

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



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

DECISION OF THE HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO.: HIS21-01

APPLICATION NO.: 21-104047-DR

NOTICE OF DECISION DATE: March 19, 2021

SUMMARY: A proposal to rehabilitate the enclosed porch (circa 1927) and kitchen (circa 1906) attached to the rear of the William H. Byrd house (1887).

REQUEST: A proposal to rehabilitate the enclosed porch (circa 1927) and kitchen (circa 1906) attached to the rear of the William H. Byrd house (1887), a historic contributing building within the Court Chemeketa District, on property zoned RD (Duplex Residential), and located at 296 14th St. NE 97301; Marion County Assessor Map and Tax Lot number: 073W26BA-11600.

APPLICANT: Connie Strong

LOCATION: 296 14th St NE

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

FINDINGS: The findings are in the attached Decision dated March 19, 2021

DECISION: The **Historic Landmarks Commission APPROVED** Historic Design Review Case No. HIS21-01 based upon the application materials deemed complete on February 26, 2021 and the findings as presented in this report.

VOTE:

Yes 8 No Absent 1 (Mulvihill)

Tracy Schwartz
Chair, Historic Landmarks Commission

This Decision becomes effective on April 6, 2021. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

The rights granted by the attached decision must be exercised, or an extension granted, by April 6, 2023, or this approval shall be null and void.

Application Deemed Complete: February 26, 2021
Public Hearing Date: March 18, 2021

Notice of Decision Mailing Date: March 19, 2021
Decision Effective Date: April 6, 2021
State Mandate Date: June 26, 2021

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. Monday, April 5, 2021. Any person who presented evidence or testimony at the hearing may appeal the decision. 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>

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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO.: Historic Design Review Case No. HIS21-01

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 March 18, 2021 the 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 retain the original use of this property as a residence. While the proposal will result in the addition of a porch and the relocation of stairs on the north façade of the kitchen addition and an alteration of the landscape features by installing a parking area located at the rear of the site, the height, footprint and massing of the primary resource on the site will not be altered as a result of this proposal. The HLC finds that this guideline 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 proposing to maintain the existing footprint and height of the kitchen and porch additions and is proposing to reuse original windows, doors and original siding in order to retain as much material as is feasible from the kitchen and porch additions as part of this proposal. The proposal will not impact the original 1887 portion of the Byrd House. The HLC finds that Guideline 230.065 (b) has been met.

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

Finding: The HLC finds that while no distinctive stylistic features or examples of skilled craftsmanship on the 1887 portion of the Byrd House are proposed for alteration, some original material will be lost from the kitchen and porch additions as a result of the proposed alterations. However, the applicant is proposing to reuse original windows and doors as well as reuse as much of the siding as feasible. The HLC finds that the proposal will not impact the original 1887 portion of the William Byrd House and that the reuse of original material within the kitchen and porch additions are treated with sensitivity and therefore the HLC finds that Guideline 230.065 (c) has been met.

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

Finding: The HLC finds that the applicant is not proposing to restore or reconstruct any features based upon physical or photographic evidence and that Guideline 230.065 (d) is not applicable to the evaluation of this 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 applicant is proposing to alter the 1927 porch and 1906 kitchen which were added to the original 1887 Byrd House. While the applicant is proposing to enlarge window openings on the south and east facades and some of this original material will be lost from these additions which are changes to the original resource that are evidence of its history, the overall footprint will be retained and these alterations are primarily located on the rear and not visible facades of the resource minimizing the adverse effect as a result of these alterations. Additionally, the applicant is proposing to retain the original door and relocate the screen door from the eastern façade and two original windows to the north façade and retain and reuse as much original siding as is feasible therefore 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 proposing to rehabilitate the kitchen and porch additions at the rear of the William Byrd House. These alterations will not impact the original 1887 portion of the resource. While some original material will be lost from the kitchen and porch additions as a result of the proposed alterations, the applicant is proposing to reuse original windows as well as reuse as much of the siding as feasible. The HLC finds that the proposal will not impact the original 1887 portion of the William Byrd House and that the overall building height and footprint will be retained, minimizing changes to this resource and meeting SRC 230.065(f).

(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's proposed design is intended utilize materials already existing within the William Byrd House kitchen and porch additions (relocated/salvaged windows, relocated screen door and siding). While the proposed new windows within the kitchen on the south and east facades are significantly larger in scale than the existing windows, these proposed alterations are located at the rear of the resource minimizing any adverse effect to the original portion of the resource. The relocation of the stairs and the addition of a small porch and entry at the north facade are compatible with the features on this section of the house, and no significant features on the north facade are obscured by the proposed new design therefore the HLC finds that SRC 230.065(g) has been met.

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

Finding: The HLC finds that the applicant's proposal is intended to correct the structural deficiencies at this section of the house. Additional work is proposed to secure the foundation underneath this portion of resource, ensuring that the structure remains stable. The HLC finds that Guideline 230.065 (h) has been met for this proposal.

(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: While the proposal will include a minimal amount of excavation and grading as part of the installation of the new parking area, the proposed work will not occur directly adjacent to the resource and does not have the potential to adversely affect the integrity of its foundation and therefore the HLC finds that Guideline 230.065 (i) has been met.

