

FOR THE MEETING OF: June 20, 2019
AGENDA ITEM: 6.a

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: June 20, 2019

CASE NO.: Historic Design Review Case No. HIS19-11

APPLICATION SUMMARY: A proposal to install new fencing, and repair and replace existing non-original doors and siding on the exterior of the Kimball House (1910).

LOCATION: 1075 Capitol Street NE

REQUEST Minor Historic Design Review of a proposal to install new fencing, and repair and replace existing non-original doors and siding on the exterior of the Kimball House (1910), an individually listed Local Landmark in the RM2 (Multiple Family Residential) zone, and located at 1075 Capitol Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W23CA10100).

APPLICANT(S): Christopher and Jaqualine Bechtel

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

RECOMMENDATION: APPROVE

BACKGROUND

On March 12, 2019, the applicant submitted materials for a Major Historic Design Review for installation of new fencing, and repair and replacement of existing non-original doors and siding on the exterior of the Kimball House (c1908). A portion of the work has already been completed. The applicant is requesting approval for the fencing that has been already installed on the site to encompass the northern, eastern and rear (western) end of the property to address security issues on the site. The application was deemed complete for processing on May 30, 2019.

Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on May 31, 2019 (**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 public hearing for the case on June 20, 2019 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is September 27, 2019, unless an extension is granted by the applicant.

PROPOSAL

The applicant, is requesting approval for installation of new cedar wood fencing ranging in size from 30" tall picket fencing on the north, fronting Belmont Street NE and Capitol Street NE, to 6' in height on the northwest, at the rear of the property. The fencing fronting Capitol Street NE includes a front walkway gate. Approval is also requested for installation of a driveway gate at the northwestern end of the property.

The applicant is proposing to replace three existing non-original wood doors with new and salvaged wooden doors that fit within the existing openings. The applicant is proposing to replace plywood siding with cedar shingles to match the shingling throughout the exterior of the Kimball House (1910) (**Attachment C**).

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 Buildings** 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 projects 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 Hinges/Kimball House is a two and one-half story Colonial Revival residence, which has been moved twice since its original construction c1908. Though the Oregon Historic Site Record indicates a build date of 1910, Mrs. Hinges is listed as living at 295 Summer St as early as 1908 (*Oregon Statesman*, Sep. 11, 1908, p.5). Initially the residence was constructed at 295 Summer Street NE (the corner of Summer and Chemeketa), in Salem's Piety Hill neighborhood. It was first relocated by the State of Oregon to 725 Capitol Street NE in 1957 as part of the redevelopment of the Capitol Mall. In 1990 the house was moved a third time to its present location. Famed Oregon singer, Hallie Parrish Hinges, once lived in this house. Described as the "Oregon Nightingale" by President Theodore Roosevelt, Hinges, who was also the granddaughter of original Methodist missionary J. L. Parrish, had a long and celebrated singing career in Oregon until her death in 1950 (**Attachment B**).

3. Neighborhood and Citizen Comments

The subject property is located within the Grant Neighborhood Association. Notification of the public hearing was sent to the neighborhood association and surrounding

property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on May 31, 2019. 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. The Public Works Department has indicated that the proposed driveway gate must swing in, and not encroach into the right of way. Additionally, vision clearance must be maintained at the intersection and driveway per SRC 805.

5. Historic Design Review

SRC Chapter 230.040 specifies the standards applicable to this project. The applicant is requesting approval for installation of new fencing, and repair and replacement of existing non-original doors and siding on the exterior of the Kimball House (1910). (Attachment C). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable criterion.

FINDINGS

(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 property shall continue to be used as a residence, its historic purpose. The height, massing, and building footprint will not be altered. The fencing is not attached to any portion of the historic resource, and the driveway gate will be installed across an existing driveway at the rear of the resource, but will not alter street access. 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: Staff recommends that the HLC find that no original historic materials are proposed for repair or restoration, therefore this Guideline does not apply to the evaluation of this proposal.

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

Finding: The applicant is not proposing to alter any distinctive features or examples of skilled craftsmanship as a part of this proposal, therefore staff recommends that the HLC find that this Guideline is not applicable to the evaluation of this proposal.

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

Finding: The proposed removal of the plywood and replacement with cedar shingling will serve to restore the exterior appearance of the siding and matching the existing shingling on the exterior of the Kimball House, therefore staff recommends that the HLC find that this Guideline has been met.

(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 not proposing to alter any aspect of the resource or site that has acquired historic significance, therefore staff recommends that the HLC find that this Guideline is not applicable to the evaluation of this proposal

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

Finding: The non-historic plywood will be removed and replaced with cedar shingling to match the exterior of the resource, restoring the exterior siding of the Kimball House. The fencing is not attached to the resource, and does not adversely impact any historic features. Door A, while in good condition, is not original to the structure and due to the extensive pane of glass at the center of the door, causes security issues, therefore the applicant proposes to replace this front door with a new wooden door. Door B is also not original to the structure and is warped and not repairable, and the applicant is proposing to replace it with a salvaged door. Door C is an interior door in poor condition which the applicant is also proposing to replace with a salvaged door. All three doors will be installed within the existing openings. Staff recommends that the HLC find that the proposed alterations to the resource and the site minimize changes to the Kimball House and SRC 230.065(f) has been met.

