

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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DECISION OF THE HISTORIC LANDMARKS COMMISSION

CLASS 2 HISTORIC DESIGN REVIEW CASE NO.: HIS23-13

APPLICATION NO.: 23-113941-PLN

NOTICE OF DECISION DATE: August 18, 2023

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

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

LOCATION: 1840 Court St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.065 - General guidelines for historic contributing resources

FINDINGS: The findings are in the attached Decision dated August 17, 2023.

DECISION: The **Historic Landmarks Commission APPROVED** Class 3 Major Historic Design Review Case No. HIS23-13 subject to the following conditions of approval:

- Condition 1:** The applicant shall complete a condition assessment of the decorative square front porch post, railing and windows, and provided the original material comprising the post, railing, and windows retains over 50% structural integrity, the post, railing, and window 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 and railing upon authorization that the post and railings can be replaced at the time of Building permit submittal. The Historic Preservation Officer shall authorize removal and replacement of the decorative porch post and railing should the condition assessment illustrate that over 50% of the structural integrity of the post and railing has been compromised and repair of the post and railing 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.

VOTE:

Yes 6 No 0 Absent 3 (Curteman, Fuller, Timbrook)



Andrew Zimmerman
Chair, Historic Landmarks Commission

The rights granted by the attached decision must be exercised, or an extension granted, by September 6, 2025, or this approval shall be null and void.

Application Deemed Complete:	<u>July 26, 2023</u>
Public Hearing Date:	<u>August 17, 2023</u>
Notice of Decision Mailing Date:	<u>August 18, 2023</u>
Decision Effective Date:	<u>September 6, 2023</u>
State Mandate Date:	<u>November 23, 2023</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Tuesday, September 5, 2023. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 230. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

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

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of the August 17, 2023 Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.065 as follows:

FINDINGS

Criteria:

230.065. GENERAL GUIDELINES FOR HISTORIC CONTRIBUTING RESOURCES

(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.

Finding: The HLC finds that 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. The HLC finds 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.

Finding: The HLC finds that 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 and railing on the front porch, and some original windows. These post, railing and windows are 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 the HLC adopts the following condition of approval:

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

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

Finding: The HLC finds that the applicant is proposing to replace the existing square post column and railings 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. The applicant is also proposing to replace the railing with a new design

and material. Condition 1 requires that applicant to retain and repair the post and railing. However, the applicant may be able to demonstrate that over 50% of the post and railing are damaged beyond repair comprising its structural integrity and the post and railings cannot be repaired. In that case, the HLC finds that the applicant may replace these features. Overall, the HLC finds that the applicants proposed replacement windows are acceptable for installation on secondary facades, and further encourages the applicant to add the 'lambs tongue' design feature to the new sashes, and supports the replacement of vinyl windows with wood throughout the resource in the future.

Should the porch post and porch railings require replacement, the applicant shall replicate the original material and design of the porch post and railings. In order to better meet this criteria and to ensure the appearance of character defining features are retained on the primary facade where replacement is authorized, the HLC adopts the following condition of approval:

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

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

Finding: The HLC finds that the applicant is proposing to restore the cedar shingling to the exterior of both the front and rear dormers based upon photographic evidence. The HLC finds 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.

Finding: The HLC finds that 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). The HLC finds 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.

Finding: The HLC finds that 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, the HLC adopts 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.

Finding: The HLC finds that 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. The HLC finds 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.

Finding: The HLC finds that 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. The HLC finds 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.

Finding: The HLC finds that the applicant is not proposing to any excavation or regrading as part of this proposal, therefore the HLC finds that this guideline is not applicable to the evaluation of this proposal.

DECISION

The Historic Landmarks Commission **APPROVES** HIS23-13 with the following conditions of approval:

