

**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:** April 19, 2018

**CASE NO.:** Historic Design Review Case No. HIS18-04

**APPLICATION SUMMARY:** A proposal to replace the failing front porch and bay window foundation, porch and steps; replace the non-historic rear upper deck and lower sunporch steps, hand railing and balustrades; and replace 24 windows on the Daniel S. Yoder House (c.1891).

**LOCATION:** 1811 Chemeketa Street NE

**REQUEST** Major Historic Design Review of a proposal to replace the non-historic failing front porch and bay window cinderblock foundation, porch, concrete steps, hand-rail and balustrades; replace the non-historic rear upper deck, railing and balustrades; replace the non-historic lower sunporch stairs, hand railing and balustrades; and replace 24 windows on the Daniel S. Yoder House (c.1891), a contributing resource within the Court/Chemeketa Residential Historic District, on property zoned RD (Duplex Residential) and located at 1811 Chemeketa Street NE, Marion County Tax Assessor Map and Tax Lot number: 073W26AB13500).

**APPLICANT:** Nikki Pomeroy, Larson General Contracting for Carolyn Lawson

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

**RECOMMENDATION:** APPROVE

### PROCEDURES

#### **Historic Landmarks Commission Review & Decision**

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a historic resource shall be altered, restored, removed, moved, or demolished until historic review approval has been granted, as set forth in SRC 230.020.

The Historic Landmarks Commission (HLC) shall approve, conditionally approve, or deny the application on the basis of the projects conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

Pursuant to SRC 230.020(f), historic design review approval shall be granted if the application satisfied 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.

### **120-Day Requirement**

The state mandated 120-day deadline to issue a final local decision is July 20, 2018.

## **APPLICATION PROCESSING**

### **Subject Application**

1. On January 30, 2018, the applicant submitted materials for a Major Historic Design Review to replace the porch and windows on the Daniel S. Yoder House.
2. After additional materials were submitted by the applicant, the application was deemed complete for processing on March 22, 2018.

### **Public Notice**

1. Notice of the public hearing was mailed to the owners of all property within 250 feet of the subject property on March 22, 2017 (**Attachment A**).
2. The property was posted in accordance with the posting provision outlined in SRC 300.620.

## **TESTIMONY RECEIVED**

### **Neighborhood Association Comments**

The subject property is located within the Northeast Neighbors Neighborhood Association (NEN). As of the date of publication, no comments have been received from the neighborhood association.

### **Public Comments**

All property owners within 250 feet of the subject property were mailed notification of the proposal on March 22, 2018. Notice of public hearing was also posted on the subject property. As of the date of publication, no comments have been received.

### **City Department Comments**

**Building and Safety** – The Community Development Department, Building and Safety Division, reviewed the proposal and submitted comments indicating that the applicant must

obtain required building permits.

**Fire Department** – The Salem Fire Department reviewed the proposal and submitted comments indicating no concerns with the proposal.

### **Public and Private Agency Comments**

As of the date of publication, no comments were received from any public or private agencies providing services to the subject property.

## **FACTS & FINDINGS**

### **Background Information**

The Yoder House (1891) is listed as a historic contributing resource in the Court Street-Chemeketa Street Historic District and was listed on the National Register of Historic Places in 1987. The period of significance for the Court Street-Chemeketa Street Historic District is 1860 to 1937. The National Register nomination for the district describes the house as a small two-story front-gabled Vernacular wood house with a prominent east-facing side gable, forming an el. The house still retains original corner-boards and window trim woodwork. A porch wraps around portions of the street facing walls with steps. While this porch was constructed during the period of significance for the District (most likely 1920s), it is not original to the house (Attachment B; Sanborn Maps, 1895 and 1926/27). An additional one story addition is attached at the back, fronting Mill Creek. The applicant notes that the rear sun porch deck and upper deck were added in the 1930s and updated in the 1980s. Neither are original to the house. The windows are one-over-one double hung sash.

At some point after 1987 a dry stack cinderblock foundation was added to provide additional support to the front porch and bay window. A concrete block foundation was installed under the rear porch, not square to the ground. The impact of further settling has destabilized the house and caused damage throughout, resulting in the need to replace the foundations and steps to both porches and associated decking and rails; as well as the windows.

### **Summary of Proposal**

The applicant proposes to replace the non-historic failing front porch and bay window cinderblock foundation, porch, concrete steps, hand-rail and balisters; replace the non-historic rear upper deck, railing and balistrades; replace the non-historic lower sunporch stairs, hand railing and balistrades; and replace 24 windows.

### **Findings Addressing the Historic Design Review Criteria**

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.

**(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. Available records provide no indication that the subject property has been used for any other purpose than a single family residence. Staff recommends that the HLC find that the proposal meets this Guideline.

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

**Finding:** The windows have been damaged beyond repair and every attempt will be made to repair and re-install them. If they cannot be reinstalled, they will be replaced with windows that replicate the original in design and material. No other character defining original historic materials have been proposed for alteration or removal. The existing front porch stairs are not original to the Yoder House, and neither are the rear upper deck and sunporch. Staff recommends that the HLC find that the proposal meets this criterion.

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

**Finding:** The applicant is proposing to replace 24 original windows throughout the house which have been damaged due to the settling of the building as a result of the poor foundation construction under the front porch and bay window. While every effort will be made to re-install the original windows after they are removed and the house is re-set on a new foundation, the condition of these original 24 windows is poor, and it is likely that it will not be feasible to re-install them, therefore the applicant is requesting approval to replace these 24 windows with windows that will be custom made of hemlock and which will match the design and profile of the original windows. No other original, historic character defining or distinctive stylistic features are proposed for alteration or removal. The skilled craftsmanship represented by the original window trim will remain and be repaired as necessary prior to installation of the proposed new windows. Staff recommends that the HLC find that the proposal meets this criterion.

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

**Finding:** The proposal includes reconstruction of the windows that will be replaced as a result of the stabilization of the house on a new foundation. This reconstruction will be based upon physically matching the new windows to the original. Staff recommends that the HLC find that the proposal meets this criterion.

**(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 changes made to the resource in the 1980s (rear sun porch and upper deck) are not character defining, and have not acquired significance in their own right. They are additions to the original resource. The applicant is proposing to replace the existing non-original wooden deck and railings on the rear upper deck and the steps and handrails to the sunporch. Replacement materials are wood, and the design of the new wooden railings will be of the same style as the front porch, ensuring that they are compatible with the resource. Therefore, staff recommends that the HLC find that the proposal meets this Guideline.

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

**Finding:** The applicant is not proposing any new additions to the resource. The proposed alterations include the replacement of the existing foundation to correct a structural deficiency; and replacement of the upper deck rail. The rear sun porch and upper deck will remain in the same location, with replacement materials and a design that are compatible with the Yoder House, therefore minimizing changes to the resource. The proposed window replacements will be installed within the original window frames, which will be retained and repaired if needed. Staff recommends that the HLC find that the proposal meets this criterion.

**(g) *Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.***

**Finding:** The proposal is primarily intended to correct structural deficiencies throughout the Yoder House, and includes a request for approval to install a new foundation under the front porch and bay window; reconstruct the front stairs; replace the rear upper deck and rails and reconstruct the rear sun porch steps and associated handrails. These alterations will not result in the loss of historic materials, and will not obscure, damage or destroy any significant features of the Yoder House, thereby meeting this Guideline. While every effort will be made to repair and reinstall the original windows identified throughout the Yoder House, the applicant has requested approval to replace them due to their initial assessment that they cannot successfully be reinstalled, due to the damage caused by the settling of the house. The replacement windows will be an in-kind replacement and installed within the original window frames, with the original window trim retained. Staff recommends that the HLC find that the proposal meets this criterion.

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

**Finding:** The applicant has proposed to correct the structural deficiencies by installing a new foundation. This correction may result in the replacement of a total of 24 original windows. These windows will replicate the original in material and design, retaining the appearance of the historic resource. Staff recommends that the HLC find that the proposal meets this Guideline.

