

FOR THE MEETING OF: January 20, 2022
AGENDA ITEM: 7.b

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: January 20, 2022

CASE NO.: Historic Design Review Case No. HIS21-01MOD1

APPLICATION SUMMARY: A proposal to modify the original design approved under HIS21-01 to rehabilitate the enclosed porch (circa 1927) and kitchen (circa 1906) attached to the rear of the William H. Byrd house (1887).

LOCATION: 296 14th St NE

REQUEST Major Historic Design Review of a proposal to a proposal to modify the original design approved under HIS21-01 to rehabilitate the enclosed porch (circa 1927) and kitchen (circa 1906) attached to the rear of 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: 073W26BA-11600.

APPLICANT(S): Connie Strong

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230
230.065 General Guidelines for Historic Contributing Resources

RECOMMENDATION: APPROVE

BACKGROUND

On November 30, 2021, the applicant submitted materials for a Major Historic Design Review for modifying the original design approving the rehabilitation of the enclosed porch and kitchen at the rear of the William Byrd House. The application was deemed complete for processing on December 22, 2021. While attempting to proceed with construction of the porch and stairs along the northern elevation the contractor determined that there was not enough structural integrity on the northern end of the 1927 shed addition which had no wall sheathing, no foundation, no shear walls and no

anchors. The only attachment point to the house for this shed addition was a 2 x 4 at the roofline. Due to the complexity of the engineering and the significant costs that would have been required to bring this section of the house up to current code to allow for the reconstruction of the porch within the 1927 portion of the house, the applicant instead looked to find a solution by coordinating with the City of Salem's Building Department and her contractor to relocate the stairs and a new porch at the eastern façade with access through the existing door to the kitchen.

Notice of public hearing was sent by mail to residents of the Court-Chemeketa Historic District and surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on December 22, 2021 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620. The City of Salem Historic Landmarks Commission will hold a virtual public hearing for the case on January 20, 2022 at 5:30 p.m.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is April 21, 2022, unless an extension is granted by the applicant.

PROPOSAL

The applicant is proposing to rehabilitate the existing porch and kitchen located at the rear of the William Byrd House (**Attachment C**). Below is a summary of the previously approved alterations with the modifications noted/underlined:

Site: **No Modifications to original approval requested.**

Driveway/Parking Pad: New concrete 12' x 40' long parking pad located east of the rear of the house underneath the existing pergola;

Fencing and Gate(s): The existing 6' cedar fence topped by lattice will be converted into a 9-foot-wide vehicular gate.

Foundation: A new foundation will be installed underneath the existing kitchen and porch.

East Elevation: **Modifications to original approval requested:**

New Porch and Stairs: The applicant is requesting approval to construct a new porch (10' by 5') with access to the laundry room. The proposed porch will have wooden rails and a plywood roof clad with asphalt shingles which is supported by wooden (pressure treated) columns. The roof will slope to the east toward an aluminum gutter. Wooden stairs are proposed on the northern end of this porch.

Fewer Windows: The applicant is requesting to not use the four (4) wood framed single light 30" x 80" windows or two new double hung windows. Instead, the applicant is proposing one antique wood-framed, multi-light 50" x 77" window previously approved for the south façade, one original door and a 27" x 40" original double-hung window previously approved for the north façade.

Originally Approved Scope: Removal of the stairs and the existing windows, doors, two screened openings (65" x 32"). Installation of four (4) wood framed single light 30" x 80" windows on the southern end of this façade. Two (2) new double hung 48" x 54" multi-paned wood windows will be installed on the northern end. New wooden stairs will be constructed and installed at the north end of this façade leading to a small porch with wooden rails on the north facade.

South Elevation: **Modifications to original approval requested:** The applicant is requesting to use an antique 35" x 49" leaded glass window instead of the larger window now needed on the east side.

Originally Approved Scope: One 27" x 40" window will be removed and a new wooden multi-light 50" x 77" window will be installed.

North Elevation: **Modifications to original approval requested:** The applicant is requesting to use the two (2) double hung 48" x 54" multi-paned windows previously approved for the south elevation. The existing screen opening (54" x 32" in size) will be removed in this location

Originally Approved Scope: The existing north wall and northeast corner will be removed to make an open porch (5' x 11'8 ½") (note that within the interior of this porch- the existing raised floor at the western end of this porch above the basement door (1'3" higher than the remaining portion) -will remain). A new north wall will be built 5 feet back from the original, within the existing footprint. Two relocated kitchen windows (28" x 44" and 27" x 40") will be installed flanking the exterior kitchen entry door. The relocated wooden exterior screen door (30" x 80" in size) will be installed on this façade at this entry. Rotten siding will be replaced with salvaged siding to match the existing.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as **Attachment C** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) **230.065 General Guidelines for Historic Contributing Resources** are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the project's conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Historic Significance

The Queen Anne William H. Byrd House was built by George Collins in 1887 originally at 197 Court and moved to its present location in 1906. The kitchen was added at this time (attached to the southern end of the rear façade). In 1927 the porch was added to the northern end of the kitchen. The resource is currently on Special Assessment through the Oregon State Historic Preservation Office and has a long-term preservation plan for the property in compliance with the requirements of this program. (**Attachment B**).

3. Neighborhood and Citizen Comments

The subject property is within the Northeast Neighbors (NEN) neighborhood association. Notification of the public hearing was sent to the neighborhood association, property owners and tenants within the Court-Chemeketa Historic District and surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on December 22, 2021. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments have been received from the neighborhood association or from adjoining

property owners, however the applicant has submitted comments she received directly in support of the project (**Attachment C1**).

4. City Department and Public Agency Comments

The Planning Division has indicated that the proposal meets the applicable requirements for screened parking in SRC 806.025. The Building and Safety Division indicates that the applicant must obtain required building permits. The applicant submitted complete construction drawings with loads calculated and methods of construction for lateral design detailed. The Public Works Department did not indicate any concerns with the modified proposal. The Oregon State Historic Preservation Office has not provided any comments on the proposal which has been submitted for their review.

