

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.: HIS18-20

APPLICATION NO. : 18-112928-DR

NOTICE OF DECISION DATE: JULY 11, 2018

SUMMARY: Minor Historic Design Review of a proposal to replace the roof on the Wilson-Durbin House.

REQUEST: Minor Historic Design Review of a proposal to replace the roof on the Wilson-Durbin House, a non-historic, non-contributing structure located within the A.C. Gilbert Discovery Village site, which includes the A.C. Gilbert House (1887), individually listed on the National Register, and the Rockenfeld House (1883) and Parrish House (1910), Salem Local Landmarks, located at 116 Marion St NE, 97301; Marion County Assessor Map and Tax Lot number 073W22DB07400.

APPLICANT: Sierra Langford for A.C. Gilbert Discovery Village

LOCATION: 116 Marion Street NE / 97301

CRITERIA: Salem Revised Code Chapter 230.030(e) Roofs.

FINDINGS: The findings are in the attached Decision dated July 11, 2018.

DECISION: The Historic Preservation Officer, (a Planning Administrator Designee), APPROVED Historic Design Review Case No. HIS18-20 based upon the application materials deemed complete on July 10, 2018 and the findings as presented in this report.

*This Decision becomes effective on **July 27, 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 **July 27, 2020**, or this approval shall be null and void.

Application Deemed Complete: July 10, 2018
Notice of Decision Mailing Date: July 11, 2018
Decision Effective Date: July 27, 2018
State Mandate Date: November 7, 2018

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., Thursday, July 26, 2018.**

HIS18-20 Decision
July 11, 2018
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The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (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 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. HIS18-20
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS18-20)
116 MARION STREET NE) JULY 11, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Sierra Langford on behalf of A.C. Gilbert Discovery Village, 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: Minor Historic Design Review of a proposal to replace the roof on the Wilson-Durbin House.

Request: Minor Historic Design Review of a proposal to replace the roof on the Wilson-Durbin House, a non-historic, non-contributing structure located within the A.C. Gilbert Discovery Village site, which includes the A.C. Gilbert House (1887), individually listed on the National Register, and the Rockenfeld House (1883) and Parrish House (1910), Salem Local Landmarks, located at 116 Marion St NE, 97301; Marion County Assessor Map and Tax Lot number 073W22DB07400.

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 July 10, 2018 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. Analysis of Minor Historic Design Review Approval Criteria

Summary and Background: Due to its poor condition, the applicant is proposing to replace the roof on the Wilson-Durbin House with composition shingles that reflect the design of cedar shake shingles. This roof was intended to replicate the original roof of the Wilson-Durbin House which was constructed in 1861 and destroyed by fire in 1990. The current structure was built in 1999 and is a reconstruction of this resource, and therefore is a non-historic, non-contributing resource to the collection of resources located at 116 Marion Street NE known as A.C. Gilbert Discovery Village (**Attachment B**). The applicant submitted for both Building Permit and Historic Design Review approval on June 20, 2018.

The applicant is proposing replacement of existing shake roof with a composition asphalt shingle roof. Specifically, the applicant is proposing to utilize CertainTeed Presidential Shake Shingles (**Attachment C**). The applicant is also proposing to replace the porch roof on the front (west) of the building, which will be an in-kind replacement, matching the roofing on the existing porch roof.

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 (e) Roofs. Replacement of roofs on non-contributing buildings is allowed.

(1) Materials.

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

Finding: The applicant's proposal results in the reproduction of the appearance of the existing roof with composition shingles that reflect the dimensions and design of cedar shake shingles thereby meeting this standard. The porch roof will be reroofed with materials that match the existing porch roof, 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 porch roof will be replaced with roofing materials that duplicate the existing porch roof material, thereby meeting this standard. The applicant's main roof replacement proposal results in the reproduction of the appearance of the existing roof with composition shingles that duplicate, to the greatest degree possible, the appearance, dimensions, and design of cedar shake shingles found not only on the

Wilson-Durbin House, but also on the other historic contributing resources found throughout A.C. Gilbert's Discovery Village, thereby meeting this standard.

(C) *Replacement materials shall have a non-reflective, matte finish.*

Finding: The applicant's proposed replacement shingles are non-reflective, thereby meeting this standard.

