

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



NOTICE OF DECISION

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 15-06 / Amanda No. 15-102491-DR

NOTICE OF DECISION DATE: February 17, 2015

REQUEST: Minor Historic Design Review of a proposal to replace the existing wood shingle roof with a composition shingle roof on the Heusser House, a historic contributing resource within the Gaiety-Hill/Bush's Pasture Park National Register Historic District on property within the RS (Single Family Residential), and located at 1395 High St SE (Marion County Assessors Map and Tax Lot number 073W27CD01600).

APPLICANT: Roger Heusser

LOCATION: 1395 High Street SE, 97302

CRITERIA: Salem Revised Code Chapter 230.025(e)

FINDINGS: The applicant is proposing alterations to the roof. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

230.025(e) Roofs. Replacement of roofs on historic contributing buildings shall be allowed only where the owner has attempted to repair the original roof, but repair was not feasible due to the poor condition of the original materials.

(1) Materials.

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

(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.

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

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

Findings

The existing wood shingle roof is in poor condition and needs to be replaced. The applicant is proposing to replace the roof with composition roofing, TruDefinition Duration Shingles, which most closely match the original wood shingles in scale and texture, specifically meeting SRC 230.025(e)(1) (B) and (C).

(2) Design.

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

(B) Original eave overhangs shall be maintained.


(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.

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

Findings

The original roof form will be retained. Staff finds that SRC 230.025(e)(2) has been met.

DECISION: Based upon the application materials deemed complete on February 13, 2015, and the findings as presented in this report, the application is APPROVED.


Kimberli Fitzgerald, Historic Preservation Officer
Urban Planning Administrator Designee

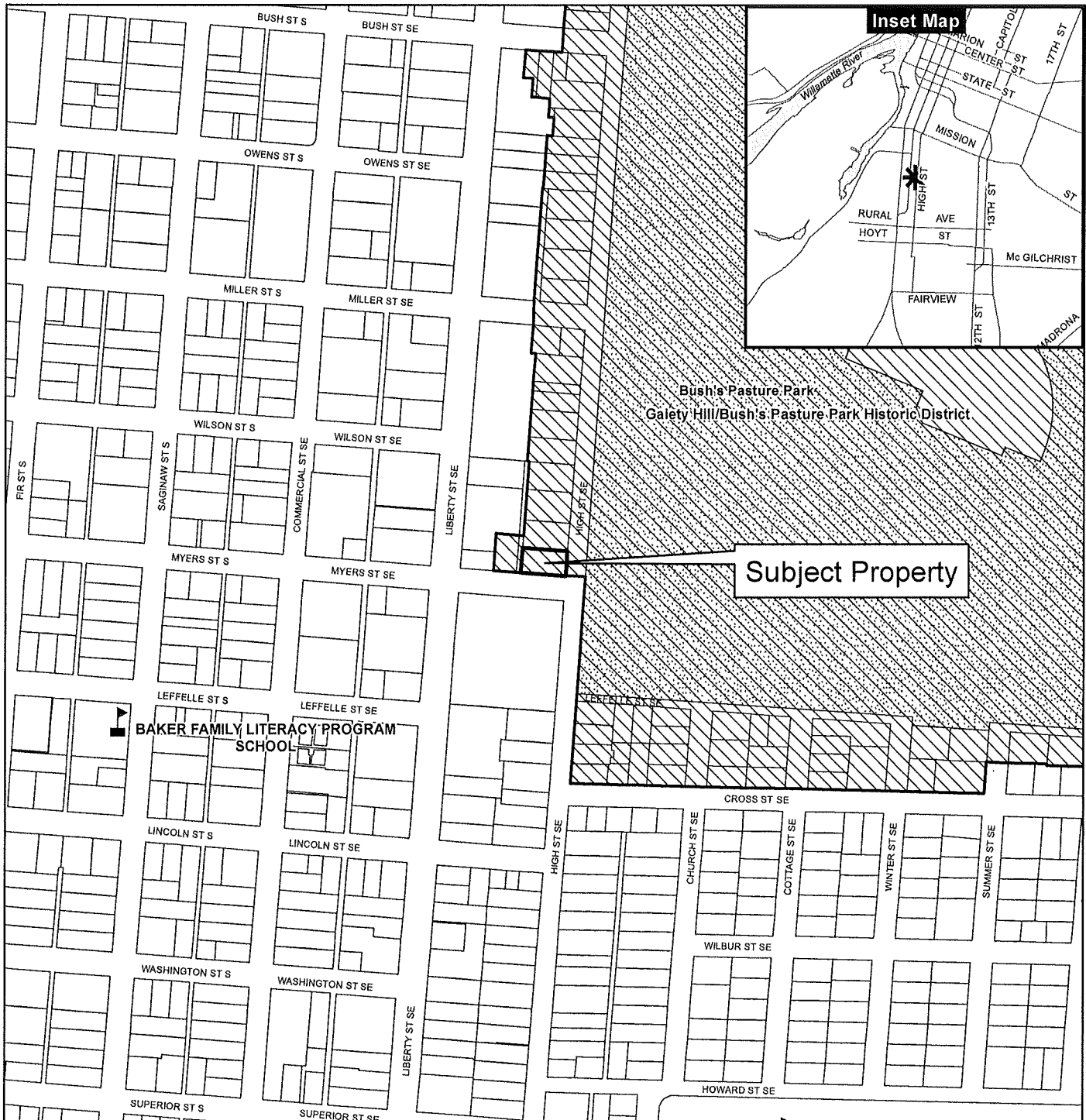
kfitzgerald@cityofsalem.net; Phone: (503) 540-2397

