

# NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
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503-588-6173*

## DECISION OF THE HISTORIC PRESERVATION OFFICER

**HISTORIC DESIGN REVIEW CASE NO. HIS18-30**

**APPLICATION NO. : 18-118816-DR**

**NOTICE OF DECISION DATE: OCTOBER 18, 2018**

**SUMMARY:** A proposal for replacement of existing south-side siding and roof of the Walter Buchner House (1914).

**REQUEST:** Minor Historic Design Review of a proposal to replace the existing south-side siding and roof of the Walter Buchner House (1914), a historic contributing building within the Court-Chemeketa National Register Historic District, on property within the RD (Duplex Residential) zone, located at 1410 Court Street NE (Marion County Assessors Map and Tax Lot number: 073W26BD03600).

**APPLICANT:** David and Laurie Hulme

**LOCATION:** 1410 Court St NE

**CRITERIA:** Salem Revised Code 230.025 Standards for Historic Contributing Buildings in Residential Historic Districts

**FINDINGS:** The findings are in the attached Decision dated October 18, 2018.

**DECISION:** The Historic Preservation Officer, (a planning Administrator Designee), **APPROVED** Historic Design Review Case No. HIS18-30 based upon the application materials deemed complete October 17, 2018 and the findings as presented in this report.

*This Decision becomes effective on **November 3, 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 **November 3, 2020** or this approval shall be null and void. A copy of the decision is attached.

Application Deemed Complete: October 17, 2018  
Notice of Decision Mailing Date: October 18, 2018  
Decision Effective Date: November 3, 2018  
State Mandate Date: February 14, 2019

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., November 2, 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.

<http://www.cityofsalem.net/planning>

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**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM**

**HISTORIC DESIGN REVIEW CASE NO. HIS18-30  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS18-30 )  
1410 COURT ST NE ) OCTOBER 18, 2018**

In the matter of the application for a Minor Historic Design Review submitted by David and Laurie Hulme, 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 for replacement of existing south-side siding and roof of the Walter Buchner House (1914).

**REQUEST:** Minor Historic Design Review of a proposal to replace the existing south-side siding and roof of the Walter Buchner House (1914), a historic contributing building within the Court-Chemeketa National Register Historic District, on property within the RD (Duplex Residential) zone, located at 1410 Court Street NE (Marion County Assessors Map and Tax Lot number: 073W26BD03600).

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 17, 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 existing siding is suffering from dry rot and its condition is allowing water intrusion into the building. Due to its poor condition, the applicant is proposing to replace the existing cedar siding on the second floor of the southern façade with new, cedar bevel siding (**Attachment B**). The new siding will be painted to match the siding throughout the exterior of the house.

In addition, the applicant is proposing to remove the non-original existing roofing which is in poor condition with new Malarkey 276 Highlander laminated asphalt architectural shingles (**Attachment C**).

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

**Criteria: 230.025 Standards for historic contributing buildings in residential historic districts.**

### Siding

**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 proposed replacement siding is of wood, duplicating the material on the existing house. Staff finds that SRC 230.025(a)(1) 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 install cedar bevel lap siding, matching the appearance of the existing siding throughout the resource. Staff finds that SRC 230.25(a)(2) 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:** The applicant is not proposing any alterations to improve energy efficiency. Staff finds that SRC 230.025(a)(3) is not applicable to the evaluation of this proposal.

### **230.025 (e) Roofs.**

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

**(A)** *Historic specialty roofing materials, such as original tile, slate, or rolled composition roofing should be maintained in place whenever possible.*

**Finding:** No historic specialty roofing materials exist on the Buchner House, therefore SRC 230.025(e)(1)(A) is not applicable to the evaluation of this proposal.

**(B)** *New roof materials should match the original materials in scale and texture as closely as possible. Use of plastic or concrete simulated materials is not allowed.*

**Finding:** The proposed new roofing materials are not of plastic or concrete, and the proposed shingles match the existing roofing materials in scale as closely as possible, thereby SRC 230.025(e)(1)(B) has been met.

**(C)** *Composition roofing is allowed as a substitute for wood shingles in a complete replacement.*

**Finding:** The Buchner House roof is not currently comprised of wood shingles, therefore this criteria is not applicable to the evaluation of this proposal.

**(D)** *Imitation slate and wood are allowed as a substitute for original materials in a complete replacement.*

**Finding:** The applicant is not proposing to install imitation slate or wood as a replacement roofing material, therefore this criteria is not applicable to the evaluation of this proposal.

#### **(2) Design.**

**(A)** *The original roof form and detailing shall be preserved.*

**Finding:** The applicant is proposing to retain the original roof form and detailing. Staff finds that SRC 230.025(e)(2)(A) has been met.

**(B)** *Original eave overhangs shall be maintained.*

**Finding:** The applicant is proposing to retain the original eave overhangs. Staff finds that SRC 230.025(e)(2)(B) has been met.

**(C)** *Cutting back roof rafters and soffits, boxing in exposed rafter tails, adding fascia boards where none existed, or otherwise altering the historical roof overhang is not allowed.*

**Finding:** The applicant is not proposing to cut back roof rafters or soffits and no new fascia boards will be added as part of this proposal. Staff finds that SRC 230.025(e)(2)(C) has been met.

