

# 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

**HISTORIC DESIGN REVIEW CASE NO.:** HIS19-11

**APPLICATION NO. :** 19-106988-DR

**NOTICE OF DECISION DATE:** JUNE 21, 2019

**SUMMARY:** A proposal to install new fencing, and repair and replace existing non-original doors and siding on the exterior of the Kimball House (1910).

**REQUEST:** Major Historic Design Review of a proposal to install new fencing, and repair and replace existing non-original doors and siding on the exterior of the Kimball House (1910), an individually listed Local Landmark in the RM2 (Multiple Family Residential) zone, and located at 1075 Capitol Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W23CA10100).

**APPLICANT:** Christopher and Jaqualine Bechtel

**LOCATION:** 1075 Capitol St NE

**CRITERIA:** Salem Revised Code (SRC) Chapter 230.065

**FINDINGS:** The findings are in the attached Decision dated June 20, 2019.

**DECISION:** The **Historic Landmarks Commission APPROVED** Historic Design Review HIS19-11 based upon the application materials deemed complete on May 30, 2019 and the findings as presented in this report.

### VOTE:

Yes 7      No 0      Absent 2 (Sund, Maglinte-Timbrook)

Jarnie French, Chair  
Historic Landmarks Commission

*This Decision becomes effective on July 9, 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 July 9, 2021 or this approval shall be null and void.

Application Deemed Complete: May 30, 2019  
Public Hearing Date: June 20, 2019  
Notice of Decision Mailing Date: June 21, 2019  
Decision Effective Date: July 9, 2019  
State Mandate Date: September 27, 2019

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 July 8, 2019. 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 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 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 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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## **DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION**

**CASE NO.** Historic Review Case No. HIS19-11

**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 June 20, 2019, 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:

### **Criteria 230.065 Guidelines for Historic Contributing Buildings**

#### **FINDINGS**

***(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 property shall continue to be used as a residence, its historic purpose. The height, massing, and building footprint will not be altered. The fencing is not attached to any portion of the historic resource, and the driveway gate will be installed across an existing driveway at the rear of the resource, but will not alter street access. 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 no original historic materials are proposed for repair or restoration, therefore this Guideline does not apply to the evaluation of this proposal.

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

**Finding:** The HLC finds that the applicant is not proposing to alter any distinctive features or examples of skilled craftsmanship as a part of this proposal, therefore the HLC finds that this Guideline is not applicable to the evaluation of this proposal.

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

**Finding:** The HLC finds that the proposed removal of the plywood and replacement with cedar shingling will serve to restore the exterior appearance of the siding and matching the existing shingling on the exterior of the Kimball House, therefore the HLC finds that this Guideline has been met.

***(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 not proposing to alter any aspect of the resource or site that has acquired historic significance, therefore the HLC finds that this Guideline is not applicable to the evaluation of this proposal

***(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 non-historic plywood will be removed and replaced with cedar shingling to match the exterior of the resource, restoring the exterior siding of the Kimball House. The fencing is not attached to the resource, and does not adversely impact any historic features. Door A, while in good condition, is not original to the structure and due to the extensive pane of glass at the center of the door, causes security issues, therefore the applicant proposes to replace this front door with a new wooden door. Door B is also not original to the structure and is warped and not repairable, and the applicant is proposing to replace it with a salvaged door. Door C is an interior door in poor condition which the applicant is also proposing to replace with a salvaged door. All three doors will be installed within the existing openings. The HLC finds that the proposed alterations to the resource and the site minimize changes to the Kimball House and SRC 230.065(f) has been met.

***(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 has requested approval for the fencing that has been installed on the site to encompass the northern, eastern and rear (western) end of the property to address security issues on the site. The fencing is not attached to the resource directly, and at the height of 30", no portions of the house are obscured by the fencing. The proposed removal of the plywood and replacement with cedar shingling will serve to restore the exterior appearance of the siding. The replacement of the non-original doors with new and salvaged doors within the existing openings will not damage or destroy any significant features of the Kimball House, therefore the HLC finds that SCR 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 applicant's proposal does not include any plans to correct structural deficiencies, therefore the HLC finds that this Guideline is not applicable to the evaluation of 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:** The applicant is not proposing to excavate or regrade the site as part of this proposal,

therefore the HLC finds that Guideline 230.065 (i) is not applicable to the evaluation of this proposal.