(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 has requested approval for the fencing that has been installed on the site to encompass the northern, eastern and rear (western) end of the property to address security issues on the site. The fencing is not attached to the resource directly, and at the height of 30", no portions of the house are obscured by the fencing. The proposed removal of the plywood and replacement with cedar shingling will serve to restore the exterior appearance of the siding. The replacement of the non-original doors with new and salvaged doors within the existing openings will not damage or destroy any significant features of the Kimball House, therefore staff recommends that the HLC find that SCR 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 does not include any plans to correct structural deficiencies, therefore staff recommends that the HLC find that this Guideline is not applicable to the evaluation of 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 applicant is not proposing to excavate or regrade the site as part of this proposal, therefore staff recommends that the HLC find that Guideline 230.065 (i) is not applicable to the evaluation of this proposal.

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. Historic Property Records and Additional Research
C. Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NUMBER:	Historic Design Review Case No. HIS19-11
AMANDA APPLICATION NO:	19-106988-DR
HEARING INFORMATION:	<u>Historic Landmarks Commission, Thursday, June 20, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	1075 Capitol St NE, Salem OR 97301
OWNER/APPLICANT:	Christopher and Jaqualine Bechtel
DESCRIPTION OF REQUEST:	<p>SUMMARY: A proposal to install new fencing, and repair and replace existing non-original doors and siding on the exterior of the Kimball House (1910).</p> <p>REQUEST: Minor Historic Design Review of a proposal to install new fencing, and repair and replace existing non-original doors and siding on the exterior of the Kimball House (1910), an individually listed Local Landmark in the RM2 (Multiple Family Residential) zone, and located at 1075 Capitol Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W23CA10100).</p>
CRITERIA TO BE CONSIDERED:	<p><u>MAJOR HISTORIC DESIGN REVIEW</u></p> <p>General Guidelines for Historic Contributing Resources</p> <p>Pursuant to SRC 230.065, an application for a Major Historic Design Review proposing changes to a contributing building or structure may be approved if the proposal conforms to the following guidelines:</p> <p>(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.</p> <p>(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.</p> <p>(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.</p> <p>(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.</p> <p>(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.</p> <p>(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.</p> <p>(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.</p> <p>(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.</p> <p>(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.</p>

HOW TO PROVIDE TESTIMONY:

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. 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. 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.

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.

CASE MANAGER:

Kimberli Fitzgerald, Historic Preservation Officer, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net.

NEIGHBORHOOD ORGANIZATION:

Grant Neighborhood Association, Sadie Carney, Land Use Chair; Phone: 971-887-8896; Email: sadiekcarney@gmail.com.

DOCUMENTATION AND STAFF REPORT:

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. 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/Pages/planning-notice-decisions.aspx>

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

May 31, 2019

**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>

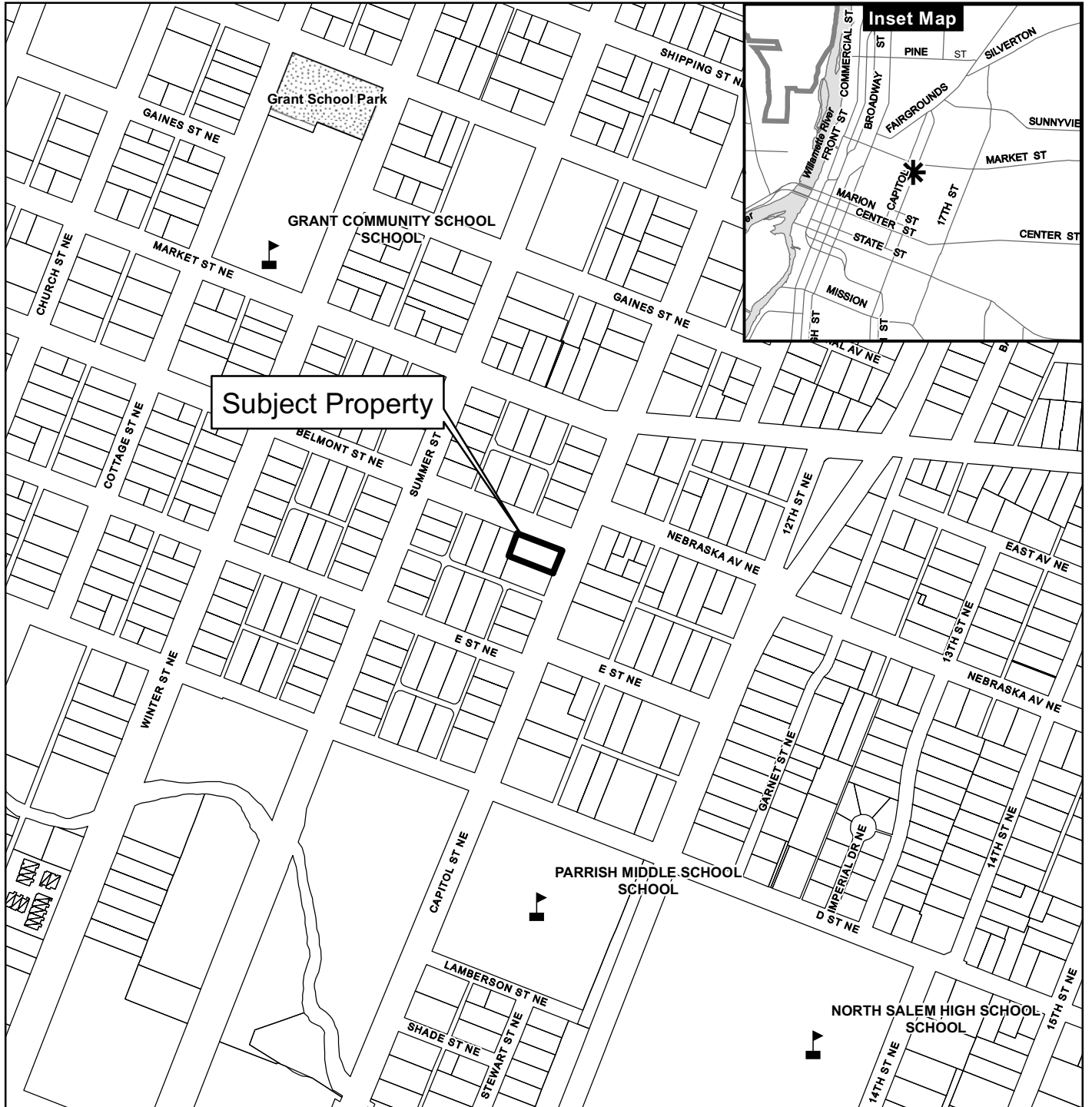
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It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender 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 1075 Capitol St NE



