS & DRAINS BELOW SUB FLOORING.
7. SLOPE ALL EXTERIOR SURFACES AWAY FROM BUILDING.

**KEY:**

- 1/2" x 6" ROUND DOWNSPOUT, SIZE TO BE DETERMINED
- FD, 1/2" FLOOR DRAIN
- H.F.P., HOSE BIB WITH FREEZE PROTECTION
- ◇ WALL TYPE MARKER, REFER TO A.S.0
- ⊕ DOOR MARKER
- ◇ WINDOW MARKER

**GENERAL SHEET NOTES**

1. ROBR RUMFORD FIREPLACE, SEE ELEVATION FOR CLADDING
2. 18" TALL HEARTH, SEE ELEVATION FOR CLADDING
3. BUILT IN CONCRETE COUNTER TOP WITH STORAGE BELOW
4. FIRE WOOD STORAGE, BELOW COUNTER
5. SINK, PROVIDE HOT AND COLD WATER
6. NEW RAILING, SEE ELEVATIONS
7. COLUMN, SEE STRUCTURAL
8. STEEL GRATE SLIDING DOORS
9. 8 FT WIDE POCKET DOOR
10. TESLA CAR CHARGING STATION
11. STEEL GRATE TRENCH DRAIN
12. BUILT IN TABLE TOP WORK SURFACE
13. NEW FULL LIGHT WOOD DOOR TO MATCH EXISTING
14. TRASH AND RECYCLING STORAGE

