

FOR THE MEETING OF: June 21, 2018
AGENDA ITEM: 4.a

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: June 21, 2018

CASE NO.: Historic Design Review Case No. HIS18-03

APPLICATION SUMMARY: A proposal to install a new building façade on two accessory structures.

LOCATION: 1868 Court Street NE and 1880 Court Street NE

REQUEST Major Historic Design Review of a proposal to install a new building facade on ~~a historic contributing and a~~ two non-contributing accessory structures located between the Simpson Cottage #3 (1890) and the Simpson Cottage #2 (1890). Both cottages are historic contributing resources within the Court-Chemeketa National Register Historic District, zoned RD (Duplex Residential), and located at 1880 Court Street NE (Marion County Assessor's Map and Tax Lot number: 073W26AC-07600) and 1886 Court Street NE (Marion County Assessor's Map and Tax Lot number: 073W26AC07500).

APPLICANT(S): Lora and Gary Oldham for 1880 Court St NE
Drew Hoffman for 1886 Court St NE

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230
230.030(g) Standards for Non-Contributing Buildings;
Alterations and Additions

RECOMMENDATION: **APPROVE** with the following **CONDITION:**
Condition 1: The horizontal board siding, doors, and window trim on the accessory structures of both 1868 and 1880 Court Street NE shall be painted to match the primary building on each respective property.

BACKGROUND

The applicants completed installation of a new building façade on the front of the two accessory structures across their common property line at the rear of 1868 and 1880 Court St. NE in the fall of 2017 without historic design review approval. A complaint was received by City staff on November 19, 2017 and the Historic Preservation Officer completed a site visit on November 22, 2017, which resulted in the issuance of a historic enforcement letter on December 4, 2017 (**Attachment D**). On January 4, 2018, the applicants submitted materials for a Major Historic Design Review. The application was deemed complete for processing on April 25, 2018.

Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on April 25, 2018 (**Attachment A**), and a hearing was scheduled for May 17, 2018. Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620.

The City of Salem Historic Landmarks Commission opened the public hearing for the case on May 17, 2018 and at the request of the applicant continued the hearing to June 21, 2018, at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is August 23, 2018, unless an extension is granted by the applicant.

PROPOSAL

The applicants are requesting approval to install new building façades on the exterior of the accessory structures located at the rear of 1868 and 1880 Court Street NE. Initially the applicant was requesting retroactive approval of the building façade that was constructed across property lines along the front of both accessory structures (**Attachment C**). Subsequently, the applicants revised their proposal in order to better meet both building code requirements and the historic design review criteria. The applicants submitted a revised proposal and narrative on May 31, 2018 (**Attachment C1**).

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicants 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. 230.030(g) *Standards for Non-Contributing Buildings; Alterations and Additions*, specify the standards applicable to this project.

FACTS & FINDINGS

1. Historic Designation

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

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

2. Historic Significance

Both primary structures (Simpson Cottages) are historic contributing resources to the Historic District (**Attachment B**). According to the nomination documents and the applicants, the accessory structure located at the rear of 1868 Court Street NE was constructed sometime after 1937 and prior to 1978. It is therefore not contributing to the Court-Chemeketa Historic District as this structure was constructed outside of the period of significance for the historic district (1860-1937). While documentation for the accessory structure at the rear of 1880 Court Street NE initially indicated that this structure was contributing to the district, based upon further research and confirmed by Sanborn Fire Insurance Maps, this accessory structure was built sometime after 1958 (**Attachment B1**). This is well after the end of the period of significance for the District, consequently this structure is not contributing to the Court Chemeketa Historic District. Therefore, the standards used to evaluate the proposal will be the same for both accessory structures (230.030g, *Standards for Non-Contributing Buildings; Alterations and Additions*).

3. Neighborhood and Citizen Comments

The subject property is located within the Northeast Neighbors Neighborhood Association (NEN). Notification of the public hearing was sent to the neighborhood association, all property owners within the Court-Chemeketa National Register Historic District, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on April 25, 2018. Notice of public hearing was also posted on the subject property.

At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

4. City Department and Public Agency Comments

The Planning Division and Building and Safety Divisions indicate that a separation is required between the two buildings. The Building and Safety Division indicates that this project will require separate building permits for each alteration to each accessory structure.

5. Historic Design Review

SRC Chapter SRC 230.030(g) specify the standards applicable to this project. The applicable criteria and factors are stated below in **bold** print. Following each criterion is a response and/or finding relative to the amendment requested.

FINDINGS

Criteria 230.030 Standards for Non-Contributing Buildings and Structures in Residential Historic Districts.

(g) Alterations and Additions. *Additions and alterations that comply with the standards in this section may be made to non-contributing buildings. Whenever practical, additions and alterations to historic non-contributing buildings should result in the restoration of missing features from the period of significance, or the removal of alterations that were made outside of the period of significance.*

(1) Materials.

(A) *Materials shall be consistent with those present on buildings in the district generally.*

Finding: The façade is of wood, a material generally consistent with materials present in the district, therefore staff recommends that the HLC find that SRC 230.030(g)(1)(A) has been met for this proposal.

(B) *Roofing materials shall have a non-reflective, matte finish.*

Finding: The applicant has installed composition shingling, which has a non-reflective matte finish. Staff recommends that the HLC find that this material meets this standard.

(2) Design.

(A) *The location for an addition shall be at the rear, or on an inconspicuous side, of the building.*

Finding: While the alteration to these two accessory structures is on their front facades, the applicant has not proposed any new additions to this structure and the overall square footage of the two accessory structures has not been increased,

therefore staff recommends that the HLC find that this standard is not applicable to the evaluation of this proposal.

(B) Changes to features of the building that date from the period of significance shall be minimized.

Finding: Neither of the accessory structures has any features that date from the period of significance of the District, as they were both constructed outside of the period of significance for the Court-Chemeketa Historic District. Therefore, staff recommends that the HLC find that this standard is not applicable to the evaluation of this proposal.

(C) The design shall be compatible with general character of historic contributing buildings in the historic district and create a harmonious relationship with historic contributing buildings in the district generally. Factors in evaluating the design under this paragraph include, but are not limited to:

(i) Similarities in the size and scale to those used in historic contributing buildings in the district generally.

Finding: The applicants have proposed to reduce the height of the roofline from 31" above the existing roof height for both structures, to 12" above this height. Additionally, the applicants have proposed to install horizontal board siding on the exterior of both accessory structures and will install a separation (as required by the Building and Safety Division) between the two structures. The original design, intended to represent a western style livery building, is not reflective of the accessory structures found throughout the Court-Chemeketa District. However, the revised scale of the roofline and the addition of horizontal siding will improve the compatibility of these accessory structures. Therefore staff recommends that the HLC find that this standard has been met for the proposal.

(ii) Use of architectural features that reflect, or are similar to, the architectural style of historic contributing buildings in the district.

Finding: The applicants have proposed a revised design that incorporates horizontal siding, similar to the horizontal siding found on both 1868 and 1880 Court Street NE. However, as accessory structures to historic contributing buildings found throughout the Court-Chemeketa District are typically painted to match their primary resources, in order to better meet this criterion staff recommends the HLC adopt the following Condition of Approval:

Condition 1: The horizontal board siding, doors, and window trim on the accessory structures of both 1868 and 1880 Court Street NE shall be painted to match the primary building on each respective property.

(iii) Simple gable or hipped roofs with a pitch similar to surrounding buildings are generally appropriate. Flat roofs may be appropriate when the prevailing styles of architecture provide an appropriate context.

Exotic or complex roof forms that detract from the visual continuity of the district are generally inappropriate.

Finding: The applicants have installed a flat topped roof. The revised plans do not propose any alteration to a simple gable or hipped roof. Since the pre-existing non-contributing accessory structures are flat roofed, and there are examples of flat roofed accessory structures found throughout the District, staff recommends that the HLC find that this roof form is acceptable and that this standard has been met

(iv) Additions should have a similar mass to surrounding buildings.

