

# 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

**MINOR HISTORIC DESIGN REVIEW CASE NO.:** HIS21-29

**APPLICATION NO.:** 21-120966-DR

**NOTICE OF DECISION DATE:** December 1, 2021

**SUMMARY:** A proposal to replace the decking on the existing front porch and add a concrete landing and steps to a secondary entry on the exterior of the Wade House (1869).

**REQUEST:** A Class 1 Minor Historic Design Review of a proposal to replace the decking on the existing front porch and add a concrete landing and steps to a secondary entry on the exterior of the Wade House (1869), on property 0.22 acres in size, zoned RS (Single Family Residential), and located at 1305 John Street S, 97301 (Marion County Assessor's Map and Tax Lot number: 073W27CC-14200).

**APPLICANT:** Emma Kraft on behalf of Julee Syverson

**LOCATION:** 1305 John St S, Salem OR 97302

**CRITERIA:** Salem Revised Code (SRC) Chapters 230.025(d) – Porches

**FINDINGS:** The findings are in the attached Decision dated December 1, 2021.

**DECISION:** The **Historic Preservation Officer (a Planning Administrator designee) APPROVED** Minor Historic Design Review Case No. HIS21-29 based upon the application materials deemed complete on December 1, 2021 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by December 2, 2023, or this approval shall be null and void.

Application Deemed Complete:	<u>December 1, 2021</u>
Notice of Decision Mailing Date:	<u>December 1, 2021</u>
Decision Effective Date:	<u>December 2, 2021</u>
State Mandate Date:	<u>March 31, 2022</u>

Case Manager: Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net), 503-540-2397

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>

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

**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM**

**HISTORIC DESIGN REVIEW CASE NO. HIS21-29  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS21-29 )  
1305 JOHN STREET S ) December 1, 2021**

In the matter of the application for a Minor Historic Design Review submitted by Emma Kraft, Kraft Custom Construction Inc., on behalf of Julee Syverson, 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 replace the decking on the existing front porch and add a concrete landing and steps to a secondary entry on the exterior of the Wade House (1869).

**REQUEST:** A Class 1 Minor Historic Design Review of a proposal to replace the decking on the existing front porch and add a concrete landing and steps to a secondary entry on the exterior of the Wade House (1869), on property 0.22 acres in size, zoned RS (Single Family Residential), and located at 1305 John Street S, 97301 (Marion County Assessor's Map and Tax Lot number: 073W27CC-14200).

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 December 1, 2021 and the findings as presented in this report.

**FINDINGS**

**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 remove the existing wood deteriorated decking on the front porch. Should dry rot be found within the porch structural elements once the decking is removed, these will be replaced in kind. Additionally, the applicant is proposing to install a new

concrete landing, and steps with a wrought iron railing to a secondary entrance. This porch and steps are no longer extant and the owner has placed a temporary plywood board to assist with access to the entry. *230.025 (d) Standards for Contributing Resources in Residential Historic Districts, Porches* 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; an excerpt is included as **Attachment B** 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) *230.025 (d) Standards for Contributing Resources in Residential Historic Districts, Porches*, are the applicable criteria for evaluation of this proposal.

## **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**

The Wade (William Lincoln) House (1869) was individually listed on the National Register in 1978. According to nomination documents it was originally located at 852 Liberty Street NE and was relocated to preserve the building when a new building was constructed at this location. The house is significant as an excellent example of a Gothic style cottage from the early settlement period (1855-1870) as well as for its association with the William Lincoln

Wade, a builder who also owned the Boones Treasury building on Liberty Street NE. Wade operated his dry goods business until 1907. Wade built this house on the property just to the south of the Boones Treasury building in 1869.

### **3. Analysis of Minor Historic Design Review Approval Criteria**

Staff determined that the following standards from *230.025 Standards for Contributing Resources in Residential Historic Districts*, are applicable to this project.

#### **FINDINGS:**

#### **Sec. 230.025. - Standards for historic contributing buildings in residential historic districts**

**(d) Porches.** *Replacement of porches on historic contributing buildings shall be allowed only where the owner has attempted to repair the original porch, but repair was not feasible due to the poor condition of the original materials. If the porch is not original then every effort shall be made to replicate the original porch; the effort shall be substantiated by historic, physical, or pictorial evidence. If the porch cannot be replicated then it should be of a compatible design and material.*

**(1) Materials.** All features of the porch shall be replaced with material that duplicate, to the greatest degree possible, the appearance and structural qualities of the original porch.

