

FOR THE MEETING OF: October 17, 2019
AGENDA ITEM: 5.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: October 17, 2019

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

APPLICATION SUMMARY: A proposal 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 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 September 6, 2019, the applicant submitted materials for a Major Historic Design Review for a proposal to restore the exterior of the Sweetland-Peck House (c. 1895). The application was deemed complete for processing on September 26, 2019. Supplemental materials were submitted on October 8, 2019.

Notice of public hearing was sent by mail to surrounding property owners, and tenants pursuant to Salem Revised Code (SRC) requirements on September 26, 2019 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620 on October 8, 2019.

The City of Salem Historic Landmarks Commission will hold a public hearing for the case on October 17, 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 January 24, 2020, unless an extension is granted by the applicant.

PROPOSAL

While the initial applicant included a broader scope, including restoration of windows, gutter, roof, and porches, the applicant has requested that the scope be reduced until after he has coordinated with the Oregon State Historic Preservation Office and developed a restoration plan through their Special Assessment program. The applicant therefore is proposing the following alterations in this first phase:

Site: Arbor: New wrought iron arbor over front walkway at northern end of site (submittal pages 27-29; Figures 29-30: supplemental page 3 and 4).

Front Walkway Stair Rail: New metal handrail approximately 34" high (submittal page 29).

Fencing and Gate(s): 6' wrought iron fence and gate (eastern property line (supplemental submittal pages 2; Figure 3)

Structure: Foundation Replacement: Installation of new concrete foundation (submittal pages 8-9)

Chimney Replacement: Reconstruction of brick chimney, installation of new chimney cap. (submittal pages 22-23, Figures 21-23; supplemental submittal page 3, Figure 5).

South Elevation: Garage Door Replacement: Replacement of non-original door with new wood custom designed carriage style garage door (submittal pages 12-14, Figures 11-12).

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 September 26, 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 Planning Division reviewed the applicant's proposal and has provided comments noting that both setback and lot coverage requirements have been met for the underlying zone (**Attachment D**). 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, front steps hand rail, fencing and a gate, new garage door and replace the existing chimney 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 concrete (foundation), wrought iron (arbor, fencing/gate), brick (chimney), metal (hand rail) and wood (garage door). 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, fencing/gate, handrail) are generally consistent with these site features found throughout the Court-Chemeketa District. The applicant's proposal to replace the existing non-original garage (currently comprised of plywood supporting a people door) will restore this portion of the southern façade to a condition that better reflects this type of architectural element within the district. The reconstruction of the chimney and the replacement of the foundation will not result in a significant change in appearance but will stabilize the structure. 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 addition to the resource. The proposed new arbor and handrails 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. Staff recommends that the HLC find that this guideline has been met.

(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: The applicant is proposing to install a new foundation and reconstruct the chimney which is in poor condition and in danger of failing. The applicant has not proposed any alterations to the Sweetland-Peck House which replicate any historic contributing resources in the district. Staff recommends that the HLC find that guideline has been met.

(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.

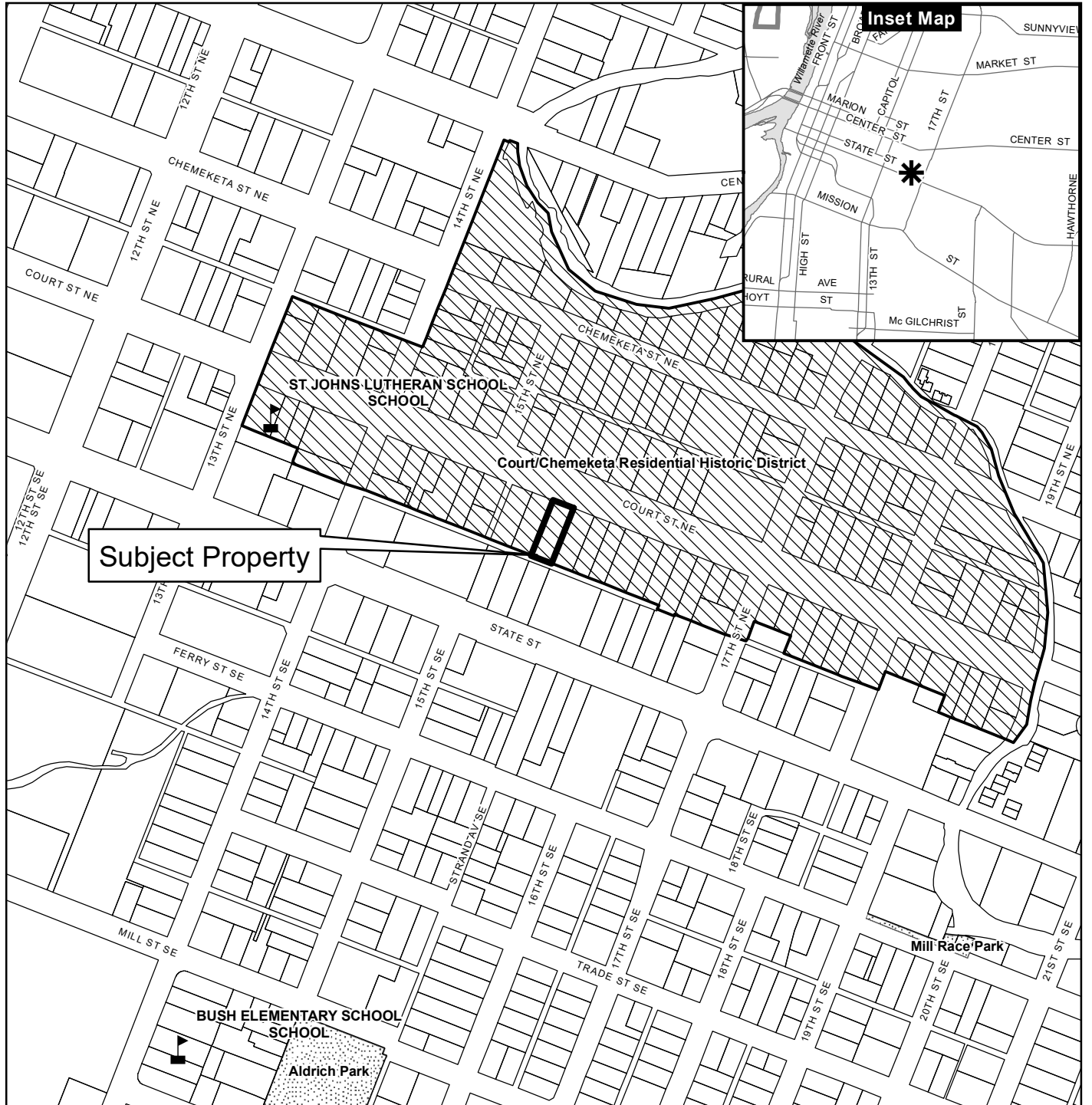
DECISION ALTERNATIVES

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








Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer

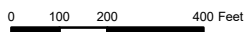
Vicinity Map 1552 Court St NE



Subject Property

Legend

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



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ATTACHMENT B

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*

Before the
Salem Historic Landmarks
Commission
Application of Peck Cottage LLC
For 1552 Court Street NE
Submitted September 6, 2019