5. Historic Design Review

SRC Chapter 230.065 specifies the standards and guidelines applicable to this project. The applicant is requesting approval to modify their original proposal to rehabilitate the enclosed porch and kitchen and are proposing to add a new porch and stairs on the eastern (rear) façade of the resource (**Attachment C**). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable guidelines.

FINDINGS

Criteria 230.065 General Guidelines for Historic Contributing Resources

(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 applicant is proposing to retain the original use of this property as a residence. While the proposal will result in the addition of a porch and the relocation of stairs on the eastern façade of the kitchen addition located at the rear of the resource, the height, footprint and massing of the primary resource on the site will not be altered as a result of this proposal. Staff recommends that the HLC find 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 applicant is proposing to add the new porch and stairs to the rear of the resource. No character defining historic materials, finishes or distinctive finishes from the original 1887 portion of the Byrd House will be impacted by this addition. Staff recommends that the HLC find that Guideline 230.065 (b) has been met.

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

Finding: While no distinctive stylistic features or examples of skilled craftsmanship on the 1887 portion of the Byrd House are proposed for alteration, some original material will be lost from the kitchen and porch additions because of the proposed alterations. However, the applicant is proposing to reuse original windows and as much of the siding as feasible. Staff recommends that the HLC find that the proposal will not impact the original 1887 portion of the William Byrd House and that the reuse of original material within the kitchen and porch additions will be treated with sensitivity. Staff recommends that the HLC find that Guideline 230.065 (c) has been met.

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

Finding: Staff recommends that the HLC find that the applicant is not proposing to restore or reconstruct any features based upon 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 applicant is proposing to alter the exterior of the 1927 porch and 1906 kitchen which were added to the original 1887 Byrd House by adding a new porch and stairs to the rear (eastern façade) of these additions. Historically the location where the porch is proposed had stairs to access the door to the kitchen. These alterations are located on the rear and not visible facades of the resource minimizing the adverse effect as a result of these alterations. Additionally, the applicant is proposing to reuse one of the original doors and reuse as much original siding as is feasible. Staff recommends that the HLC find that SRC 230.065(e) has been met.

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

Finding: The applicant is proposing to rehabilitate the kitchen and porch additions at the rear of the William Byrd House. These alterations will not impact the original 1887 portion of the resource. While there will be a visual impact to the rear of the resource resulting from the addition of the stairs and covered porch at the center of this façade. However, this location is the rear of the resource and not easily visible from the right of way. Staff recommends that the HLC find that the original 1887 portion of the William Byrd House will be retained, minimizing changes to the most significant portions of this resource and meeting SRC 230.065(f).

(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 applicant's proposed design is intended to minimize the loss of original historic materials and ensure that no significant features would be obscured, damaged or destroyed. While the proposed new relocation of the covered porch entry and stairs are proposed at the center of the rear façade, this proposed addition is small in scale (10' by 5') and is compatible with the features on this section of the house, and no significant features on this facade are obscured by the proposed new design. Staff recommends that the HLC find that SRC 230.065(g) has been met.

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

Finding: The applicant's proposal is intended to ensure that access to this portion of the house is structurally sound. Additional work is proposed to secure the foundation underneath this portion of resource, ensuring that the structure remains stable. Staff recommends that the HLC find that Guideline 230.065 (h) has been met for this proposal.

(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 current design proposal for the new porch and stairs addition does not include any excavation or regrading. Staff recommends that the HLC find that Guideline 230.065 (i) has been met.

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

- Attachments:
- A. Vicinity Map
 - B. Excerpt from National Register Historic Resource Document
 - C. Applicant's Submittal Materials
 - C1. Applicant's submittal- Neighborhood support








Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer

\\allcity\CDGroup\CD\PLANNING\HISTORIC\CASE APPLICATION Files - Processing Documents & Staff Reports\Major
Type III\2021\Staff Reports\HIS21-01MOD1 296 14th Street NE.rev.doc

Vicinity Map 296 14th St NE



Legend

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



0 100 200 400 Feet



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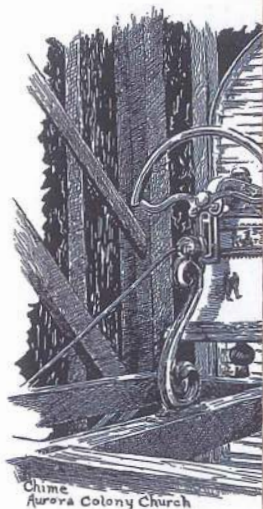
132. WILLIAM H. BYRD HOUSE (1887) PRIMARY (Contributing)
296 14th Street NE; Assessor's Map 26BA073W; 073W-26BA-08800; Tax Lot 1-86010-100
Owner: Martha M. Byrd Blau, 296 14th Street NE, Salem, Oregon 97301

Description: This Queen Anne/Eastlake style house was built in 1887 at 197 Court (northwest corner of Court and Church) and moved to its present site, the southwest corner of 14th and Chemeketa Streets, in 1906 (Oregon Statesman, Jan. 1, 1907, p. 7). The cost of moving and "enlarging" the residence was \$750, according to the Statesman. It is a one-and-one-half-story structure with most of its Queen Anne/Eastlake details and patterns intact. The complex roof line incorporates a flat-topped, hipped roof that rises to a hipped peak toward the south and gives way to a front-facing (west) gabled bay and side-facing gables on the north and south. The south gable is capped with a hip. Two elaborate brick interior chimneys add to the variety of roof forms. In addition, the house originally had extensive roof cresting, now limited to the porch roof. Elaborate decorative woodwork ornaments the gables, windows (capped by finely carved pediments), and indeed most of the wall surfaces: the horizontal shiplap is varied with vertical boarding along the upper walls above the windows. An attached three-bay porch with a dropped roof faces west at the north corner. It is balustraded and columned with turned supports, with the columns bracketed at the top. The oriel windows on the south and west originally were crowned with balustraded second-story porches, now removed. There is a one-story shed addition at the rear.

