

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. HIS19-38

APPLICATION SUMMARY: A proposal to reconstruct a retaining wall and install fencing on the exterior of the Benjamin F. Harding House (c. 1884).

LOCATION: 1043 High Street SE (Attachment A)

REQUEST Major Historic Design Review of a proposal to reconstruct a retaining wall and install fencing, new steps with associated lighting on the eastern portion of the site in front of the exterior of the Benjamin F. Harding House (c.1884) a historic contributing building in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 1043 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CA03000).

APPLICANT: Theodore and Eileen Williamson

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

RECOMMENDATION: APPROVE

BACKGROUND

On September 6, 2019, the applicant submitted materials for a Major Historic Design Review for construction of a retaining wall, fencing, new steps and associated lighting on the front of the Benjamin F. Harding House (c.1884). The application was deemed complete for processing on September 26, 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. Public hearing notice was also posted on the property on October 8, 2019 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 October 17, 2019 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The original state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is January 24, 2020.

PROPOSAL

The applicant is proposing to replace the failed retaining wall on the exterior of the eastern end of the Benjamin F. Harding House abutting the sidewalk adjacent to High Street SE. The proposed new retaining wall is based upon historic (photographic) evidence. The retaining wall will be approximately 16" in height and 6" wide and will be topped by a brick wall cap utilizing salvaged bricks from the front walkway (**Attachment B**). The applicant is also proposing to install new ornamental steel fencing 18" in height at the top of the wall, not to exceed 48" overall in height. Small scale lighting (down and up lighting) is proposed throughout the site, including low voltage fixtures installed underneath the wall cap, a light strip under the handrail, driveway well lights and a 74" light post located at top of the stairs, just to the north of the front walkway. The applicant is proposing to replace the existing steps and brick walkway with new concrete steps, with metal handrails and a flagstone walkway.

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) 230.065. General Guidelines for Historic Contributing Resources** are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

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

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

2. Historic Significance

The Benjamin F. Harding House is a 2 ½ story wood frame vernacular Italianate house constructed in c.1884, which was individually listed on the National Register of Historic Places in 1981 by David C. Duniway. Benjamin Harding was a lawyer, state legislator and U.S Senator. The applicant's submittal includes additional information about the history of the house. It is interesting to note that Jacob Amsler, Asahel Bush's farming operator, subsequently occupied the house in 1903. Amslet was a Swiss immigrant who arrived in Salem by train in 1884. The applicant notes that underground communication wiring was installed between Jacob Amsler's house and the Bush House so that Mr. Amsler and the Bush family could communicate whenever necessary. In addition to being individually listed, the Harding House is also contributing to the Gaiety Hill/Bush's Pasture Park National Historic District (**Attachment B**).

3. Neighborhood and Citizen Comments

The subject property is located within the South Central Association of Neighbors (SCAN). Notification of the public hearing was sent to the neighborhood association, 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. The SCAN Historic Preservation, Parks and Gardens Committee has submitted testimony in support of the proposal (**Attachment D**).

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required permits. Public Works has required that the retaining wall be located 1' away from the existing sidewalk, and has stated that the applicant must obtain a revocable license to construct the retaining wall

in the right of way (**Attachment E**).

5. Historic Design Review

In lieu of the standards, the applicant may make changes to a historic contributing building or structure, regardless of the type of work, which conforms to the guidelines set forth in SRC 230.065. Accordingly, Historic Landmarks Commission staff reviewed the proposal and has the following findings for the applicable guidelines.

FINDINGS

Criteria 230.065 General Guidelines for Historic Contributing Resources

- (a) ***Except as otherwise provided in [SRC Chapter 230], the property shall be used for its historic purpose, for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.***

Finding: The applicant does not propose to change the use of the property from its existing use as a single-family residence. While the applicant is proposing to alter the existing landscape design at the front of the site, this alteration is based on historic evidence and will not adversely impact any character defining features of the resource or the site. Staff recommends that the HLC find that the proposal meets SRC 230.065(a).

- (b) ***Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.***

Finding: No character defining original historic material has been proposed for alteration or removal. Staff recommends that the HLC find that this guideline is not applicable to the evaluation of this proposal.

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

Finding: No distinctive stylistic features or examples of skilled craftsmanship are proposed for removal or alteration. 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 applicant is proposing to reconstruct the retaining wall at the front of the site based upon historic evidence. The wall was extant at the time of the resource's individual designation in 1981. While the original retaining wall abutted directly against the sidewalk, due to the location of a waterline under this sidewalk, the Public Works Department has required that this retaining wall be located 1' west of its original location. Despite the change in location, and the addition of lighting and a low fencing on top of the wall, overall this reconstruction is supported by photographic and physical evidence 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 alterations to any features that have acquired significance since the original construction of the resource. The retaining wall at the front of the site was added after the resource's original construction in 1895, and the applicant is proposing to reconstruct this feature. Therefore, staff recommends that the HLC find that this guideline is has been met.

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

Finding: The applicant's proposed reconstruction of the retaining wall, fencing, steps and associated handrail are compatible with the original resource in design and material. Staff recommends that the HLC find that 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: No original historic materials are proposed for alteration or removal, and no significant features will be obscured, damaged or destroyed as part of this proposal. Staff recommends that the HLC find that 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 is not proposing to correct any structural deficiencies on the resource, 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 would cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.***

Finding: The applicant has already completed minimal trenching which is necessary to install footings for the proposed retaining wall. The excavation is not located adjacent to the foundation of the Harding House, but down slope adjacent to the sidewalk thereby minimizing any potential adverse effects to the foundation of the house. Staff recommends that the HLC find that SRC 230.065(i) has been met.