**(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:** While a minimal amount of excavation is required under the house in order to level the soil, construct forms, and pour new foundation footings, the applicant does not propose significant excavation or grading as part of the proposal. The intent of the proposal is to correct the damage caused by the previous foundation work which caused the foundation to settle and damage the resource. Staff recommends that the HLC find that this 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, Sanborn Fire Insurance Maps 1895; 1926/1927.  
C. Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, AICP



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

### *Audiencia Pública*

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

<b>CASE NUMBER:</b>	Historic Design Review Case No.HIS18-04
<b>AMANDA APPLICATION NO:</b>	18-103262-DR
<b>HEARING INFORMATION:</b>	Historic Landmarks Commission, Thursday, April 19, 2018, 5:30 P.M.; Council Chambers, Room 240, Civic Center, 555 Liberty St SE, Salem, OR 97301
<b>PROPERTY LOCATION:</b>	1811 Chemeketa Street NE, Salem, OR 97301
<b>OWNER / APPLICANT:</b>	Carolyn Lawson
<b>AGENT(S):</b>	Nikki Pomeroy for Larson General Contracting
<b>DESCRIPTION OF REQUEST:</b>	<p>Summary: A proposal to replace the failing front porch and bay window foundation, porch and steps; replace the rear upper deck and lower sunporch steps, hand railing and balistrades; and replace 24 windows on the Daniel S. Yoder House (c.1891).</p> <p>Request: Major Historic Design Review of a proposal to replace the non-historic failing front porch and bay window cinderblock foundation, porch, concrete steps, hand-rail and balistrades; replace the non-historic rear upper deck, railing and balistrades; replace the non-historic lower sunporch stairs, hand railing and balistrades; and replace 24 windows on the Daniel S. Yoder House (c.1891), a contributing resource within the Court/Chemeketa Residential Historic District, on property zoned RD (Duplex Residential) and located at 1811 Chemeketa Street NE, Marion County Tax Assessor Map and Tax Lot number: 073W26AB13500).</p>
<b>CRITERIA TO BE CONSIDERED:</b>	<p><b><u>MAJOR HISTORIC DESIGN REVIEW</u></b></p> <p><b>General Guidelines for Historic Contributing Resources</b></p> <p>Pursuant to SRC 230.065, an application for a Major Historic Design Review proposing changes to a contributing building or structure may be approved if the proposal conforms to the following guidelines:</p> <ul style="list-style-type: none"> <li><b>(a)</b> Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.</li> <li><b>(b)</b> Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.</li> <li><b>(c)</b> Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.</li> <li><b>(d)</b> Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.</li> <li><b>(e)</b> 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.</li> <li><b>(f)</b> Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.</li> <li><b>(g)</b> 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.</li> <li><b>(h)</b> Structural deficiencies in a historic resource shall be corrected without visually</li> </ul>

changing the composition, design, texture or other visual qualities.  
(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

**HOW TO PROVIDE TESTIMONY:**

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

**HEARING PROCEDURE:**

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

**CASE MANAGER:**

**Kimberli Fitzgerald, Case Manager**, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net).

**NEIGHBORHOOD ORGANIZATION:**

Northeast Neighbors (NEN), Nancy McDaniel, Land Use Chair; Phone: Daytime: (503) 585-1669; Evening: 503-986-4464; Email: [nanmcdann@yahoo.com](mailto:nanmcdann@yahoo.com)

**DOCUMENTATION AND STAFF REPORT:**

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website: [www.cityofsalem.net/notices](http://www.cityofsalem.net/notices)

