

# NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
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*Si necesita ayuda para comprender esta informacion, por favor llame  
503-588-6173*

## DECISION OF THE HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO. HIS17-16

APPLICATION NO. : 17-107901-DR

NOTICE OF DECISION DATE: MAY 23, 2017

**SUMMARY:** A proposal to rehabilitate the William H. Byrd House (1887).

**REQUEST:** Major historic design review of a proposal to rehabilitate the William H. Byrd House, (1887), a historic contributing building within the Court Chemeketa District, on property zoned RD (Duplex Residential), and located at 296 14th St. NE, 97301; Marion County Assessor Map and Tax Lot number: 073W26BA11600.

**APPLICANT:** Connie Strong

**LOCATION:** 296 14<sup>th</sup> Street NE / 97301

**CRITERIA:** Chapter 230.065 General Guidelines for Historic Contributing Buildings.

**FINDINGS:** The findings are in the attached Decision dated May 23, 2017.

**DECISION:** The Historic Landmarks Commission **APPROVED** Historic Design Review Case No. HIS17-16.

### VOTE:

Yes 8      No 0      Absent 1 (Carmichael)

  
\_\_\_\_\_  
Kevin Sund, Chair  
Historic Landmarks Commission

*This Decision becomes effective on **June 8, 2017**. 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).*

Application Deemed Complete: April 27, 2017  
Public Hearing Date: May 18, 2017  
Notice of Decision Mailing Date: May 23, 2017  
Decision Effective Date: June 8, 2017  
State Mandate Date: August 25, 2017

Case Manager: Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net); 503.540.2397

The rights granted by the attached decision must be exercised, or an extension granted, by **June 8, 2019** 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., June 7, 2017**. Any person who presented evidence or testimony at the hearing may appeal the decision.

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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer 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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## DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

**CASE NO.** Historic Review Case No. HIS17-16 / AMANDA No. 17-107901-DR

**FINDINGS:** Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of May 18, 2017, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.065 as follows:

### ***Criteria: 230.065 General Guidelines for Historic Contributing Buildings***

#### **FINDINGS**

***(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.***

**Finding:** The HLC finds that the property shall continue to be used as a residence, its historic purpose. The height, massing and building footprint will not be altered. The windows and entry stairs on both facades will be restored. The HLC finds that this guideline has been met.

***(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.***

**Finding:** The HLC finds that the applicant is proposing to restore and rehabilitate the resource, including repair of the siding, trim, roof shingling and windows. The HLC finds that all materials will be replaced with in-kind materials with design that matches existing and that Guideline 230.065 (b) has been met for this proposal.

***(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.***

**Finding:** The HLC finds that the applicant is proposing to repair all character defining trim and other character defining features on the exterior of the resource, including the window sashes, glass and frames. The HLC finds that all materials will be replaced with in-kind materials with design that matches existing and that the applicant is proposing to treat all distinctive stylistic features with sensitivity, thereby meeting Guideline 230.065 (c) for this proposal.

***(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.***

**Finding:** The HLC finds that the chimney located at the center of the house had been damaged, and removed because it had become a hazard. The HLC finds that the larger primary chimney connected to the historic fireplace is being repaired and restored, and the owner is not

planning to reconstruct this secondary chimney as a condition of their preservation plan. The HLC finds that there are no historic features proposed for reconstruction utilizing physical or photographic evidence and that Guideline 230.065 (d) is not applicable to the evaluation of this proposal.

***(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.***

**Finding:** The HLC finds that the applicant is proposing to remove an existing non-original skylight on the flat portion of the roof, and this skylight is not a character defining feature. The HLC finds that there are no features proposed for removal or alteration that have acquired significance, and that this guideline is not applicable to the evaluation of this proposal.