Cultural Data: The house was built by George Collins and bought a few years later by Dr. William H. Byrd. He had been born in Marion County in 1854, the oldest of eight children of Lorenzo A. and Martha (Savage) Byrd. Lorenzo Byrd crossed the plains in 1846 and settled on a donation land claim in the Waldo Hills. The homestead was purchased in 1850 by Dr. John Savage, who came to Oregon in 1850. His daughter, Martha, married Lorenzo Byrd in 1854.

Their son attended local schools, read medicine under the supervision of Salem doctors, studied medicine in San Francisco, and earned his M.D. at the Willamette University medical school in 1881. He practiced in Salem for nearly 50 years. He married Theresa Holderness of Salem in 1882, and they had a daughter, Winnifred, who became a prominent musician. After Mrs. Byrd's death, Dr. Byrd married Margaret Marcum in 1890 and had two sons, Clarence and Donald (Clarke, vol. 2, pp. 200-201; Hines, pp. 528-529, and Lockley, Oregon Journal, August 11, 1926). Dr. Byrd purchased the lot on which this house stands in Watts Addition in 1905 (cf. commentary on #131) and moved the house to this site the next year. He bought adjoining lots to the south in the next few years and built three Craftsman Bungalows now located there in about 1910 (cf. commentary on #133-135). He seems not to have lived in #132 after he moved it. It was given as a wedding gift to Clarence in 1921 and is still lived in by Clarence's daughter, Martha Byrd Blau. Dr. Byrd died in 1929 (obituaries, Capital Journal, Feb. 4, 1929, pp. 1 and 11, and Oregon Statesman, Feb. 5, 1929)

Marion County HISTORY



Chime
Aurora Colony Church

ARION COUNTY HISTOR

CLARENCE BYRD HOUSE, SALEM

Described by Martha Byrd Blau

Owner: Martha Byrd Blau

Date of Construction: 1887

The house was built in 1887 by George Collins on the N.W. corner of Court and Church Streets, across Court St. from the Old Court House. Dr. William Henry Byrd, a well known Salem physician bought the house a few years later as a home for his family, consisting of his wife, Margaret Macrum, daughter Winifred, and sons, Clarence and Donald. About 1910, the house was moved to its present location on the S.E. corner of 14th and Chemeketa Sts. Dr. Byrd built a larger house on Court St. which was also moved in the 30's to make room for the Standard Oil station. In 1921, Dr. Byrd gave this house to his son Clarence as a wedding gift, and Clarence remained in possession until his death in 1975, living in it until the last months of his life. His daughter Martha, is the present owner and the compiler of this information.

Dr. W. H. Byrd was one of the sons of Oregon pioneer, Lorenza A. Byrd, who settled on a land grant farm at Fairfield,

a once flourishing river port north of Salem.

The house is of wood construction, originally on a brick foundation-now wood. There was a decorative iron grillwork on top of the roof gables. The metal roofed bay windows had wooden railings, matching those on the front porch and down the steps. As far as anyone remembers, it has always been painted an off-white or cream color. The woodwork inside the house as well as the very solid and wide front door is a beautiful combination of redwood or cedar with two woods of a lighter shade.

The bedroom doors upstairs, are prime examples of the art of painting wood graining. The unusual mantel of the living room fireplace is paint over metal to resemble marble and is embellished with painted flower stencil designs. The floors are 3½" wide fir planking. There are three ornate plaster ceiling medallions, two in the living room and one in the downstairs front bedroom. The wood-lift at the rear of the front hall was removed to make a passageway from doorway to kitchen, which with back porch, was added in the 1920's. There are some other alterations but the best original features have been preserved.