**ACCESS:**

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

**NOTICE MAILING DATE:**

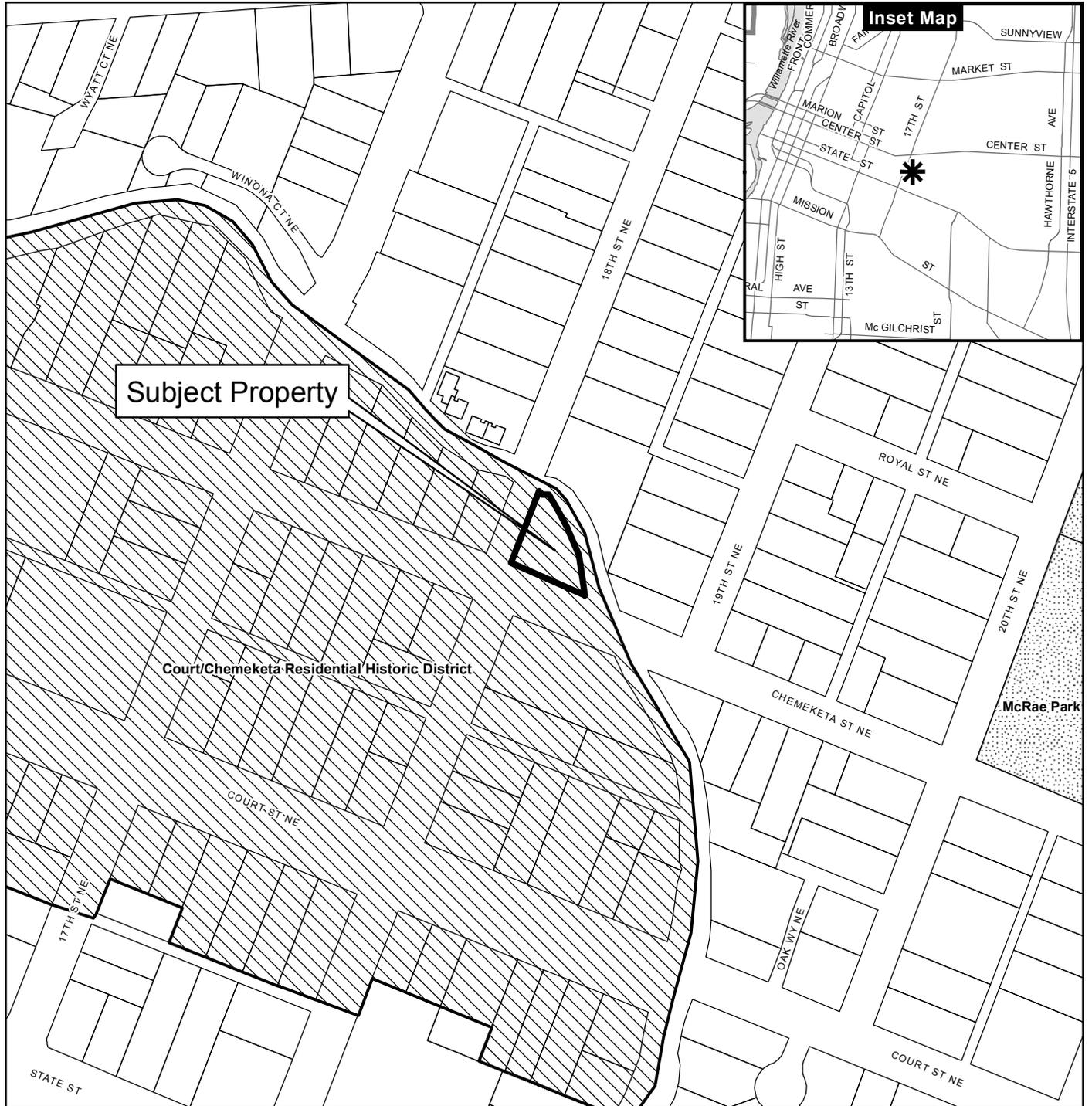
March 22, 2018

**For more information about Planning in Salem:**  
<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.*

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

# Vicinity Map 1811 Chemeketa St NE



## Legend

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

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

0 100 200 400 Feet



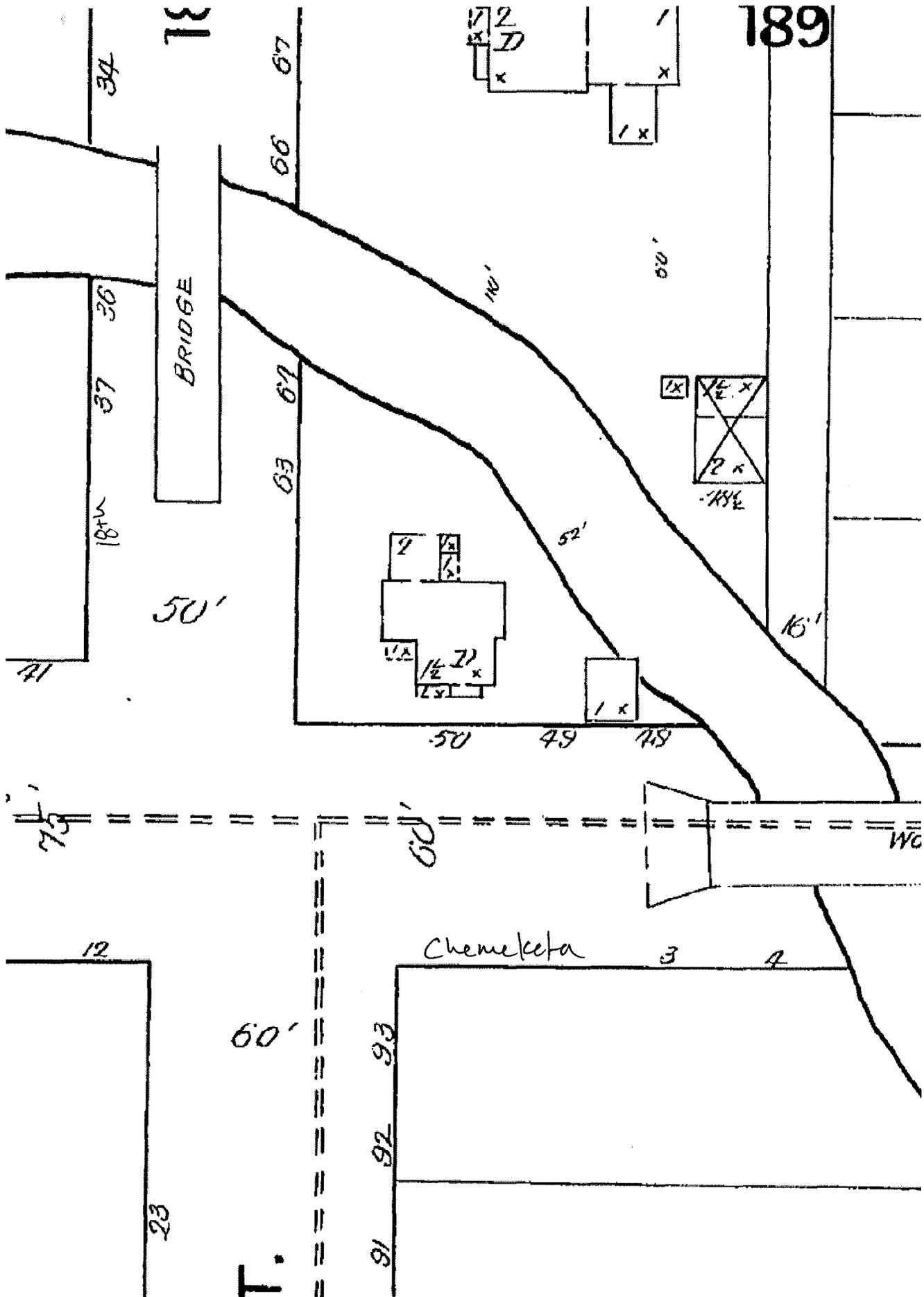
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

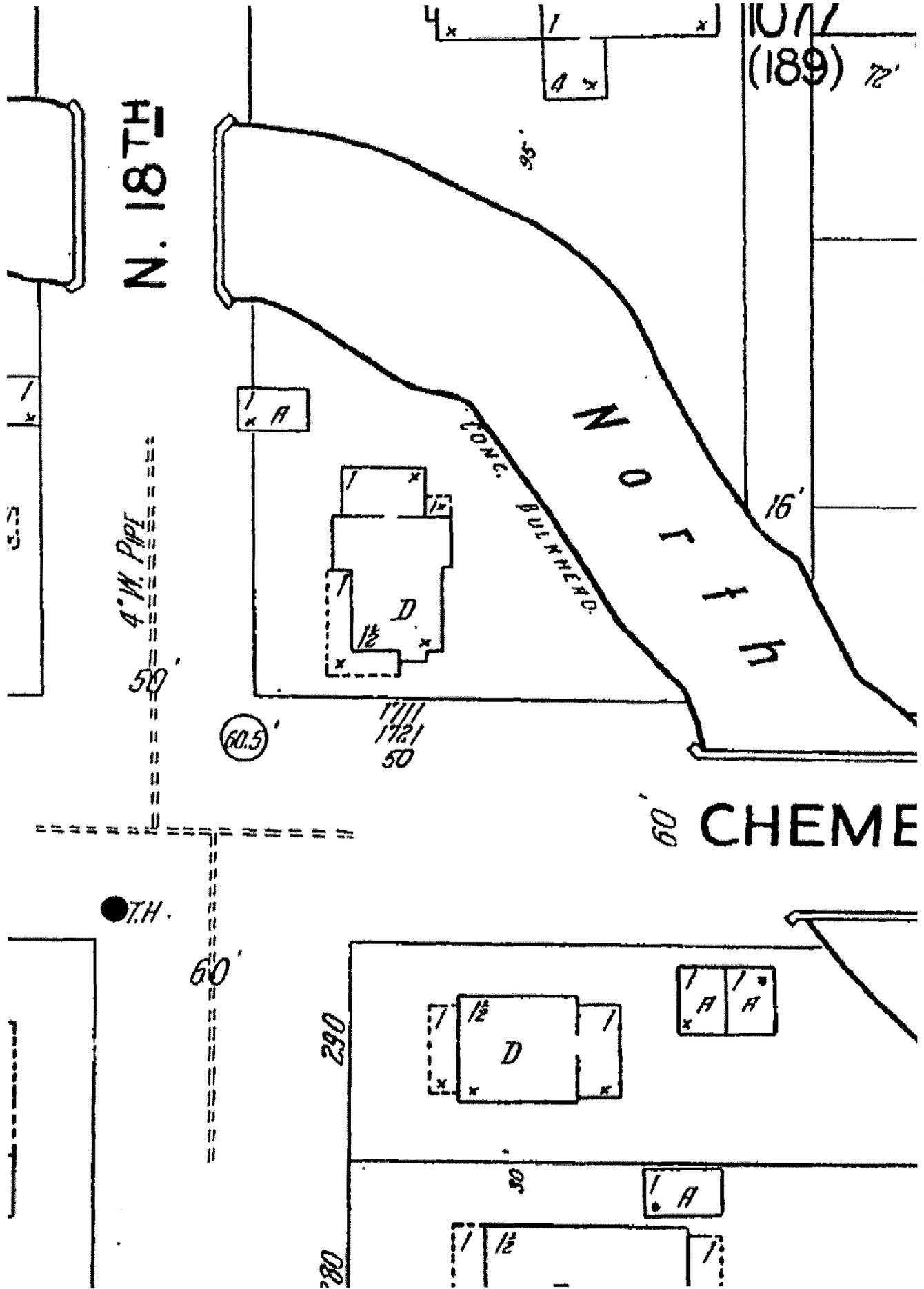
78. DANIEL S. YODER HOUSE (1891) PRIMARY (Contributing)

1811 Chemeketa Street NE; Assessor's Map 26AB073W; 073W-26AB-13500; Tax Lot 1-84400-560

Owner: Betty Darlene Dehamer, 4946 Orchard Heights Rd. NW, Salem, OR 97304

Description and Cultural Data: This is a small two-story front-gabled Vernacular wood house with a prominent east-facing side gable, forming an el. An additional one-story section, perhaps an addition, is attached at the back (north) side, at the bank of Mill Creek. The house stands at the northeast corner of Chemeketa and 18th Streets, and a flat roofed porch wraps around portions of the street-facing walls. The porch is supported by six square piers on a vertical board balustrade. The rest of the house has been covered with modern shingles, but the original cornerboards and window woodwork have been left visible. The windows, both single and paired, are one-over-one double-hung sash. O. E. Krausse sold this lot for \$100 to Forester W. Royal, a carpenter, in April 1890. Royal sold it to Daniel S. Yoder, also a carpenter (and later a teacher), in December the same year for \$125. Yoder built the house and is listed as a resident in it in 1891 and 1893. He sold it in 1893, and it has had numerous owners since.





