

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.: HIS18-27

APPLICATION NO. : 18-116203-DR

NOTICE OF DECISION DATE: AUGUST 10, 2018

SUMMARY: A proposal to rebuild a chimney on the Joseph and Lillie Adolph House (1923).

REQUEST: Minor Historic Design Review of a proposal to rebuild a chimney on the Joseph and Lillie Adolph House (1923), a historic contributing structure within the Court Chemeketa National Register Historic District, in the RD (Duplex Residential) zone, and located at 388 State Street (Marion County Assessors Map and Tax Lot number: 073W26BA11500).

APPLICANT: Tobias Moore

LOCATION: 240 14th Street NE

CRITERIA: Salem Revised Code Chapter 230.025(a) Siding, Exterior Trim and Minor Architectural Features.

FINDINGS: The findings are in the attached Decision dated August 10, 2018.

DECISION: The Historic Preservation Officer (a Planning Administrator Designee) **APPROVED** Historic Design Review Case No. HIS18-27 based upon the application materials deemed complete on August 9, 2018 and the findings as presented in this report.

*This Decision becomes effective on **August 28, 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 this decision must be exercised by **August 28, 2020** or this approval shall be null and void. A copy of the decision is attached.

Application Deemed Complete: August 9, 2018
Notice of Decision Mailing Date: August 10, 2018
Decision Effective Date: August 28, 2018
State Mandate Date: December 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., Monday, August 27, 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 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. HIS18-27
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS18-27)
240 14TH STREET NE) AUGUST 10, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Tobias Moore, 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 rebuild a chimney on the Joseph and Lillie Adolph House (1923).

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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 August 9, 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

Summary and Background: The applicant is proposing to rebuild the chimney on the Joseph and Lillie Adolph House (1923). The chimney is in poor condition and cannot be repaired. The existing chimney will be demolished from the roofline up and will be rebuilt utilizing the brick from the existing chimney where feasible. Where bricks cannot be reused Inca smooth standard brick will be utilized as replacement, matching the appearance of the existing brick. The bricks will be repointed with an S type mortar in a pattern matching the original. The chimney cap will be rebuilt with flue tiles and capped with a metal chimney cap.

Criteria: 230.025(a) Siding, Exterior Trim and Minor Architectural Features.

Replacement of siding, exterior trim, and minor architectural features of historic contributing buildings shall be allowed only where the owner has attempted to repair the original siding, exterior trim or minor architectural feature, but repair was determined to be unfeasible due to poor condition of the original materials. If the trim or siding is not original then every effort shall be made to replicate the original trim or siding; the effort shall be substantiated by historic, physical, or pictorial evidence. If the trim and siding cannot be replicated then it should be of a compatible design and material.

(1) Materials. *The replacement materials are the same type and quality as the original siding, exterior trim or minor architectural feature, or duplicate, to the greatest degree possible, the appearance and structural qualities of the material being replaced.*

Finding: The applicant is proposing the reuse the original brick when rebuilding the chimney where feasible. Where the bricks cannot be reused due to their poor condition, the applicant is proposing to utilize brick that matches the original brick in appearance to the greatest degree possible, therefore staff finds that this standard has been met.

(2) Design. *The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.*

Finding: The applicant is proposing to replicate the appearance of the original chimney to the greatest degree possible, therefore staff finds that this standard has been met.

(3) Energy Efficiency. *Improvements to improve energy efficiency are allowed, provided the exterior appearance of the historic resource is preserved to the greatest extent possible. Example: Adding additional insulation to attics, crawl spaces or basements.*

Finding: No improvements to improve energy efficiency have been proposed. However, the applicant has proposed to add a metal chimney cap to the top of the chimney in order to extend the life of this rebuilt feature. This is a minor alteration to the appearance of the chimney, but overall is compatible with the resource.

