

# 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 DESIGN REVIEW CASE NO.:** HIS19-39

**APPLICATION NO. :** 19-119514-DR

**NOTICE OF DECISION DATE:** SEPTEMBER 23, 2019

**SUMMARY:** A proposal to replace a retaining wall on the exterior of the Benjamin F. Harding House (c. 1884).

**REQUEST:** Minor Historic Design Review of a proposal to replace a retaining wall on the eastern portion of the site in front of the exterior of the Benjamin F. Harding House (c. 1884) a historic contributing building in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 1043 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CA03000).

**APPLICANT:** Doug Lethin on behalf of Eileen Williamson

**LOCATION:** 1043 High St SE / 97302

**CRITERIA:** Salem Revised Code (SRC) Chapter 230.025(g) *Standards for Contributing Resources in Residential Historic Districts, Alterations and Additions*

**FINDINGS:** The findings are in the attached Decision dated September 23, 2019.

**DECISION:** The **Historic Preservation Officer**, a Planning Administrator designee, **APPROVED** Historic Design Review HIS19-39 based upon the application materials deemed complete on September 19, 2019 and the findings as presented in this report.

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

Application Deemed Complete:	<u>September 19, 2019</u>
Notice of Decision Mailing Date:	<u>September 23, 2019</u>
Decision Effective Date:	<u>October 9, 2019</u>
State Mandate Date:	<u>January 17, 2020</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., Tuesday, October 8, 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(s) 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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**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM**

**HISTORIC DESIGN REVIEW CASE NO. HIS19-39  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS19-39 )  
1043 HIGH STREET SE )  
) September 23, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Doug Lethin on behalf of Theodore and Eileen Williamson, 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 a retaining wall on the exterior of the Benjamin F. Harding House (c. 1884).

**REQUEST:** Minor Historic Design Review of a proposal to replace a retaining wall on the eastern portion of the site in front of the exterior of the Benjamin F. Harding House(c. 1884) a historic contributing building in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 1043 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CA03000).

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 September 19, 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:** The applicant is proposing to replace the failed retaining wall on the exterior of the eastern end of the Benjamin F. Harding House abutting the sidewalk adjacent to High Street SE. The proposed new retaining wall will be cast in place poured concrete, in a design reflecting the failed stone retaining wall that was previously in this location. The retaining wall will be approximately 15" in height and 6" wide and will be topped by a concrete wall cap. **(Attachment B)**. The applicant is also proposing to install new fencing and lighting, and is proposing to replace the existing brick stairs with new concrete stairs. This portion of the proposal will be reviewed under a separate application (HIS19-38) by the Historic Landmarks Commission. Staff determined that the following standards from SRC 230.025(g) *Standards for Contributing Resources in Residential Historic Districts, Alterations and Additions* are applicable to this project.

### **FINDINGS:**

**Criteria: 230.025 (k) Retaining walls.** *Retaining walls may be added to sites of historic contributing buildings, provided the retaining wall will not result in the removal or destruction of site features identified as significant on the historic resource inventory for the district.*

**(1) Materials.** *The retaining wall shall be constructed of traditional materials that were available during the period of significance. Example: If the period of significance is 1920-1940 the materials that were available included, but were not limited to, rusticated stone, formed concrete, poured concrete, and brick.*

**Finding:** The applicant is proposing to replace the failed retaining wall with cast in place formed concrete. Staff finds that this standard has been met.

**(2) Design.** *Retaining walls shall be no taller than two feet in the front and four feet on the side and rear yard.*

**Finding:** The proposed retaining wall will be located in the front and will be 15" in height. Staff finds that this standard has been met.

## DECISION

Based upon the application materials deemed complete on September 19, 2019 and the findings as presented in this report, the application for HIS19-39 is **APPROVED**.

