

FOR THE MEETING OF: August 17, 2023 AGENDA
ITEM: 5.b

TO: Historic Landmarks Commission

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

FROM: Kimberli Fitzgerald, Historic Preservation Officer

HEARING DATE: August 17, 2023

CASE NO.: Historic Design Review Case No. HIS23-13

APPLICATION SUMMARY: A proposal to rehabilitate the exterior of the Hewitt House (c.1907).

LOCATION: 1840 Court Street NE

REQUEST: Class 3 Major Historic Design Review of a proposal to rehabilitate the exterior of the Hewitt House, including replacing the front porch and stairs, enclosing the back porch, repairing and replacing exterior shingle siding and replacing windows throughout the exterior of the Hewitt House (c.1907) a historic contributing resource in the Court Chemeketa National Register Historic District located at 1840 Court Street NE (Marion County Assessor Map and Tax Lot Number: 073W27AC03400).

APPLICANT: Alan Vanderhoff

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

RECOMMENDATION: **APPROVE** the proposal with the following Conditions:

Condition 1: The applicant shall complete a condition assessment, and provided the original material comprising the post retains over 50% structural integrity, the decorative square front porch post shall be repaired with in kind materials.

Condition 2: The applicant shall replicate the original material and design of the decorative square front porch post upon authorization that the post can be replaced at the time of Building permit submittal. The Historic Preservation Officer shall authorize removal and replacement of the decorative porch post should the condition assessment illustrate that over 50% of the structural integrity of the post has been compromised and repair of the post is not feasible.

Condition 3: The replacement basement window on the primary façade of the Hewitt house shall fit within the existing 40" x 21" opening for the original window

in this location. The sash and frame material shall have the appearance of wood and be paintable. The proposed replacement window material and specifications shall be provided to the Historic Preservation Officer at the time of building permit submittal.

BACKGROUND

On July 7, 2023, the applicant submitted materials for a Major Historic Design Review for a proposal to rehabilitate the exterior of the Hewitt House, including replacing the front porch and stairs, enclosing the back porch, repairing and replacing exterior shingle siding and replacing windows throughout (1907) (**Attachment A**). The application was deemed complete for processing on July 26, 2023.

Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on July 28, 2023. Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620. The City of Salem Historic Landmarks Commission will hold a public hearing for the case on August 17, 2023 at 5:30 p.m. in Council Chambers, Civic Center at 555 Liberty Street SE, Room 240. (<https://bit.ly/planningpublicmeetings>).

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is November 23, 2023, unless an extension is granted by the applicant.

PROPOSAL

The applicant is requesting approval to rehabilitate the exterior of the Hewitt House. The exterior modifications include including replacing the front porch and stairs, enclosing the back porch, repairing and replacing exterior shingle siding and replacing windows throughout. Specifics of the proposal are as follows:

North Façade (Front):

Rehabilitation of the Front Porch: Existing porch decking and square post rail and porch column are in poor condition. Proposed new post, decking and rail to be wood composite.

Replace front stairs: Existing stairs are non-historic pre-cast concrete, 9' wide with railings of pressure treated lumber. Proposed new stairs 6' wide wood composite with railings to match.

Basement Hopper Window: The existing basement level hopper window is currently single paned, wood; Proposed new window will be of vinyl.

Dormer Shingles. Current exterior siding is vertical plywood board; Proposed new siding is cedar shingles, restoring the original appearance.

Stove pipe removal. Existing non-original metal stovepipe on western edge of the northern slope of the existing roof proposed for removal.

West Façade (Interior Side):

Windows. First floor (1). Existing wood, single paned double-hung windows proposed for replacement with new wood double paned double hung window.

South Façade(Rear):

Porch Enclosure. Existing porch is in poor condition and not fully enclosed. The porch will be re-enclosed, stairs and door removed; Structure will be resided with cedar shingles.

Relocation of Bathroom Window. Existing Vinyl window to be relocated 46” to the west of the existing opening; in the approximate location of the existing rear door opening.

Basement Windows (3). Existing wood, single paned hopper windows to be replaced with new vinyl windows.

Dormer Shingles. Current exterior siding is vertical plywood board; Proposed new siding is cedar shingles, restoring the original appearance.

Stove pipe removal. Existing non-original metal stovepipe on southern slope of the existing roof proposed for removal.

East Façade (Side):

Windows, First floor (2). Existing wood, single paned double-hung windows proposed for replacement with new wood double paned double hung windows. **Basement Windows (2).** Existing wood, single paned hopper windows to be replaced with new vinyl windows.