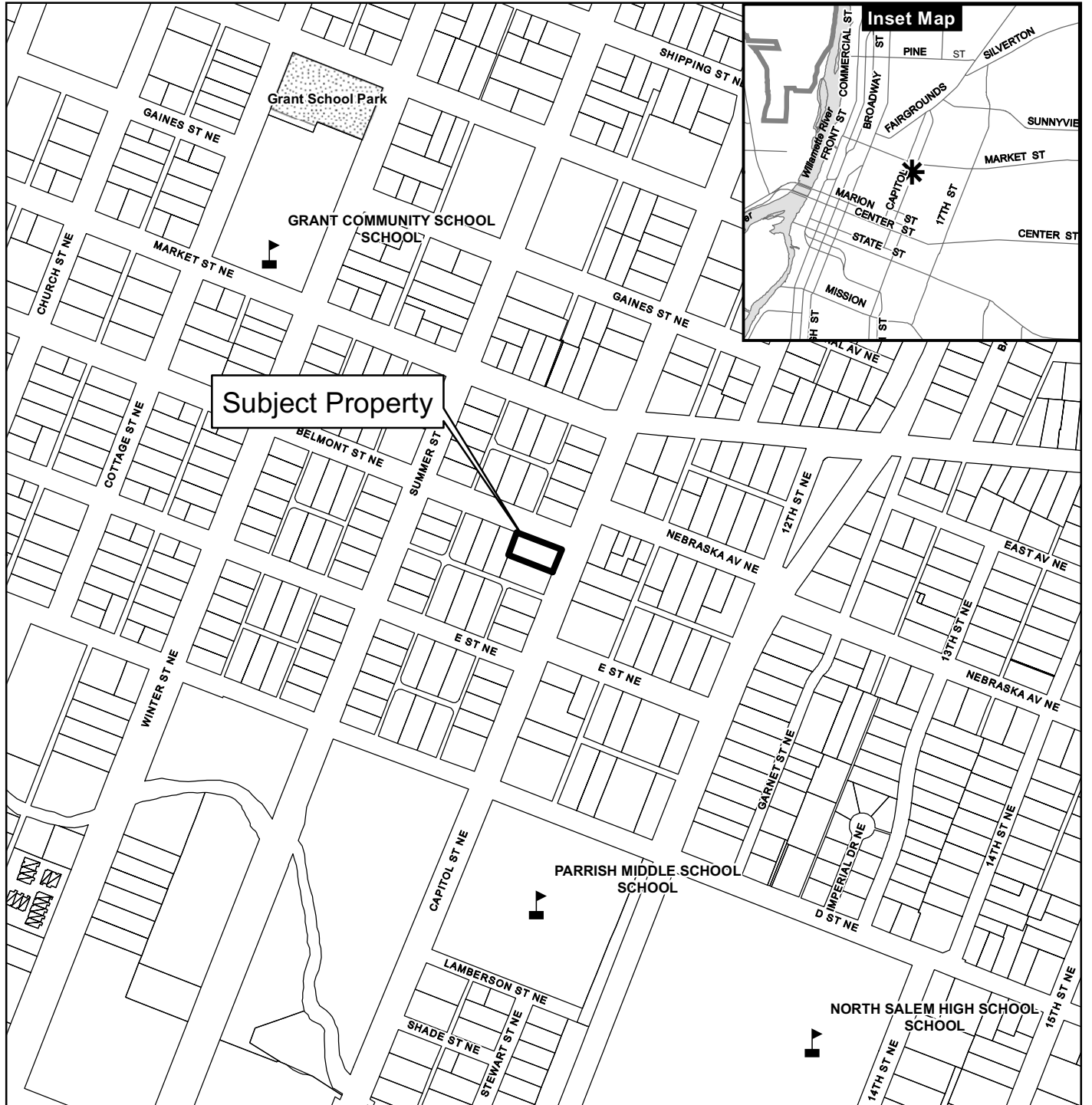
**DECISION:** The Historic Landmarks Commission **APPROVES THE PROPOSAL.**

**VOTE: Yes 7    No 0    Absent 2 (Sund, Maglinte-Timbrook)    Abstain 0**








Attachments:    A.    Vicinity Map  
                      B.    Excerpt from National Register Historic Resource Document and Historic Information  
                      C.    Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

# Vicinity Map 1075 Capitol St NE



**Legend**

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



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## ATTACHMENT B

6-73

STATE OF OREGON INVENTORY  
OF HISTORIC PROPERTIES  
State Historic Preservation Office  
Oregon State Parks, Salem, OR 97310

County Marion

Theme 8d

Name  
(Common) Unknown

(Historic) Unknown

Address 735 Capitol NE  
Salem

Present Owner State of Oregon

Address Salem, Oregon

Original Use Residential

Date of Construction 1910

Physical description of property and statement of historical significance:

This is a large two and one-half story structure with overtones of the Colonial Revival architectural style. It has an unusual gable-on-hip roof with a front projecting gabled dormer, a small bay in the second floor center, and a hipped roof central porch supported by slender columns. The door is flanked by a multipaned sidelight on one side only. The windows are symmetrically placed 12-over-1 double-hung. Large scrolled brackets support the roof.

