

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.: HIS19-28

APPLICATION NO.: 19-114264-DR

NOTICE OF DECISION DATE: OCTOBER 1, 2019

SUMMARY: A proposal to replace a failing front porch and stairs and restore the garage door on the Ruth Hornschuch Cottage (1905).

REQUEST: Minor Historic Design Review of a proposal to replace a failing front porch and stairs and restore the garage door on the Ruth Hornschuch Cottage (1905) a historic non-contributing resource within the Court-Chemeketa Historic District located at 1757 Chemeketa Street NE (Marion County Tax Assessor's Number 073W26AB13200).

APPLICANT: Victor and Shannon Parker

LOCATION: 1757 Chemeketa St NE

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(d) and (c)

FINDINGS: The findings are in the attached Decision dated October 1, 2019.

DECISION: The **Historic Preservation Officer**, a Planning Administrator Designee, **APPROVED** Historic Design Review HIS19-28 based upon the application materials deemed complete on September 23, 2019 and the findings as presented in this report.

This Decision becomes effective on October 17, 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 17, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>September 23, 2019</u>
Notice of Decision Mailing Date:	<u>October 1, 2019</u>
Decision Effective Date:	<u>October 17, 2019</u>
State Mandate Date:	<u>January 21, 2020</u>

Case Manager: Kimberli Fitzgerald, 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., Wednesday, October 16, 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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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS19-26
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-28)
1757 CHEMEKETA STREET NE) October 1, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Victor Parker, 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 failing front porch and stairs and restore the garage door on the Ruth Hornschuch Cottage (1905).

REQUEST: Minor Historic Design Review of a proposal to replace a failing front porch and stairs and restore the garage door on the Ruth Hornschuch Cottage (1905) a historic non-contributing resource within the Court-Chemeketa Historic District located at 1757 Chemeketa Street NE (Marion County Tax Assessor's Number 073W26AB13200).

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 23, 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 posts, handrails, and guardrail on the front porch of the Ruth Hornschuch Cottage (**Attachment C**). The applicant is also proposing to restore the garage door on the garage to the northeast of the cottage.

On April 1, 2019, the property owner was issued a stop work order from Building and Safety for replacing the front porch steps without building permits or historic design review approval. Additionally, the applicant had also replaced the garage door with French Doors. This application satisfies the historic design review component of the violation case. The proposed material and design of the porch features 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:

FRONT ENTRY PORCH

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 steps and existing front porch because of its poor condition due to dry rot. Overall, the applicant's proposal will ensure that the repair of the porch and associated features will utilize in kind materials, replicating the original materials found throughout the porch. 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 original porch by replacing the porch posts and railings with materials and design that replicate the original to the greatest degree possible. The applicant is proposing to install new concrete pier footings under the existing porch landing wall. These alterations will not be easily visible and will ensure that the overall porch repair will meet current building code. The porch posts will be replaced with cedar posts of the same style. The handrails that flank the stairs leading up to the porch deck on the south façade of the resource will be constructed of wood to comply with Oregon Residential Specialty Code requirements. The handrails will be located approximately 34

inches above tread nosing. Overall, the proposed repair of the front porch and associated features will serve to reproduce the appearance of the original porch and strengthen the support of the stairs and porch at this front entry. Therefore, staff finds that SRC 230.025(d)(2) has been met.

GARAGE DOOR

SRC 230.025(c) Doors

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

Finding: The applicant is proposing to replace the existing non-original French style doors with wood, duplicating to the greatest degree possible, the appearance of the original garage door. Staff finds that SRC 230.025(c)(1) has been met.

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

Finding: The applicant is proposing to replace the existing non-original French style doors with a custom designed carriage styled door, restoring to the greatest degree possible, the appearance of the original garage door. Staff finds that SRC 230.025(c)(2) has been met.

