

# 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 PLANNING ADMINISTRATOR

**HISTORIC DESIGNEE REVIEW CASE NO.: HIS19-17**

**APPLICATION NO. : 19-110090-DR**

**NOTICE OF DECISION DATE: MAY 17, 2019**

**SUMMARY:** A proposal to replace the front porch on the exterior of the Adeline Pooler House (1910).

**REQUEST:** Minor Historic Design Review of a proposal to replace the front porch on the exterior of the Adeline Pooler House (1910), a historic contributing resource in the Court Chemeketa Historic District in the RD (Duplex Residential District) zone, and located at 1518 Chemeketa Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BA07900).

**APPLICANT:** Dales Remodeling, Inc. on behalf of Rodney Chase

**LOCATION:** 1518 Chemeketa ST NE

**CRITERIA:** Salem Revised Code (SRC) Chapter 230.025(d) Standards for Contributing Resources in Residential Historic Districts, Porches

**FINDINGS:** The findings are in the attached Decision dated May 17, 2019.

**DECISION:** The **Historic Preservation Officer, a Planning Administrator Designee, APPROVED** Historic Design Review HIS19-17 based upon the application materials deemed complete on May 16, 2019 and the findings as presented in this report.

*This Decision becomes effective on June 4, 2019. 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 June 4, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>May 16, 2019</u>
Notice of Decision Mailing Date:	<u>May 17, 2019</u>
Decision Effective Date:	<u>June 4, 2019</u>
State Mandate Date:	<u>September 14, 2019</u>

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

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Monday, June 3, 2019. 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 230. The appeal must be filed in duplicate with the City of Salem Planning Division. 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 at the Planning Division office, 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. HIS19-13  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS19-17 )  
1518 CHEMEKETA STREET NE ) May 17, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Dales Remodeling on behalf of Rodney Chase, 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 front porch on the exterior of the Adeline Pooler House (1910).

**REQUEST:** Minor Historic Design Review of a proposal to replace the front porch on the exterior of the Adeline Pooler House (1910), a historic contributing resource in the Court Chemeketa Historic District in the RD (Duplex Residential District) zone, and located at 1518 Chemeketa Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BA07900).

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 May 16, 2019 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.

## 2. Analysis of Minor Historic Design Review Approval Criteria

**Finding:** Due to its poor condition, the applicant is proposing to replace the existing porch, stairs and railing on the front façade of the Adeline Pooler House (**Attachment C**). The proposed material and design will match what is existing. Staff determined that the following standards from 230.025(d) *Standards for Contributing Resources in Residential Historic Districts, Porches* are applicable to this project.

### **FINDINGS:**

***Criteria: 230.025(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.*

**Finding:** The applicant is proposing to replace the original concrete porch approach with concrete. The existing wood steps which are in poor condition due to dry rot will be replaced with wood, matching the material of the existing porch stairs. The porch decking will be replaced with wood decking matching the appearance of the original. Staff finds that SRC 230.025(d)(1) has been met.

***(2) Design.*** *The overall design of the porch shall reproduce, to the greatest degree possible, the appearance of the original porch.*

**Finding:** The applicant is proposing to replicate the design of the existing porch, by replacing the porch approach, stairs, decking and railing with materials and design that match the existing. The porch metal railing and stair hand rails will be replaced with a wrought iron metal railing matching the design of the existing rails. The porch decking will be 1' x 4' decking of the same style on the existing porch deck. The wooden steps will be 11.5' run and 7.25" rise, matching the size of the existing. Staff finds that SRC 230.025(d)(2) has been met.

## DECISION

Based upon the application materials deemed complete on May 16, 2019 and the findings as presented in this report, the application for HIS19-17 is **APPROVED**.



Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

Attachments: A. Vicinity Map  
B. Excerpt from National Register Nomination  
C. Applicant's Submittal Materials

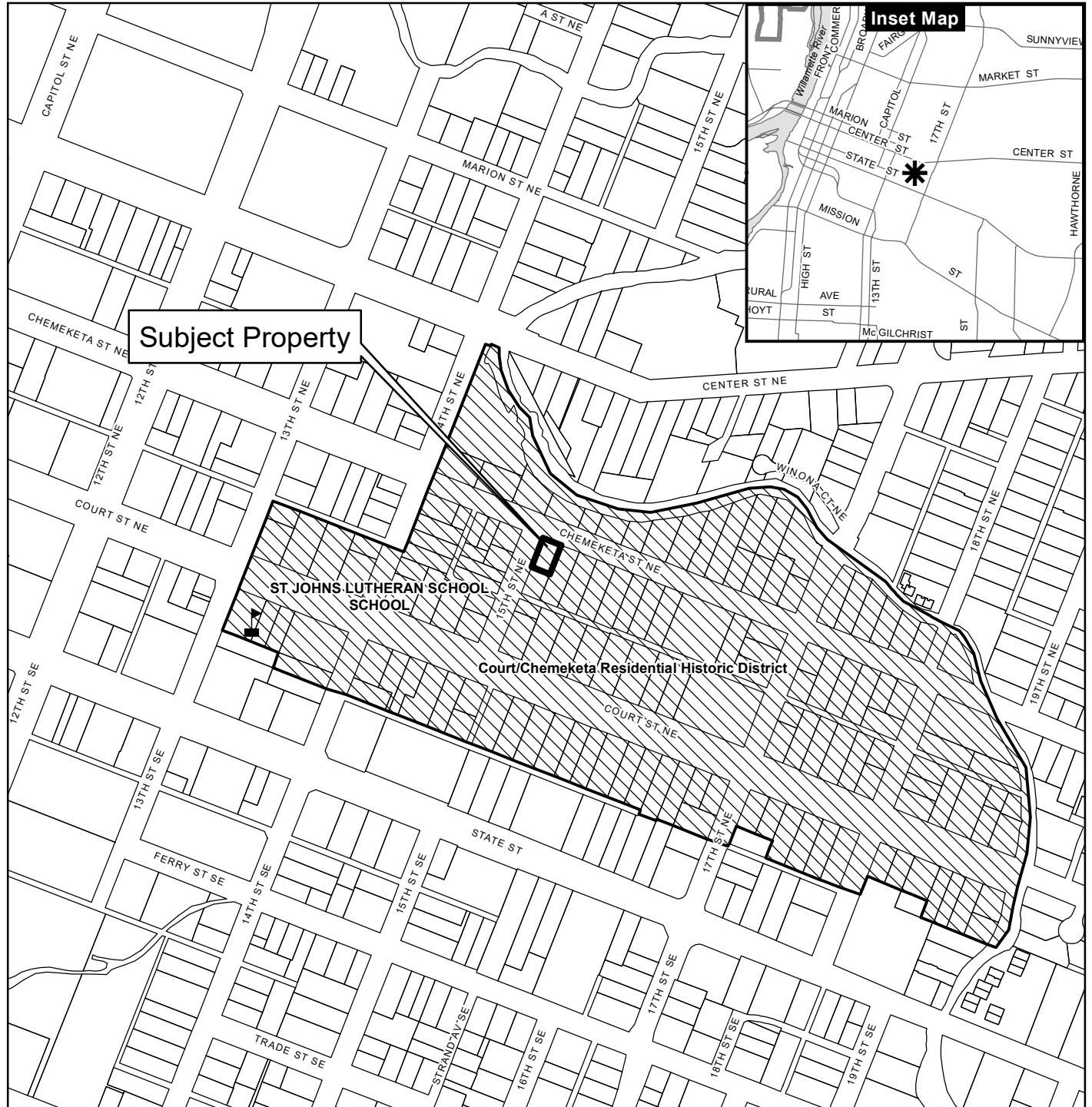
Application Deemed Complete:	<u>May 16, 2019</u>
Notice of Decision Mailing Date:	<u>May 17, 2019</u>
Decision Effective Date:	<u>June 4, 2019</u>
State Mandate Date:	<u>September 13, 2019</u>