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City’s online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 23 113941 PLN.

APPLICANT’S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as **Attachment C** in this staff report.

Staff utilized the information from the applicant’s statements to evaluate the applicant’s proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) 230.065 General Guidelines for Historic Contributing 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

According to nomination documents the Hewitt House was constructed by Julia and Henry C. Schultz in 1907. Schultz was a carpenter. The house was sold in 1907 to James and Mary Hewitt who lived in the house until 1919. Leslie Leith lived at the house until he passed away in 1929. The Oregon Statesman featured ads advertising a 2 room furnished basement apartment with a private entrance at this address beginning in 1938; It should be noted that the City readdressed this resource – and the address originally was 1740 Court Street NE. In 1948 two separate one-bedroom cottages were constructed in the rear of this lot. Later residents included Lawrence Oliver Olson, who unfortunately was killed in a construction accident at the Oregon State School for the Deaf in 1961. He was a crane operator at Salem Sand and Gravel Co. and had lived in Salem for 7 years. In 1966 the City Council considered a petition from Hattie Ness to change the zoning from R1 to R2, in order to allow several other apartments within the resource (**Attachment B**). It should be noted that prior to the existing owner purchasing this property, multiple windows throughout the Hewitt House were replaced with vinyl, and the siding on the exterior of the dormers was removed and replaced with vinyl. Despite these alterations, this resource is still recorded as historic contributing to Salem's Court Chemeketa Historic District.

3. Neighborhood and Citizen Comments

The subject property is located within the Northeast Neighbors Neighborhood Association (NEN). All property owners and tenants within Salem's Court Chemeketa Historic District as well as property owners and tenants within 250 feet of the subject property were mailed notification of the proposal on July 28, 2023 pursuant to SRC requirements. Signs were also posted on the subject property pursuant to SRC 300.800. The applicant submitted letters of support as part of his application from: Jane Fischer; Drew Hoffman; Lora Oldham; Charles A. Toll and Joshua Edelman (**Attachment D**).

4. City Department and Public Agency Comments

Building and Safety Division indicated that building permits are required, and that all deck and guard designs will require manufacturer's installation instructions. Windows will require verification of egress requirements. All this information will be required when documents are provided at permit submittal. The Planning Division, Fire Department and Public Works Department have no concerns with the proposal.

5. Historic Design Review

Salem Revised Code (SRC) 230.065 **General Guidelines for Historic Contributing Resources** are the criteria applicable to the evaluation of this proposal. Historic Landmarks

Commission staff reviewed the project proposal and has the following findings for the applicable standards.

FINDINGS

230.065. GENERAL GUIDELINES FOR HISTORIC CONTRIBUTING RESOURCES. *In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and SRC 230.040, an applicant may make a proposal for preservation, restoration, or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:*

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

Findings: The applicant is proposing to continue to use the resource as a residence, its historic purpose. While the applicant is proposing to replace existing windows and enclose the rear porch and remove the rear door, the overall fenestration pattern will be retained as well as the primary building entrance. Staff recommends that the HLC find that the proposed use will not alter street access, landscape design, footprint or massing of the Hewitt House and that SRC 230.065 (a) has been met.

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

Findings: The applicant is not proposing to restore or repair any original historic materials as part of this proposal; however, the applicant has proposed to replace the square post on the front porch. This post is original to the resource and has character defining features that are difficult to replicate with modern materials. Therefore, in order to better meet this Guideline staff recommends that the HLC adopt the following condition of approval:

Condition 1: The applicant shall complete a condition assessment of the decorative square front porch post, and provided the original material comprising the post retains over 50% structural integrity, the post shall be repaired with in kind materials.

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

Findings: The applicant is proposing to replace the existing square post column on the northeastern corner of the front porch due to its poor condition. The applicant is proposing to restore this column to its original appearance by replacing the column with PVC. Condition 1 requires that applicant to retain and repair the post. However, the applicant may be able to demonstrate that over 50% of the post is damaged beyond repair comprising its structural integrity and the post cannot be repaired. In that case, the applicant should replicate the original material and design of the post; PVC is not an appropriate material. In order to better meet this Guideline, staff recommends the HLC adopt the following condition of approval:

Condition 2: The applicant shall replicate the original material and design of the decorative square front porch post upon authorization that the post can be replaced at the time of Building permit submittal. The Historic Preservation Officer shall authorize removal and replacement of the decorative porch post should the condition assessment illustrate that over 50% of the structural integrity of the post has been compromised and repair of the post is not feasible.

