

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 PRESERVATION OFFICER

CLASS 2 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS21-16

APPLICATION NO.: 21-113247-DR

NOTICE OF DECISION DATE: August 26, 2021

SUMMARY: A proposal to add a new balcony to the exterior of the Ross House (c.1934).

REQUEST: Class 2 Minor Historic Design Review of a proposal to add a new balcony to the second story, and replace an existing window with a door on the northeastern facade of the Ross House (c.1934), a historic contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District on property zoned RS (Single Family Residential) and located at 787 Cross Street SE, (Marion County Assessors Map and Tax Lot number: 073W34AB01100).

APPLICANT: Tom Andersen and Jessica Maxwell

LOCATION: 787 Cross St SE, Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapters 230.025 (g) – Alterations and additions

FINDINGS: The findings are in the attached Decision dated August 26, 2021.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Historic Design Review Case No. HIS21-16 based upon the application materials deemed complete on July 28, 2021 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by September 11, 2023, or this approval shall be null and void.

Application Deemed Complete:	<u>July 28, 2021</u>
Notice of Decision Mailing Date:	<u>August 26, 2021</u>
Decision Effective Date:	<u>September 11, 2021</u>
State Mandate Date:	<u>November 25, 2021</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., Friday, September 10, 2021. 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 Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission 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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503-588-6173***

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS21-16
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS21-16)
787 CROSS STREET SE) AUGUST 26, 2021**

In the matter of the application for a Minor Historic Design Review submitted by Emily Doefler on behalf of Tom Andersen, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to add a new balcony to the exterior of the Ross House (c.1934).

REQUEST: Class 2 Minor Historic Design Review of a proposal to add a new balcony to the second story, and replace an existing window with a door on the northeastern facade of the Ross House (c.1934), a historic contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District on property zoned RS (Single Family Residential) and located at 787 Cross Street SE, (Marion County Assessors Map and Tax Lot number: 073W34AB01100).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

DECISION

APPROVED based upon the application materials deemed complete on July 28, 2021 and the findings as presented in this report.

FINDINGS

1. Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a 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.

PROPOSAL

The applicant is proposing to add a new balcony to the second story, and replace an existing window with a door on the northeastern facade of the Ross House (c.1934) (**Attachment B**). The existing shed roof over the lower porch will be demolished and a one hundred and eleven (111) square foot balcony with a 3' high wrought iron rail will be constructed, with wooden support columns for this second floor deck reaching to the second level northeastern interior

façade. This façade is part of a non-historic 1996 addition to the original 1934 resource. The proposed new 3 by 6 light French style exterior wooden door from the master suite to the exterior deck will be 3' by 8' in size and will be of wood, metal and glass, installed within the enlarged opening of the window that will be removed in this location. Staff determined that the following standards from Salem Revised Code: **230.025(e)(3)(g) Alterations and Additions** are applicable to this project.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; 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 a portion of is included 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: *230.025(e)(3)(g) Alterations and Additions* are applicable to this project.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. 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. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their 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 this Georgian style house was constructed in 1934 and originally designed by Clarence L. Smith, architect for Custer Ross who was a prominent attorney in Salem. Clarence Smith designed 24 homes throughout Salem between World War I and World War II. Smith often worked with renowned landscape architects Lord & Schryver.

While an American Elm tree is noted as significant on this property (listed as a Salem Heritage tree), and this house was noted as having gardens designed by Lord & Schryver, the nomination states that the 'gardens contain no elaborate design'. Wayne and Shirley Hadley owned the home at the time of the original historic inventory (1980) and in 1996 completed an addition at the rear of the 1934 structure, and also constructed the garage at the rear of the site (permit 96-101887-BP issued on September 4, 1996).

3. Neighborhood and Citizen Comments

The subject property is located within the South-Central Association of Neighbors Association (SCAN). A Request for Comments was sent to the neighborhood association, and surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on July 28, 2021. Comments were received from Jon Christenson, SCAN Historic Preservation, Parks & Gardens Committee (**Attachment D**), with only support for the project expressed.

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required permits. The Planning Division has reviewed the proposal and has no concerns. The Fire Department stated that they have no concerns. The Public Works Department has no concerns.

5. Historic Design Review

SRC Chapter SRC **Criteria: 230.025(e)(3)(g) Alterations and Additions** are applicable to this project. Table 230-1 defines this activity as a Class 2 Minor Historic Design Review. Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable criterion.

FINDINGS:

Criteria: 230.025(e)(3) (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.*

Finding: The applicant is proposing to install a new exterior balcony and replace an existing window with a new door. All materials are of traditional dimensions. Staff finds that SRC 230.025(e)(3)(g)(1)(A) has been met.

(B) *Material shall be of the same type, quality and finish as original material in the building.*

Finding: The applicant is proposing to install a new exterior balcony with metal rails and replace an existing window with a new door comprised of wood, glass and metal. All materials are of the same type, quality and finish as original material in the Ross House and compatible with the materials throughout the existing resource. Staff finds that SRC 230.025(e)(3)(g)(1)(B) has been met.

(C) *New masonry added to a building shall, to the greatest extent feasible, match the color, texture and bonding pattern of the original masonry.*

Finding: The applicant is not proposing to add any masonry to the resource therefore this standard is not applicable to the evaluation of this proposal.

(D) *For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.*

Finding: The applicant is proposing to remove a non-historic window as well as a non-historic shed roof covering the first-floor patio within the northeastern interior façade of the non-historic addition at the rear of the Ross House. No original historic material will be disturbed as part of this proposal. Staff finds that SRC 230.025(e)(3)(g)(1)(D) has been met.