*This Decision becomes effective on June 4, 2019. 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).*






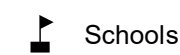

The rights granted by this decision must be exercised by **June 4, 2019** or this approval shall be null and void.

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, OR 97301, no later than **5:00 p.m., Monday, June 3, 2019**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division. 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 Salem 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.

# Vicinity Map 1518 Chemeketa St NE



**Legend**

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



0 100 200 400 Feet



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**EXCERPT FROM NOMINATION DOCUMENTS  
COURT-CHEMEKETA RESIDENTIAL HISTORIC DISTRICT**

116. ADELINE POOLER HOUSE (1910) PRIMARY (Contributing)

1518 Chemeketa Street NE; Assessor's Map 26BA073W; 073W-26BA-07900; Tax Lot 1-86010-210

Owner: Rodney A. Chase, Et Al, 1518 Chemeketa St. NE, Salem, OR 97301

Description: This one-story north-facing bungalow on the southeast corner of Chemeketa and 15th Streets was probably built for Adeline Pooler in 1910 by her son, Jefferson A. Pooler, a builder who constructed at least seven houses in the District, including his own house, across the street and east on Chemeketa (#110). The house he built for his mother is front-gabled with a north-facing attached front porch, which is roofed by a secondary gable and supported by two square pillars mounted on a board balustrade. Siding is clapboard. Boxed oriel windows project to the right of the porch on the front and on the west wall; the front one is roofed with a visor, the west one with a gable that intersects the main roof. All the gable ends have cornice returns; the eaves are enclosed.

Cultural Data: The lot, from land originally owned by the Watt family, was sold in December 1909 to Adeline Pooler, widow of Lewis Clinton Pooler. She was the daughter of Isaac and Reasoner Stormer and crossed the plains with her father and his second wife in 1852. A driver for the wagon train was Lewis C. Pooler, who had been born in Oswego, New York in 1832. In Oregon, they were married in 1855, lived for three years on Drift Creek near Sublimity, and then cleared the land and farmed for many years east of Pratum. They had nine children, the oldest of whom was Jefferson. Lewis Pooler died at the age of 69 in 1901 (information on Lewis Clinton Pooler in Portrait and Biographical Record of the Willamette Valley, pp. 417-418). After his death, Mrs. Pooler, aided by her sons, continued to run the farm. By 1910, she and Jefferson had purchased property on Chemeketa Street and he was building houses for her and himself, these being just two of the structures attributed to him on Chemeketa Street and elsewhere in the District. (cf. commentaries also on #13, #15, #108, #112, and #115). Mrs. Pooler apparently lived in her house until her death in 1929. The house was acquired that year by the youngest of her children, Ivan Pooler, a sheep raiser. Ivan and his wife Margaret sold the house in 1940 to Mabel A. Moore, widow of Wallace W. Moore (cf. commentary on the Pooler-Moore House, #115, located directly across the street). Mrs. Moore's daughter and son-in-law, Mabel C. and Gardner Knapp, sold the house in 1959.