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

Findings: The applicant is proposing to restore the cedar shingling to the exterior of both the front and rear dormers based upon photographic evidence. Staff recommends that the HLC find that 230.065(d) has been met for this portion of the proposal.

(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.

Findings: The rear (south) porch, door, and stairs are not original to the resource, however, while these alterations do represent evidence of the development and use of this resource over time, these alterations are at the rear of the resource, and they were most likely added just after the historic period for the Court Chemeketa District which extends from 1860 through 1937, at the time the basement apartment was created (which had a separate entrance). Staff recommends that the HLC find that SRC 230.065(e) has been met.

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

Findings: The applicant is requesting approval to replace the front porch and stairs, enclose the back porch (removing the existing door and stairs) and replace windows throughout. The existing stairs and railing are not original to the Hewitt House, and the proposed replacement stairs will be clearly new, but of a compatible material and design. The replacement porch decking and rail material will also be clearly new, but of a compatible material. The applicant is proposing to replace single pane double hung windows along secondary facades of the Hewitt House with double paned wood double hung windows. These windows will be slightly smaller in size than the existing windows, requiring the applicant to reframe and reside the area around these new windows, they are located on secondary facades of the resource, limiting the visual impact of these changes to the Hewitt House. The applicant is also proposing to replace the existing basement level single pane hopper windows with smaller vinyl windows. The majority of these windows are located on secondary facades, thereby minimizing the visual impact of the material and design changes to the resource. However, the proposed new design and material of the basement vinyl window will have an adverse impact on the primary façade of the Hewitt House. In order to better meet this Guideline, staff recommends that the HLC adopt the following condition of approval:

Condition 3: The replacement basement window on the primary façade of the Hewitt house shall fit within the existing 40" x 21" opening for the original window

in this location. The sash and frame material shall have the appearance of wood and be paintable. The proposed replacement window material and specifications shall be provided to the Historic Preservation Officer at the time of building permit submittal.

(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.*

Findings: The applicant is requesting approval to replace the front porch and stairs, enclose the back porch (removing the existing door and stairs) and replace windows throughout. The existing front porch stairs and railing are not original to the Hewitt House, and the proposed replacement stairs will be clearly new, but of a compatible material and design. The replacement porch decking and rail material will also be clearly new, but of a compatible material. While the proposal will result in the loss of some original historic material, provided the HLC adopts recommended conditions of approval to ensure character defining features will be treated with sensitivity, no significant features will be obscured, damaged or destroyed by the proposal. Staff recommends that the HLC find that SRC 230.065(g) has been met for the proposal.

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

Findings: The applicant is proposing to correct structural deficiencies that exist on the rear porch by removing the rear stairs and the access door, enclosing and residing the porch. This entry and porch are located at the rear of the Hewitt House and were added outside the period of significance for the district. While there will be a visual impact to these alterations, these are minimized due to the location of the proposed alterations. The proposed alterations are designed to be compatible with this residential resource and the surrounding Court Chemeketa Historic District. Staff recommends that the HLC find that SRC 230.065(h) has been met.

(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.*

Findings: The applicant is not proposing any excavation or regrading. Staff recommends that the HLC find that this Guideline is not applicable to the evaluation of this proposal.

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 CONDITIONS of APPROVAL:

Condition 1: The applicant shall complete a condition assessment, and provided the original material comprising the post retains over 50% structural integrity, the decorative square front porch post shall be repaired with in kind materials.

Condition 2: The applicant shall replicate the original material and design of the decorative square front porch post upon authorization that the post can be

replaced at the time of Building permit submittal. The Historic Preservation Officer shall authorize removal and replacement of the decorative porch post should the condition assessment illustrate that over 50% of the structural integrity of the post has been compromised and repair of the post is not feasible.

Condition 3: The replacement basement window on the primary façade of the Hewitt house shall fit within the existing 40" x 21" opening for the original window in this location. The sash and frame material shall have the appearance of wood and be paintable. The proposed replacement window material and specifications shall be provided to the Historic Preservation Officer at the time of building permit submittal.