RECOMMENDATION

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

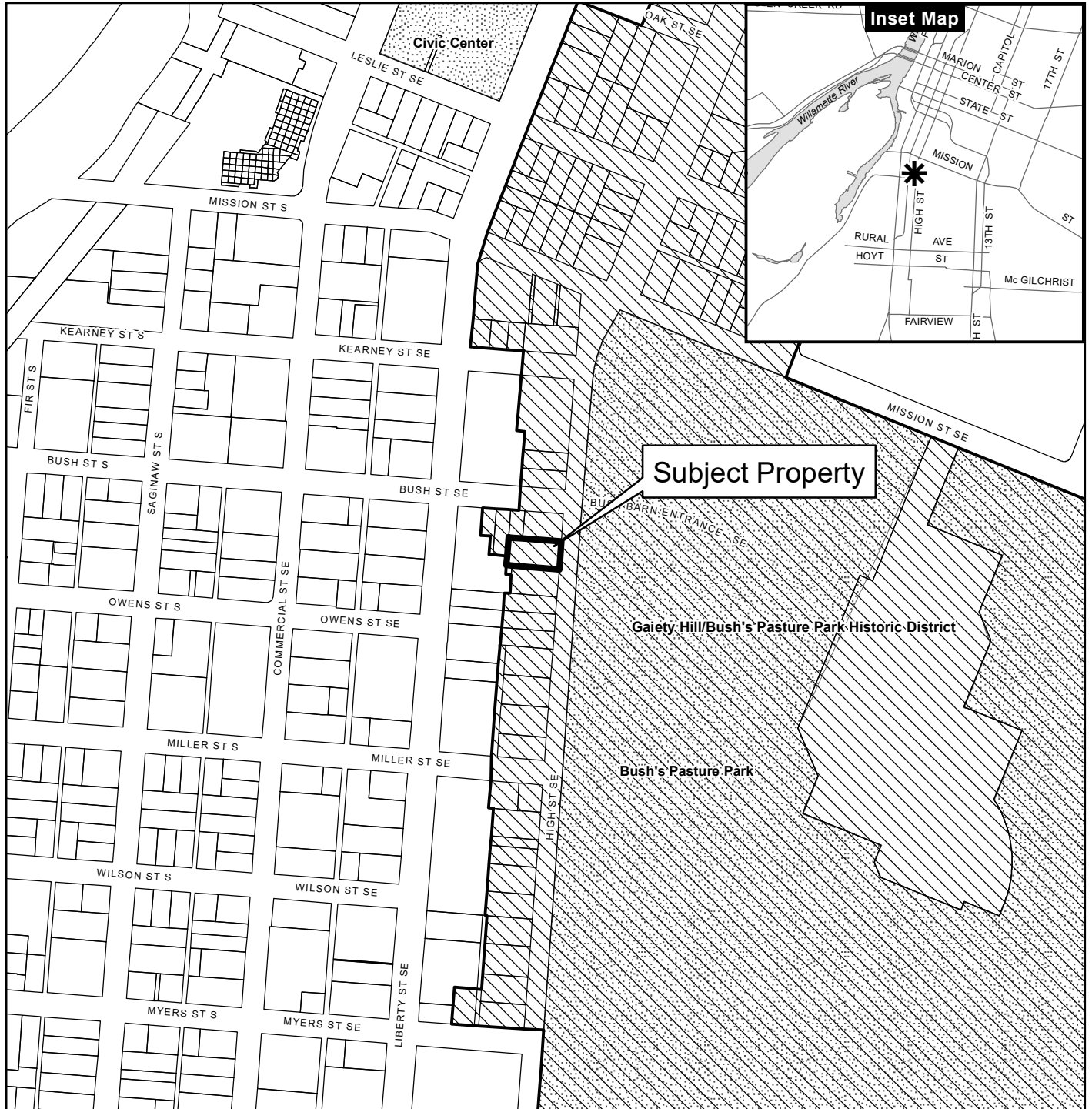
DECISION ALTERNATIVES

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








Attachments: A. Hearing Notice and Vicinity Map
B. Excerpt from Individual Resource Designation
C. Applicant's Submittal Materials
D. SCAN HPPG Committee Testimony
E. Public Works Memo

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 1043 High St SE



Legend

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



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**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Harding, Benjamin F., House

and/or common

2. Location

street & number 1043 High Street SE _____ not for publication

city, town Salem _____ vicinity of congressional district Second

state OR code 41 county Marion code 047

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name David M. and Loretta Ann Haberman

see continuation sheet

street & number 1043 High Street SE

city, town Salem _____ vicinity of state OR 97302

5. Location of Legal Description

courthouse, registry of deeds, etc. Marion County Clerk/Recorder

street & number Marion County Courthouse

city, town Salem _____ state OR 97301

6. Representation in Existing Surveys

title Salem Historical Sites Survey has this property been determined eligible? _____ yes no

date 1980-1981 _____ federal _____ state _____ county local

depository for survey records Department of Community Development, City Hall

city, town Salem _____ state OR 97301

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Benjamin F. Harding House was built in 1884 as a suburban house on a full block of land south of Salem's commercial center. It faces High Street to the east and Bush's Pasture Park, which originally was the estate of Asahel Bush. On either side, in what had been orchard to the south and garden to the north, bungalows and two Post War houses were built as the property was subdivided. High Street is an arterial to a large residential area, the South High School and parking at the south end of the park.

The 2-½ story wood frame house is an example of vernacular Italianate architecture, simply finished without the elaborate jig-sawn details and bracketed cornice which characterize the Italianate Style. It's brick foundation was stuccoed in later years. The house is square in plan with a single story ell, with north side porch, centered in the rear, or west elevation. The main block has a hipped roof of moderate pitch and a central brick chimney which originally had a corbelled cap. The cornice and a wide frieze board are finished with moldings but are otherwise undecorated. All roof cover is presently composition shingles.

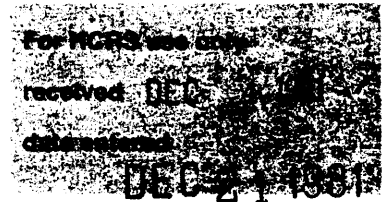
Fenestration is regular on front and side elevations, and the rear face is essentially blind. Typical elongated window openings are fitted with double hung sash with one light over one and are trimmed with molded caps. Rebated weatherboard siding is found on all elevations except the south, where shingles cover both main block and ell. Between first and second stories of the main block are six courses of shingles with fancy butts. The hip-roofed front porch with plain cornice is supported by four chamfered posts with molded necking and caps. At either end are shadow pilasters of matching style. The deck, now brick, originally was wood and was not enclosed by a railing as at present.

The openings sheltered by the front porch originally conformed with the scheme of formal facade organization. Window openings of the outer bays were aligned under second story windows. Centered between them were two identical doorways with single-pane top lights which gave access to the front parlor and to Harding's office, respectively. In 1911 a subsequent occupant, Jacob Amsler, eliminated the northerly doorway and installed a tripartite opening consisting of a large central picture window flanked by narrow, double-hung windows. In 1954, when the house was remodeled for use as a duplex, the southerly doorway and window were eliminated and replaced by a single six-panel door with rectangular top light.

As of 1903, the interior contained a kitchen and dining room in the rear part of the main block, and the ell housed a wash room and woodshed. This was changed in 1911 by the Amslers, when the kitchen-dining room was divided into a bedroom and dining room and the ell was extended to house a kitchen and a bathroom with wood and storage area addition on the outer end. Since 1974, the house has been restored to single family occupancy by the present owner who eliminated the upstairs apartment kitchen, and later partitions. There is no basement, and to provide heating upstairs and new utilities, conduit and ducting concealed in "beams" have been introduced into the living room, dining room and hall. The ceiling of the back bedroom has been lowered. Original horsehair plaster has been retained on the walls, and typical fir floors have been uncovered. Some original hardware has survived on interior doors. Originally, there were four bedrooms upstairs. A bath was added later. The stairs originally ascended from both the southerly front room and the kitchen dining room. The latter stairway was eliminated in 1911.

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Continuation sheet Harding, Benjamin F., House Item number 4

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Holder of the purchase contract is:

Jacqueline M. Gwinn Fisher (Mrs. William H. Fisher)
5500 Cooper Hollow Road
Monmouth, OR 97361

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input checked="" type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
<input type="checkbox"/> invention				

Specific dates 1884 Builder/Architect Unverified

Statement of Significance (in one paragraph)

The vernacular Italianate house at 1043 High Street in Salem, Marion County, Oregon was built in 1884 for lawyer, state legislator and U.S. Senator Benjamin F. Harding (1823-1899) and was occupied briefly by Harding toward the end of his career, from the time of its completion to 1888. It is one of three houses of similar style on the west side of High Street opposite the extensive holdings of wealthy newspaper publisher and banker Asahel Bush. Bush's holdings are now a city park and the Harding House and the others are lined up with bungalows which now provide the dominant architectural character of the park perimeter. The earlier houses were originally surrounded by fenced yards, gardens and orchards. They were suburban properties occupying a full platted block. The Harding House was later occupied by Jacob Amsler, farmer and chauffeur in the employ of the Bush family, and his descendents from 1903 to 1952. It was in 1911 that the ell was lengthened and ground story openings were initially modified. In 1954 the house was remodeled internally as a duplex, work which was reversed by the present owners beginning in 1974. The Harding House is significant to Salem as a well-preserved, if slightly altered, house embodying the distinctive characteristics of the vernacular Italianate style. It possesses integrity of location, feeling and association with an important figure in Oregon law and politics, and it possesses sufficient integrity of design, setting, materials and workmanship to meet the criteria of the National Register.

Agriculture. Ben Harding was always interested in farming, but as his family changed, he did not stay put. His donation land claim south of Salem, near the present-day Jefferson interchange on Interstate Highway 5, was next to that of his first father-in-law, Thomas Cox, Salem's first merchant. Harding's brother, E. J. Harding, acquired over 2,000 acres on French Prairie, north of Salem, and Ben moved to French Prairie in the 1860s, acquiring land near Fairfield, (now a ghost town) on the west bank of the Willamette River. He lived there until after the death of his second wife, Sally M. (Bush) Harding, in 1873. By 1880 he was living in Salem, and he had evidently lived in the capital city previously. In December 1883 he acquired a full block across High Street from the holdings of his second father-in-law and political ally, Asahel Bush. On High Street, Harding built his simple Italianate house and maintained an orchard and garden. He, or perhaps his son, acquired another farm property on Row Creek, outside of Cottage Grove in Lane County, for his only surviving son, Daniel W. Harding. In 1888 the elder Harding left Salem to be near his son in the Cottage Grove vicinity.

In 1903, the north portion of Harding's block-large holding on High Street was acquired by Jacob Amsler, who was in charge of Mr. Bush's farming operation immediately to the east. The Bush suburban farm involved a substantial herd of Guernsey cattle, founded in 1884, the year Amsler was hired as farm hand. Amsler eventually became the Bush family chauffeur.