(2) Design. Alterations or additions shall:

(A) *Be located at the rear, or on an inconspicuous side, of the building.*

Finding: The proposed balcony and door addition are located within an interior secondary façade at the rear of the Ross House. Staff finds that SRC 230.025(e)(3)(g)(2)(A) has been met.

(B) *Be designed and constructed to minimize changes to the building.*

Finding: The applicant's proposed alterations are located within the 1996 non-historic addition at the rear of the Ross House within an interior secondary façade. No alterations to the original 1934 resource are proposed. Staff finds that SRC 230.025(e)(3)(g)(2)(B) has been met.

(C) *Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.*

Finding: The applicant's proposed new exterior balcony will replace an existing shed roof over the first floor patio, and is compatible in material, design and scale with the 1996 non-historic addition as well as the original 1934 portion of the Ross House. Staff finds that SRC 230.025(e)(3)(g)(2)(C) has been met.

(D) *Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.*

Finding: No original historic materials will be obscured, damaged or destroyed by the proposed balcony addition and door installation. Staff finds that SRC 230.025(e)(3)(g)(2)(D) has been met.

(E) *Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.*

Finding: The applicant's proposed new exterior balcony is 111 square feet in size and does not exceed the footprint of the existing 1996 addition. Overall the proposed balcony addition is

compatible in material, design and scale with the 1996 non-historic addition, the original 1934 portion of the Ross House and the overall Gaiety Hill/Bush's Pasture Park Historic District. Staff finds that SRC 230.025(e)(3)(g)(2)(E) has been met.

(F) *Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.*

Finding: The applicant is not proposing to alter any original character defining features that convey distinctive construction techniques or examples of craftsmanship that are part of the 1934 portion of the Ross House. Staff finds that SRC 230.025(e)(3)(g)(2)(F) has been met.

(G) *Be constructed with the least possible loss of historic materials.*

Finding: The applicant is not proposing to alter or remove any original historic material as part of the proposal to add the new balcony and replace the existing window with a door. No original historic materials will be lost as part of enlarging the window opening to accommodate the door, as this work will be within the 1996 addition. Staff finds that SRC 230.025(e)(3)(g)(2)(G) has been met.

(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.*

Finding: The applicant's proposed new balcony and door are located within the 1996 addition therefore there can be no concerns that these alterations could have been part of the Ross House's original 1934 architectural design. Staff finds that SRC 230.025(e)(3)(g)(2)(H) has been met.

(I) *Be designed in a manner that makes it clear what is original to the building, and what is new.*

Finding: The applicant's proposed new balcony and door, while of compatible material and design, are clearly new and not from the historic period. Staff finds that SRC 230.025(e)(3)(g)(2)(I) has been met.

(J) *Be designed to reflect, but not replicate, the architectural styles of the period of significance.*

Finding: The applicant's proposed new balcony and door, while of compatible design, are does not replicate any features currently found on the exterior of the original portion of the Ross House, therefore the proposed alteration is clearly new and not from the historic period. Staff finds that SRC 230.025(e)(3)(g)(2)(J) has been met.

(K) *Preserve features of the building that has occurred over time and has attained significance in its own right.*

Finding: The proposed alterations will impact the 1996 non-historic addition to the rear of the

resource, however this addition is less than 25 years old, not easily visible and located at the rear of the resource and no significant character defining features will be altered that have attained significance in their own right. Staff finds that SRC 230.025(e)(3)(g)(2)(K) has been met.

(L) *Preserve distinguishing original qualities of the building and its site.*

Finding: The applicant is proposing to retain the original 1934 portion of the Ross House, and no alterations are proposed to any character defining features of the site. Staff finds that SRC 230.025(e)(3)(g)(2)(L) has been met.

(M) *Alterations to the building such as the addition of steps, ramps, railings, and lighting in order to address safety or ADA accessibility needs are allowed provided these alterations are compatible with the resource. Exterior lighting shall comply with SRC [800.060](#).*

Finding: The applicant is not proposing to install any features on the building to address ADA accessibility therefore this standard is not applicable to the evaluation of this proposal.

(N) *Site alterations such as the addition of walkways, steps, ramps, railings, and lighting in order to address safety or ADA accessibility needs are allowed provided these alterations are compatible with the resource. Exterior lighting shall comply with SRC [800.060](#).*

Finding: The applicant is not proposing to install any features on the site to address ADA accessibility therefore this standard is not applicable to the evaluation of this proposal.

