

# 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 HIS14-22 / AMANDA NO. 14-110947-DR

**DECISION DATE:** July 8, 2014

**REQUEST:** Minor Historic Design Review of a proposal to replace the rear entry door and frame on the south façade, replace the chain link fence and gate on the north side of the property, and replace the chain link gate between the SW corner of the house and the NE corner of the garage of the Deminna House, a historic contributing resource in the Gaiety/Hill & Bush's Pasture Park National Register Historic District, on property within the RS (Single Family Residential District), and located at 635 Church Street SE (Marion County Assessors Map and Tax Lot number 073W27AC02300).

**APPLICANT:** Roger and Patricia Deminna

**LOCATION:** 635 Church Street SE

**CRITERIA:** Salem Revised Code (SRC) Chapter 230.025 Standards for Historic Contributing Buildings in Residential Historic Districts

### Proposed New Door

**CRITERIA: 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.

**(2) Design.** The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.

**(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.

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

CITY OF  
*Salem*  
AT YOUR SERVICE

The applicant is proposing to replace the rear entry door and frame on the south façade of the resource. Staff has developed the following Findings for the proposal:

**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.

**Findings:** The applicant proposes in-kind replacement of the existing damaged door and frame. The applicant has noted that the existing door's lower panel is warped and cracked beyond repair. Additionally, the portion of the door frame that should hold the strike plate is badly decomposed. The applicant is proposing to replace the existing wood door with a fir door, and the frame will be replaced with wood as well, and painted to match, duplicating the appearance of the material be replaced, thereby meeting this standard.

**Design.** The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.

**Findings:** The applicant is proposing to replace the existing damaged wood door with a new fir door with a half-light on top, flat panel on the bottom, of the same dimensions as the existing door. Both the door and the frame will be painted to match existing. Therefore, staff finds that the proposal meets this standard.

**(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.

**Findings:** The proposal does not include any improvements to improve energy efficiency; therefore this standard does not apply.

### **Proposed New Fencing**

**CRITERIA: 230.025(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 in side and rear yards.

The applicant is proposing to replace the existing chain link fence and gate with a new cedar fence and gate. Staff has developed the following Findings for the proposal:

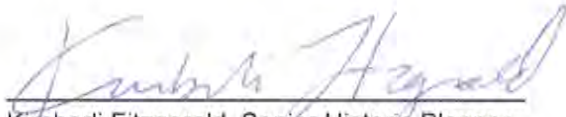
**(1) Materials.** The fence shall be constructed of traditional materials that were available during the period of significance.

**Finding:** The applicant has proposed to replace the existing fence with a new wood (cedar) fence, a material available during the period of significance for the district, thereby meeting this standard.

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

**Finding:** The applicant has proposed to install a five foot high cedar fence located on the side and rear yards, thereby meeting this standard.

**DECISION:** Based upon the application materials deemed complete on, June 27, 2014, and the findings as presented in this report, the application is **APPROVED**.



Kimberli Fitzgerald, Senior Historic Planner  
Urban Planner Administrator Designee