Case No. HIS19-17

**Historic Alteration Review Worksheet**

Site Address: 1518 Chemeketa St NE

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)  
Front Porch Repair

**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: Wood Project's New Material: Wood

**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:

**Rotted Front Porch to be replaced with new wood materials**

  
\_\_\_\_\_  
Signature of Applicant

4/23/19  
Date Submitted/Signed

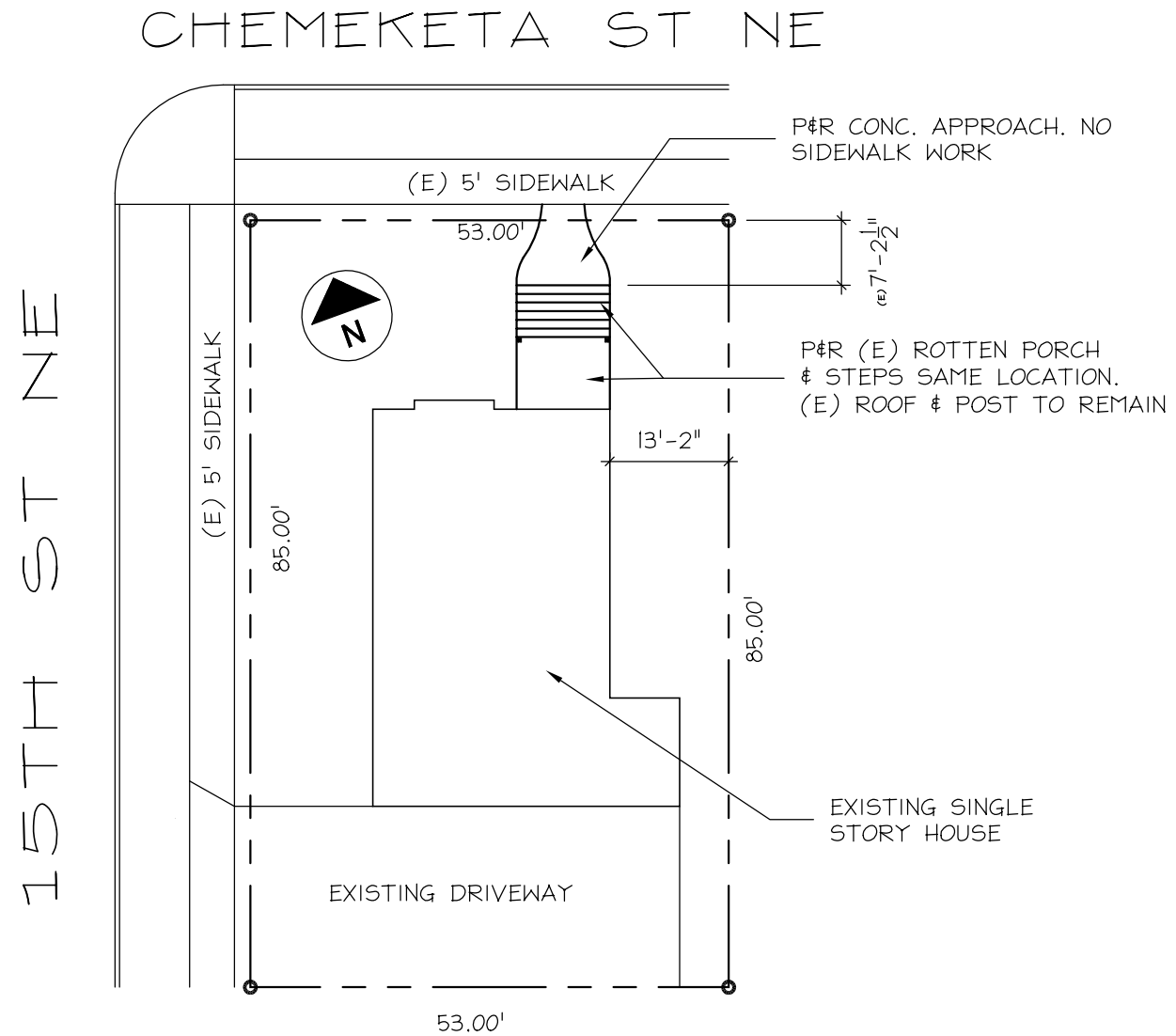


# SHEET INDEX

1. NOTES/ SITE PLAN
2. ELEVATIONS
3. EXISTING + NEW PLAN
4. FOUNDATION + ROOF PLAN
5. SECTION B-5, C-5

# GENERAL NOTES

1. FRAMER TO VERIFY ALL DIMENSIONS. DISCREPANCIES OF MORE THAN 2" + OR - REQUIRE CONSULTATION WITH DESIGNER.
2. ALL ROUGH AND FINISH FLOORS IN NEWLY CONSTRUCTED SPACES TO BE SET FLUSH WITH EXISTING FLOORS. VERIFY EXISTING FLOOR HEIGHT FOR FOUNDATION AND SECOND STORY AND ADJUST WALL HEIGHT AND FLOOR JOIST AS NEEDED.
3. REFER TO MANUFACTURE'S LITERATURE FOR DETAILS AND SPECIFICATIONS FOR PROPER USAGE AND INSTALLATION OF "TRUSS JOIST," "SIMPSON," AND OTHER PROPRIETARY ITEMS.
4. REFER TO "2017 OREGON RESIDENTIAL SPECIALTY CODE" FOR PROPER NAILING AND FASTENING OF ALL FRAMING MEMBERS INCLUDING BRACE PANELS AND ALTERNATIVE BRACE PANELS.
5. ALL MEASUREMENTS ARE FACE OF STUD, UNLESS OTHERWISE NOTED.



SITE PLAN

SCALE 1"=20'-0"

