

FOR THE MEETING OF: May 21, 2020
AGENDA ITEM: 5.c

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: May 21, 2020

CASE NO.: Historic Design Review Case No. HIS19-37MOD1

APPLICATION SUMMARY: A proposal to modify the original request approved under HIS19-37 to restore and repair the exterior of the Sweetland-Peck House, c1895.

LOCATION: 1552 Court Street NE

REQUEST: Major Historic Design Review of a proposal to modify the original request approved under HIS19-37 to restore and repair the exterior of the Sweetland-Peck House, c1895, a non-contributing residence within the Court Chemeketa National Register Historic District on property zoned RD (Duplex Residential) and located at 1552 Court Street NE, (Marion County Assessors Map and Tax Lot number: 073W26BD02700).

APPLICANT(S): Peck Cottage LLC, John Poole

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230
230.070 General Guidelines for Non-Contributing Resources

RECOMMENDATION: APPROVE

BACKGROUND

On April 6, 2020, the applicant submitted materials for a modification of the recently approved Major Historic Design Review (HIS19-37) for a proposal to restore the exterior of the Sweetland-Peck House (c. 1895). The HLC approved this original application, approving repair and restoration of the garage door and chimney, installation of the foundation as well as construction of fencing and a new arbor. The original HIS19-37 application had also initially included a request for restoration of the windows and reconstruction of the front and side porches, however the applicant withdrew this portion of the application in October 2019 with the intention of resubmitting after needed coordination with the Oregon SHPO, finding an appropriate contractor and developing a restoration plan. Therefore, the current submittal is not a request to modify the design of any of the previously approved scope of work, but is instead a portion of the proposal that has not been previously reviewed by the HLC. The application was deemed complete for processing on April 30, 2020.

Notice of public hearing was sent by mail to surrounding property owners, and tenants pursuant to Salem Revised Code (SRC) requirements on April 30, 2020 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620 on May 8, 2020.

The City of Salem Historic Landmarks Commission will hold a virtual public hearing for the case on May 21, 2020 at 5:30 p.m. The HLC will only accept written testimony. The record will be held open for additional written comments after the hearing. To view and listen to this hearing, you may visit this link with any computer, tablet, or smart phone: <https://www.gotomeet.me/SalemPlanning/historic-landmarks-commission-may-21-2020>

You can also dial in using your phone. United States: +1 (312) 757-3121 Access Code: 972-996-237.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is August 28, 2020, unless an extension is granted by the applicant.

PROPOSAL

The applicant is including new proposed site work and restoration of the structure as follows:

Site: Arbor Gate: New wrought iron arbor gate over front walkway at northern end of site (Figures 12-13).

Structure: Window repair sash replacements: Installation of 3 sash replacements utilizing redwood and the repair/replacement of mullions, glazing, trim and framing as needed (west kitchen window; east kitchen window; bathroom window; bedroom window (Figures 1-4).

Front porch and lattice replacement: Reconstruction of front porch and lattice. (Figure 7).

East Landing and Steps reconstruction: Reconstruction of eastern landing and steps. (Figure 6 and 8).

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) **Salem Revised Code (SRC) Chapter 230, 230.070 General Guidelines for Non-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

It is unclear in what year, where and by whom the house was built. Sanborn fire insurance maps show the lot and those adjacent to it as empty in 1895; however, later

Sanborn maps show the current structure to be present as early as 1915. Deeds provide clues suggesting that the house may have been built (or commissioned) in 1895 by Nancy J. Stahley or in 1904 by carpenter Jacob Wimer (**Attachment B**).

George Sweetland, and early owner, served primarily as a football coach for Willamette University between 1907 and 1914. He is known for organizing the construction of what is now known as the central quad at Willamette University. He sold the house to botanist Morton E. Peck in 1923. Peck served as a biology professor at Willamette from 1908 to 1941 and was a well-known public figure in Salem in the early 20th century. He and his wife actively engaged in the community, participating in poetry readings and gardening clubs in addition to establishing the Willamette Herbarium. Morton Peck died in 1959; however, his wife Jessie remained in possession of the house until 1973 when its ownership was transferred to Willamette University. Willamette University sold the property in the late 1990s and for the last few decades it has been held in private ownership. The most recent owners (Paul and Diana Sturzinger) owned the property from 2007 until 2019, and they initially obtained historic design review approval in 2009 to complete restoration work on the resource and replace the garage. Unfortunately, they were not able to complete this work. The property has since been sold to the current applicant. This resource is historic non-contributing to Salem's Court Chemeketa Historic District.

3. Neighborhood and Citizen Comments

The subject property is located within the Northeast Neighbors Neighborhood Association (NEN). Notification of the public hearing was sent to the neighborhood association, all property owners and tenants within the Court-Chemeketa Register District, and surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on April 30, 2020. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required building permits.

5. Historic Design Review

SRC Chapter 230.070 specifies the standards applicable to this project. The applicant, is proposing to add a new arbor gate, replace the sashes on four windows, and reconstruct the front porch and eastern landing and steps on the Sweetland-Peck House (c.1895) (**Attachment C**). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable guidelines.

FINDINGS

Sec. 230.070. - General guidelines for non-contributing buildings and structures.

In lieu of the standards for non-contributing buildings and structures set forth in SRC 230.030 and 230.045, an applicant may make changes to a non-contributing building or structure, regardless of type of work, which shall conform to the following guidelines:

(a) Materials shall be consistent with those present in buildings and structures in the district generally.

Finding: The applicant proposed materials include wood (window sashes/porch/steps and lattice) and wrought iron (arbor gate). These materials are found throughout the Court-Chemeketa National Register Historic District and are compatible with the Sweetland-Peck House. Staff recommends that the HLC find that this guideline has been met.

(b) Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district. Factors in evaluating compatibility include, but are not limited to:

(1) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, generally.

Finding: The applicant's proposal for new additions to the site (arbor gate) are generally consistent with these site features found throughout the Court-Chemeketa District. The applicant's proposal to restore four windows and the front porch/lattice and eastern landing/stairs will restore this portion of the north and eastern façades to a condition that better reflects original appearance of the Sweetland-Peck House. The reconstruction of these features will also stabilize the structure and ensure that the resource can be safely accessed. Staff recommends that the HLC find that this guideline has been met.

(2) The location is at the rear, or on an inconspicuous side, of the building or structure.

Finding: The applicant is not proposing any new additions to the resource and this Guideline does not apply to the evaluation of this proposal. The proposed new arbor gate are minor site alterations, while located at the front of the site, will not be attached to the resource, and will not obscure any character defining features of the resource or the site. The remaining proposed work will serve to restore and stabilize the resource.

(3) The size and scale is consistent and harmonious with the buildings and structures in the district generally.

Finding: The applicant's proposal will serve to stabilize the Sweetland-Peck House.