continue on back if necessary

Recorded by Sue Reynolds, Mark Siegel Date 1/19/81

Sources consulted (continue on back if necessary):  
State of Oregon General Services Records

Please enclose map. Township 7 <sup>N</sup>/<sub>S</sub>      <sup>E</sup>/<sub>W</sub> Section 23

A/1648C/4/210A

OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM  
COUNTY: Marion

**ST. NAME:**  
**COMMON NAME:** State Office Building  
**ADDRESS:** 1075 Capitol St., NE  
**CITY:** Salem, Oregon  
**OWNER:** State of Oregon  
1225 Ferry St., SE, Salem, OR 97310  
**T/R/S:** 7S\3W\23  
**MAP NO:** 23CA **TAX LOT:** 10100  
**ADDITION:** The Oaks  
**BLOCK:** 5 **LOT:** 1 **QUAD:** Salem  
**TAX ACCOUNT NUMBER:** 54670-000

**DATE OF CONSTRUCTION:** c.1926  
**ORIGINAL USE:** Residence  
**PRESENT USE:** Office space  
**ARCHITECT:**  
**BUILDER:**  
**THEME:** Architecture  
**STYLE:** Bungalow-Colonial Revival  
**BLDG:** X **STRUC:** **DIST:** **SITE OBJ:**

**PLAN TYPE/SHAPE:** square **NO. OF STORIES:** two & 1/2  
**FOUNDATION MATERIAL:** concrete **BASEMENT (Y/N):** yes  
**ROOF FORM & MATERIALS:** hipped with front & rear gables composition  
**WALL CONSTRUCTION:** wood frame **STRUCTURAL FRAME:** wood  
**PRIMARY WINDOW TYPE:** multi/1, double-hung; rear windows with brackets & diamond lights  
**EXTERIOR SURFACING MATERIALS:** wood shingles in double course  
**DECORATIVE FEATURES:** one interior brick chimney with three stacks; open  
**OTHER:** eaves with small, carved modillions and eave (see following page)  
**CONDITION GOOD:** X **FAIR:** **POOR:** **MOVED:** X **(DATE):** 1990

**EXTERIOR ALTERATIONS/ADDITIONS (DATED):** handicapped access in rear;  
exterior stairway on south side, rear porch enclosed; 1990  
**NOTEWORTHY LANDSCAPE FEATURES:** minimal plantings

**ASSOCIATED STRUCTURES:**

**KNOWN ARCHEOLOGICAL FEATURES:**

**SETTING:** house faces east on south-west corner of Capital and Belmont Streets; both are busy streets; residences and offices adjacent; parking in rear.

**STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates events, persons, contexts)**

Early documentation of this house was difficult to find. In 1940 Sahara Kimball owned the property; other residents were Karl and Hazel Kugel. During the mid-1940s Mr. Kugel apparently operated the Salem Travel Agency from the house; about 1950 he moved the travel agency to 153 High Street. In the mid-1950s the property was purchased by Stuart and Helen Sharpnack; Mr. Sharpnack was employed by Campus Crusade. The property was acquired by the State in 1957 and was rented as a residence for some time. Tenants in the early 1960s were Howard Akers and wife; Mr. Akers was director of the Salem Extension Center. At that time the house was divided into three apartments. The house was moved to its present site in 1990.

**SOURCES:** Salem City Directories; Sanborn maps; Marion County tax assessor records; Stuart Sharpnack, telephone interview; Mrs. Akers, telephone interview; Ticor Title Company.

**NEGATIVE NO.:**  
**SLIDE NO.:**

**RECORDED BY:** Marianne Kadas  
**DATE:** May 1992



**ADDRESS:** 1075 Capitol St., NE (cont.)

**DECORATIVE FEATURES:** boards; large gabled dormers on three sides plus large shed dormers on n and s elevations; one-story centered entry porch with hipped roof and carved brackets, paired posts and simple balustrade, single leaf entry door with one large light and one sidelight; decorative multi-pane tri-partite window above porch; wooden porch steps.

OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM - TWO

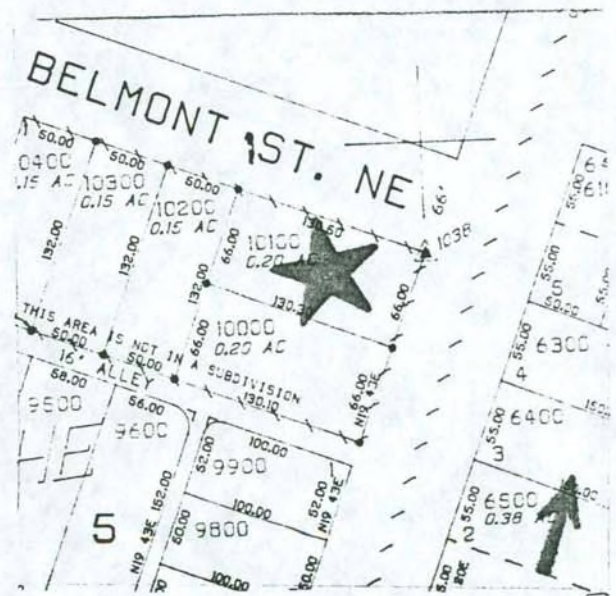
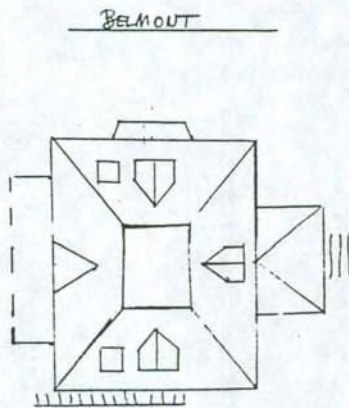
NAME: State Office Building  
ADDRESS: 1075 Capitol St., NE.  
Salem, OR 97310

T/R/S: 7S\3W\23  
MAP NO: 23CA TAX LOT:10100  
QUADRANGLE: Salem



NEGATIVE NO. :

SLIDE NO. :



\*\*\*\*\*

GRAPHIC AND PHOTO SOURCES: City of Salem, Community Development

## Hinges/Kimball, 1075 Capitol Street NE in Grant (LL)



This 1926 Bungalow-Colonial Revival house was originally located in "Piety Hill", the residential area of four blocks that was transformed into the North Capitol Mall between 1937-57. The Kimball House, as it was known, was located at the corner of Summer and Chemeketa. Before the Kimballs, the house was occupied by the Hinges family. The daughter, Hallie Parrish Hinges (1885-1950), was a noted vocalist in Salem, "The Oregon Nightingale". Her mother was the daughter of Josiah Parrish, a Salem pioneer. The house was first moved to 735 Capitol St. and was used as state offices. When the state required that property for the expansion of the North Capitol Mall in the 1980s, this Local Landmark was moved to the present location and is now owned privately. **Additional photograph and information.**  
(Grant)

*Trover photograph, courtesy Oregon State Library Photograph Collection*

This 1910 Bungalow-Colonial Revival home stood at the former 295 Summer Street (lawn in the center of the Mall today) until moved in 1940s for construction of the North Capitol Mall. It was originally the home of the Hinges family. The daughter, Hallie Parrish Hinges (1868-1950) was a well-known vocalist in Salem, being declared by Pres. Teddy Roosevelt during his visit here in 1903 as the "Oregon Nightingale". After 1926 it was owned by Samuel and Sara Kimball.

*photo courtesy Oregon Historic Photograph Collections, Salem Public Library*  
The 1940s move of the Hinges/Kimball home by the state took it to 735 Capitol Street to be used as an office building. (Today the lawn area south of the Archives Building.) It was photographed in 1978 by Bob Koval. It remained here almost 50 years until the late 1990s when it was moved again for the Archives construction. It was placed three blocks further north on Capitol Street.

Virginia Green, *Salem's Moving History*, Salem Heritage Network. Tuesday June 9, 2009.

<http://salem-heritage-network.blogspot.com/search?q=Kimball>

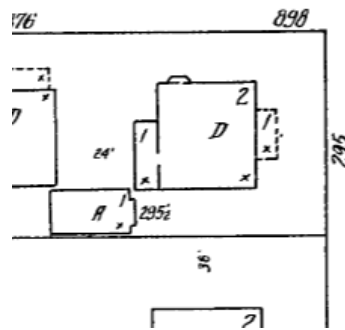
HIS19-11  
1075 Capitol St NE



“Hallie Parrish Hinges, granddaughter of Rev. Josiah Parrish (Oregon pioneer) & a nationally known soprano singer, 1903,” Salem Public Library Special Collections, HRE128.



Snipping from 1917 Salem, Oregon City Directory



295 Summer St

1926-1927 Sanborn  
Fire Insurance Map,  
vol. 1, sheet 171

Salem, Oregon



Hallie Parrish Hinges leads children in song during President William Howard Taft’s 1911 visit to Salem.

“President William Howard Taft visiting Salem, Oregon, 1911,” Ben Maxwell Photograph Collection, Salem Public Library, 435.