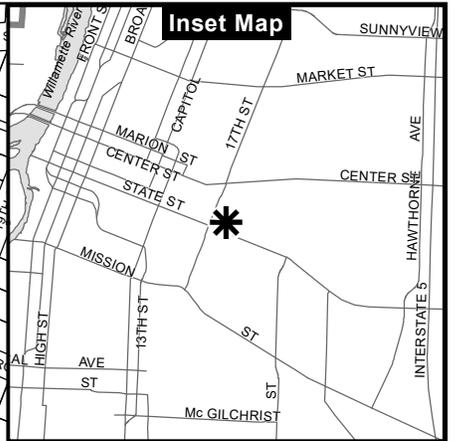
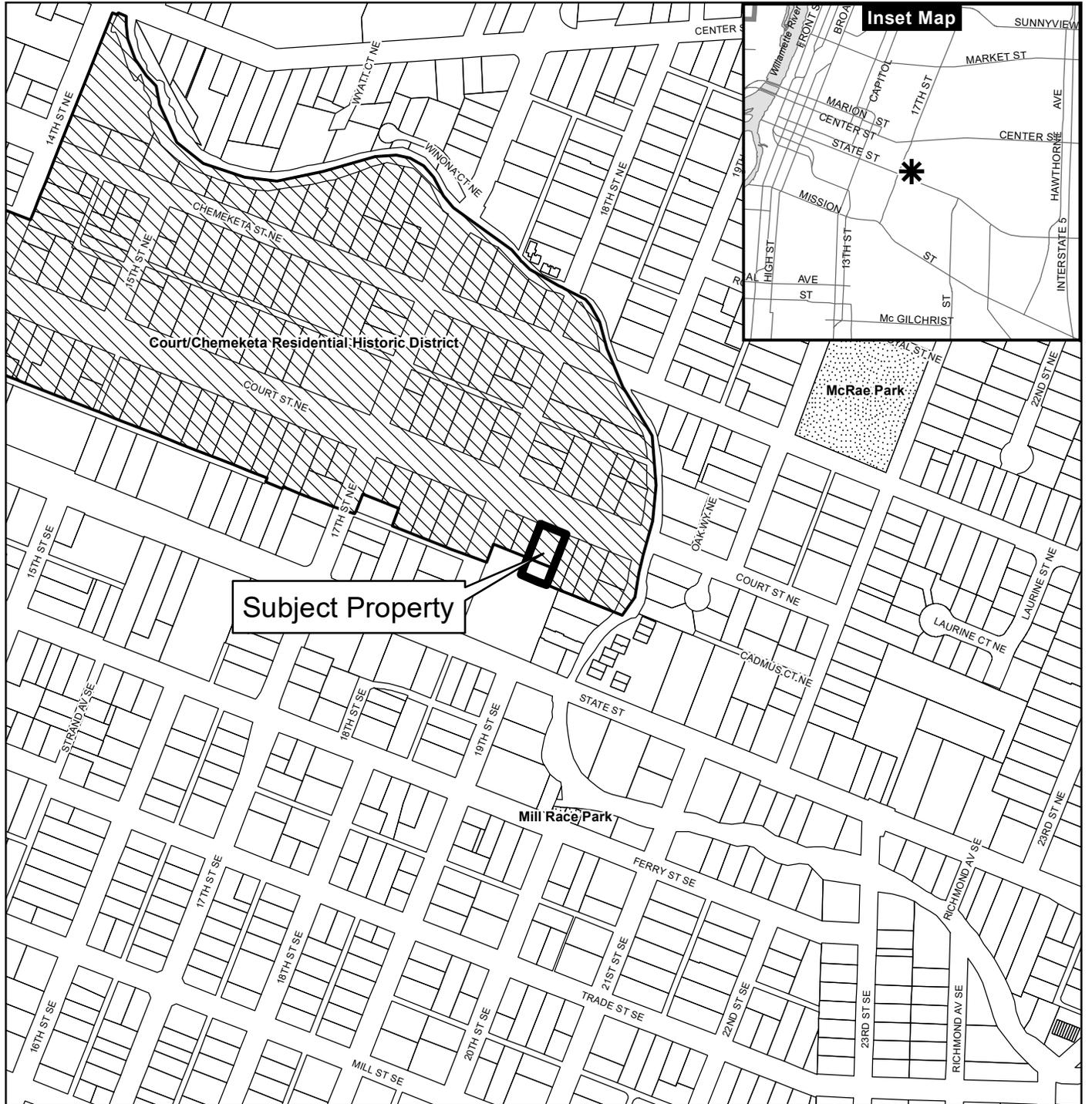
DECISION ALTERNATIVES

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. Vicinity Map
B. Excerpt from National Register Nomination
C. Applicant's Submittal Materials
D. Letters of Support

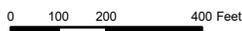
Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 1840 Court Street NE (073W26AC07300)



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
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 52