DECISION

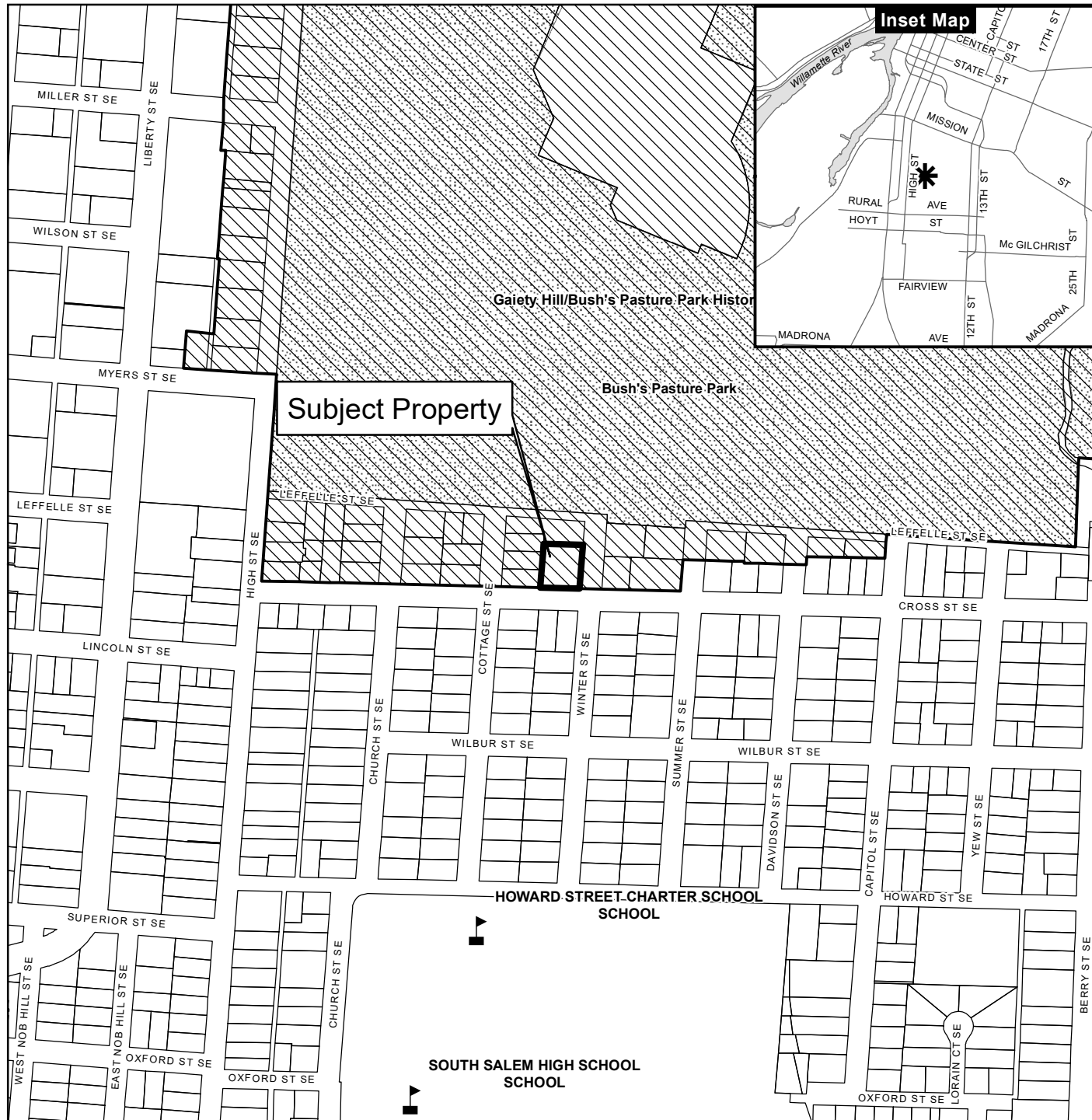
Based upon the application materials deemed complete on July 28, 2021 and the findings as presented in this report, the application for HIS21-16 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

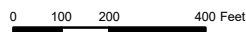
Attachments: A. Vicinity Map
B. Site Plan
C. Portion of Applicant's Submittal Materials
D. Email of Support from SCAN Historic Preservation, Parks & Gardens

Vicinity Map 787 Cross St SE



Legend

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



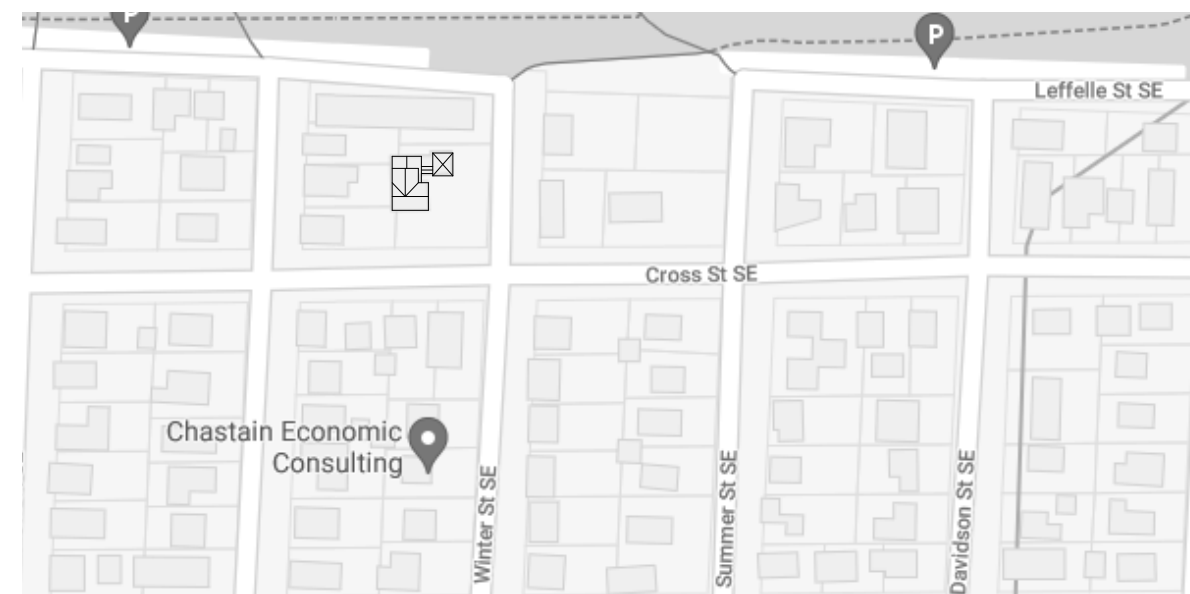
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MAXWELL-ANDERSEN RESIDENCE - BALCONY ADDITION