Finding: While the alteration to these two accessory structures is on their front facades, the applicants have not proposed any new additions to this structure and the overall square footage and massing of the two accessory structures has not been increased, therefore staff recommends that the HLC find that this standard is not applicable to the evaluation of this proposal.

(v) Front elevations should appear similar in scale to those seen traditionally in the surrounding neighborhood.

Finding: The applicants have proposed to reduce the height of the roofline from 31" above the existing roof height for both structures, to 12" above this height. The proposed change helps to ensure that the front elevation of these accessory structures appears similar in scale to the front elevations of accessory structures found throughout the Court Chemeketa Historic District. Staff recommends that the HLC find that this this standard has been met

(vi) The width and height of the addition should not exceed the typical dimensions seen in the district.

Finding: The applicants have not proposed any new additions to this structure and the overall square footage and massing of the two accessory structures has not been increased, therefore staff recommends that the HLC find that this standard is not applicable to the evaluation of this proposal.

(vii) Simple rectangular building forms are generally preferred.

Finding: The applicants have not proposed any new additions to this structure and so no new building forms have been proposed that would increase the overall square footage and massing of the two accessory structures, therefore staff recommends that the HLC find that this standard is not applicable to the evaluation of this proposal.

(D) The design shall make clear what is original and what is new.

Finding: The applicants have installed new vertical siding on the north and west façades of the accessory structures. The applicants are proposing to replace the vertical siding on the front façade with horizontal siding. The east facade of the

accessory structure at the rear of 1880 Court St NE will retain its original, non-historic non-contributing siding, making it clear what is original and what is new. Staff recommends that the HLC find that this standard has been met.

(E) Features that have been added over time and have attained significance in their own right shall be preserved, even if the features do not reflect the period of significance.

Finding: Neither of the accessory structures have any character defining features that have attained significance in their own right, therefore staff recommends that the HLC find that this standard is not applicable to the evaluation of this proposal.

RECOMMENDATION

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

Condition 1: The horizontal board siding, doors, and window trim on the accessory structures of both 1868 and 1880 Court Street NE shall be painted to match the primary building on each respective property.

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 Documents
B1. Sanborn Fire Insurance Maps
C. Applicant's Submittal Materials
C1. Applicant's Revised Submittal
D. Historic Enforcement Letter

Prepared by Kimberli Fitzgerald, Historic Preservation Officer



Attachment A

HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	Historic Design Review Case No. HIS18-03
AMANDA APPLICATION NO:	18-101839-DR
HEARING INFORMATION:	Historic Landmarks Commission, Thursday, May 17, 2018, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty St SE, Salem, OR 97301
PROPERTY LOCATION:	1868 Court Street NE and 1880 Court Street NE, Salem, OR 97301
OWNER(S) / APPLICANT(S):	Lora and Gary Oldham for 1880 Court St NE Drew Hoffman for 1886 Court St NE
DESCRIPTION OF REQUEST:	<p>Summary: A proposal to install a new building facade on an accessory structure.</p> <p>Request: Major Historic Design Review of a proposal to install a new building facade on a historic contributing and a non-contributing accessory structure located between the Simpson Cottage #3 (1890) and the Simpson Cottage #2 (1890). Both cottages are historic contributing resources within the Court-Chemeketa National Register Historic District, zoned RD (Duplex Residential), and located at 1880 Court Street NE (Marion County Assessor's Map and Tax Lot number: 073W26AC-07600) and 1886 Court Street NE (Marion County Assessor's Map and Tax Lot number: 073W26AC07500).</p>
CRITERIA TO BE CONSIDERED:	<p><u>MAJOR HISTORIC DESIGN REVIEW FOR THE ALTERATION OF THE NON-CONTRIBUTING ACCESSORY STRUCTURE AT 1868 COURT STREET SE:</u></p> <p>230.030. Standards for Non-Contributing Buildings and Structures in Residential Historic Districts. Modifications to non-contributing buildings in residential historic districts shall comply with this section.</p> <p>(g) Alterations and Additions. Additions and alterations that comply with the standards in this section may be made to non-contributing buildings. Whenever practical, additions and alterations to historic non-contributing buildings should result in the restoration of missing features from the period of significance, or the removal of alterations that were made outside of the period of significance.</p> <p>(1) Materials.</p> <p>(A) Materials shall be consistent with those present on buildings in the district generally.</p> <p>(B) Roofing materials shall have a non-reflective, matte finish.</p> <p>(2) Design.</p> <p>(A) The location for an addition shall be at the rear, or on an inconspicuous side, of the building.</p> <p>(B) Changes to features of the building that date from the period of significance shall be minimized.</p> <p>(C) The design shall be compatible with general character of historic contributing buildings in the historic district and create a harmonious relationship with historic contributing buildings in the district generally. Factors in evaluating the design under this paragraph include, but are not limited to:</p> <p>(i) Similarities in the size and scale to those used in historic contributing buildings in the district generally.</p> <p>(ii) Use of architectural features that reflect, or are similar to, the architectural style of historic contributing buildings in the district.</p> <p>(iii) Simple gable or hipped roofs with a pitch similar to surrounding buildings are generally appropriate. Flat roofs may be appropriate when the prevailing styles of</p>

- architecture provide an appropriate context. Exotic or complex roof forms that detract from the visual continuity of the district are generally inappropriate.
- (iv) Additions should have a similar mass to surrounding buildings.
 - (v) Front elevations should appear similar in scale to those seen traditionally in the surrounding neighborhood.
 - (vi) The width and height of the addition should not exceed the typical dimensions seen in the district.
 - (vii) Simple rectangular building forms are generally preferred.
- (D) The design shall make clear what is original and what is new.
- (E) Features that have been added over time and have attained significance in their own right shall be preserved, even if the features do not reflect the period of significance.

MAJOR HISTORIC DESIGN REVIEW FOR THE ALTERATION OF THE CONTRIBUTING ACCESSORY STRUCTURE AT 1880 COURT STREET SE:

230.025. Standards for Historic Contributing Buildings in Residential Historic Districts. Modifications to historic contributing buildings in residential historic districts shall comply with this section.

(g) Alterations and Additions. Additions to and alterations of the historic contributing building is allowed.

(1) Materials. Materials for alterations or additions:

- (A) Building materials shall be of traditional dimensions.
- (B) Material shall be of the same type, quality and finish as original material in the building.
- (C) New masonry added to a building shall, to the greatest extent feasible, match the color, texture and bonding pattern of the original masonry.
- (D) For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.

(2) Design. Alterations or additions shall:

- (A) Be located at the rear, or on an inconspicuous side, of the building.
- (B) Be designed and constructed to minimize changes to the building.
- (C) Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.
- (D) Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.
- (E) Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.
- (F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building
- (G) Be constructed with the least possible loss of historic materials.
- (H) Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence shall not be added to the building.
- (I) Be designed in a manner that makes it clear what is original to the building, and what is new.
- (J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.
- (K) Preserve features of the building that has occurred over time and has attained significance in its own right.
- (L) Preserve distinguishing original qualities of the building and its site.

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.

HOW TO PROVIDE TESTIMONY:

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.