#### **Primary Entry**

**Findings:** The applicant is proposing to replace the existing deteriorated decking on the primary entry of the Wade House with new wood decking. The existing decking material is a painted fir, and the proposed new material is unpainted mahogany. While this material is not a true in-kind replacement, the mahogany boards duplicate the appearance of wood which matches to the greatest degree feasible the original material. Staff finds that SRC 230.025(d)(1) has been met for this portion of the proposal.

#### **Secondary Entry**

**Findings:** The applicant is proposing to install a new concrete landing with steps and an associated wrought iron handrail. It is not feasible to replicate the original porch at this location, because it is no longer extant. The proposed concrete entry and steps as well as the wrought iron handrail are materials which are compatible with the Wade House. Staff finds that SRC 230.025(d)(1) has been met for this portion of the proposal.

**(2) Design.** *The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.*

#### **Primary Entry**

**Findings:** The existing deteriorated decking on the primary entry of the Wade House will be replaced with new mahogany decking boards 1' x 4' in size, matching the design and

layout of the existing painted fir decking. The existing decking material is a painted fir, and the proposed new material is unpainted mahogany. The mahogany boards duplicate the appearance of wood which matches to the greatest degree feasible the design of the original decking. Staff finds that SRC 230.025(d)(2) has been met for this portion of the proposal.

### **Secondary Entry**

**Findings:** The proposed new concrete landing with steps and an associated wrought iron handrail will be installed in front of a recessed secondary entry located on the southern end of the southern façade of the Wade House, adjacent to the private driveway located on the south side of the resource. It is not feasible to replicate the original porch at this location, because it is no longer extant. The proposed concrete entry and steps as well as the wrought iron handrail are materials which are compatible in size, scale and design with the Wade House. Staff finds that SRC 230.025(d)(1) has been met for this portion of the proposal.

### **DECISION**

Based upon the application materials deemed complete on December 1, 2021 and the findings as presented in this report, the application for HIS21-29 is **APPROVED**.