The Historic Landmarks Commission **APPROVES** HIS 21-01.

VOTE: Yes 8 No 0 Absent 1 Abstain 0








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

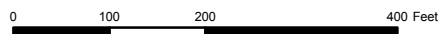
Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 296 14th St NE



Legend

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



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Historic Alteration Review Worksheet

Site Address: _____

Resource Status: Contributing Non-Contributing Individual Landmark Type of Work Activity Proposed: Major Minor Chose One: Commercial District Individual Resource Public District
Residential District Sign **Replacement, Alteration, Restoration or Addition of:****Architectural Feature:**

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature _____
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) _____

New:

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

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

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

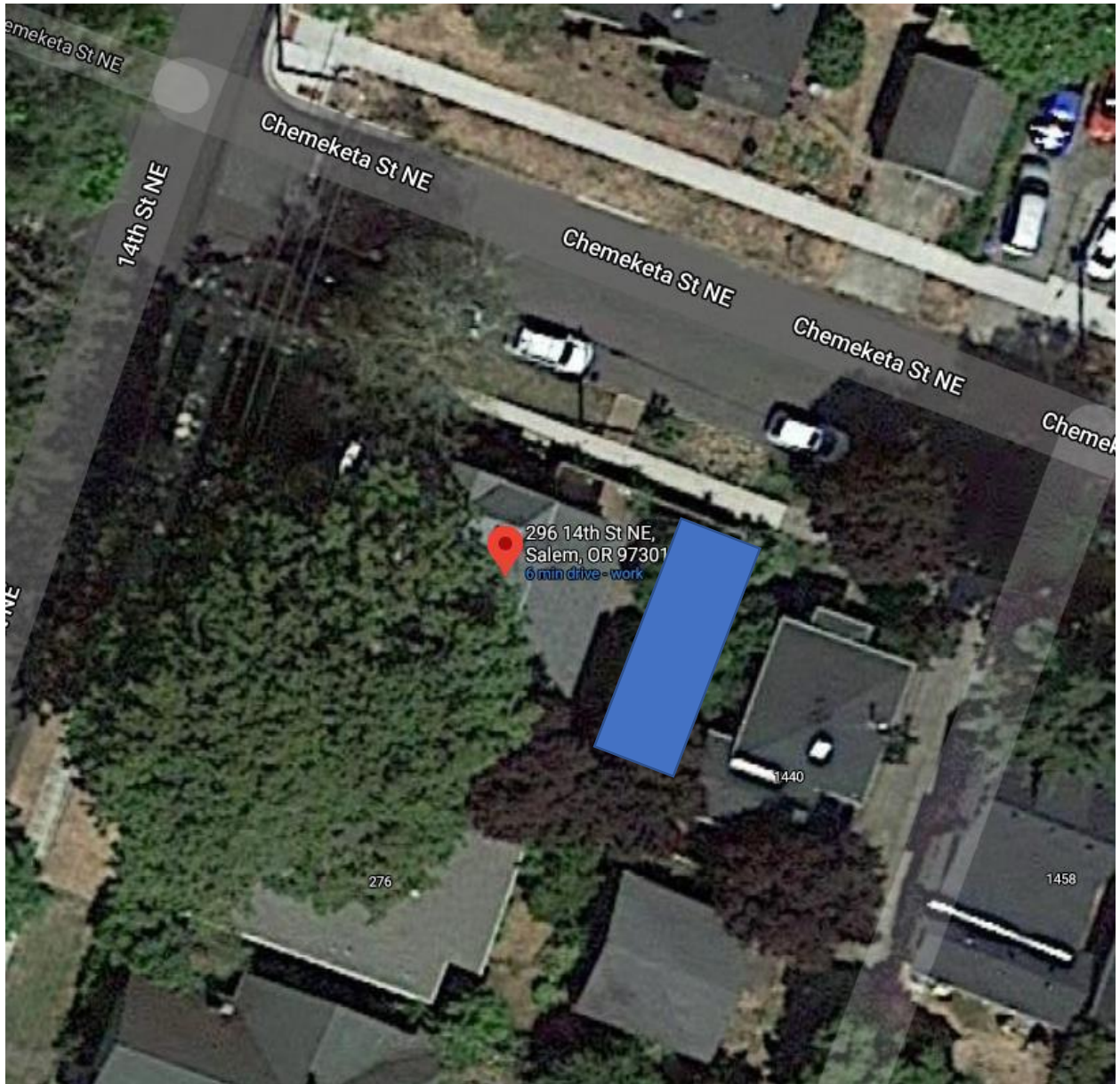
Project Description

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:

 Connie Strong

Signature of Applicant

Date Submitted/Signed



296 14th St. NE

Proposed driveway location

Fence Specifications for 296 14th Street NE

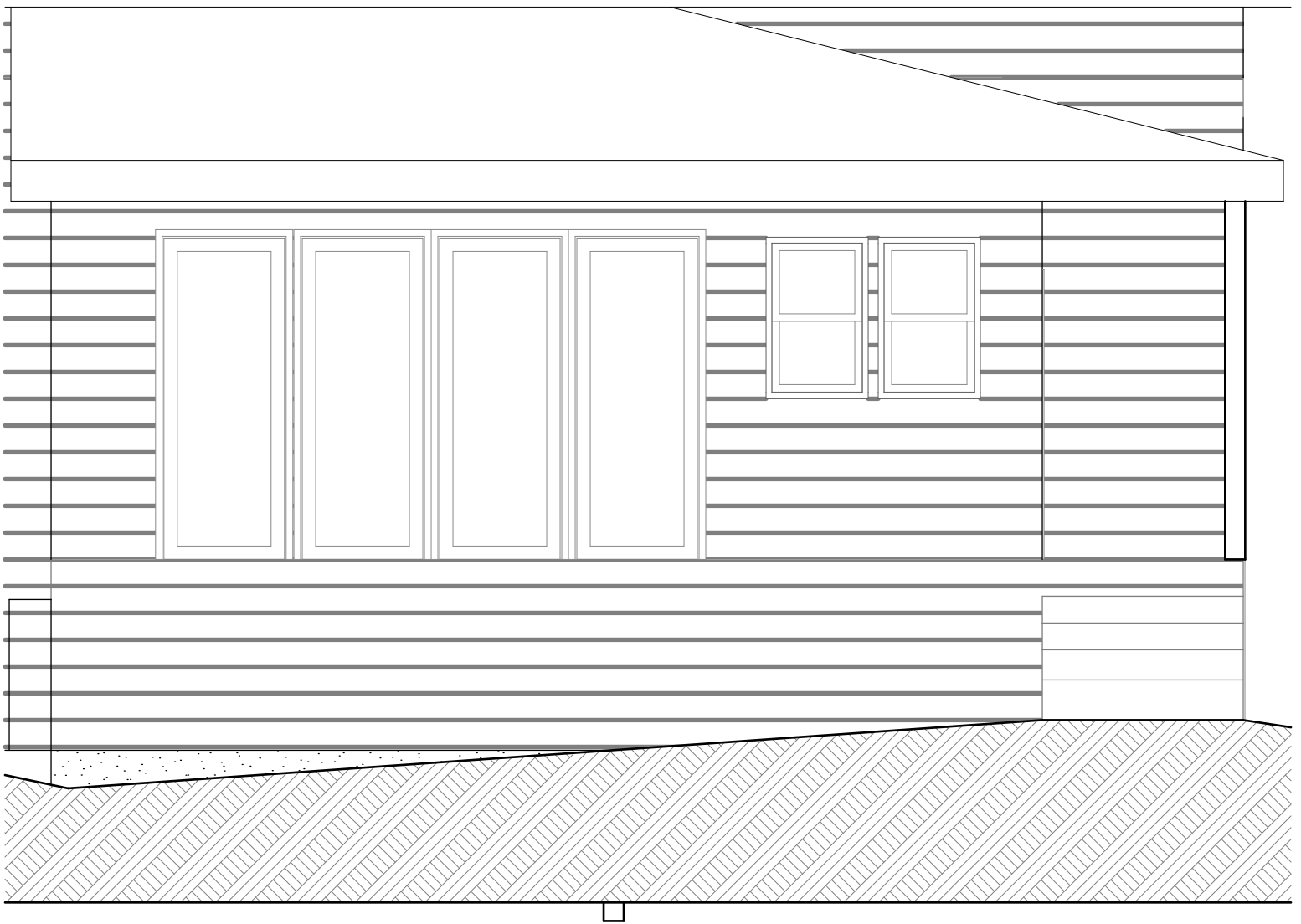
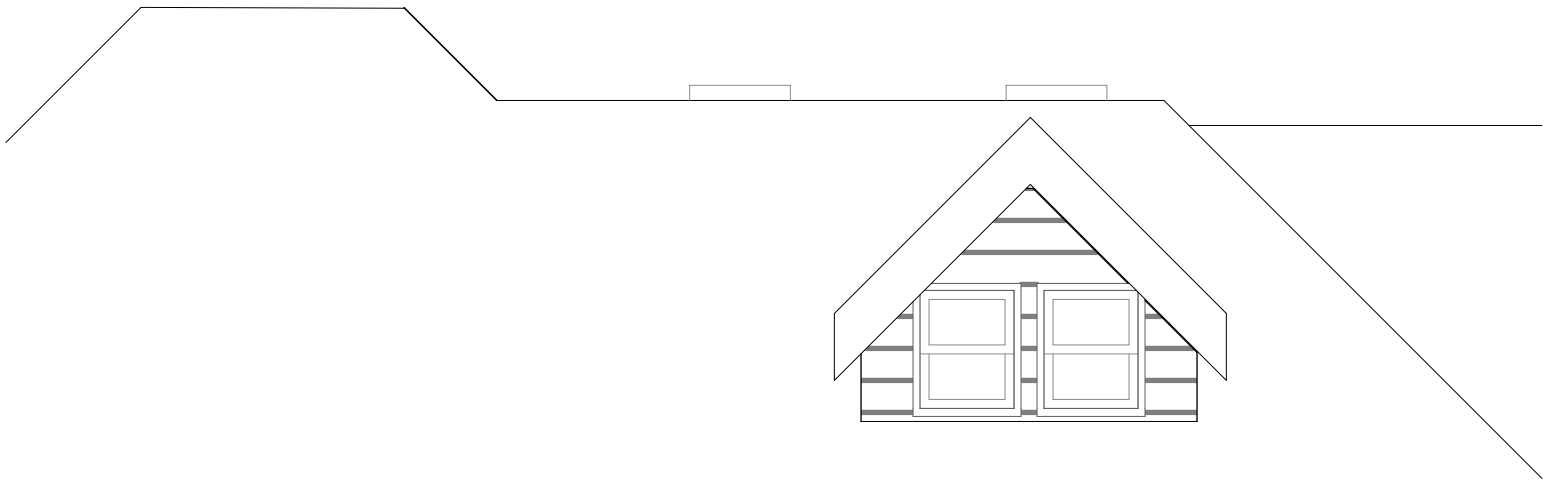
The fence panels are 6 x 8 feet, interchangeable, and can be cut to any width. Instead of two 8 foot panels as we have it set up now, we would simply cut one full panel into two parts, centered on the driveway, with narrower panels on either side. This adds two posts where shown in orange. The hardware is similar to the existing person gate, shown below.