NEIGHBORHOOD ORGANIZATION:

Northeast Neighbors (NEN), Nancy McDaniel, Land Use Chair; Daytime Phone: (503) 585-1669; Evening Phone: 503-986-4464; Email: 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

ACCESS:

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

NOTICE MAILING DATE:

April 25, 2018

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

For more information about Planning in Salem:

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

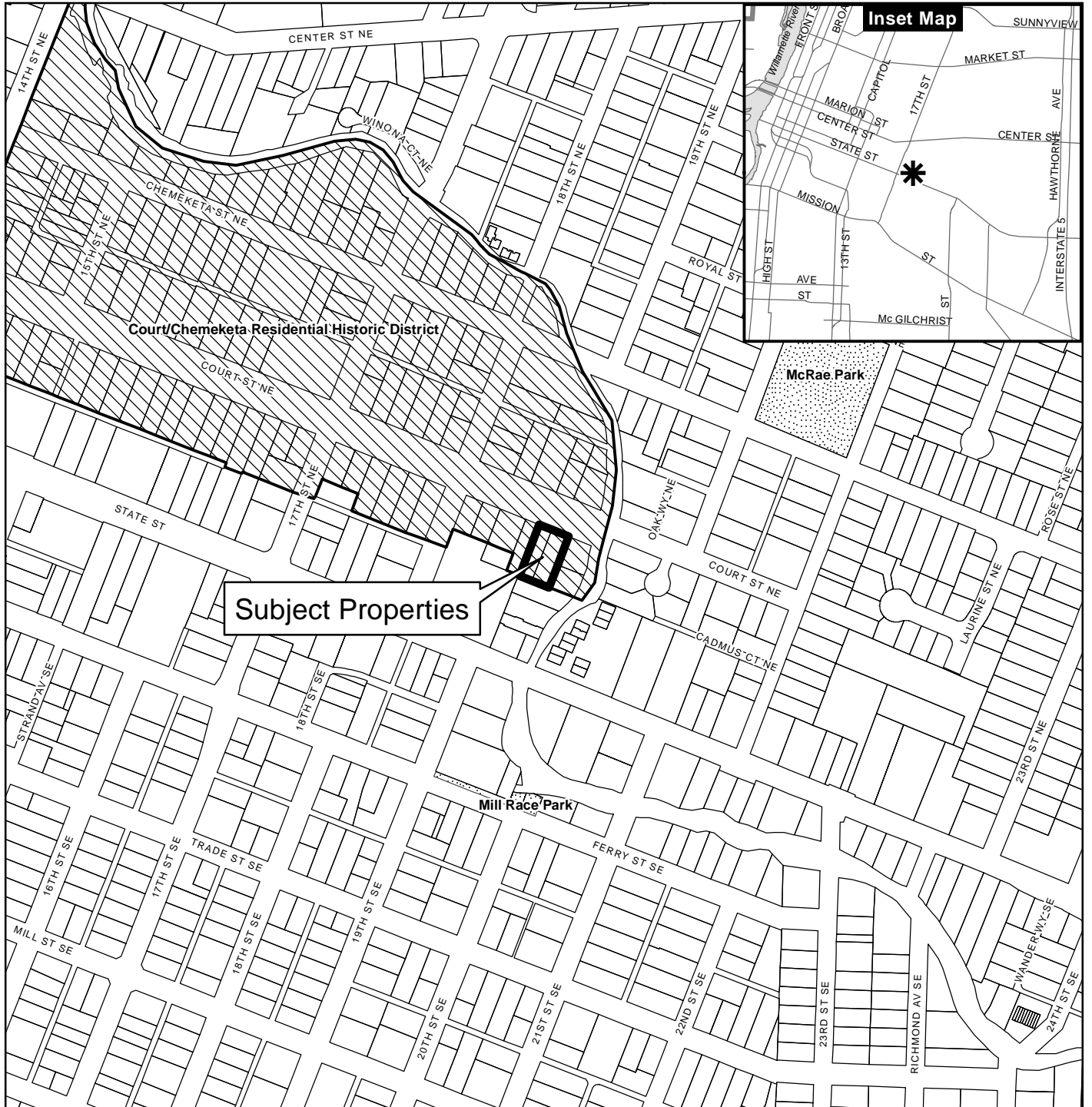
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It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender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

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






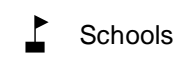

Vicinity Map

1868 and 1880 Court Street NE



Subject Properties

Legend

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



0 100 200 400 Feet



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65. THIRD (CHARLES) SIMPSON COTTAGE (c. 1890) PRIMARY (Contributing)

1880 Court Street NE; Assessor's Map 26AC073W; 073W-26AC-07600; Tax Lot 1-55320-000

Owners: Martha J. Pomeroy, ET AL, c/o Nanette Fowler, 925 Scepter Court NE, Salem, Oregon 97301

Description: Charles H. Simpson built this cottage as his own home on land he purchased in March 1893 from his parents, David and Julia Ann Simpson (cf. commentary on #64, which he probably built at the same time). Charles Simpson's cottage is a flat-topped, hipped roof Queen Anne structure with a front-gabled (north-facing) bay. The gable contains an ornamented bargeboard that forms an arch within the gable--an arrangement similar to the treatment on the First Simpson Cottage (#58), built at about the same time. As on the other two Simpson cottages, decorative shingling also covers the wall of the front gable of this one. A small entry porch is located to the right of the gabled bay, its roof supported by a single corner pier. Above the door is a transom. Other windows are generally tall, narrow double-hung sash. Siding is dropsiding; brackets are located at the top of the walls at the corners.

Cultural Data: This and the First and Second Simpson Cottages were the earliest house built on the south side of Court Street in the proposed District. Located between 18th Street and Mill Creek, the Simpson cottages line the north boundary of the parcel of land purchased by David and Julia Ann Simpson in 1879 from Elepha Waller. This block is bounded now by Court, 18th, and State Streets and Mill Creek. The David Simpsons, newly married, came overland to Oregon from Missouri in 1846 with his parents, William and Mary Simpson, and his parents' other children. David and Julia Ann Simpson took a claim in the Waldo Hills and later purchased other acreage, including this section of the District. In c. 1879 they built a home on the northeast corner of 18th and State Streets. Their children included James, Jack and Charles. David Simpson operated a grocery store on the family land, on State Street west of Mill Creek (located directly south of the cottages built by Charles Simpson). With the development in 1889 of Queen Anne Addition in the blocks north and west of their land, and with the concurrent extension of Court Street to Mill Creek, the Simpsons built the three Queen Anne cottages facing Court Street and into the new subdivision. All three probably were built c. 1890. The City Directory for 1893 list Charles Simpson as living on the south side of Court, three east of 18th Street. The Oregon Statesman for Feb. 1, 1893, reported that a son was born to the wife of Charles Simpson on Jan. 29 "at the family home on East Court Street"(presumably house #65). In 1896, Charles Simpson is listed in the same house, described as the south side of Court, one west of Mill Creek. After his death in c. 1902, his widow, Alice, and children, Bessie, Lois, and Victor (a student), continued to live in the house, by then numbered 1780 Court Street. Alice Simpson and her children sold cottages #64 and #65 in 1917. (For information on the Simpsons, see: Hendricks, Oregon Statesman, Oct. 10, 1935, and Lockley, Oregon Journal, April 9, 1938, p.4).

64. SECOND SIMPSON COTTAGE (c. 1890) PRIMARY (Contributing)

1868 Court Street NE; Assessor's Map 26AC073W; 073W-26AC-07500; Tax Lot 1-55321-000

Owner: Martha Jane Pomeroy, ET AL, c/o Nanette Fowler, 925 Scepter Court NE, Salem, Oregon 97301

Description: This is a small, one-story Queen Anne cottage on a high brick foundation. It has a flat-topped, hipped-roofed section joined by a major north-facing front gabled unit. Decorative in-filling with a pendent ornaments the front gable peak, and patterned shingling covers the wall of the gable. A small attached front porch has piers with brackets supporting a flat hipped roof. The front door is topped by a transom window. To the right of the porch is a large stationary window with 24 small panes over a big single pane below. This window is crowned by a prominent cornice. The other windows are generally tall, narrow, double-hung sash. Surfacing is dropsiding.

Cultural Data: This cottage is one of three built c. 1890 by the Simpson family along the south side of Court Street on their land between 18th Street and Mill Creek (cf. commentary on #58 and #65). Cottages #64 and #65 probably both were built by Charles H. Simpson, son of David and Julia Ann Simpson. Both cottages remained in the ownership of Charles' widow until 1917.