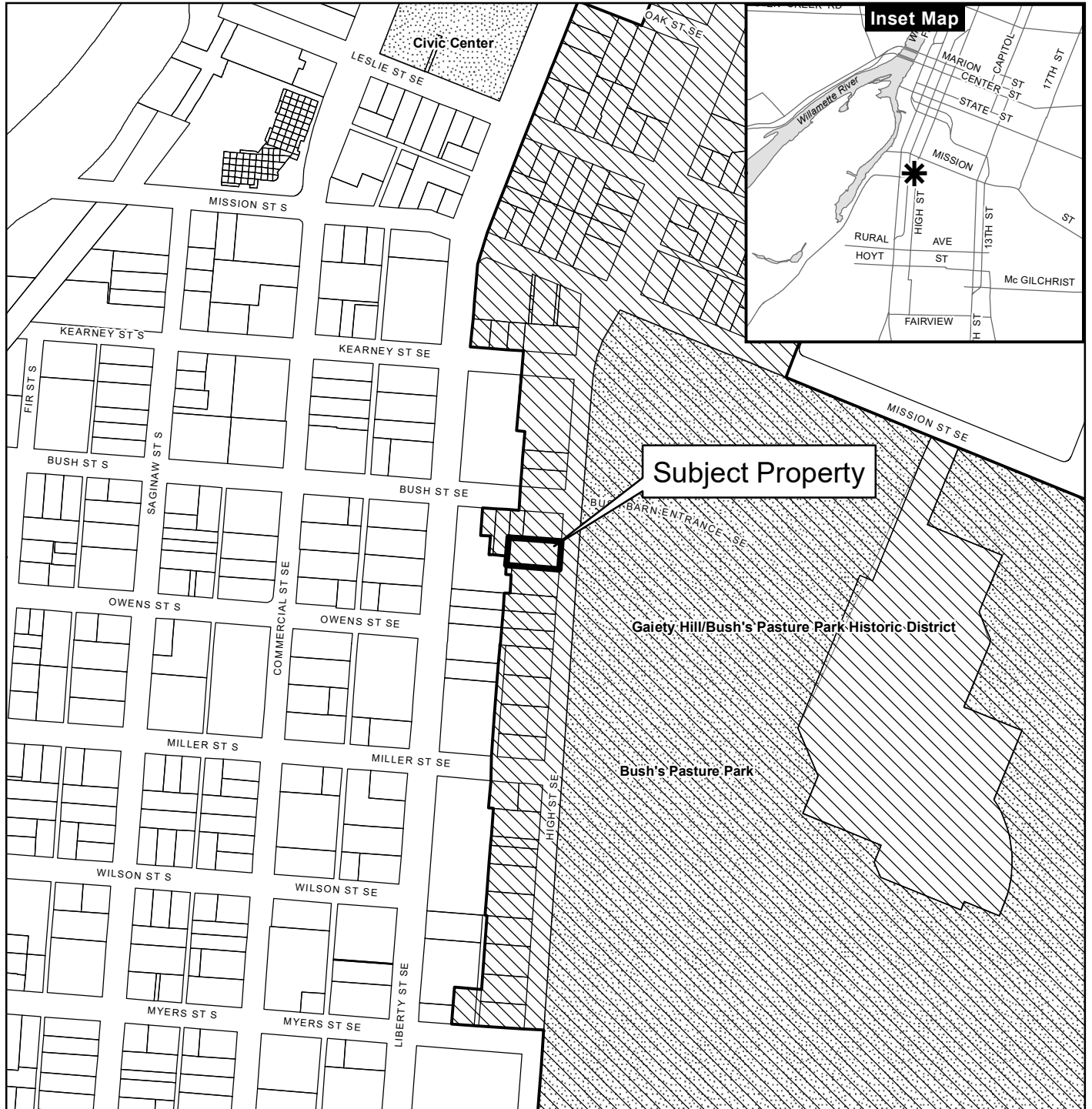


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Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

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

# Vicinity Map 1043 High St SE



**Legend**

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



0 100 200 400 Feet



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Case No. H1519-39

Historic Alteration Review Worksheet

Site Address: 1043 High St S.E.

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)  
Wall Replacement

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: Concrete Project's New Material: concrete

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 retaining wall adjacent to High St.