Inside view of hardware.

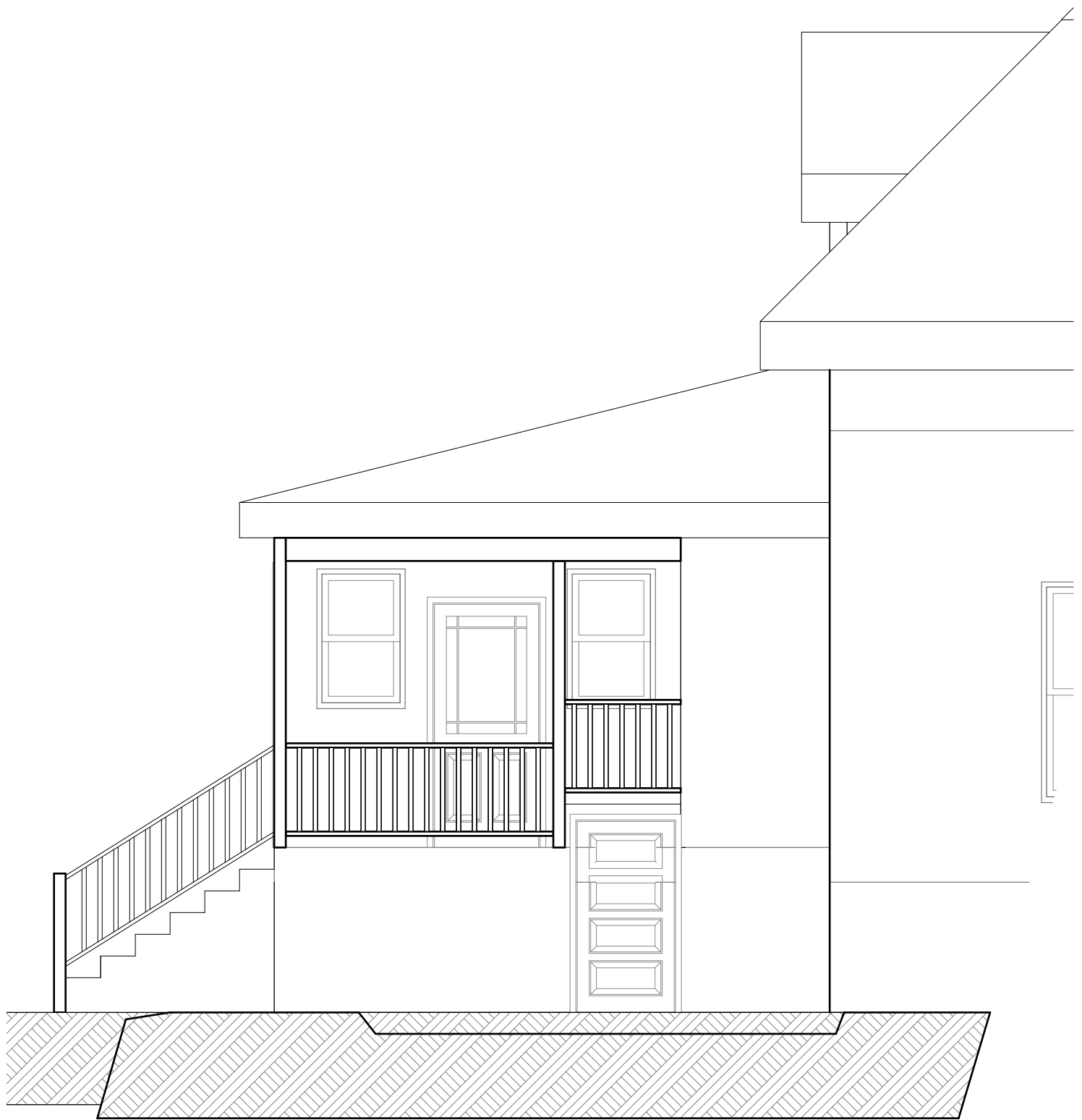
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EAST ELEVATION
EXISTING