Hoffman



Accessory
Structure

1868 Court

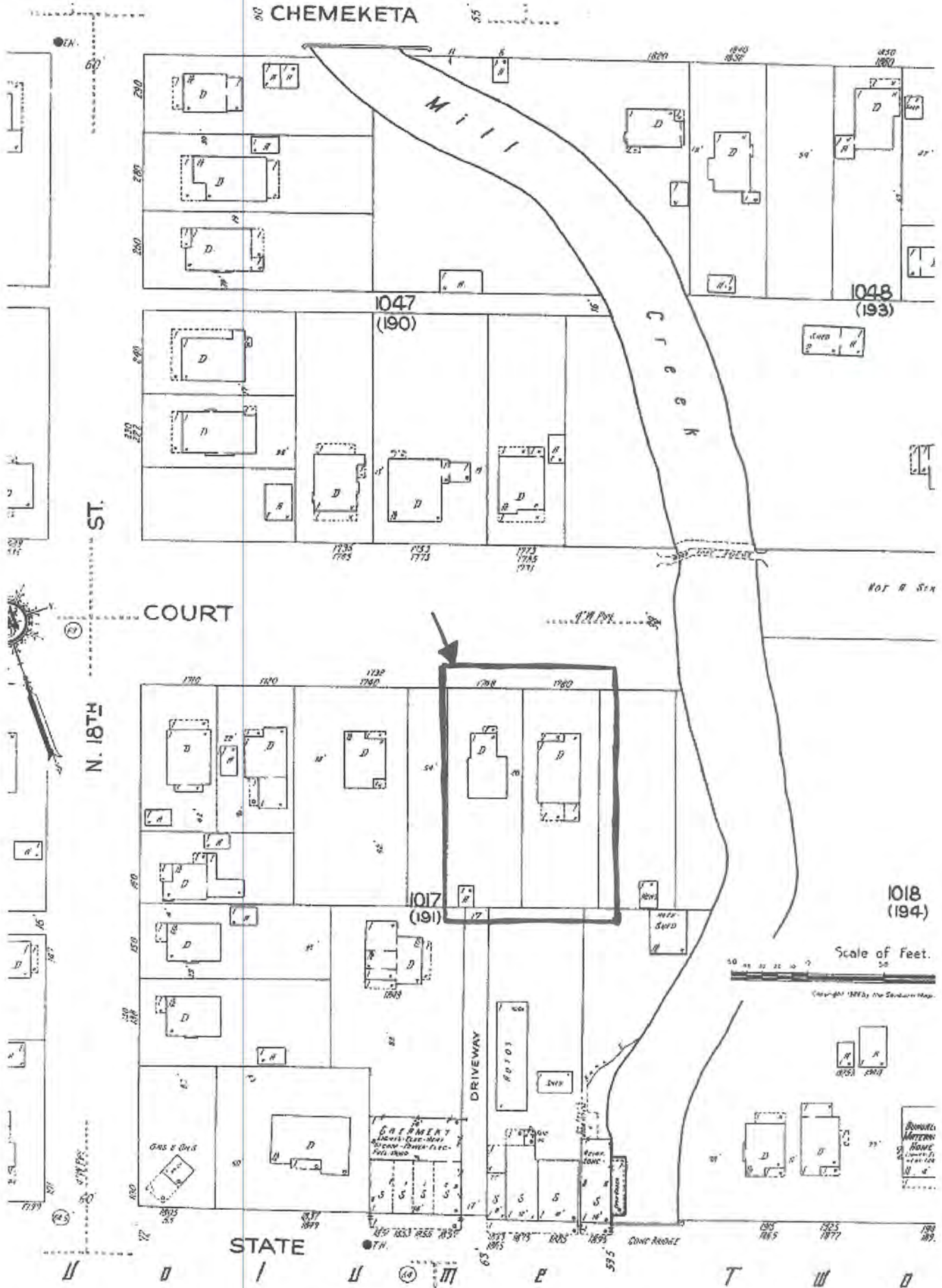
Oldham



accessory structure

1880 Court

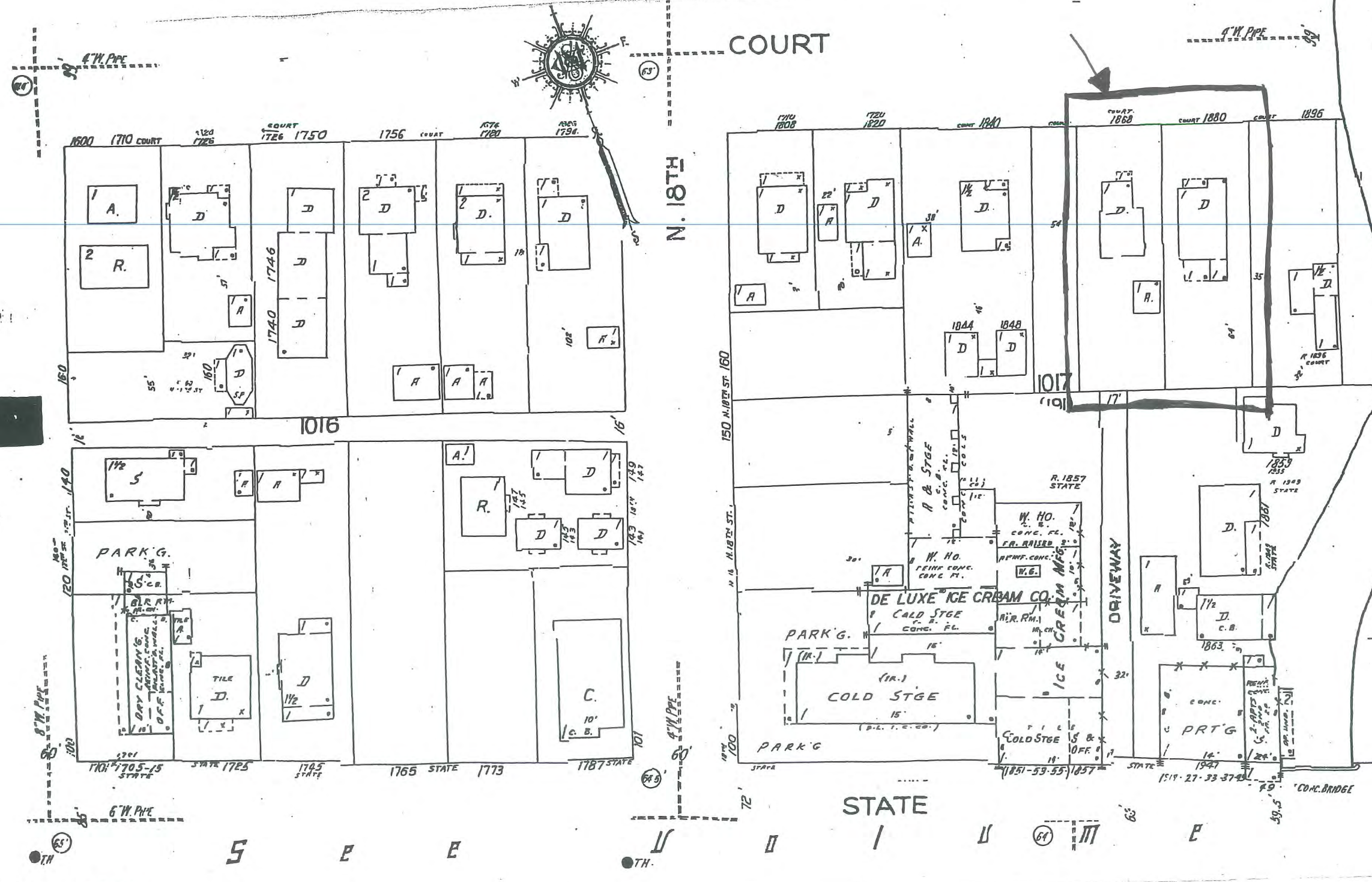
SANBORN FIRE INSURANCE MAP SHEET 175 - 1926



COURT

N. 18TH

STATE



4" W. PIPE

4" W. PIPE

8" W. PIPE

4" W. PIPE

6" W. PIPE

S

E

E

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72'

STATE

64'

E

T

Case No. _____

Historic Alteration Review - General Resource Worksheet

Site Address: 1868 COURT ST. NE Resource Status: Contributing
 Individual Landmark Non-Contributing

Type of Work Activity Proposed

Major Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure
- Sign
- Awning

Other architectural feature (describe) 1890 STYLE FACADE ON EXISTING GARAGE/SHED

Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: BLOCK WOOD Project's _____ New _____ Material: _____

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:

I INSTALLED A 1890'S STYLE FACADE TO COVER UP ONE 1980'S BLOCK WOOD I 1970'S WOOD SHED.

fa-CADE

AN OUTWARD appearance that is maintained to conceal a less pleasant or creditable reality " her flawless public facade masked private despair"

[Signature]
Signature of Applicant

Jan 3 2018
Date Submitted/Signed

Sorry hope you can read this & have the HLC.