59 C. S. Huddleston House (1909)

1835 Court Street, NE; Assessor's Map 26AC 7-3W; Tax Lot 84400-370
Owner: Eldred Investments, 1860 Hawthorne Avenue, NE, Salem, OR 97303

Primary

(Contributing)

Description and Cultural Data: This one-story Craftsman Bungalow has a hipped roof and a full front porch encompassed within the roof line. Centered above the porch is a dormer with three windows and its own hipped roof. The symmetry and rectangularity of this south-facing front is enhanced by wide corner boards and four square pillars with tablet-like capitals. There is a bay window on the west side and a separate side entry on the east. In 1908, the property was sold to C. S. Huddleston, who built the house in 1909 at a cost of \$2000 (Oregon Statesman, Jan. 1, 1910, Section 4). Charles Huddleston was a guard at the Oregon State Penitentiary and later a laborer for the City Street Improvement Department. His wife, Gertrude, worked as an attendant at the Oregon State Hospital. They lived in the house until the 1930's. (cf. commentary on the George Laberee House, #74.)

60 Dwelling (1968)

1834 Court Street, NE; Assessor's Map 26AC 7-3W; Tax Lot 55324-000
Owner: Robert Earl Smith, P. O. Box 17302, Salem, OR 97305

Incompatible

(Non-Contributing)

Description: This is a one-story rental unit built in modern/non-historical style.

61 James and Mary Hewitt House (1907)

1840 Court Street, NE; Assessor's Map 26AC 7-3W; Tax Lot 55324-000
Owner: Robert Earl Smith, P. O. Box 17302, Salem, OR 97305