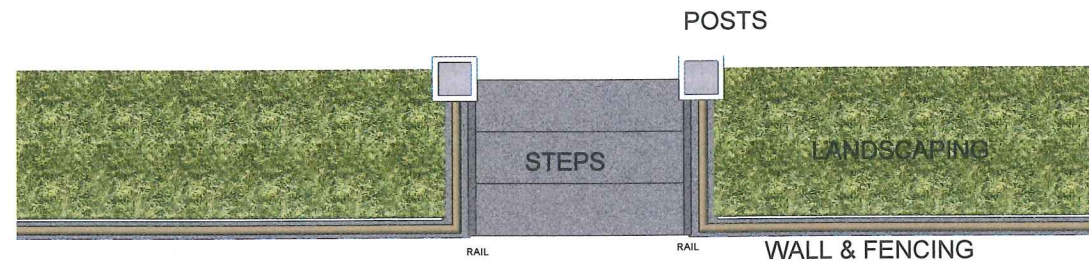
- cast in place poured concrete  
15" high, 6" w
- clay brick Capital w 7 1/2" Brick
- poured concrete Steps

  
Signature of Applicant

9/11/19  
Date Submitted/Signed

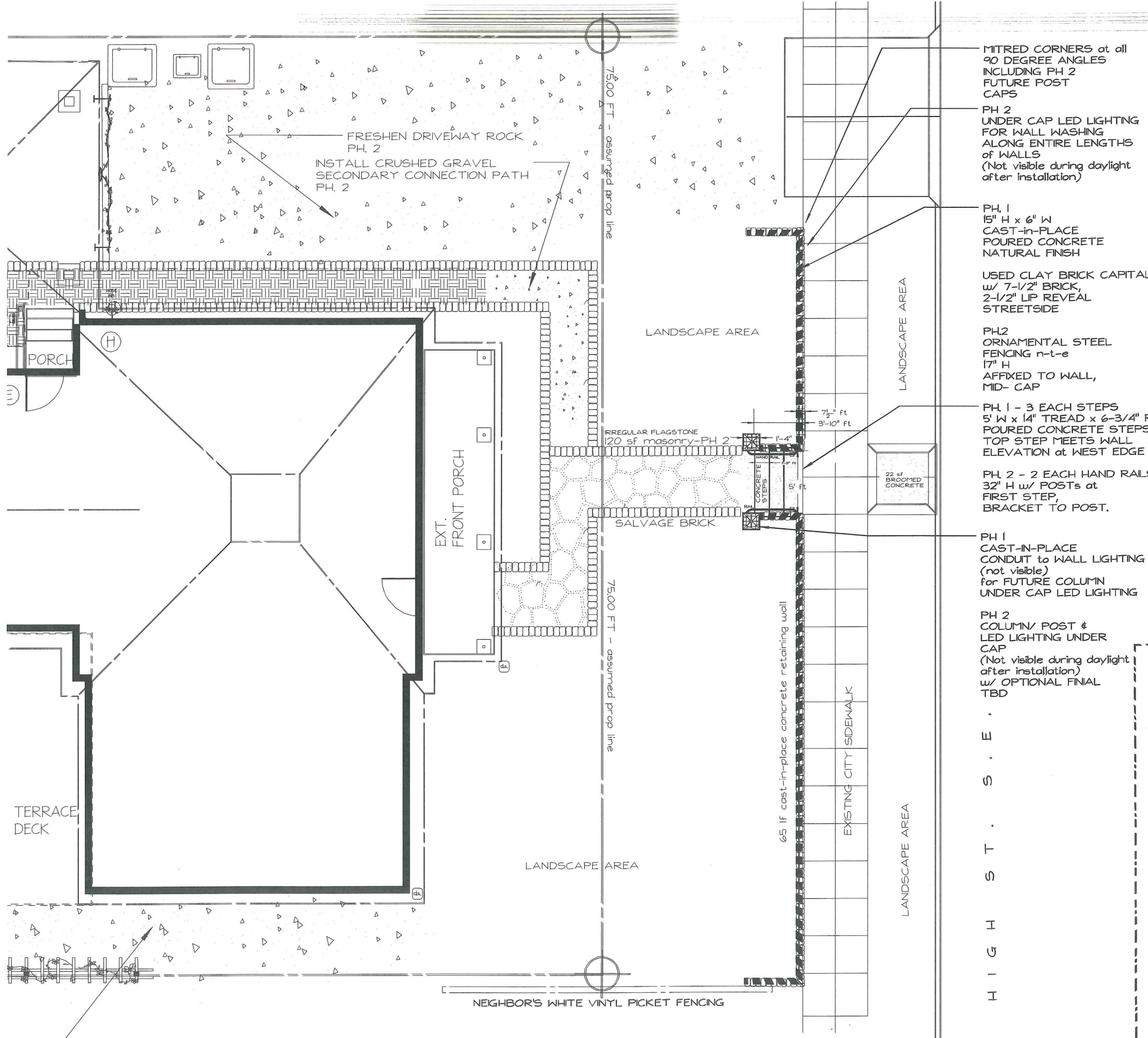
DRAFT

THIS SKETCH SHOWS ELEMENTAL PORPORTION & POSITIONING ONLY



PROPOSED DESIGNS on SEPARATE DETAIL SHEETS





MITRED CORNERS at all 90 DEGREE ANGLES INCLUDING PH 2 FUTURE POST CAPS

PH 2 UNDER CAP LED LIGHTING FOR WALL WASHING ALONG ENTIRE LENGTHS of WALLS (Not visible during daylight after installation)

PH 1 15" H x 6" W CAST-IN-PLACE POURED CONCRETE NATURAL FINISH

USED CLAY BRICK CAPITAL w/ 7-1/2" BRICK, 2-1/2" LIP REVEAL STREETSIDE

PH2 ORNAMENTAL STEEL FENCING n-t-e 17" H AFFIXED TO WALL, MID- CAP

PH 1 - 3 EACH STEPS 5' W x 14" TREAD x 6-3/4" R POURED CONCRETE STEPS TOP STEP MEETS WALL ELEVATION at WEST EDGE

PH 2 - 2 EACH HAND RAILS 32" H w/ POSTs at FIRST STEP, BRACKET TO POST.

PH 1 CAST-IN-PLACE CONDUIT to WALL LIGHTING (not visible) for FUTURE COLUMN UNDER CAP LED LIGHTING

PH 2 COLUMN/ POST & LED LIGHTING UNDER CAP (Not visible during daylight after installation) w/ OPTIONAL FINAL TBD

