

NOTICE OF DECISION

PLANNING DIVISION
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SALEM, OREGON 97301
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Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 15-22 / Amanda No. 15-110734-DR

NOTICE OF DECISION DATE: August 4, 2015

REQUEST: Minor Historic Design Review of a proposal to replace the existing fence with new cedar fencing and remodel the deck on the rear of the Glover House (1909), a historic contributing building within the Court-Chemeketa National Register Historic District, on property within the RD (Duplex Residential) zoning, located at 1794 Court Street NE (Marion County Assessors Map and Tax Lot number: 073W26AC06900).

APPLICANT: Peter and Jenny Hoelter

LOCATION: 1794 Court St. NE, 97301

CRITERIA: Salem Revised Code Chapter 230

FINDINGS: The applicant is proposing to replace their fence and deck. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

Proposed Deck

230.025(h) Decks. Replacement and addition of decks in historic contributing buildings is allowed.

- (1) **Materials.** The deck shall be constructed of wood, a wood composite, or a material available during the period of significance.
- (2) **Design.** The deck shall:
 - (A) Be located off the rear of the resource.
 - (B) Not obscure any significant architectural features of the resource.
 - (C) Be of a reasonable size and scale in relationship to the resource.
 - (D) Shall not extend beyond the width of the existing footprint of the resource.

Findings:

The existing deck is in poor condition, and the applicant is proposing to replace the deck on the rear of this resource.

- (1) The proposed deck will be constructed of wood composite and red cedar, thereby meeting SRC 230.025 (h)(1).
- (2) The proposed new deck will be located off the rear of the resource, will not obscure any significant architectural features and will not extend beyond the width of the existing building footprint thereby meeting 230.025(h)(2)(A), (B), (C) and (D).

Proposed Fence

(j) Fences. Fences may be added to sites of historic contributing buildings, provided the fence will not result in the removal or destruction of site features identified as significant on the historic resource inventory for the district.

- (1) **Materials.** The fence shall be constructed of traditional materials that

were available during the period of significance.

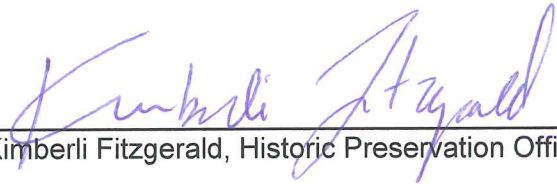
(2) Design. Fences shall be no taller than four feet in the front yard and no taller than six feet inside and rear yards.

Findings

The existing fence is in poor condition, and the applicant is proposing to replace the fence on the side and rear yards.

- (1) The proposed fence will be constructed of cedar, a material available during the period of significance, thereby meeting SRC 230.025 (j)(1).
- (2) The proposed new fence will be no taller than six feet in height, topped by a lattice, matching the existing fence design, thereby meeting 230.025(j)(2).

DECISION: Based upon the application materials deemed complete on July 8, 2015, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer

The rights granted by this decision must be exercised by August 20, 2017, or this approval shall be null and void.








Application Deemed Complete: July 8, 2015
Notice of Decision Mailing Date: August 4, 2015
Decision Effective Date: August 20, 2015
State Mandated Decision Date: October 8, 2015

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., August 19, 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 1794 Court St NE



Legend

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

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Historic Alteration Review - Residential Resource Worksheet

Site Address: 1794 Court St NE 97301

Resource Status: Contributing
 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

Will the proposed alteration be visible from any public right-of-way? YES ^{Fence} NO ^{Deck}

Project's Existing Material: Wood Project's New Material: Wood and/or wood composite

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:

Fence: Current fence is in poor condition, and a 30ft section fell in a storm in Nov '14. Will replace with cedar fence of similar style and height.

Deck: Current deck is not historic (less than 15yr old) and is in very poor shape. Will replace with a more livable deck (see plans). New deck will be no wider than the house and is not visible from the street.