Case No. _____

Historic Alteration Review - General Resource Worksheet

Site Address: 1850 COURT ST NE Resource Status: Contributing
 Individual Landmark Non- Contributing

Type of Work Activity Proposed

Major Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure
- Sign
- Awning

Window(s) Number of windows: _____
 Other architectural feature (describe) EXTERIOR FRONT FACADE
ON GARAGE

Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: CONCRETE BLOCK / WOOD Project's New Material: _____
WOOD

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:

CONCRETE BLOCK GARAGE (EXISTING) AND
NEIGHBORING WOOD GARAGE ARE SIDE-BY-SIDE
(ZERO LOT-LINE) ON A ~~SETBACK~~ DRIVEWAY THAT IS
SIDE-BY-SIDE. COVER FRONT OF BOTH STRUCTURES
WITH AN ATTACHED FACADE WITH PERIOD "LIVERY STABLE" APPEARANCE

Mary L. Wood
Signature of Applicant

1-4-18
Date Submitted/Signed

Kimberly Fitzgerald, AICP
Historic Preservation Officer
Community Development Department
City of Salem
555 Liberty St., SE, Room 320
Salem, OR 97301-3503

Feb 15, 2018

Land Use Applicants: Walter Drew Hoffman
Lora and Gary Oldham

Worksite Location: Hoffman 1868 Court St., NE
Salem, OR 97301

Oldham 1880 Court St., NE
Salem, OR 97301

Re: Land Use Application, Narrative Statement Regarding
Applicable Review Criteria

NARRATIVE STATEMENT

Alterations and Additions

This section deals with “historic non-contributing buildings.” Neither of the buildings in question (on the Oldham side, a single car garage, and on the Hoffman side, a utility shed) are historic, nor did they have features of aesthetic merit from the Victorian or any other architectural period. It is therefore not possible to restore missing “period-appropriate” features or remove inappropriate features as this section of the application suggests. We do believe however that our modifications to the building bring a cohesive, period-appropriate look to these structures that they did not previously possess.

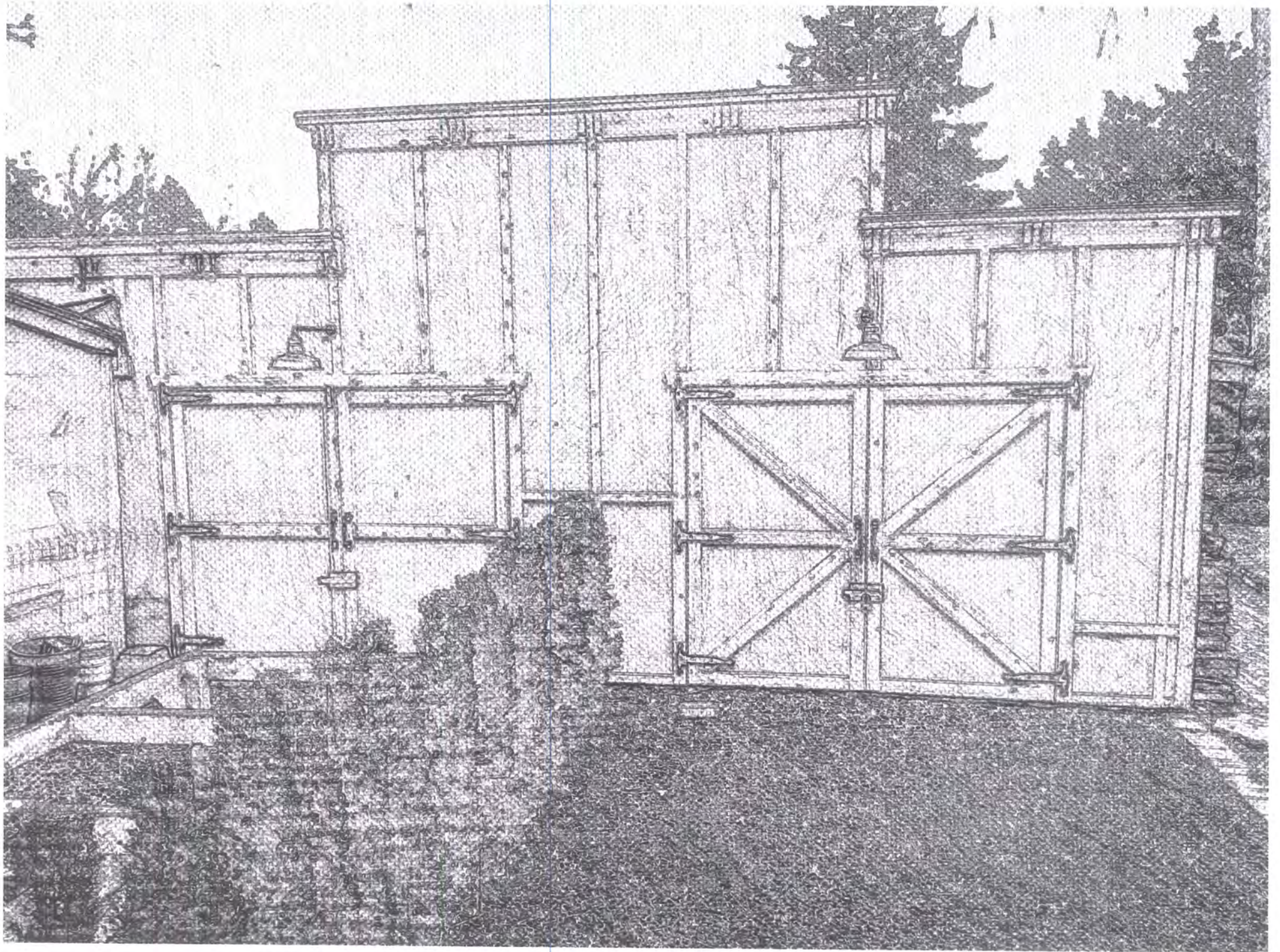
(1) Materials

- (A) The materials used in the construction of the façade are wood (for the structure itself) and black metal (for door hinges and other details). The black metal visually appropriates iron, which was used liberally in this time-period and can still be seen throughout the Court-Chemeketa neighborhood.
- (B) The roofing materials (used only on the Oldham garage) have a non-reflective, matte finish.