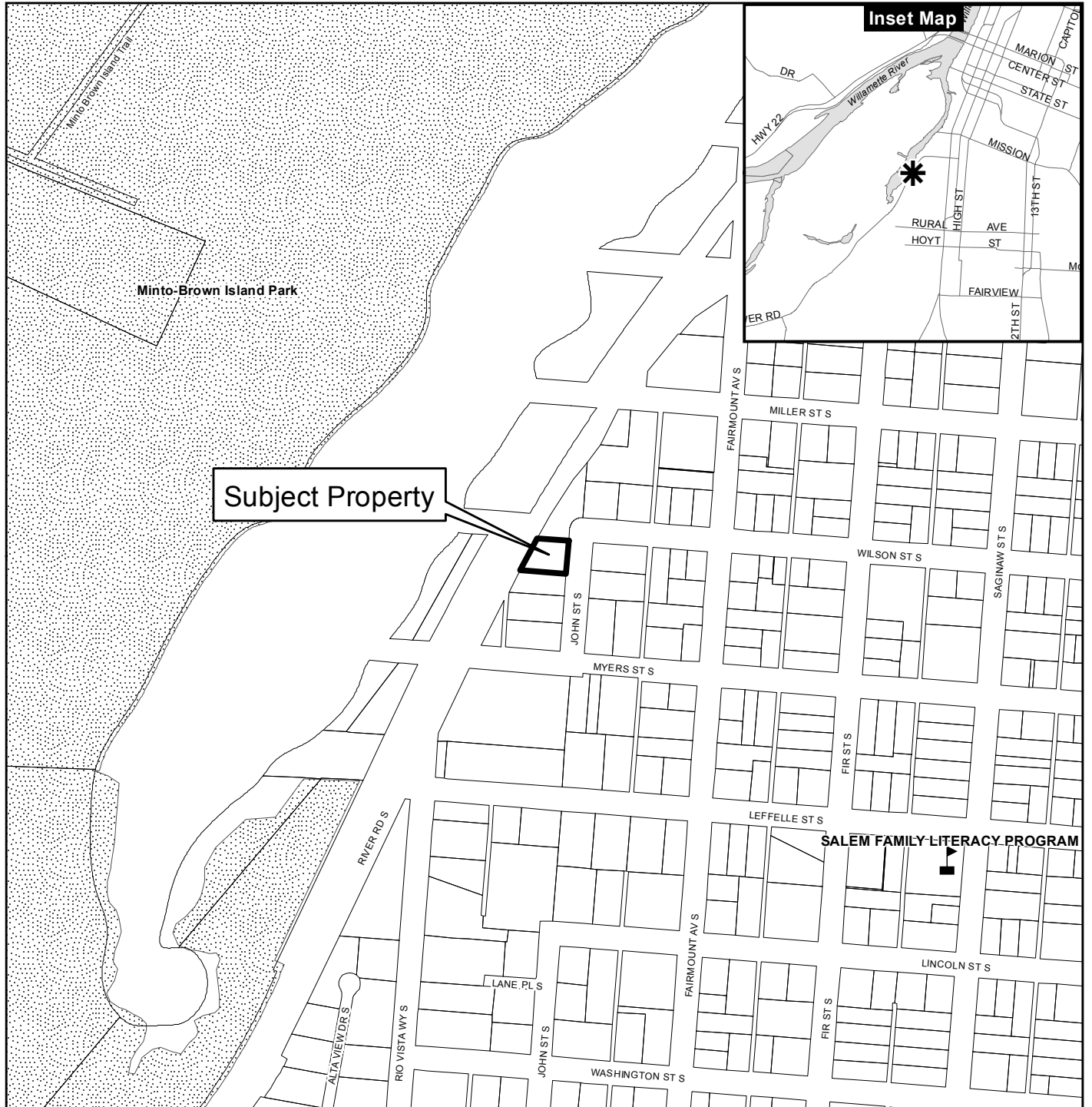
---

Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee








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

# Vicinity Map

## 1305 John Street South (073W27CC14200)



**Legend**

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



0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

**Historic Alteration Review Worksheet**Site Address: 1305 John Street South, Salem, Oregon 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: \_\_\_\_\_

**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: Painted fir Project's New Material: Mahogany**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:

Remove existing deteriorated decking material on front porch walking surface. Porch structural elements (i.e. Under decking, columns, and roof structure) to remain unless dry rot is discovered, requiring it also to be replaced in kind. Install new unpainted mahogany 1x4 boards over new walking surface to match existing configuration.

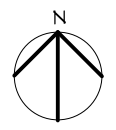
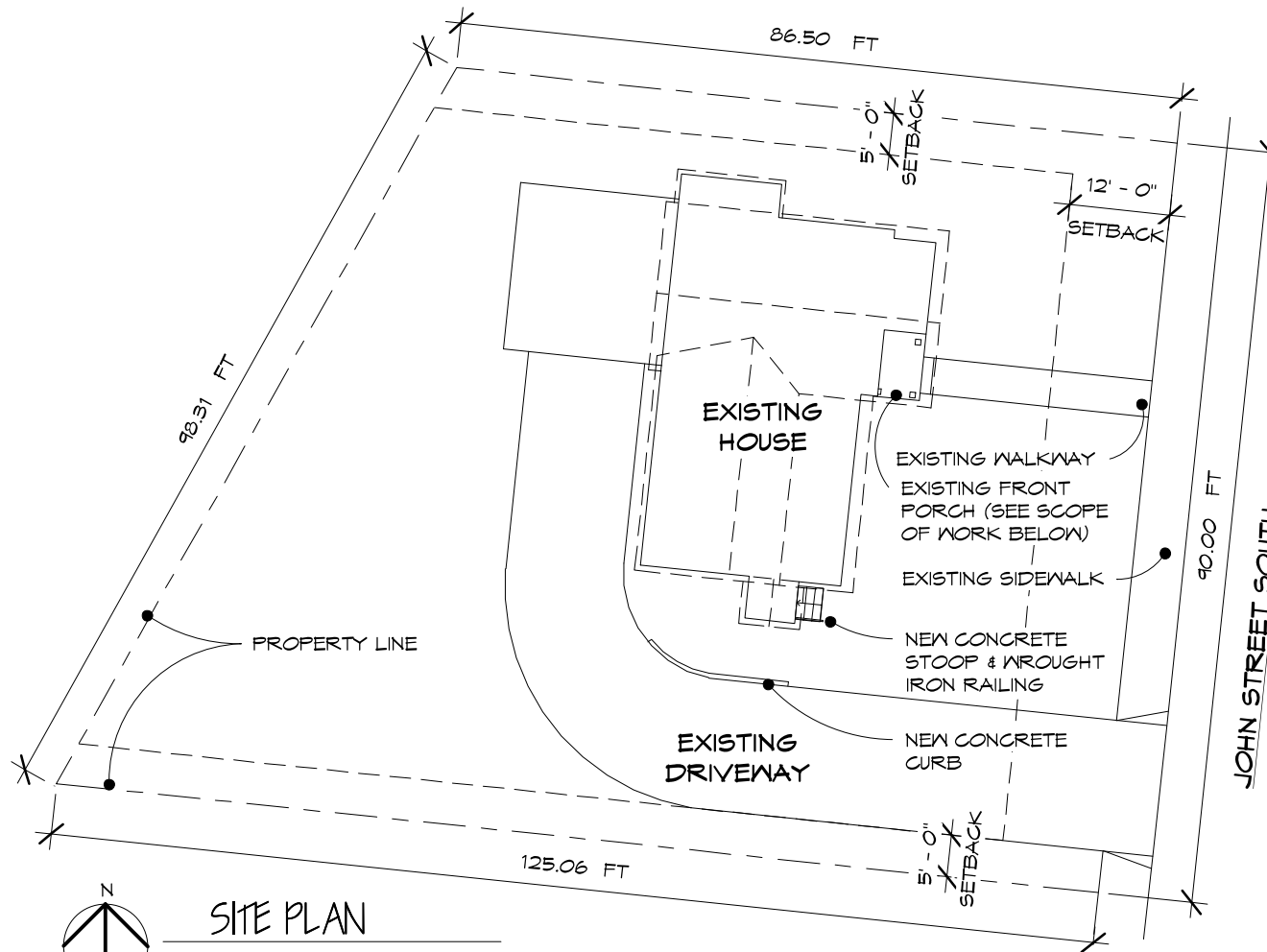
Install new concrete steps from side door entrance.  
Includes a new wrought iron railing, as required.