The proposed site improvements are compatible with the resource and the surrounding historic district. Staff recommends that the HLC find that this guideline has been met.

(4) The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district.

Finding: While no new additions are proposed to the structure and this Guideline does not apply to the evaluation of this proposal, the applicant is proposing to reconstruct the front porch stairs/lattice and east porch landing and stairs to their original appearance and will serve to stabilize the Sweetland-Peck House.

(5) The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.

Finding: The applicant has proposed to retain the Sweetland-Peck House in its current location, setback from Court Street, where it has been located for over 100 years. The applicant will continue to use the property as a residence, which is its historic purpose, retaining its orientation and relationship to surrounding residences and the overall district. Staff recommends that the HLC find that guideline 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. Hearing Notice and Vicinity Map
B. Excerpt from National Register Historic Resource Document
C. Applicant's Submittal Materials



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Historic Design Review Case No. HIS19-37MOD1
PROPERTY LOCATION:	1552 Court St NE, Salem OR 97301
SUMMARY:	A proposal to modify the original request approved under HIS19-37 to restore and repair the exterior of the Sweetland-Peck House, c1895.
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES PUT INTO PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY. THE COMMISSION WILL ONLY ACCEPT WRITTEN TESTIMONY. THE RECORD WILL BE HELD OPEN FOR ADDITIONAL WRITTEN COMMENTS AFTER THE HEARING.</p> <p><u>Historic Landmarks Commission, Thursday, May 21, 2020 at 5:30 P.M.</u></p> <p>To view and listen to this hearing, you may visit this link with any computer, tablet, or smart phone: https://www.gotomeet.me/SalemPlanning/historic-landmarks-commission-may-21-2020</p> <p>To only listen to the meeting, you may dial in with your phone using this number and access code: United States: +1 (312) 757-3121 Access Code: 972-996-237</p>
TO PROVIDE WRITTEN TESTIMONY:	<p>PLEASE DIRECT COMMENTS REGARDING THIS CASE TO THE CASE MANAGER LISTED BELOW. Staff recommends emailing your comments to the case manager. Mailed comments will still be accepted but Staff cannot guarantee prompt receipt. Only those participating at the hearing by submission of written testimony have the right to appeal the decision.</p>
CASE MANAGER:	<p>Kimberli Fitzgerald, Historic Preservation Officer, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net.</p>
NEIGHBORHOOD ORGANIZATION:	<p><i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i></p> <p>Northeast Neighbors (NEN), Joan Lloyd, Historic Land Use; Email: jello879@gmail.com.</p>
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) SRC 230.070 General Guidelines for Non-Contributing Resources</p> <p>Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode. Type in the chapter number(s) listed above to view the applicable criteria.</p>

OWNER(S):	Peck Cottage LLC (John Poole)
APPLICANT / AGENT(S):	John Poole
PROPOSAL REQUEST:	Major Historic Design Review of a proposal to modify the original request approved under HIS19-37 to restore and repair the exterior of the Sweetland-Peck House, c1895, a non-contributing residence within the Court Chemeketa National Register Historic District on property zoned RD (Duplex Residential) and located at 1552 Court Street NE, (Marion County Assessors Map and Tax Lot number: 073W26BD02700).
TEMPORARY HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, and questions from the Commissioners. Due to the Covid-19 pandemic, testimony from neighborhood organizations, persons in favor or opposition, and rebuttal by the applicant will be limited to written testimony. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 20 106740
NOTICE MAILING DATE:	May 1, 2020

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

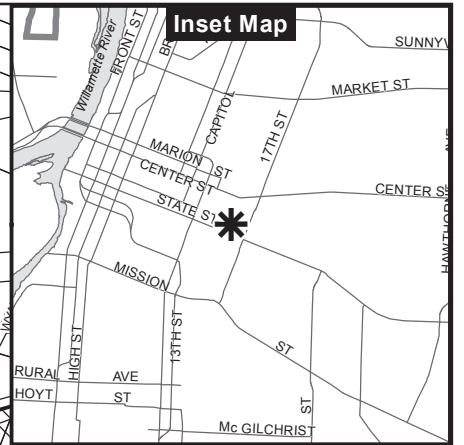
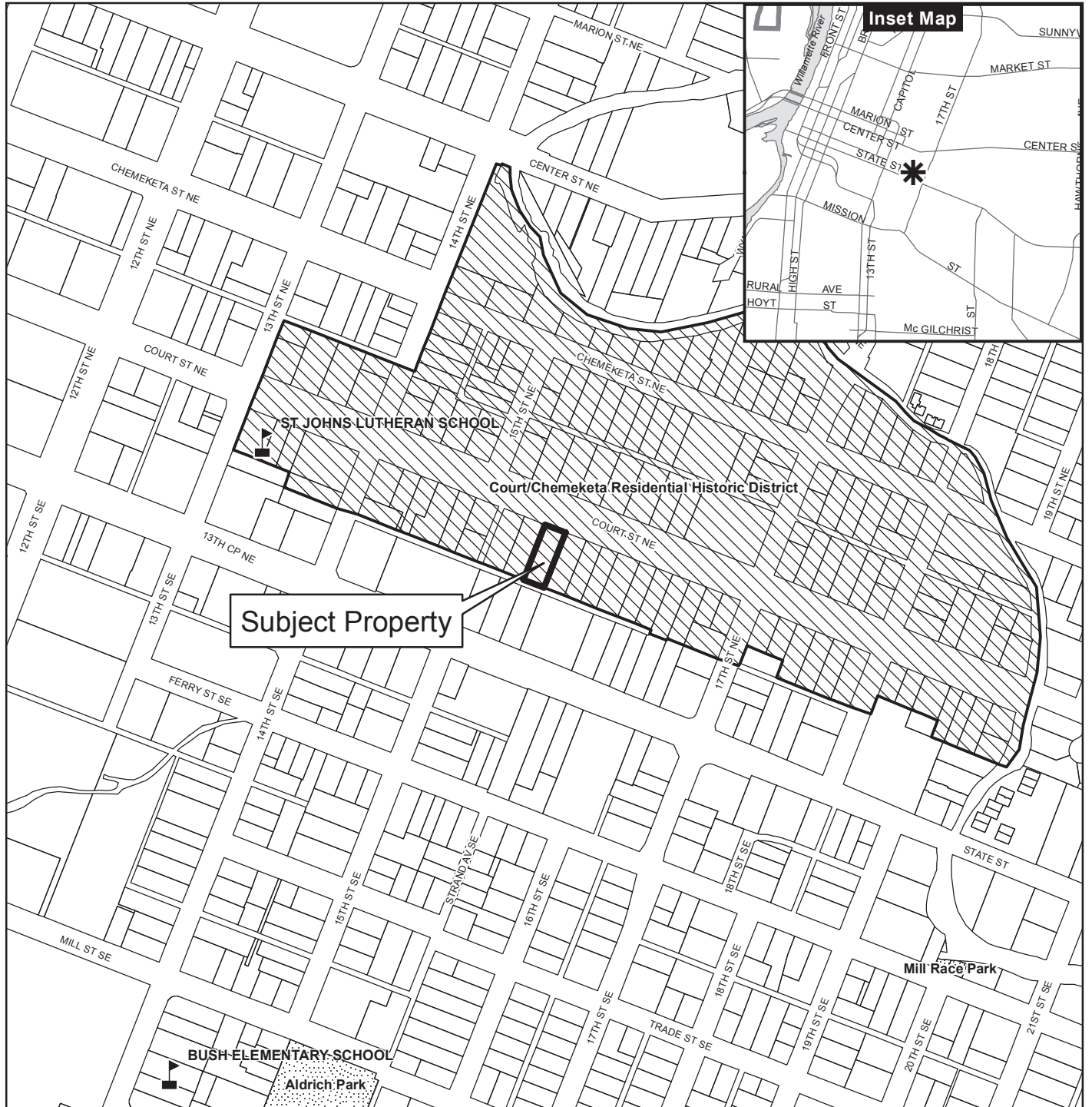
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community








Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map HIS19-37MOD 1552 Court Street NE (073W26BD02700)



Legend

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

CITY OF Salem
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Community Development Dept.

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OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: _____ DATE OF CONSTRUCTION: _____
COMMON NAME: _____ ORIGINAL USE: _____

23 Sweetland-Peck House (c. 1895)
1552 Court Street, NE; Assessor's Map 26BD 7-3W; Tax Lot 55433-000
Owner: Joan Rohm, Box 158, Mt. Vernon, OR 97438

Compatible _____

BLOCK: _____ LOT: _____ QUAD: _____ THEME: _____

PLAN TYPE/SHAPE: _____ NO. OF STORIES: _____
FOUNDATION MATERIAL: _____ BASEMENT (Y/N): _____
ROOF FORM & MATERIALS: _____
WALL CONSTRUCTION: _____ STRUCTURAL FRAME: _____
PRIMARY WINDOW TYPE: _____
EXTERIOR SURFACING MATERIALS: _____
DECORATIVE FEATURES: _____
OTHER: _____
CONDITION: _____ EXCELLENT _____ GOOD _____ FAIR _____ DETERIORATED _____ MOVED _____ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): _____

NOTEWORTHY LANDSCAPE FEATURES: _____

ASSOCIATED STRUCTURES: _____

KNOWN ARCHITECTURAL DETAILS: _____

Description: This is a small, probably much-changed Cape Cod cottage set far back from Court Street on its deep lot. It is side-gabled with a hipped dormer on the front (north) slope of the roof. The partial front porch, screened with lattice, is recessed under the main roof at the northwest corner. Windows are multi-pane; siding is shingles. There is a large central chimney.

Cultural Data: The lot, part of land originally owned by Sarah Smith, changed hands several times before 1904, and the cottage may have been built as early as 1893 by Nancy J. and Jacob Stahley (a "dwelling house now occupied by the said N. J. Stahley" is mentioned in a deed transaction of 1897) or as late as 1904 by Jacob Wimer, a carpenter who purchased the property that year and who lived directly south of it at 1441 (now 1541) State.

The most prominent owners were the Sweetland family (1911-23) and Morton and Jessie Peck (1923-73). George J. Sweetland is a major figure in the history of athletics at Willamette University, where he coached football and other sports from 1907 to 1914. Born in New York in 1871, he studied medicine at Willamette while he was a coach and left the school to enter medical practice in Michigan. He died in 1954 (obituary, Oregon Daily Journal, Mar. 30, 1954, p. 9). At Willamette, he organized parties of students and alums to construct a tiled and sodded football field in a swampy area of the campus that since has become the central quad. It was known for years as Sweetland Field. Under his training, the Willamette football team defeated University of Oregon in 1913.

(over)

SHPO INVENTORY NO.: _____

#492

In 1923, Sweetland and his wife sold the cottage to Morton E. and Jessie Grant Peck. Peck was a botanist who became a well-known authority on Oregon flora and who was a member of the Willamette faculty for 33 years. Born in Iowa in 1870, he earned his bachelor's and master's degrees at Cornell College in Iowa and then taught at Ellsworth College there. He married one of his students, Jessie Grant, in 1905, and they left the same day for British Honduras on a scientific expedition for the Carnegie Museum in Pittsburgh. He joined the biology faculty at Willamette in 1908. The Pecks spent many summers on expedition collecting specimens and over the years built up the Peck Herbarium, a collection of some 40,000 specimens of Oregon plant life. He was the author of A Manual of the Higher Plants in Oregon. He also wrote a book of poems entitled The Book of Bardons. Prof. Peck retired in 1941 (Oregon Statesman, Mar. 22, 1941, p. 1) but continued as curator of the Peck Herbarium at Willamette. He died at the age of 89 in 1959 (obituary, Oregon Statesman, Dec. 5, 1959, p. 5; editorial, Oregon Statesman, Dec. 6, 1959, p. 4). Mrs. Peck owned the cottage until 1973, when it was willed to Willamette. It has since been

sold. The Pecks are said to have maintained a beautiful garden on the property.

The building currently located at 1552 Court Street NE was likely built between 1895 and 1910 and has served as a residence since its construction. The house, otherwise known as the Sweetland-Peck house, is notable for its high-profile residents, which include George J. Sweetland and family and Morton E. and Jessie Peck.¹

George Sweetland served primarily as a football coach for Willamette University between 1907 and 1914. He is known for organizing the construction of what is now known as the central quad at Willamette University. He sold the house to botanist Morton E. Peck in 1923. Peck served as a biology professor at Willamette from 1908 to 1941 and was a well-known public figure in Salem in the early 20th century. He and his wife actively engaged in the community, participating in poetry readings and gardening clubs in addition to establishing the Willamette Herbarium.² Morton Peck died in 1959; however, his wife Jessie remained in possession of the house until 1973 when its ownership was transferred to Willamette University.³ It has subsequently been sold to various owners.

It is unclear in what year and by whom the house was built. Sanborn fire insurance maps show the lot and those adjacent to it as empty in 1895; however, later Sanborn maps show the current structure to be present as early as 1915. Deeds provide clues suggesting that the house may have been built (or commissioned) in 1895 by Nancy J. Stahley or in 1904 by carpenter Jacob Wimer.⁴ There is no evidence to indicate that it was transported onto the property. Likewise, there is no evidence refuting this claim.



Figure 1: Morton E. Peck, professor of biology at Willamette University. He and his wife owned the house at 1552 Court Street NE for nearly 50 years. Image source: Statesman Journal, 1941.