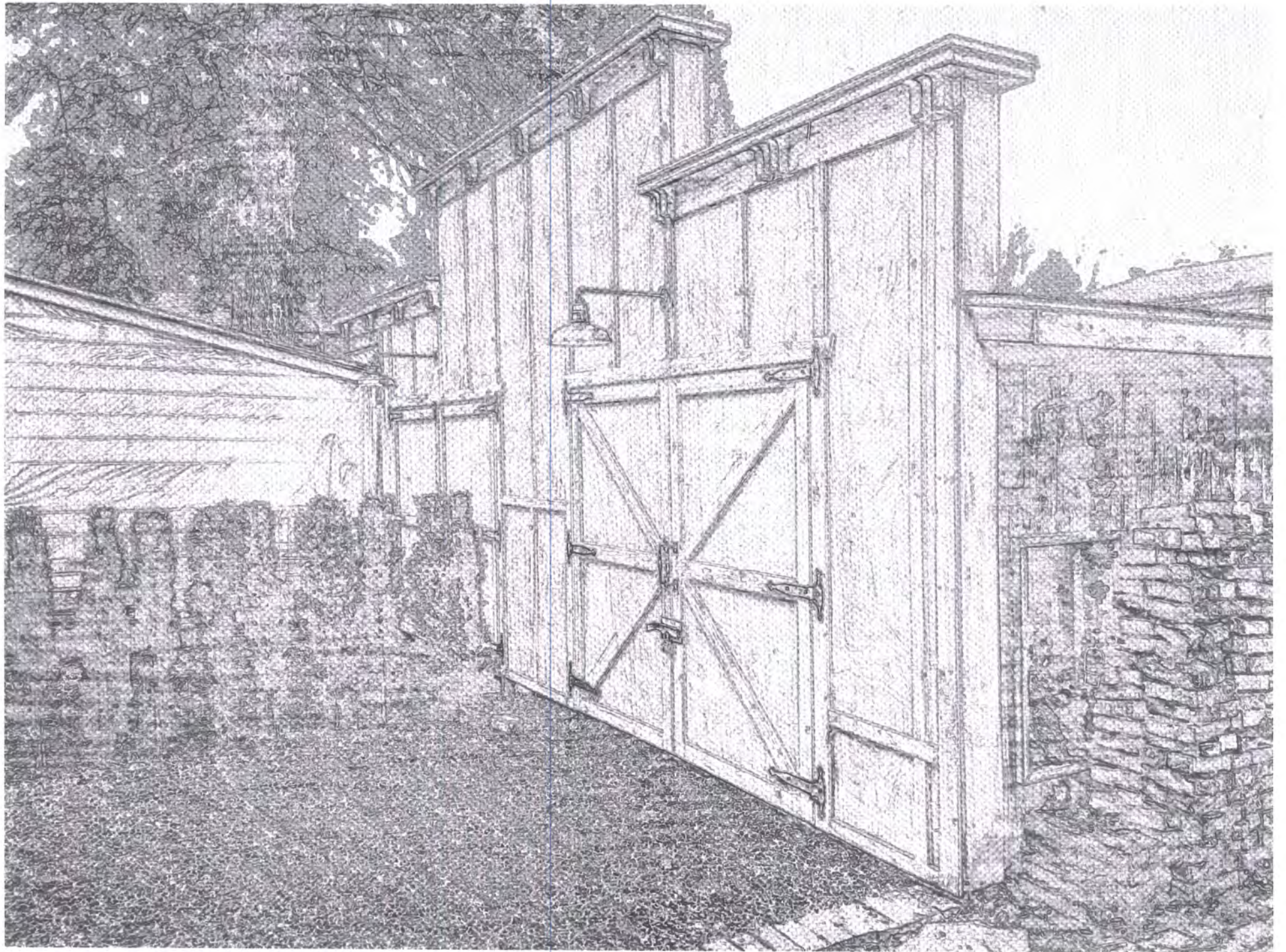
(2) Design

- (A) This sub-section deals with additions, which is not relevant to this application.
- (B) No features from the period of significance were modified, as there were none.
- (C) The design -- a bat and board façade with modest eaves on the roofed sections (two elevations, center and matching sides), simple trim under the eaves (corbels), and simple trim around the doors -- is harmonious with buildings in this district.

- (i) Size and Scale. The façade measures 12 feet in height at the highest, center section and 9.9 feet at the lower two sections. In relation to the houses themselves, which are both two-story structures (atop partially above ground basements) with steeply pitched roofs, the façade looks balanced and appropriate.
 - (ii) Architectural Features. The architectural features (wood construction, black hinges and hanging lamps) reflect the architectural features of buildings in the district.
 - (iii) Roof Design. Applies to the Oldham single-car garage only. The design is simple and not visible from the street or even surrounding neighbors.
 - (iv) Additions. Not applicable.
 - (v) Front Elevations. The front elevation is appropriately scaled to neighboring non-contributing structures, approximately the height of many detached garages in the district.
 - (vi) Width and Height. The width is the exact width of the existing structures before modifications; the height, as stated above, is 12 feet at center and 9.9 feet at the matching side portions. This is similar to many detached garages in the district.
 - (vii) Building Forms. Not applicable.
- (D) There is clear distinction between what is original (the buildings themselves) and what is new (a façade).
- (E) No features that were not period-appropriate yet have gained architectural significance in their own right were affected by our modifications.
-