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.

ATTACHMENT B

6-73

STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310

County Marion

Theme 8d

Name
(Common) Unknown

(Historic) Unknown

Address 735 Capitol NE
Salem

Present Owner State of Oregon

Address Salem, Oregon

Original Use Residential

Date of Construction 1910

Physical description of property and statement of historical significance:

This is a large two and one-half story structure with overtones of the Colonial Revival architectural style. It has an unusual gable-on-hip roof with a front projecting gabled dormer, a small bay in the second floor center, and a hipped roof central porch supported by slender columns. The door is flanked by a multipaned sidelight on one side only. The windows are symmetrically placed 12-over-1 double-hung. Large scrolled brackets support the roof.

continue on back if necessary

Recorded by Sue Reynolds, Mark Siegel Date 1/19/81

Sources consulted (continue on back if necessary):
State of Oregon General Services Records

Please enclose map. Township 7 ^N/_S W Section 23

A/1648C/4/210A

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: Marion

ST. NAME:
COMMON NAME: State Office Building
ADDRESS: 1075 Capitol St., NE
CITY: Salem, Oregon
OWNER: State of Oregon
1225 Ferry St., SE, Salem, OR 97310
T/R/S: 7S\3W\23
MAP NO: 23CA **TAX LOT:** 10100
ADDITION: The Oaks
BLOCK: 5 **LOT:** 1 **QUAD:** Salem
TAX ACCOUNT NUMBER: 54670-000

DATE OF CONSTRUCTION: c.1926
ORIGINAL USE: Residence
PRESENT USE: Office space
ARCHITECT:
BUILDER:
THEME: Architecture
STYLE: Bungalow-Colonial Revival
BLDG: X **STRUC:** **DIST:** **SITE OBJ:**

PLAN TYPE/SHAPE: square **NO. OF STORIES:** two & 1/2
FOUNDATION MATERIAL: concrete **BASEMENT (Y/N):** yes
ROOF FORM & MATERIALS: hipped with front & rear gables composition
WALL CONSTRUCTION: wood frame **STRUCTURAL FRAME:** wood
PRIMARY WINDOW TYPE: multi/1, double-hung; rear windows with brackets & diamond lights
EXTERIOR SURFACING MATERIALS: wood shingles in double course
DECORATIVE FEATURES: one interior brick chimney with three stacks; open
OTHER: eaves with small, carved modillions and eave (see following page)
CONDITION GOOD: X **FAIR:** **POOR:** **MOVED:** X **(DATE):** 1990

EXTERIOR ALTERATIONS/ADDITIONS (DATED): handicapped access in rear;
exterior stairway on south side, rear porch enclosed; 1990
NOTEWORTHY LANDSCAPE FEATURES: minimal plantings

ASSOCIATED STRUCTURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: house faces east on south-west corner of Capital and Belmont Streets; both are busy streets; residences and offices adjacent; parking in rear.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates events, persons, contexts)

Early documentation of this house was difficult to find. In 1940 Sahara Kimball owned the property; other residents were Karl and Hazel Kugel. During the mid-1940s Mr. Kugel apparently operated the Salem Travel Agency from the house; about 1950 he moved the travel agency to 153 High Street. In the mid-1950s the property was purchased by Stuart and Helen Sharpnack; Mr. Sharpnack was employed by Campus Crusade. The property was acquired by the State in 1957 and was rented as a residence for some time. Tenants in the early 1960s were Howard Akers and wife; Mr. Akers was director of the Salem Extension Center. At that time the house was divided into three apartments. The house was moved to its present site in 1990.