¹ United States Dept. of the Interior National Park Service, "Sweetland-Peck House" from *Historic Salem: An Inventory of Historic Places*, 1987.

² "Plant Manual By Peck Out," *Capital Journal*. May 8, 1942.
Capital Journal. May 15, 1943.

"Writer's Section At Peck Home," *Capital Journal*. Nov. 8, 1937.

³ U.S. Dept. of Interior, *Historic Salem*.

⁴ U.S. Dept. of Interior, *Historic Salem*

Historic Alteration Review Worksheet

Site Address: 1552 Court Street NE

Resource Status: Contributing Non- Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

Chose One: Commercial District Individual Resource Public District
Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: 3

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe)
wrought iron gate

New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: wood, steel Project's New Material: wood, steel

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:

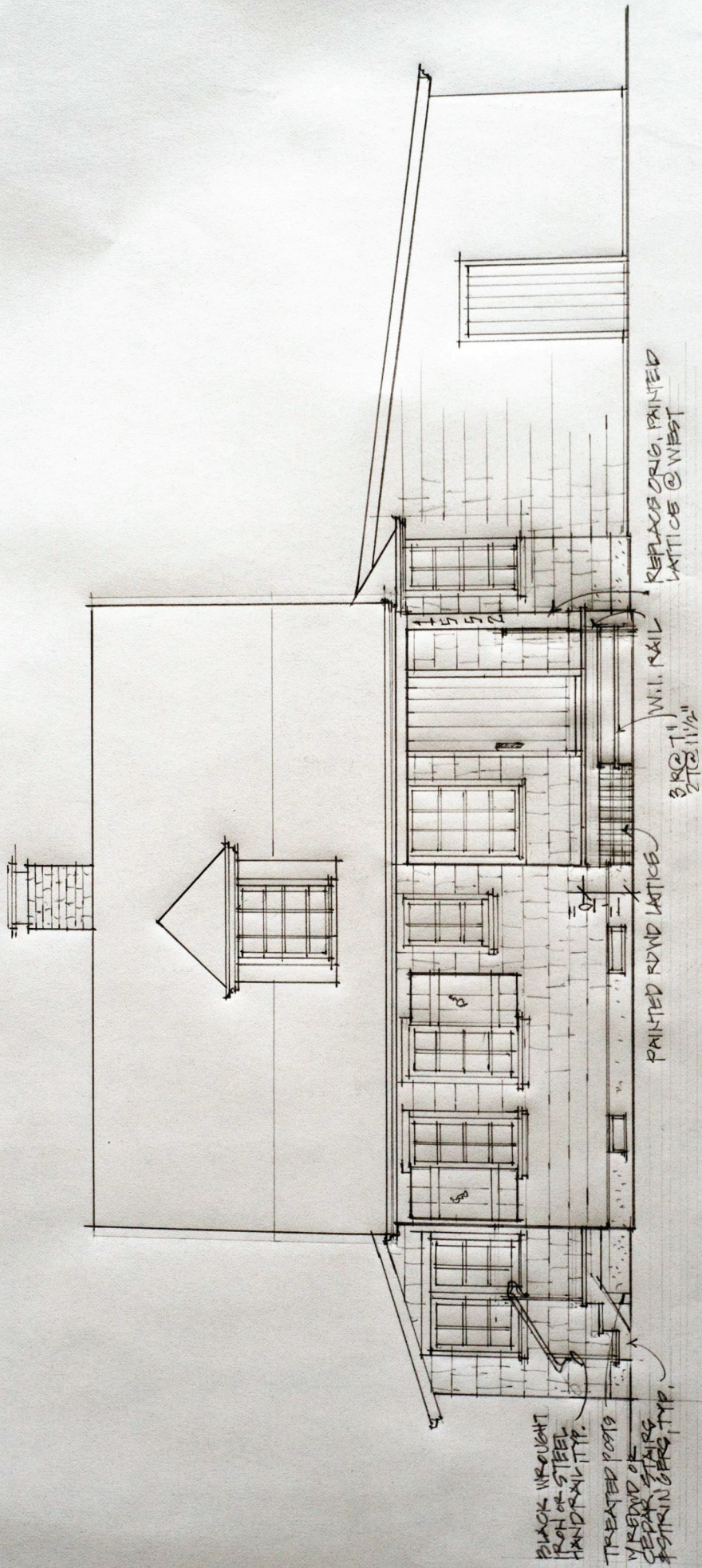
Replacement of 3 window sashes, addition of front porch stair treads, addition of side door landing and stair treads, lattice, wrought iron gate under arbor

Digitally signed by John Poole
DN: cn=John Poole, o, ou, email=jpoole56@gmail.com, c=US
Date: 2020.04.29 09:00:18 -07'00'

4/29/2020

Signature of Applicant

Date Submitted/Signed



NORTH ELEVATION 1/4" = 1'-0"