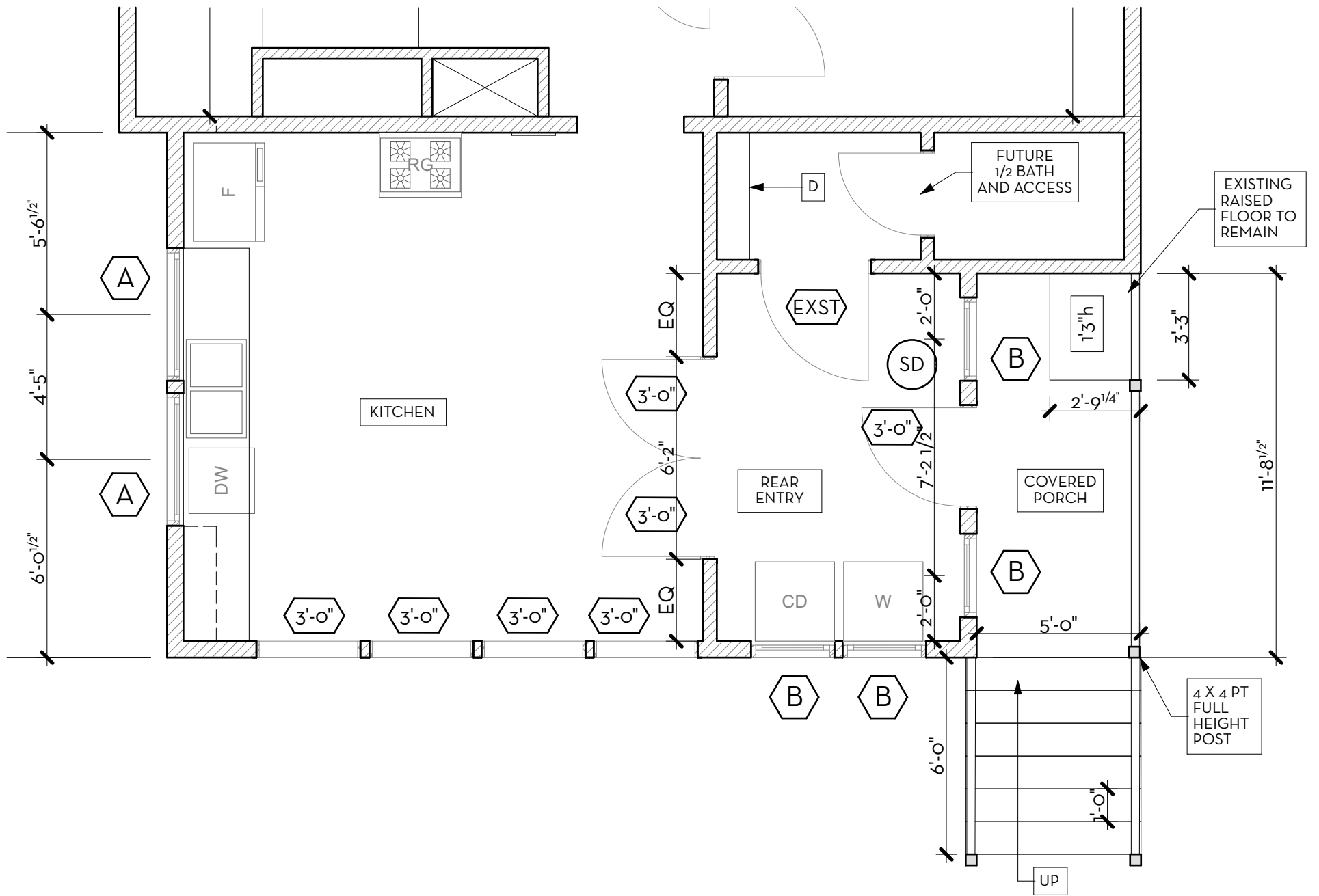
5
A-101

North Elevation
SCALE: 1/4" = 1'-0"

Chemeketa Street

NORTH ELEVATION
EXISTING





6
A-101

Second Floor Plan - Existing
SCALE: 1/4" = 1'-0"

**REAR KITCHEN REMODEL
ROOF STRUCTURE TO REMAIN
FLOOR SYSTEM TO REMAIN EXCEPT
FOR ENTRY NORTH DECK
STRUCTURAL CALCULATIONS**