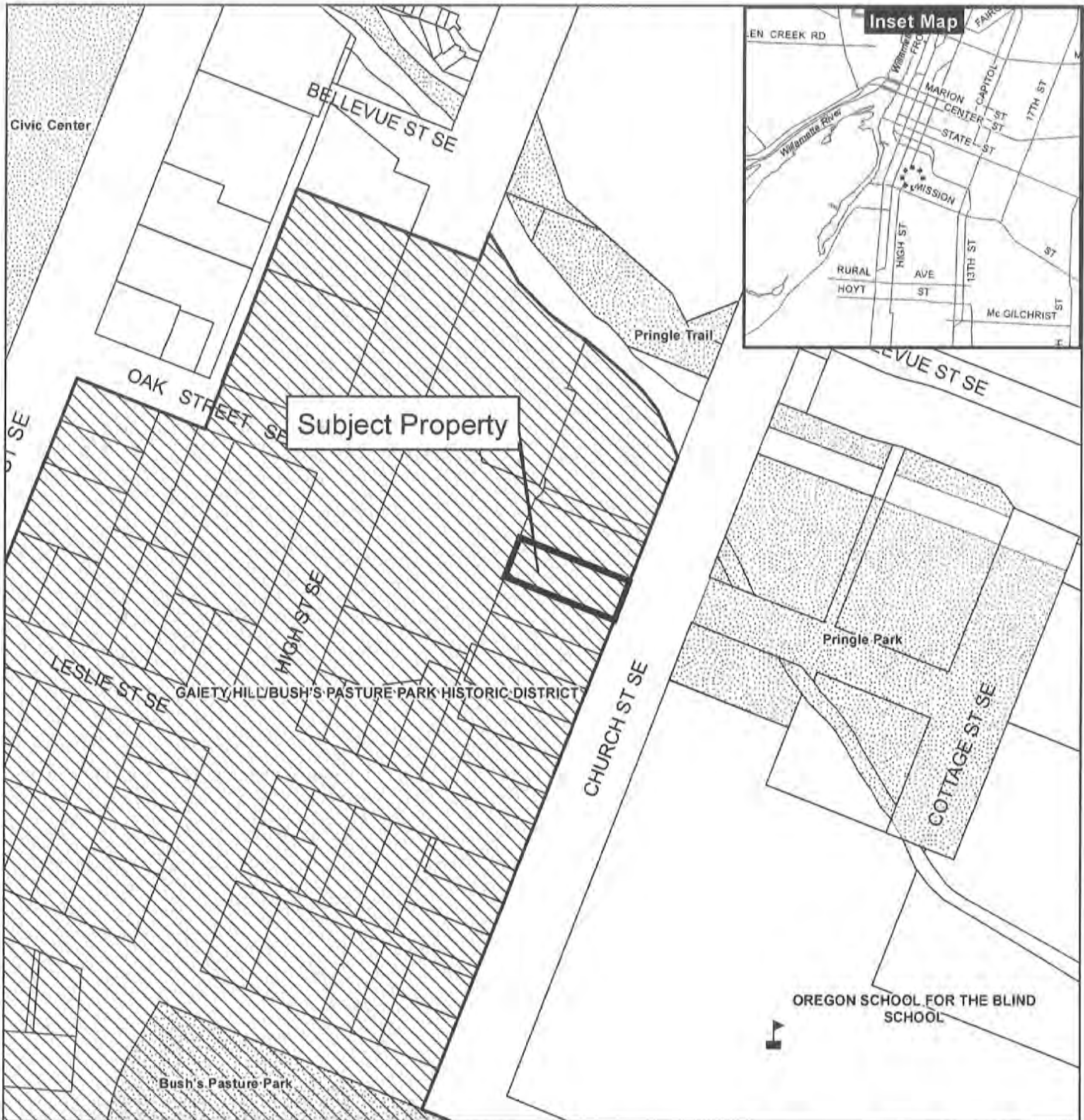
[kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net)  
Phone: (503)540-2397

Application Deemed Complete: June 27, 2014  
Notice of Decision Mailing Date: July 8, 2014  
Decision Effective Date: July 24, 2014  
State Mandated Decision Date: October 25, 2014








The rights granted by this decision must be exercised by July 24, 2016 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., July 23, 2014**. 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 635 Church St. 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.