DECISION

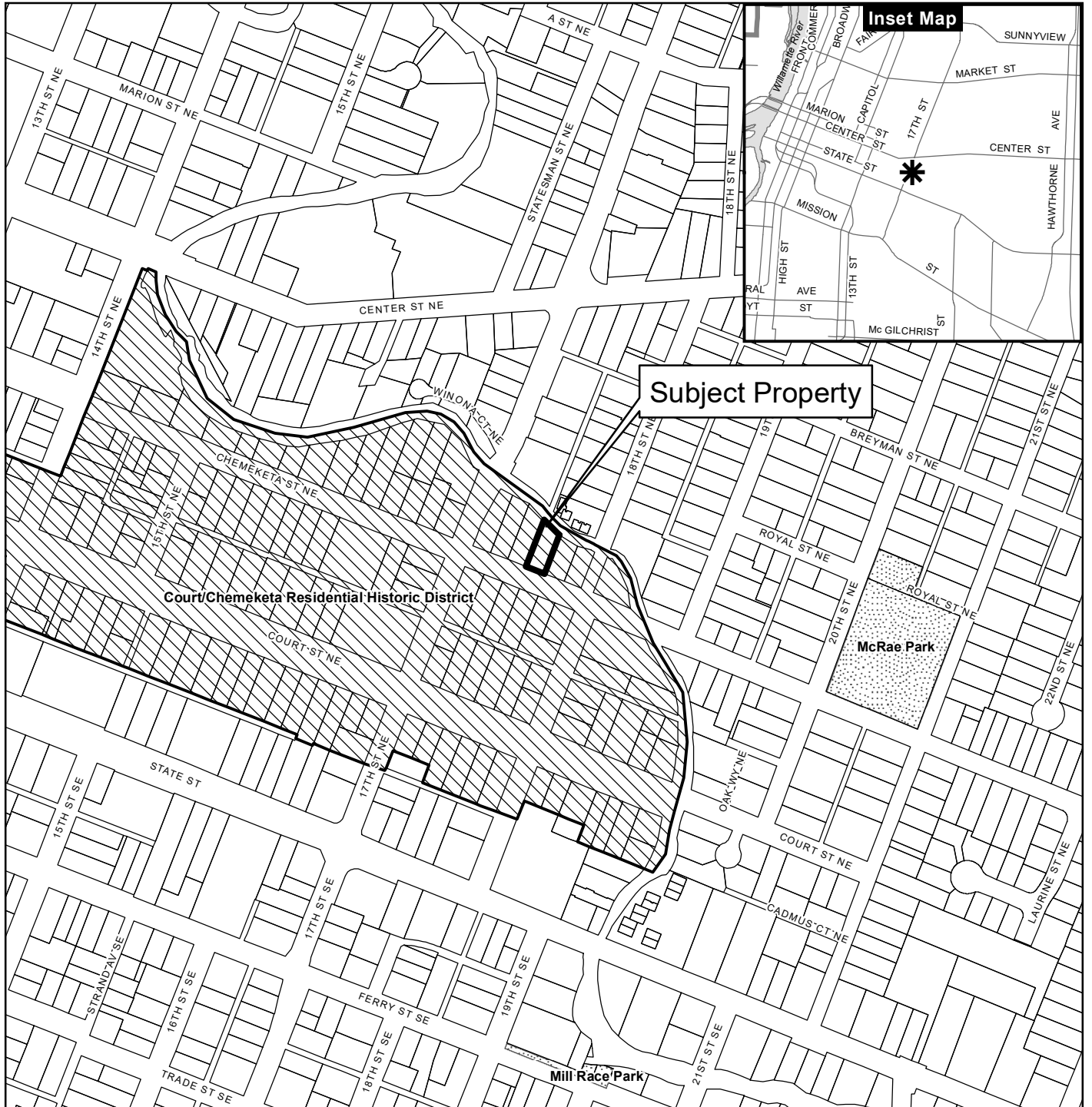
Based upon the application materials deemed complete on September 23, 2019 and the findings as presented in this report, the application for HIS19-28 is **APPROVED**.



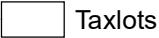




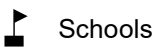

Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

Vicinity Map 1757 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 THE 1987 NATIONAL REGISTER NOMINATION DOCUMENTS:
COURT CHEMEKETA HISTORIC RESIDENTIAL DISTRICT**

83. RUTH HORNSCHUCH COTTAGE (1905) COMPATIBLE/HISTORIC (Non-contributing in present condition)
1757 Chemeketa Street NE; Assessor's Map 26ABO73W; 073W-26AB-13200; Tax Lot 1-84400-530

Description: These one-story Queen Anne cottages stand next door to each other on lots purchased Jan. 1, 1905, from O. E. Krausse, the developer who subdivided Queen Anne Addition. Virtually identical originally, the Ruth Hornschuch Cottage has had its porch enclosed and a large front window altered. Both have a hipped-roofed front section, with a small front-facing gable at the roof line above the porch, and a side-gabled back section. The eaves are enclosed. The porch of #83 has been walled in to make an additional room, the board siding is covered with composition shingles, but the original fish scale shingles remain in the gable above the porch. Cottage #81 has been covered with wood shingles; the gable over the porch shows the original horizontal boarding (probably false drop siding).