**FOR HOUSE
LOCATED AT
296 14TH STREET NE
SALEM, OREGON 97301**



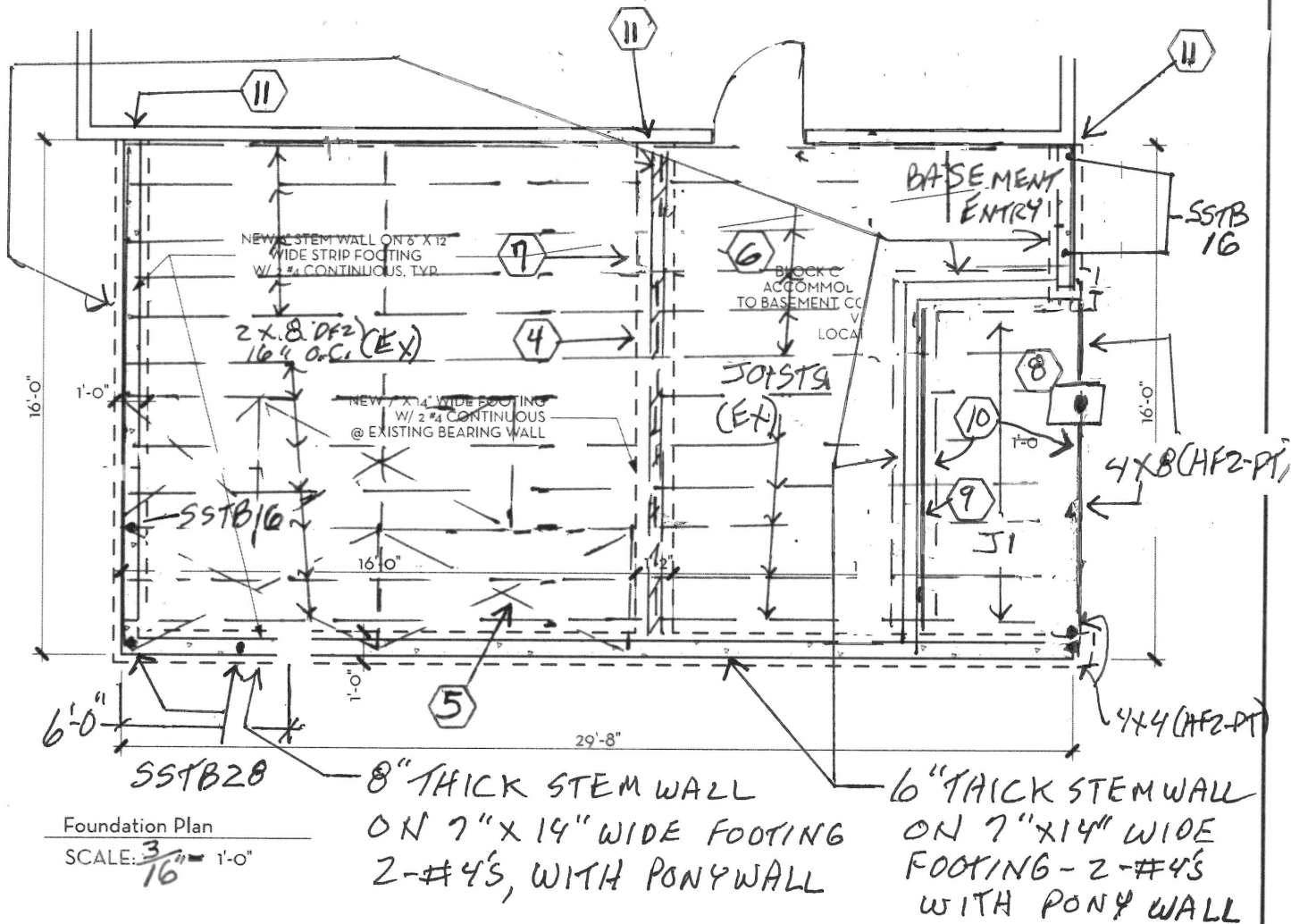
PAGES NOT COUNTING COVER SHEET

******LIMITATIONS******

**NO RESPONSIBILITY AND/OR LIABILITY IS ASSUMED BY,
OR IS TO BE ASSIGNED TO THE ENGINEER FOR ITEMS
BEYOND THAT SHOWN ON THESE SHEETS.**