*Julee Syverson*  
Julee Syverson (Nov 4, 2021 14:58 PDT)

Signature of Applicant

Nov 4, 2021

Date Submitted/Signed



**SITE PLAN**

SCALE: 1" = 20'-0"

**LOCATION MAP (NTS)**



191 KINGWOOD AVE NW,  
SALEM, OR 97304  
(503) 364-5842

**PROJECT INFORMATION:**

LOT #: 073W27CC142001  
ZONE: RESIDENTIAL

OWNER:  
JULEE SYVERSON &  
JERRY BOHLEEN  
1305 JOHN STREET SOUTH,  
SALEM, OREGON 97302

CONTRACTOR:  
KRAFT CUSTOM  
CONSTRUCTION, INC.  
191 KINGWOOD AVE NW,  
SALEM, OREGON 97304

JOHN STREET SOUTH

**SYVERSON / BOHLEEN PORCH  
HISTORICAL REVIEW SET  
1305 JOHN STREET S, SALEM, OR 97302**

**EXISTING PHOTOS**

**SCOPE OF WORK:**  
EXISTING CONTRIBUTING INDIVIDUAL LANDMARK HISTORIC BUILDING. REMOVE EXISTING DETERIORATED PAINTED FIR WALKING SURFACE FROM FRONT PORCH. INSTALL NEW UNPAINTED MAHOGANY 1X4 BOARDS FOR NEW WALKING SURFACE TO MATCH EXISTING CONFIGURATION. PORCH STRUCTURAL ELEMENTS (I.E. UNDER DECKING, COLUMNS, AND ROOF STRUCTURE) TO REMAIN UNLESS DRY ROT IS DISCOVERED, REQUIRING IT ALSO TO BE REPLACED IN KIND. CONSTRUCT NEW CONCRETE STEPS OFF OF SIDE ENTRY DOOR WITH NEW WROUGHT IRON RAILING. CONSTRUCT 6" CONCRETE CURB ALONG DRIVEWAY PERIMETER. (APPROX. 25 FEET)

NO NEW SQUARE FOOTAGE.