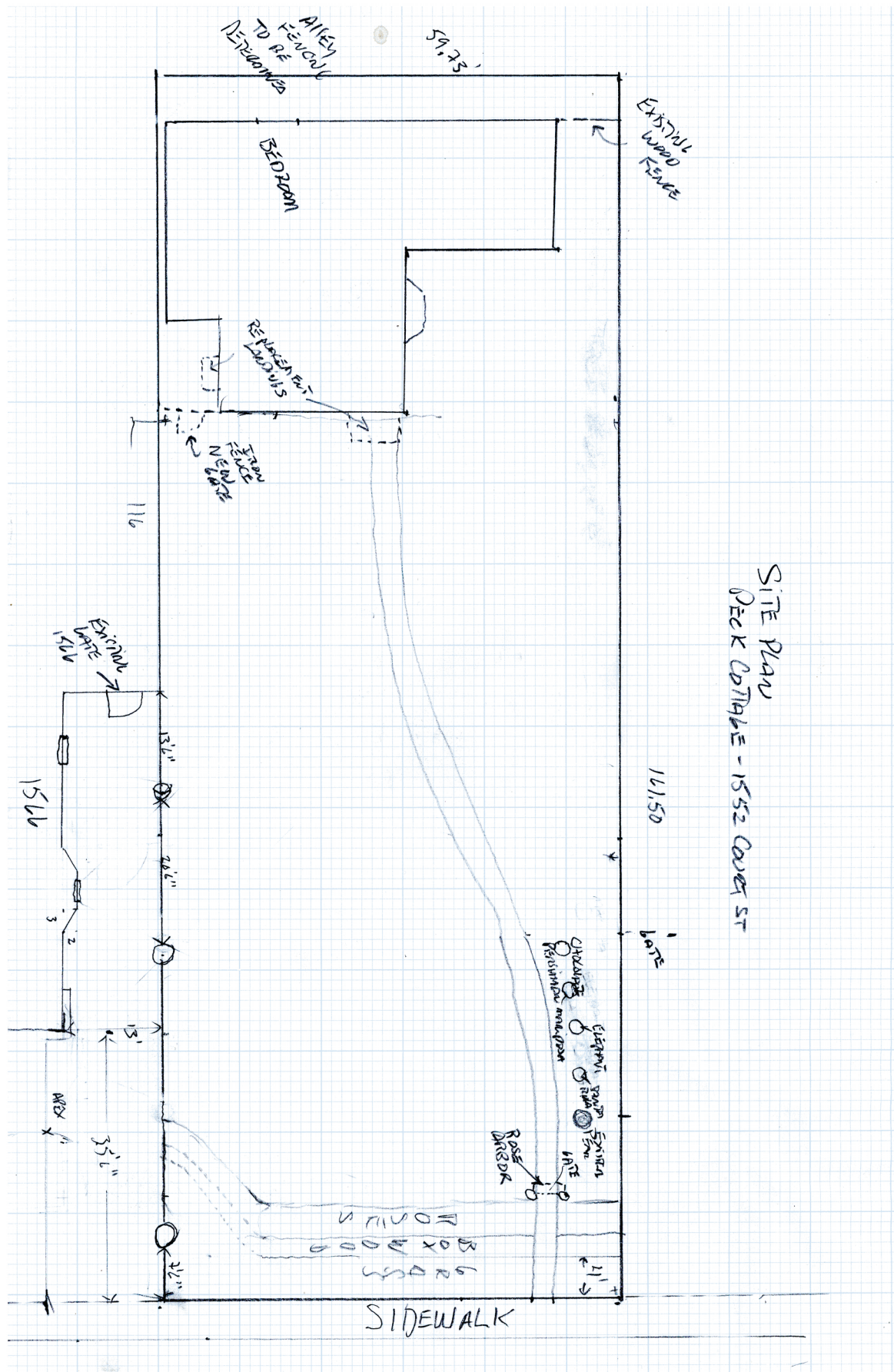


Figure 14: Site Plan For Peck Cottage - 1552 Court Street

MODIFICATION of HIS19-37
of Application of Peck Cottage LLC
For 1552 Court Street NE
Dated April 6, 2020

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Petitioner modifies his application submitted September 6, 2019, as follows:

In his application of September 6, 2019, Petitioner had requested deferring details of requested items in a subsequent document in order to proceed with the items which were time sensitive, e.g. the foundation and rain water diversion. This document provides the details of the deferred items.

Windows

Petitioner has applied for a 2020 (round 1) Toolbox grant for 3 sash replacements on the south side of the Peck Cottage. The three windows have been evaluated and the frames look to be in good shape, so only the sashes will be replaced. Petitioner is engaging Blue Ox Mill of Eureka, California, to fabricate 6 sashes and parting beads out of clear heart redwood. Here are the three windows where sashes will be replaced. The windows and casements and trim will be painted the dark green color to match windows on other sides of the house.

A) west kitchen window



Figure 1: West Kitchen Window 4/3/2020

B) east kitchen window



Figure 2: East Kitchen Window 4/3/2020

C) bathroom window



Figure 3: Bathroom Window 4/3/2020

The remaining window on the south side is in good condition, except that a mullion is missing and an interior crank needs to be repaired. A glass pane is missing, too, and will be replaced. Petitioner does woodwork and will fabricate a wood mullion using a router/shaper that will fit in to the existing mullion framework on the bottom set of panes next to the downspout.



Figure 4: Bedroom Window 4/3/2020

Landings

The foundation repair has been completed. Here are photos taken April 3, 2020.



Figure 5: East Doorway



Figure 6: East Doorway and East Front Corner



Figure 7: Front Porch 4/3/2020

A) replacement landing for east facade and replacement stairs for front porch

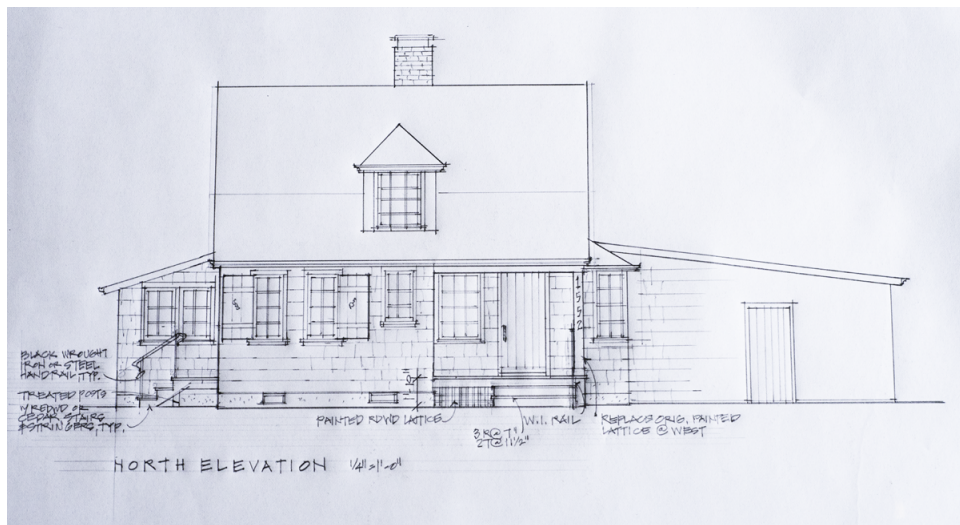


Figure 8: Front and Side Steps

Front Porch

During the work on the foundation, it was determined that a lattice had been in place on the porch from the west side. During recent rains, an appreciable amount of rain water accumulated on the front porch near the west opening, most likely blown in by the wind. The lattice will serve as a barrier diverting rainfall downward and keeping the majority of water off the front porch wooden flooring. The lattice will be of wood and be painted.



Figure 9: Front Porch Showing Western Exposure To Be Latticed



Evidence of Previous
Wooden Lattice

Figure 10: West Opening Of Front Porch Showing Previous Lattice



Figure 11: Front Porch West Opening - Lattice Traverses Entire Opening

Front arbor gate

Petitioner has installed a custom made iron arbor of 1-1/4" pipe and proposes to place a gate within or behind the arbor. Following is a sketch of the proposed gate which will feature a wrought iron frame with interior balusters of rectangle stock that is smaller in dimension to the frame; the balusters will be welded or brazed in place.