**PAUL G. WILLETTTS**

**DESIGN/ DRAFTING**  
REMODELING & NEW CONSTRUCTION PLANS  
503-932-5473  
pw4designs@yahoo.com

**R. CHASE**  
**1518 CHEMEKETA ST NE**  
**SALEM, OR 97301**

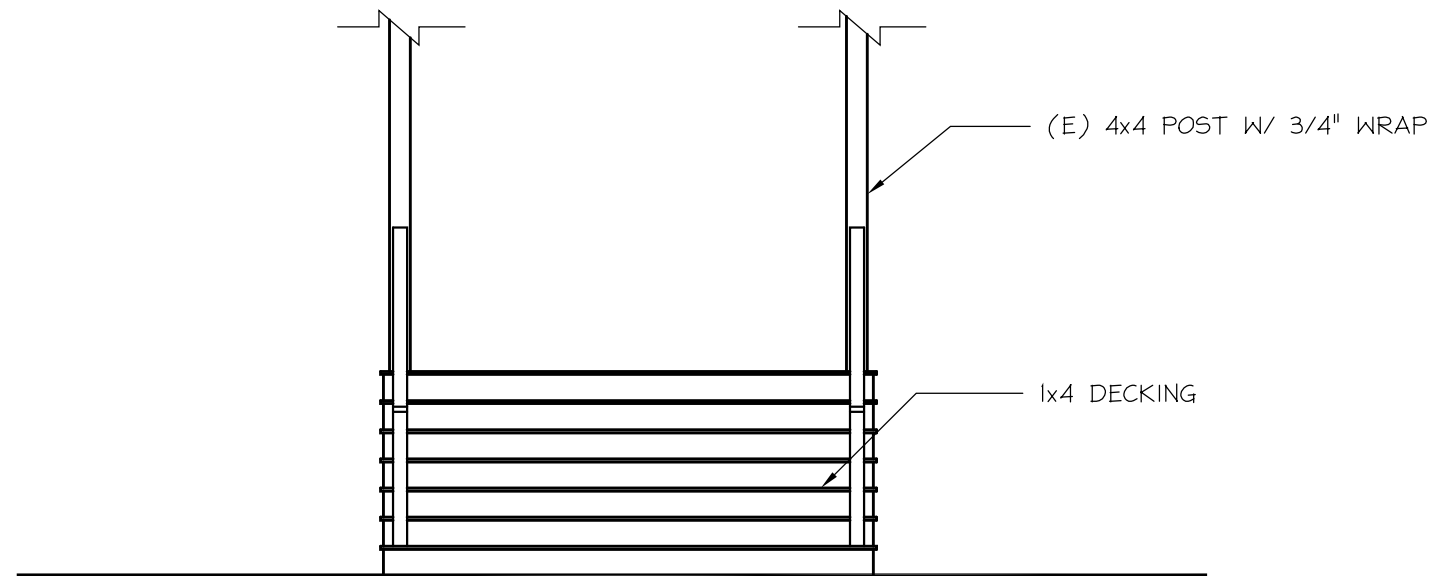
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FILE NAME: CHASE 2019  
CLIENT: DAN P.  
DALES REMODELING

SHEET

**1**

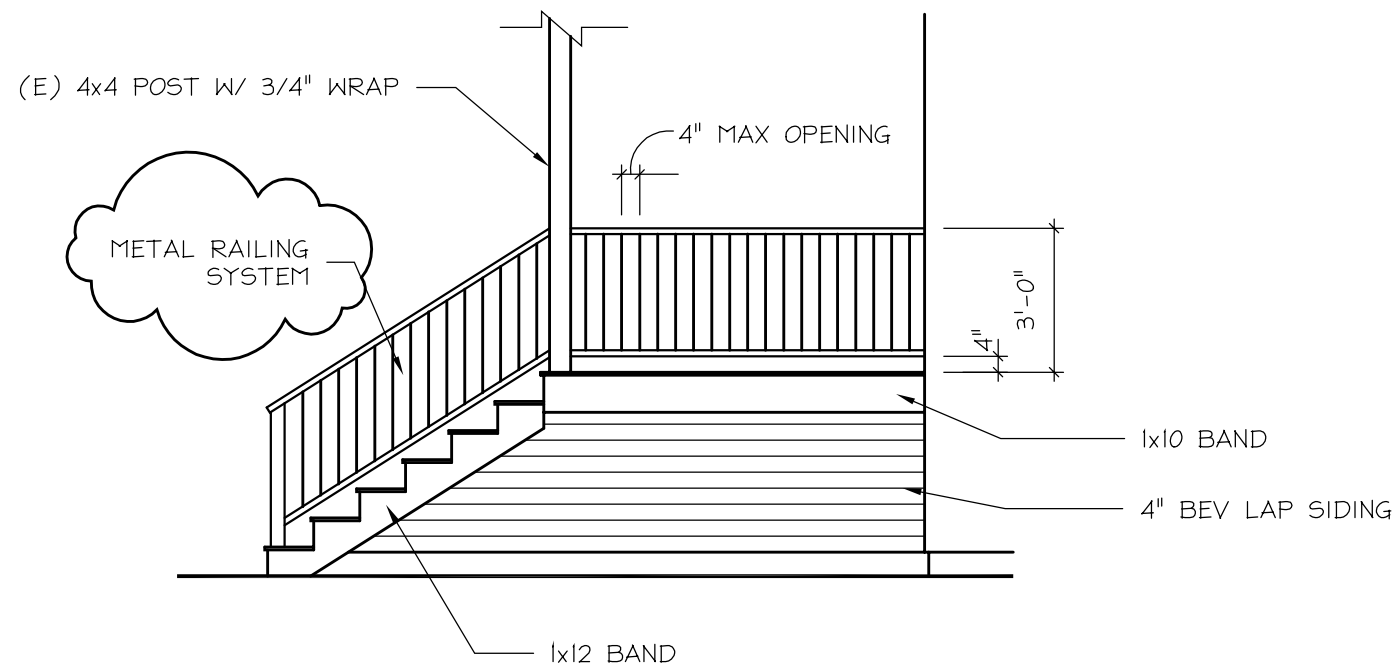
OF 5 SHEETS

FRONT ELEVATION



SCALE 1/2"=1'-0"

SIDE ELEVATION



REVISED  
5-15-19

SCALE 1/2"=1'-0"