- Condition 1:** The applicant shall complete a condition assessment of the decorative square front porch post, railing and windows, and provided the original material comprising the post, railing, and windows retains over 50% structural integrity, the post, railing, and window 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 and railing upon authorization that the post and railings can be replaced at the time of Building permit submittal. The Historic Preservation Officer shall authorize removal and replacement of the decorative porch post and railing should the condition assessment illustrate that over 50% of the structural integrity of the post and railing has been compromised and repair of the post and railing is not feasible.
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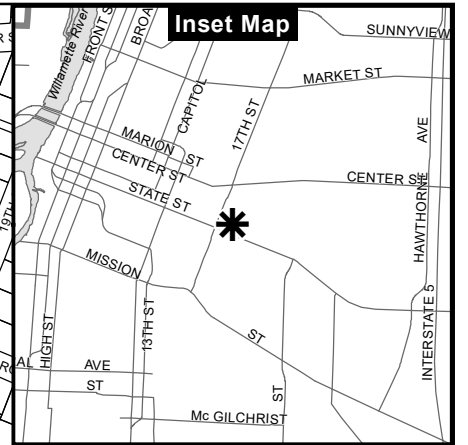
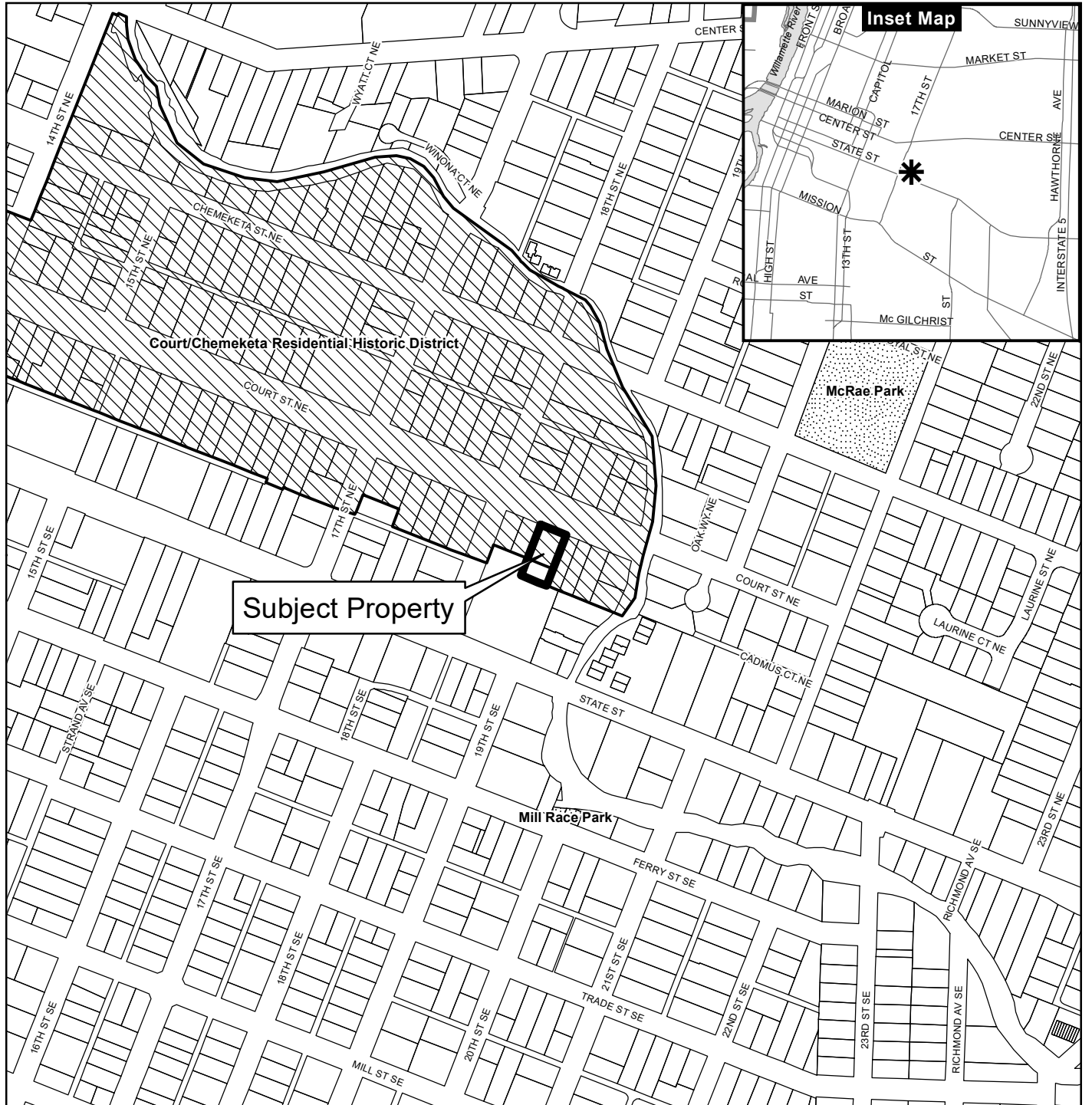
VOTE: Yes 6 No 0 Absent 3 (Curteman, Fuller, Timbrook) Abstain 0

Attachments: A. Vicinity Map
B. Excerpt from Applicant's Submittal Materials

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



0 100 200 400 Feet



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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