

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 SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS14-02 / AMANDA No. 14-103175-DR

NOTICE OF DECISION DATE: March 26, 2014

OWNER/APPLICANT: John Kleeman, for the City of Salem

LOCATION: 1116 Mission ST SE, 97302

REQUEST: Major historic design review of a proposal to replace the gutters and the existing press board siding with Hardie-Plank siding throughout; and replace two existing aluminum slider windows with vinyl sliders on the rear of the non-historic potting shed/garage (1973) at Deepwood Estates, individually listed on the National Register, and a contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District, on property within the PA (Public Amusement) District, and located at 1116 Mission Street SE (Marion County Assessors Map and Tax Lot number: 073W27DD00100).

CRITERIA: Salem Revised Code (SRC) Chapter 230
230.030 Standards for Non-Contributing Buildings

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated March 20, 2014, incorporated herein by this reference, and testimony provided at the Public Hearing of March 20, 2014, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that the proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

Criteria: 230.030. Standards for Non- Contributing Buildings and Structures in Residential Historic Districts.

(a) Siding, Exterior Trim and Minor Architectural Features. Replacement of siding, exterior trim and minor architectural features of non-contributing buildings in residential historic districts is allowed.

(1) Materials.

- (A)** Building materials shall be of traditional dimensions.
- (B)** Replacement materials shall duplicate, to the greatest degree possible, appearance and structural qualities that are consistent with building materials on buildings in the district.
- (C)** Wood lap, shingles, brick, and stone are appropriate materials.
- (D)** Alternative materials shall appear similar in scale, proportion, texture and finish with buildings in the district.

(2) Design.

- (A)** Elements should be similar in dimension, design, and pattern to those used on buildings in the district.
- (B)** Extensive use of glass, polished or galvanized metal or other highly-reflective material as a primary exterior finish is not allowed.
- (C)** Ornamental details shall be minimized.
- (D)** Use architectural detail that is generally seen in the district.

(3) Improvements to Create Energy Efficiency. If an owner wishes to improve the energy efficiency of a non-contributing building, the exterior appearance shall be preserved to the greatest degree possible. Example: Adding additional insulation to attics, crawl spaces or basements.

Siding and Gutters

Findings:

Garage-siding

The HLC finds that the applicant is proposing to replace the existing press board siding with a horizontal Hardie-Plank lap siding of a similar dimension to what is existing on the garage/shed. The HLC finds that while this siding is not a traditional material, this material is similar in scale, proportion, texture and finish to the siding currently on the building and can be found throughout the Gaiety Hill/Bush's Pasture Park District, and is compatible with Deepwood and the surrounding site and grounds, thereby meeting 230.030 (a) (1) and (2). 230.030 (a) (3) does not apply to this proposal.

Garage-gutters

The HLC finds that the applicant is proposing to replace the existing gutters with a paintable galvanized steel gutter of a similar dimension to what exists on the garage/shed. The HLC finds that this is traditional material, similar in scale, proportion, texture and finish to the gutter currently on the building and can be found throughout the Gaiety Hill/Bush's Pasture Park District, and is compatible with Deepwood and the surrounding site and grounds, thereby meeting 230.030 (a) (1) and (2). 230.030 (a) (3) does not apply to this proposal.

230.030 (b) Windows. Replacement of windows in non-contributing buildings is allowed.

(1) Materials. The replacement window shall be constructed with materials that duplicate, to the greatest degree possible, an appearance and structural qualities consistent with windows in buildings in the district.

(2) Design.

(A) Window openings shall maintain a similar size to the existing windows in the building.

(B) Window styles and types shall be similar to the styles and types of buildings in the district.

(C) Windows should be simple in shape, arrangement, and detail.

(D) Windows shall be finished with trim elements in a manner consistent with buildings in the district.

(E) The number of different window styles in the building shall be limited

Windows

Findings:

Garage-windows

The HLC finds that the applicant is proposing to replace the two existing aluminum slider windows at the rear of the garage/shed with Andersen vinyl slider windows of a similar dimension to what exists on the garage/shed. The HLC finds that while vinyl is not a traditional material, this material can be found throughout the Gaiety Hill/Bush's Pasture Park District, and these windows are located at the rear of the garage/shed, not visible from the right of way, minimizing the adverse effect to Deepwood and the surrounding site and grounds, thereby meeting 230.030 (b) (1) and (2).

DECISION: The Historic Landmark Commission voted to adopt the Staff Recommendation contained in the Staff Report dated March 20, 2014, and **APPROVES** the proposal.

VOTE: **YES 7 NO 0 ABST Absent 2 (Johnson /Mangini)**



Joy Sears, Chair
Historic Landmarks Commission

The rights granted by this decision must be exercised by April 11, 2016, or this approval shall be null and void.