22 sf BROOMED CONCRETE

75.00 FT - assumed prop. line

75.00 FT - assumed prop. line

75.00 FT - assumed prop. line

75.00 FT - assumed prop. line

65 lf cast-in-place concrete retaining wall

EXISTING CITY SIDEWALK

LANDSCAPE AREA

LANDSCAPE AREA

LANDSCAPE AREA

LANDSCAPE AREA

FRESHEN DRIVEWAY ROCK PH. 2

INSTALL CRUSHED GRAVEL SECONDARY CONNECTION PATH PH. 2

IRREGULAR FLAGSTONE 120 sf masonry-PH 2

SALVAGE BRICK

CONCRETE STEPS

1'-4"

3'-10" ft

7 1/2" ft

PORCH

EXT. FRONT PORCH

TERRACE DECK

NEIGHBOR'S WHITE VINYL PICKET FENCING

Install 215 sf CRUSHED GRAVEL FLOOR ALONG SOUTH PERIMETER on FABRIC UNDERLAYMENT

Micro Series Low Profile 48" LED Wall Washer (36W)

PHASE 2 UNDER WALL CAP, POST & RAIL LIGHTING (NOT VISIBLE DURING DAYLIGHT HOURS) LED, PHOTOCELL 50,000 LUMIN HOURS

A LANDSCAPE WALL REPLACEMENT PLAN

for:

EILEEN & TED WILLIAMSON

Situs Address:

1043 HIGH STREET S.E. SALEM OR 97302

A Conceptual Master Plan

DESIGN BY: Elizabeth Frances-Powers, LCP  
The Garden Angels, P.O. Box 3313, Salem, OR 97302

" = +/- 1/2"-0"

E. Powers

(5)