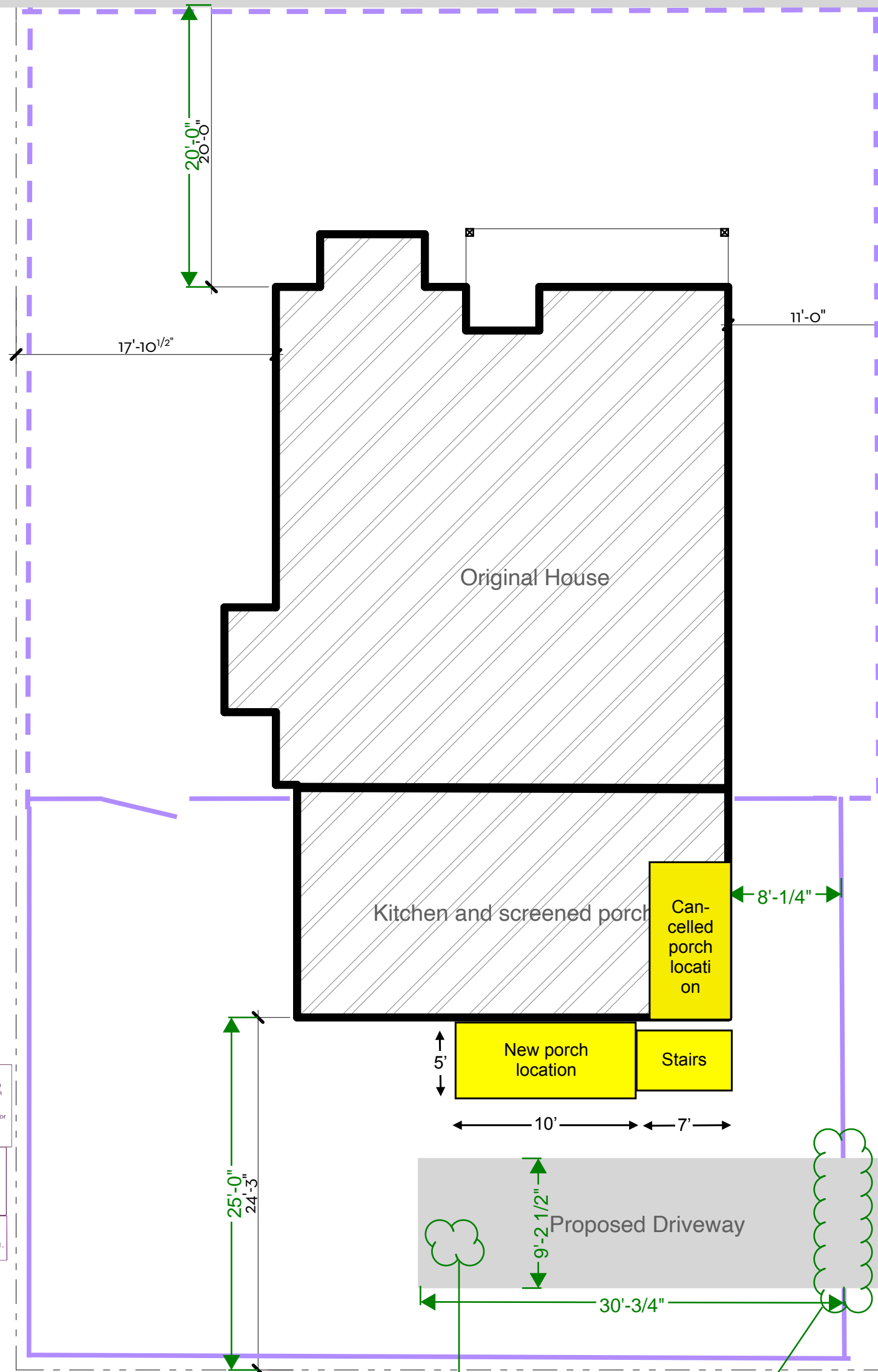


14th Street →

Chemeketa Street ↘

Planting Strip

Sidewalk



PREMISE IDENTIFICATION
 Approved numbers of addresses shall be placed on all new and existing premises in such a manner as to be plainly visible from the street or road fronting the property;
 Number shall contrast background.
 Address numbers shall be Arabic numbers or alphabetical letters.
 Numbers shall be minimum 4" high w/ a minimum stroke width of 0.5"

All work under scope of this permit is to be inspected and approved by City of Salem inspector prior to cover.

Approved plans must be on site at time of inspection.

STATE CERTIFIED PLANS EXAMINER
 2742CAX
 Noelle Hall
 NOELLE HALL

Reviewed for Code Compliance

PERMITS REQUIRED
 SEPARATE PERMITS MUST BE OBTAINED FOR THE FOLLOWING:
 ELECTRICAL
 MECHANICAL
 PLUMBING
 FIRE SYSTEMS
 SIGNAGE

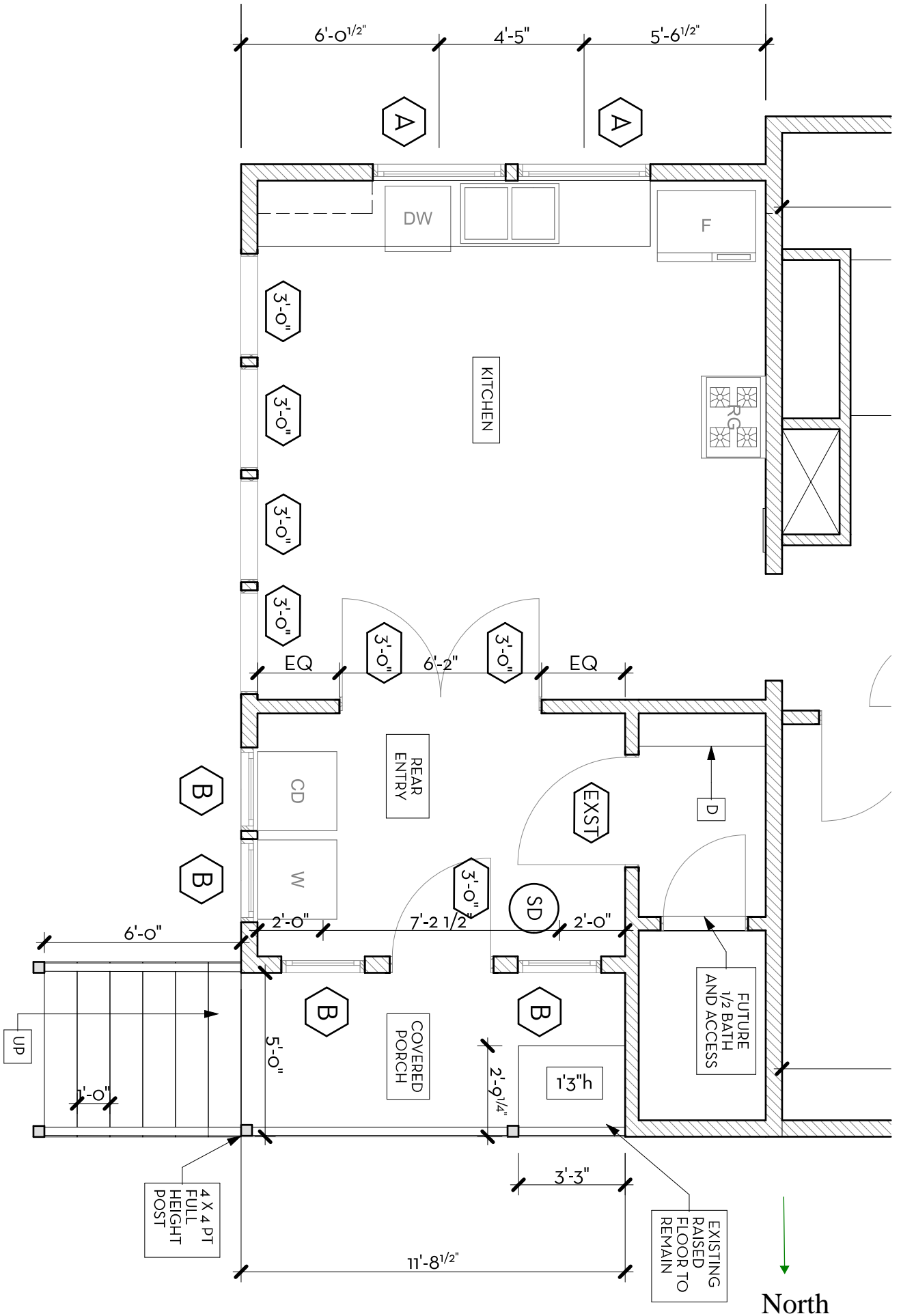
OK - approved one parking space.