Case No. \_\_\_\_\_

## Historic Alteration Review Worksheet

Site Address: 1811 Chemeketa St NE, Salem, OR 97301

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

**Landscape Feature:**

- Fence
- Streetscape
- Other Site feature (describe)  
Stairs + railings

**New:**

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

Window(s) Number of windows: 15

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

Project's Existing Material: Concrete, wood Project's New Material: concrete, wood  
cinderblock

### 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:

Repair foundation, rebuild windows  
replace concrete stairs with wood stairs +  
railings. replace 1980 vintage stairs/railings  
with ~~his~~ railings consistent with the  
historic neighborhood. Please see presentation

Signature of Applicant [Signature]

Date Submitted/Signed 1/30/18

Application for historic home repair approval 2/2018  
Gary and Carolyn, Lawson 1811 Chemeketa ST NE., Salem Oregon



Daniel S Yoder House  
1811 Chemeketa St NE  
Salem, OR 97301

**Proposal for: Foundation maintenance, window repair, front steps and railings**

**February, 2018**

# Purpose

The purpose of this presentation is to demonstrate the severity of the issues with specific sections of the foundation of the Daniel S Yoder house. The issues are related to additions or modifications to the home prior to inclusion on the historic register.

Thankfully, the foundation in the main living spaces of the home are in good shape, but as you will see, the substandard workmanship in two areas 1) the foundation of the front porch and 2) the foundation of the back porch, now a sunporch, both of which are threatening the home.

# Front Porch and Bay Window Foundation

## Street View

This street view from Chemeketa shows the front wrap-around porch.

This is the area in the worst condition. The front porch appears to have had a foundation replacement sometime that was done in a substandard manner.

The porch and bay window foundation is dry stack cinderblock with no concrete or other stabilizing materials except chicken wire. The footing that the block rest on is not sufficient to prevent settling.



# Front Porch and Bay Window Foundation

## Porch View From Entry Steps

This a view from the stair side of the porch. The slope is a little exaggerated by the photograph, but it does show that the drop of the porch from square relative to the post in the foreground and the exterior wall of the bay window. To provide perspective, the far right corner of the porch is supported by the slipping foundation we just saw.



# Front Porch and Bay Window Foundation

## Exterior Photos

The photos from the exterior show that very little if any of the actual foundation shows from the exterior of the house. It also shows something more disturbing – upon close examination you will see there is no mortar, concrete or other binding material. These are hollow blocks filled with loose rock for stability.



# Front Porch and Bay Window Foundation

Contributing Factors –  
Improperly Designed  
Stairs - No Supporting  
Foundation.

Looking at the stairs themselves, not only are they weathered they are very unattractive and not in keeping with the character of the house.

The design of the stairs is a contributing factor to the ongoing damage to the porch. There is no continuous foundation behind the stairs. The stairs themselves are used as unattached support for the front porch. This picture shows the porch sliding away from the concrete stairs.



# Front Porch and Bay Window Foundation

Close-up Exterior Photos

Close up showing no mortar or cement of any kind. This photo shows that the foundation is slipping apart



This photo shows that there are plants beginning to grow in the cracks.



# Front Porch and Bay Window Foundation

## View Underneath Bay Window

The bay window seen on the right in the street view photo on the second slide and is supported by the cinderblock stack to the right in this photo. The edge of the plastic tarp is evident in the foreground. On the left of the photo is the concrete foundation of the main house. Straight ahead is a hole dug between the house foundation and the foundation of the bay window where a sump pump was placed. The dry stack cinderblocks secured with chicken wire on the right face Chemeketa St NE.



# Front Porch and Bay Window Foundation

## Interior View Underneath Porch

The severity of the problem is seen from a crawl space accessed through the basement. The top course of block is the course above ground in the previous photo. The wood header in the photo is where the deck and the foundation attach. The footing below is the only concrete in this foundation section. This concrete runs about 8" deep. The cinderblocks are dry stacked upon one another.

The watermark on the blocks below show that the water has been seeping in for years. A previous owner covered the dirt with a plastic tarp to control the moisture level under the deck.



# Front Porch and Bay Window Foundation

## Foundation Wall Close Up

These photos are from underneath the porch, facing east.

The dark spot identified with the red circle shows a large gap due to shifting of the foundation. Above the dark gap to the left shows that the load of this corner is supported by about 2.5 inches of cinderblock.



The chicken wire is stapled to the underside of the bay window structure in the hopes of keeping the foundation blocks in place.



# Front Porch and Bay Window Foundation

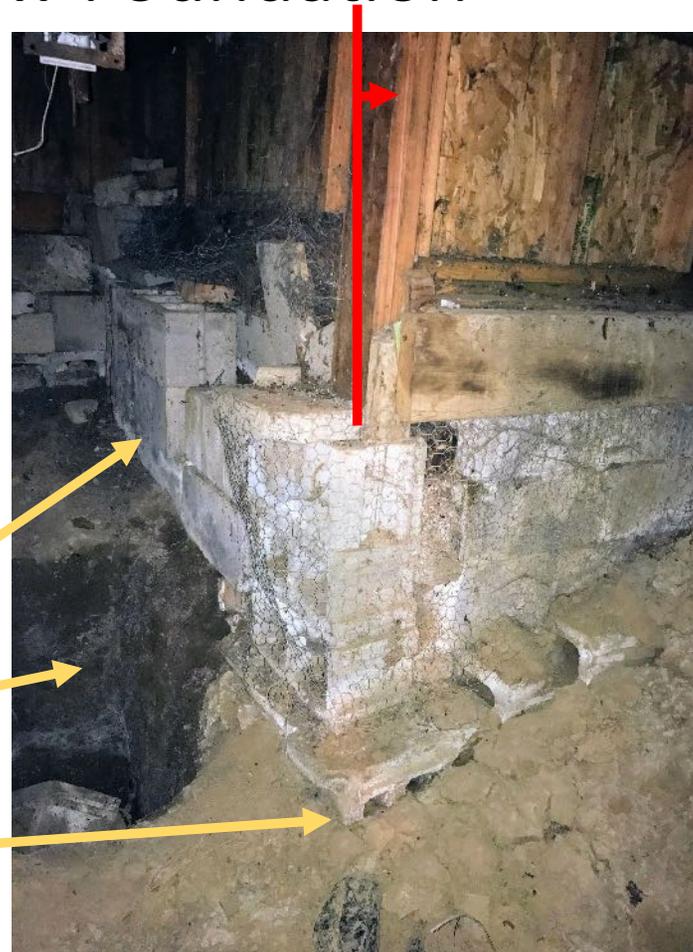
## Additional Detail on Foundation Closeup

This is the same photo as in the last slide. It is the area directly under the bay window..

The standing red line represents an approximate 90 degree angle. The support is only a 4x4 and is off plumb by about 4 inches.

In this enlarged picture, several reasons for the shifting of the foundation are apparent.

- 1) There is no fill at all in many of the cinderblocks.
- 2) The foundation is slipping into the large hole created by the improperly installed sump pump.
- 3) The unfilled cinderblocks used as footers can not bear the weight of the structure.



# Front Porch and Bay Window Foundation

## Porch Settling Impacts Visible Inside the House

The view out this window looking toward 19<sup>th</sup> Street shows how far the floor has sunk in that area. The line of the window is about even with the line of the fence, but the floor has dropped nearly three inches as shown by the slope of the windowsill.