Architecture. Though altered in the arrangement of ground story openings of its principal facade, the Harding House is one of the well-preserved vernacular Italianate houses still standing on the perimeter of Salem's downtown core. The architect, or builder, is as yet unknown, but it has been speculated that local contractor W. F. Boothby, who completed the Asahel Bush House in 1878, had a hand in the design. Salem directories show that

9. Major Bibliographical References

Union Title Company, indexes to deed
 Marion County Deed, Marriage and Probate records (Clerk's office)
 Territorial Government Documents, (Oregon State Archives) various references.
 Marion County Tax rolls, 1857-1865.

(Continued)

10. Geographical Data

Acreege of nominated property less than one
 Quadrangle name Salem West, Oregon

ACREAGE NOT VERIFIED

UTM NOT VERIFIED
 Quadrangle scale 1:24000

UMT References

A

1	0	4	9	6	8	5	0	4	9	7	5	0	7	0
Zone		Easting				Northing								

B

Zone		Easting				Northing			

C

Zone		Easting				Northing			

D

Zone		Easting				Northing			

E

Zone		Easting				Northing			

F

Zone		Easting				Northing			

G

Zone		Easting				Northing			

H

Zone		Easting				Northing			

Verbal boundary description and justification

Lot 2, Block 6, G. H. Jones Addition to the Plat of Salem, Marion County, Oregon in the NE 1/4 SW 1/4, Section 27, Township 7 South, Range 3 West, W. M., Marion County Assessor's map reference 27 CA 7 3W.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title David C. Duniway

organization _____ date March 2, 1981

street & number 1365 John Street South telephone 503/581-2338

city or town Salem state Oregon 97302

12. State Historic Preservation Officer Certification


The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

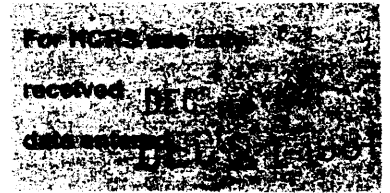
State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date October 16, 1981

For HCRS use only	
I hereby certify that this property is included in the National Register	
	entered in the National Register date <u>12/21/81</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

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Continuation sheet Harding, Benjamin F., House Item number 8

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Harding boarded with a family named Boothby in 1850. Harding is thought to have assisted in laying the roof cover of his house on High Street. The story is told that a bill collector climbed to the roof to see him and Harding paid him with a check written on a shingle which was cashed at the Ladd and Bush Bank. The Asahel Bush House, an example of high style Italianate architecture, was entered into the National Register of Historic Places in 1974.

Law. Harding first studied and practiced law in Joliet, Illinois. He not only practiced in Oregon, but served as U.S. District Attorney for the Territory in 1853, the same year in which he served on the original Board of Trustees of Willamette University. In 1852 and 1853 he was a commissioner of the Cayuse War claims.

Settlement. Ben Harding arrived on the West Coast during the California Gold Rush, but, because of illness, he came north to Salem, where he became a leader in the Democratic party. The house he built on High Street for his old age included space for a law office. It represents a step in the development of South Salem, first as a suburban area with farm acreage within walking distance of the city center. Jacob Amsler (1863-1952),* the fourth owner, came to Salem as a member of a party of 20 Swiss immigrants who arrived by train in 1884. Amsler was to bring other Swiss families to Salem and environs. He was immediately hired by Asahel Bush to work on the Bush farm, and he adapted the former Harding house, which he acquired in 1903, to the needs of his family.

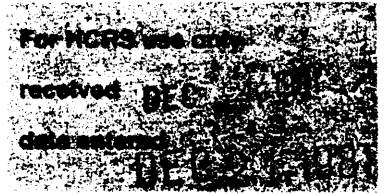
Politics and Government. On his arrival in Oregon in 1850, Benjamin F. Harding became clerk of the House of the Oregon Territorial Legislature. He was Speaker of the House from Marion County in 1852 and 1853 and a member for the State Legislature in 1859 and 1860. He was Speaker of the House in 1860. He was Secretary of the Territory from 1855 to 1859 by appointment of President Pierce, and served as acting Governor in 1856 in the absence of Governor Curry. With Asahel Bush and James Nesmith, he was a ruling spirit among the Union Democrats of Oregon, as opposed to pro-slavery Democrats such as General Joseph Lane, Delazon Smith and others. After the death of Colonel E. D. Baker of the United States Senate at the battle of Ball's Bluff, Harding was elected to fill the unexpired term and served in the United States Senate from September 12, 1863 to March 3, 1865. This was his final official service for the people and the Democratic party, but he was still involved in Democratic affairs when he lived in the house on High Street in Salem. One of his biographers described him as one of the "shrewdest politicians in Oregon." None of Harding's other abodes in Salem and environs is known to be standing.

Other. Benjamin F. Harding was a charter member of Chemeketa Lodge No. 1 of the Independent Order of Odd Fellows instituted at Salem December 6, 1852. It was the first Odd Fellows lodge in Oregon.

*Jacob Amsler was born in Canton Aargau, Switzerland, April 29, 1863. He died June 16, 1952.

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Continuation sheet Harding, Benjamin F., House Item number 9

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Marion County Voter's Registers, 1902, 1904, 1906.
U.S. Census, Marion County, 1850, House 148; 1860, House 422; 1870, Fairfield Precinct,
House 876. (Microfilm of original in National Archives, Oregon State Library).
Salem Public Works Department. Record of Building Permits, 1954-1975.

Harding:

Baker, Ernest E.
Fairfield Cemetery. (Ms, Oregon State Library, NB-2 #1)

Biographical Directory of the American Congress, 1774-1971, 92nd Congress, First Session,
Senate Doc. 92-8, p. 1067.

Bush Family papers, Political Correspondence. Letters from B. F. Harding, 1850-1888.
(Bush House Archives)

Carey, Charles Henry
History of Oregon, Chicago, The Pioneer Historical Publishing Company, 1922, v. 2, p. 467,
496-7, 627, 661, 668, 713, 772, 781-86.

Hendricks, R. J.
"Bits for Breakfast," Oregon Statesman, 6 April 1929, p. 4.

History of Bench and Bar of Oregon. Portland, Oregon, Historical Publishing Co., 1893,
p. 267-8.

Lang, Herbert O.
History of the Willamette Valley, Portland Oregon, Himes & Lang, 1885, p. 703-4.

Lockley, Fred
"Observations and Impressions of a Journal Man." Oregon Journal, 29 October 1939, Sec. 1, p. 1

Oregon State Library, Oregon Collection.
Correspondence with Charles A. McCarthy of Pittston, PA 1977.

Oregon State Archives
Members of the Legislature of Oregon, 1843-1967, Bulletin 2, Revised, p. 17.

Oregon Secretary of State
Biennial Report . . . H. R. Kincaid, Secretary of State, Salem, Oregon. W. H. Leeds, State
Printer, 1899, p. 177-8.

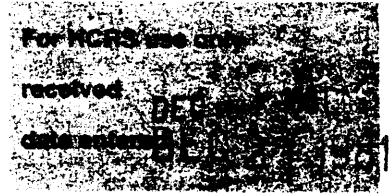
Oregon Statesman, July 23, 1873, death of Mrs. B. F. Harding. August 1, 1884 (weekly),
Cleveland and Hendrick Club organization...Committee on reception of speakers. . . B. F.
Harding . . . May 18 & 19, 1899, Articles on IOOF, Chemeketa Lodge, No. 1. June 17, 1899,
Died at Cottage Grove . . . (Obituary).

Oregonian (Sunday) June 18, 1899, p. 1. B. F. Harding dead . . .

Oregon Spectator Index, 1846-1854, v. 1, p. 222.
Many entries, including marriage Nov. 27 to Eliza Cox of Santiam, 2 Dec. 1851, p. 3 col. 3.
(Note reports death in Rogue River War. This is Benjamin M Harding, born 1831, or perhaps
J. R.).

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Harding, Benjamin F., House Item number 9

Page 2

Scott, Harvey W.

History of the Oregon Country, Cambridge, The Riverside Press, 1924, Vol. 5, p. 277.

West, Oswald

"Reminiscences and Anecdotes: The Harding Brothers," Oregon Historical Quarterly, Vol. 52, No. 4, p. 235-240.

Williams & Company, Edgar

Illustrated Historical Atlas Map of Marion and Linn Counties, Oregon, 1878. Pgs. 28-29, 32-33, Maps of Champoeg and Fairfield precincts. P. 40-41, map of Jefferson precinct, for Harding land holdings. P. 46 for identification of Donation Land Claims.