29-August, 2019

L-2

8' ft

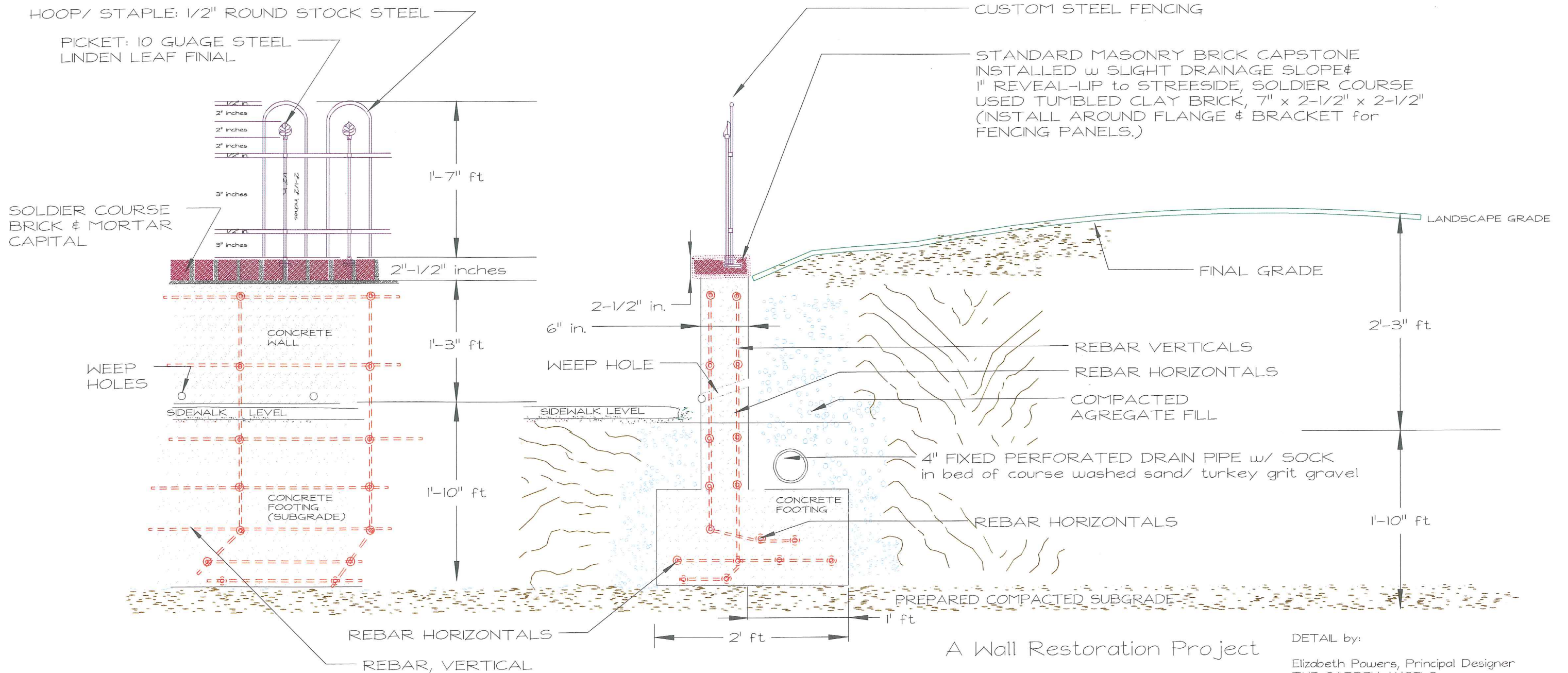
0 4 8 16

SCALE IN FEET

SCALE: 1" = 8'-0"

*The Garden Angels*  
HEAVENLY LANDSCAPE DESIGN  
503-932-5840 - TheGardenAngels.com

# WILLIAMSON FRONT WALL DETAIL



FRONT ELEVATION

SIDE ELEVATION

A Wall Restoration Project

Situs Address:  
EILEEN & TED WILLIAMSON  
1043 High Street SE  
Salem, OR 97302

DETAIL by:

Elizabeth Powers, Principal Designer  
THE GARDEN ANGELS  
P.O. Box 3313  
Salem, OR 97302  
503-932-5840 27-AUG., 2019