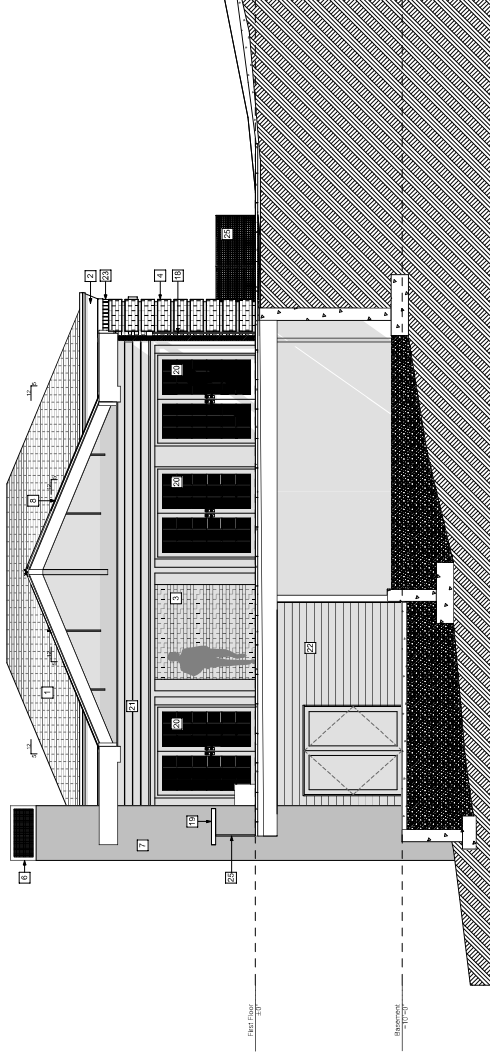


**1** Main Floor Plan  
 SCALE: 1/4" = 1'-0"



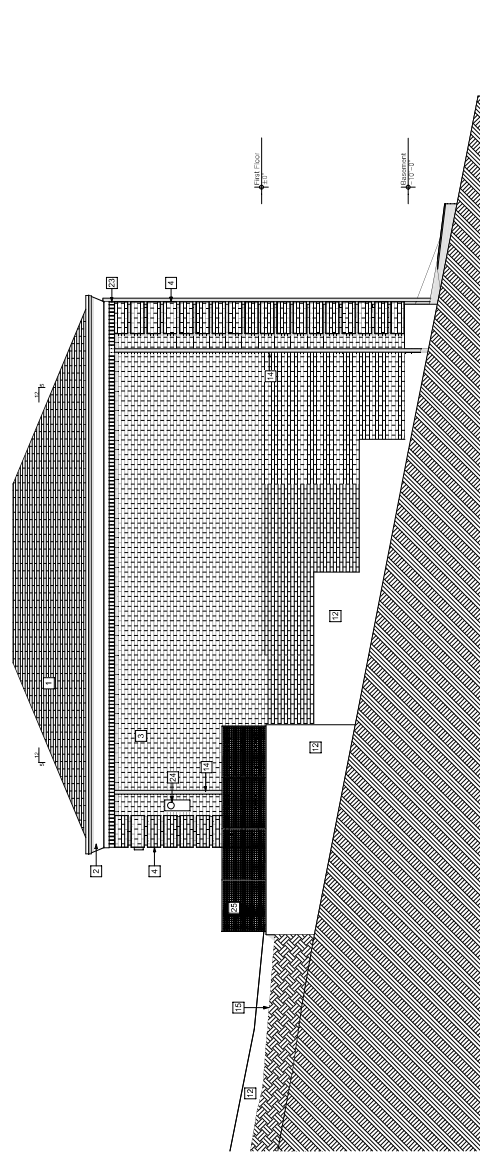
**GENERAL SHEET NOTES**

- 1 COMPOSITION SHINGLES TO MATCH EXISTING
- 2 WOOD FASCIA AND GUTTER, PAINT TO MATCH EXISTING
- 3 BRICK TO MATCH EXISTING SIZE AND COLOR
- 4 BRICK COURSES, MATCH HOME FIREPLACE WALL
- 5 NEW FIBERGLASS MARVIN WINDOWS, BRONZE FINISH
- 6 STEEL CHIMNEY CAP, POWDER COATED DARK BRONZE
- 7 PLASTER FINISH, BENJAMIN MOORE, KENDALL CHARCOAL
- 8 SKYLIGHT, CLEAR GLASS W. DARK BRONZE STEEL FRAME
- 9 FASCIA BOARD PAINTED BENJAMIN MOORE, MIDNIGHT OIL
- 10 EXISTING IRON RAILING
- 11 ASPHALT DRIVEWAY
- 12 EXPOSED CONCRETE FOUNDATION, RETAINING WALL
- 13 HANOVER CONCRETE PAVERS, PREST SUPER BLACK
- 14 METAL DOWNSPOUT, DARK BRONZE
- 15 FILL DIRT AND LANDSCAPING
- 16 REMOVE ALL NEW GARAGE DOORS, DARK BRONZE FRAME, BRICK TRIM
- 17 WOOD TRIM, PAINT TO MATCH GARAGE DOORS
- 18 RETRACTABLE CORTEN STEEL GREAT DOORS
- 19 SALVAGED DOUG FIR BEAM COUNTER FROM CARPORT, CLEAR COAT
- 20 WOOD DOORS AND HARDWARE TO MATCH EXISTING
- 21 WOOD TRIM PAINTED TO MATCH EXISTING TRIM COLOR
- 22 HACKBOARD LAY SIDING, PAINTED PER OWNER
- 23 BRICK, SOLDIER COURSE
- 24 NEW, RELOCATED ELECTRIC METER
- 25 CORTEN STEEL RAILING
- 26 STEEL, POWDER COATED DARK BRONZE
- 27 WALL SCONCE, TENNA SPREADERLIGHT, LED, DARK BRONZE



**1 WEST ELEVATION**

SCALE 1/4" = 1'-0"