Wunder, John R.

"Tampering with the Northwest Frontier, the accidental design of the Washington/Idaho Boundary," Pacific Northwest Quarterly, Vol. 68, No. 1, p. 1-12. Analyzes Harding's "inept" service as U.S. Senator.

Amsler:

Oregon Statesman (weekly), April 29 & May 2, 1884. Arrival of the Swiss. June 16, 1952, Obituary.

Marion County Census, 1905. (State Archives)

R. L. Polk, Marion County Directories, 1902-1959.

Interviews with Hilda Amsler Roemhilde, October 14 and 21, 1980.



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

1 of 15

Historic view 1904, east and north
faces, with later occupant Jacob
Amsler and children in foreground.

Photographer Unknown
Alfred C. Jones photocopy
836 Church Street NE
Salem, OR 97301

DEC 4 1981

DEC 21 1981

Harding House, Or
1904 picture from NE
Mr. Amsler & children.
Jones copy of Mrs Roem-
hilde"s original

1916



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

2 of 15
Historic view, 1916, east (front)
elevation, showing early alteration
of northerly tripartite bay and
southerly openings into single doorway.

Photographer Unknown
Alfred C. Jones photocopy
836 Church Street NE
Salem, OR 97301

DEC 4 1981

DEC 21 1981

Harding House, Salem, Or
Historic picture 1916
facade from High St.
Jones copy from original
belonging to Mrs Roemhilde



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

3 of 15
East (front) elevation from High
Street.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House
East facade from High St
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

4 of 15
Close view of east (front) elevation.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House, Salem, Or
East facade from NE
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

5 of 15

Detail of front window bay remodeled
in 1911.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 1 1981

Harding House, Salem Or
Window on east facade
inserted on porch 1911
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

6 of 15
North and west elevations, showing
e11.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

1861 1 2 DEC 1981

Harding House, Salem Or
North and west facade
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

7 of 15

Looking easterly along fence line at
west elevation.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House, Salem Or
West facade from nw
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

8 of 15

West and south elevations, showing ell
centered in rear face of main block.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House, Salem, Or
West and south facade
with ancient orchard tree
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

9 of 15
South elevation.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House, Salem, Or
South facade, shingled.
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

10 of 15

Interior view of entry stairhall.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House, Salem or
Hall on south from
stairs, Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

11 of 15

Looking easterly in front parlor
north of entry stairhall.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House, Salem, Or
Living room on ne
corner from the dining
room, Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

12 of 15

Looking northeasterly in front parlor.

DEC 4 1981

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 21 1981

Harding House, Salem Or
Living room on ne
corner from entrance to
Hall. Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

13 of 15

Looking northeasterly in kitchen west
of front parlor.

DEC 4 1981

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 21 1981

Harding House, Salem, Or
Dining room on north
from Kitchen,
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

14 of 15

View of Asahel Bush Historic House
Museum in Bush's Pasture Park, looking
east from yard in front of Benjamin
F. Harding House, which was later

occupied by Jacob Amsler, chauffeur in
the employ of the Bush family.

DEC 4 1981

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 21 1981



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

15 of 15

Looking southwesterly from Bush's
Pasture Park at bungalows lining High
Street. Benjamin F. Harding House,
on far right, was originally surrounded
by suburban houses with fenced yards,
gardens and orchards occupying a full
platted block.

DEC 4 1981

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 21 1981

Case No. H1519-38

Historic Alteration Review Worksheet

Site Address: 1043 High St S.E.

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)
Wall Replacement

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: Concrete Project's New Material: concrete

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 retaining wall adjacent to High St.

- cast in place poured concrete
15" high, 6" w
- clay brick Capital w 7 1/2" Brick
- poured concrete Steps


Signature of Applicant

9/11/19
Date Submitted/Signed

PROJECT DESCRIPTION ATTACHMENT

HARDING-AMSLER HOUSE – 1043 HIGH STREET SE

RELATED BACKGROUND

Replacement of the 18" poured concrete front retaining wall removed in 1988-1989 due to its state of collapse.

The photograph on the right showing the original wall was taken prior to 1987, the year we purchased the Harding-Amsler House.



HARDING-AMSLER HOUSE - 1043 HIGH STREET - EXISTING EXTERIOR



PROJECT DESCRIPTION – DECORATIVE FENCE AND LIGHTING

Re-establish front fencing to the property.

An early fence is shown in the photo on the right dated 1916. At that time the house was occupied by the Amsler family.

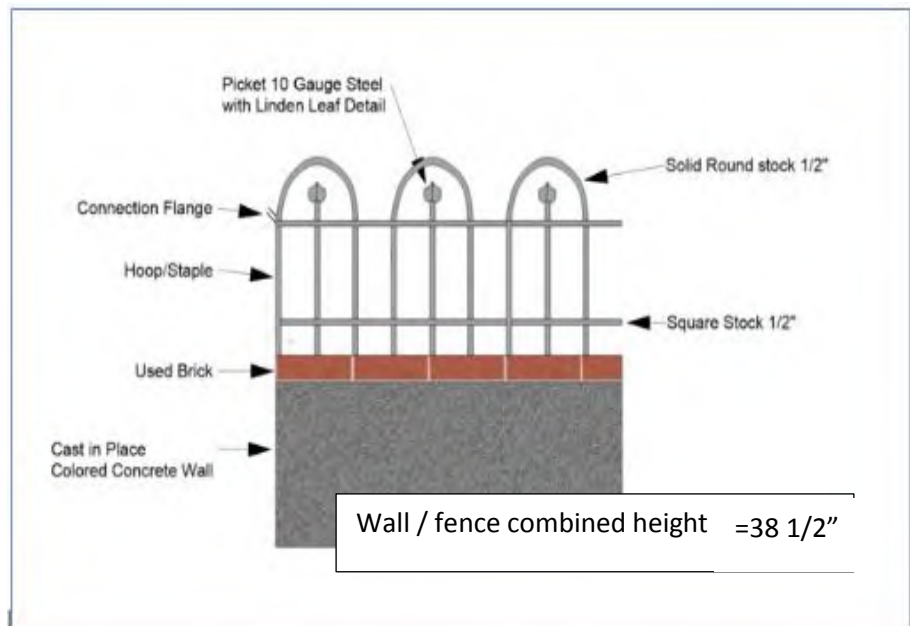


FENCE DESIGN AND LOCATION

Install an 18" tall decorative fence atop the 18" tall replacement retaining wall with 2½" brick trim as shown in the artists drawing below right for a total height of 38½".

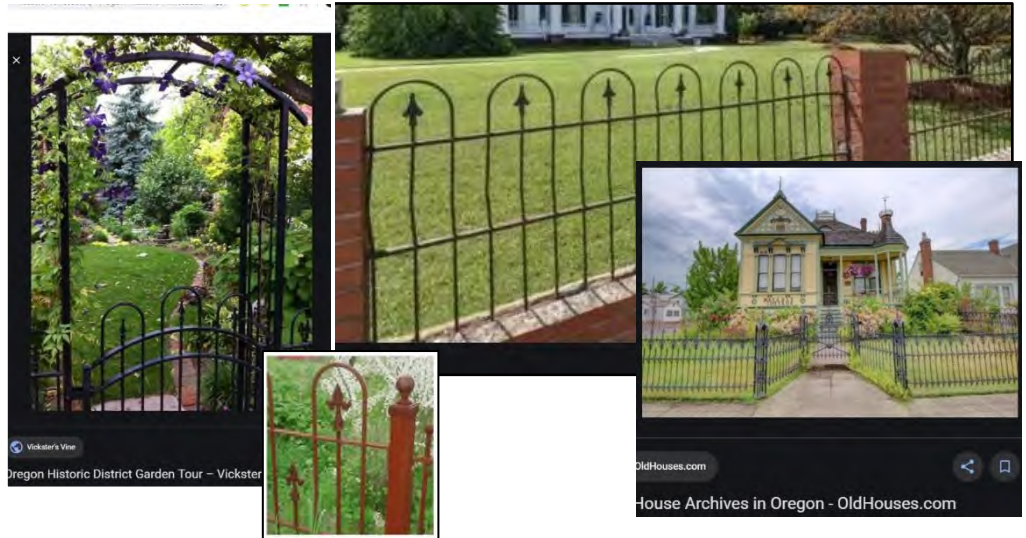
The simple, unadorned design is suitable for our Italianate wood frame house.