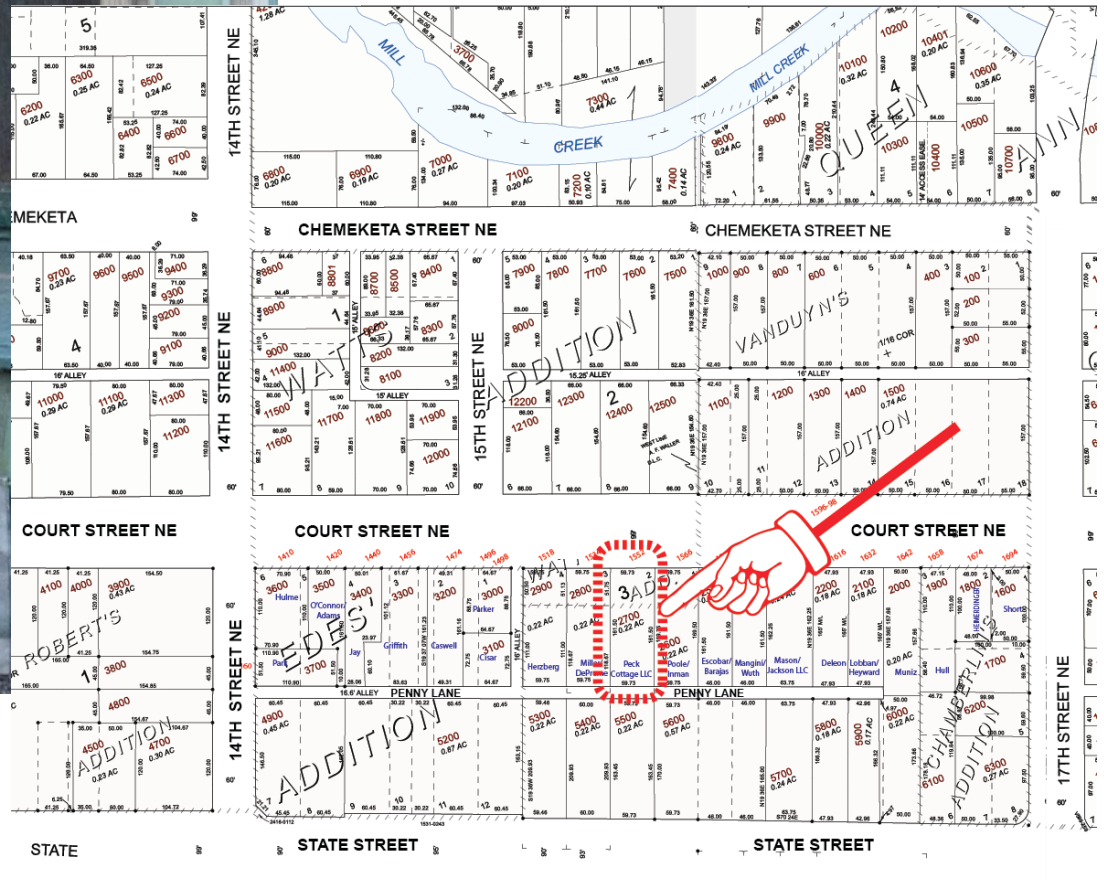


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Introduction

The house at 1552 Court Street NE was acquired by Peck Cottage LLC, a company owned by John L. Poole, who resides next door to the east at 1566 Court Street NE. John and his wife, Juliana Inman, an historic architect licensed in California and former president of Napa County Landmarks, purchased 1566 Court Street in May of 2017 and attempted to purchase 1552 at the same time. The then-owners, Paul and Diana Sturzinger, did not want sell in 2017. The 1566 Court Street residence had been the residence of former City Manager Don Moore and his wife, Helen “Penny”. The 1566 residence is a craftsman home and is listed as #25 “The Henry Kloeping House (1909)” in the Nomination Form for the National Register of Historic Places Inventory as a Primary Significant Contributing Member¹.

The 1552 residence, the subject of this application, is listed as #23 “Sweetland-Peck House (c. 1895)” in the Nomination form for the National Register under the category “Compatible Historic (Non-Contributing In Present Condition)”². The house is referred hereinafter a The Peck Cottage.



Figure 1: Interior Hand-forged Craftsman Strap Hinge

1 The Nomination Form designates **Primary Significant (Contributing)** as:

Structures built in the period 1860-1918 (inclusive), which preserve their period character, many of which were lived in by historically significant figures.

2 The Nomination Form designates **Compatible/Historic (Non-Contributing in Present Condition)** as: Structures built during the historic periods which have been altered in such a way that they do not contribute to the character of the District in their present condition. In general, these properties, if restored, could be reclassified as contributing structures.

History of Ownership

The history prior to 1911 is unclear. The Nomination form states that the Sweetland family lived in the house from 1911 to 1923 when it was purchased by Morton Peck and his wife, Jessie Grant Peck. Table 1 Chain of Title outlines the history of transfers of ownership.



Figure 2: Front Door Handle

Table 1: Chain of Title

Date	Conveyances
1911	? -- → Sweetlands
1923	Sweetlands → Peck
1973	Estate of Jessie Grant Peck → Willamette University
???	Willamette University → Joan Rohm
7/13/2007	Joan Rohm → Paul & Diana Sturzinger
5/23/2019	Diana Sturzinger (survivor) → Peck Cottage LLC

Local residents, among whom was John Griffith (nee 1928; deceased, March 2018) and was raised on Court Street and lived the better part of his life on Court Street, recall the use of the property was rental during the years of stewardship by Rohm and Sturzinger. Recently, a

woman approached John Poole and identified herself as having lived in the house in the early 1970s as a child – her mother or parents rented the house. The last tenants, July 2017 – April 2019, had episodes of violence where police and ambulance were summoned and arrests made including charges under Oregon Revised Statutes §163.187 [Strangulation].

During the violent episodes, crashing of doors and heaving of furniture were heard at the next door house at 1566 Court Street. Evidence of the rampages is evidenced by the broken interior doors found in the house. See Figure 3: Smashed Interior Door from Tenant Rampage. Earlier anecdotes from neighbors are that the property attracted vagrants who would congregate among piles of junk and within the neglected landscape that obscured their presence in the large front yard.

Personal recollection of a resident who lived across Court Street from the Pecks in the 1970s reveals that the front yard was heavily planted such that a house could not be seen from the street. After the Pecks died, the plant collection amassed by the Pecks was destroyed and removed leaving an open field and a single pear tree.

Recently, under the Sturzinger ownership, the property had been subject of more than one complaint. From the [Search/View Complaint page](#) using “1552” and “COURT” as the search criteria:



Figure 3: Smashed Interior Door from Tenant Rampage

Case Number	Address Number	Street Name	License Plate
2019-092004-CE88	1552	COURT ST NE	
2019-012002-CE88	1552	COURT ST NE	
2008-137024-CE00	1552	COURT ST NE	

My wife, Juliana Inman, an architect licensed in California and qualified as a preservation architect under the National Park Service standards, has found physical evidence that the house was originally a 2-story 19th Century wood frame structure with a porch that was extensively modified in the early 20th Century to its present craftsman cottage appearance. Despite the neglect and rental status of the house, it retains a high degree of integrity and is remarkably intact and free from modifications. The craftsman fixtures on the main living room and study evidence an above-average detail. See Figure 1: Interior Hand-forged Craftsman Strap Hinge, Figure 4: Rare Craftsman Window Latch, and Figure 2: Front Door Handle.



Figure 4: Rare Craftsman Window Latch

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence³

³ Standard 6 from the Secretary of the Interior's *Standards for Rehabilitation*.

House Foundation

The Nomination suggests the house was moved onto the property. A photo of the Kloepping house (constructed 1910) next door shows a barn on the 1552 lot which may have precluded the current structure. The belief is that the house was moved onto the lot at 1552 and the photo of just-build Kloepping house suggests that action occurred after 1910.