(2) Design. *The design should be similar in dimension, style, pattern and detail to roofs on buildings in the district.*

Finding: The applicant's proposed roof shingle design are similar in dimension and style to the roofs found throughout A.C. Gilbert Discovery Village, thereby meeting this standard.

(3) Solar Panels, Rooftop Mechanical Devices, and Skylights. *Solar panels and other rooftop mechanical structures may be added to non-contributing buildings.*

(A) Materials.

(i) *Non-reflective glass and metal panels are allowed.*

(ii) *Reflective glass and plastic frames are prohibited.*

(B) Design.

(i) *Solar panels shall not alter the existing profile of the roof, and shall be mounted flush on rear-facing roofs or placed on the ground in an inconspicuous location.*

(ii) *Satellite dishes, TV antennae and other rooftop mechanical structures shall be installed so they are not visible from the street and do not damage or obscure significant architectural features of the resource.*

(iii) *Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.*

Finding: The applicant has not proposed to install solar panels, rooftop mechanical devices, or skylights, therefore this standard is not applicable to the evaluation of this proposal.

DECISION

Based upon the application materials deemed complete on July 10, 2018 and the findings as presented in this report, the application for HIS18-20 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Wilson-Durbin House History
C. Applicant's Submittal Material

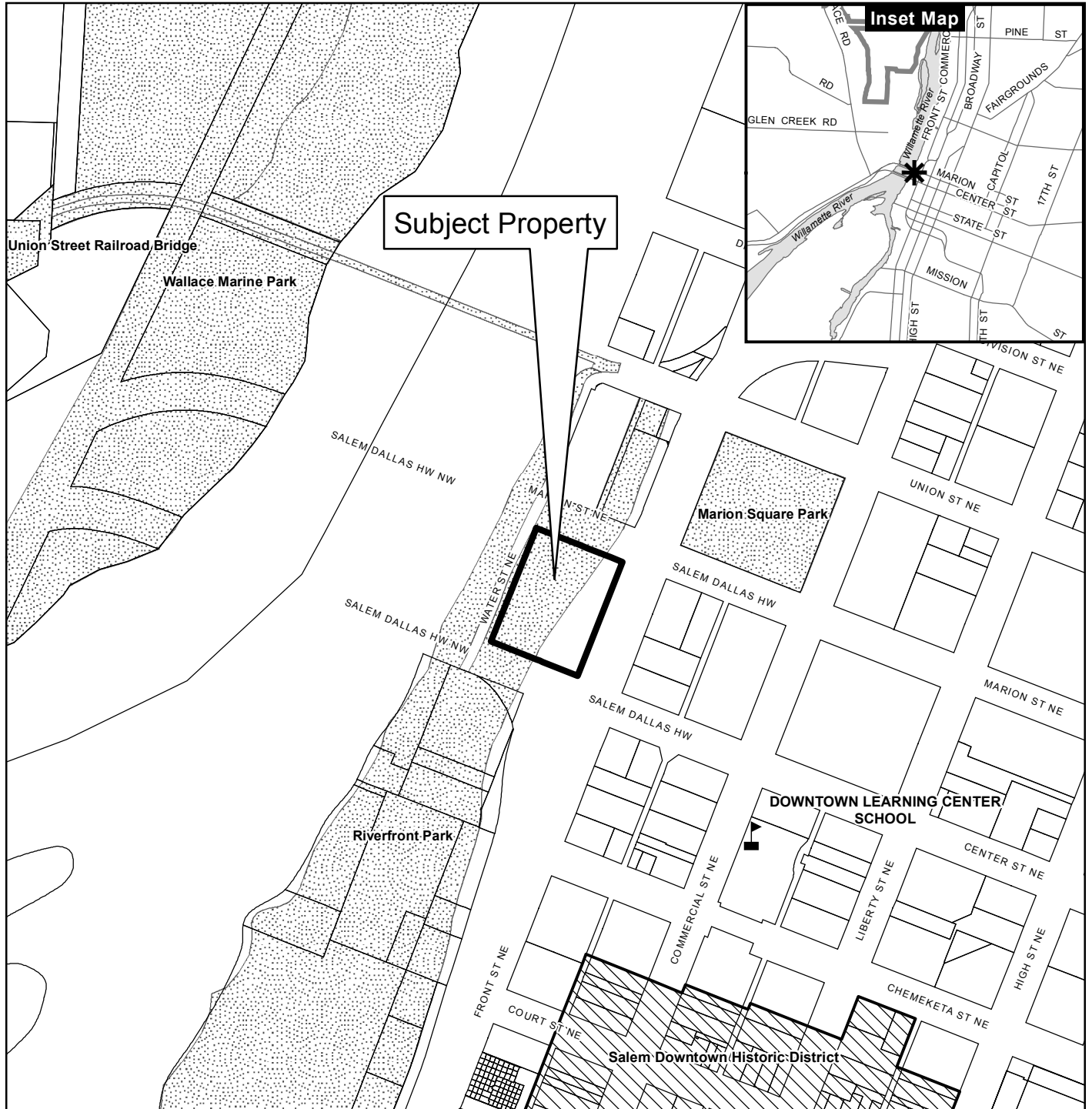
Application Deemed Complete: July 10, 2018
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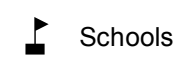