**(D)** *To the extent feasible, inappropriate repairs or additions should be removed or corrected.*

**Finding:** No inappropriate repairs or additions are proposed, therefore staff finds that this criterion is not applicable to the evaluation of this proposal.

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

**(A) Materials.**

- (i)** *Non-reflective glass and metal panels are allowed.*
- (ii)** *Reflective glass and plastic frames are prohibited.*

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

**(B) Design.**

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

**Finding:** The applicant is not proposing to install solar panels, therefore this criteria is not applicable to the evaluation of this proposal.

- (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.*

**Finding:** The applicant is not proposing to install satellite dishes, TV antennae or any other rooftop mechanical structures, therefore this criteria is not applicable to the evaluation of this proposal.

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

**Finding:** The applicant is not proposing to install skylights, therefore this criteria is not applicable to the evaluation of this proposal.

## DECISION

Based upon the application materials deemed complete on October 17, 2018 and the findings as presented in this report, the application for HIS18-30 is **APPROVED**.



Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

Attachments: A. Vicinity Map  
B. Excerpt from National Register Historic Resource Document  
C. Applicant's Submittal Materials

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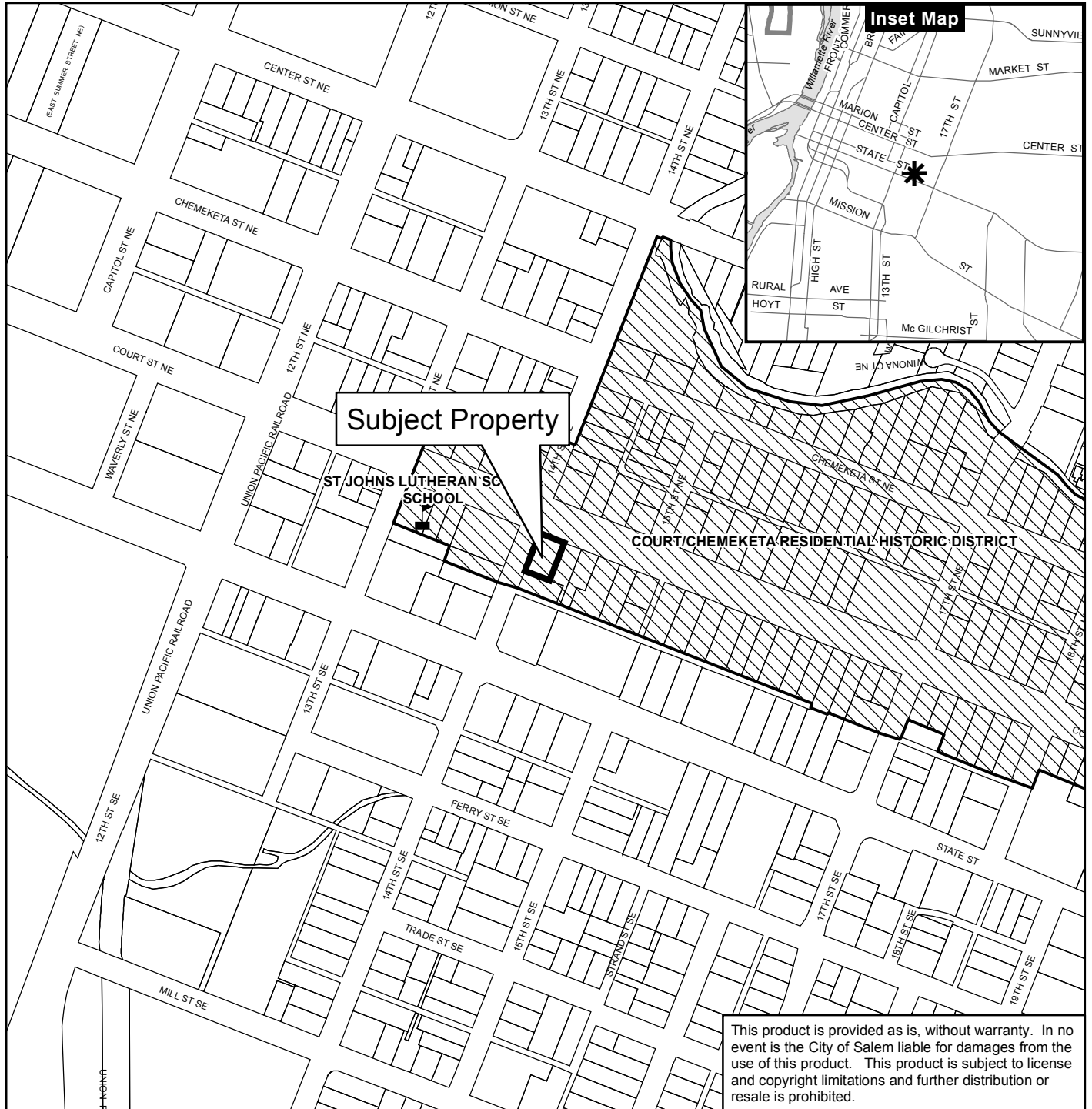
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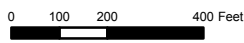
# Vicinity Map 1410 Court St. NE