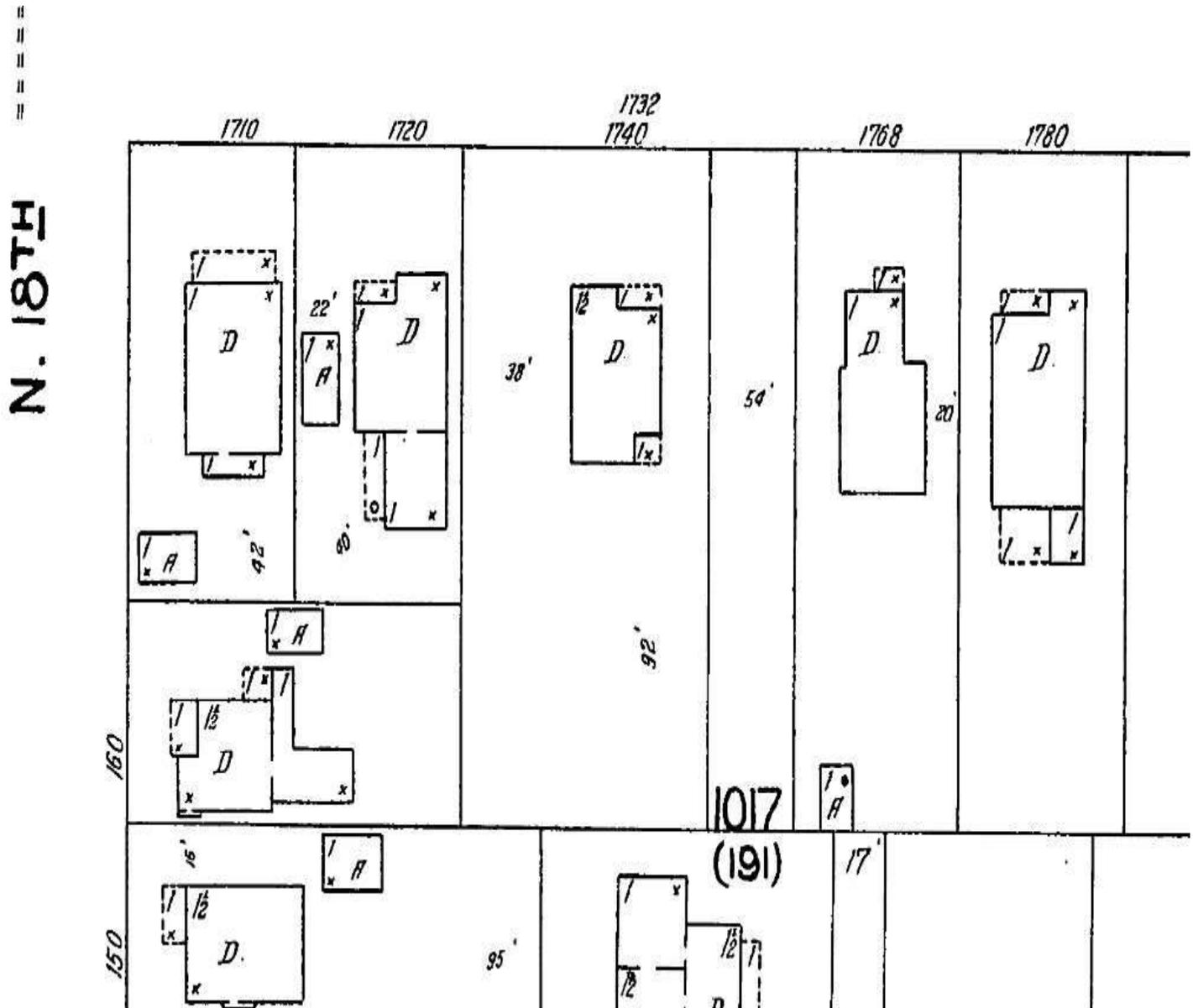
Primary

(Contributing)

Description and Cultural Data: This is a square one-and-one-half-story side-gabled house related to the Craftsman style. It has an over-sized hipped dormer with a flared roof centered low on the front (north) and back slopes of the main roof, which also flares at the bottom overhang. A partial front porch is recessed into the house at the northeast corner; one ornamented pier