SOURCES: Salem City Directories; Sanborn maps; Marion County tax assessor records; Stuart Sharpnack, telephone interview; Mrs. Akers, telephone interview; Ticor Title Company.

NEGATIVE NO.:
SLIDE NO.:

RECORDED BY: Marianne Kadas
DATE: May 1992

ADDRESS: 1075 Capitol St., NE (cont.)

DECORATIVE FEATURES: boards; large gabled dormers on three sides plus large shed dormers on n and s elevations; one-story centered entry porch with hipped roof and carved brackets, paired posts and simple balustrade, single leaf entry door with one large light and one sidelight; decorative multi-pane tri-partite window above porch; wooden porch steps.

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

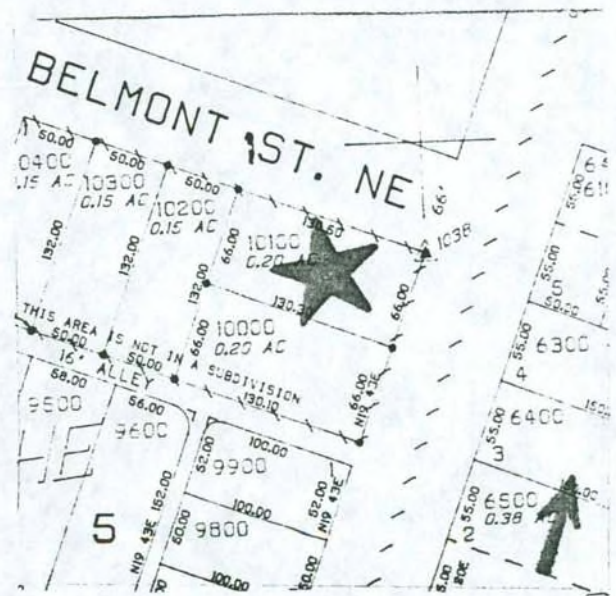
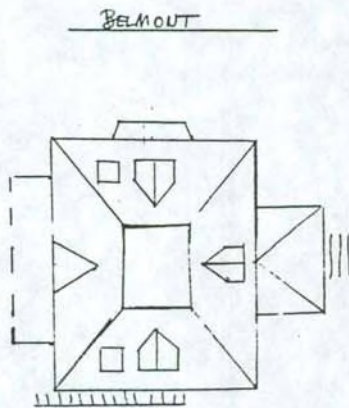
NAME: State Office Building
ADDRESS: 1075 Capitol St., NE.
Salem, OR 97310

T/R/S: 7S\3W\23
MAP NO: 23CA TAX LOT:10100
QUADRANGLE: Salem



NEGATIVE NO. :

SLIDE NO. :



GRAPHIC AND PHOTO SOURCES: City of Salem, Community Development

Hinges/Kimball, 1075 Capitol Street NE in Grant (LL)



This 1926 Bungalow-Colonial Revival house was originally located in "Piety Hill", the residential area of four blocks that was transformed into the North Capitol Mall between 1937-57. The Kimball House, as it was known, was located at the corner of Summer and Chemeketa. Before the Kimballs, the house was occupied by the Hinges family. The daughter, Hallie Parrish Hinges (1885-1950), was a noted vocalist in Salem, "The Oregon Nightingale". Her mother was the daughter of Josiah Parrish, a Salem pioneer. The house was first moved to 735 Capitol St. and was used as state offices. When the state required that property for the expansion of the North Capitol Mall in the 1980s, this Local Landmark was moved to the present location and is now owned privately. **Additional photograph and information.**
(Grant)

Trover photograph, courtesy Oregon State Library Photograph Collection

This 1910 Bungalow-Colonial Revival home stood at the former 295 Summer Street (lawn in the center of the Mall today) until moved in 1940s for construction of the North Capitol Mall. It was originally the home of the Hinges family. The daughter, Hallie Parrish Hinges (1868-1950) was a well-known vocalist in Salem, being declared by Pres. Teddy Roosevelt during his visit here in 1903 as the "Oregon Nightingale". After 1926 it was owned by Samuel and Sara Kimball.

photo courtesy Oregon Historic Photograph Collections, Salem Public Library
The 1940s move of the Hinges/Kimball home by the state took it to 735 Capitol Street to be used as an office building. (Today the lawn area south of the Archives Building.) It was photographed in 1978 by Bob Koval. It remained here almost 50 years until the late 1990s when it was moved again for the Archives construction. It was placed three blocks further north on Capitol Street.

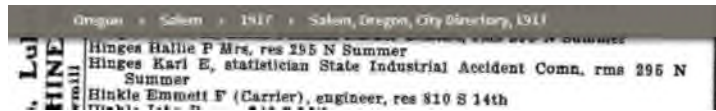
Virginia Green, *Salem's Moving History*, Salem Heritage Network. Tuesday June 9, 2009.