***(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.***

**Finding:** The HLC finds that the applicant is proposing to add three new openings to the roof of the building, including two flat aluminum 2' x 2' skylights, and one aluminum roof access hatch (30"x 36"). All three new openings will be located on the flat part of the roof at the center of the resource. The HLC finds that the proposed skylights are flat, and compatible with the resource, and once installed will not be visible from either Chemeketa St. NE or 14<sup>th</sup> Street NE and therefore, will not adversely impact the resource or the surrounding historic district. The HLC finds that the applicant is proposing to install 4' wrought iron fencing along the front (west) perimeter of the site and that this fencing is compatible with the resource and the surrounding historic district. The HLC finds that the applicant is proposing to install a 6' wooden fence, with a gate and topped by a lattice and located at the rear of the site (at the eastern end), will not adversely impact the resource. The HLC finds that the SRC 230.065(f) has been met for this proposal.

***(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.***

**Finding:** The HLC finds that the applicant is proposing to install two skylights and a skylight/roof hatch at the center of the flat portion of the roof of the resource, which will not be visible from the right of way. The HLC finds that no character defining features will be obscured, damaged or destroyed by their installation and that the addition of fencing on the site will not impact the resource directly, and no historic materials will be lost, obscured, damaged or destroyed by their installation. The HLC finds that SRC 230.065(g) has been met for this proposal.

***(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.***

**Finding:** The HLC finds that no visual alterations to the exterior have been made to correct structural deficiencies and that Guideline 230.065 (h) has been met.

***(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.***

**Finding:** The HLC finds that the applicant is not proposing to excavate or regrade the site as part of this proposal and that Guideline 230.065 (i) is not applicable to the evaluation of this proposal.