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

### Legend

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







SKU: 126STKBP

Description: 1/2 X 6 PRIMED CEDAR BEVEL

Price: \$1.16/LF

Quantity:

[Add to Cart](#)

[Print](#)

**TECHNICAL DETAILS**

<b>WIDTH ± 1/8"</b> 13 1/4" 337 mm	<b>LENGTH ± 1/4"</b> 40" 1.02 m
<b>EXPOSURE</b> 5 5/8" 143 mm	<b>GRANULE ADHESION</b> 0.45 g Typical Results
<b>SHINGLES/SQUARE</b> 64 4 bundles/square	<b>SQUARES/PALLET</b> 14 from OK

## LAMINATED ARCHITECTURAL SHINGLES



**TEST COMPLIANCE**

<b>ASTM</b> D7158 Class H	<b>ASTM</b> D3462
<b>ASTM</b> D3161 Class F	<b>ASTM</b> D3018 Type I
<b>ASTM</b> E108 Class A Fire Rating	<b>CSA</b> A123.5
<b>ICC APPROVAL</b> ESR-3150	<b>FBC APPROVAL</b> #14809

**PRODUCT USE**

The 276 Highlander® AR is a laminated asphalt shingle used whenever architectural design, tensile strength, and algae- and tear-resistance in shingles is desired. Highlander® AR features the exclusive nailing accuracy-enhancing design of The Zone®. The larger nailing area of The Zone® dramatically improves correct fastener placement. The Highlander® AR *Dove White* shingle is CRRC-listed and can be used to comply with CEC Title 24, Part 6 Cool Roof Requirements. Please consult Malarkey's Technical Services Department for approval of roof systems.

**COMPOSITION & MATERIALS**

The Highlander® AR is manufactured on a non-woven fiberglass mat and impregnated on both sides with bitumen (asphalt) that is compounded with a fire-retardant mineral stabilizer. Its surface is thoroughly embedded with algae-resistant granules. The Dove White granule color adds solar reflectivity.

**APPLICATION**

Shingles should be applied over a Malarkey underlayment or an approved, code-compliant substitute. Installation instructions are available on the shingle wrapper, at [WWW.MALARKEYROOFING.COM](http://WWW.MALARKEYROOFING.COM), or by contacting your local Malarkey representative. Industry standards are found in NRCA manuals. Shingles should be attached to decking with approved fasteners, and Malarkey recommends the use of corrosion-resistant nails for this purpose. Staples are not allowed.

**PRECAUTION**

For best results, Malarkey recommends Highlander® AR be protected from the weather and stored in a cool, dry, well-ventilated area until applied. Do not double-stack pallets. Do not use on roofs where the slope is less than 2:12 (2" [51 mm] per 12" [305 mm]). For slopes 2:12 up to 4:12 (4" [102 mm] per 12" [305 mm]), a double layer of underlayment is required. Highlander® AR has a factory-applied self-sealing strip that activates in warm weather. When applied in cold weather or windy locations, hand-sealing is recommended but not required if sealant activates. On slopes greater than 21" (533 mm) per 12" (305 mm), hand-sealing underneath and six nails are required. Contact Malarkey for further conditions and instructions.

**WARRANTY**

Malarkey Roofing Products® offers various warranties to meet specific requirements. The warranty packages available for the Highlander® AR include a Limited Lifetime Warranty, a 110 mph (177 kph) Limited Wind Warranty, and can be combined with other Malarkey products for a 130 mph (209 kph) Enhanced Wind Warranty. The Highlander® AR also features a 10-year Algae Resistant System Warranty from Malarkey. Contact your roofer, local distribution center, or Malarkey for full details. See below for TECHNICAL ASSISTANCE contact information.

The Highlander® AR and other Malarkey products are available throughout North America and Pacific Rim countries.

Visit [WWW.MALARKEYROOFING.COM](http://WWW.MALARKEYROOFING.COM) for additional product information and availability.

Note: Malarkey Roofing Products® Inventory SKU numbers for this product: 276 Highlander® AR

**FEATURES & BENEFITS**

- Algae resistant
- Superior granular embedment
- Larger nailing area of The Zone®
- Double rain seal protection
- Limited Lifetime Shingle Warranty
- Limited & Enhanced Wind Warranties

† CRRC and California Energy Code Title 24, Part 6 only applies to Highlander® AR Dove White shingles.



Compliant with CEC Title 24, Part 6 Cool Roof Requirements†

**TECHNICAL ASSISTANCE:**

Malarkey has technical services assistance available. Contact Malarkey for details: Call weekdays 7:00 am to 5:00 pm PST, at 800.545.1191 or 503.283.1191. [technicalinquiries@malarkeyroofing.com](mailto:technicalinquiries@malarkeyroofing.com)

**CORPORATE OFFICE:**

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Portland, OR 97217-0217

Effective 9/18  
Supersedes all previously published data  
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