Figure 5: Sanborn Map Updated to 1915

The Sanborn maps for 1915 show the cottage on 1552 (and not the barn from the photo below).

The lack of foundation bears that out. Although a contractor was retained July 30,



Figure 6: 1552 Court Street (after 1910)

2019, to assess the current state of the foundation, no work has been performed due to other commitments of the contractor.

Here is a diagram estimating the point of the photographer and the placement of the barn in the photo.

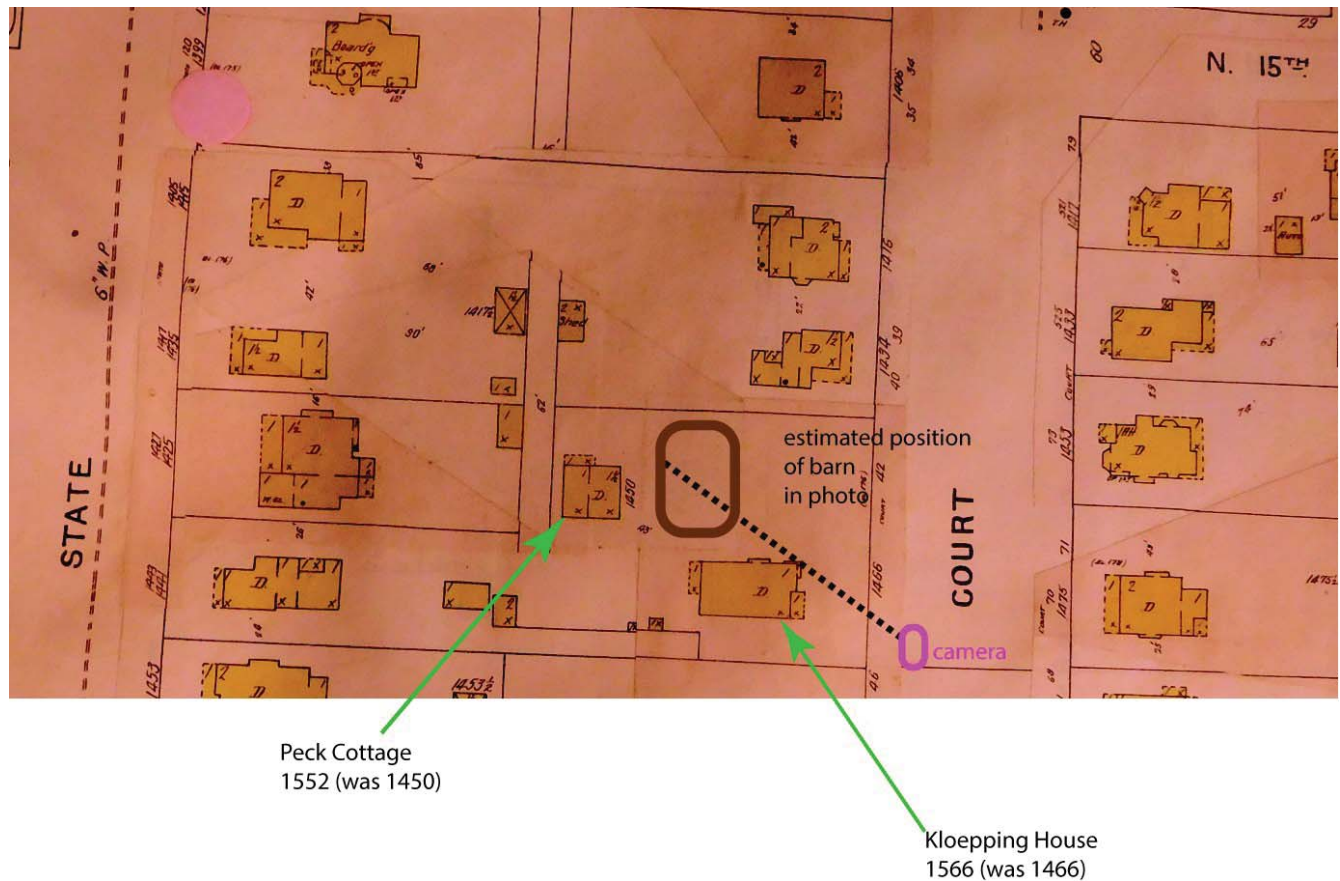


Figure 7: Diagram Over Sanborn Map Estimating Placements

The house foundation is hidden from view by the shingle siding which goes all the way to the ground. The only points visible are through the garage where there is an 18" crawl space. In order to assess the foundation, it will be necessary to remove the siding from the ground up to the main floor, about 18". The crawl space from the garage is impeded by a large duct that runs from the garage to the eastern side of the house making passage and visual assessment across the duct impossible.

Garage

The garage appears to be an extension of the western porch. The garage measures approximately 14' wide by 15' deep and appears to have been built during a time when vehicles were shorter. There is a concrete slab foundation. The rafter tails from the house that were the ends over the now-enclosed western porch have rafters for the garage tied-in. What was the western porch now serves as the eastern interior wall of the garage.

There is missing a fascia board on the end of the west, a wood fascia will be affixed.

