

# 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 PLANNING ADMINISTRATOR

**HISTORIC DESIGN REVIEW CASE NO.: HIS18-13**

**APPLICATION NO. : 18-109199-DR**

**NOTICE OF DECISION DATE: MAY 4, 2018**

**SUMMARY:** A proposal to replace siding on a non-historic, non-contributing residence (c.1950) in the Gaiety Hill/Bush's Pasture Park Residential Historic District.

**REQUEST:** Minor Historic Design Review of a proposal to replace the siding on a non-historic, non-contributing residence (c.1950) within the Gaiety Hill-Bush's Pasture Park Residential Historic District on property zoned RS (Single Family Residential) and located at 545 Cross St SE, (Marion County Assessors Map and Tax Lot number: 073W34AB03200).

**APPLICANT:** Tom Philbrick

**LOCATION:** 545 Cross Street SE

**CRITERIA:** Salem Revised Code Chapter 230.030. Standards for non-contributing buildings and structures in residential historic districts.

**FINDINGS:** The findings are in the attached Decision dated May 4, 2018.

**DECISION:** The Planning Administrator **APPROVED** Historic Design Review Case No. HIS18-13 based upon the application materials deemed complete on May 3, 2018 and the findings as presented in this report.

*This Decision becomes effective on **May 22, 2018**. 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 22, 2020** or this approval shall be null and void.

Application Deemed Complete: May 3, 2018  
Notice of Decision Mailing Date: May 4, 2018  
Decision Effective Date: May 22, 2018  
State Mandate Date: August 31, 2018

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, May 21, 2018.**

HIS18-13 Decision  
May 4, 2018  
Page 2

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. HIS18-13  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS18-13 )  
545 CROSS ST SE ) MAY 4, 2018**

In the matter of the application for a Minor Historic Design Review submitted by owner Tom Philbrick, Kimberli Fitzgerald, 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 siding on a non-historic, non-contributing residence (c.1950) in the Gaiety Hill/Bush's Pasture Park Residential Historic District.

**REQUEST:** Minor Historic Design Review of a proposal to replace the siding on a non-historic, non-contributing residence (c.1950) within the Gaiety Hill-Bush's Pasture Park Residential Historic District on property zoned RS (Single Family Residential) and located at 545 Cross St SE, (Marion County Assessors Map and Tax Lot number: 073W34AB03200).

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 May 3, 2018 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 non-historic, non-contributing cedar lap siding with James Hardie fiber cement siding. The new siding is 8.25 inches wide in the “Select Cedarmill” design and has a 7 inch exposure. This material is compatible with the character of the historic district and is commonly found on non-contributing buildings throughout the district.

Staff finds that the applicant adequately demonstrated that this proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

### **Criteria: 230.030 Standards for non-contributing buildings and structures in residential historic districts.**

*(a) Siding, exterior trim and minor architectural features. Replacement of siding, exterior trim and minor architectural features of non-contributing buildings in residential historic districts is allowed.*

**Finding:** The applicant is proposing to replace the existing siding with Hardie plank siding which is of similar design and made of a long-lasting and weather-resistant material. Overall, this alteration is compatible with the design of the house and the historic character of the neighborhood.

#### **(1) Materials.**

*(A) Building materials shall be of traditional dimensions.*

**Finding:** The applicant is proposing to replace the existing siding with a siding that measure 8.25 inches wide with a 7 inch exposure. That is similar in proportion to the existing siding, and other non-contributing resources found throughout the district, thereby meeting this standard.

*(B) Replacement materials shall duplicate, to the greatest degree possible, appearance and structural qualities that are consistent with building materials on buildings in the district.*

**Finding:** The applicant is proposing to replace the existing siding with the “Select Cedarmill” pattern of Hardie plank siding which mimics the design of wood. This material is consistent with the siding found on non-contributing resources throughout the historic district, thereby meeting this standard.

*(C) Wood lap, shingles, brick, and stone are appropriate materials.*

**Finding:** The applicant is proposing to replace the existing siding with Hardie plank siding which is made of fiber cement. This siding mimics the appearance of wood, a traditional material, thereby meeting this standard.