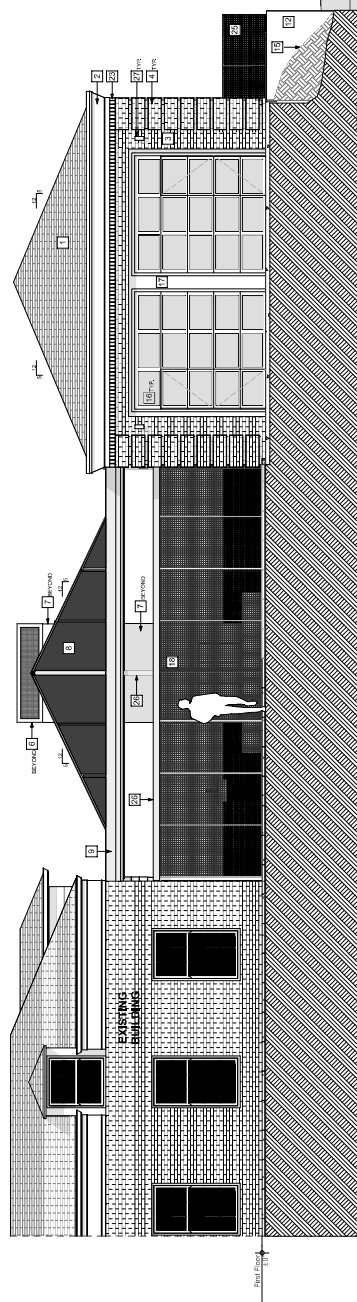


**2 EAST ELEVATION**

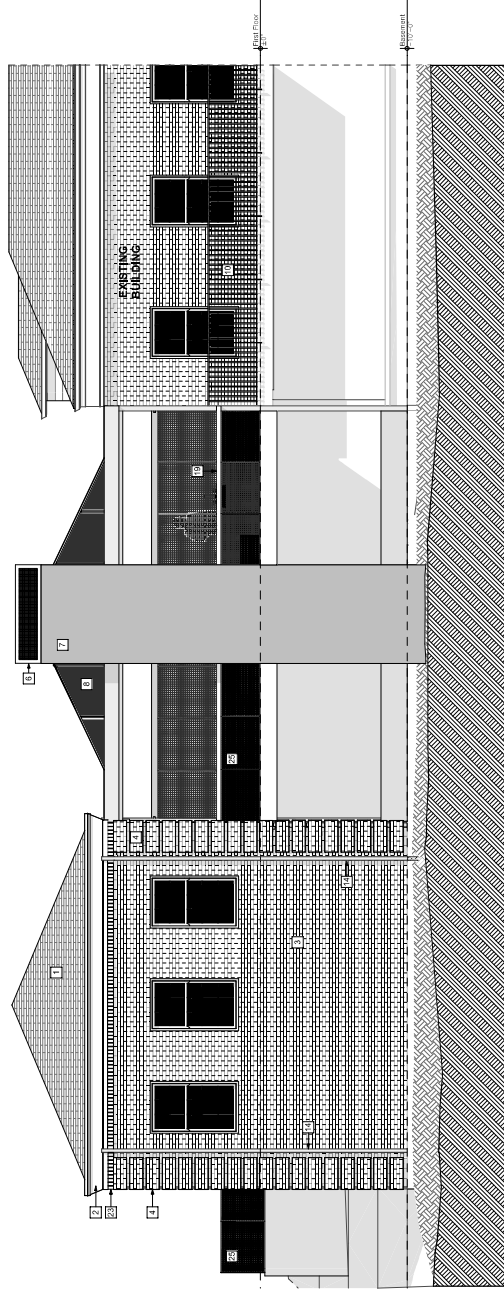
SCALE 1/4" = 1'-0"

**GENERAL SHEET NOTES**

- 1 COMPOSITION SHINGLES TO MATCH EXISTING
- 2 WOOD FASCIA AND GUTTER, PAINT TO MATCH EXISTING
- 3 BRICK TO MATCH EXISTING SIZE AND COLOR
- 4 BRICK COURSE, MATCH HOME FIREPLACE WALL
- 5 NEW FIBERGLASS MARVIN WINDOWS, BRONZE FINISH
- 6 STEEL CHIMNEY CAP, POWDER COATED DARK BRONZE
- 7 PLASTER FINISH, BENJAMIN MOORE KENDALL CHARCOAL
- 8 SKYLIGHT, CLEAR GLASS W. DARK BRONZE STEEL FRAME
- 9 FASCIA BOARD PAINTED BENJAMIN MOORE MIDNIGHT OIL
- 10 EXISTING IRON RAILING
- 11 ASPHALT DRIVEWAY
- 12 EXPOSED CONCRETE FOUNDATION REMAINS WALL
- 13 HANOVER CONCRETE PAVERS, PREST SUPER BLACK
- 14 METAL DOWNSPOUT, DARK BRONZE
- 15 FILL DIRT AND LANDSCAPING
- 16 REMOVE ALL NEW GARAGE DOORS, DARK BRONZE FRAME, AND CASING
- 17 WOOD TRIM, PAINT TO MATCH GARAGE DOORS
- 18 RETRACTABLE CORTEN STEEL GREAT DOORS
- 19 SALVAGED DOUG FIR BEAM COUNTER FROM CARPORT, CLEAR COAT
- 20 WOOD DOORS AND HARDWARE TO MATCH EXISTING
- 21 WOOD TRIM PAINTED TO MATCH EXISTING TRIM COLOR
- 22 HATCHBOARD LAY SIDING, PAINTED PER OWNER
- 23 BRICK, SOLDIER COURSE
- 24 NEW, RELOCATED ELECTRIC METER
- 25 CORTEN STEEL RAILING
- 26 STEEL, POWDER COATED DARK BRONZE
- 27 WALL SCONCE, TENNA SPREADERLIGHT, LED, DARK BRONZE



1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"