

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.: HIS19-44

APPLICATION NO.: 19-122387-DR

NOTICE OF DECISION DATE: NOVEMBER 5, 2019

SUMMARY: A proposal to replace a garage door on the exterior of the Mary Fawk House (c. 1925).

REQUEST: Minor Historic Design Review of a proposal to replace the garage door on the exterior of the garage associated with the Mabel Wood House (c. 1925) a historic contributing building in the Gaiety Hill/Bushs Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 1297 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CD01100).

APPLICANT: Elizabeth Ledet

LOCATION: 1297 High St SE

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(c)

FINDINGS: The findings are in the attached Decision dated November 5, 2019.

DECISION: The **Historic Preservation Officer**, a Planning Administrator designee, **APPROVED** Historic Design Review HIS19-44 based upon the application materials deemed complete on October 31, 2019 and the findings as presented in this report.

This Decision becomes effective on November 21, 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 November 21, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>October 31, 2019</u>
Notice of Decision Mailing Date:	<u>November 5, 2019</u>
Decision Effective Date:	<u>November 21, 2019</u>
State Mandate Date:	<u>February 28, 2020</u>

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., Wednesday, November 20, 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. HIS19-44
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-44)
1297 HIGH STREET SE)
) November 5, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Elizabeth Ledet, 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 a garage door on the exterior of the Mary Fawk House (c. 1925).

REQUEST: Minor Historic Design Review of a proposal to replace the garage door on the exterior of the garage associated with the Mabel Wood House (c. 1925) a historic contributing building in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 1297 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CD01100).

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 October 31, 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 the failing non-original wood, particle board garage door with a new steel door (Amarr Entrematic). Additionally, the applicant is proposing to restore the original garage door opening to its original size of 7'6' high by 13'3' wide and complete any necessary repair to the garage siding as needed (**Attachment B**). Additional features include a narrow band of fixed windows stretching across the top of the door with exterior vertical muntins. Staff determined that the following standards from SRC 230.025(g) *Standards for Contributing Resources in Residential Historic Districts, Alterations and Additions* are applicable to this project.

FINDINGS:

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 non-original garage door with a new steel door. While the original garage door is not extant, and it is not possible to replicate the original, the proposed new door is of compatible material. 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 non-original garage door with a new garage door. The overall design generally reflects that of the existing garage door. While the proposed door is not a reproduction of the existing door, nor that of the original, which is no longer extant, the proposed door is of a compatible design and will not adversely impact the Mary Fawk House garage. Staff finds that SRC 230.025(c)(2) has been met.

DECISION

Based upon the application materials deemed complete on October 31, 2019 and the findings as presented in this report, the application for HIS19-44 is **APPROVED**.