SITE PLAN

PROJECT 210024  
DATE 11/04/21  
DRAWN KJ

**A1.0**

PRINTED 11/4/2021





191 KINGWOOD AVE NW,  
SALEM, OR 97304  
(503) 364-5842

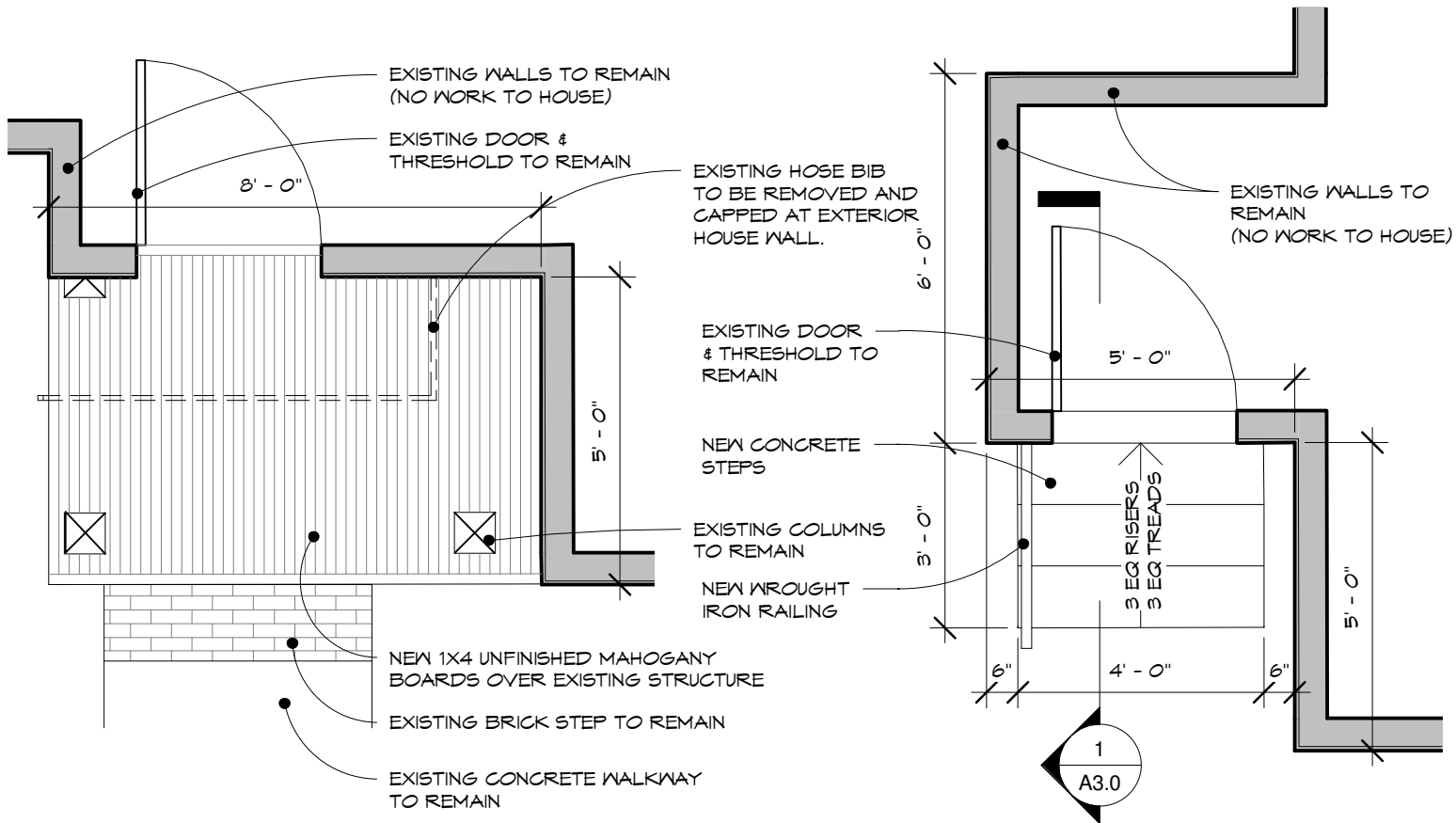
**SYVERSON / BOHLEEN PORCH**  
**HISTORICAL REVIEW SET**  
**1305 JOHN STREET S, SALEM, OR 97302**