<http://salem-heritage-network.blogspot.com/search?q=Kimball>

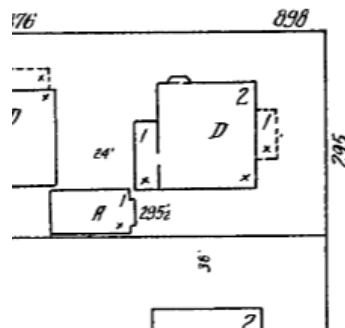
HIS19-11
1075 Capitol St NE



“Hallie Parrish Hinges, granddaughter of Rev. Josiah Parrish (Oregon pioneer) & a nationally known soprano singer, 1903,” Salem Public Library Special Collections, HRE128.



Snipping from 1917 Salem, Oregon City Directory



295 Summer St

1926-1927 Sanborn
Fire Insurance Map,
vol. 1, sheet 171

Salem, Oregon



Hallie Parrish Hinges leads children in song during President William Howard Taft’s 1911 visit to Salem.

“President William Howard Taft visiting Salem, Oregon, 1911,” Ben Maxwell Photograph Collection, Salem Public Library, 435.

Case No. _____

Historic Alteration Review Worksheet

Site Address: 1075 Capitol St 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: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) _____

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 / glass / metal Project's New Material: Wood / glass / metal

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:

Replace plywood siding w/ matching cedar shingles
Build wood fence around entire perimeter of property
Replace exterior side door

~~Replace exterior side door~~

Add storm windows throughout

Window repair

~~Repair front porch rot on railing~~

~~Repair front porch railing~~

Front door repair or replacement

Add window screens

~~Repair front porch railing~~

Signature of Applicant

[Handwritten Signature]

2/5/19

Date Submitted/Signed



Door A



Existing



Proposed (Krosswood Doors-Alder)



Door B



Existing



Proposed (Salvage)



Door C



Existing



Proposed (salvage)