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Vicinity Map 116 Marion St NE



Legend

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



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Wilson-Durbin House
116 Marion St NE

434 Water Street NE

Salem, Oregon

Constructed 1861

Destroyed in a fire in 1990

Exterior reconstructed on three sides in 1999 at its original location. Façade changed to resemble the original.



Wilson Durbin House after 1999 reconstruction (ShineonSalem)

Significance:

This home represents one of the Salem community's most comprehensive efforts at historic preservation. While the home itself is a reconstruction, the exterior is a faithful rebuild of one of the original façades of the oldest homes in Salem, and the oldest home in the city still located at the place where it was originally built.

Narrative History

Joseph Gardner Wilson originally built this carpenter Gothic cottage style home in 1861. Wilson and his family lived in the home until Isaac and Olive Durbin purchased it in 1863. Generations of the Durbin family lived here until 1913. Age and neglect took a toll on the home until a preservation effort arose in the 1980s. Led by State Archivist David Duniway, the home was placed on the National Register of Historic Places the City of Salem joined with the Marion County Historical Society to raise the necessary funds for reviving the old home. Tragically, fire destroyed the Wilson-Durbin house in December of 1990. While preservation was no longer an option, interested parties suggested reconstruction as a way to preserve the history of this home. A reconstruction of three sides of the home was completed in 1999 as part of the A.C. Gilbert Discovery Center children's museum. It now serves as important classroom area for the center, both on the interior and exterior.



Wilson-Durbin House before reconstruction (Oregon Digital)



434 WATER NE

C. 1900

Case No. _____

Historic Alteration Review - General Resource Worksheet

Site Address: 440 Water St. NE Resource Status: Contributing
116 Water St. NE 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 shakes Project's New Material:
CertainTeed Presidential Shake Shingles in Country Gray

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:

Please see attached.


Signature of Applicant

6/15/18
Date Submitted/Signed

440 Water St NE Wilson-Durbin House

Project Description

Main Roof

- Complete tear-off and removal of old roofing material
- Carpentry or rot repairs if needed
- Install new ½" 4-ply CDX plywood over skip sheathing
- Application of Ice & Water Barrier (valleys, penetrations and other vulnerable areas)
- Application of #30 CertainTeed Diamond Deck underlayment
- Pre-painted metal flashing: vents, plumbing pipes, chimneys, edges and valleys
- Certified application of CertainTeed Presidential Shake shingles in Country Gray
- Installation of SBS-modified High Profile "Mountain Ridge" on hips and ridges
- Complete waste removal and final inspection by supervisor

Porch Roof

- Complete removal of roofing material in all specified roof facets
- Substrate preparation
- Sheathing rot repairs if needed
- Coordinated clad and trim flashing installed on roof edges
- Installation of ½" DensDeck roof board OR fire-retardant slip sheet
- Installation of reinforced 60mil single-ply TPO membrane with drains at outside corners
- Complete waste removal and final inspection by supervisor

Statement addressing Applicable Approval Criteria

Responses to the criteria are in red.

SRC Sec. 230.070. - General guidelines for non-contributing buildings and structures.