MUST BE SCREENED/PAVED with minimum 6ft fence/gate

Site Plan for 296 14th Street NE Salem Oregon 97301



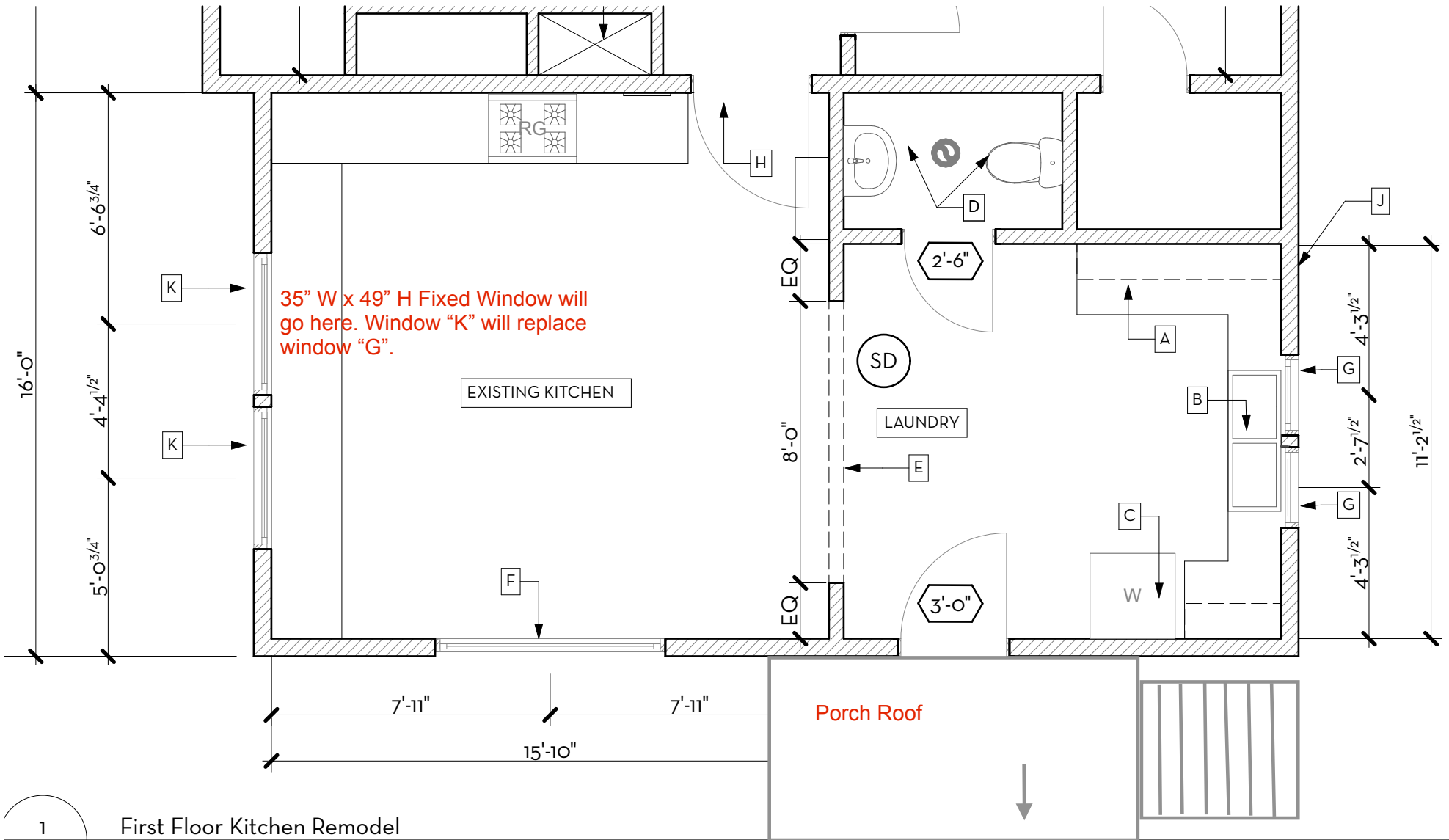
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 APPROVED SUBJECT TO DEVELOPMENT REQUIREMENTS NOTED ON PLANS
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6
A-101