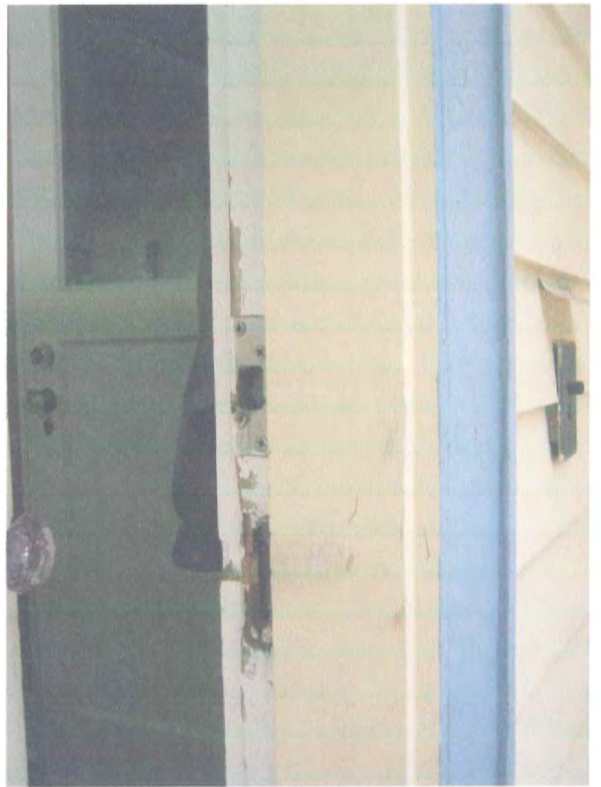
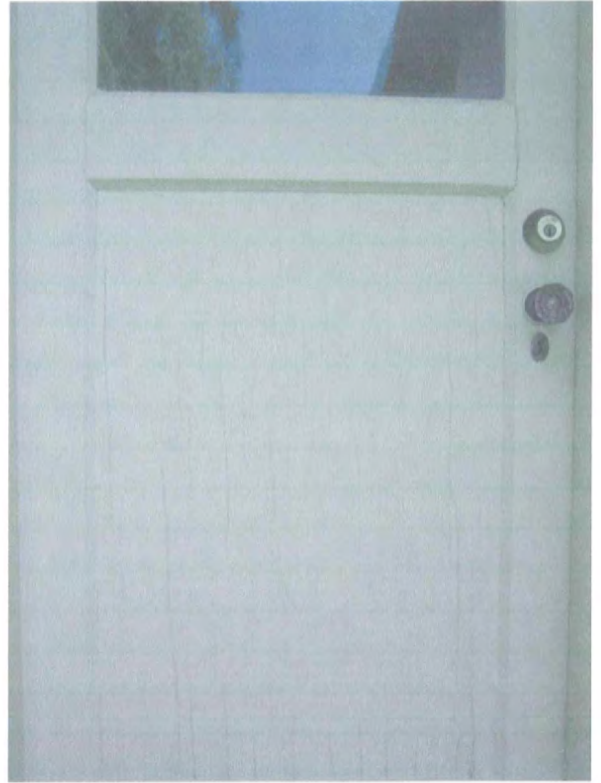
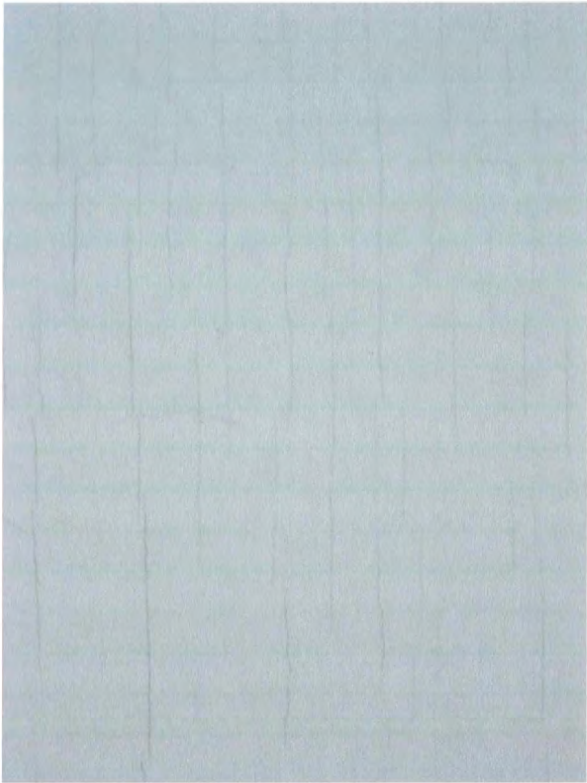
0 100 200 400 Feet



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.

635 Church St. SE, Salem 97301

Existing door and door frame





Register

Login

Search Door Patterns

GO

Products

Idea Gallery

Door Builder

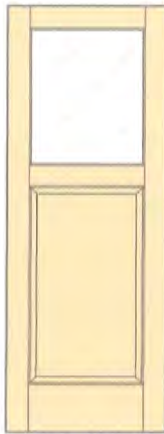
About RVD

Find a Dealer

Resources

Back

Products > Door Pattern 4108 (IG)



CLICK TO ZOOM

### Door Pattern 4108 (IG)

Features: Exterior, Traditional, 1/2 Lite

Find Closest Dealer »

Customize This Door »

Related Images:



*- Fir door with insulated glass  
- Wood door frame included*

PRINT

#### Related Doors



#### Your Rogue Valley Door

When you purchase a Rogue Valley Door, you are buying the finest product from America's largest wood door maker. Each and every door we produce features:

- Made In U.S.A. - Our Doors are made in the U.S.A. and constructed using all domestically manufactured components.
- Handcraftsmanship - There is simply no machine capable of finishing a fine wooden door better than a man's hands. Each Rogue Valley Door is handcrafted to assure the door's beauty and functionality.
- Customization - With Rogue Valley Door, you have the ability to construct a fully custom door for your home. Virtually any design, shape, wood finish or glass treatment is possible.
- Endless Options - Rogue Valley Door has hundreds of door patterns for you to choose from as well as 40 wood species and 27 glass treatments.
- Finest Woods - Fine wood produces fine doors. And within walking distance of our manufacturing facility grows some of the world's finest lumber, including the highest grade Douglas firs and Ponderosa pines we use to craft our doors.
- Environmental Commitment - Rogue Valley Door supports realistic environmental practices and sustainable forestry management and includes our Forest Stewardship Council's (FSC®) Certification.
- Our Warranty - We stand behind each and every door we make so you can be assured it will last and perform.

We are Rogue Valley Door. America's largest builder of wood doors.



Products

Product Information

Resources

About RVD

635 Church St. SE, Salem 97301

-Photos of existing chain link fence and gates



635 Church St. SE., Salem 97301

Pictures of proposed fence

- cedar wood, natural stain
- good neighbor style, 6' high
- diagonal lattice top, natural stain