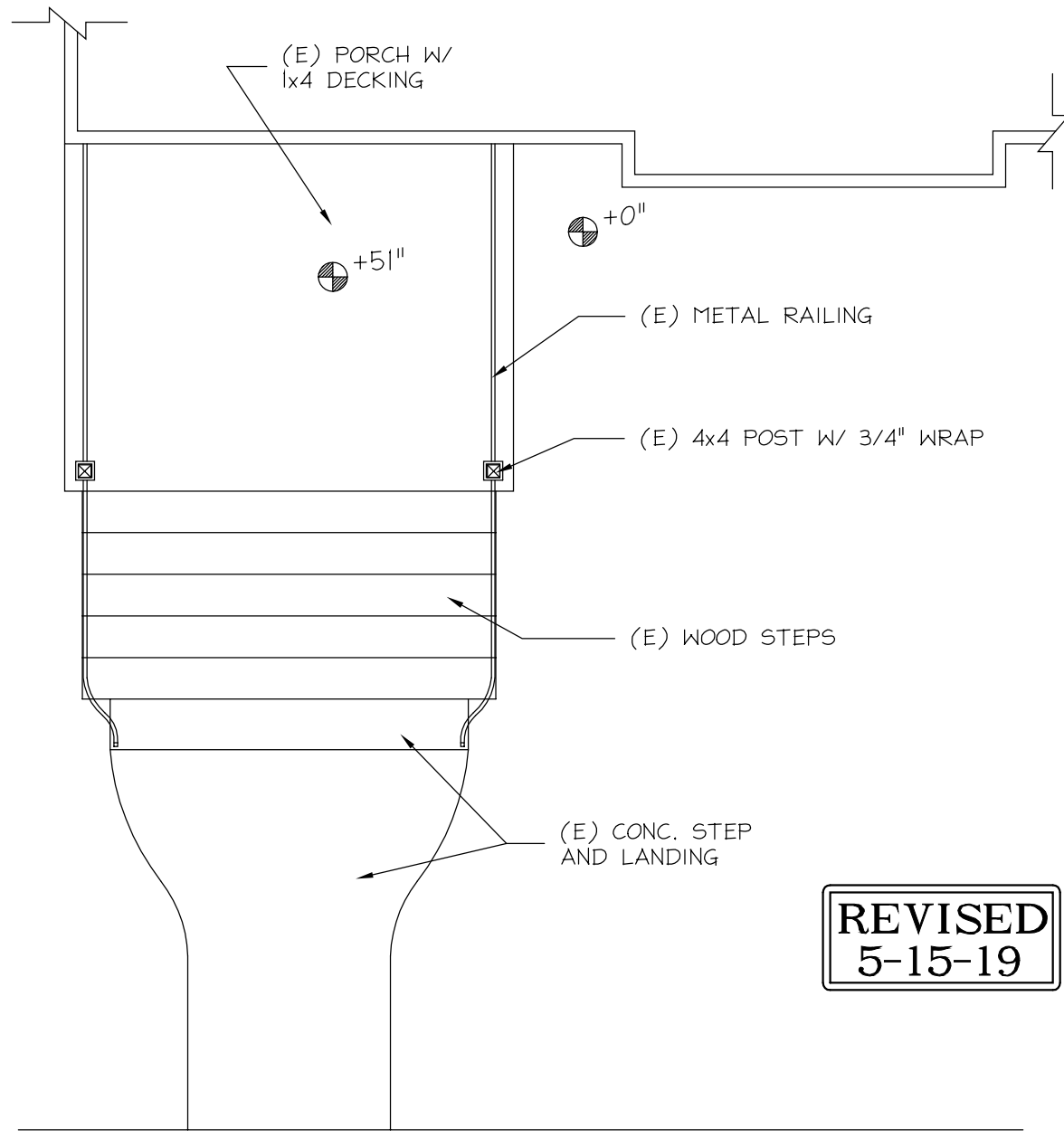
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SHEET  
**2**  
OF 5 SHEETS