PROJECT PLAN SUBMITTAL FOR HISTORIC DESIGN REVIEW - MINOR

DRAWING INDEX

A100	COVER SHEET
A101	FIRST LEVEL EXISTING & PROPOSED PLANS
A102	SECOND LEVEL EXISTING & PROPOSED PLANS
A103	ELEVATIONS & SECTIONS
A104	3D VIEWS
S1	ENGINEERING



VICINITY MAP, NOT TO SCALE

PROPERTY IDENTIFICATION

ACCOUNT NO: R86121
 ADDRESS: 787 CROSS ST SE SALEM, OR 97302
 MAP TAX LOT: 073W34AB
 OWNER: TOM ANDERSEN & JESSICA MAXWELL
 LEGAL DESCRIPTION: GAIETY-HILL/ BUSH'S PASTURE PARK HISTORIC DISTRICT/ LOT 787

PROPERTY DETAILS

ACREAGE: .29 ACRES
 PROPERTY CODE: 7334N
 PROPERTY CLASS: -
 ZONING: RS- SINGLE FAMILY RESIDENTIAL/ HISTORIC DISTRICT

PROJECT DESCRIPTION

The property owners of 787 Cross Street SE propose the addition of a second-level 111 square foot balcony addition off of their master suite, at the location of the existing first level roof. The property is a historic building apart of the Gaiety-Hill/ Bush's Pasture Park Historic District. The home was built in 1934.

The proposed addition entails demolition of a small portion of the first level roof overhang, to be replaced with a balcony for the master suite at the second level. The existing structure for the overhang will be used to support the balcony, and a door to be the proposed balcony will be added in the location of an existing master suite window. The design and construction of the proposed structures shall adhere, when applicable, to SRC Sec. 230.065.- General guideline for historic contributing resources.

PROJECT DIRECTORY

OWNER
 Jessica Maxwell & Tom Andersen
 787 Cross Street SE
 Salem, OR 97302
 503-587-8506
 jessica@jessicamaxwell.com
 htandersen@aol.com

CONTRACTOR
 KHC General Contractor, LLC
 Kenny Hise
 2890 22nd Street SE
 Salem, OR 97302
 503-931-7024
 khcllc@gmail.com

ARCHITECT
 Nathan Good Architects
 205 Liberty Street NE, Suite B
 Salem, OR 97301
 503-370-4448
 info@ngapc.com

STRUCTURAL ENGINEER
 Nordling Structural Engineers
 John E Nordling
 6775 SW 111th, Suite 200
 Beaverton, OR 97008
 503-924-5901

BUILDING AREAS (SF)

New Balcony 111

GENERAL NOTES

1. Site information concerning existing conditions are suitable for preparation of the Drawings and given for convenience to the Contractor. Owner and Architect do not guarantee accuracy of such information. It is the responsibility of the Contractor to inform themselves and the necessary officials as to the conditions affecting the Work.

2. The Work shall conform to the Contract Documents, Oregon Residential Specialty Code (latest edition), and all applicable local building codes.