*(D) Alternative materials shall appear similar in scale, proportion, texture and finish with buildings in the district.*

**Finding:** The applicant is proposing to replace the siding with one made of fiber cement that is designed to look like cedar plank siding, and which is similar in scale, texture, and finish to the original siding of this house and others in the district, thereby meeting this standard.

**(2) Design.**

*(A) Elements should be similar in dimension, design, and pattern to those used on buildings in the district.*

**Finding:** The applicant is proposing to replace the existing siding with a siding that is similar in dimension, design, and pattern. Fiber cement siding which resembles wood is a common material found on non-contributing resources in the district, thereby meeting the standard

*(B) Extensive use of glass, polished or galvanized metal or other highly-reflective material as a primary exterior finish is not allowed.*

**Finding:** The applicant is not proposing to use any of the prohibited materials, thereby meeting this standard.

*(C) Ornamental details shall be minimized.*

**Finding:** The applicant is not proposing to install any additional ornamental details, thereby this criteria is not applicable to the evaluation of this proposal.

*(D) Use architectural detail that is generally seen in the district.*

**Finding:** No additional ornament or architectural details are included as part of this proposal. The applicant is proposing to replace siding with one that matches the design of the existing siding. Fiber cement that resembles wood is a common material found on non-contributing resources in the district, thereby meeting this standard.

## DECISION

Based upon the application materials deemed complete on May 3, 2018 and the findings as presented in this report, the application for HIS18-13 is **APPROVED**.



Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

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

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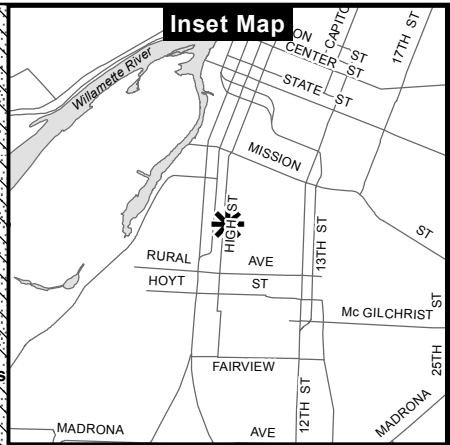
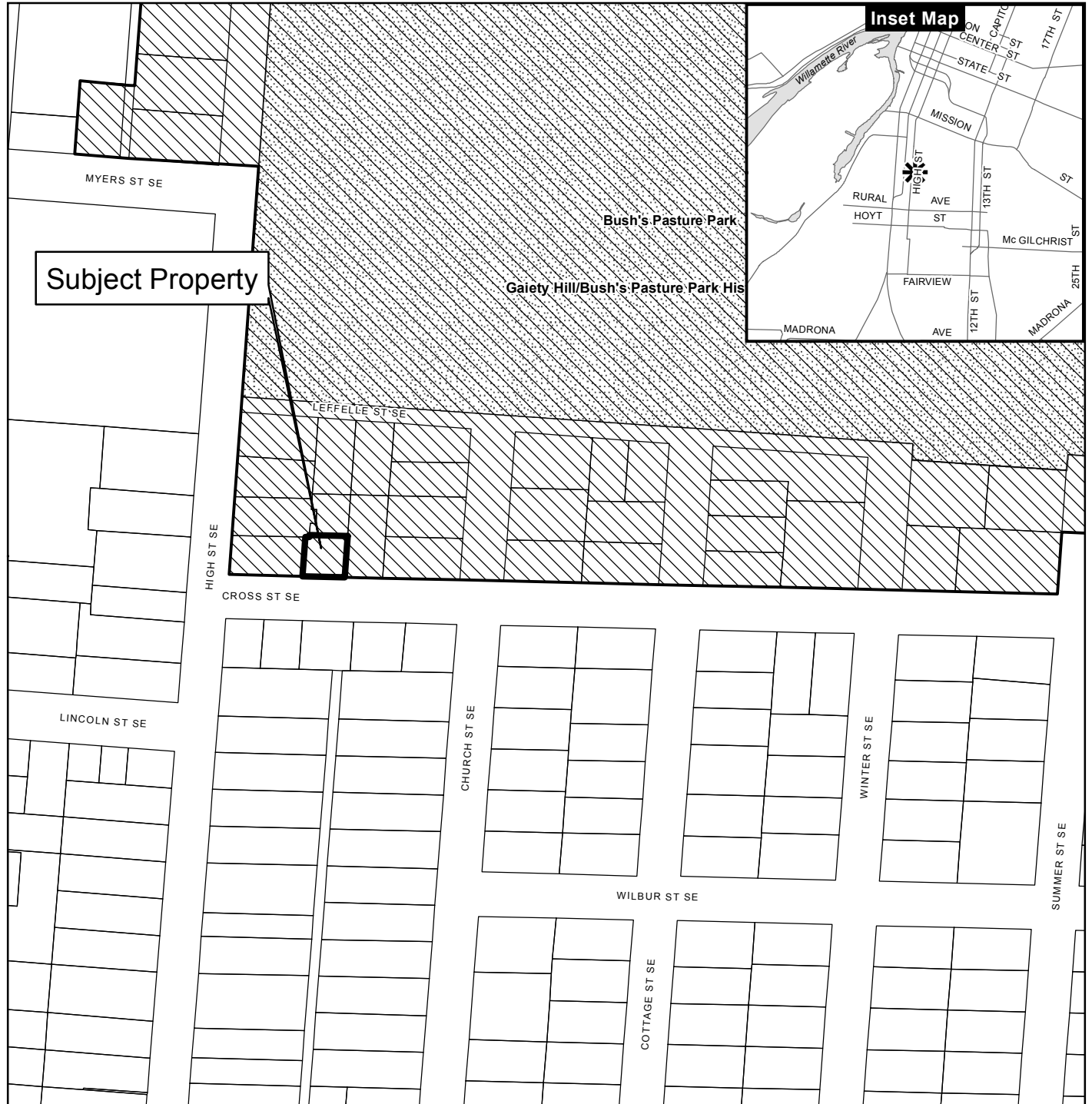
The rights granted by the attached decision must be exercised, or an extension granted, by **May 22, 2020** or this approval shall be null and void.