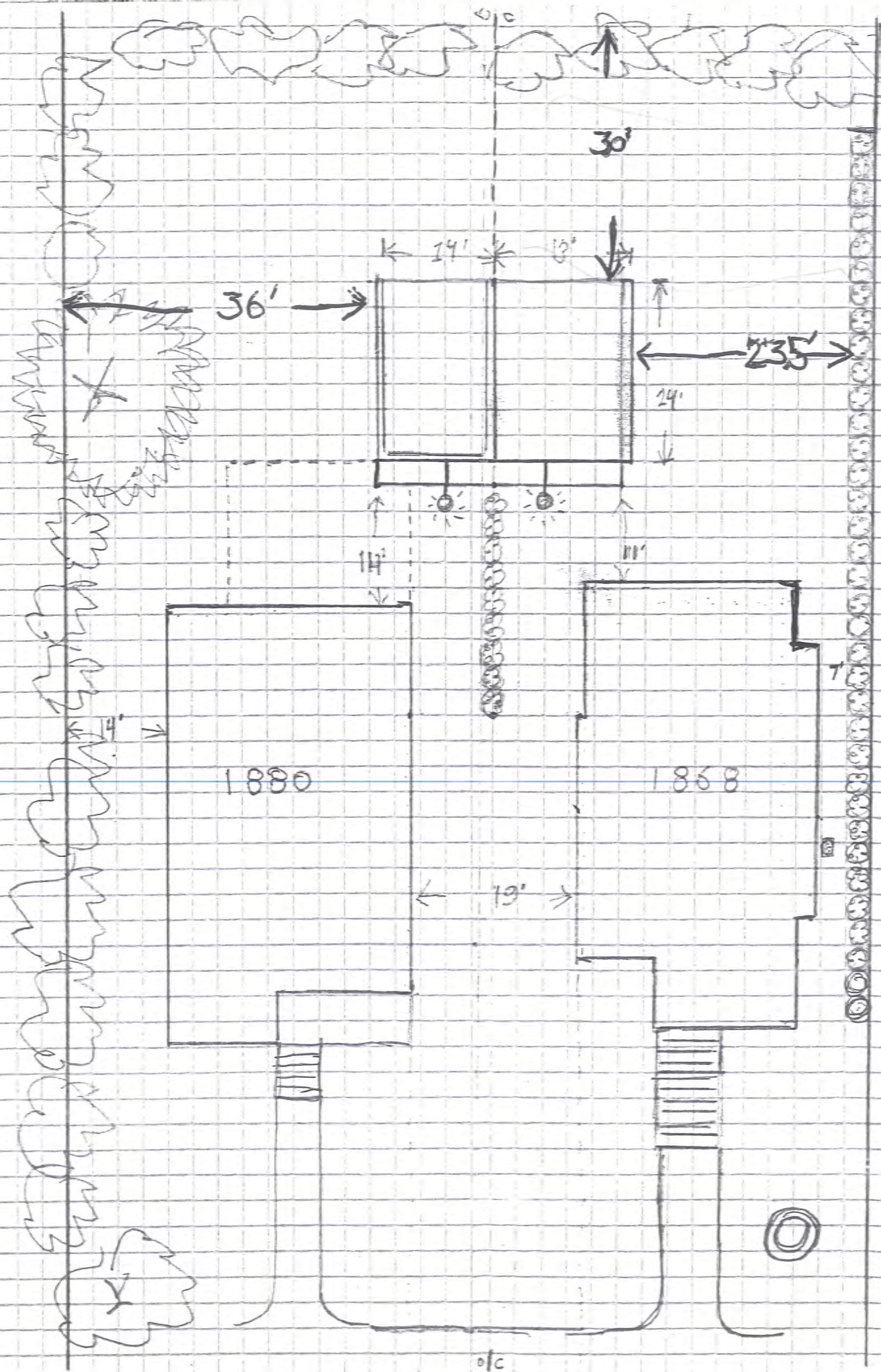






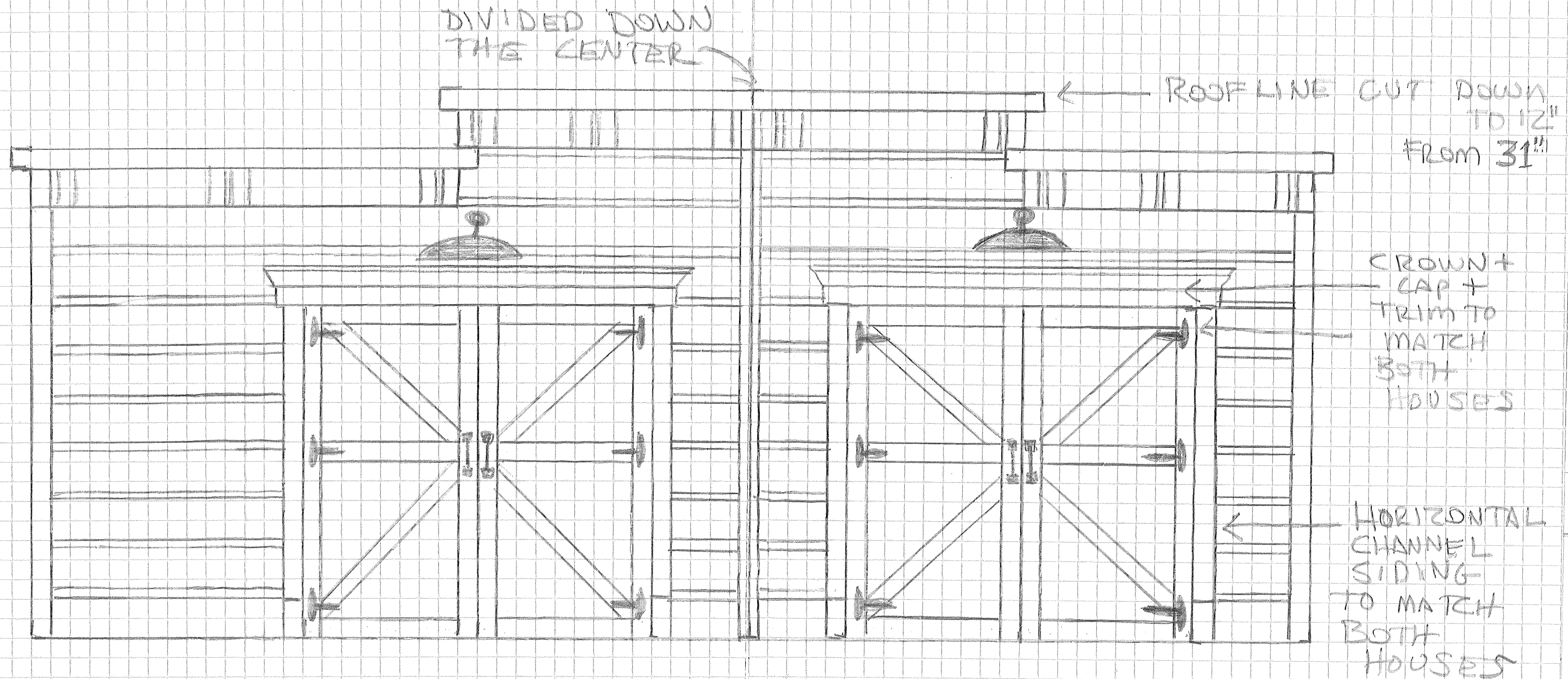
Sq. ft TOTAL 7500
 Sq. ft GARAGE 336
 Sq. ft HOUSE 1,465
 % of COVERAGE 27.2

Sq. ft total 5625
 Sq. ft GARAGE 336
 Sq. ft HOUSE 1226
 % of Coverage 27.7



REVISED DRAWING FOR 1868 & 1880 COURT ST.

Attachment C1



RECEIVED

MAY 31 2018

COMMUNITY DEVELOPMENT

REVISED PLANS

CUSTOM MADE HEAVY DUTY GALVANIZED GUT+ DRIP EDGE 1 PIECE

CUT DOWN FROM 12'4" TO 10'9"

10'9"

GARNS

COMP 3 TAB ROOF

ADDED FACADE

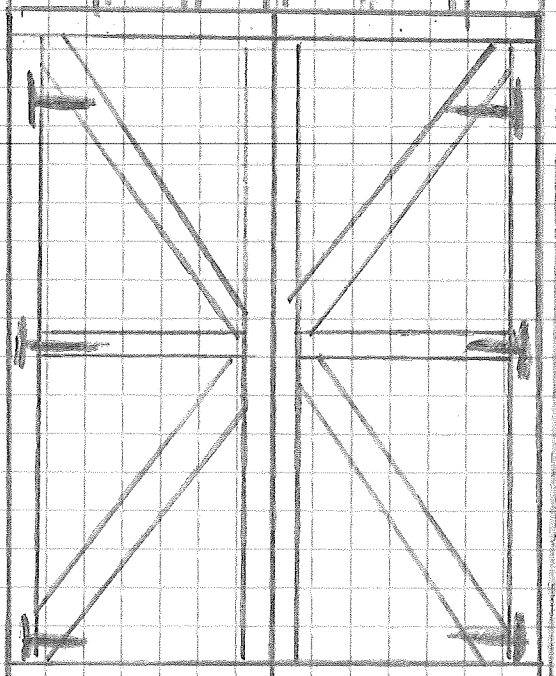
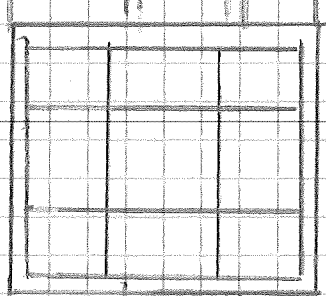
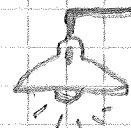
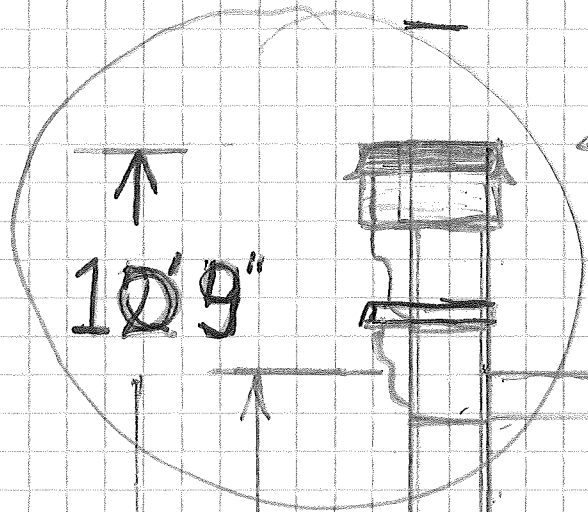
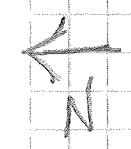
9'9"