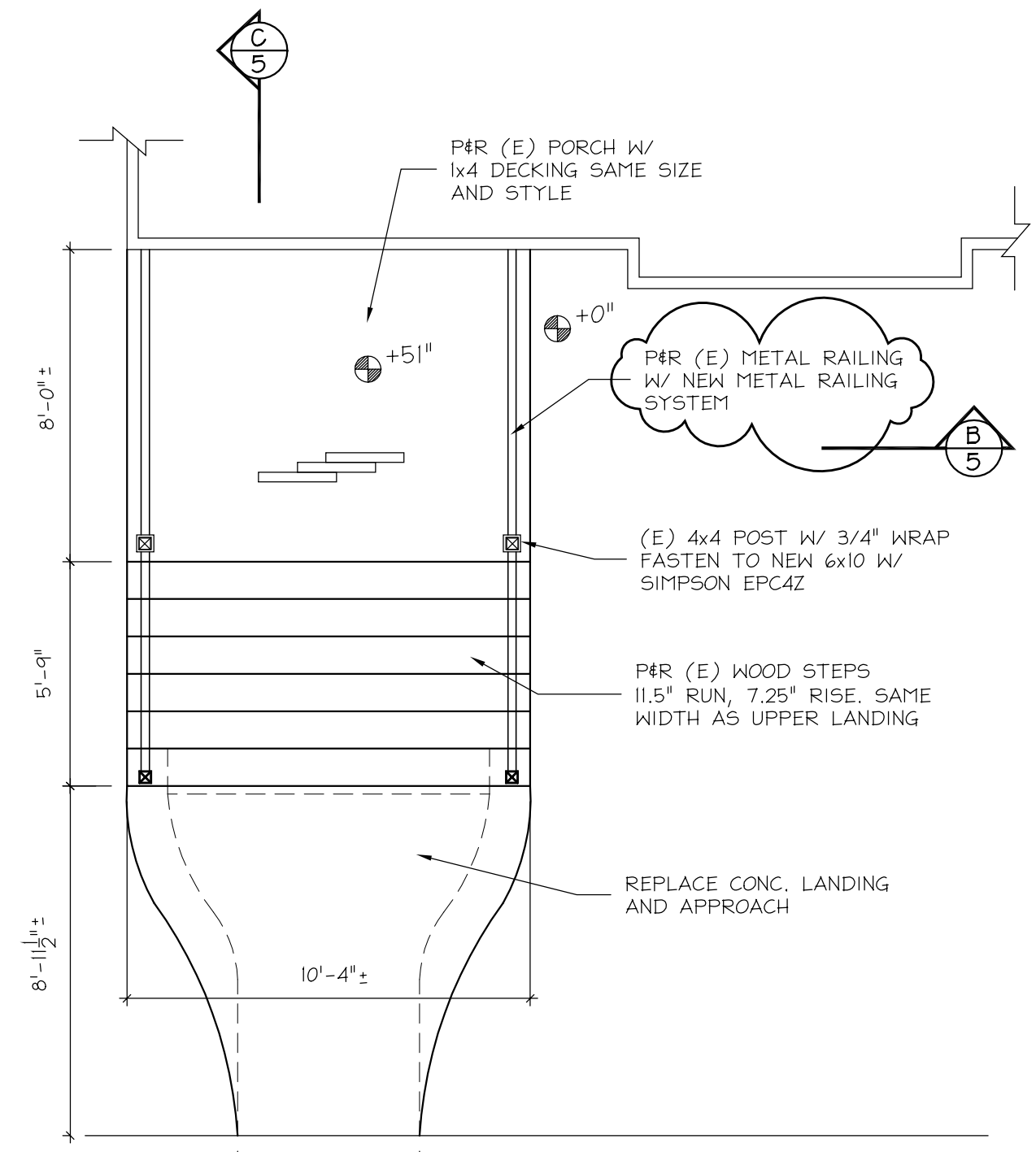


(E) CONC. SIDEWALK

**REVISED**  
5-15-19

EXISTING PLAN

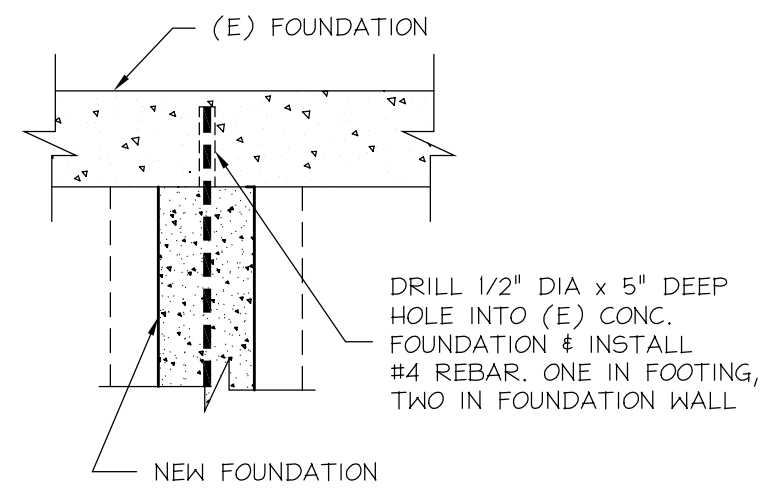