# Front Stair Replacement Scope of Work

- Demo and remove existing concrete stairs
- Form and pour new concrete landing at base of stairs to matching the style of the current walkway
- Frame and build new stairs with railing on both sides. Primary materials for the new stairs will be clear cedar supports and railings with Doug-fir treads.
- Stairs will be trimmed out and ready for paint.
- Painting to be done by when the job is complete.

# Front Porch Foundation Replacement Scope of Work

- Level front porch and construct new foundation
- Hang 4X6 beams no more than a span of 6' through the crawl space under the front porch
- Level the soil and install precast 18" pads with adjustable brackets under the beams
- Set 4X6 posts in the adjustable brackets
- Mechanically connect the posts to the beam and the post to the adjustable brackets
- Attempt to lift and level
- Once we have lifted to the maximum we will hand excavate the exterior soil around the foundation
- Cut and remove Concrete steps to the front porch
- Remove the dry stacked block, we will leave the solid concrete pillars
- Drill and set steel into the existing footing and the concrete pillars to help bind new concrete
- Build and set forms flush with existing pillars
- Set a steel grid inside new concrete foundation
- Pour Concrete and let set, remove the forms
- Back fill excavated soil

# Sunporch Foundation

## Sunporch View From Back Yard

By the leaded glass windows, the sunporch looks to have been added somewhere around the 1930's. A deck and balcony above were added at the same time. Sometime in the early 1980's prior to listing on the Historic Register, both were updated.

The estimated time frame for the improvements comes from both the style of railings used on the deck and the pier and post system used as a foundation.



# Sunporch Foundation

## Sunporch Footings and Posts

The close up of the footing shows that it is a single concrete block with no foundation or structure underneath it. It is sitting on bare earth. Close examination shows that this footing is not sitting square to the ground but is angled toward the lath covering.



# Sunporch Foundation

## Impacts of Settling of Sunporch

The windows of the sunporch are lovely, but they are being bent and pushed out of the frame as the sunporch sinks and shifts due to the lack of proper foundational structure.

That outside corner of the sun porch (which is the left side in the photos) is sinking. Though difficult to see against the dark trim in the photo, the upper corner of that same window shows a gap of greater than ½ inch.

This shifting sunporch is literally pulling the house in its direction. Many kitchen cupboard doors no longer close properly, and there is a noticeable shift which can be felt when walking on the upstairs area near this side of the house.



# Sunporch and Upper Deck Scope of Work

- Set temporary posts
- Attempt to lift and level area
- Excavate soil, form and pour new footings
- Set and plumb new pressure treated 4X6 posts
- Mechanically connect the posts to the beams and to the footings
- Rebuild stairs and upper deck using the same style and materials proposed for the front stairs, specifically clear cedar supports and railings with Doug-fir treads

# Upper Deck

## Needed Deck Replacement

During the 1980s (estimated) remodel, the railing of the deck was replaced with a style common at that time, diminishing the historic look and feel of the deck.

Additionally, the wood decking is not historic, but instead is common painted lumber. That deck now has rotted and soft areas making it a serious safety issue.

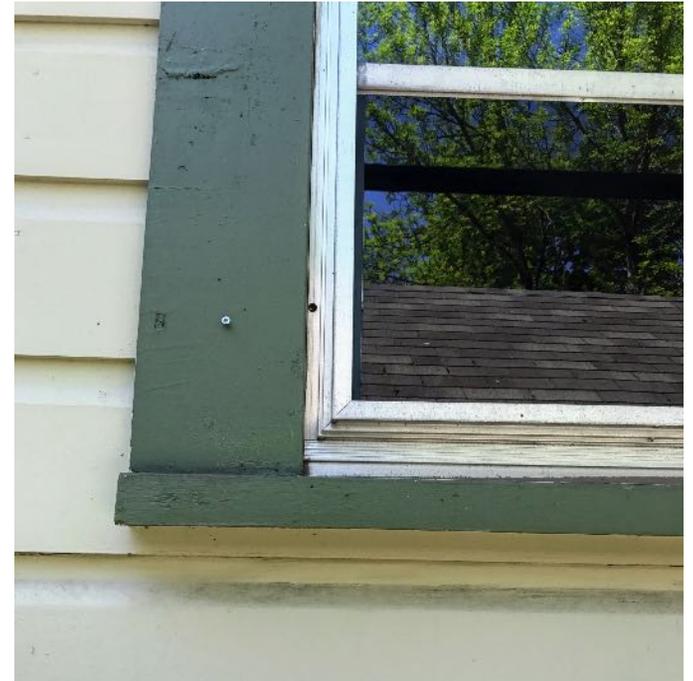


# Windows

## Needed Window Reconstruction

The issues with the sunporch foundation combined with the foundation issues under the front porch have literally been slowly twisting the house. Many of the windows have been shaved or altered a little at a time over the years to accommodate the shifting of the house. Virtually every window in the house must be rebuilt or replaced. The only thing that keeps rain and wind from entering the house are 80's vintage exterior aluminum storm windows.

Additionally, a contractor who looked at the house and examined the basement of the main structure indicated that while the foundation of the main structure of the house is level and sound, lifting the sun porch and bay/front deck area is likely to cause cracks in the lath and plaster, window breakage and the inability to open or close doors. It is likely nearly every door and doorframe, every window and window frame will have to be removed, rebuilt or re-squared or worst case replaced. He went so far as to say that he would not allow his team to do this work with the windows in place due to the risk of breakage and flying glass.



# Proposal: Replace Front Porch Foundation

Old exterior view of the front porch foundation



New exterior view will match the look of the main house foundation as shown here.



# Proposal: Replace Concrete Steps with Wood Steps

Old concrete stairs and railings



New stairs and railings (proposed).  
This photo is from another home  
in the historic district.



Note: Consistent with the SRC 230, the materials used will be cedar and fir.

# Proposal: Level Sunporch and Replace Upper Deck

- The stairs leading to the sunporch are in the same style as the railings on the upper deck. We propose replacing both sets of railings using the same style and materials as the front porch.



# Proposal: Landscaping Removal/Replacement Window Reconstruction

- To maintain current street scape as required: Remove landscaping prior to an work so that it is not damaged, returning the existing plants and shrubs back into place when the job is completed. If the plants or

shrubs are damaged, replace those plants

- To preserve original windows to the extent possible with similar as required or significantly by SRC similar plants and 230, windows will

be removed prior to the lifting of the shrubs.

foundation. Prior to reinstallation, windows will be rebuilt with double paned thermal glazing and weather sealing construction in a manner to preserve the historic look from the exterior, allowing permanent removal of the non-historic storm windows.