Cultural Data: The Hornschuch family purchased these lots and built the cottages during the period (1901-1905) that T. R. Hornschuch was minister of the nearby Chemeketa Street extension (#89) of the Salem Evangelical Church. E. G. Hornschuch was minister there in the period 1912-15 ("One Hundred Years of Evangelical Witness in Salem, 1865-1965," booklet compiled by Frank Butler, church historian). The Amelia Hornschuch Cottage was sold in 1907, but Ruth Hornschuch owned her house until her death in 1942, and the property remains in her family today. These two cottages are of the same design and date as the one at 1540 Chemeketa (#113) but with the plan reversed. Two cottages on 15th Street (#120 and #121) originally were of this design also. All five may have been built by the same builder.

Historic Alteration Review Worksheet

Site Address: 1757 CHEMUKETA ST NE, SALEM OR 97301

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 (GARAGE)
 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

POORCH

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: SEE BELOW Project's New Material: SEE BELOW

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:

PLEASE SEE ATTACHED INCLUDED WRITTEN STATEMENT

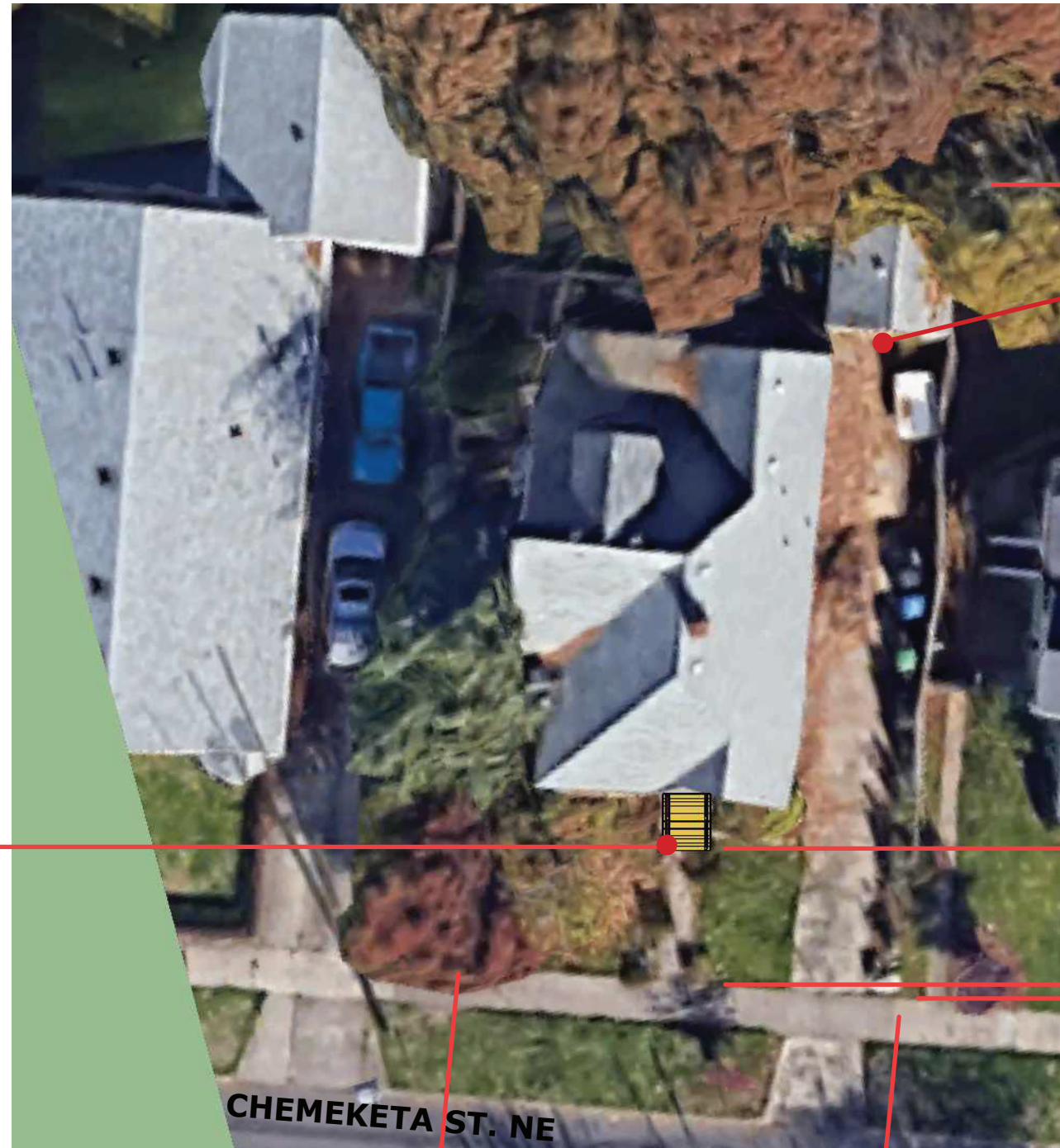


 Signature of Applicant

6/30/2019

 Date Submitted/Signed

1757 Chemeketa St NE, Salem, OR 97301



REPLACE EXISTING STAIRCASE
WITH SIMILAR STAIRCASE BY DESIGN

GARAGE DOOR REPLACEMENT
PER DESIGN

102'-7"

17'-2"

55'-10"



SITE PLAN
scale: 1"=20'

A
01

DB: CHASE STEWMON
CHASE@AMERICANMADECONSTRUCTION.COM
CCB#223035

SITE: 1757 Chemeketa St NE,
Salem, OR 97301

HOME OWNER: VIC PARKER
503-999-8871

TENANT: ANGELA MARIE
971-218-5445

STAIRCASE REHAB

1757 Chemeketa St NE, Salem OR

FRONT PORCH / STAIRS

The existing stairs' wood materials (railing, posts and decking) were failing as a result of rot due to age and weather exposure (please see included images). We were alerted to the need for repair by the local postal delivery person who said they could no longer safely deliver mail to the receptacle on the front porch.