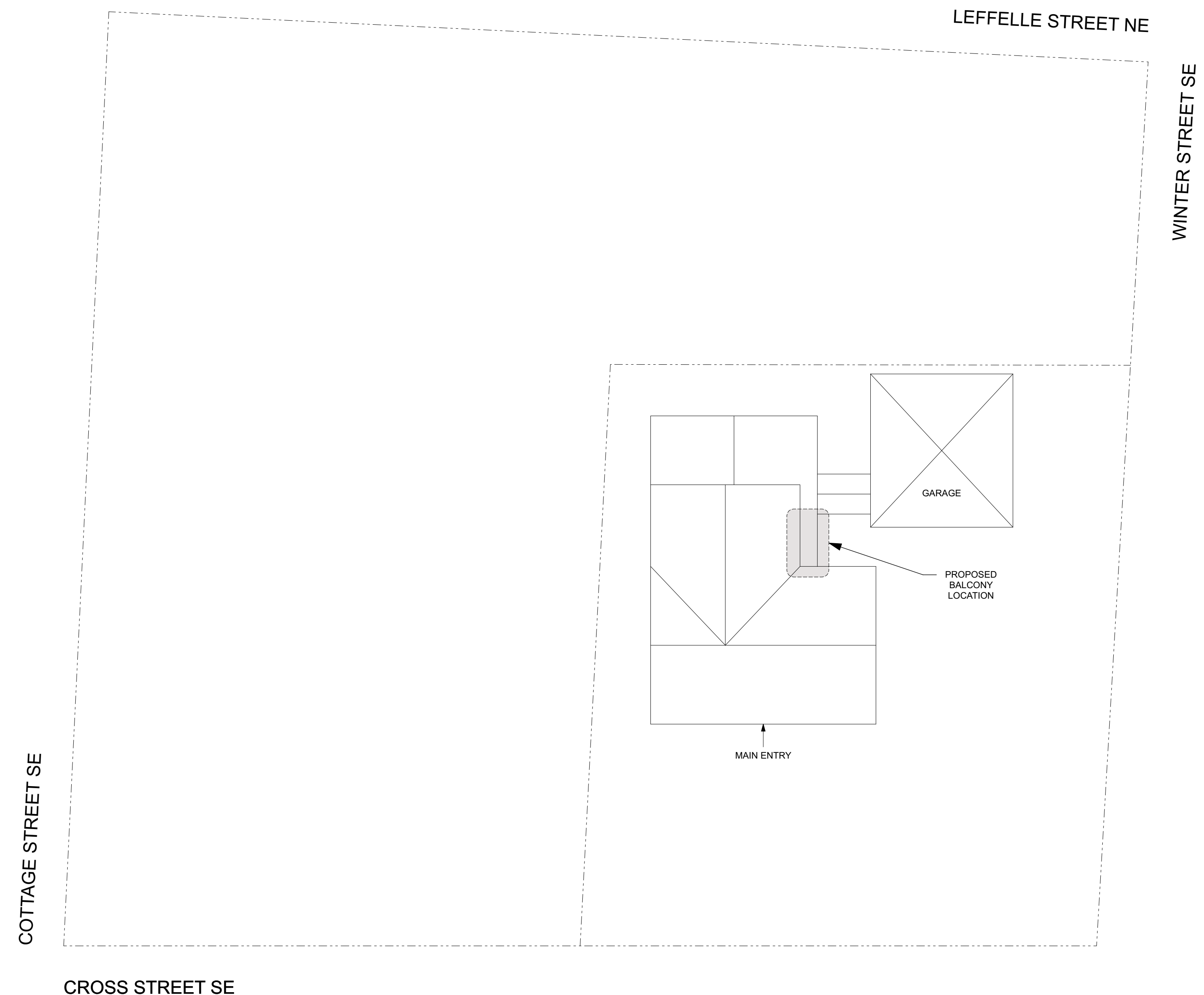
3. The Contract Documents include Architectural and Engineering Drawings, Specifications if applicable, and any Addendums to the afore mentioned. The intent of the Contract Documents is to include all items necessary for the completion of the Work. Work not covered in the Contract Documents will not be required unless it is reasonably inferable as being necessary to produce the intended results. Damaged or defective work shall be immediately repaired or replaced to the approval of the Architect and at no additional cost to the Owner.

4. Dimensions shall be to face of framing or face of concrete unless otherwise indicated. Written dimensions take precedence over drawing scale. Do not scale drawings.

5. Contractor shall verify all dimensions and field conditions before proceeding and notify Architect of any discrepancies. Contractor shall provide adequate bracing and shoring as necessary until permanent supports and stiffeners are installed. Contractor shall notify the Architect and Owner of proposed field changes prior to construction of modification. Contractor will notify the Owner, Architect, Engineer, and the local building official at critical construction milestones established by the local municipality in order to obtain necessary approvals prior to commencement of work. Contractor will obtain inspections per ORSC R109 and special inspections from an independent testing lab as required by the local municipality.

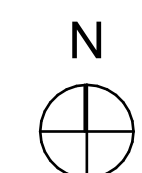
6. The Architect and Engineers have not been retained or compensated to provide design and/or construction review services related to the contractor's safety precautions or to means, methods, techniques, sequences or procedures for the contractor to perform his/ her work. The undertaking of periodic site visits by the Architect or Engineer shall not be construed as supervision of actual construction nor make either responsible for providing a safe place for the performance of work by the Contractor or the Contractor's employees or employees of suppliers or subcontractors, or for access, visits, use, work, travel, or occupancy by any person. Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

1. Employees and all other affected persons.
2. All work, materials, and equipment.
3. Other property at the site or adjacent thereto.



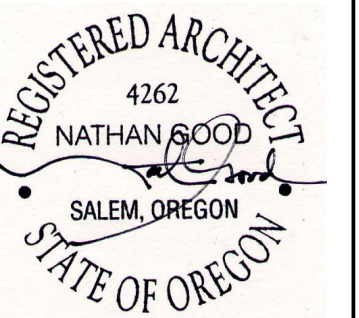
1 Existing Site Plan
 A100 SCALE: 1/16" = 1'-0"

0 8' 16' 32'



NATHAN GOOD ARCHITECTS

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 205 Liberty St NE, Suite B
 Salem, OR 97301
 503-370-4448



MAXWELL-ANDERSEN BALCONY ADDITION
 787 CROSS STREET SE
 SALEM, OREGON 97302

STATUS: DD **DATE:** 6/21/21

DRAWN BY: INITIALS

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A100

Cover Sheet

Historic Alteration Review WorksheetSite Address: 787 Cross Street SE, Salem OR 97302Resource 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: 1

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 NoProject's Existing Material: Brick Project's New Material: Brick (Match Ex.)**Project Description**

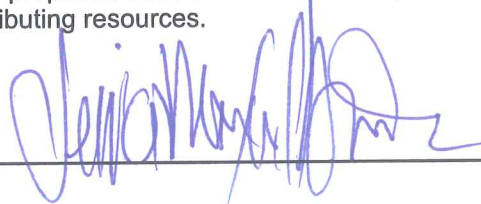
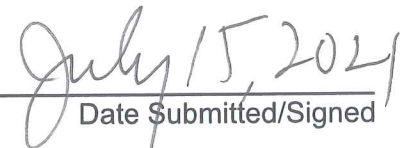
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

The property owners of 787 Cross Street SE propose the addition of a second-level 111 square foot balcony addition off of their master suite, at the location of the existing first level roof. The property is a historic building apart of the Gaiety-Hill/ Bush's Pasture Park Historic District. The home was built in 1934. The addition where the balcony is to be place was built in approximately 1994-1995.