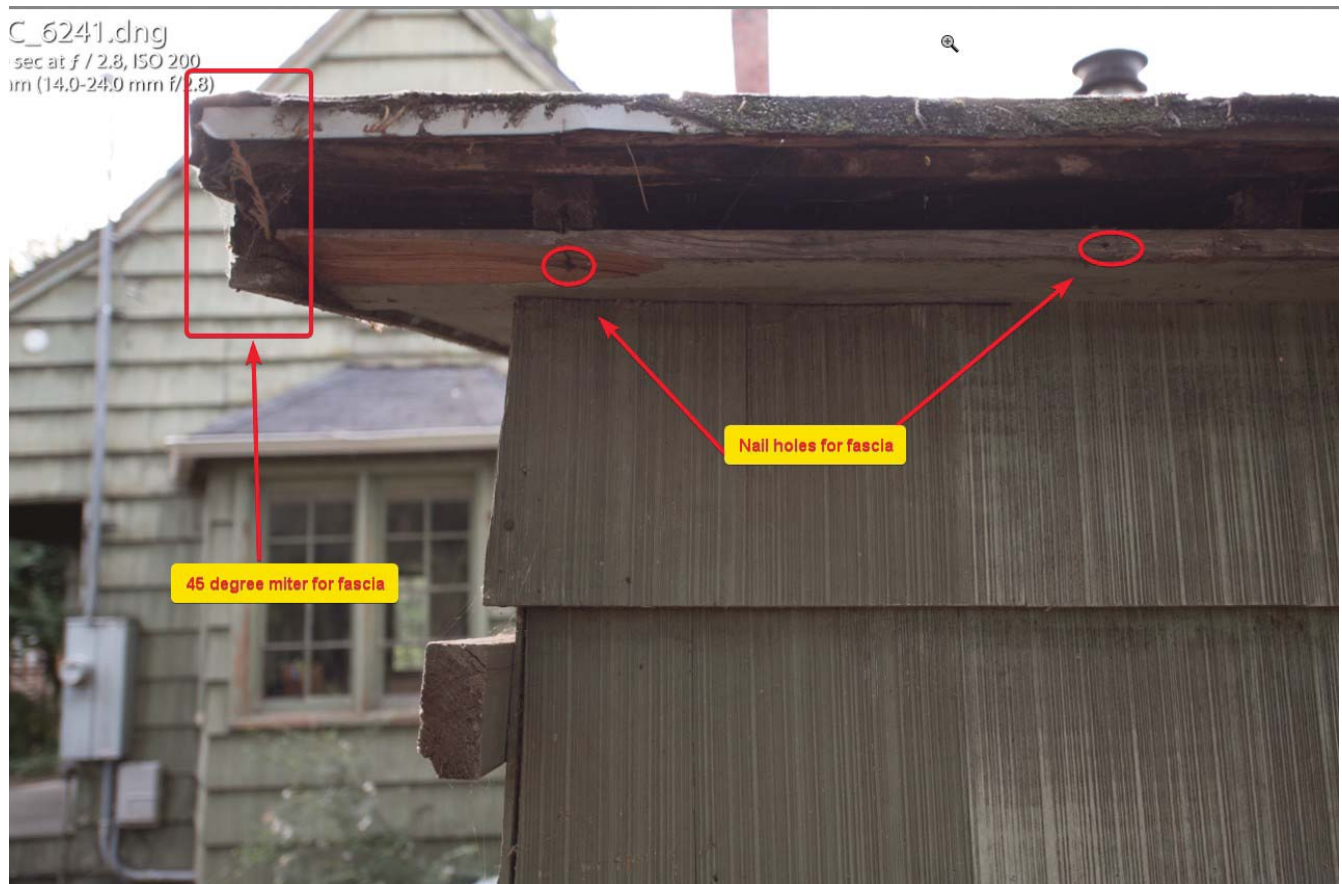


Figure 8: Northwest Corner of Garage Depicting Missing Fascia

Garage Gutter & Downspout

There are no gutters on the garage roof, so all the water falling on the garage is deposited along the west side of the garage. There is physical evidence of a downspout by the presence of a downspout holder. It is submitted that there had been a fascia with a gutter and downspout and those elements were removed and not replaced.



Figure 9: Garage Downspout Holder Remnant

The intensified collection of rain water along the shed roofed porch and garage roof creates problems for the structure. A gutter and downspout will be installed to divert rain water away from the structure. The gutters will be half round, approximately 3" in diameter. The material will be either copper, raw galvanized steel, or painted galvanized steel. If copper, the copper will be treated to appear aged – a process the applicant mastered for a significant historical home that had copper flashing, vents, gutters and downspouts.

Boarded Windows

The areas where there had been porch windows or screens on the western porch are now boarded up. One, or both of these boards will be removed and replaced with a window, clear on the north side, frosted and/or safety glass on the south side facing the alley.

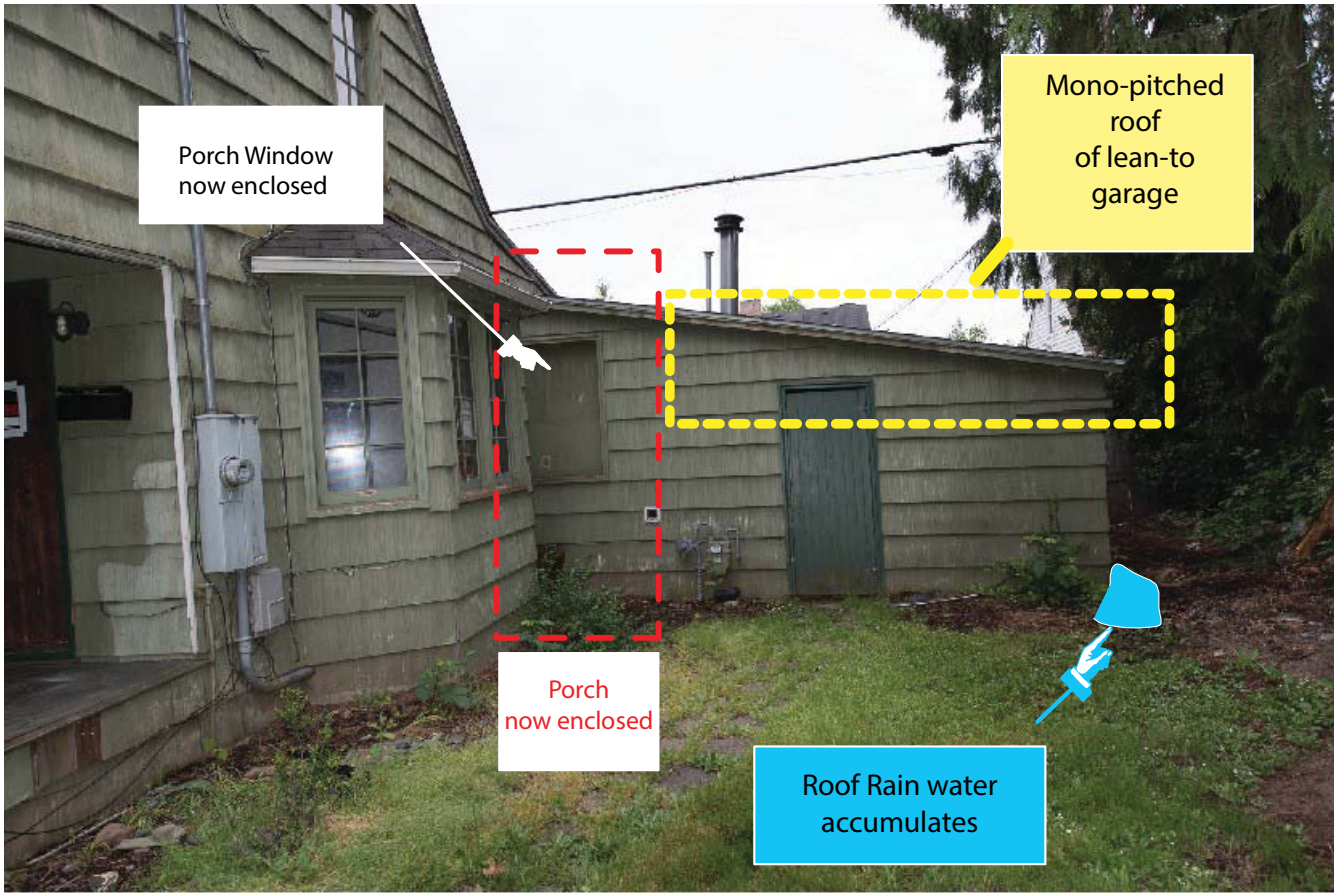


Figure 10: Peck Cottage Lean-to Garage

Garage Doors

During prior ownership, the garage door had been removed and a fixed wall with a regular doorway inserted. An administrative application to replace the infill with temporary working garage doors so the garage could be utilized for storage of a vehicle pending this hearing was approved on July 11, 2019. There currently are plywood doors on strap hinges that serve as garage doors for vehicle access.



Figure 11: Garage Door Infill as of May 27, 2019

The garage is an extension of the western porch. The joists of the garage roof are attached to the rafter tails of the porch. We propose to keep the exterior of the garage the same, but pour footing on either side of the current garage door to support a door system that will not sag or rack. The new garage doors will be 3 panels in order to minimize the outward swing. The garage flooring is about four inches below the current asphalt surface in the alley and full swinging door.