The proposed replacement would be similar in style, size and materials to prior (please see following page, and submitted plans).





SHOWING PREVIOUS STAIRS
NOW REMOVED DUE TO FAILING MATERIALS



SHOWING NEW PROPOSED STAIRS
MOCK-UP SHOWING VERY ROUGH PLACEMENT OF NEW STAIRS OF
SIMILAR SIZE AND STYLE AS INDICATED IN PLANS

1757 Chemeketa St NE, Salem OR

GARAGE DOORS

The existing garage doors were made of 3/8" plywood reinforced with 1x3 trim materials. Due to weather exposure and light materials, they begin to fail (see rot damage and door hinge alignment issues in included images).

Proposed replacement garage doors will be custom due to their size and design. The materials will be two pieces per door of plywood, encasing a 3/4" steel tubed frame. All materials will be finished with an epoxy coating and coated with exterior paint. Please see following page, and submitted plans.





SHOWING PREVIOUS GARAGE DOORS
NOW REMOVED DUE TO FAILING MATERIALS



SHOWING NEW PROPOSED DOORS
MOCK-UP SHOWING VERY ROUGH PLACEMENT OF NEW
CARRIAGE-STYLE DOORS

GENERAL NOTES

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER AND ITS AUTHORIZED AGENTS AND VENDORS ON THE DESIGNATED PROJECT ONLY.

THE REFERENCE ELEVATION (0'-0") FOR ALL VERTICAL ELEVATIONS BEGINS AT THE DOTTED LINE AT THE BASE OF THE PIER BLOCK

ALL CONSTRUCTION, FABRICATION AND INSTALLATION SHALL CONFORM TO THE LATEST LOCALLY ADOPTED EDITIONS OF THE IBC, UPC, UMC, NEC, NFPA, ADA, UFC, OSHA AND ANY FEDERAL, STATE AND LOCAL CODES, REGULATIONS, STANDARDS AND ORDINANCES OF GOVERNING AGENCIES HAVING JURISDICTION. SUCH APPLICABLE CODES, ETC. ARE THOSE WHICH ARE IN EFFECT AT THE TIME THE PROJECT PERMIT APPLICATION IS RECORDED.

ALL TRADES ARE CONSIDERED SPECIALISTS IN THEIR RESPECTIVE FIELD/TRADE AND SHALL, BEFORE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR IN WRITING OF ANY WORK ON THE DRAWINGS OR IN THE SPECIFICATIONS WHICH CANNOT BE FULLY WARRANTED OR CONSTRUCTED AS DETAILED OR SPECIFIED.