The proposed addition entails demolition of a small portion of the first level roof overhang, to be replaced with a balcony for the master suite at the second level. The existing structure for the overhang will be used to support the balcony, and a door to the proposed balcony will be added in the location of an existing master suite window. The design and construction of the proposed structures shall adhere, when applicable, to SRC Sec. 230.065., General guideline for historic contributing resources.



Signature of Applicant

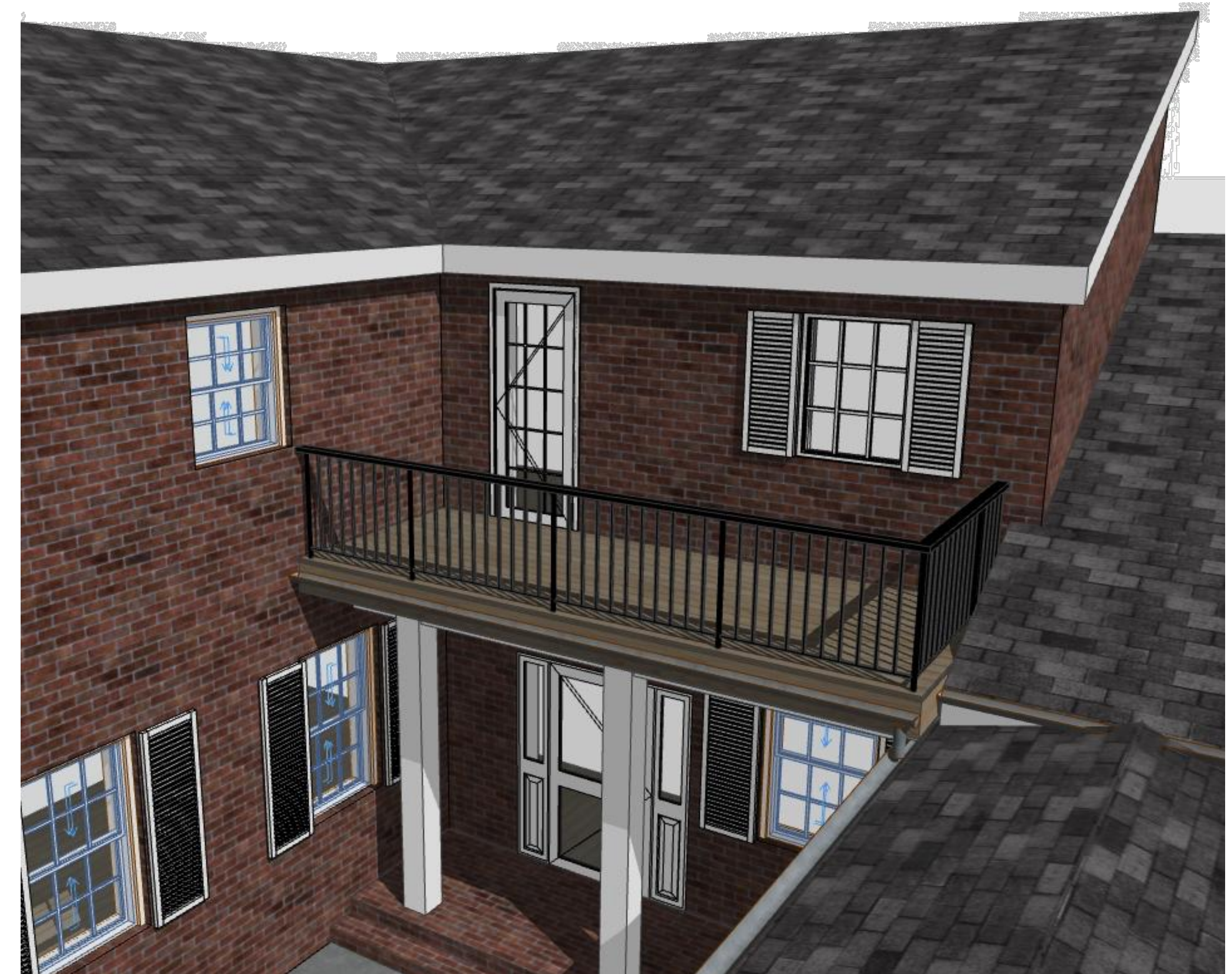
Date Submitted/Signed



1 Existing View of East Facade
A104 SCALE: 1:0.51



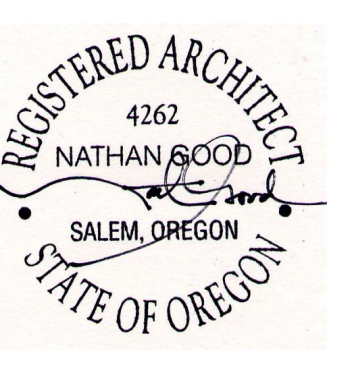
2 Proposed Balcony Addition, View 1
A104 SCALE: 1:87.29



1 Proposed Balcony Addition, View 2
A104 SCALE: 1:107.90

NATHAN GOOD ARCHITECTS

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MAXWELL-ANDERSEN BALCONY ADDITION
787 CROSS STREET SE
SALEM, OREGON 97302