The new garage doors will be Port Orford cedar and either left natural with an oil finish or painted. There will be glazing with opaque glass or security glass of four lites for each window. The exterior "brick mould" trim will be replaced with wood trim that matches the

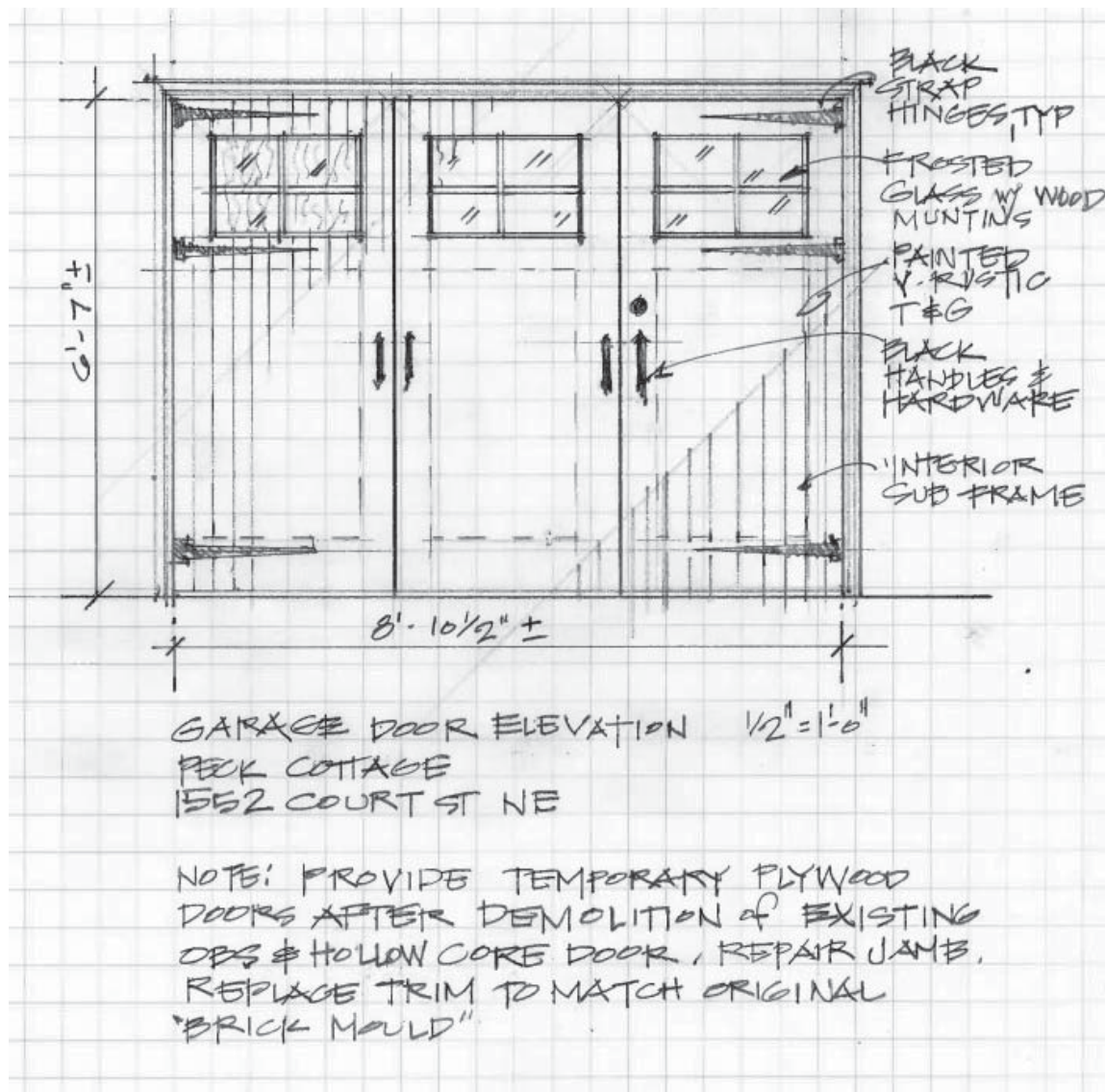


Figure 12: Proposed Port Orford Cedar Garage Doors

original trim. A drain basin will run along the length of the garage opening with waters being diverted to a sump which, in turn, will have drain lines running to the front yard.

Facades

North & West

The house facades will remain the same, except that the eastern facade from the living room and sun room will have a new wooden landing extending 36" eastward with two steps to the ground. The material will be wood and kept to the minimum required by code, e.g. 36" in direction of travel.



Figure 13: Eastern Facade Showing Missing Landing

In addition, the existing fence panel belonging to the neighbor at 1566 directly east of the sun room door will be removed to allow passage from the 1566 yard to the east door. A new gate and fence will run east-west from the northwest corner of the house to the existing metal fence. The new metal gate and fence will be similar to to the existing metal gate belonging to 1566.



Figure 14: East Sun Room Area

East

Remove prior electrical mast. See Figure 15: Prior Power Line Mast.

Remove wood-encased heating duct serving the bay window. See Figure 16: Exterior Heating Duct Serving Bay Window. There is a heating grate installed in the floor of the Bay Window. The duct serving the floor grate runs through the bay window wall and then through the east porch wall where it connects to a main duct running into the gas heater in the garage. This was a short-cut taken by the heating installer and impairs the visual facade, although the treatment of the duct with a wood casement softens the blow. When foundation work is undertaken, we may opt to reroute the ducting keeping the ducting under the house thereby making this transition superfluous.



Figure 15: Prior Power Line Mast

South

Repair of existing or replacement of broken or missing shingles/shakes and painted to match the color of the house.

Front Porch

The front porch has two major problems. First, the corner support has a rotted base and currently is supported by *sistered* 2x4s. The post from the floor level up is sound, the supporting and separate post underneath is it rotted out. The second problem is the replaced floor boards that do not match the existing flooring; there is a difference in thickness and poses a tripping hazard. We propose to remove the replacement boards and replace those with appropriate thickness flooring so there is no difference in thickness. At the same time, concern was



Figure 16: Exterior Heating Duct Serving Bay Window

expressed by City of Salem Senior Building Inspector, Ken Eatwell, that the porch may not be properly tied into the foundation of the house. This hidden floor framing will be repaired as foundation repairs are accomplished.

West Porch

Off of the kitchen is what appears to have been a westward facing porch. The room was enclosed and then a garage was added. The spaces that would have had screens have been boarded in. We propose to either leave them boarded or to open them up with glass glazing and/or screens.



Figure 17: Southwest Porch Exterior From Alley



Figure 18: East Proch Inside Facing South

Currently, the transients using the alley pose a security risk and opening up a possible entry point into the house would pose a security risk. If we build a fence along the alley, then the

openings would be converted from boards to glass and screen.

Roof

The current roof is asphalt shingle. There are four different colors patched at different times on the south facing portions. It is unknown how water tight the current roof is since the current owner has not weathered a Winter. There is evidence in the kitchen next to the chimney of water leakage. See Figure 19: Water Damage Next To Chimney In Kitchen.

Originally, the roof had shingles or shakes. Pictures of the underside of the roofing in the front of the house show skip sheathing which was used for shingle or shake roofs in the period of 1910 – 1920.

I propose to replace the existing roof with asphalt shingles in a dark neutral color. This would probably take place after the replacement of the chimney.

Gutters

There are four main roof planes that rain water can flow down. 1) north, 2) south, 3) east porches, and 4) west porch & garage. The existing gutters are a style known as “ogee” or K-style gutters. It is unknown



Figure 19: Water Damage Next To Chimney In Kitchen

what style of gutters were on the Peck Cottage prior to 1940. The use of half round would be a material commonly used in 1910 and therefore would be appropriate for this house.