In lieu of the standards for non-contributing buildings and structures set forth in SRC 230.030 and 230.045, an applicant may make changes to a non-contributing building or structure, regardless of type of work, which shall conform to the following guidelines:

(a) Materials shall be consistent with those present in buildings and structures in the district generally. **Some of the surrounding buildings on the site have asphalt shingle roofs. Some have cedar shake roofs. The proposed roofing material is an asphalt shingle designed to mimic cedar shakes.**

(b) Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district. Factors in evaluating compatibility include, but are not limited to:

- (1) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, generally. **No alterations to these elements are included in the proposal. The porch roof will be reroofed in materials similar to existing porch roof.**
- (2) The location is at the rear, or on an inconspicuous side, of the building or structure. **The building proposed is in the rear corner of the site. The roof covers the entire structure. The porch roof is on the front of the building, but the new roofing material will not be visible from the street.**
- (3) The size and scale is consistent and harmonious with the buildings and structures in the district generally. **The proposed roofing mimics existing cedar shake roofs on the site in size and color.**
- (4) The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district. **The proposed roofing is meant to suggest or mimic traditional cedar shakes.**
- (5) The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole. **No alterations to the existing building placement are included in this proposal.**

(Prior Code, § 230.070; Ord. No. 34-10)

Existing Roof

North Elevation



South Elevation



West Elevation



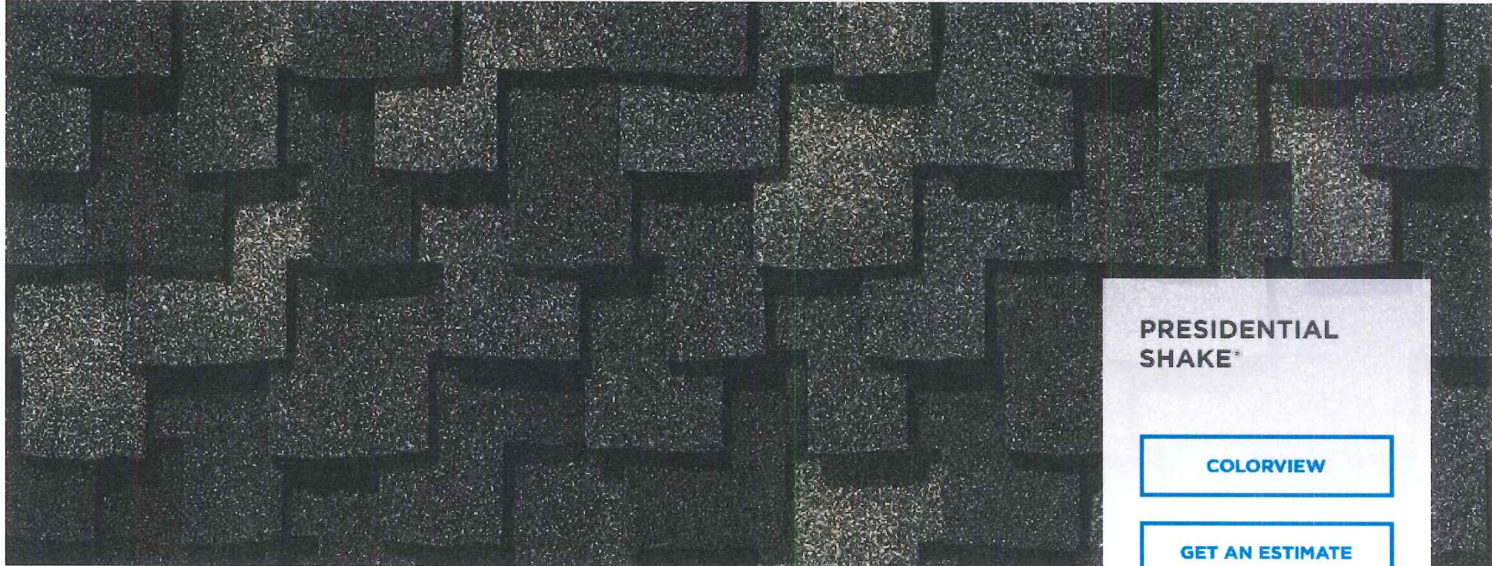
Proposed Roof

North Elevation

South Elevation



West Elevation porch roof will not be seen from street view.



**PRESIDENTIAL
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Country Gray