**DECISION:** The Historic Landmarks Commission APPROVES the HIS17-16 proposal.

**VOTE:        YES 8    NO 0        ABST 0        ABSENT 1 (Carmichael)**

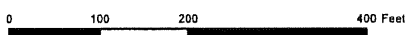
# Vicinity Map 296 14th St NE



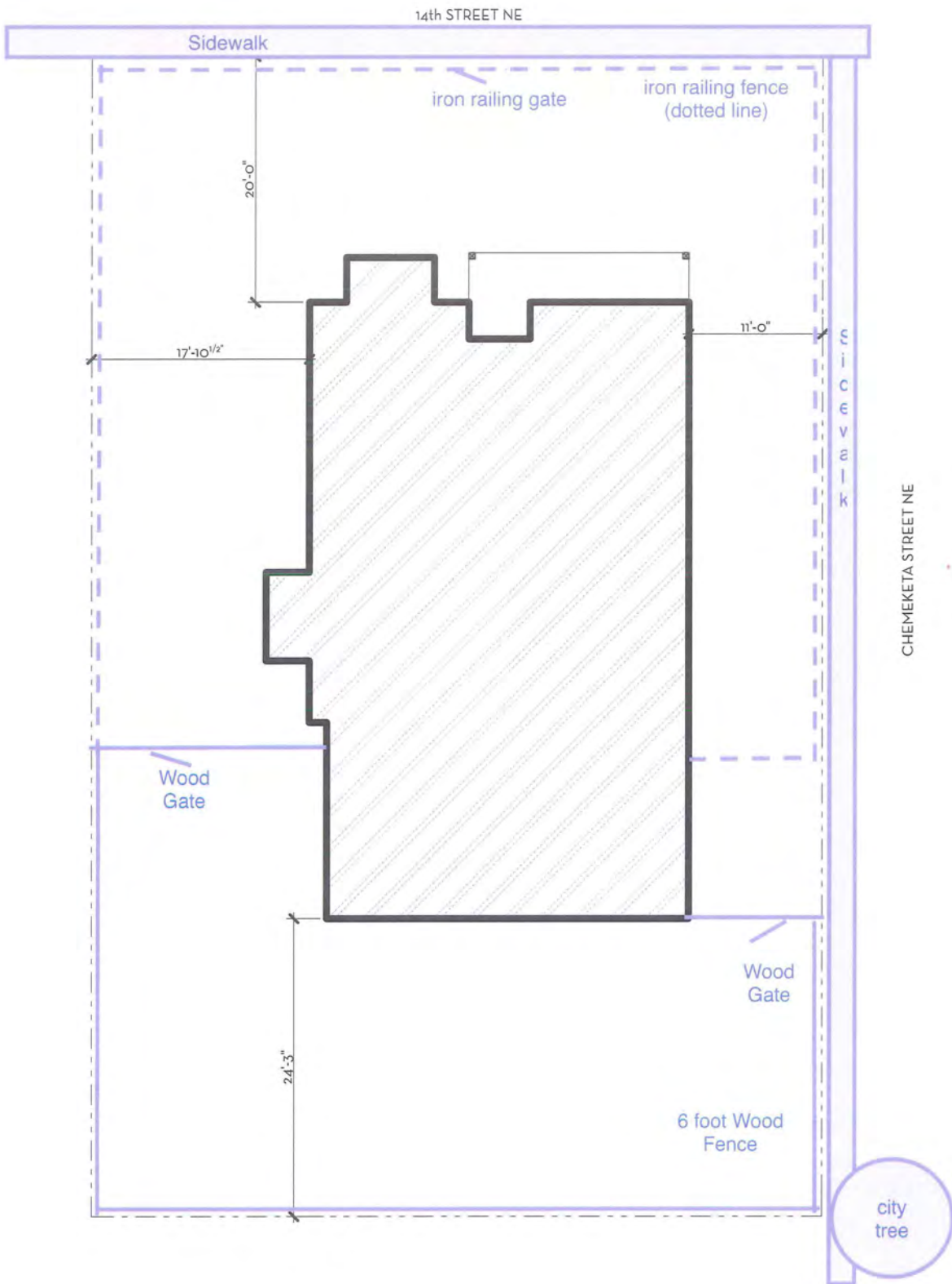
## Legend

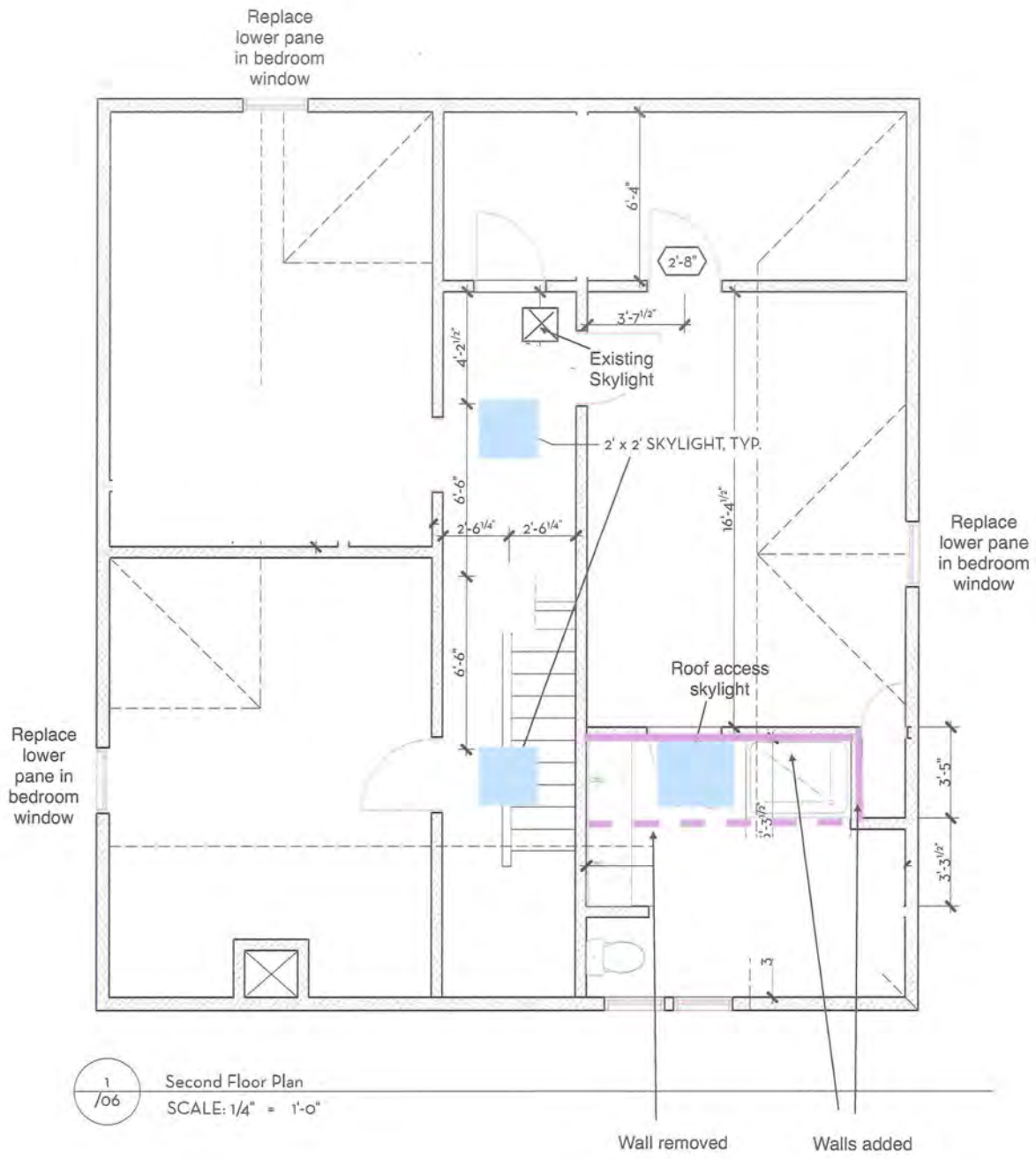
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