Figure 12: Front Rose Arbor 4/3/2020

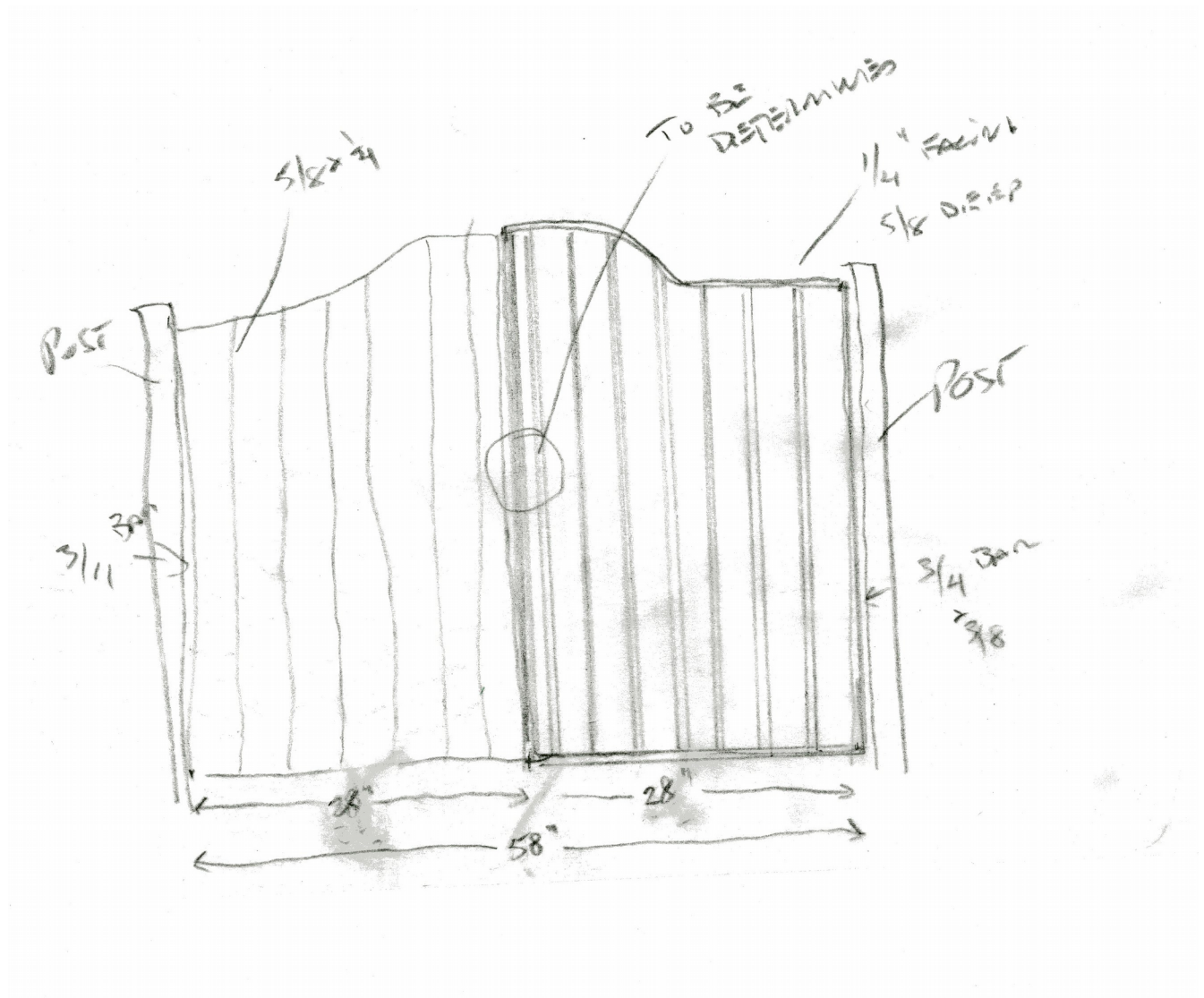


Figure 13: Sketch of Iron Gate

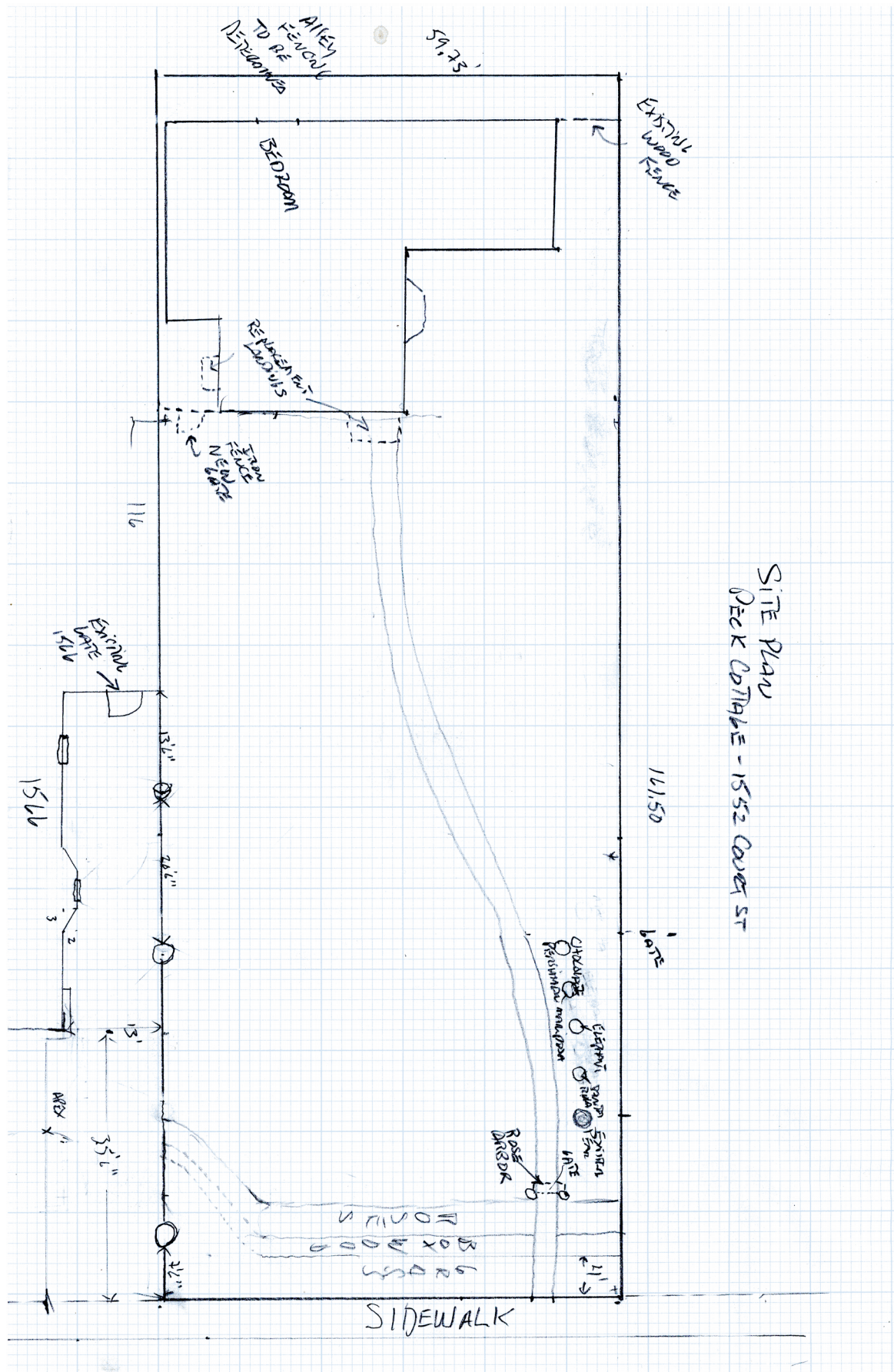


Figure 14: Site Plan For Peck Cottage - 1552 Court Street

Respectfully submitted,

Dated: April 6, 2020

**Supplement to
MODIFICATION of HIS19-37
of Application of Peck Cottage LLC
For 1552 Court Street NE
Dated April 28, 2020**