Application Deemed Complete:	<u>February 13, 2015</u>
Notice of Decision Mailing Date:	<u>February 17, 2015</u>
Decision Effective Date:	<u>March 5, 2015</u>
State Mandated Decision Date:	<u>June 13, 2015</u>

The rights granted by this decision must be exercised by March 5, 2017, 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., March 4, 2015**. 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.

Vicinity Map 1395 High Street SE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

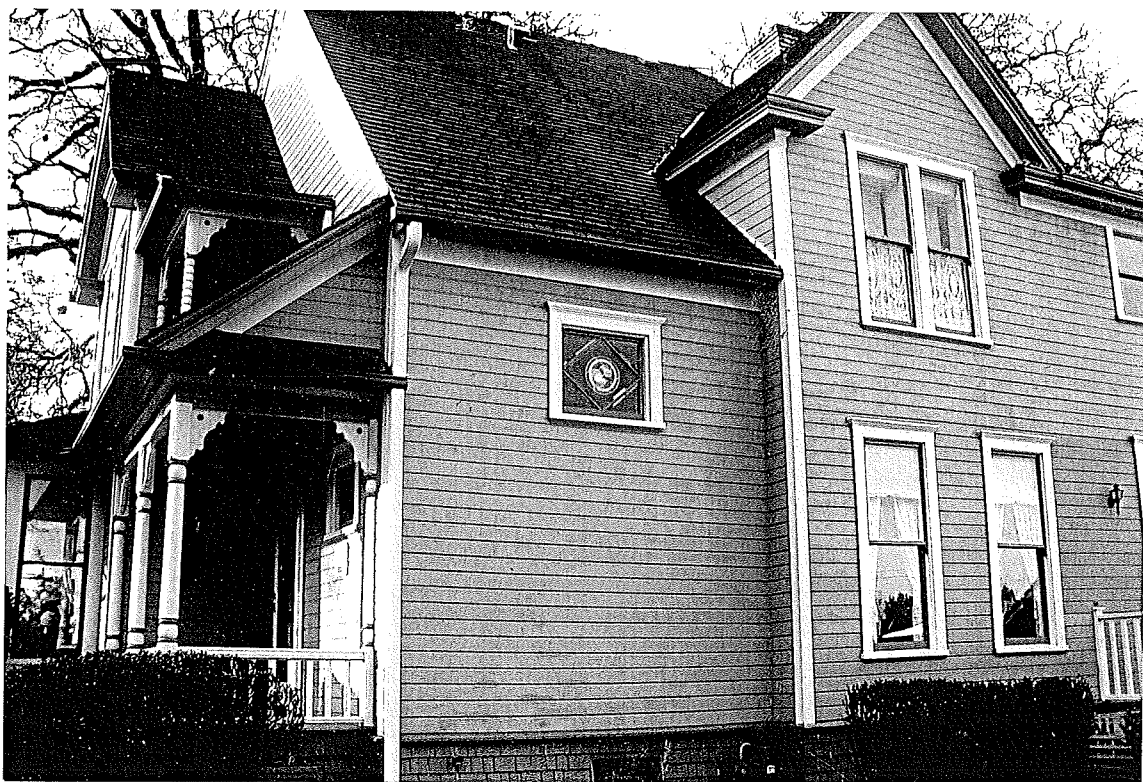
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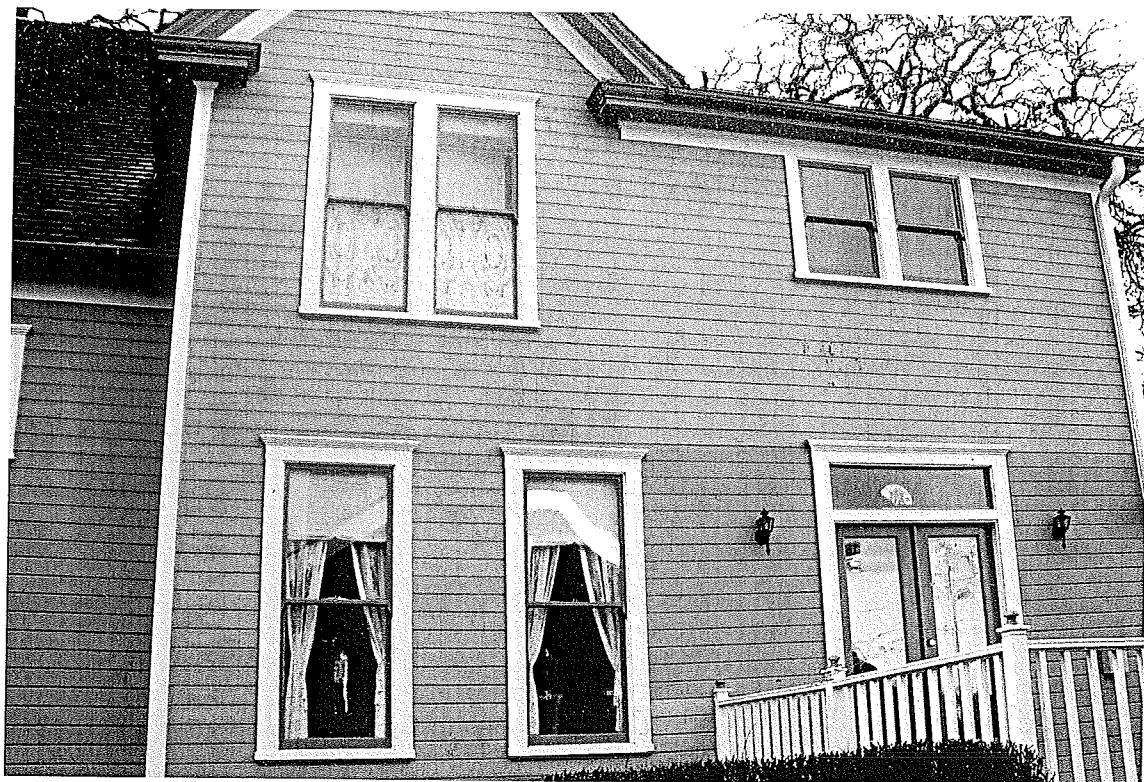
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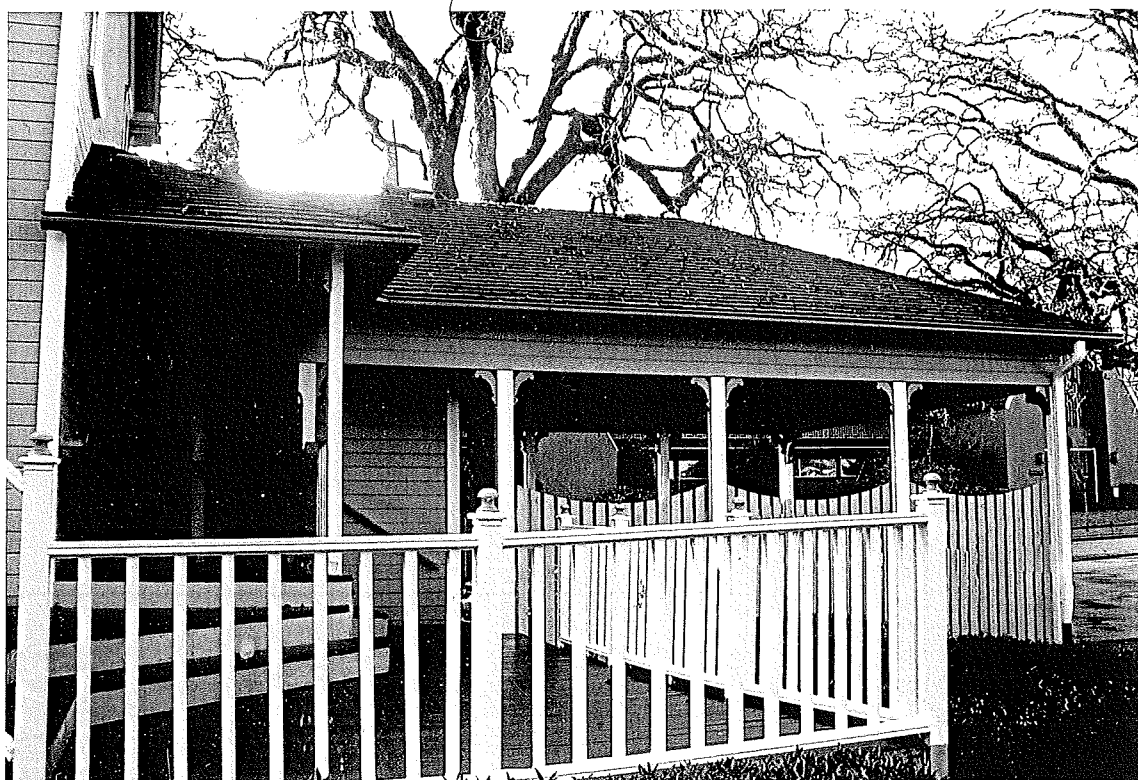
WEST END