A copy of the complete Case File is available for review at the Planning Division office during regular business hours. Please contact the Case Manager, Kimberli Fitzgerald, by email: kfitzgerald@cityofsalem.net, or phone: 503-540-2397. *pf*

Application Deemed Complete: February 27, 2014

Notice of Decision Mailing Date: March 26, 2014

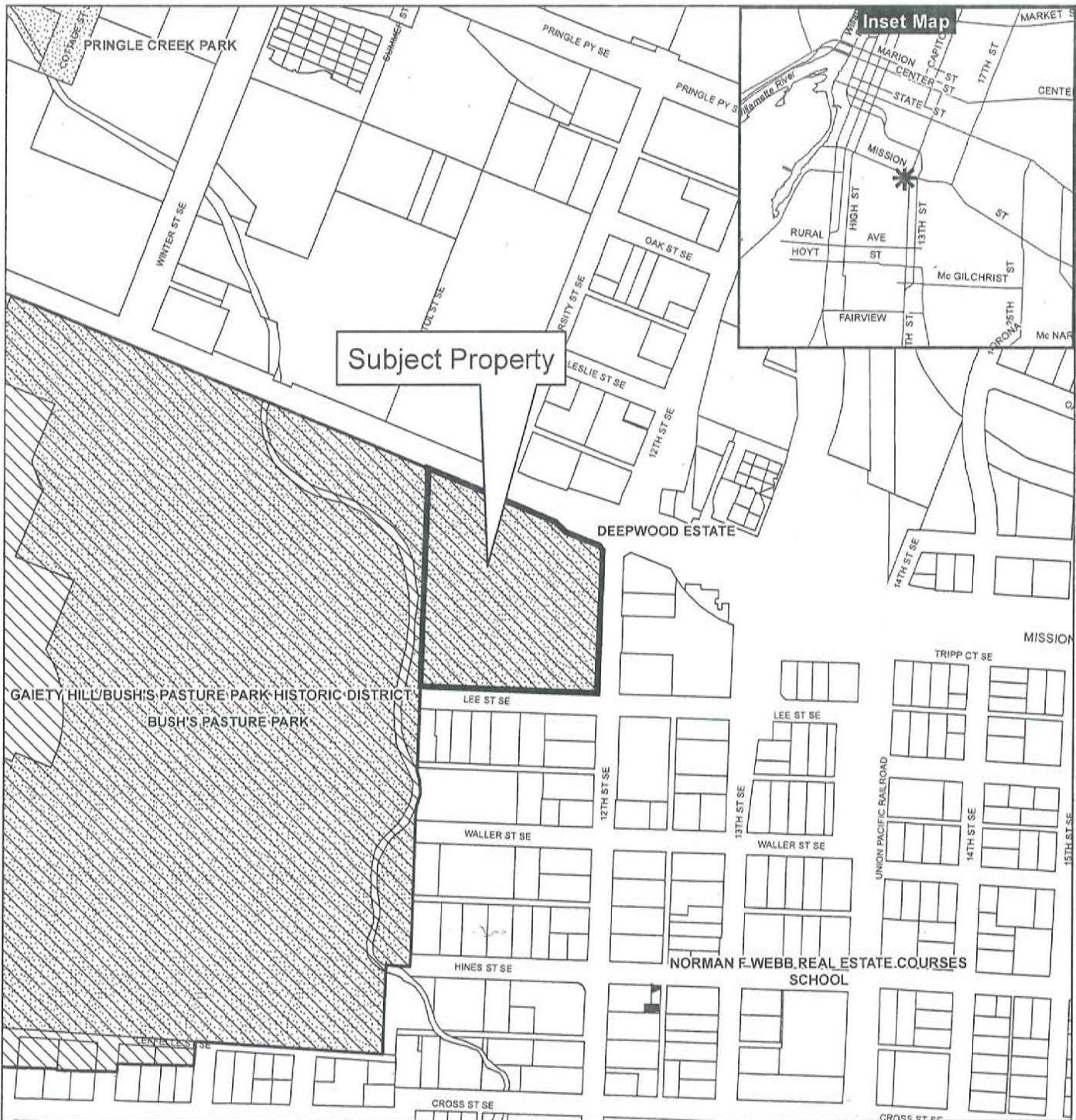
Decision Effective Date: April 11, 2014

State Mandated Decision Date: July 24, 2014

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 April 10, 2014, 5:00 p.m.** Any person who presented evidence or testimony for the hearing may appeal the decision. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or firm the action, or refer the matter to staff for additional information.

G:\CD\PLANNING\HISTORIC\DECISIONS\2014\HIS14-02 1116 Mission Street SE. Dec.doc

Vicinity Map 1116 Mission 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.

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.



0 100 200 400 Feet