There will be black corrugated pipes rising within 10" from the ground to capture the downspout flows. The water from all four roofing systems will be diverted via the black pipes to the front yard to an appropriate drainage trench that will be about 30 lineal feet designed in accordance with the Environmental Services Department for the City of Portland, pamphlet ES 0912 June 2009 *How To Manage Stormwater: Soakage Trenches*.⁴

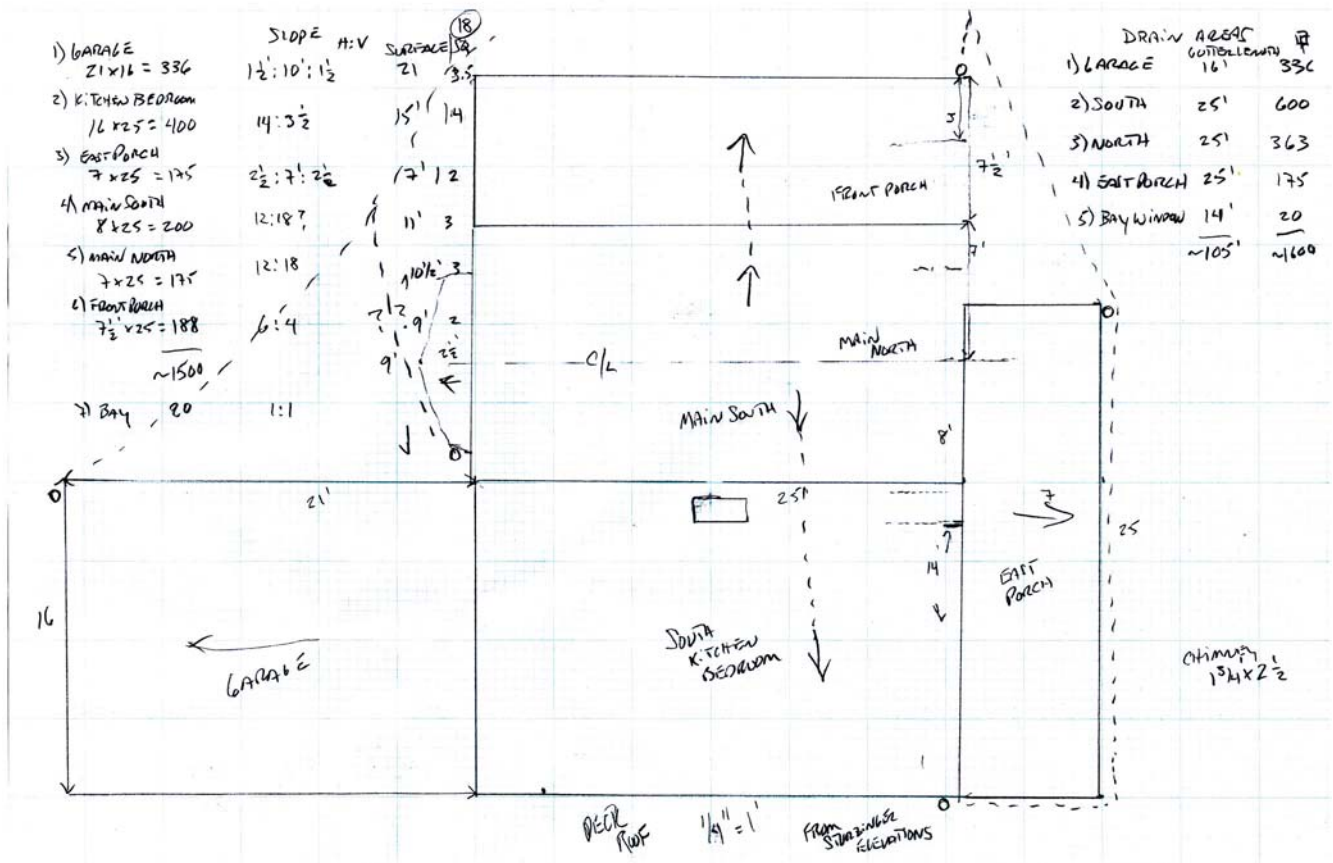


Figure 20: Peck Cottage Roof Plan & Drainage

⁴ <https://www.portlandoregon.gov/bes/article/127481>

Downspouts

Any existing downspouts simply drop the water at the foot of the house. We will connect black drainage tubing to the ends of downspouts and divert the waters to the front yard for drainage. Much of the house's foundation problems are probably due to the dumping of roof water at the base of the house.

The downspouts will be rounded copper, galvanized steel and/or painted steel. If copper, there will be a patina applied to make the copper look aged.

Chimney

The current chimney is not seismically safe and poses a hazard to the bedroom and rooms below it. We propose to remove it and replace with a chimney of the same size and dimensions using light gauge steel or wooden framing with a veneer of brick of similar color so that the replacement structure appears the same. There will be a spark arrestor at the top.

The firebox within the house may also be replaced, the decision to replace will be based upon our findings about the foundation as well as the worthiness of the firebox and smoke shelf once we remove the chimney.



Figure 21: Chimney View At Back Looking Northeast



Figure 22: Chimney Brace Plate Detail

Measurements will be taken at time of demolition.

The plate tying in the brace will be re-used and a supporting bar of similar dimensions and patina from the roof will appear for aesthetic purposes.



Figure 23: Chimney View Looking South Towards Front of Cottage

Fences

A goal is to continue the theme of the 1566 Court Street alley treatment: a planter bed of 18" to the 16' right-of-way with a fence. The planter bed was created by Penny Moore and enhances the alley corridor. There is a problem with the fence being so close to the house, and Ken Eatwell expressed concern for fire safety for the downstairs bedroom as a person trying to escape the house has to be able to enter the alley without impedance. There will be a gate or emergency exit as required. The planting bed down to the garage driveway will be continued. The area east of the garage driveway will remain crushed rock with grass block pavers or some material allow equipment to enter the yard through the 7' space between the garage and the property line.



Figure 24: 1566 Court Street Alley Treatment - Planter Bed Between Fence & Right-of-way

Existing



Figure 25: Western 7' Wide Fence
There are two fences between the structure and the property lines facing the alley.



Figure 26: Eastern 2' Particle Board Connecting House with 1566's Open Slat Fence

Proposed

The eastern side will match the 7' cedar plank fence proposal approved by the Commission for 1566 Court. The western side will match in design and have a gate, or be completely removable to allow a 7' entryway into the property from the alley.

Landscaping

A major feature for the acquisition of the Peck Cottage was gardening opportunity. The Nomination Form states:

The Pecks are said to have maintained a beautiful garden on the property. (Nomination Form, sheet 30.)

Although landscaping is outside the purview of this Commission, I wanted to provide a full picture of what we intend to do with the house.

The property has been neglected since the Pecks and the lush gardens of the Pecks destroyed. My estimate is that the soil has not been fortified or touch in the last 50 years. Moreover, in recent years, the property has been an eyesore to the neighborhood. There remains a flagstone pathway and stairs in the front yard. The pathway is approximately 115' in length



Figure 27: Tree Peony 'Toichi Ruby'



Figure 28: Tree Peony 'Hélène Martin'

and 45" wide. The flagstone is in poor condition, many piece have become loose and are missing. We have two structural elements which will alter the current view of the house from the street. The theme of a hedge, primarily of boxwood and daphne, establishing a border between the lawn area and sidewalk and the rose and planting beds will continue from our residence at 1566. An entry point on the existing stairs and flagstone pathway will establish boundaries.