Plywood Siding

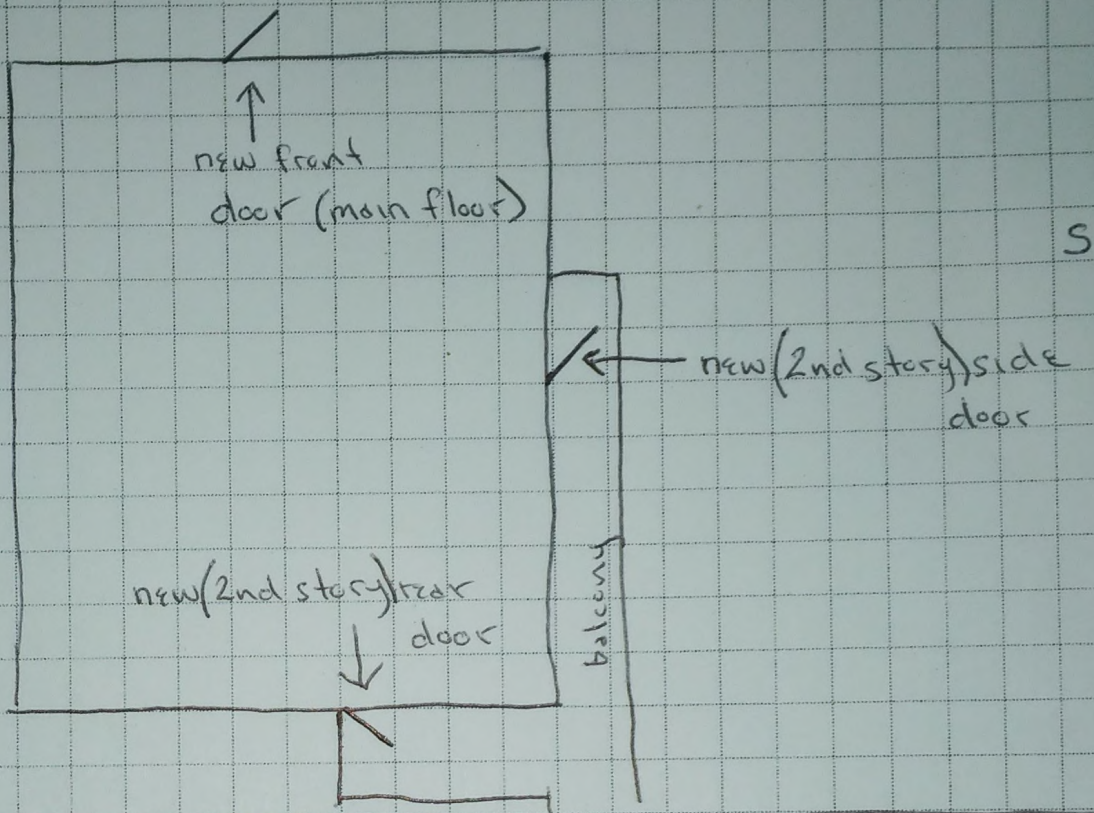


Plywood



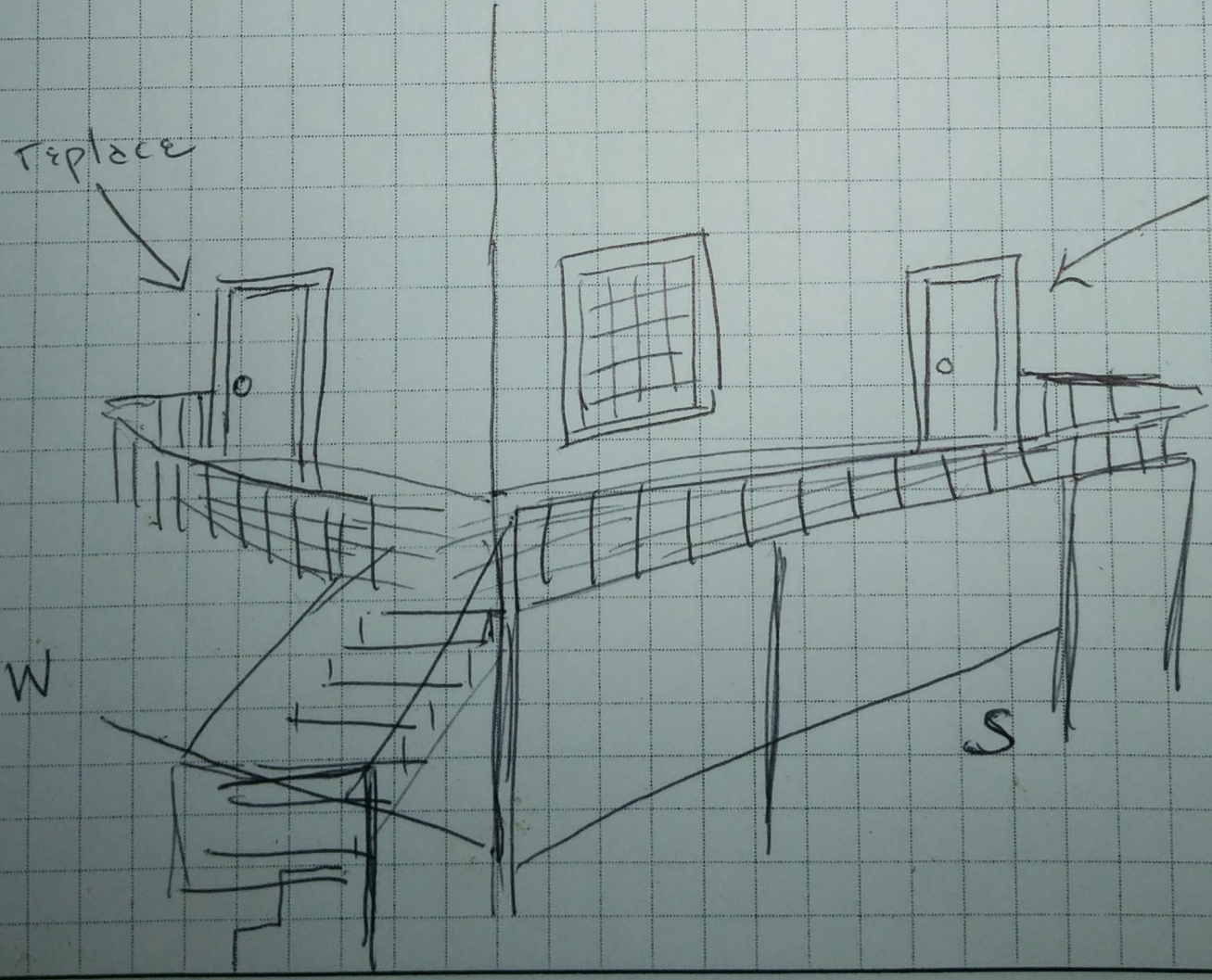
Cedar shingling replacement

E
front of house



replace

replace





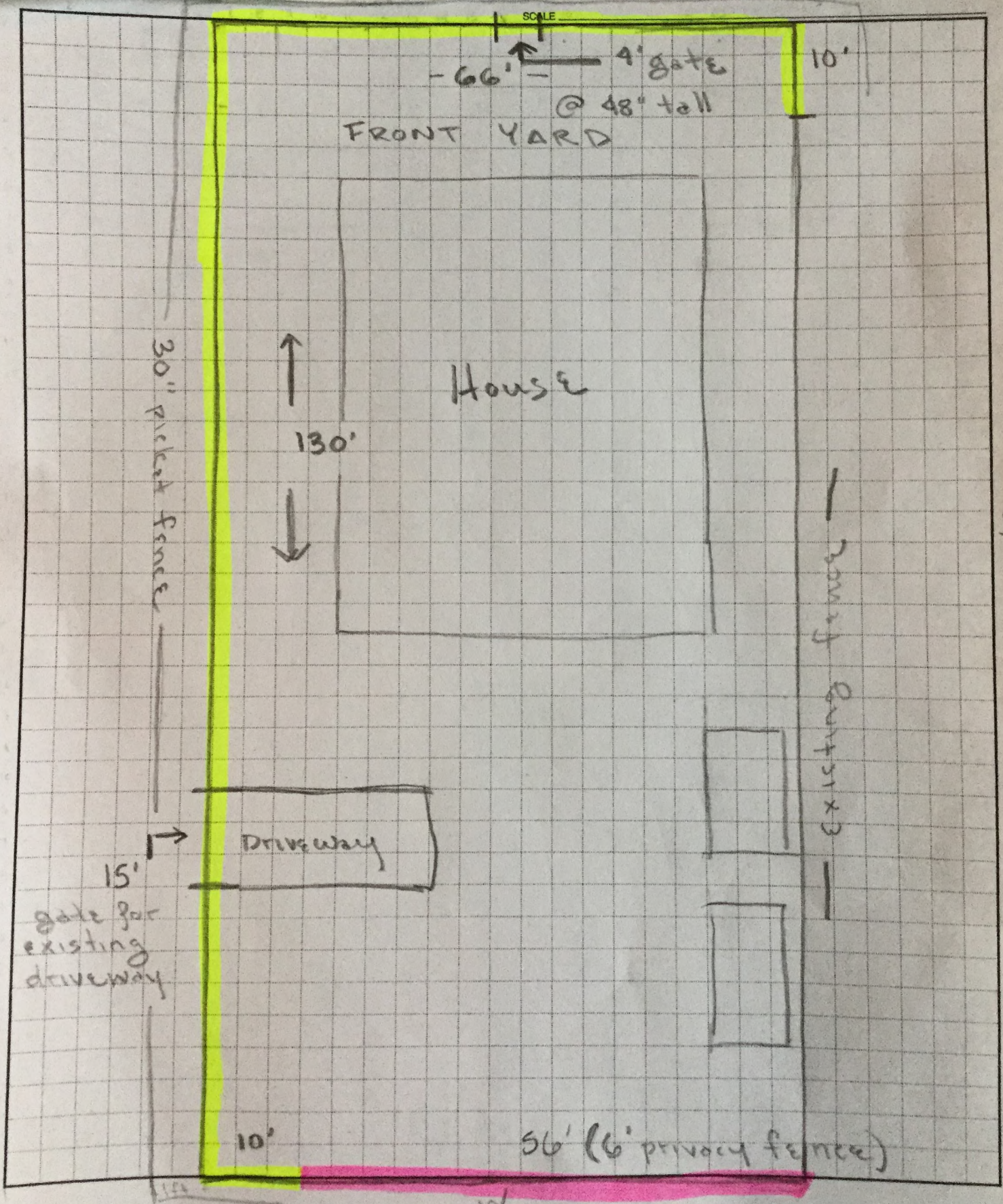
Picket Fencing along Capitol Street NE (30" cedar)