**CITY of Salem**  
AT YOUR SERVICE  
Community Development Dept.



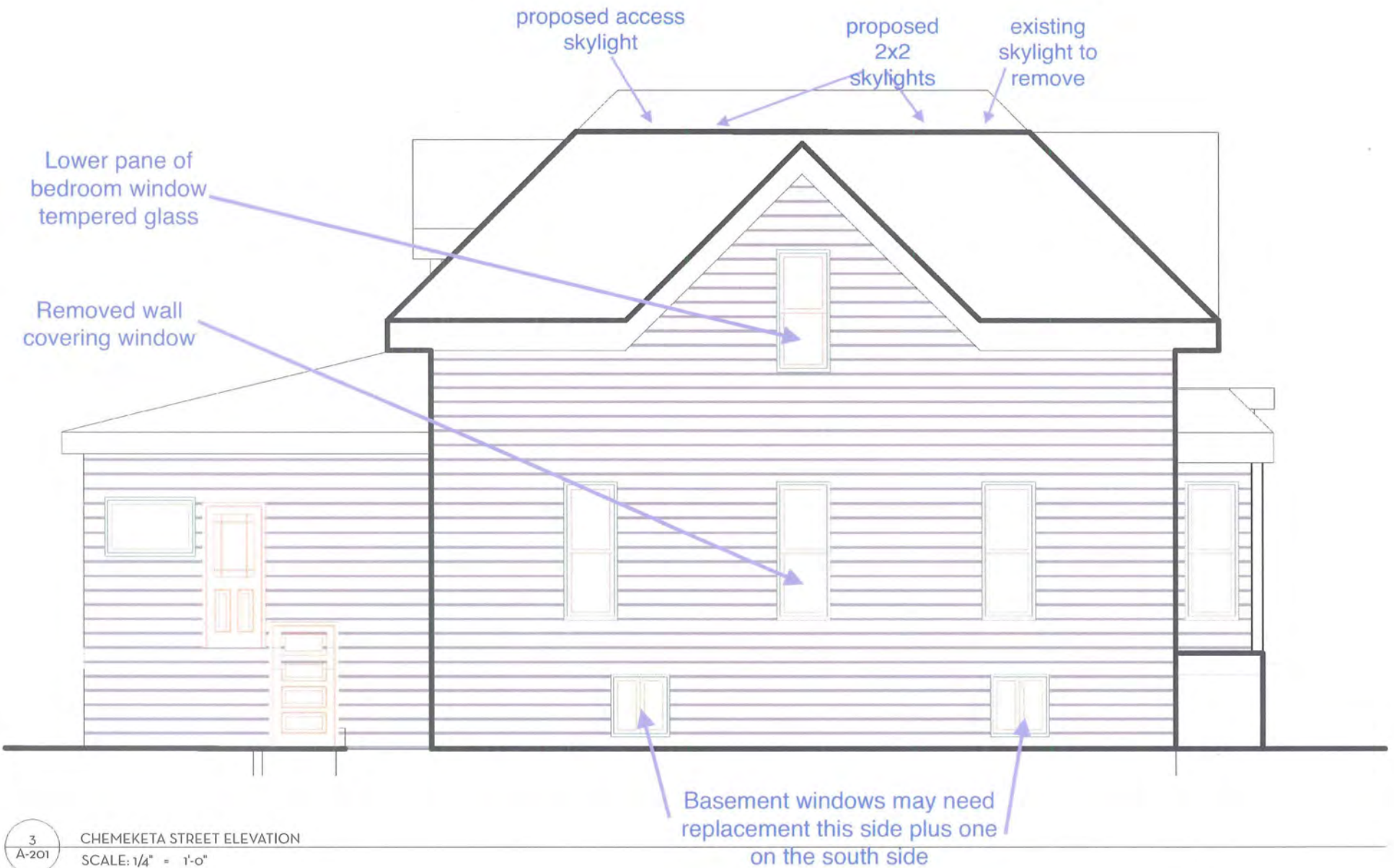
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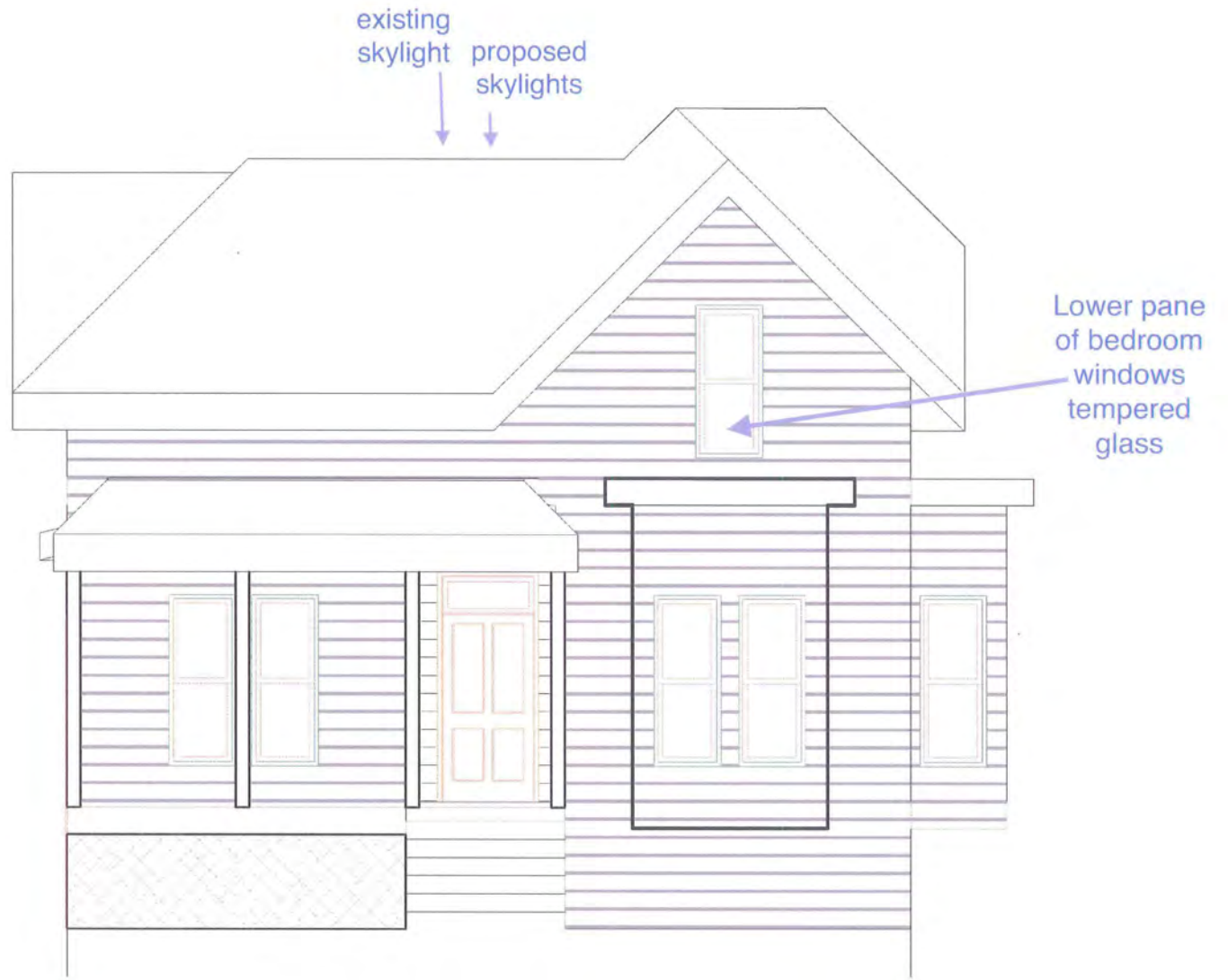