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

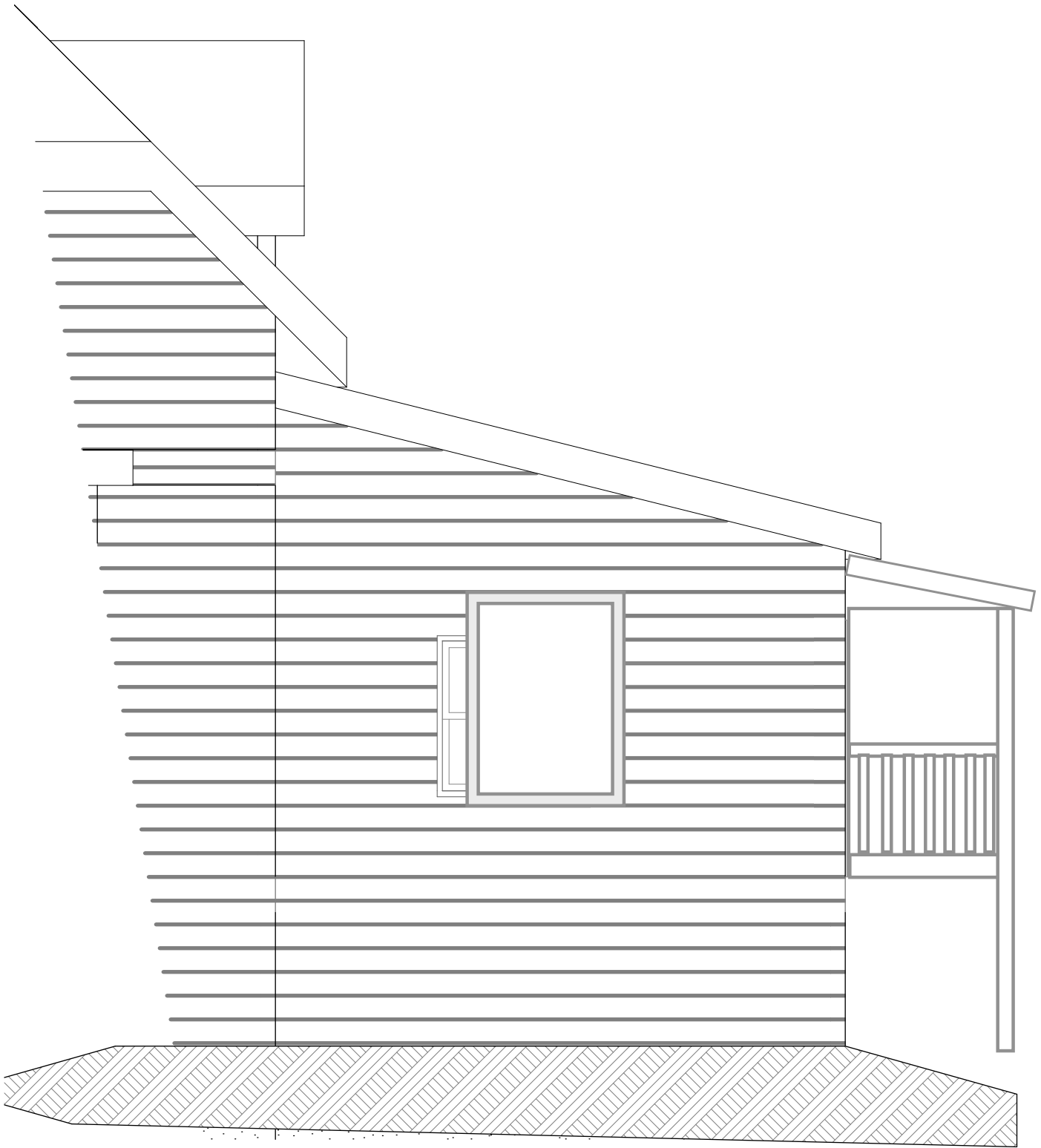




1
A-101

First Floor Kitchen Remodel

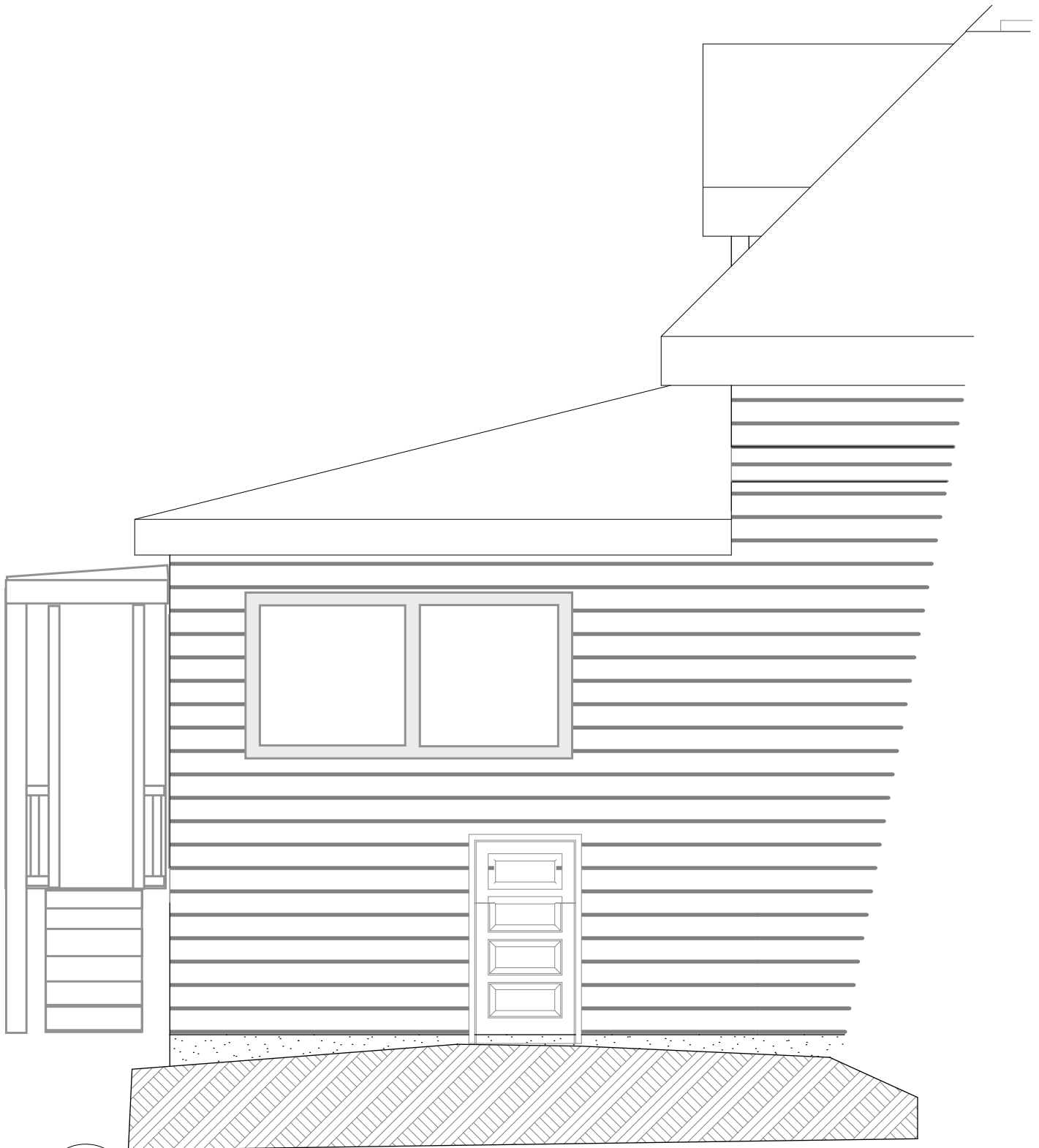
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3
A-101