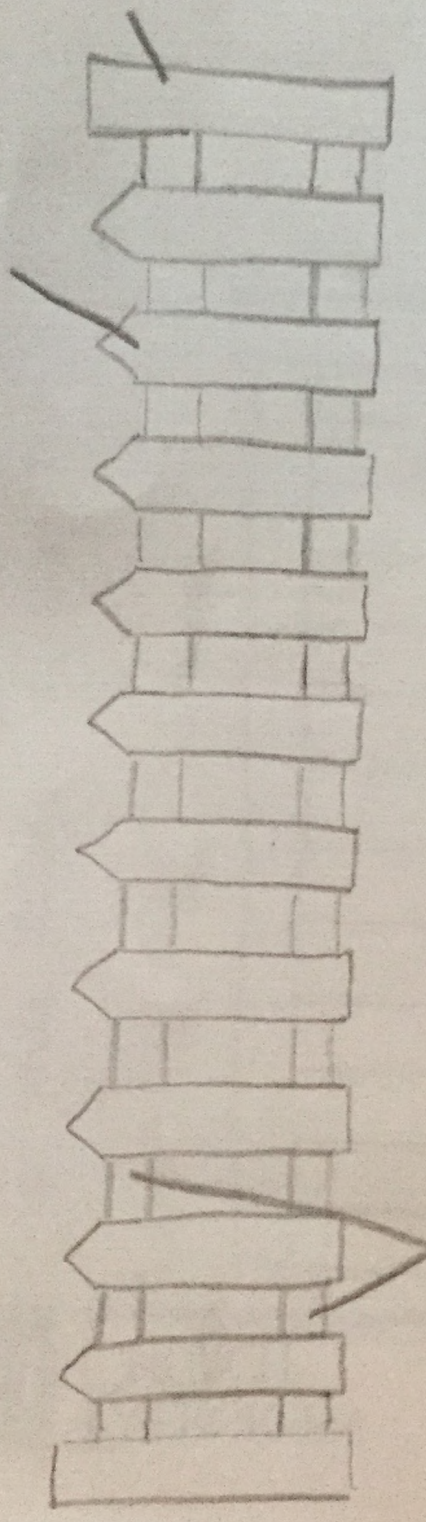
Picket Fencing along Belmont Street NE



6' Privacy Fencing- at rear property line



6' Picket Fence Panels @ 30" Tall
Wide



1x4" cedar picket
custom cut to 30" tall

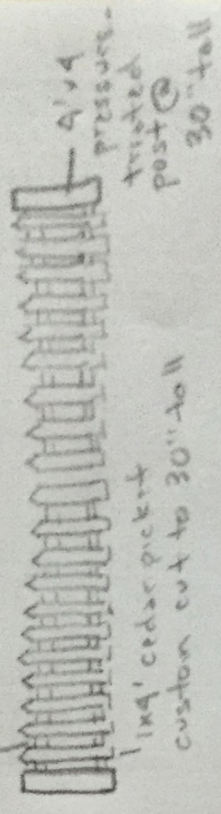
4x4" pressure-
treated post
every 6' @
30" tall