1 /06 Second Floor Plan  
 SCALE: 1/4" = 1'-0"







3  
A-202

14TH STREET NE ELEVATION  
SCALE: 1/4" = 1'-0"





### Standard Features and Benefits

- Engineered with gas struts to provide smooth, easy, one-hand operation, regardless of size.
- Automatic hold-open arm locks the cover in the open position to ensure safe egress.
- Overlapping cover design, full welded corners on cover and curb, EPDM rubber gasket, and fully insulated cover and curb ensure weather tightness and energy efficiency.
- Constructed with corrosion resistant materials to provide many years of trouble free, dependable service.
- Heavy gauge construction and positive latching mechanism to maintain building security.

### General Specs

- Material: Aluminum cover and frame.
- Cover: Brakeformed, hollow-metal design with 1" (25 mm) concealed XPS insulation, fully welded corners and seams, and internally reinforced for 40 psf (195 kg/m<sup>2</sup>) live load.
- Gasket: Extruded EPDM rubber gasket permanently adhered to cover.
- Hinges: Heavy-duty full length corrosion resistant aluminum hinge.
- Latch: Slam latch with interior turn handle, padlock feature and exterior cable release.
- Lift Assistance: Telescoping gas struts with automatic hold-open mechanism and one handed cable release system.
- Finish: Aluminum: Mill Finish.
- Hardware: All other hardware is zinc plated/chromate sealed.
- Standard Hardware is designed for roof pitches of 2/12 or less.

### Standard Options

- Curb Mount and Self Flashing models available.
- Curb Mount available with either flat lid or double dome glazing.
- Aluminum Mill Finish. Custom paint available.

### Standard Sizes

- 30" x 36" rough opening
- 64" x 36" rough opening
- 48" x 48" rough opening
- Custom sizes available.

### 10 Year Limited Warranty

CrystaLite roof hatches with aluminum lids are warranted against manufacturer's defects for a period of ten (10) years from date of purchase.

CrystaLite roof hatches with plastic dome lids are warranted against manufacturer's defects for a period of five (5) years from date of purchase.

Warranty replacement units will be remanufactured in the same size and description as the original units only and does not include removal of defective unit or installation of replacement unit. Warranty period will remain in effect from the original date of delivery. Warranty orders will be chargeable items with proper credit given upon return and inspection of original item.

Any modification and/ or changes to the product without the written consent of CrystaLite, Inc. will render the warranty null and void.