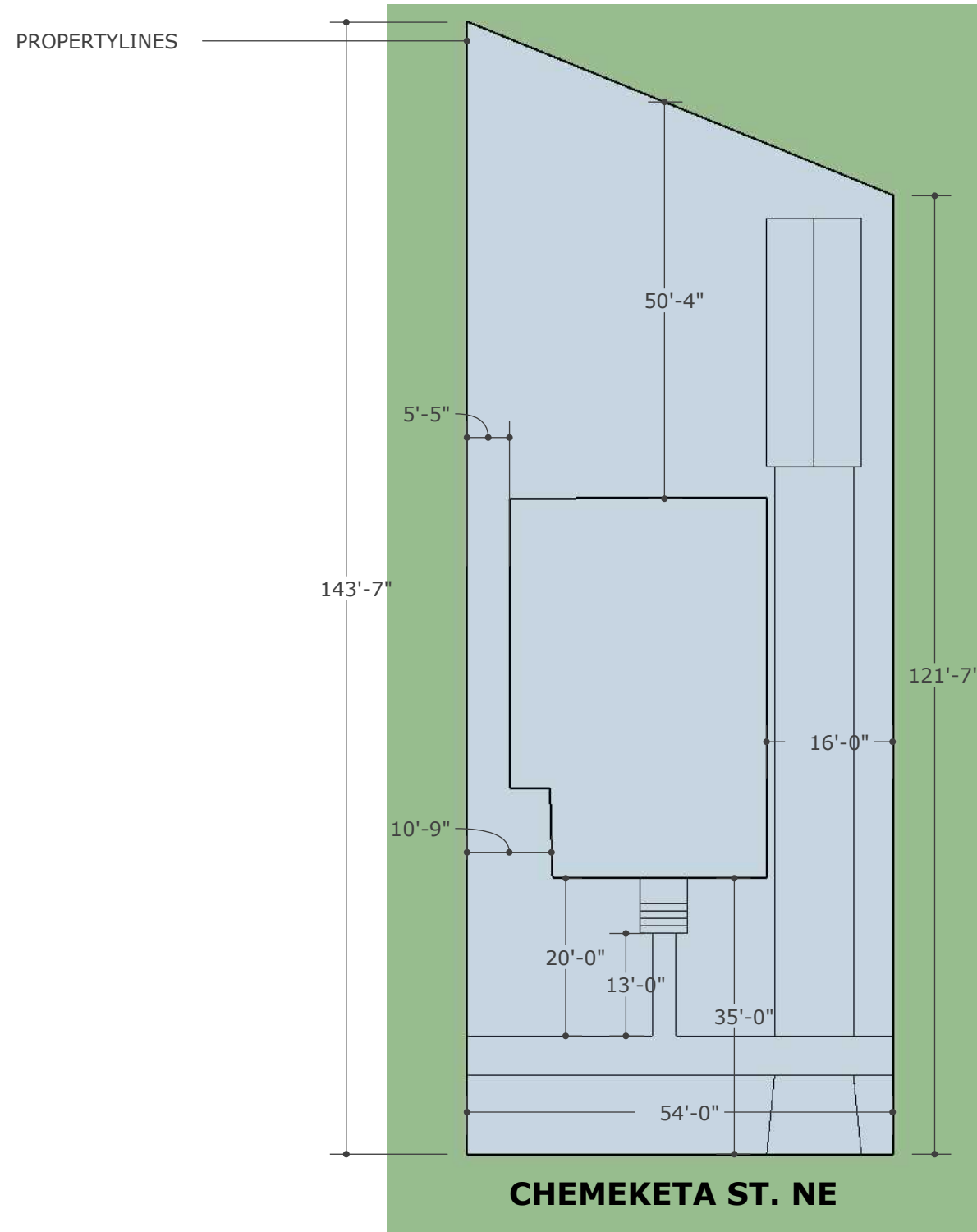
USE DIMENSIONS SHOWN, IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL.

ALL WALL DIMENSIONS ARE TO FACE OF STUD AND/OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.

WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED IN THE WORK, ALL SUCH MATERIALS AND METHODS ARE TO MAINTAIN STANDARDS OF THE INDUSTRY. ALL LUMBER IS TOP GRADE PRESSURE TREATED.