NORTH SIDE



NORTH SIDE



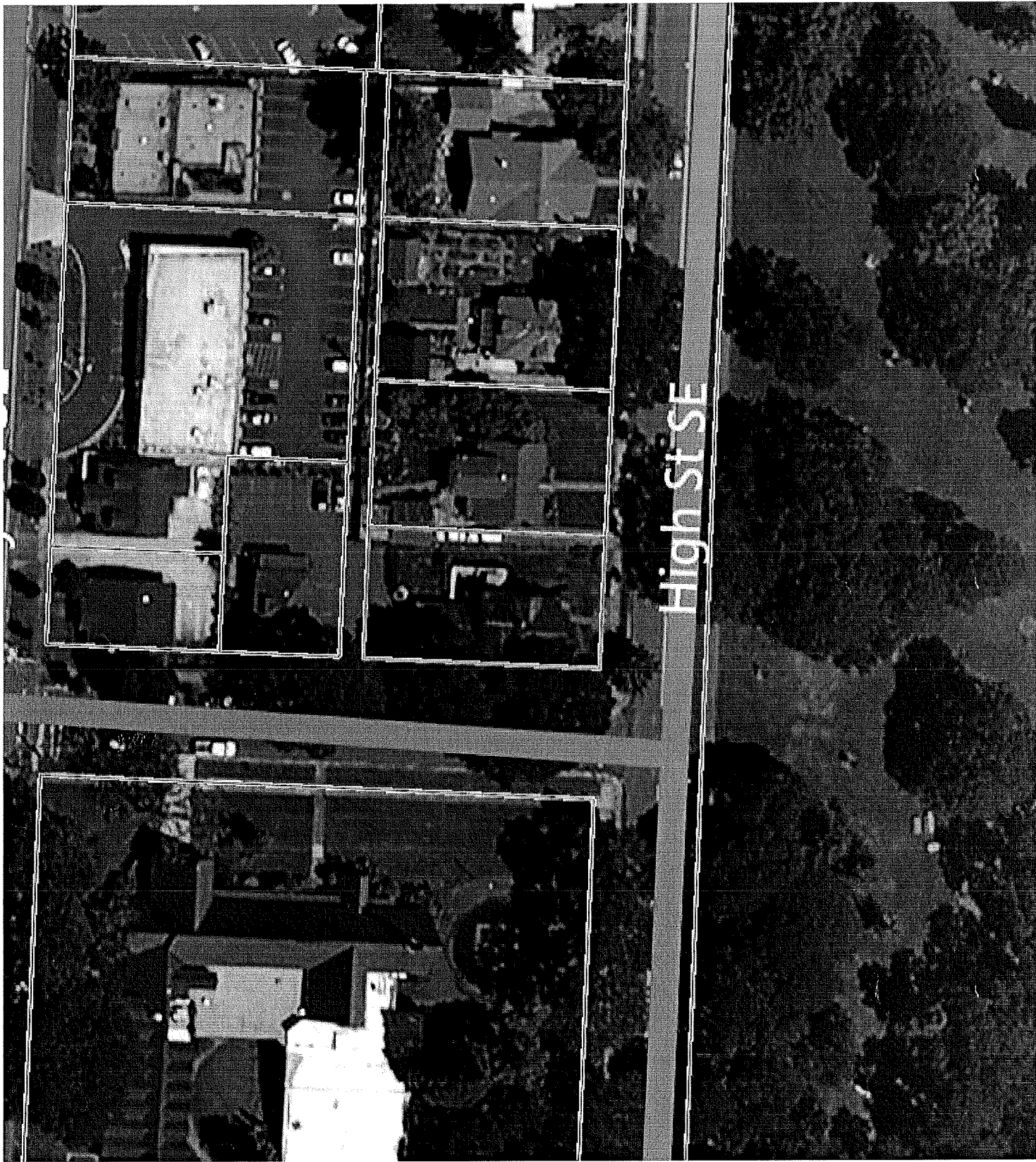
NORTH SIDE



1395 HIGH ST SE FACING EAST



SOUTH SIDE FACING MYERS ST



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