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Introduction

Petitioner supplements his application in response to staff’s request which were stated as:

1. Updated **site plan** noting the location of the windows identified for repair (Figures 1-4)
2. Submittal of **Figure 8** separately – the details are not readable within the document
3. Proposed Front landing(s) dimension, design and materials (Fig 5-7)- also please verify with Building and Safety whether railings will be required.
4. Proposed **Lattice** dimensions, design and Materials and installation methodology(Fig 7, 9-11)
5. Proposed Front **Arbor Gate**; confirm the dimensions of the proposed gate and frame– the drawing notes 58” in width; but not the height. Verify the material as well (wrought iron?)

1. Site Plan

Pursuant to Figure 1: Window Plan, the following are the windows where sashes are to be replaced:

- 19 – bathroom
- 20 – kitchen east
- 21 – kitchen west

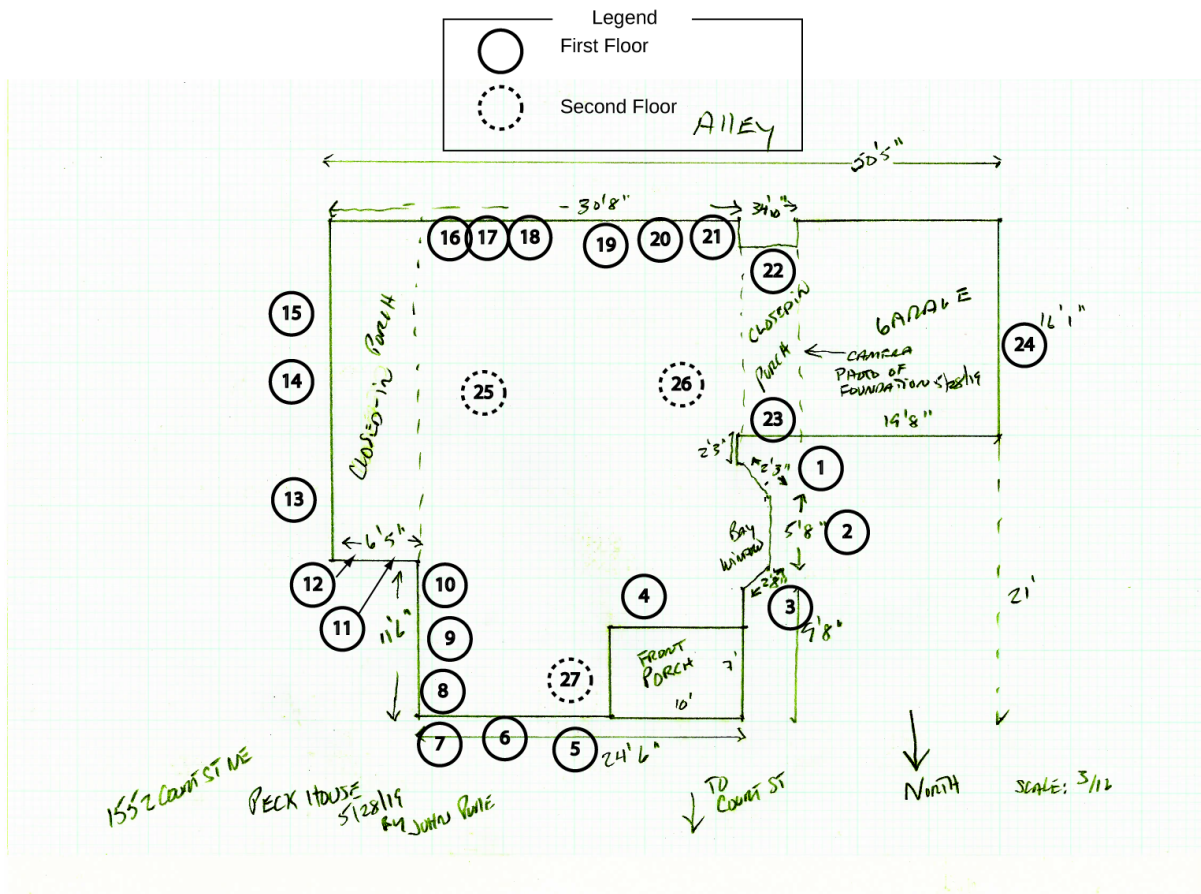


Figure 1: Window Plan

2. Figure 8 – Northern Elevation

The Northern elevation drawing has been republished in a PDF format in a 24” x 18” page size with a higher resolution photograph as file PeckCottage_NorthElevation_Apr_06_2020.pdf. The file was made available through an email of 4/28/2020 at 10:09 AM to Kimberli Fitzgerald.

3. Stairs and Landing

A) Front stairs

The front stairs will be wood that is painted and consist of three risers at 7.3” and two treads at 11-1/2” depth. The stairs will be adjacent to the existing porch; there will not an additional landing as there is for the eastern doorway (item B below). The width of the stairs will be 5’6”. The height of the front porch is 20” and therefore no railing is required by the building code. An iron railing will be on the west side of the stairs; the railing is not required but will be there as an added safety feature. Residential Building Code section R311.7.1 - 2 and R 312.1.1 apply. It will be a minimal railing with no balusters

B) East landing and stairs

The east landing and stair will be 2” x 6” decking consisting of redwood or cedar and will be 20” inches from the ground. The underlying supporting members will be treated wood. The landing will measure 4’ 10” wide by 36” extending to the steps. The 36” is required by code. There may be a hand rail matching the front stair rail without balusters. The width of the stairs will be 36” - 44” and determined at installation time.

4. Lattice

The lattice will be “severe weather natural western cedar 1” square lattice”, Lowe’s Home Improvement [Item # 193905 Model # 321906 or equivalent](#). Lattice will be affixed stainless steel nails or screws. We prefer to go with finish nails, but are concerned they may not provide sufficient holding power, in which case we’ll have to use flat head screws. Stainless steel is required given the corrosive nature of cedar, the problem is we do not want to see stainless steel against the wood.