Further, the round top of the hoops enclosing the finial-topped pickets renders the fence less vulnerable to vandalism. This is important because it will be located immediately adjacent to our sidewalk - an area that has a history of nuisance damage to the yard from the high level of usage by the public, situated as we are across from Bush Park and its much-used open field in front of Bush Barn.



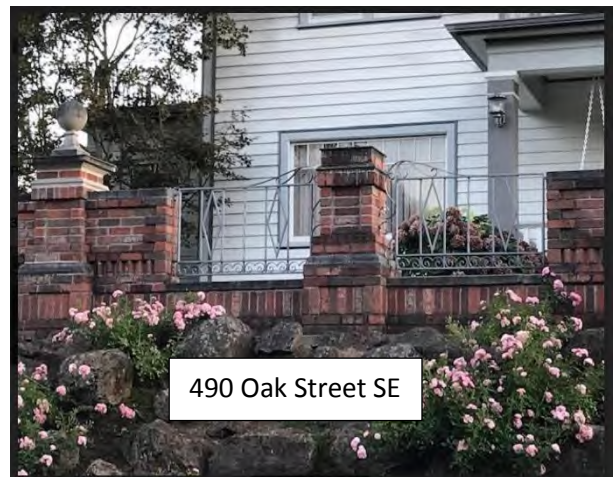
FENCE DESIGN INSPIRATION

Inspiration for the chosen fence pattern came from researched photographs of historic Oregon properties.



EXISTING FENCES IN THE GAIETY HILL-BUSH PARK NEIGHBORHOOD

The decorative metal fencing in the Gaiety Hill-Bush Park neighborhood display different finishes and patterns and are installed in various ways. Four examples are shown below (clockwise): ❖(975 High Street SE) flat black wrought iron on a short brick retaining wall, ❖(787 Cross Street SE) reflective black metal, unreinforced, installed directly into the soil, ❖(490 Oak Street SE) flat gray metal within a formal brick construct sitting upon a seeded boulder rock wall ❖(606 High Street SE) rust-colored steel above a stacked rock retaining wall.



DECORATIVE FENCE DETAILS

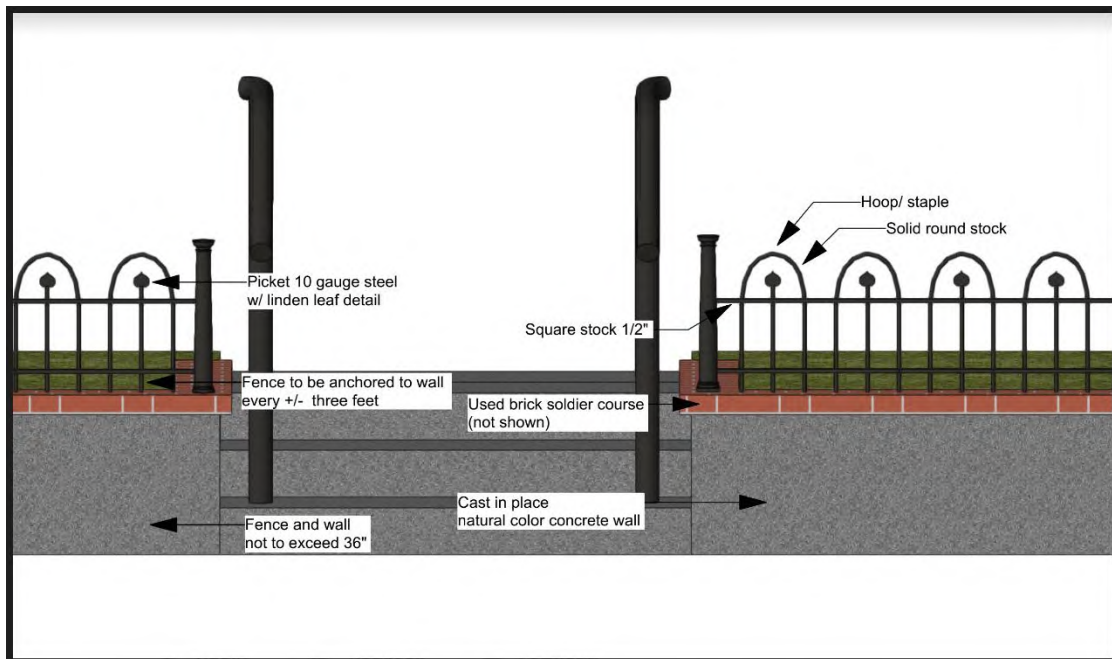
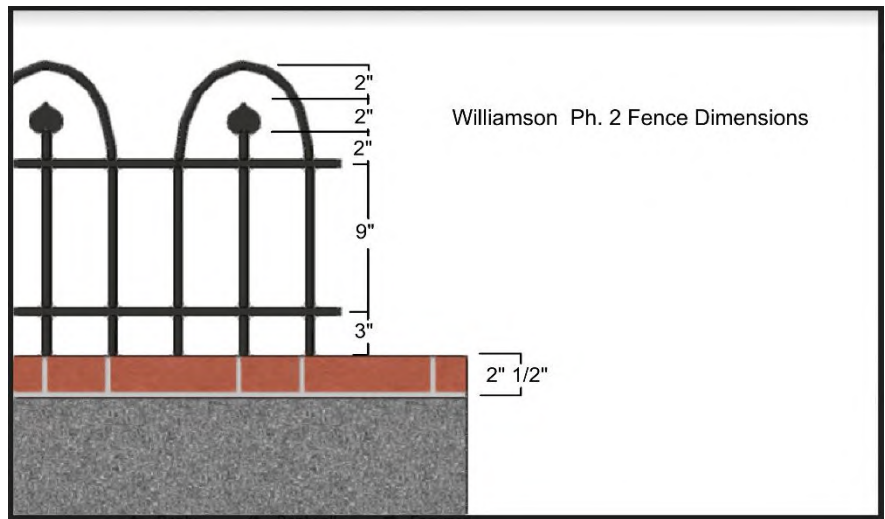
Fence details are shown in the rendering to the right.

Fabrication of the fence will be done by Smith & Steel of Salem. The fence hoops and pickets will be constructed using solid 1/2" round steel. They will be supported at the back by two horizontal lengths of solid 1/2" square steel.

Finial styling will be 10-gauge steel custom cut in a rounded leaf shape.

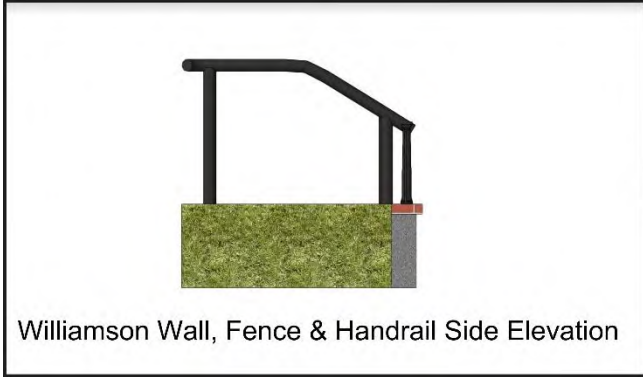
Fence finish will be powder coating in a slightly textured, non-reflective oil-rubbed bronze – a dark black/brown.

Attachment of the fence to the wall is estimated to be every three feet. The sections of the fence between the attachments will sit 1" or less above the top of the wall for ease of leaf, etc. removal.



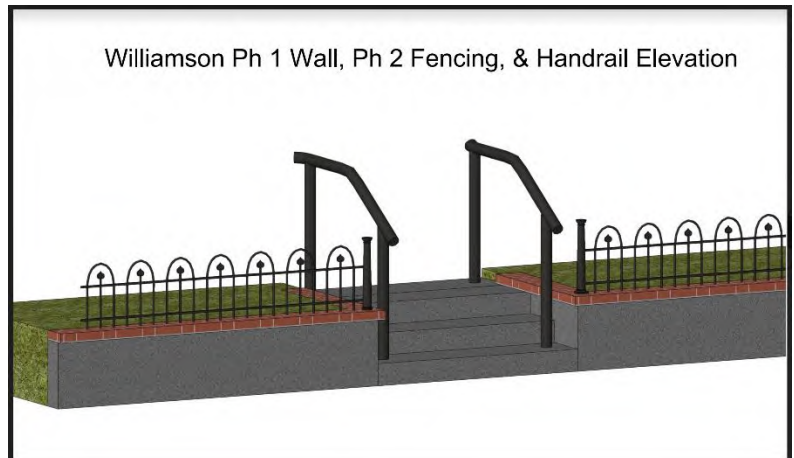
REPLACEMENT FRONT STEPS and HANDRAIL AT THE SIDEWALK

Note the computer-generated concept below suggests lawn. However, to attend to the ongoing health of the front yard’s three mature trees it has been recommended that the revision of the area include only selected decorative plantings – no grass.