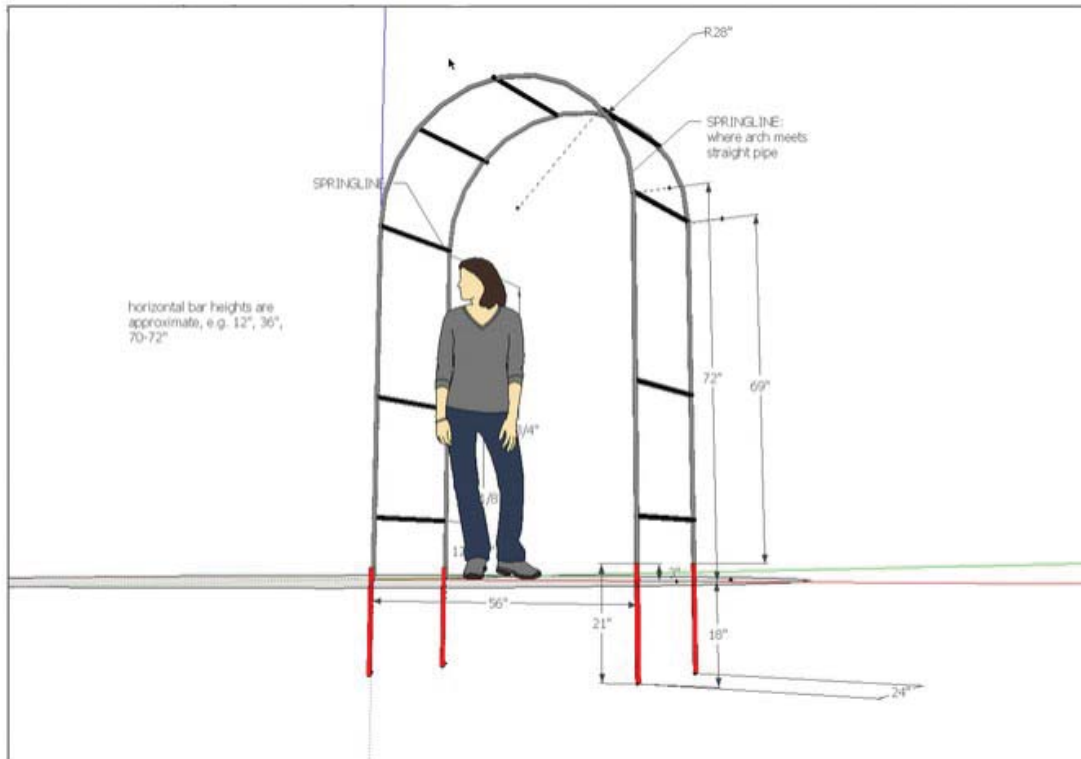
A bed of approximately 72' by 12' will be devoted to about 50 significant hybrids of tree peonies (see Figure 27: Tree Peony 'Toichi Ruby' and Figure 28: Tree Peony 'Hélène Martin'), while other parts of the yard will feature beds containing several hundred peonies, iris, rhododendrons, camellias and daylillies all surrounding a large lawn area.

Arbor & Gate

The arbor will be constructed with 1/2" [inside diameter 1/2", outside diameter 13/16"] round black piping in a simple hoop design. Interior connectors are 1/2" outside diameter. The finish will be factory black with exposed welds. The desired patina is a natural rust through the black coating. The arbor will match the existing rose arbors at 1566 Court Street NE, but will be slightly larger with a 30" radius to accommodate a 5' wide gate unit. Climbing roses, v. 'Iceberg' will be trained to cover the entire arbor. Fabrication will be by local salem craftsmen Smith & Steel, the company that created the kiwi and rose arbors at the residence next door.

The Arbor will be similar in proportion to the following specification used for the 1566 arbors; however, this Arbor may be up to 1' taller and up to 1' wider to accommodate the post and gate.

The gate will be wrought or fabricated iron not to exceed 5' in height and will have vertical bars and possibly some horizontal bars allowing the garden to show through. Gate designs will be American Arts & Crafts, although welding will be used for the most part.



The 1/2" black pipe will consist of the following 3 segments:

Quantity	Length	Subtotals	Radius	Pi
1	88	88	28	3.14285714285714
2	69	138		
	Total 1/2" pipe for 1 hoop	226		

Circumferences = Diameter x Pi
 1/2 Circumference = Radius x Pi

The 1" solid welded onto the ends will be 21".

Total height assembled while standing on the shop floor: 21 + 69 + 28 (radius) = 121".
 When the arbor is placed 18" deep into the ground, 3" of 1" solid rod will be above the ground level, in other words the weldpoint will be 3" above soil, leaving 69" to the springline.

Figure 29: Specification Sample from 1566 Arbor Design
 Page 20



Figure 30: Example Smith & Steel Hoop Iron Rose Arbor At Next Door Residence

Front Step Railing Near Sidewalk

In the Application For Improvements of February 11, 2019, 1566 Court Street NE, Item 5 “Front Stair Railing” depicts a railing installed at 1456 Court Street NE. The front steps are similar to the ones at 1566 where there are two steps rising from the sidewalk plane. A matching railing approved for 1566 would be used here.