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 21, 2018.**








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.

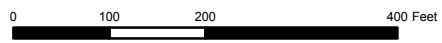
The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

# Vicinity Map 545 Cross St SE



**Legend**

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



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Case No. \_\_\_\_\_

**Historic Alteration Review - General Resource Worksheet**

Site Address: 545 Cross St. SE, Salem, OR 97302 Resource Status:  Contributing  
 Individual Landmark  Non- Contributing

**Type of Work Activity Proposed**

Major  Minor

**Replacement, Alteration, Restoration or Addition of:**

**Architectural Feature:**

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: \_\_\_\_\_
- Other architectural feature (describe) \_\_\_\_\_

**Landscape Feature:**

- Fence
- Retaining wall
- Other Site feature
- Streetscape

**New Construction:**

- Addition
- New Accessory Structure
- Sign
- Awning

Will the proposed alteration be visible from any public right-of-way?  YES  NO

Project's Existing Material: Cedar Lap Siding Project's New Material:  
Hardie Plank

**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:

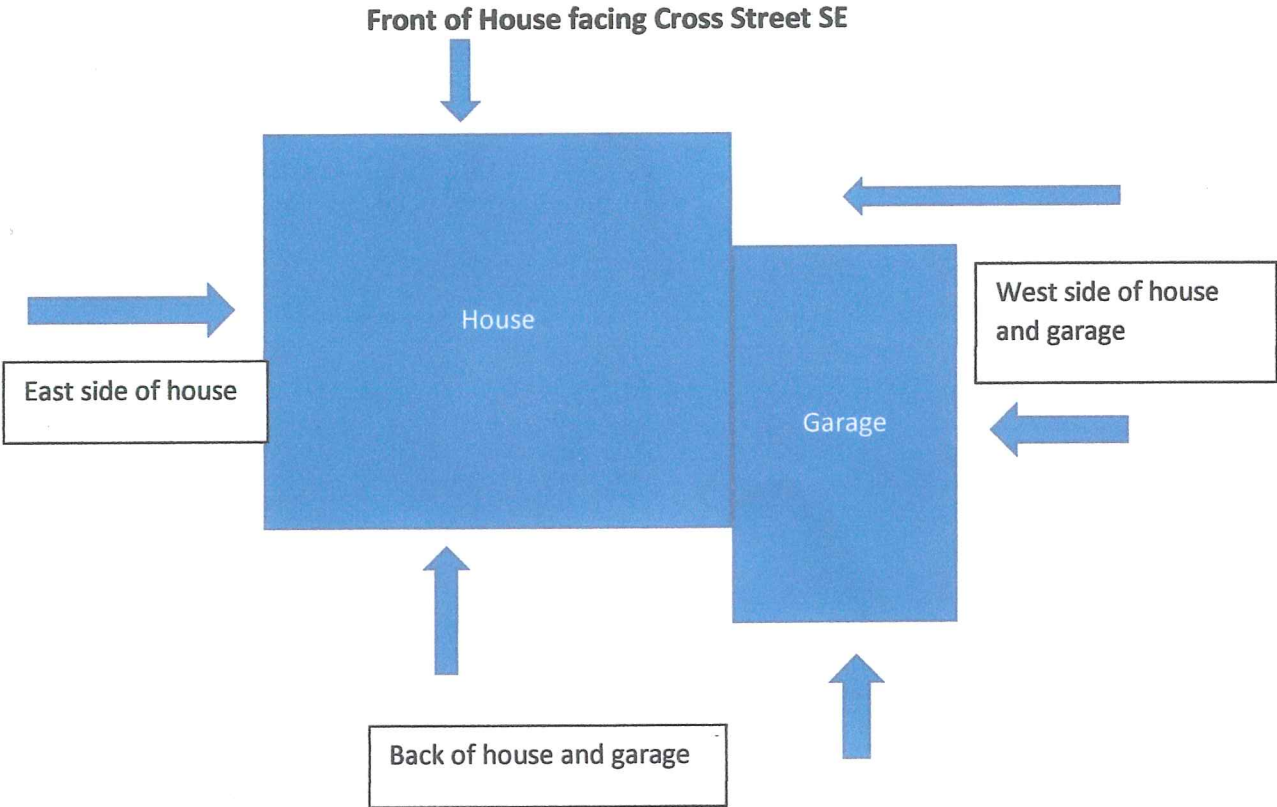
Work Proposed: refer to attached Solonika Construction, LLC "scope of work". Hardie Plank will be  
installed horizontal, matching existing siding (to be removed). Windows, Exterior doors, all trim  
(including facial) will not be changed. Landscaping will not be altered,

Refer to attached pictures.

Thomas R. Philbail / Susan Rutchey  
Signature of Applicant Date Submitted/Signed



6(D) SITE MAP



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## Historic Alteration Review

Written Statement Addressing Applicable Approval Criteria (SRC 230)  
Step Number 5 on Application Checklist

Gaiety Hill/Bush's Pasture Historic District

Chapter 230 – Historic Preservation Compliance

Site Address: 545 Cross Street SE, Salem, Oregon 97302

Mailing Address: P.O. Box 146, Salem, Oregon 97308

Brief project description: Remove cedar siding, replace with James Hardie fiber cement siding. Product description: Hardie Plank 8.25 inch Select Cedarmill with 7 inch exposure (see attached brochure for details).

Review of Salem Revised Code (SRC) Chapter 230:

- Sec. 230.001 to 230.020 Reviewed
- Sec. 230.020 (a) (1), (2), (3) Complies  
(Refer to attached Project Plan (Solonika Contractors LLC.)).
- Sec. 230.020 (b) to end of SRC 230 NA



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