STATUS: DD DATE: 6/21/21

DRAWN BY: INITIALS

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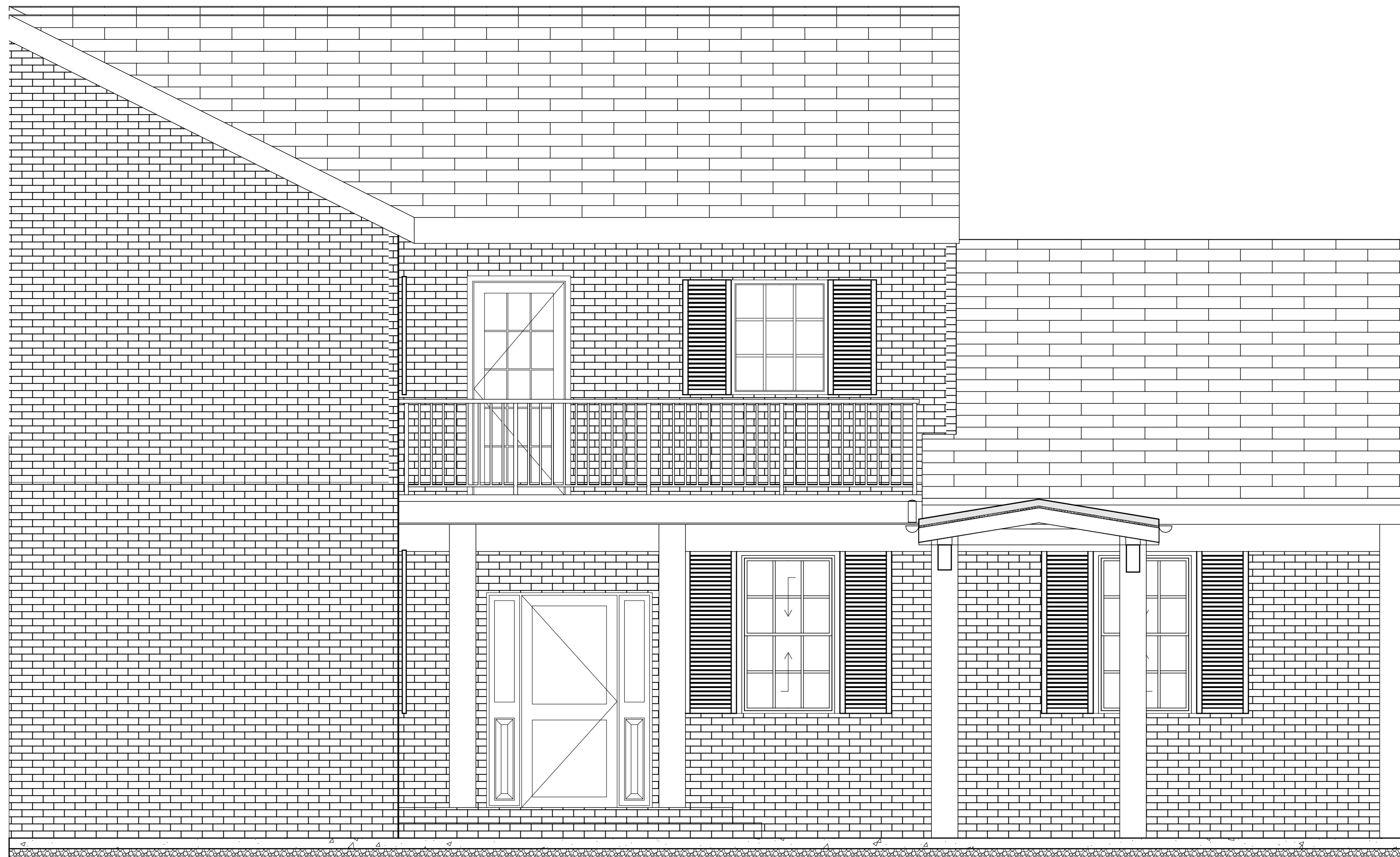
A104