LIGHTING DETAIL – HANDRAIL - STEPS AT THE SIDEWALK UP TO THE FRONT WALK

Safety lighting for the front steps at the sidewalk will be installed in the handrails. This LED lighting will be soft down-lighting fully illuminating the steps up to the front walk leading to the front door.



LIGHTING DETAIL - UPLIGHTS ON THE THREE MATURE TREES - SUPPLEMENTAL SAFETY & SECURITY LIGHTING

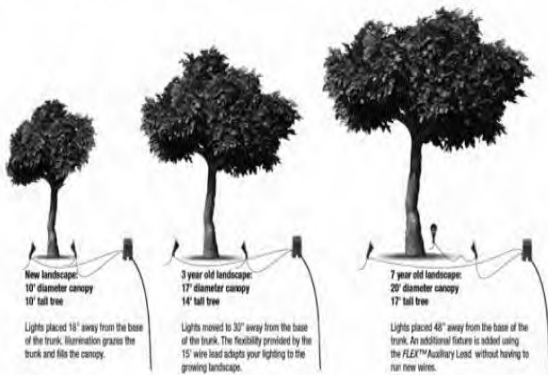
Up lighting on the front yard’s three mature trees will serve three purposes beyond its beautification of the yard. First, it will supplement the front porchlight by casting “waste lighting” on the walkway to the front door, eliminating the need for any individual fixtures lining the walkway.

Second, it will help identify the location of our driveway after dark – the nearest streetlight is at the corner of Bush and High. With the neighborhood’s mature trees our driveway entrance is not visible at night.

Third, it will provide subtle night lighting to help deter vandalism. Our area of the Gaiety Hill-Bush Park historic district is experiencing a significant uptick of pedestrians and vehicles during the hours of 5:00am to 2:00pm, bringing trespassing, litter, noise, and a variety of nuisance behaviors from a portion of the 800 clients per day seen by a for-profit methadone clinic that was established about two years ago at the corner of Miller Street and Liberty Rd South.

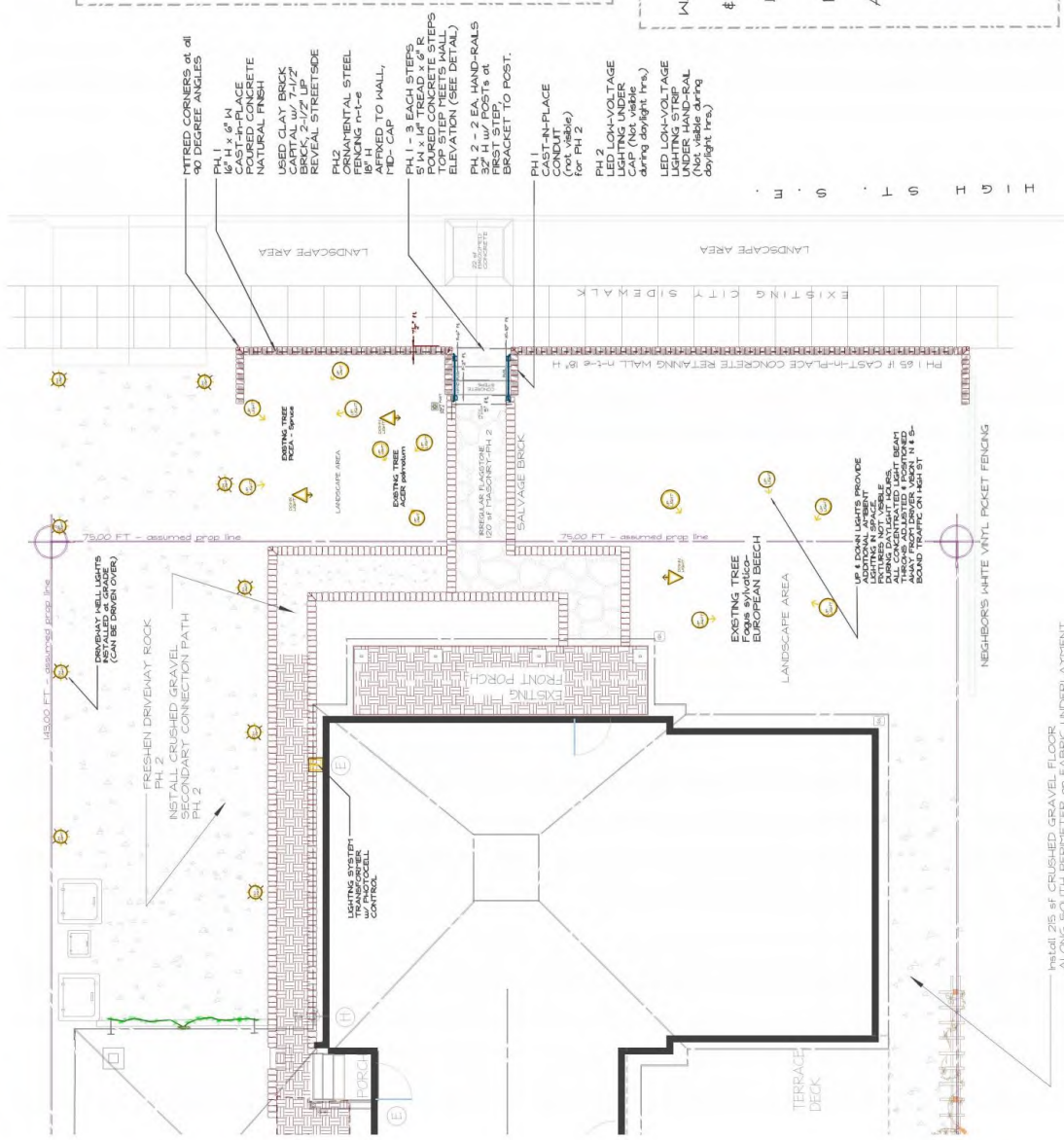
And the "waste lighting" helps illuminate the entire area along the walks:

We can then light the trees as such with LED "bullets":
standard 15' wire lead and 12" FLEX™ Auxiliary Lead.



9/13/2019

09-13-2019 WILLIAMSON REVISED (6) LAYOUT HS PH 1 & 2 W LIGHTING CONCEPT.jpg



LIGHTING SYSTEM COMPONENTS:

- PHASE 2**
- PHASE 1**
- DRIVEWAY WELL LIGHTS** (NOT VISIBLE DURING DAYLIGHT HOURS) - LED LOW-VOLTAGE w/ SWITCH CONTROL
- PH 2 74V LIGHT POST w/ SWITCH CONTROL**
- PH 2 24V PICTURE LIGHTS w/ WALL CAP**
- PH 2 24V PICTURE LIGHTS w/ WALL CAP**
- PH 2 74V LIGHT POST w/ SWITCH CONTROL**
- PH 2 24V PICTURE LIGHTS w/ WALL CAP**
- PH 2 74V LIGHT POST w/ SWITCH CONTROL**
- PH 2 24V PICTURE LIGHTS w/ WALL CAP**
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- PH 2 24V PICTURE LIGHTS w/ WALL CAP**
- PH 2 74V LIGHT POST w/ SWITCH CONTROL**
- PH 2 24V PICTURE LIGHTS w/ WALL CAP**

A LANDSCAPE WALL REPLACEMENT PLAN (PH 1)

PH 2 LIGHTING Concept for EILEEN & TED WILLIAMSON

Site Address:
1043 HIGH STREET SE.
SALEM OR 97302

A Conceptual Master Plan

Revision (6)
15-September, 2019

E. Fowers, LCP, Principal Designer

SCALE: 1" = 8'-0"

800-500-1020 The Garden Angels, LLC
P.O. Box 300, Salem, OR 97302

The Garden Angels
HEAVENLY LANDSCAPE DESIGN
503-982-9840 • TheGardenAngels.com

HARDING-AMSLER HOUSE HISTORY

The Harding-Amsler House was built in 1884 by Benjamin F. Harding, lawyer, state legislator, U.S. Senator and good friend of Asahel Bush. With its original two front doors it was both his home and office until 1888. In David Duniway's publication Glimpses of Historic South Salem in the chapter titled "Harding house built in 1884" he wrote: "The story is told that while Senator Harding helped with the roofing [of the new house] a bill collector climbed up to see him. Harding took a shingle and wrote him a check against the Ladd & Bush Bank that was cashed."