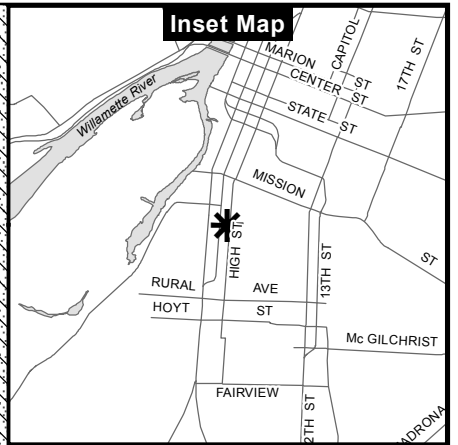
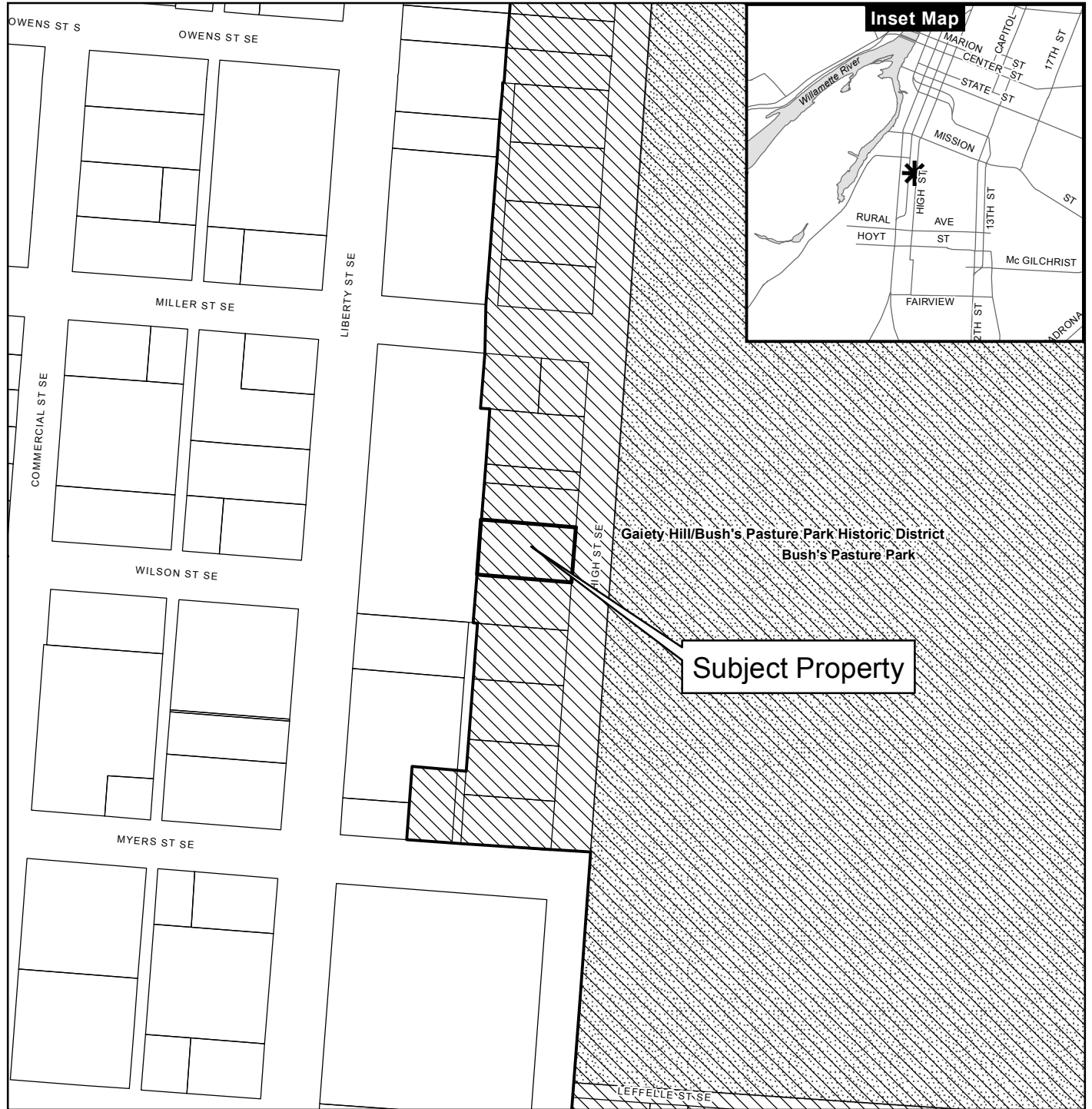
Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

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Vicinity Map 1297 High St SE

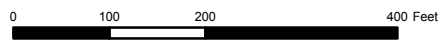


Subject Property

Gaiety Hill/Bush's Pasture Park Historic District
Bush's Pasture Park

Legend

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



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Historic Alteration Review Worksheet

Site Address: 1297 High ST SE

Resource 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 No

Project's Existing Material: Wood/Particle Board Project's New Material: Steel

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:

Replacement of non-original garage door and associated siding work.