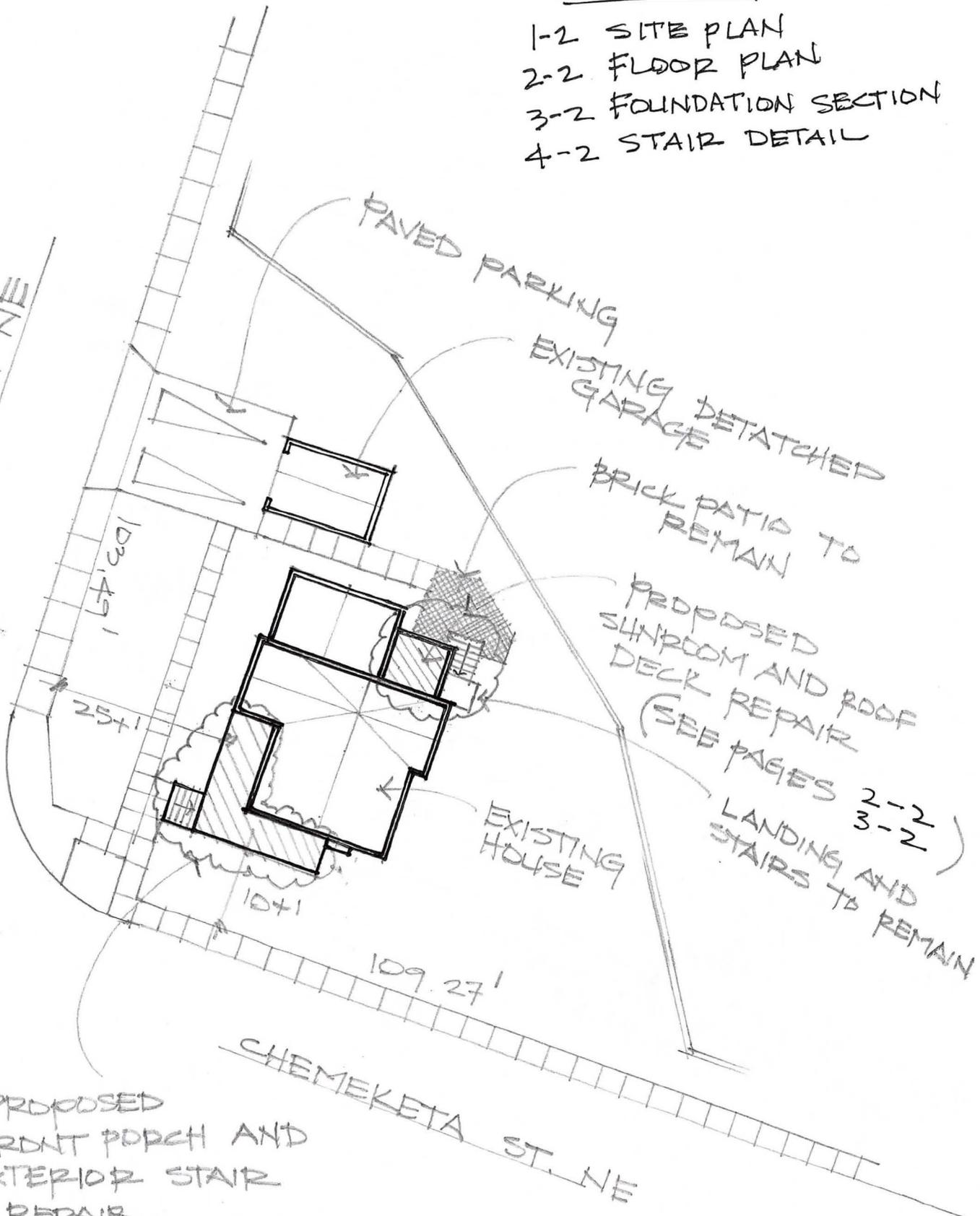


INDEX

- 1-2 SITE PLAN
- 2-2 FLOOR PLAN
- 3-2 FOUNDATION SECTION
- 4-2 STAIR DETAIL

NORTH ↑

1874 ST. NE



PROPOSED SUNROOM AND ROOF DECK REPAIR  
 (SEE PAGES 2-2, 3-2)  
 LANDING AND STAIRS TO REMAIN

PROPOSED FRONT PORCH AND EXTERIOR STAIR REPAIR

(SEE PAGES 2-2, 3-2, 4-2)

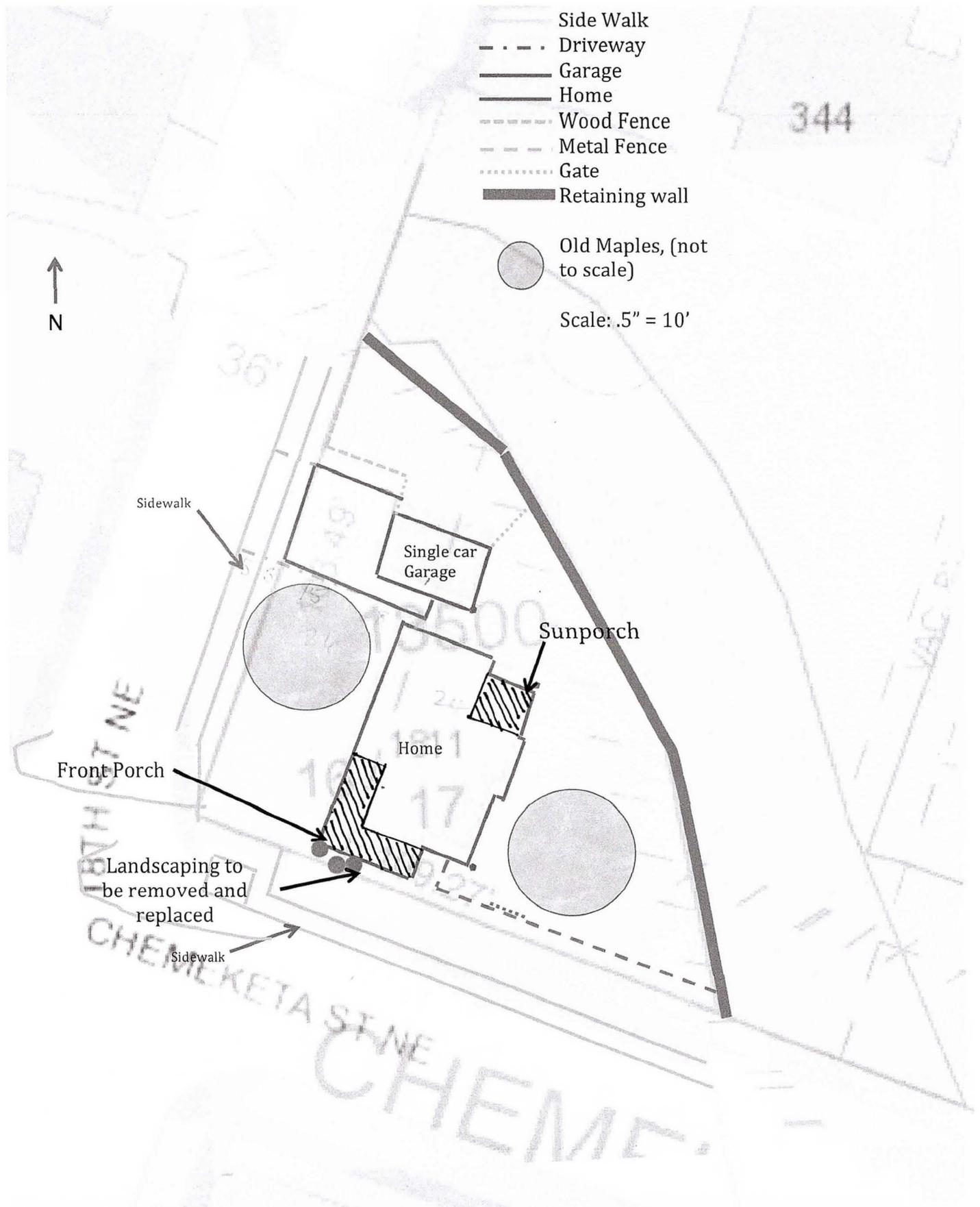
SITE PLAN

1" = 20'