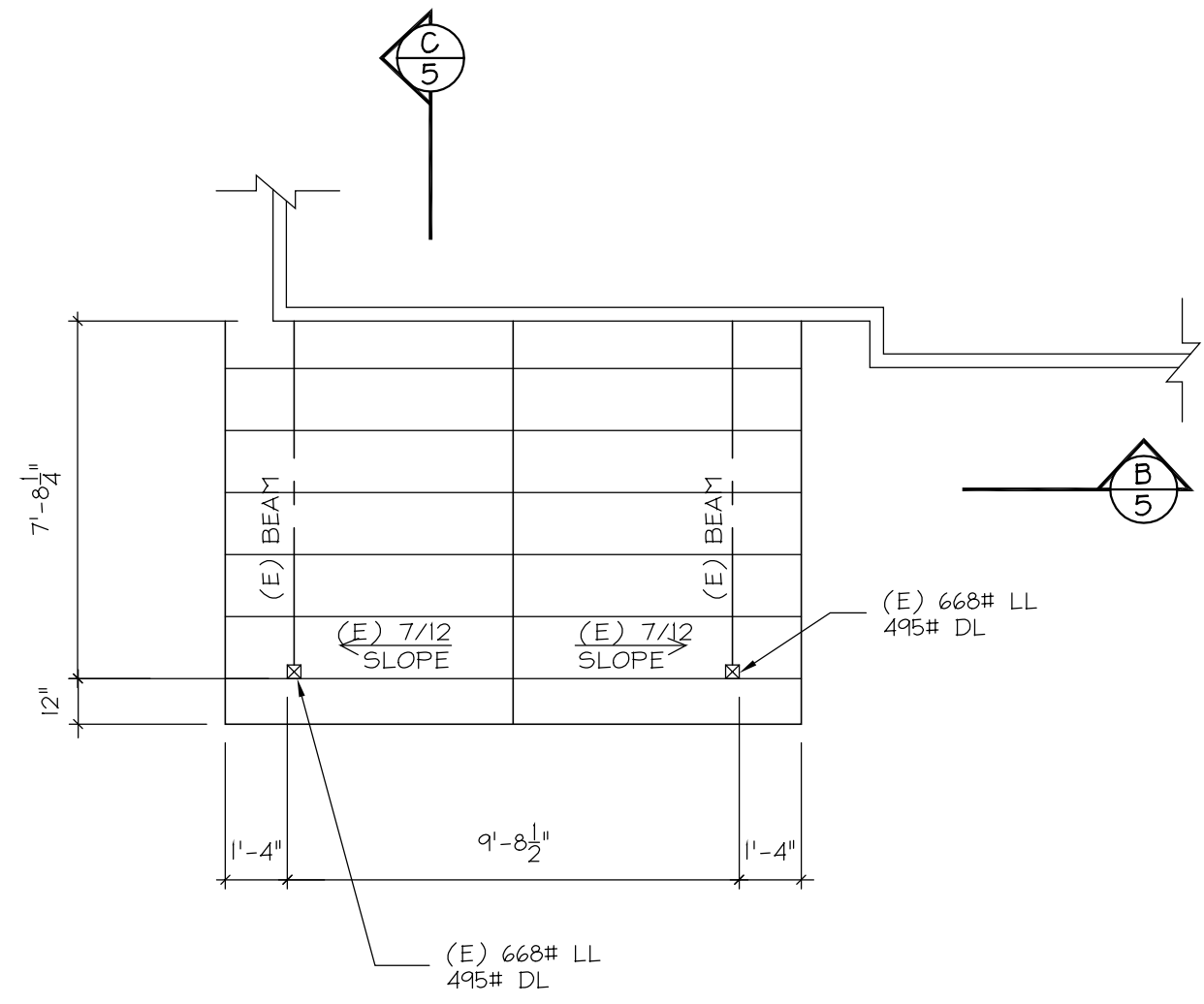
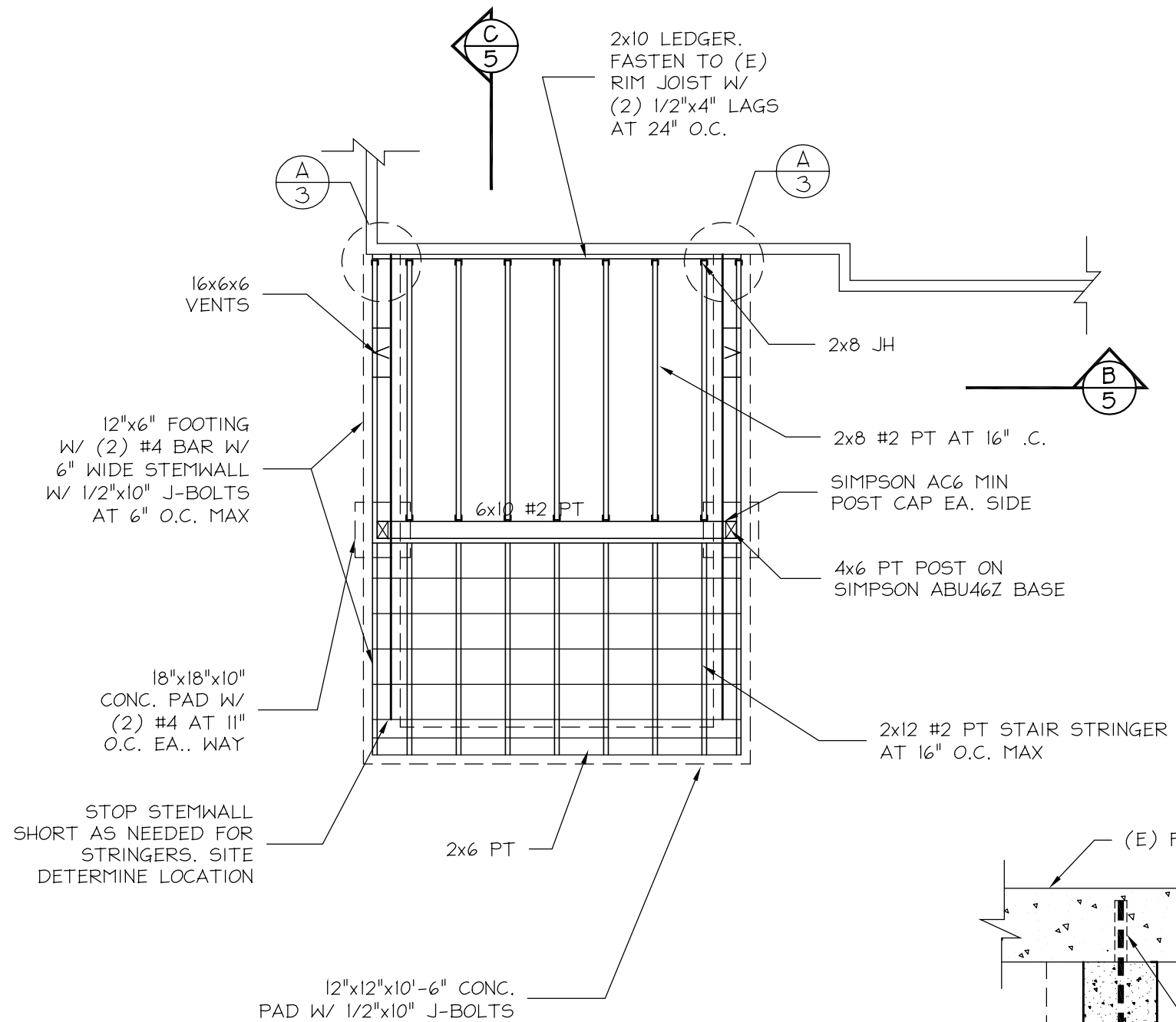
SCALE 1/4"=1'-0"