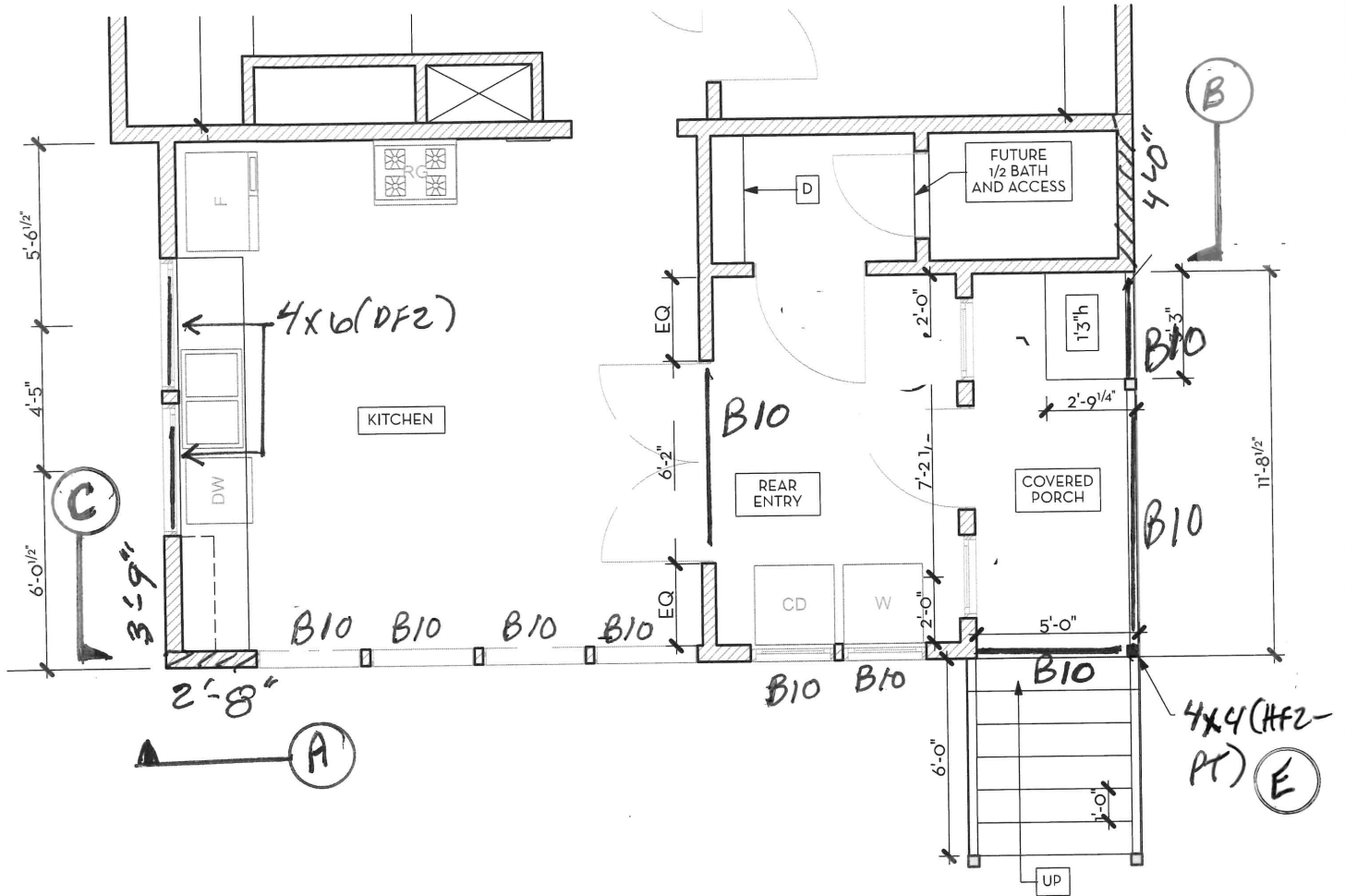
**JOB NO. 2020-105
OCTOBER 21, 2020**

**PREPARED BY
GERALD P. HORNER, PE**



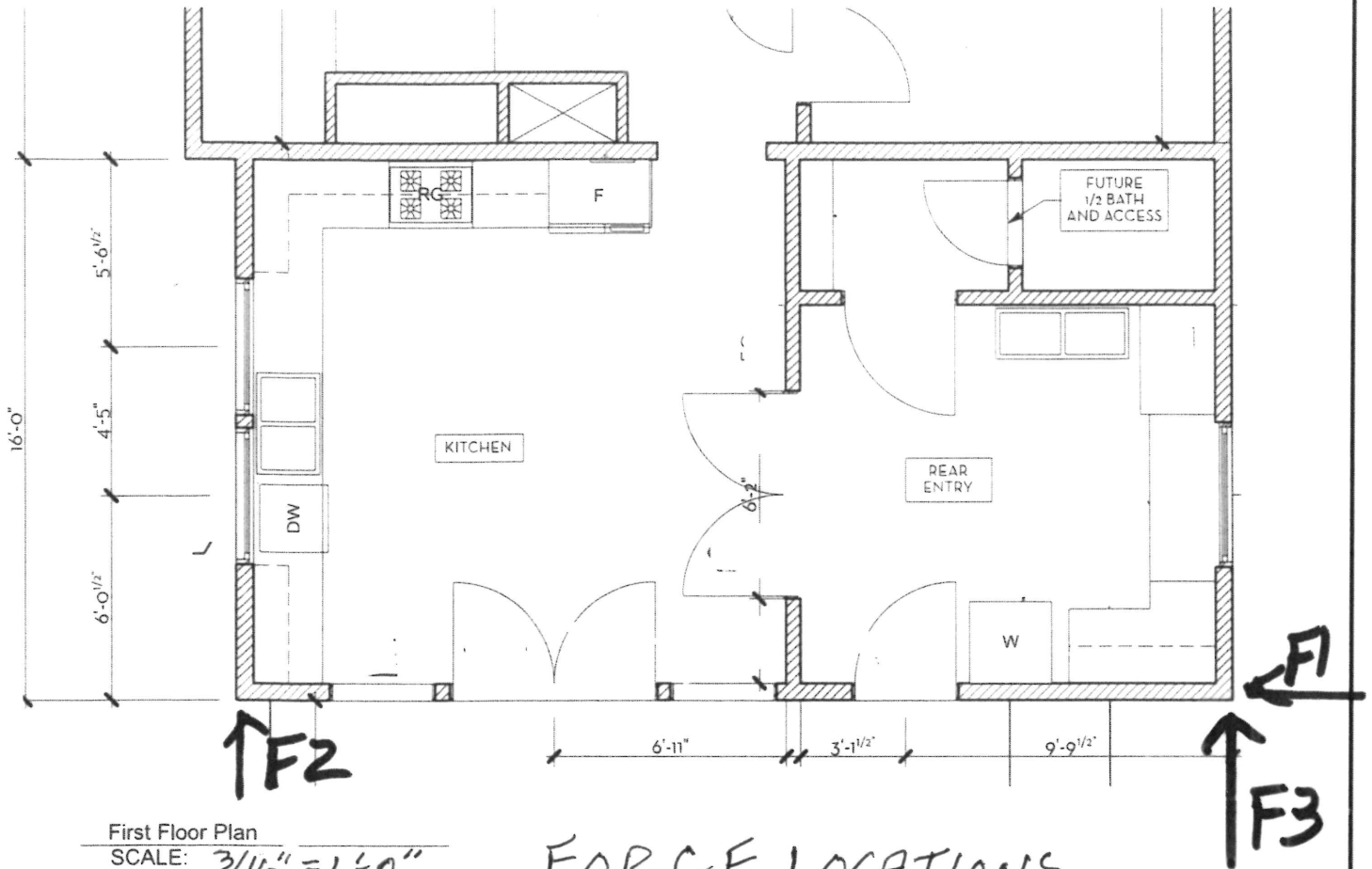
**296 SE 14TH REAR PORCH REMODEL
 FOUNDATION NOTES:**