Case No. \_\_\_\_\_

Historic Alteration Review Worksheet

Site Address: 1075 Capitol 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) \_\_\_\_\_

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 / glass / metal Project's New Material: Wood / glass / metal

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:

Replace plywood siding w/ matching cedar shingles  
Build wood fence around entire perimeter of property  
Replace exterior side door

~~Replace exterior side door~~

Add storm windows throughout

Window repair

~~Repair front porch rot on railing~~

Repair front porch rot on railing

~~Repair front porch rot on railing~~

Front door repair or replacement

Add window screens

~~Repair front porch rot on railing~~

Signature of Applicant

*[Handwritten Signature]*

2/5/19

Date Submitted/Signed



Door A



Existing



Proposed (Krosswood Doors-Alder )



**Door B**



Existing



Proposed (Salvage)



Door C



Existing



Proposed (salvage)





Plywood Siding

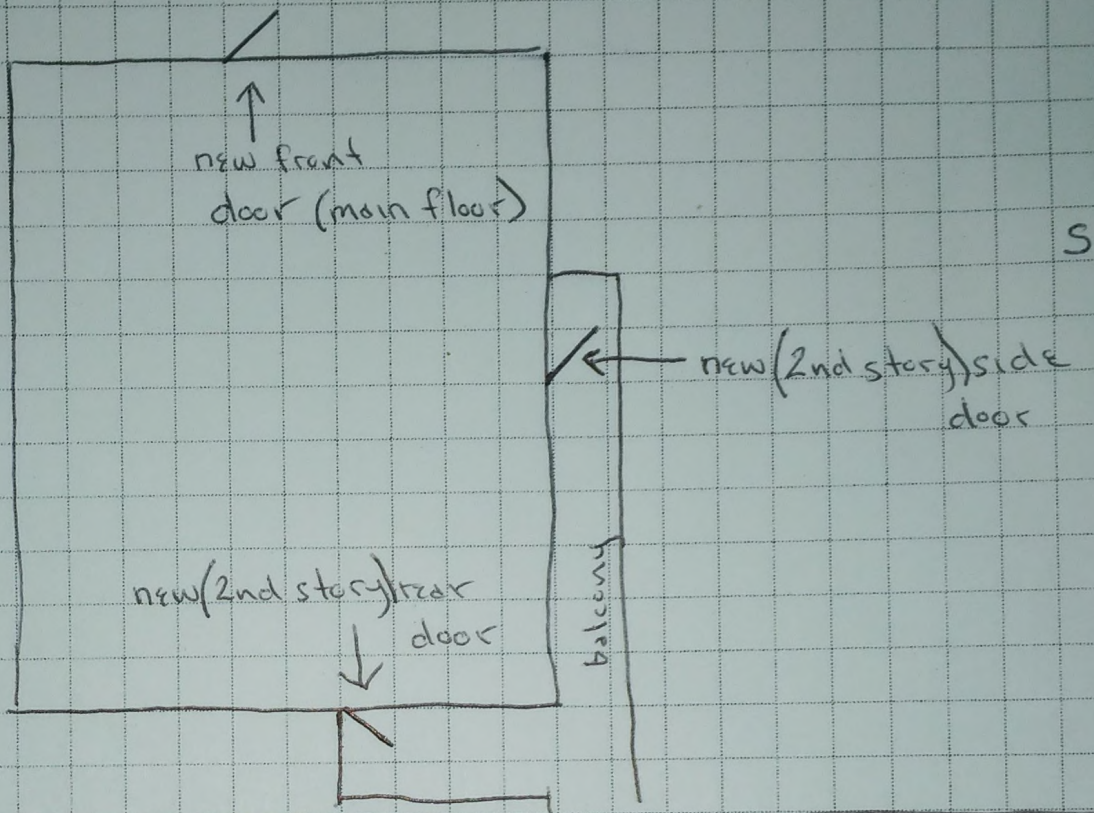


Plywood



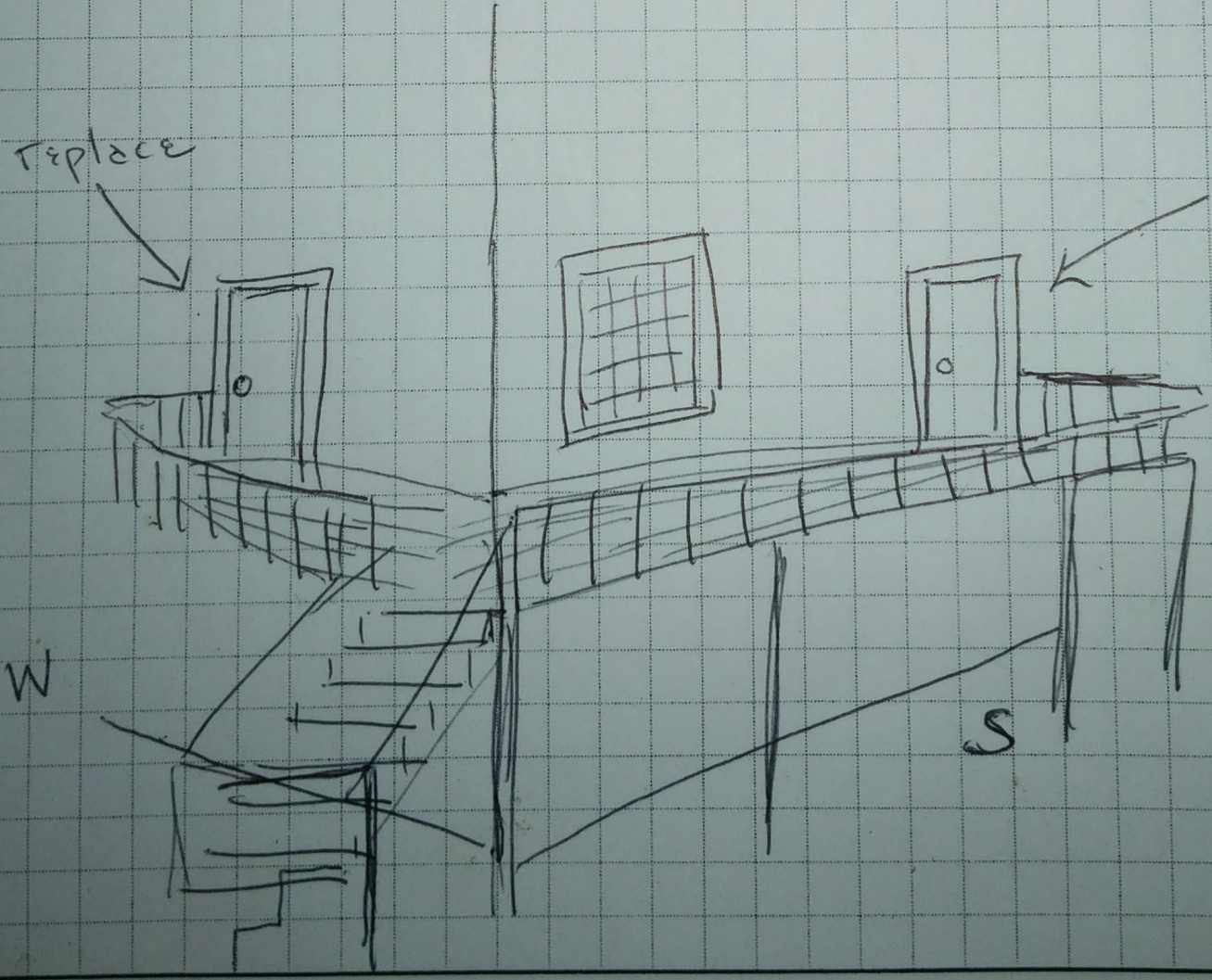
Cedar shingling replacement

E  
front of house



replace

replace





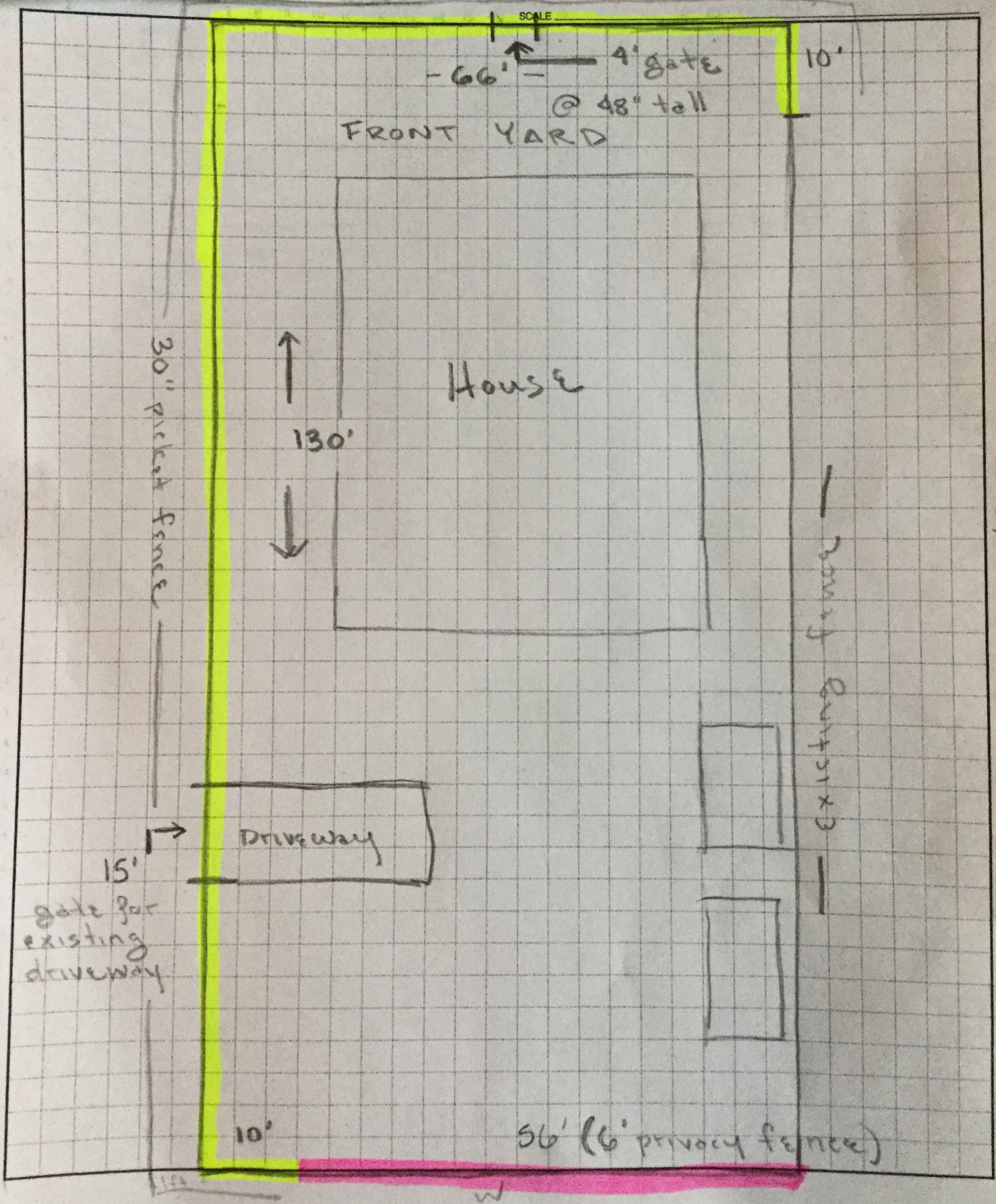
Picket Fencing along Capitol Street NE (30" cedar)