(E) CONC. SIDEWALK

NEW PLAN

SCALE 1/4"=1'-0"



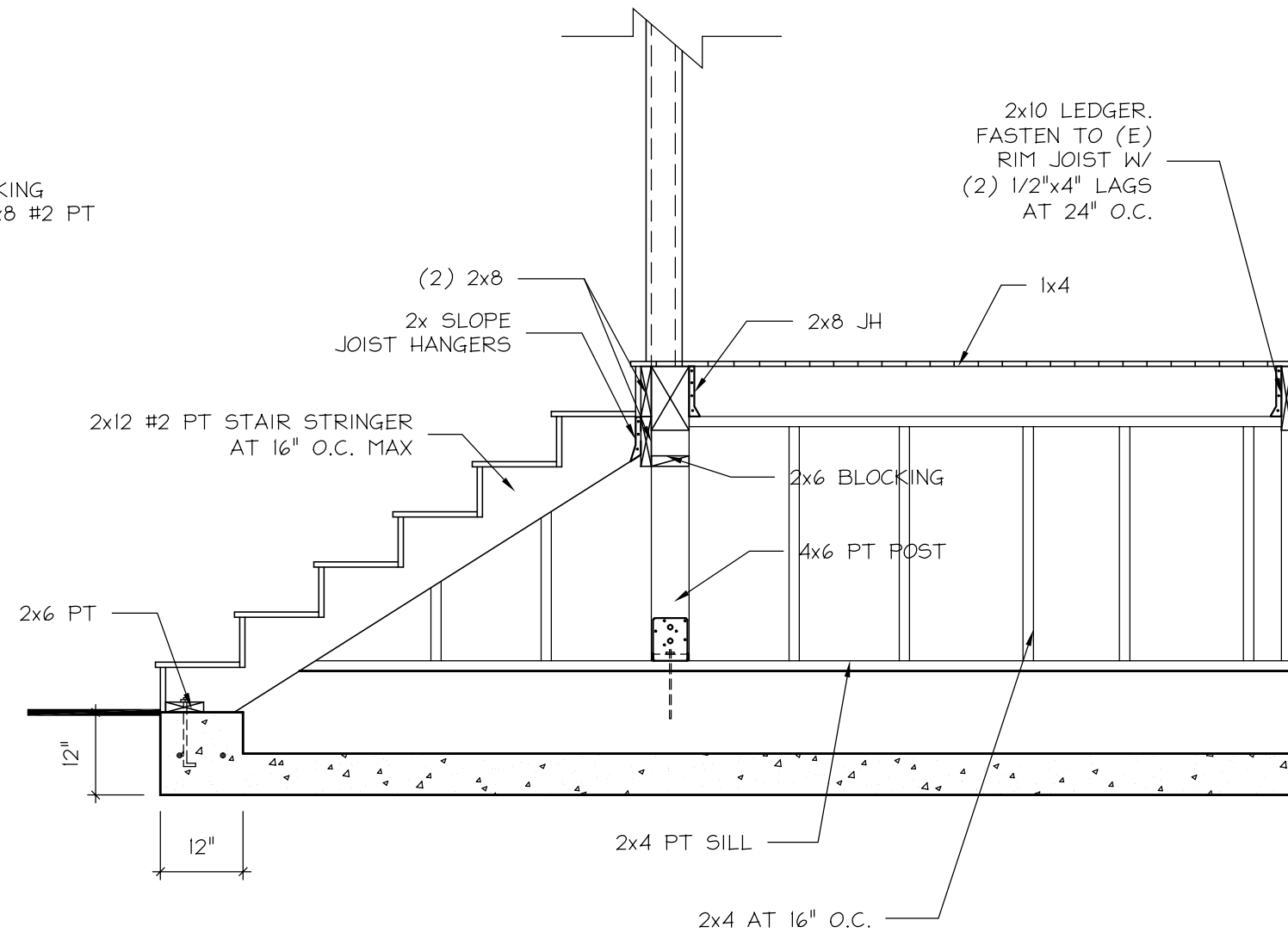
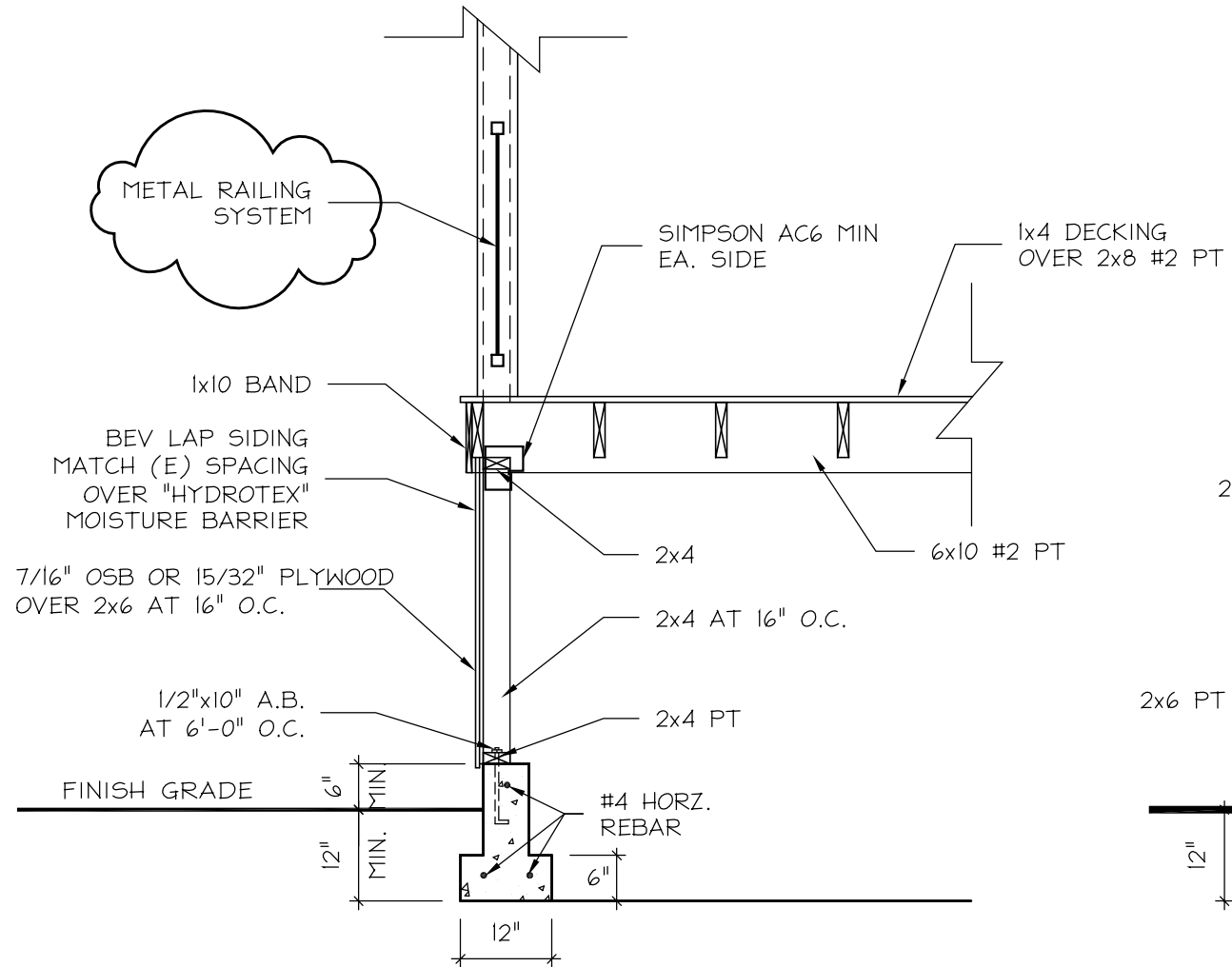
**A**  
**3** DETAIL  
SCALE: 1"=1'-0"

NEW FOUNDATION

SCALE 1/4"=1'-0"

EXISTING ROOF

SCALE 1/4"=1'-0"



**REVISED**  
5-15-19

SECTION B-5

SCALE 1/2"=1'-0"

SECTION C-5

SCALE 1/2"=1'-0"

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SHEET  
**5**  
OF 5 SHEETS