CONCRETE SLAB

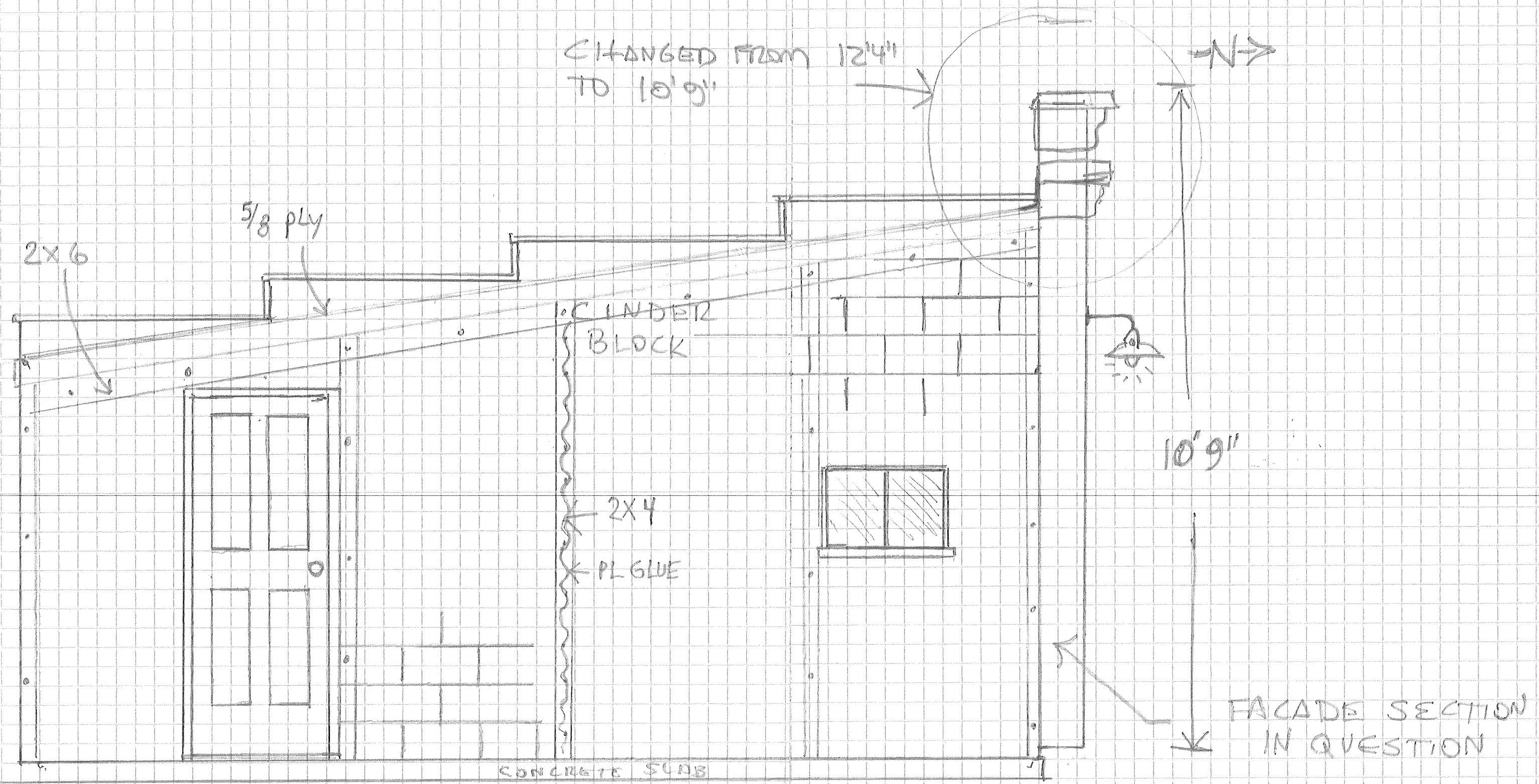
- 2x6 FLAT
- 3/4 EXT PLYWOOD 7 PLY
- TYREX WRAP
- 3/8 CEDAR PLY RESAWN
- 3/4 SOLID CLEAR CEDAR TRIM

WEST SIDE ELEVATION
HOFFMAN SHED

SCALE
1' = 1.65'



REVISED PLANS



CHANGED FROM 12'4"
TO 10'9"

5/8 ply

2x6

CONCRETE
BLOCK

2x4

PL GLUE

CONCRETE SLAB

10'9"

FACADE SECTION
IN QUESTION

EAST SIDE ELEVATION
OLDHOM GARAGE

Kimberly Fitzgerald, AICP
Historic Preservation Officer
Community Development Department
City of Salem
555 Liberty St., SE, Room 320
Salem, OR 97301-3503

June 3, 2018

Land Use Applicants: Walter Drew Hoffman
Lora and Gary Oldham

Worksite Location: Hoffman 1868 Court St., NE
Salem, OR 97301

Oldham 1880 Court St., NE
Salem, OR 97301

Re: Land Use Application, Narrative Statement Regarding
Applicable Review Criteria

RECEIVED
JUN - 4 2018
COMMUNITY DEVELOPMENT

NARRATIVE STATEMENT

Alterations and Additions

This section deals with "historic non-contributing buildings." The building in question, a utility shed on the Hoffman property, is not historic, nor did it possess features of aesthetic merit from the Victorian or any other architectural period. It is therefore not possible to restore missing "period-appropriate" features or remove inappropriate features as this section of the application suggests. We do believe however that the modifications to the building bring a cohesive, period-appropriate look to this structure that it did not previously possess. As you can see from the submitted drawings, modifications you suggested have been incorporated. These include lowering the height of the façade from 36 inches to 12 inches, replacing vertical batten and board siding with horizontal channel siding to match both the Hoffman and Oldham houses, replacing door trim with crown and cap to match windows on both houses, and an eventual paint scheme to coordinate with the both houses.

(1) Materials

The materials used in the construction of the façade are 3.5 inch wide wood trim and 8-inch wood channel siding.

(2) Design

- (A) This sub-section deals with additions, which is not relevant to this application.
- (B) No features from the period of significance were modified, as there were none.
- (C) The design -- a horizontal channel siding matches both the Hoffman and Oldham houses and is used throughout the district.

- (i) Size and Scale. The façade measures 10.9 feet in height at the highest (only 6 inches higher than the original structure) and 9.9 feet at the lower two sections. In relation to the houses themselves, which are both two-story structures (atop partially above ground basements) with steeply pitched roofs, the façade looks balanced and appropriate.
 - (ii) Architectural Features. The architectural features -- wood construction, hanging lamps, and hand-hammered metal hinges -- reflect the architectural features of buildings in the district.
 - (iii) Roof Design. Applies to the Oldham single-car garage only. The design is simple and not visible from the street or surrounding neighbors.
 - (iv) Additions. Not applicable.
 - (v) Front Elevations. The front elevation is appropriately scaled to neighboring non-contributing structures, approximately the height of many detached garages in the district.
 - (vi) Width and Height. The width is the exact width of the existing structures before modifications; the height, as stated above, is 10.9 feet at center and 9.9 feet at the matching side portions. This is similar to many detached garages in the district.
 - (vii) Building Forms. Not applicable.
- (D) There is clear distinction between what is original (the buildings themselves) and what is new (a façade).
- (E) No features that were “not period-appropriate yet have gained architectural significance in their own right” were affected by our modifications.



COMMUNITY DEVELOPMENT DEPARTMENT

555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • (503) 588-6173 • (503) TTY 588-6353 • (503) Fax 588-6005

December 4, 2017

Drew Hoffman
1222 E. Walnut Ave
Orange, CA 92867

RE: Historic Design Review Require

Dear Mr. Hoffman:

It has come to our attention that work has been completed at the property address of 1868 Court Street NE without the appropriate historic design review approval as required under SRC 230.

Please contact us immediately and submit application for design review approval in order to avoid enforcement action.

Sincerely,

A handwritten signature in blue ink that reads "Kimberli Fitzgerald".

Kimberli Fitzgerald, AICP
Historic Preservation Officer
kfitzgerald@cityofsalem.net
503.540.2397



WKO 527