ProQuest® Digital Sanborn Maps, 1867-1970

Salem 1926-1927 vol. 1, 1926, Sheet 175

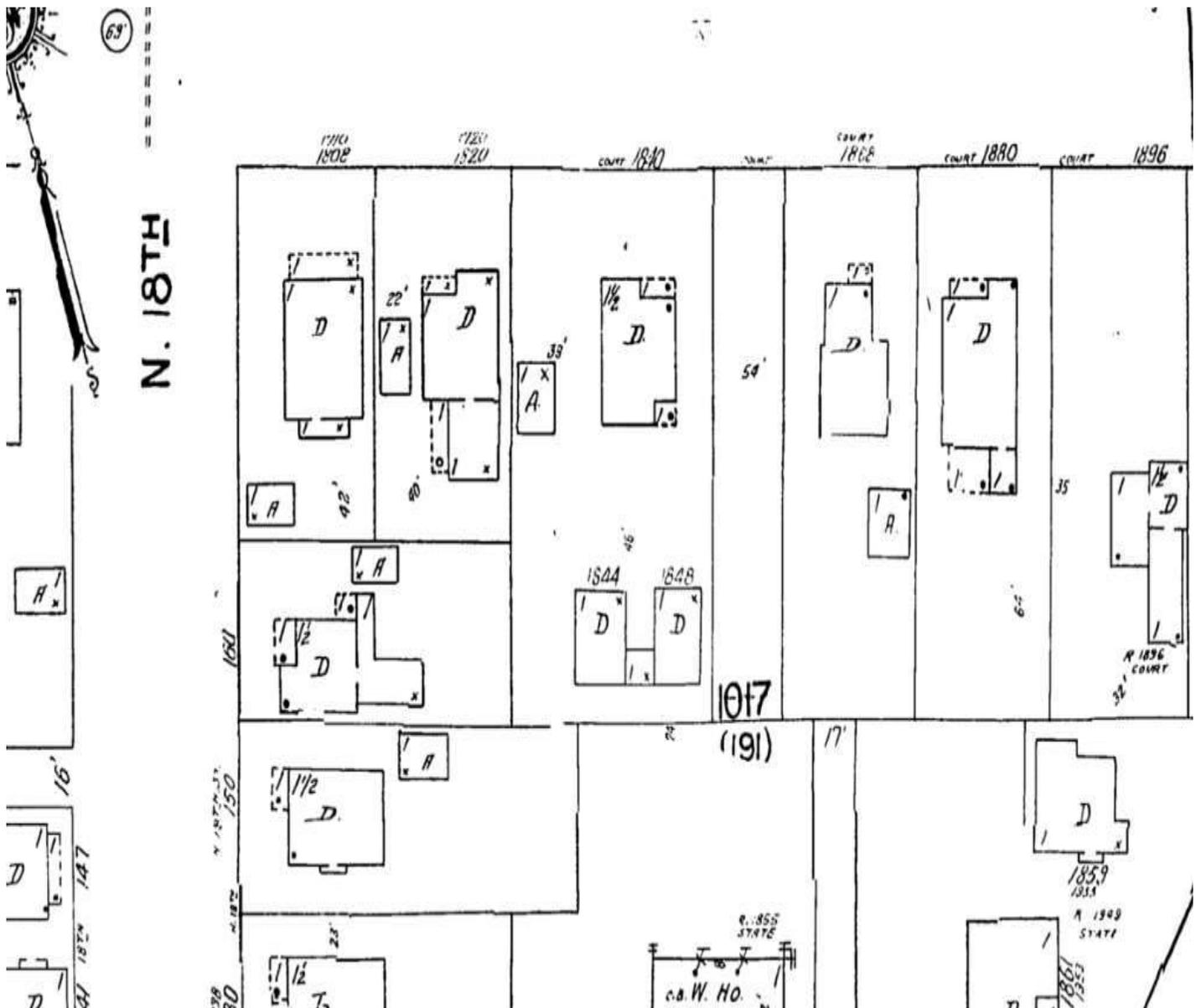


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ProQuest® Digital Sanborn Maps, 1867-1970

Salem 1926-Dec. 1950 vol. 1, 1926-Nov. 1950, Sheet 175



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Legend

- Centerline (Labels)
- Historic Buildings
- ▣ Historic Districts
- ▣ Annexations (delayed)
- ▣ Taxlots
- Creeks
 - 50 - 200
 - 200 - 640
 - 640 - 6400
 - GT 6400
- Hydrology
- Street Class
 - Future Minor Arterial
 - Future Collector
 - Major Arterial
 - Minor Arterial
 - Parkway
 - Collector
 - Highway/Freeway
- Overlay Zones
 - ▣ Overlay Zones
 - ▣ Compact Development Overlay Zor
 - ▣ Mixed-Use Overlay Zone
 - ▣ Urban Growth Boundary
 - ▣ City Limit

Notes

Enter notes here...

0.01 0 0.01 0.01 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Photo #1: Existing Condition: Front Porch looking west



Photo #2: Existing Condition: Front Porch column detail



Photo #3: Existing Condition siding/porches – East Façade of Hewitt House – looking northwest



Photo #4: Existing Condition – rear (south) façade of Hewitt House – looking north



Photo #5: Existing Condition – Detail of porch -rear (south) façade of Hewitt House – looking north



Photo #6: Existing Condition – Detail of porch -rear southeast corner of Hewitt House – looking west



Photo # 7: Existing Condition – detail of corner post (base)- rear porch (southeast corner)



Photo # 8: Existing Condition – interior of rear porch (southeast corner)



Photo#9: Existing Condition- Detail Rear Dormer (south façade)- looking north



Photo#10: Existing Condition- West Façade looking south



Photo#11: Existing Condition- West Façade looking north



Photo#12: Historic Photo- South(Rear) Façade looking north- date unknown

JELD-WEN
**37.375 in. x 64.5 in. W-2500 Series Primed Wood Double Hung Window w/
Natural Interior and Low-E Glass**
★★★★ (26) Questions & Answers (24)



Spec #1: Jeld-Wen -Wood Double Hung Window.

Top Rated
TAFCO WINDOWS
31.75 in. x 21.75 in. Hopper Vinyl Window
★★★★ (65) Questions & Answers (274)



Spec #2: Vinyl Hopper Window

TimberTech Advanced PVC Porch Board by AZEK



Spec #3: TimberTech PVC Porch Board by Azek

TimberTech RadianceRail Express by AZEK



Spec 4: TimberTech Radiance Rail



Photo#13: Historic Photo- East Façade looking west- date unknown



Photo 12: Historic Photo – c. 1978

Joshua and Marian Edelman
1889 Court St NE
Salem, OR 97301

July 3, 2023

Kimberli Fitzgerald, AICP/RPA
City of Salem Community Development Department
555 Liberty St SE, Suite 305
Salem, OR 97301

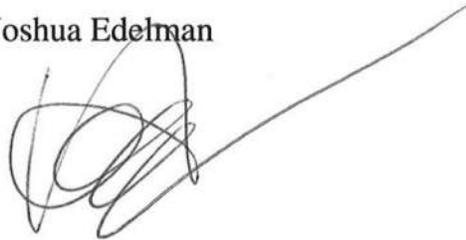
Re: 1840 Court Street NE – Renovation of the James and Mary Hewitt House

Dear Ms. Fitzgerald:

My wife and I own the house which is across the street and two doors down from the James and Mary Hewitt House. I know Alan Vanderhoff and am familiar with his plans to renovate the James and Mary Hewitt House. I enthusiastically support Mr. Vanderhoff's application for approval to renovate the house. The James and Mary Hewitt House has become dilapidated over time. I and other neighbors are excited about the prospect of the James and Mary Hewitt House being restored. It will have a very positive effect on the neighborhood.