2x4x6' cedar rails

Double

15' Wide Driveway Gate
@ 30" Tall

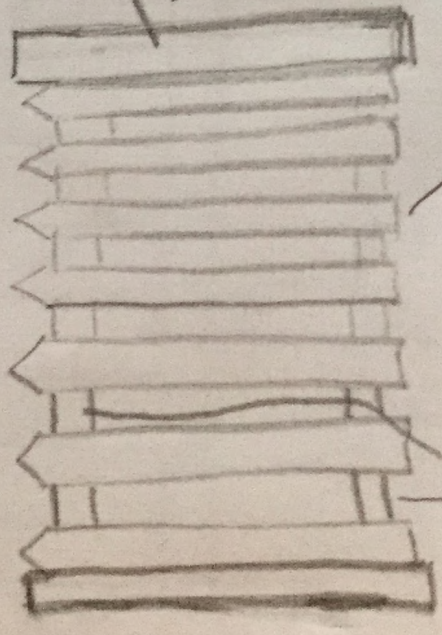
2x4x7 1/2'
cedar rails



1x4' cedar picket
custom cut to 30" tall

9' x 4'
pressure-
treated
post @
30" tall

4' Wide Front Gate @ 48" Tall



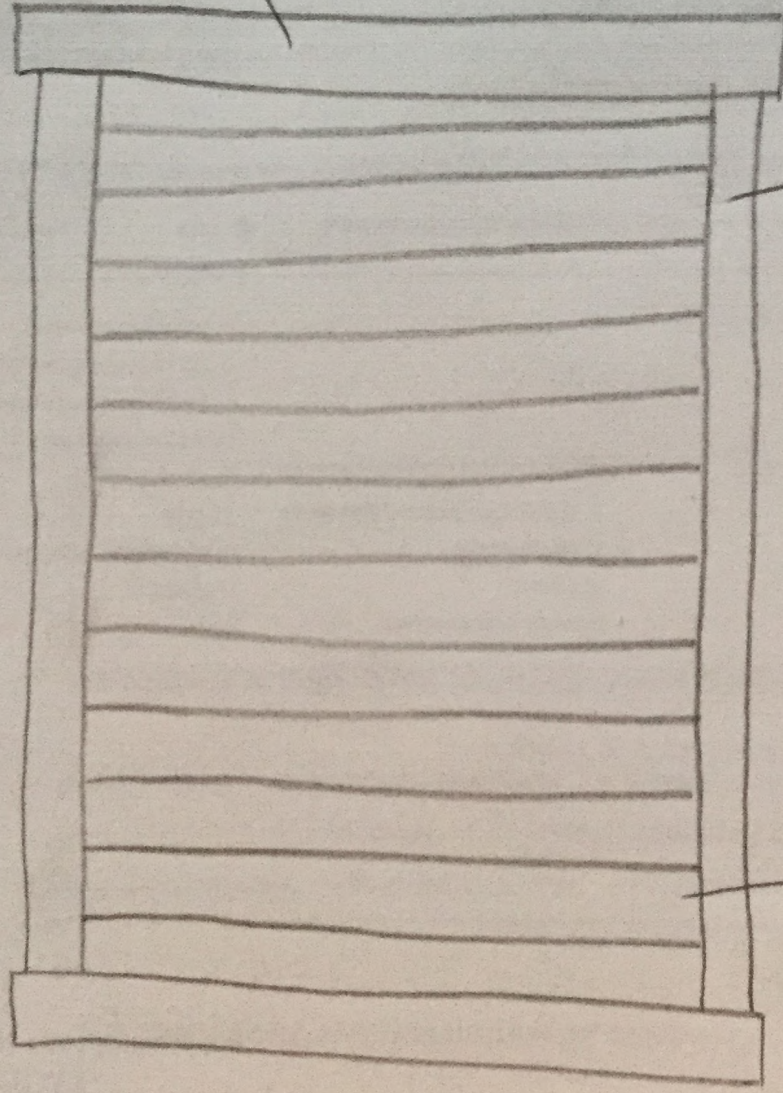
4x4 pressure-
treated post @
48" tall

2x4x4' cedar
rails

1x4' cedar picket
@ 48" tall

Each swinging panel
@ 7' 1/2' wide

6' Tall Rear Privacy Fence
Seven 8' Wide Panels = 56' Total



4x4' pressure-treated posts
every 8' @ 72" tall

2x6" cedar board
custom cut to 88"

1x6" cedar board
custom cut to 60"