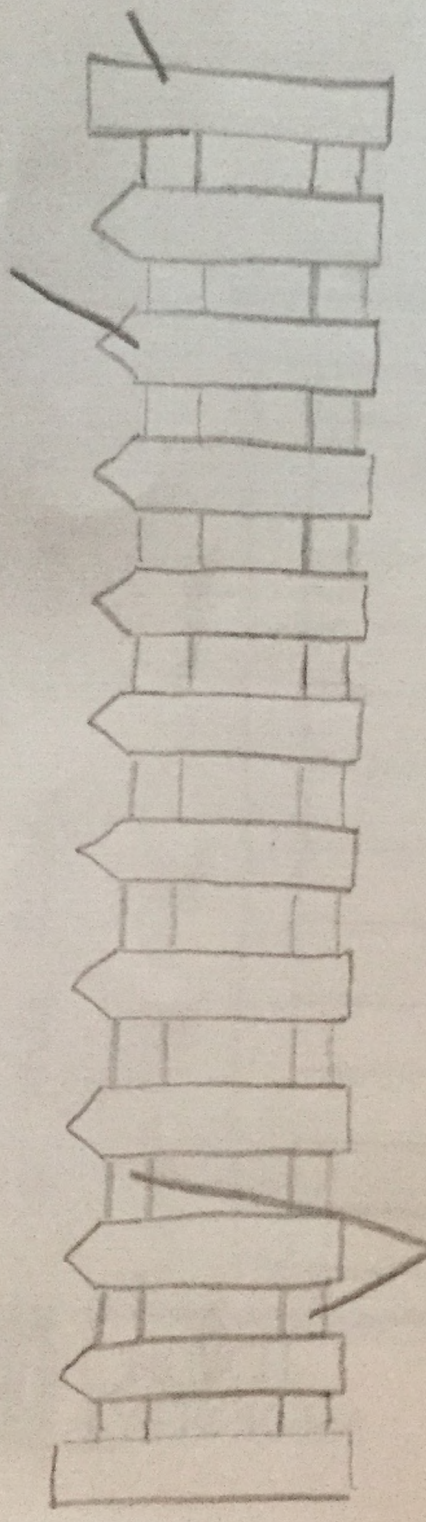
Picket Fencing along Belmont Street NE



6' Privacy Fencing- at rear property line



6' Picket Fence Panels @ 30" Tall  
Wide



1x4" cedar picket  
custom cut to 30" tall

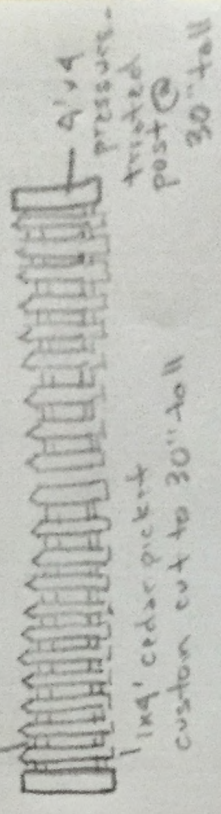
4x4" pressure-  
treated post  
every 6' @  
30" tall