Sincerely,

Joshua Edelman

A handwritten signature in black ink, appearing to be 'Joshua Edelman', with a long horizontal line extending to the right.

Jane Fischer
1820 Court St NE
Salem, OR 97301

July 3, 2023

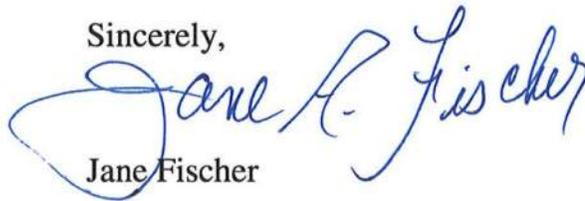
Kimberli Fitzgerald, AICP/RPA
City of Salem Community Development Department
555 Liberty St SE, Suite 305
Salem, OR 97301

Re: 1840 Court Street NE – Renovation of the James and Mary Hewitt House

Dear Ms. Fitzgerald:

I own the house directly next to the James and Mary Hewitt House. I know Alan Vanderhoff and am familiar with his plans to renovate the James and Mary Hewitt House. I enthusiastically support Mr. Vanderhoff's application for approval to renovate the house. The James and Mary Hewitt House has become dilapidated over time. I and other neighbors are excited about the prospect of the James and Mary Hewitt House being restored. It will have a very positive effect on the neighborhood.

Sincerely,

A handwritten signature in blue ink that reads "Jane A. Fischer". The signature is written in a cursive style with a large, looping initial "J".

Jane Fischer

Drew Hoffman
1868 Court St NE
Salem, OR 97301

July 3, 2023

Kimberli Fitzgerald, AICP/RPA
City of Salem Community Development Department
555 Liberty St SE, Suite 305
Salem, OR 97301

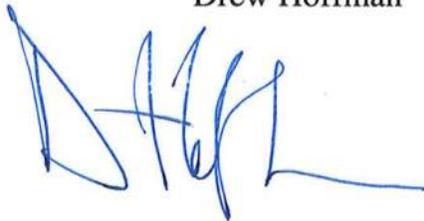
Re: 1840 Court Street NE – Renovation of the James and Mary Hewitt House

Dear Ms. Fitzgerald:

I own the house directly across the alley from the James and Mary Hewitt House. I know Alan Vanderhoff and am familiar with his plans to renovate the James and Mary Hewitt House. I enthusiastically support Mr. Vanderhoff's application for approval to renovate the house. The James and Mary Hewitt House has become dilapidated over time. I and other neighbors are excited about the prospect of the James and Mary Hewitt House being restored. It will have a very positive effect on the neighborhood.

Sincerely,

Drew Hoffman

A handwritten signature in blue ink, appearing to read 'Drew Hoffman', is written below the printed name.

Lora and Gary Oldham
1880 Court St NE
Salem, OR 97301

July 3, 2023

Kimberli Fitzgerald, AICP/RPA
City of Salem Community Development Department
555 Liberty St SE, Suite 305
Salem, OR 97301

Re: 1840 Court Street NE – Renovation of the James and Mary Hewitt House

Dear Ms. Fitzgerald:

My husband and I own the house which is two doors down from the James and Mary Hewitt House. I know Alan Vanderhoff and am familiar with his plans to renovate the James and Mary Hewitt House. I enthusiastically support Mr. Vanderhoff's application for approval to renovate the house. The James and Mary Hewitt House has become dilapidated over time. I and other neighbors are excited about the prospect of the James and Mary Hewitt House being restored. It will have a very positive effect on the neighborhood.

Sincerely,



Lora Oldham

Charles and Janette Toll
1898 Court St NE
Salem, OR 97301

July 3, 2023

Kimberli Fitzgerald, AICP/RPA
City of Salem Community Development Department
555 Liberty St SE, Suite 305
Salem, OR 97301

Re: 1840 Court Street NE – Renovation of the James and Mary Hewitt House

Dear Ms. Fitzgerald:

My wife and I own the house which is three doors down from James and Mary Hewitt House. I know Alan Vanderhoff and am familiar with his plans to renovate the James and Mary Hewitt House. I enthusiastically support Mr. Vanderhoff's application for approval to renovate the house. The James and Mary Hewitt House has become dilapidated over time. I and other neighbors are excited about the prospect of the James and Mary Hewitt House being restored. It will have a very positive effect on the neighborhood.

Sincerely,



Charles A. Toll