Past Hawk
Signature of Applicant

6/5/15
Date Submitted/Signed

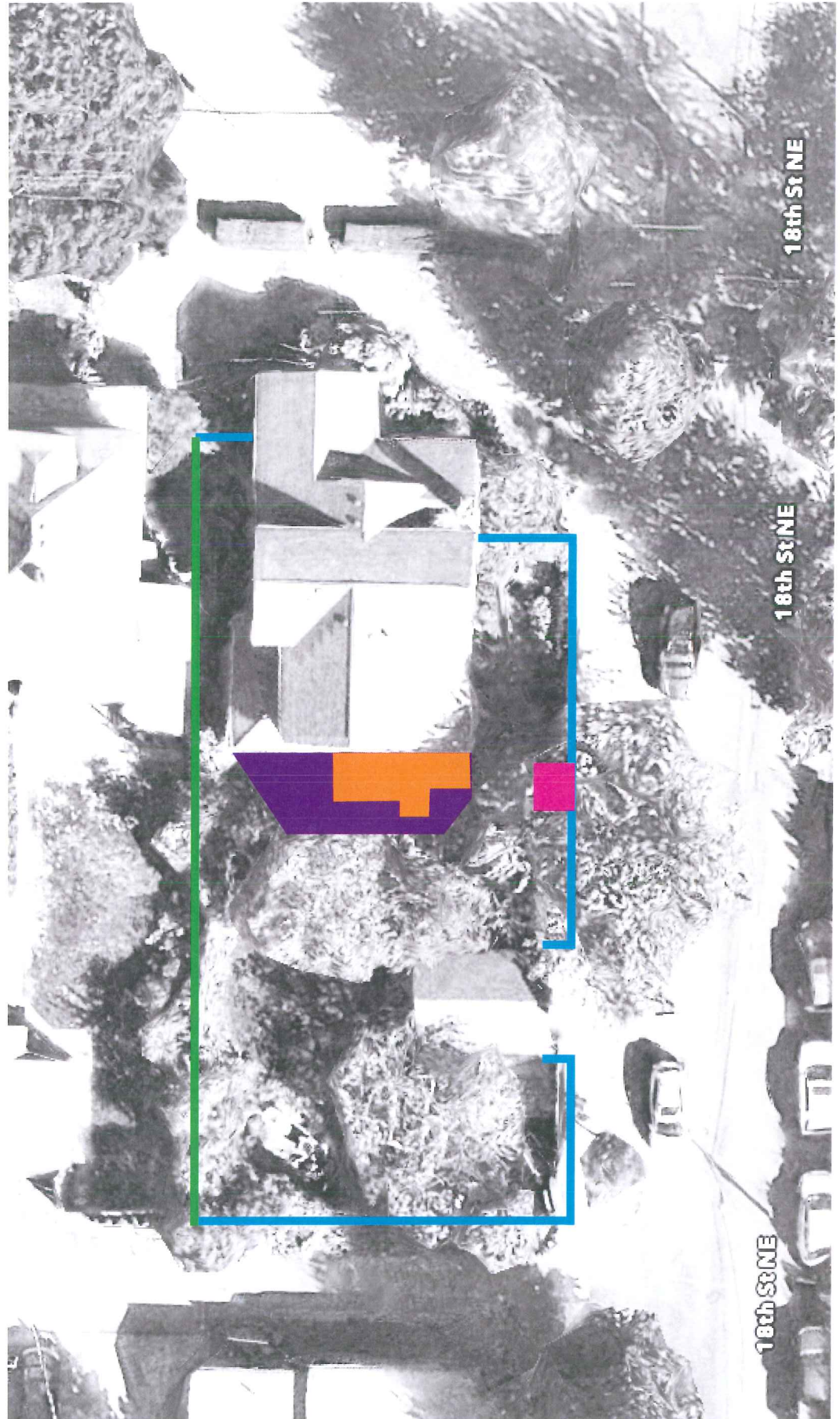
FENCE & DECK FOOTPRINTS

Light Blue indicates existing fence to be replaced. Style, material, and height will match existing structure.

Green indicates shared fence with neighbor; to be replaced at a future time pending agreement with future neighbors

Magenta indicates replacement fence gate and trellis with design matching existing structures

Orange indicates existing deck footprint; Purple indicates proposed footprint.



FENCE PROJECT

Current



Existing fence - This structure fell during a storm in November 2014. Currently being held up by beams (see below left)



Supports on house side of fence



Fence is uneven and many posts have rotted through

Proposed (Example)



DECK PROJECT

Current



Existing deck structure



Well-worn stairs (left) and rot in deck boards (top)