Jacob Amsler, Asahel Bush's farming operator, and his family subsequently occupied the house. An article from the Statesman-Journal (date unknown) has his occupancy of the house from 1903 until 1952. Amsler's house was described as being located "at the end of the Bush driveway into High Street..." We have been told that underground wiring of some type existed between Jacob's house and the Bush house in order that he could be summoned by or communicate with the Bush family.

We have no information about the occupants for the 15 years between the stated end of Harding's occupancy in 1888 and the beginning of Amsler's in 1903.

In Glimpses of Historic South Salem Duniway wrote: "Amsler came to Salem in 1884, the year the house was built, from the Canton Aargau in Switzerland, was hired immediately by Mr. Bush to take care of his prize Guernsey herd, and eventually became the family chauffeur." Of this latter detail, we have been told that after Sally Bush acquired her automobile, she subsequently had a collision of some type and thereafter Jacob was enlisted to drive her to her destinations. An aside: We also understand that a home originally on Liberty Road South, subsequently moved to Judson Street, was the residence of Jacob Amsler's father who ran the dairy serving the Bush family herd.

The first floor of the front of the Harding-Amsler House has been changed at least twice, once to replace the north-most narrow front window with the large three-panel window that remains in place today and then once again to remove the northern-most front door. A photograph of Jacob and daughters Hilda and Della in Duniway's book is said to be from 1904 and shows both the two front doors and both original tall narrow front windows. A photograph we found on line and included in this document on page 1 of 7 is noted to be from 1916 and shows the new front window but both front doors remain in place.

We understand that between the end of the Amslers' occupancy in 1952 and the date of purchase by the Haberman family the house was considered a duplex and had several occupants over the years, including at one time (according to an elderly neighbor) a "biker gang." It was during the Haberman's residency that the Harding-Amsler House was registered and the historic district established.

We purchased the Harding-Amsler House from the Habermans in 1987. Over the years we have had updates made both to the interior, to the exterior and for general purposes of preservation.

A significant preservation effort that we undertook was to have the original (and failing) brick and mortar foundation replaced with reinforced poured concrete. In addition, permanent jacks were placed in the crawl space to further support the center section of floor joists. C&R Design Remodel has been our contractor. All work affecting the structure and its exterior was done using the Historical Commission guidelines and its approval process.

In addition to our dedication to preserving the integrity of the original Italianate structure of our home one specific feature of the Harding-Amsler House's history that will always remain is the unpaved, gravel driveway.

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EXTANT BRICK PORCH

IRREGULAR FLAGSTONE WITH USED BRICK BANDED EDGE (NOT SHOWN)

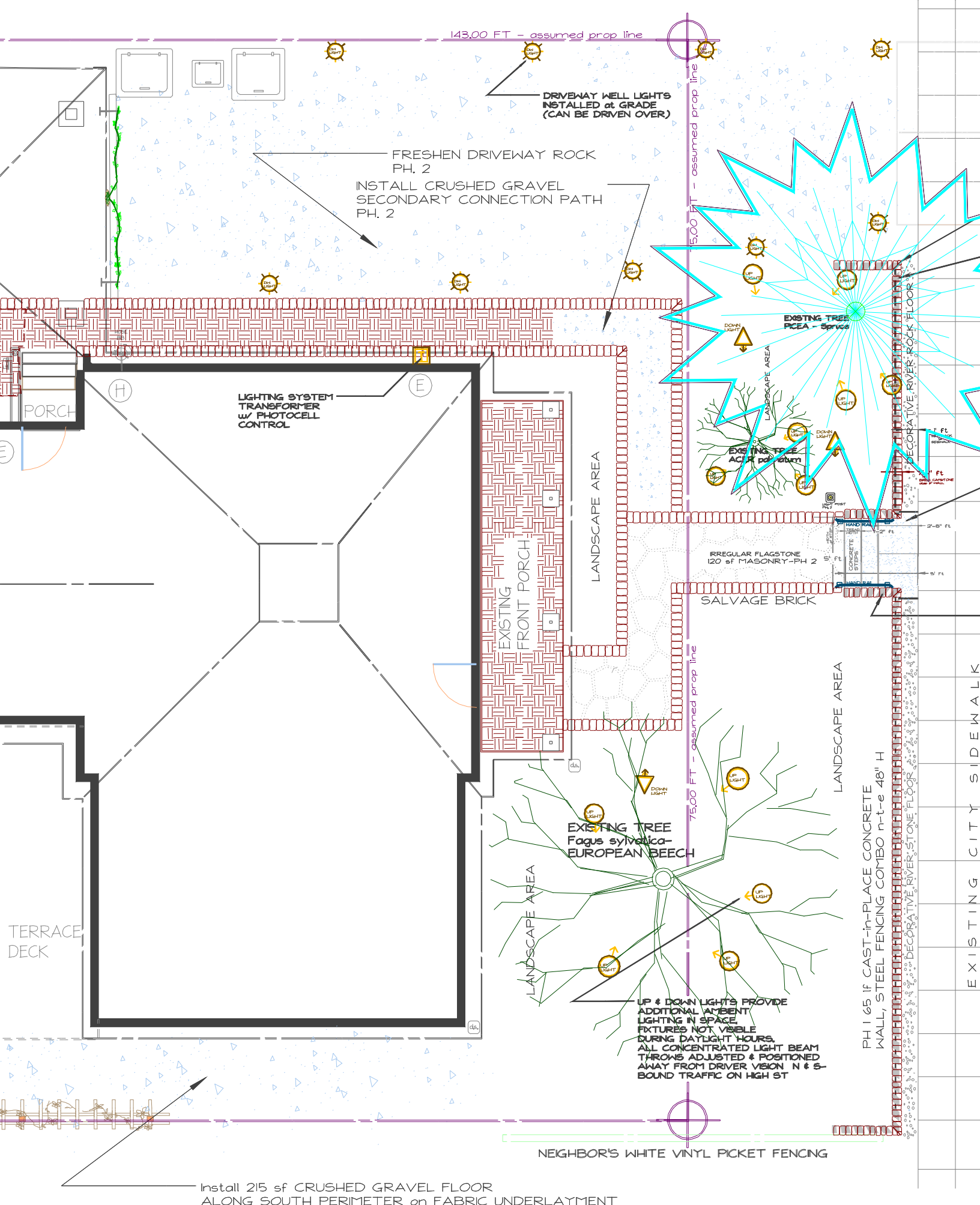
CRUSHED GRAVEL SECONDARY PATH

WALL & FENCING COMBINATION NTE 48" IN HEIGHT

CAST-IN-PLACE CONCRETE WALL, NATURAL COLOR

FLOOR, 1 FOOT WALL SET BACK FROM SIDEWALK

EXTANT SIDEWALK



- MITRED CORNERS at all 90 DEGREE ANGLES
- PH. 1
16" H x 6" W
CAST-IN-PLACE
POURED CONCRETE
NATURAL FINISH
- USED CLAY BRICK
CAPITAL w/ 7-1/2"
BRICK, 2-1/2" LIP
REVEAL STREETSIDE
- PH.2
ORNAMENTAL STEEL
FENCING n-t-e
18" H
AFFIXED TO WALL,
MID- CAP
- PH. 1 - 3 EACH STEPS
5' W x 14" TREAD x 6" R
POURED CONCRETE STEPS
TOP STEP MEETS WALL
ELEVATION (SEE DETAIL)
- PH. 2 - 2 EA, HAND-RAILS
32" H w/ POSTs at
FIRST STEP,
BRACKET TO POST.
- PH 1
CAST-IN-PLACE
CONDUIT
(not visible)
for PH 2
- PH 2
LED LOW-VOLTAGE
LIGHTING UNDER
CAP (Not visible
during daylight hrs.)
- LED LOW-VOLTAGE
LIGHTING STRIP
UNDER HAND-RAIL
(Not visible during
daylight hrs.)