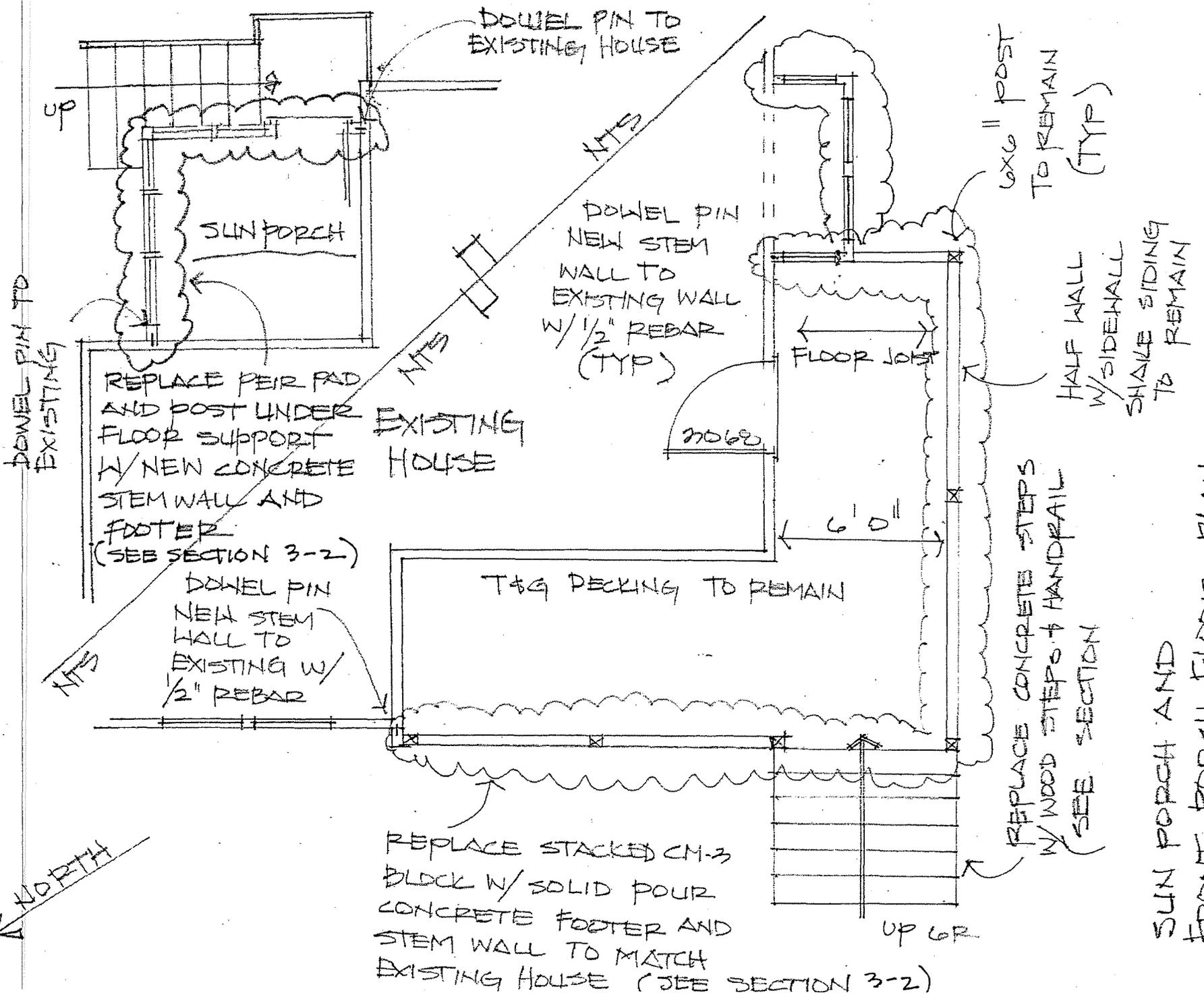
PG 1-2

1811 CHEMEKETA ST NE  
 SALEM OR.

Application for historic home repair approval 2/2018  
Gary and Carolyn, Lawson 1811 Chemeketa ST NE., Salem Oregon



NORTH



REPLACE PEIR PAD AND POST UNDER FLOOR SUPPORT W/ NEW CONCRETE STEM WALL AND FOOTER (SEE SECTION 3-2)

DOWEL PIN NEW STEM WALL TO EXISTING W/ 1/2" REBAR

REPLACE STACKED CM-3 BLOCK W/ SOLID POUR CONCRETE FOOTER AND STEM WALL TO MATCH EXISTING HOUSE (SEE SECTION 3-2)

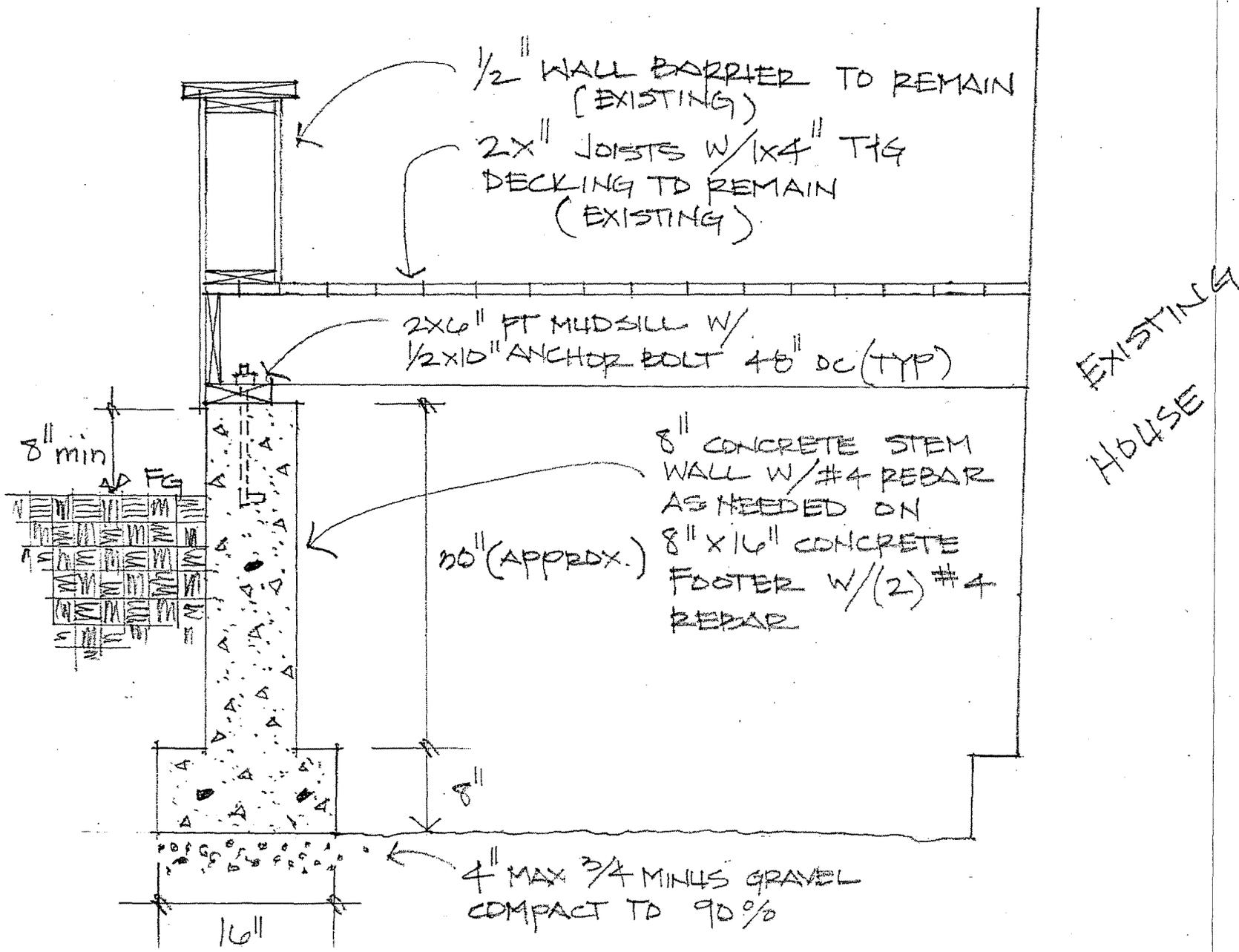
DOWEL PIN NEW STEM WALL TO EXISTING WALL W/ 1/2" REBAR (TYP)

6x6" POST TO REMAIN (TYP)