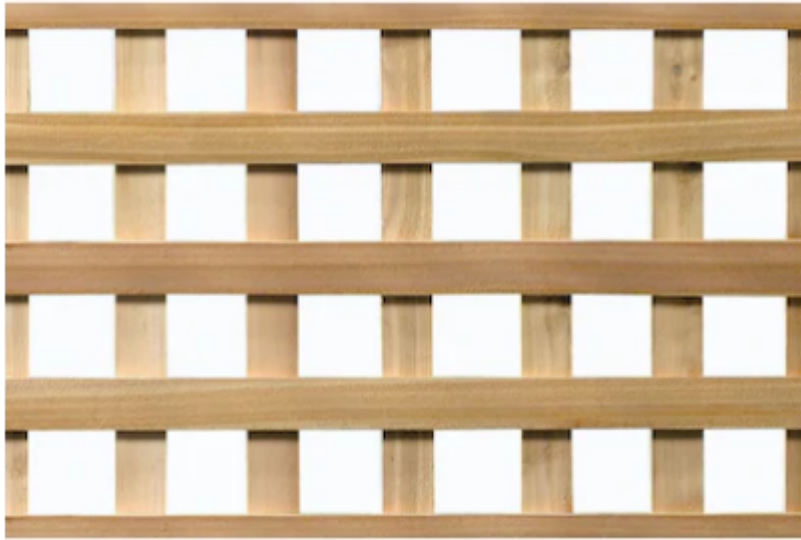


Figure 2: 1" square cedar lattice

5. Arbor Gate

The arbor gate is still in design phase. The current plan is to have a hand wrought and peened iron perimeter of bar steel 3/4" to 1-1/2" wide by 1/4" - 1/2" thick and then have welded the smaller bar steel, i.e. 5/8" wide x 1/4" thick to the top and bottom perimeter. The gate will require a pattern to be made for the blacksmith. The height of the gate will not exceed 65", nor will it be less than 40". The bottom of the gate will probably be 1-3" above the stone paving. The hinges will be a simple design and treated with ferric chloride to ensure a squeak just as old iron gates do.

In Figure 3: Rose Arbor, a photograph taken 4/28/2020 shows two height marks at 50" and 60". A yellow string is strung across the 60" mark. 60" would be the maximum height of the gate. The gate most likely will be around 50" with a craftsman cloud-lift on the horizontal line in the center portion. The expense of wrought iron makes this feature something that need to be worked out in collaboration with the blacksmith and steel workers to minimize the cost, yet achieve a look as if the component were created in the 1930s, a year within the period of significance for this house. Welding will be used to connect the component, but patinization will overcome joinery giving a semblance of wrought iron.

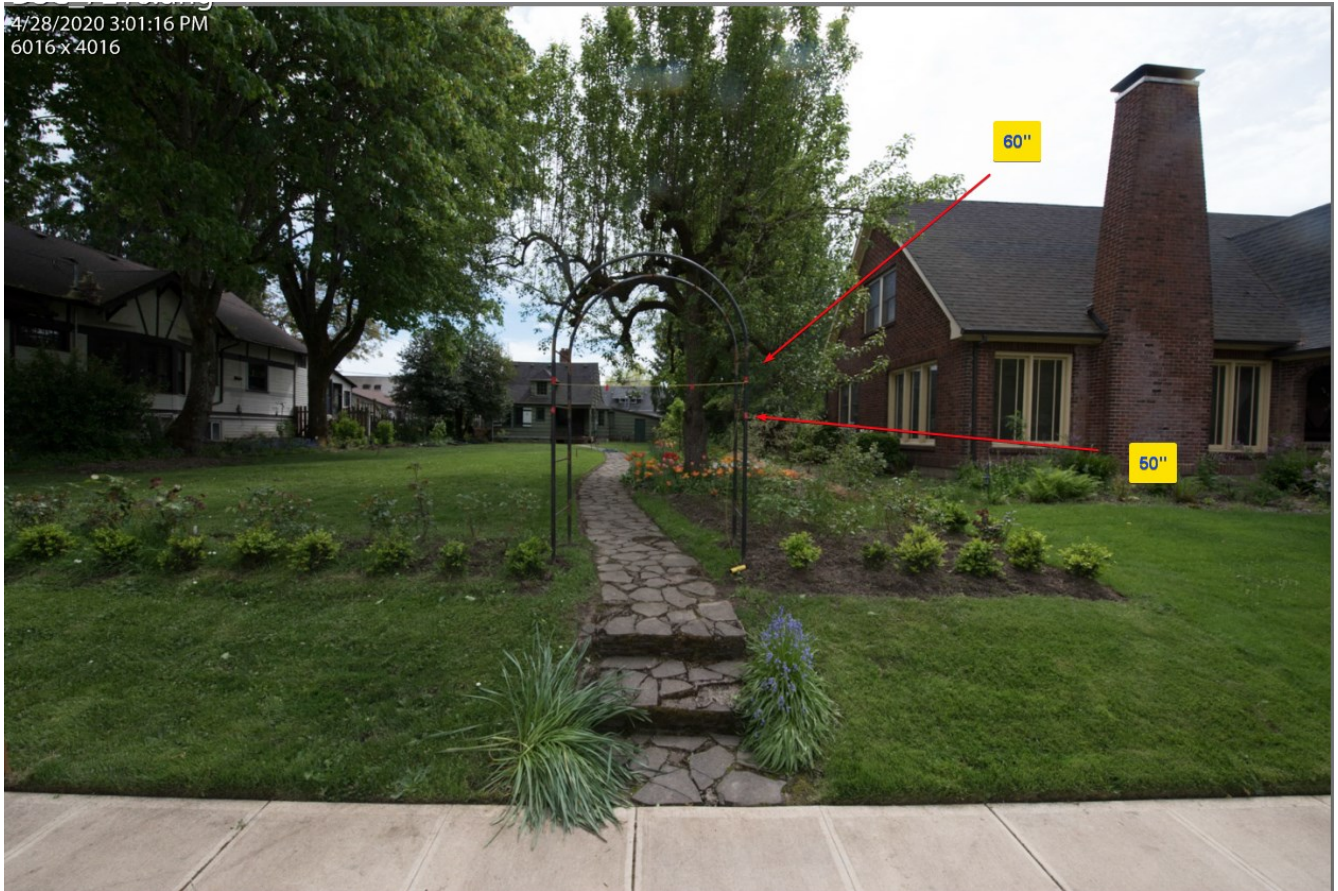


Figure 3: Rose Arbor

Respectfully submitted,

Dated: 4/28/2020

John L. Poole