DECISION

Based upon the application materials deemed complete on August 9, 2018 and the findings as presented in this report, the application for HIS18-27 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

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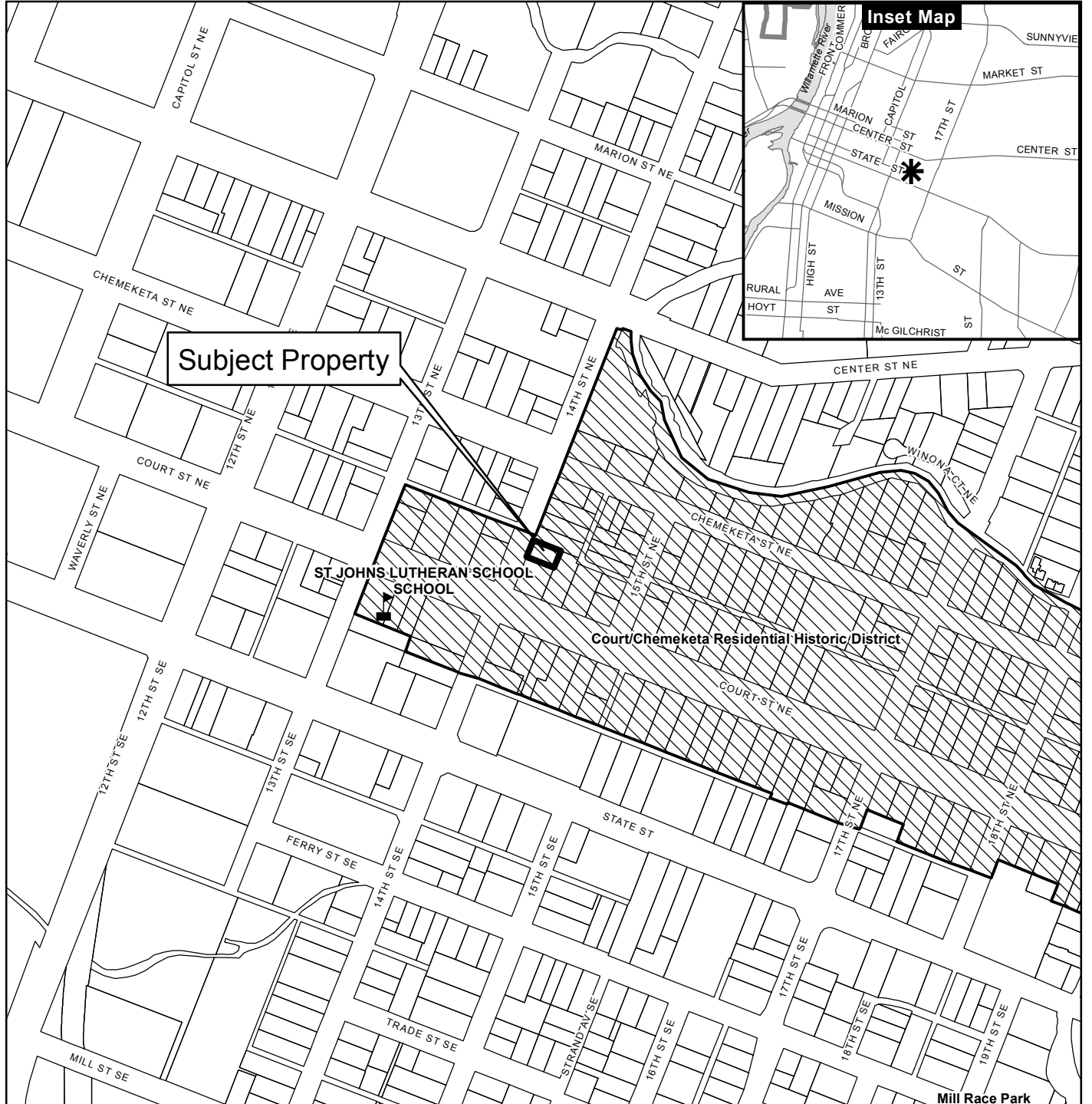
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Vicinity Map 240 14th Street NE



Legend

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



0 100 200 400 Feet



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Case No. _____

Historic Alteration Review Worksheet

Site Address: 240 14th Street NE Salem, OR, 97301

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: Brick Project's New Material: Brick

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:

Demolition & Rebuild of the chimney from the roofline up. Install chimney flashing, Rebuild chimney cap with blue tiles. Install chimney cap to preserve life of chimney. The demolition of the existing chimney will be performed in such a way as to preserve the brick for reuse during the rebuild. If any bricks are broken or deemed faulty they will be replaced with Inca smooth standard brick as this resembles the existing brick closely. Further more, if necessary, the ~~brick~~ replacement brick will be on the back of the chimney so that the primary facade will be rebuilt with the original brick as much as possible. The pattern of the mortar will be the same as the original. The mortar will be Design mix type 5. The chimney cap blue tiles will match the color of the cracked & broken original cap tiles as close as possible. The chimney cap will be stainless steel.

Signature of Applicant

7/29/18
Date Submitted/Signed





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