LIGHTING SYSTEM COMPONENTS:

PHASE 2
UNDER WALL CAP,
& RAIL LIGHTING
(NOT VISIBLE DURING
DAYLIGHT HOURS)
LED, LOW-VOLTAGE
PHOTOCELL CONTROL
50,000 LUMIN HOURS

PHASE 2
DRIVEWAY WELL, UP &
DOWNLIGHT FIXTURES
(NOT VISIBLE DURING
DAYLIGHT HOURS)
LED, LOW-VOLTAGE
PH. 2, 74" LIGHT POST
w/ SWITCH CONTROL

PH 2
HIDDEN
FIXTURES
BENEATH
WALL CAP

PH 2
HIDDEN STRIP
LIGHT BENEATH
HAND RAIL,
NESTED INTO
BOTTOM OF RAIL

DRIVEWAY WELL
LIGHTS (DRIVEABLE)

DOWN
LIGHTS
(hang in
tree
branches)

PH 2,
LANDSCAPE SPOTS THROW LIGHT
into TREE CANOPY, PROVIDING AREA LIGHTING

UPLIGHT PLACEMENT
at foot of trees

PH 2, 74"
WELCOME
LIGHT
POST
w/ SWITCH
CONTROL
in house

EFFECT of
AREA
LIGHTING
from
UP & DOWN
LIGHTS

A LANDSCAPE WALL REPLACEMENT PLAN (PH. 1)

& PH. 2 LIGHTING Concept for:

EILEEN & TED WILLIAMSON

Situs Address:
1043 HIGH STREET S.E.
SALEM OR 97302

A Conceptual Master Plan

E. Powers, LCP, Principal Designer
Revision (7)
03-October, 2019

DESIGN BY: Elizabeth Frances-Powers, LCP
The Garden Angels, P.O. Box 3313, Salem, OR 97302

The Garden Angels
HEAVENLY LANDSCAPE DESIGN
503-932-5840 - TheGardenAngels.com

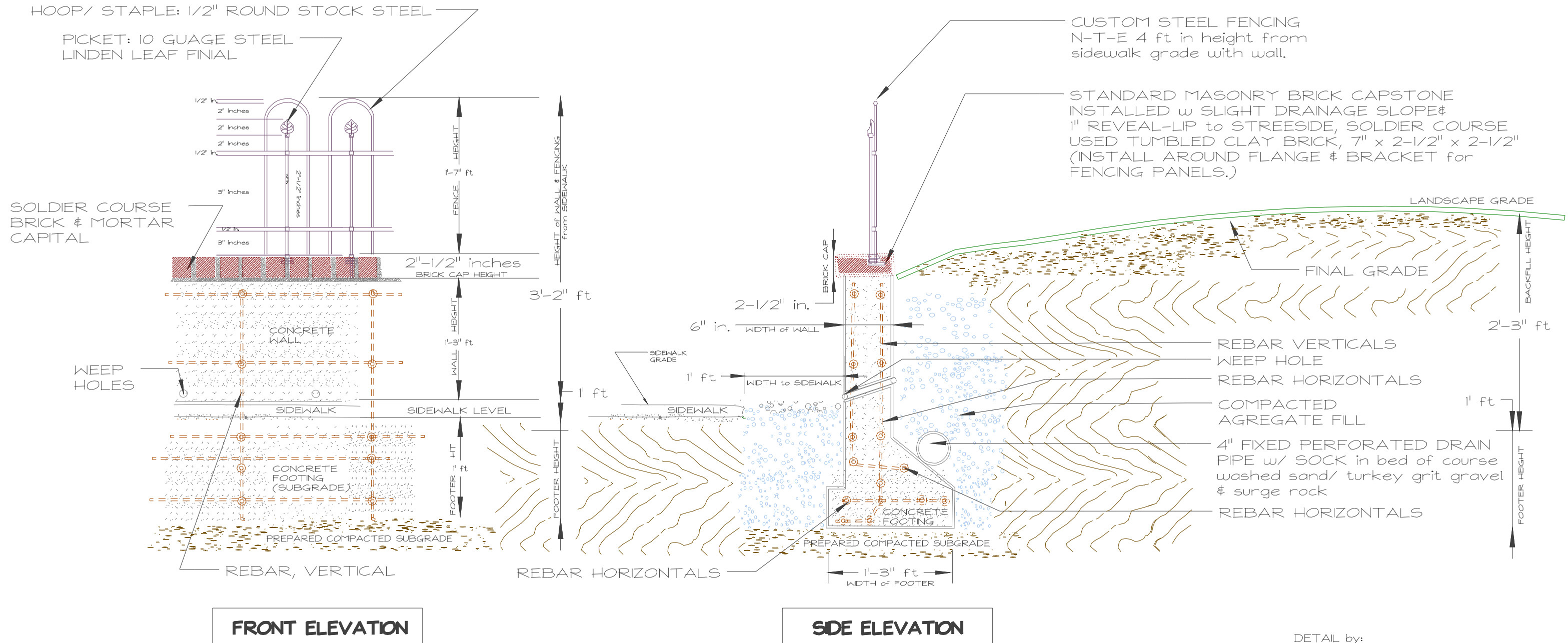
↑

0 4 8 16
SCALE IN FEET

SCALE: 1" = 8'-0"

H I G H S T . S . E .

WILLIAMSON FRONT WALL DETAIL



A Wall Replacement Project

Situs Address:
 EILEEN & TED WILLIAMSON
 1043 High Street SE
 Salem, OR 97302

DETAIL by:
 Elizabeth Powers, Principal Designer
 THE GARDEN ANGELS
 P.O. Box 3313
 Salem, OR 97302
 503-932-5840 02-OCT, 2019



Kimberli Fitzgerald

From: ed scan <edscannewsletter@gmail.com>
Sent: Wednesday, October 09, 2019 9:55 PM
To: Kimberli Fitzgerald
Subject: HP Review - Case No. HIS19-38 for 1043 High St NE

SALEM HISTORIC LANDMARKS COMMISSION

ATTN: Kimberli Fitzgerald, City Historic Preservation Officer
Case Manager, HIS19-38 - 1043 High Street SE

Dear Members of the Commission:

Our Committee members have received Notice of Public Hearing, Case No.HIS19-38 and we have no objections and recommend approval.

We find the project in compliance and compatible with goals of SRC 230.065: in particular, subsections SRC 230.065 (c) stylistic features are being treated with sensitivity; SRC 230.065 (f) being designed and constructed to minimize changes to the historic resource; SRC 230.065 (i) does not affect the historic resource foundation or adjacent historical properties.

Thank you for the opportunity to comment.


Sincerely,

Jon Christenson MURP
Chair, SCAN Historic Preservation, Parks & Gardens Committee



MEMO

TO: Kimberli Fitzgerald, Planner III
Community Development Department

FROM: Jennifer Scott, Program Manager 
Public Works Department

DATE: October 4, 2019

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
HIS19-38 AND HIS19-39 (19-119479 AND 19-119514)
1043 HIGH STREET SE
RETAINING WALL AND FENCE**

PROPOSAL

To reconstruct a retaining wall and install fencing, with lighting, on the exterior of the Benjamin F. Harding House (c. 1884) located at 1043 High Street SE.

SUMMARY OF FINDINGS

Obtain a license to encroach pursuant to SRC 76.160 for the retaining wall and fence located in the public right-of-way.

FACTS

Streets

1. High Street SE

- a. The half-width right-of-way and street improvement is adequate along the frontage of the subject property and meets the requirement of a Collector street pursuant to the Salem TSP.

Storm Drainage

1. Existing Condition

- a. A 15-inch storm main is located in High Street SE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 4-inch water main is located in the landscape strip along the frontage of the subject property.

Sanitary Sewer

1. Existing Condition

- a. A 10-inch sewer main is located in High Street SE.

FINDINGS

1. City Utilities

Finding—The water and sewer infrastructure are available within surrounding streets and are adequate to serve the proposed development. The applicant does not show any new connections to water or sewer infrastructure.

2. Streets

Finding—The existing street system is adequate to serve the proposed development and the development is not proposing a building addition subject to SRC 803.040(a); therefore, no right-of-way dedication or street improvements are required. The retaining wall and fencing is located within a public right-of-way and requires a license to encroach pursuant to SRC 76.160.

3. Storm Drainage System

Finding—The applicant shall be required to design and construct a storm drainage system at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for areas of impervious surface pursuant to SRC 71.075.

cc: File