1. DESIGN BASED ON 1500 SOIL BEARING CAPACITY.
2. CONCRETE - 3000 PSI COMPRESSIVE STRENGTH.
3. REINFORCING STEEL - 60,000 PSI TENSILE STRENGTH.
4. 2 x 4 (DF2) PONY WALL. 2x4 (HF#2-PRESSURE TREATED) SILL AND 2 x 4 STUDS 16" ON CENTER AND DOUBLE TOP PLATES (DF).
5. FLOOR SHEATHING - EXISTING.
6. 4 x 4 (HF2-PT) POST.
7. 6" THICK X 14" STRIP FOOTING - 2 #4'S
8. 15" THICK X 20" SQUARE FOOTING WITH 4x4 (HF2-PT) POST.
9. 2x8 (HF2-PT) RIM WITH 2- LEDGER LOK 32" ON CENTER.
- J1 - 2x6 (HF2-PT) JOIST 16" O.C.
10. SIMPSON "LUS 26-ZMAX" JOIST.
11. 4- #4 DOWELS SET IN 3" SIMPSON "SET-XP" EPOXY TO EXISTING FOUNDATION.



Second Floor Plan - Exi
 SCALE: 3/16" = 1'-0"

B10 - 4x8(DF2)



FORCE LOCATIONS
3 SIDED STRUCTURE

COMPARE F1 (WIND) - 1837 LB TO SEISMIC

WEIGHT

ROOF - 32' (17') (17 PSF) = 9248 LB

WALLS - 4' (88') (15 PSF) = 5280 LB

TOTAL 14528 LB

$F_p = \frac{14528 \text{ LB} (1.0) (1.0) (0.736)}{R = 6.5} = 1645 \text{ LB}$

$E = 0.7 (1645 \text{ LB}) = 1151 \text{ LB} < 1837 \text{ LB}$ WIND GOVERNS

296 14th Street Porch and Kitchen: North Windows and Door

Original double hung windows on kitchen will be relocated to the North (Chemeketa) side. They currently measure approximately 28 x 44 inches and 27 x 40 inches. Installation and framing will affect final dimensions. If the existing door is unsafe, I have a sturdier alternative, lower right, that fits the opening.



296 14th Street Porch and Kitchen: East Windows and Doors

Two double-hung divided lite wood windows

Four single lite stile and rail wood door slabs 30 x 80 (can trim)



296 14th Street Porch and Kitchen: South Window (not visible)

Fixed wood window 50 wide by 77 tall, to replace the existing 27x40 window



Kimberli Fitzgerald

From: SEARS Joy * OPRD <Joy.Sears@oregon.gov>
Sent: Tuesday, May 09, 2017 3:09 PM
To: Kimberli Fitzgerald
Subject: Comments on proposed work to the Byrd House, 296 NE 14th St, Salem OR

Hello Kimberli,

The William Byrd House at 296 NE 14th St, Salem is listed on the National Register of Historic Places as a historic, contributing resource of the Court Street-Chemeketa Street Historic District and is currently taking advantage of the Special Assessment Property Tax program for historic properties. In general, the proposal meets the Secretary of the Interior's Standards for Rehabilitation and meets approval. One aspect of the project that was an item of discussion was the proposed removal of the decorative but utilitarian brick chimney located towards the front of the house that was failing. The chimney was proposed for removal because it became a life/safety issue and the interior support for the chimney is being removed due to advanced deterioration from top to bottom. While the chimney is readily visible from the public right of way, the proposed removal is recommended for approval since the much larger, primary decorative chimney connected to the historic fireplace is being repaired and retained in this case.

Please contact me with any problems or concerns about this project.

Sincerely,
Joy

Joy Sears

Restoration Specialist

Oregon State Historic Preservation Office (SHPO)
725 Summer Street NE, Suite C
Salem OR 97301

Phone 503-986-0688
Fax 503-986-0794

Email: Joy.Sears@oregon.gov

Website: www.oregonheritage.org

"it is better to preserve than to restore and better to restore than to reconstruct"

- A.N. Didron 1839