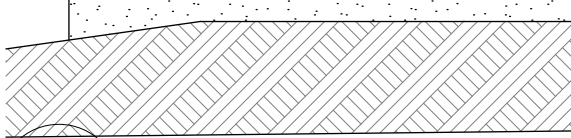
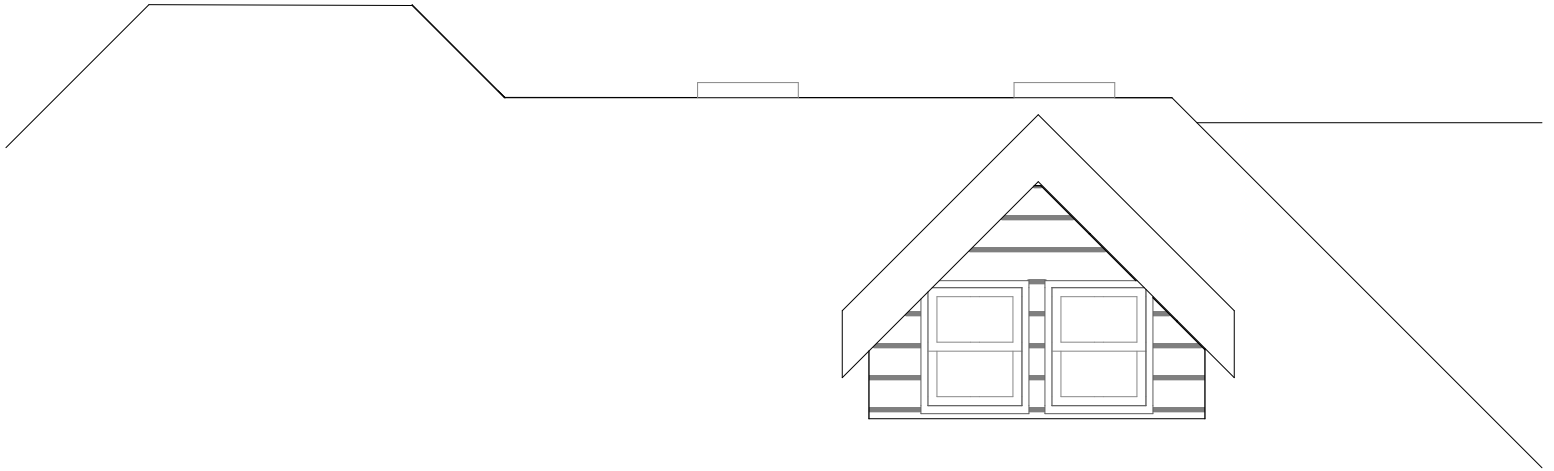
South Elevation

SCALE: 1/4" = 1'-0"



2
A-101

North Elevation
SCALE: 1/4" = 1'-0"



8
A-101

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

PORCH
 Dimensions: 5' deep by 10' long plus roof overhang
 Posts: 4x4 pressure-treated* set in Simpson Strong-Tie ABA ZMAX Galvanized Post Bases on reinforced concrete pads
 Roof and floor joists: 2x6 pressure treated* lumber on 2x6 Simpson joist hangers attached to studs and rim joist with galvanized lag screws
 Stairs: 2x12 pressure treated* risers, 2x6 pt* treads per code
 *Exposed surfaces will be wrapped in trim board and painted. See example photo of 1440 Chemeketa porch.
 Plywood roof clad in asphalt shingles slopes to aluminum gutter.



From: Connie Strong conniestrong@gmail.com 
Subject: Progress report on 296 14th Street
Date: November 27, 2021 at 1:40 PM
To: courtchemeketa@groups.io

Dear Neighbors,

In the spirit of sharing our project successes, here is a summary of the modification I submitted to plans for restoring the two shed-like additions that make up the future kitchen and laundry room of 296 14th Street. Everyone is welcome to come take a look and ask questions or you can read the packet the city will eventually send you.

We are working with 1906-1927 additions that had no wall sheathing, no insulation, no foundation, no anchors, no hurricane ties, and no shear walls. How this did not blow down long ago is a total mystery. The only attachment point was a 2x4 at the roofline. When Jesiah and Destin bolted it to the original house, the whole kitchen heaved westward ho.

The plan the city approved last year included more windows and a porch on the front (Chemeketa), inside the existing footprint. The new plan includes fewer windows and relocating the porch to the East side, outside the existing footprint. Moving exterior walls required rebuilding the original service porch of the 1887 structure, a tiny section that sits on its own foundation inside the screened porch. Because of the complexity of the engineering, I did not see the problem and neither did the Historic Landmarks Commission. The porch on the side will add interest and help break up a long empty wall.