Windows

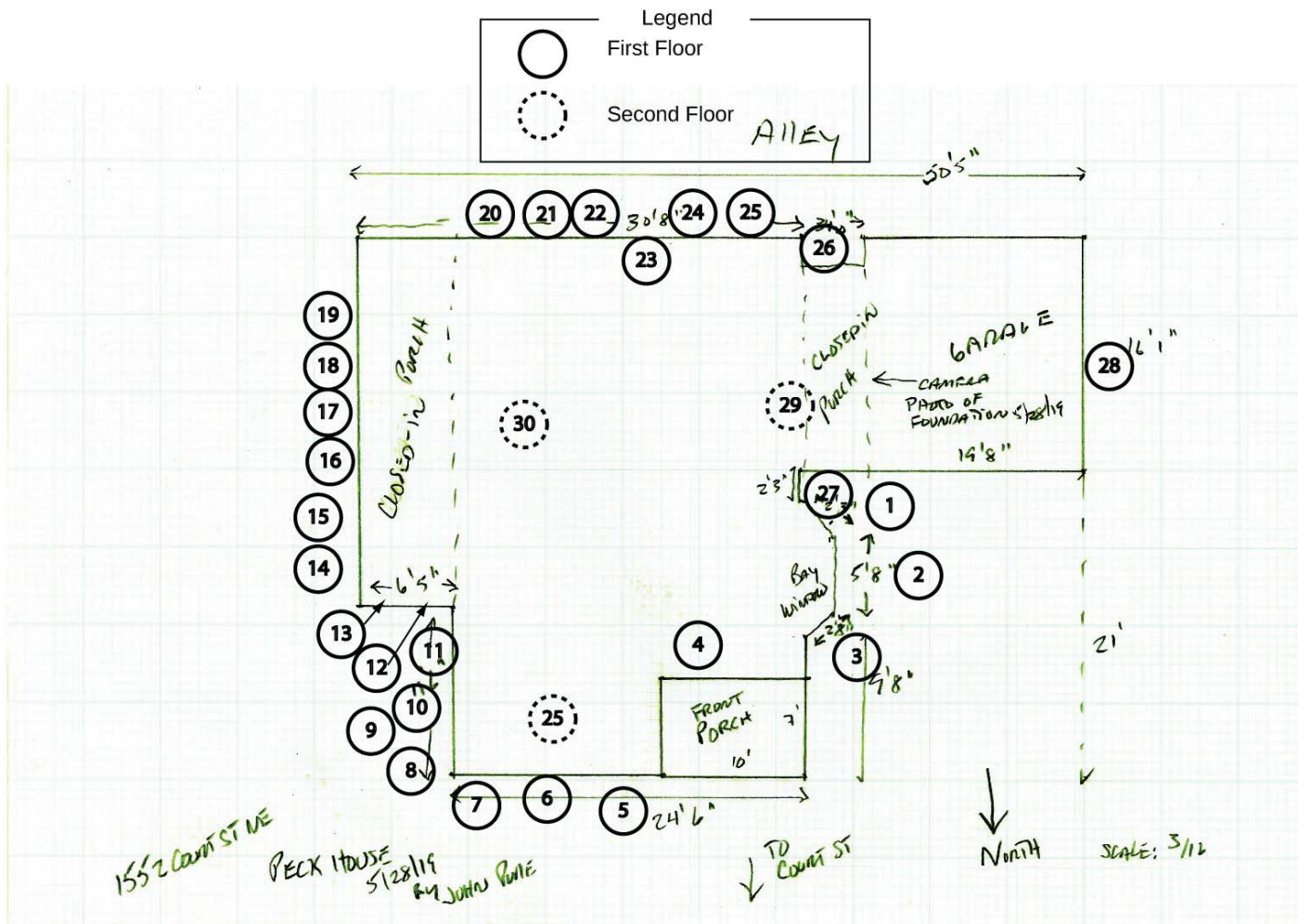


Figure 31: Peck Cottage Windows

Window #	Name
1	South Bay
2	Central Bay
3	North Bay
4	Front Porch
5	Stairwell Lower
6	Northwest Alcove
7	Northeast Alcove
8	North Alcove
9	Alcove Door
10	South Alcove

Window #	Name
11	Living Room East
12	Northwest Study
13	Northeast Study
14	East Study North
15	East Study South
16	North Sleeping Porch North
17	North Sleeping Porch South
18	South Sleeping Porch North
19	South Sleeping Porch South
20	East Bedroom 1
21	Middle Bedroom 1
22	West Bedroom 1
23	Bathroom
24	East Kitchen
25	West Kitchen
26	South Laundry
27	North Laundry
28	Garage
29	Attic East
30	Attic West
31	Stairwell Upper

The windows are of several types: 1) casement, 2) casement with a crank 3) double hung and 4) fixed. The windows on the south facade are in the worst condition. I was provided a window evaluation form from staff which is very thorough and when filled in easily consume at least one page. Given that there are 31 windows and this application is nearing 30 page apart from windows, I am requesting that the window treatment be bifurcated and deferred to a later hearing. Given the extensive amount of repairs I anticipate and the delays I am encountering with tradespeople, e.g. 5 weeks for a contractor to commence an assessment of the foundation and 6 weeks for a heating contractor to install a heat pump, I would like to defer focus on the windows until later. Some of the windows have plastic in place of the glazing, unfortunately it is not a simple task of just removing the plastic and inserting a glass pane. Some of the windows have missing mullions or the frame of the window is so weathered that replacement of the entire window may be a preferred alternative. We replaced a vinyl kitchen window with a double hung window at 1566 and the cost was \$3,350.00. The Toolbox program help defer the expense with an award of \$1,000. While the 1566 window is probably a larger job than any given window in the Peck Cottage, it still is a major economic undertaking to “do it right.”

I want to be able to leverage any ToolBox grants and tax incentives, applications for which will require thorough documentation. My intent is to “repair rather than replace” or “replace in kind” depending on the severity of the damage.

Some of the worst examples of the window conditions are:

- 1) Kitchen Window – double hung with gypsum board screws holding sleeper boards, see Figure 32: Kitchen Window With Sleeper Support.
- 2) Bedroom Window – casement with a crank, missing mullion, see Figure 34: Bedroom Window With Faux Mullion.
- 3) East Porch Windows – currently fixed glass, possibly matched other casements with screens. On September 4, 2019, a woman introduced herself to Juliana Inman saying she lived in the Peck Cottage over a decade ago and her quarters were the two porch rooms. She shared the house with several other renters. See Figure 33: East Porch Windows.

DSC_6260.dng
1/160 sec at f / 6.3, ISO 200
24 mm (14.0-24.0 mm f/2.8)



Figure 32: Kitchen Window With Sleeper Support



Figure 33: East Porch Windows



Figure 34: Bedroom Window With Faux Mullion

Respectfully submitted,

Dated: September 6, 2019

Peck Cottage LLC



Digitally signed by John Poole
DN: cn=John Poole, o, ou,
email=jlpoole56@gmail.com,
c=US
Date: 2019.09.06 12:44:26
-07'00'

By: _____

John L. Poole

Supplement No. 1 to Application of Peck Cottage LLC
For 1552 Court Street NE
Submitted September 6, 2019

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

- 1) Windows are being postponed to a later hearing to accommodate coordination of an application with the State of Oregon re: tax assessments for historic structures
- 2) a) replacement landing for east facade is being postponed for later consideration pending further design details, b) replacement landing for north porch is being postponed for later consideration pending further design details. Following are photos of the current façades. There was no landing on the eastern façade when Petitioner acquired the property in May. There was and remains a temporary landing created by the former owners on the front porch. Since the filing of the application, Petitioner caused the lower skirt to be removed to expose the foundation; the foundation support was in need of immediate repair and temporary piling has been placed to preserve the structure. A permanent concrete foundation is in the final stages of design and will be submitted shortly to the City of Salem for foundation repair.



Figure 2: Front Porch -- October 2019



Figure 1: Eastern Façade -- October, 2019

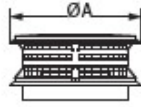
3. Gate and fence to the east of the northeast corner of the residence will match the existing black iron fence bordering the subject property and the neighbor to the east, 1566. Below is a photo of the black iron fence material. Petitioner will try to determine who installed the existing fence and then have a matching style and gate fabricated. The fence and gate will run easterly from the corner of the house to the existing fence. An initial survey shows that this material is readily available from several fence manufacturers.



Figure 3: Existing Black Iron Fence Between 1566 & Peck Cottage

4. The chimney replacement will require a top cap which will have the following profile. The cap will be seen from Court Street. At this time, Petitioner requests the use of the standard stock cap in order to proceed with the work. Petitioner has been told by Brian Whitlock of Home Firestove & Grill City, suppliers of chimney and fireplace fixtures, that a metal shroud may be possible to hide the existing bright steel colored cap with spark arrestor screen inside. The spark arrestor screen will not be visible, though the fixture containing it will be. Petitioner hopes to propose a shroud after researching the matter for craftsmans homes, but in order to proceed with the chimney replacement, Petitioner seeks approval for the standard stop chimney cap.

Chimney Cap



Required on all chimney terminations. Top portion is easily removed to permit easy inspection or cleaning of the chimney and spark arrestor screen. Made of durable stainless steel.

SIZE	6"	7"	8"
A	11"	15"	15"
ORDER #	6HTC-VC	7HTC-VC	8HTC-VC
STOCK #	810000702	810000738	810000779

Sheet 95
L820_W.pdf
Duravent

Figure 4: Duravent Chimney Cap

Planning Your Installation

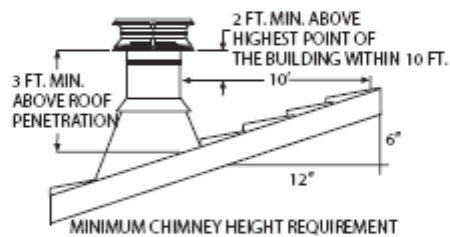


Figure 1

Sheet 15
L820_W.pdf
Duravent

Figure 5: Duravent Installation Requirements

5. Front arbor gate: Petitioner will postpone design on the gate that will go within the rose arbor near the sidewalk. While wrought iron is desired, the expense may warrant a mixture of a wrought iron profile with standard welded bars. Petitioner will build the arbor first and then install a gate as a second phase.
6. The following page shows a rough hand drawn site plan.

Respectfully submitted,

Dated: October 8, 2018