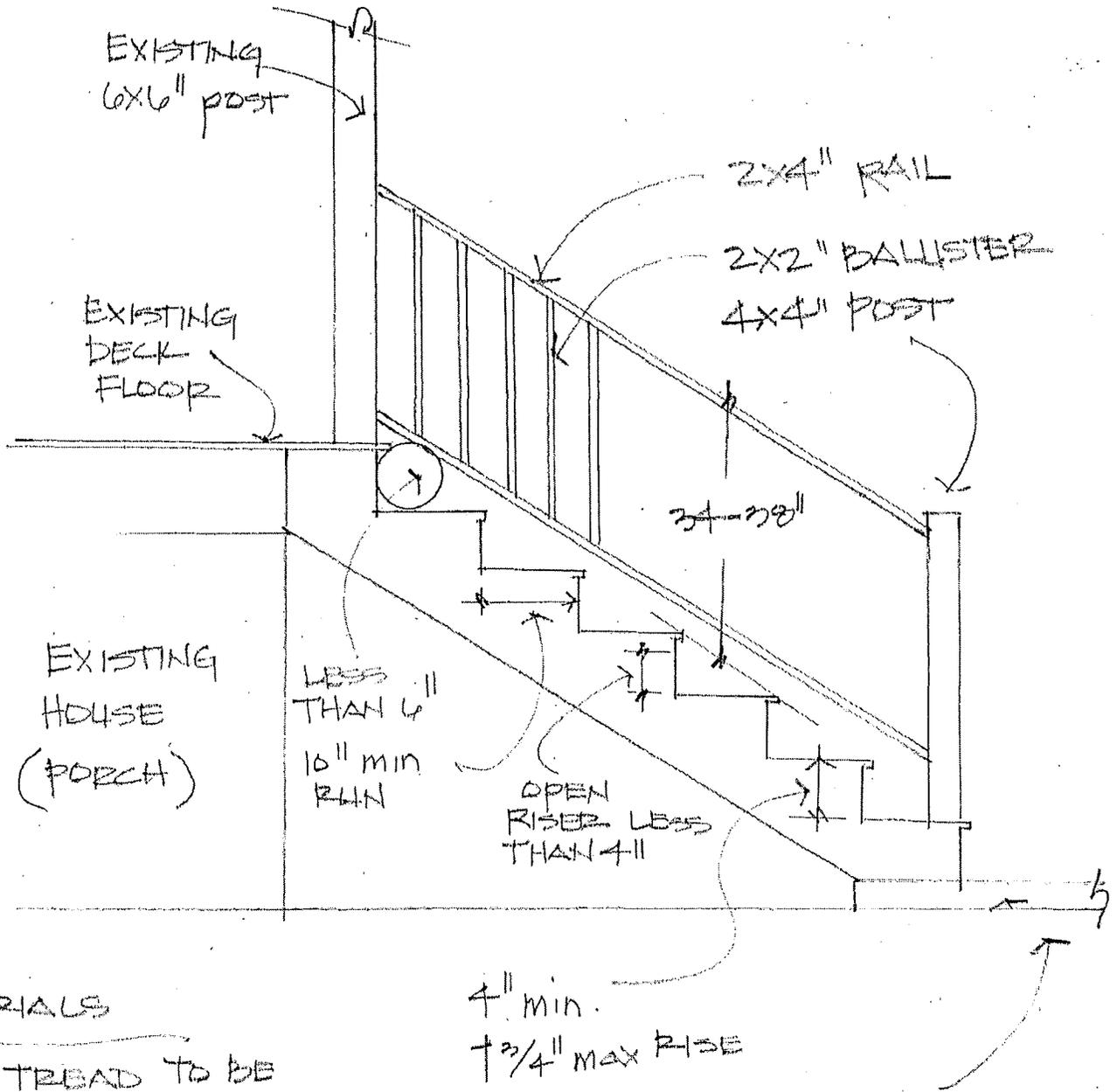
HALF WALL W/ SIDEWALL SHALE SIDING TO REMAIN

REPLACE CONCRETE STEPS W/ WOOD STEPS + HANDRAIL (SEE SECTION)

SUN PORCH AND FRONT PORCH FLOOR PLAN  
1/4" = 1' 0"



FRONT PORCH FOUNDATION  
 1" = 1' 0"  
 PG 3-2



MATERIALS

- STAIR TREAD TO BE WOOD AND PAINTED TO MATCH DECK FLOOR
- 2X12" P.T. STRINGER 24" DC
- HAND RAIL TO BE 2X4 RAILS AND 2X2 BALUSTER PAINTED TO MATCH EXISTING PORCH

LANDING TO BE SAME WIDTH + EXTEND 36" FROM STAIR NOSING

FRONT PORCH STAIRS AND HAND RAIL DETAIL

Daniel S Yoder House  
1811 Chemeketa St NE

Window Key

# Window 1, 2,3,4

Window 1  
– Entry  
Bay/Living  
Side Bay  
window,  
sown from  
the side  
below

Window 2 Window 3

Window 4  
– Entry  
Bay/Living  
Side Bay  
window,  
sown from  
the side  
below



Kitchen 5  
Kitchen 6

TV Room 7  
TV Room 8

Not numbered,  
no change



Windows 9, 10 (small bathroom window not shown has original glass and will not be replaced), 11, 12, 13, 14, 15 shown here have original art glass and will not be replaced. They will be removed during construction to mitigate potential damage and replaced as is.



Dining room 16,  
Living room 17



Master bedroom 18  
Master bedroom 19



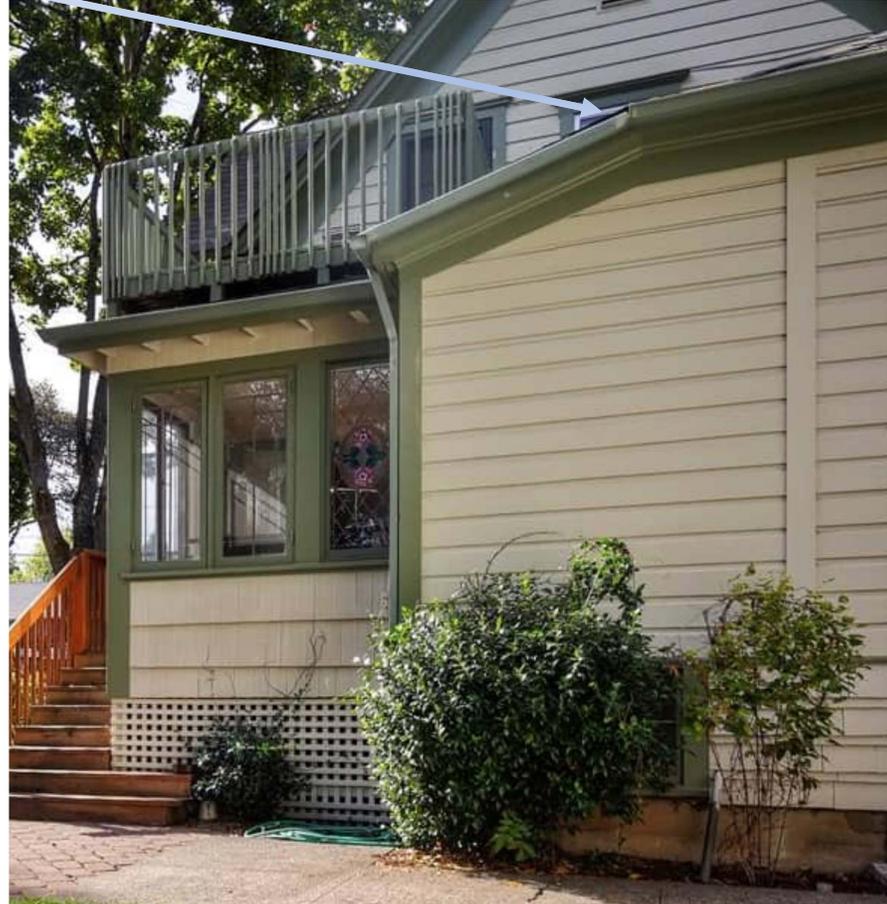
# Master bedroom 20



# West bedroom 21



# Bathroom 22 (very hard to see)



# Bedroom 3, 23



# Basement windows 24, 25

- Currently nailed shut. Need to be replaced for safety reasons