Many thanks to Craig and Lois Parker for solving the porch design dilemma and to Nathan Brown for the history. Special thanks to Lois Parker for redesigning the kitchen layout, John Poole for finding a foundation contractor, Matt Miller for donating his expertise and one of his best carpenters, and Nathan again for installing the security camera and recruiting Jesiah Brown and Destin Carey to do hard labor. Turns out, they have mad skills. Zade and Ivy literally saved our lives during the ice storm. Heidi Grew, Lee Chambers and Joan Lloyd give me ongoing moral support and solve daily design puzzles.

Happy Holidays to you and yours.

Connie Strong
650-964-2014
296 14th Street NE
Salem, OR 97301

1440 Chemeketa porch we are using as a model. It is 4x8 and ours will be 5x10.





Location of our new and improved porch, with the short side and stairs facing the street. The plastic is where the porch was approved to go. Instead, it will have vintage wood windows.





View of the East side with porch under construction. The long side is 10 feet.



Jesiah and Destin heat stripped the beautiful siding that had been hidden under drywall in the kitchen. The drywall also hid a crumbling chimney pipe and a transom window.



From: Norma Gekakis victoriaregina@comcast.net
Subject: Re: [courtchemeketa] Progress report on 296 14th Street
Date: November 28, 2021 at 11:37 AM
To: courtchemeketa@groups.io

NG

The rediscovered doorway and trim is wonderful. That's the stuff that makes working on old houses legendary.
Norma

On Nov 28, 2021 7:24 AM, Sue Crothers <SUEBEAN2@msn.com> wrote:

Absolutely fascinating, and so inspiring to learn of all the collaboration. It has a certain frontier-values ring to it, like a barn raising on steroids. Kudos!

Sue

From: courtchemeketa@groups.io <courtchemeketa@groups.io> on behalf of Bonnie Hull <bhull@willamette.edu>
Sent: Saturday, November 27, 2021 11:40 PM
To: Court Chemeketa Neighborhood Group <courtchemeketa@groups.io>
Subject: Re: [courtchemeketa] Progress report on 296 14th Street

Connie thanks for the fascinating update on your project. Your patience with the neighborhood's insistence on historic correctness has paid off in your now being surrounded by neighbors who support your progress. Looking forward to seeing the continued progress. Bonnie

On Sat, Nov 27, 2021 at 1:40 PM Connie Moore Strong <conniestrong@gmail.com> wrote:

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From: Sue Crothers suebean2@msn.com 
Subject: Re: [courtchemeketa] Progress report on 296 14th Street
Date: November 28, 2021 at 7:24 AM
To: courtchemeketa@groups.io

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Sent: Saturday, November 27, 2021 11:40 PM
To: Court Chemeketa Neighborhood Group <courtchemeketa@groups.io>
Subject: Re: [courtchemeketa] Progress report on 296 14th Street

Connie thanks for the fascinating update on your project. Your patience with the neighborhood's insistence on historic correctness has paid off in your now being surrounded by neighbors who support your progress. Looking forward to seeing the continued progress. Bonnie

On Sat, Nov 27, 2021 at 1:40 PM Connie Moore Strong <conniestrong@gmail.com> wrote:

Dear Neighbors,

In the spirit of sharing our project successes, here is a summary of the modification I submitted to plans for restoring the two shed-like additions that make up the future kitchen and laundry room of 296 14th Street. Everyone is welcome to come take a look and ask questions or you can read the packet the city will eventually send you.

We are working with 1906-1927 additions that had no wall sheathing, no insulation, no foundation, no anchors, no hurricane ties, and no shear walls. How this did not blow down long ago is a total mystery. The only attachment point was a 2x4 at the roofline. When Jesiah and Destin bolted it to the original house, the whole kitchen heaved westward ho.

The plan the city approved last year included more windows and a porch on the front (Chemeketa), inside the existing footprint. The new plan includes fewer windows and relocating the porch to the East side, outside the existing footprint. Moving exterior walls required rebuilding the original service porch of the 1887 structure, a tiny section that sits on its own foundation inside the screened porch. Because of the complexity of the engineering, I did not see the problem and neither did the Historic Landmarks Commission. The porch on the side will add interest and help break up a long empty wall.

Many thanks to Craig and Lois Parker for solving the porch design dilemma and to Nathan Brown for the history. Special thanks to Lois Parker for redesigning the kitchen layout, John Poole for finding a foundation contractor, Matt Miller for donating his expertise and one of his best carpenters, and Nathan again for installing the security camera and recruiting Jesiah Brown and Destin Carey to do hard labor. Turns out, they have mad skills. Zade and Ivy literally saved our lives during the ice storm. Heidi Grew, Lee Chambers and Joan Lloyd give me ongoing moral support and solve daily design puzzles.

Happy Holidays to you and yours.

Connie Strong
650-964-2014
296 14th Street NE
Salem, OR 97301

1440 Chemeketa porch we are using as a model. It is 4x8 and ours will be 5x10.





From: Heidi Preuss Grew hpgrew@gmail.com
Subject: Re: [courtchemeketa] Progress report on 296 14th Street
Date: November 28, 2021 at 5:28 PM
To: Norma Gekakis victoriaregina@comcast.net
Cc: courtchemeketa@groups.io

An impressive project, Connie, hat tips off to you! Inspiring!!!

The care and attention given to this house will last another 100 years. That's what blows my mind: your efforts and patience today stay a part of this house into the future... how to modernize/stabilize yet also maintain as much historic integrity where you can... Here's one way!

Seems the slower the project (with "setbacks") the more reflection one can have. Silver linings. It was really an amazing thing to see, thank you for the tour.

Heidi

On Nov 28, 2021, at 11:37 AM, Norma Gekakis <victoriaregina@comcast.net> wrote:

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