Section 230.025(f) Missing Features

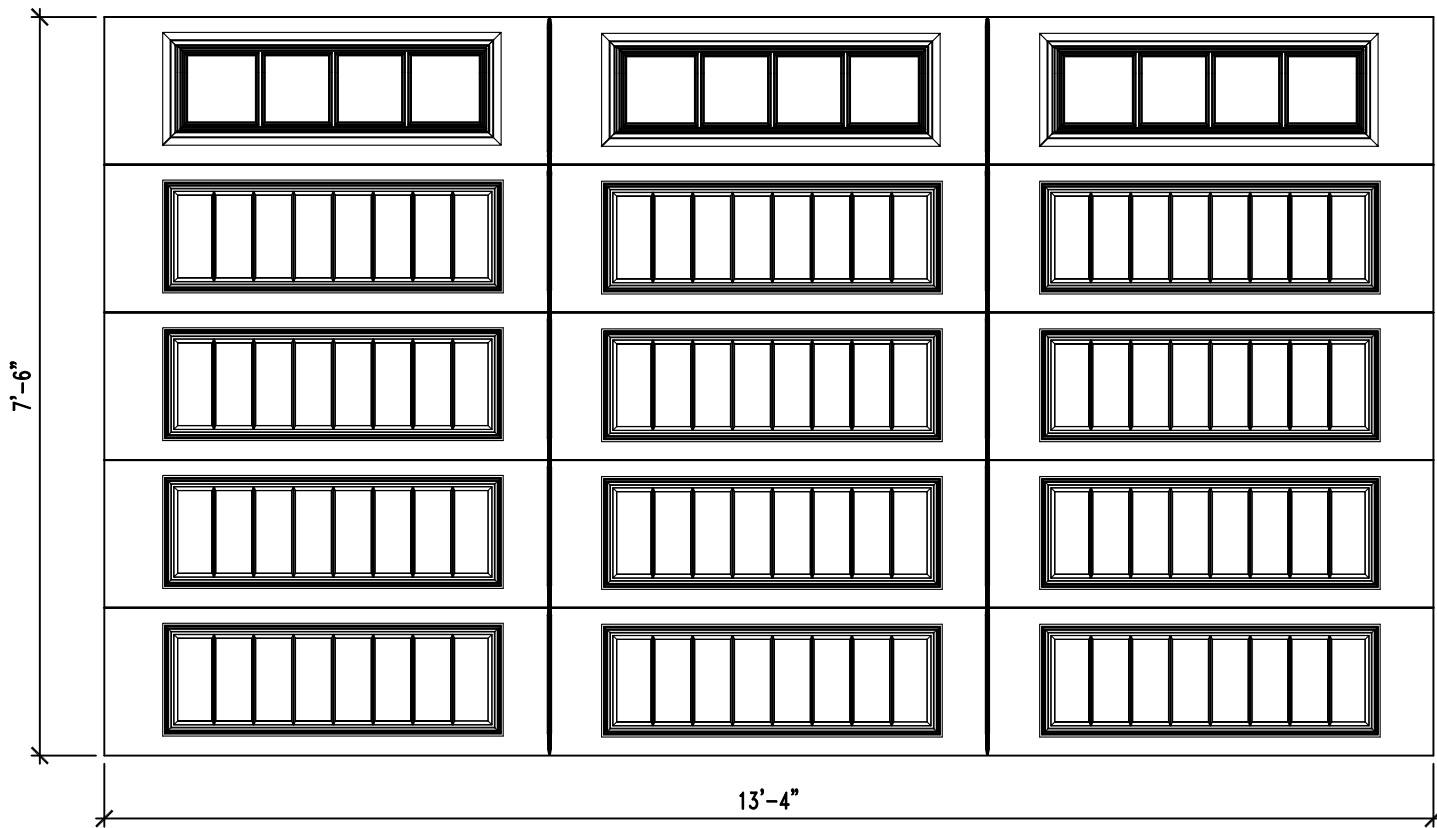
- (1) Materials. Original door was likely wood, not steel. Existing door is 7' high by 10' wide. New door will return to original size of 7'6" high by 13'3" wide. Selected design (attached) contains elements of extant garage doors in the neighborhood, including mullioned windows on top.
- (2) Design. No photographic evidence exists.


Signature of Applicant

10/23/19
Date Submitted/Signed



Existing garage



Long Panel Bead Board
w/ Thames Inserts

Elevation
Scale: 1/2" = 1'

Amarr

ENTRE//MATIC

165 CARRIAGE COURT WINSTON-SALEM, N.C. 27105