PROPOSED  
PLANS

PROJECT 210024  
DATE 11/04/21  
DRAWN KL

**A2.0**

PRINTED 11/14/2021



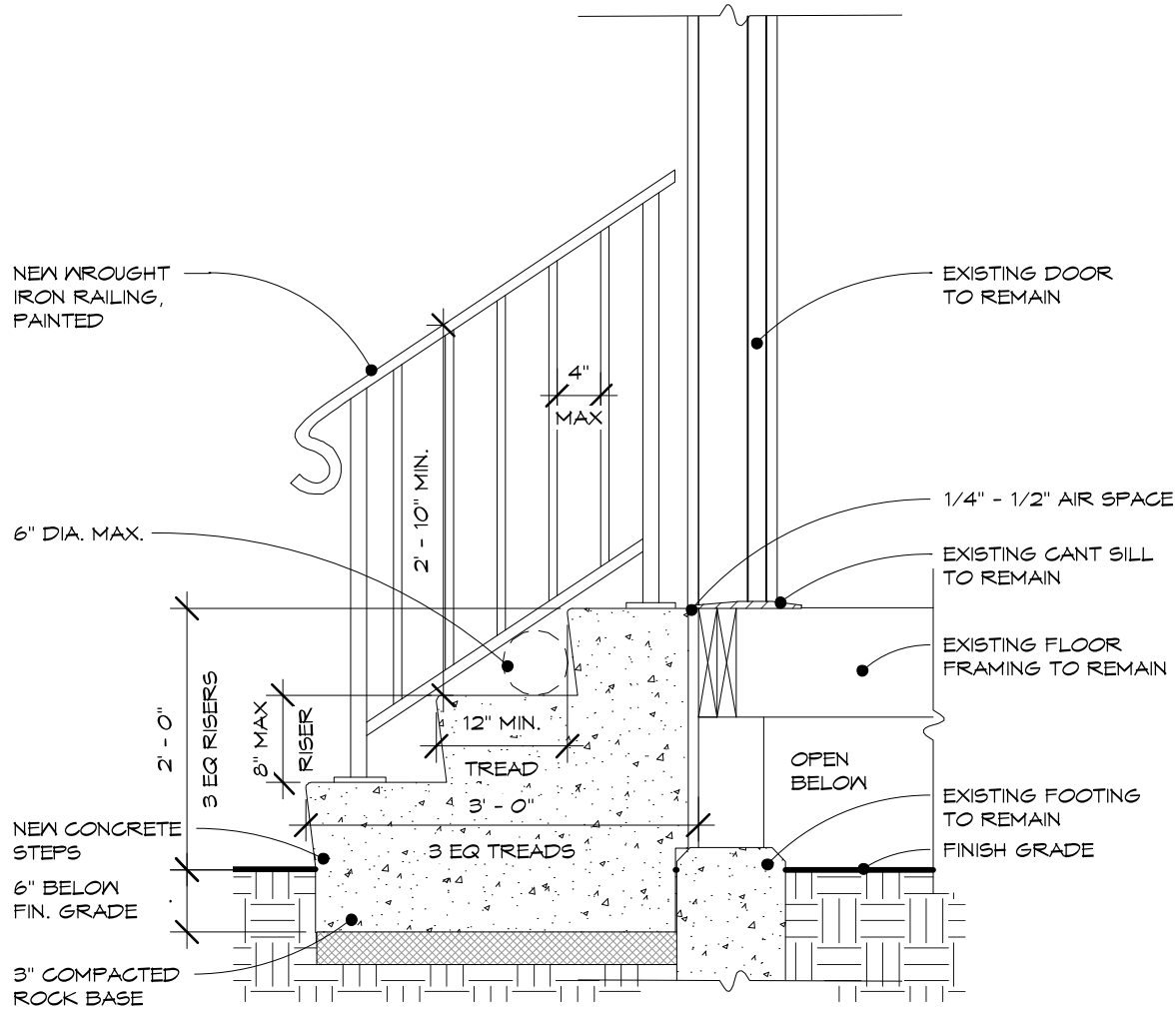
1  
A2.0  
**PROPOSED PORCH PLAN**  
SCALE: 3/8" = 1'-0"

2  
A2.0  
**PROPOSED STAIR PLAN**  
SCALE: 3/8" = 1'-0"





191 KINGWOOD AVE NW,  
SALEM, OR 97304  
(503) 364-5842



**SYVERSON / BOHLEEN PORCH**  
**HISTORICAL REVIEW SET**  
**1305 JOHN STREET S, SALEM, OR 97302**

STAIR SECTION

1  
A3.0

**STAIR SECTION**

SCALE: 3/4" = 1'-0"

PROJECT 210024  
DATE 11/04/21  
DRAWN KJ

**A3.0**

PRINTED 11/4/2021