3D Views



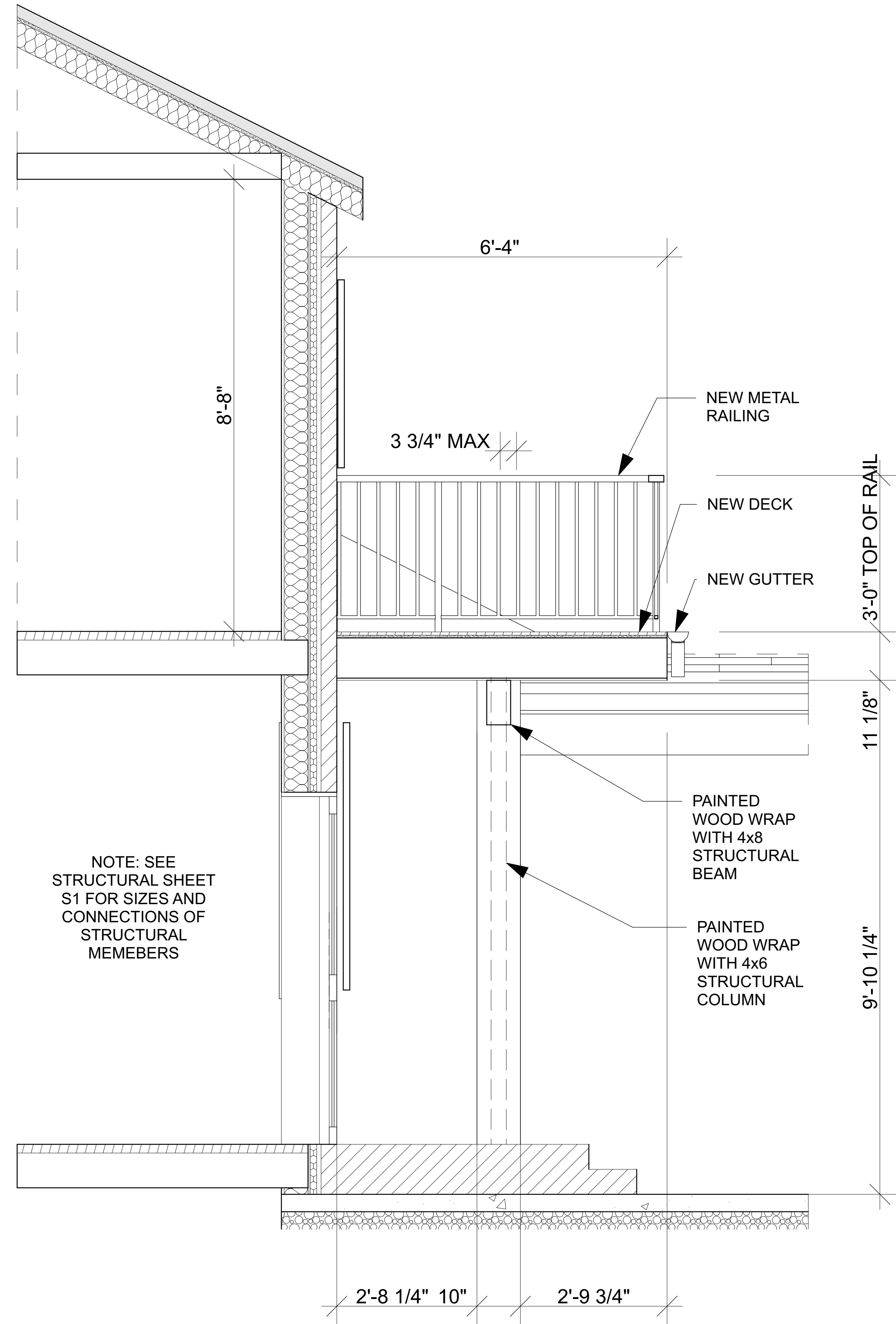
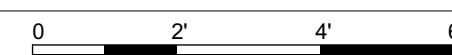
1
A103

Existing East Elevation
SCALE: 3/8" = 1'-0"



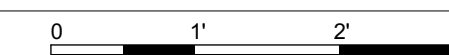
2
A103

Proposed East Elevation
SCALE: 3/8" = 1'-0"

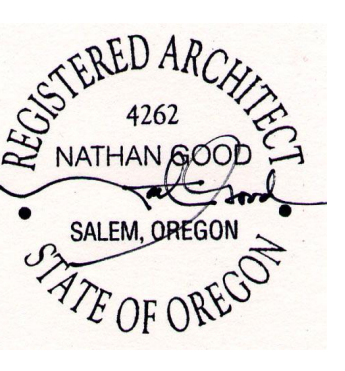


3
A103

Building Section, South to North
SCALE: 3/4" = 1'-0"



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A103

Elevations and Section



Farmhouse French Full Exterior Slab Door

~~-\$2,706.20~~
\$1,933

Price

Starting at \$121/mo with [affirm](#). Prequalify now

WARRANTY
WORRY-FREE
SATISFACTION
GUARANTEE

BEST PRICE
GUARANTEE
DIRECT FROM MANUFACTURER

Hinged Door Setup

Select Interior Or Exterior Door Interior

Select Wood Species Alder

Select Width of a Single Door (not the door way opening) \$417 3 ft 0 in 0 in

3 ft \$417

0 in

0 in

Per Door [Need Help?](#)

CONVERSION ASSISTANT

1 FT = 12 IN

Summary: 1ft 0in

Select Door Height \$418 8 ft 0 in 0 in

8 ft \$418

0 in

0 in

CONVERSION ASSISTANT

1 FT = 12 IN

Kimberli Fitzgerald

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Sunday, August 8, 2021 10:27 PM
To: Kimberli Fitzgerald
Subject: RFC - CASE No. HIS21-16 - MAXWELL- ANDERSEN RESIDENCE - Balcony Addition

HISTORIC LANDMARKS COMMISSION
Attn: Kimberli Fitzgerald, Case Manager
Civic Center
555 Liberty Street SE, Room 305
Salem, Oregon 97301

RE: Case No. HIS21-16 for 787 Cross Street SE Maxwell-Andersen Residence Balcony Addition

Dear Commissioners:

We have received the Notice of Filing/Request for Comments (NOR-RFC) for the Historic Design Review for the Maxwell-Andersen residence. The house is beautifully maintained, with a graceful blooming white rose front hedge, along the walking sidewalk of the Primary Facade, emerging flowering trees; and fine detailed landscaping near the inconspicuous Secondary Facade, further softening the view graciously with finesse and taste. The balcony would be a welcome addition.

Our Findings are that the application meets the approval criteria under Chapter 230.025 (g) Class 2 - Alterations and Additions, for a Historic Contributing structure, Secondary Facade.

The location complies with SRC 230.025(g)(2) Design (A) "Additions shall be located at the rear, or on an inconspicuous side, of the building."

All evidence in the Public Notice is the proposal complies in Materials SRC 230.025 (g) (1), (A-C), and SRC 230.025 (g) (B-L), including subsection (D) "Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged or destroyed."

Our Committee unanimously recommends approval.

Jon Christenson
Chair
SCAN Historic Preservation, Parks & Gardens Committee