2x4x6' cedar rails

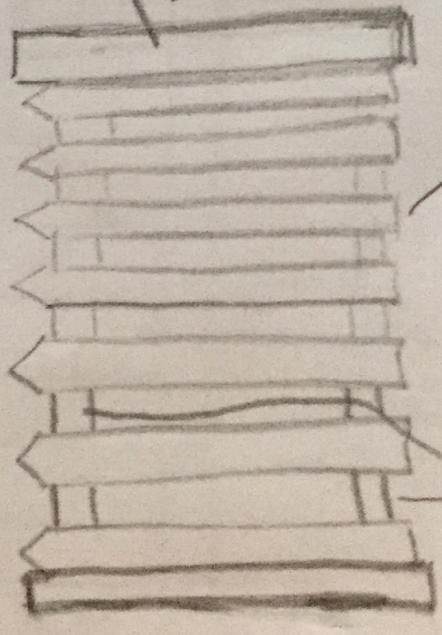
Double

15' Wide Driveway Gate  
@ 30" Tall

2x4x7 1/2'  
cedar rails



4' Wide Front Gate @ 48" Tall



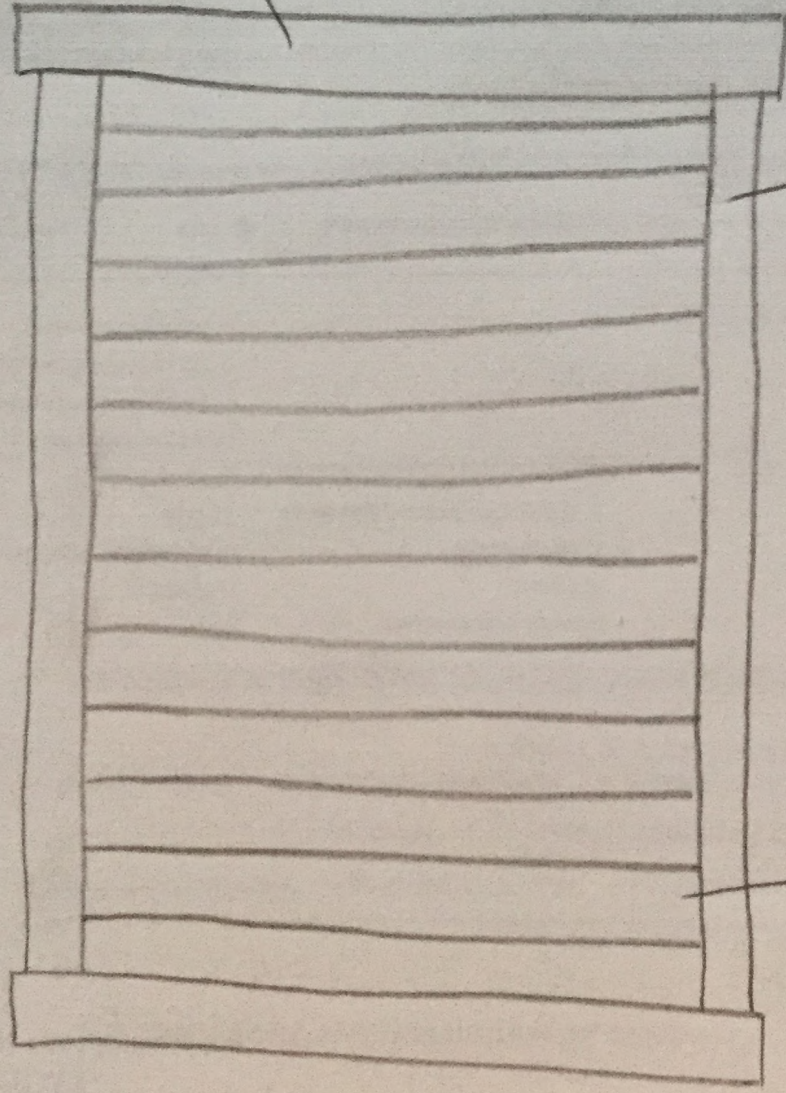
4x4 pressure-  
treated post @  
48" tall

2x4x4' cedar  
rails

1x4' cedar picket  
@ 48" tall

Each swinging panel  
@ 7 1/2' wide

6' Tall Rear Privacy Fence  
Seven 8' Wide Panels = 56' Total



4x4' pressure-treated posts  
every 8' @ 72" tall

2x6" cedar board  
custom cut to 88"

1x6" cedar board  
custom cut to 60"