MATERIALS, EQUIPMENT, ETC. NOT INDICATED ON DRAWINGS OR SPECIFIED HEREIN BUT REQUIRED FOR SUCCESSFUL AND EFFICIENT COMPLETION OF THE INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED FOR NO ADDITIONAL COST.

VISCINITY MAP



CHEMEKETA ST. NE

SITE PLAN
scale: 1"=20'

DRAWING INDEX
COVER SHEET/GENERAL NOTES/
SITE PLAN
A01. PORCH DETAIL ELEVATIONS



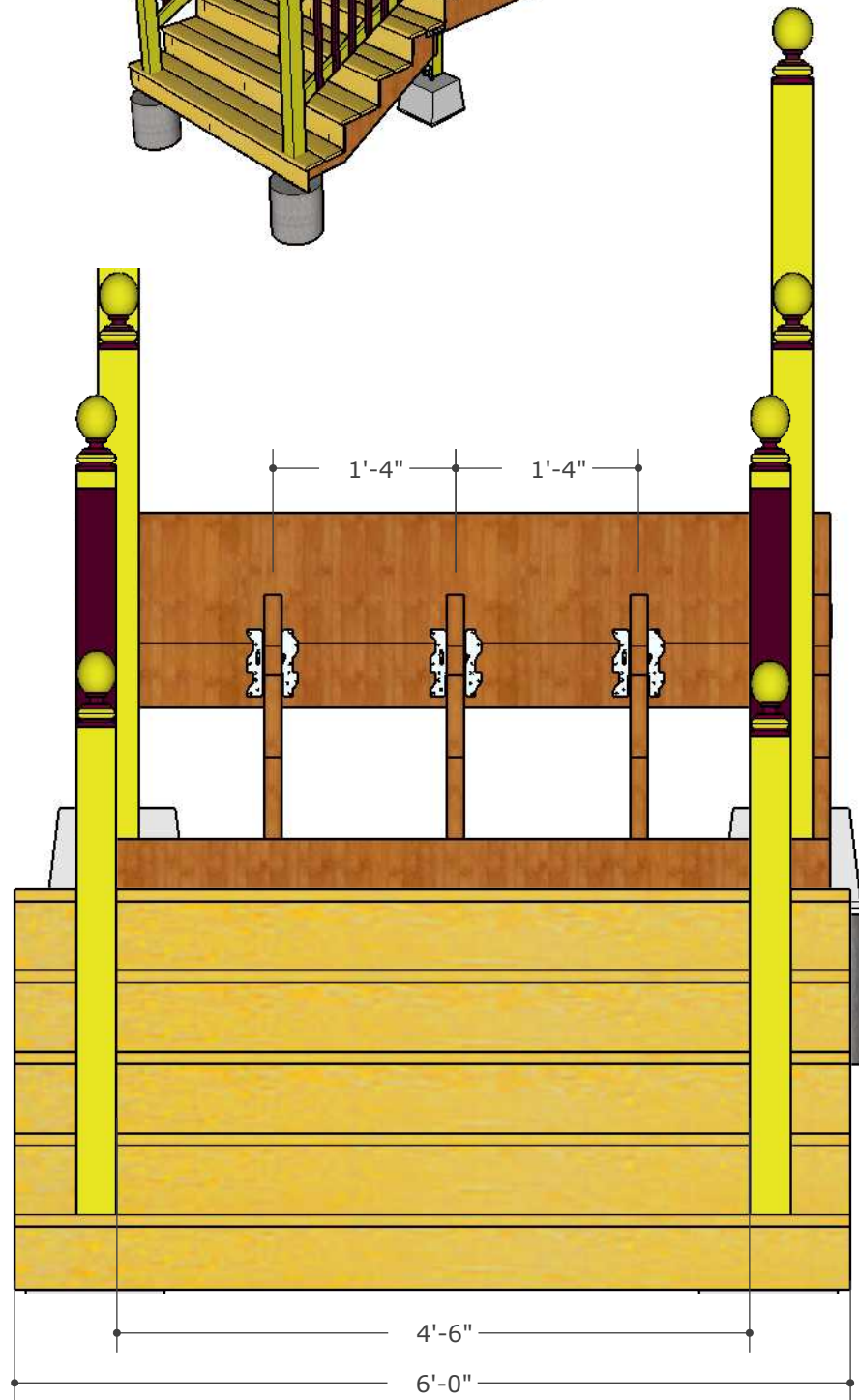
DB: CHASE STEWMON
CHASE@AMERICANMADECONSTRUCTION.COM
CCB#223035

SITE: 1757 Chemeketa St NE,
Salem, OR 97301

HOME OWNER: VIC PARKER
503-999-8871

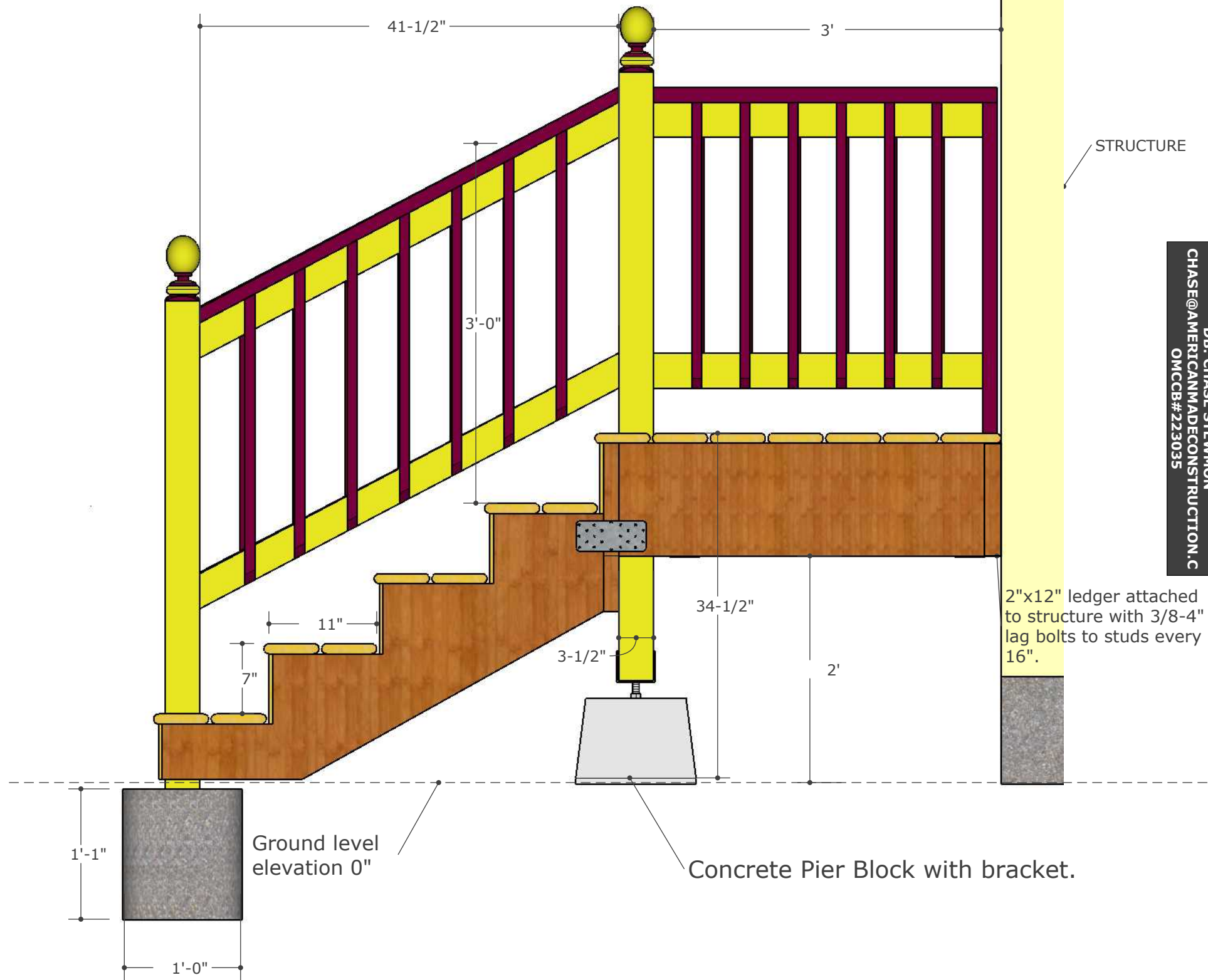
TENANT: ANGELA MARIE
971-218-5445

STAIRCASE REHAB



Front view
scale: 3/4"=1'

A
01



Right View
scale: 1"=1'

A
01

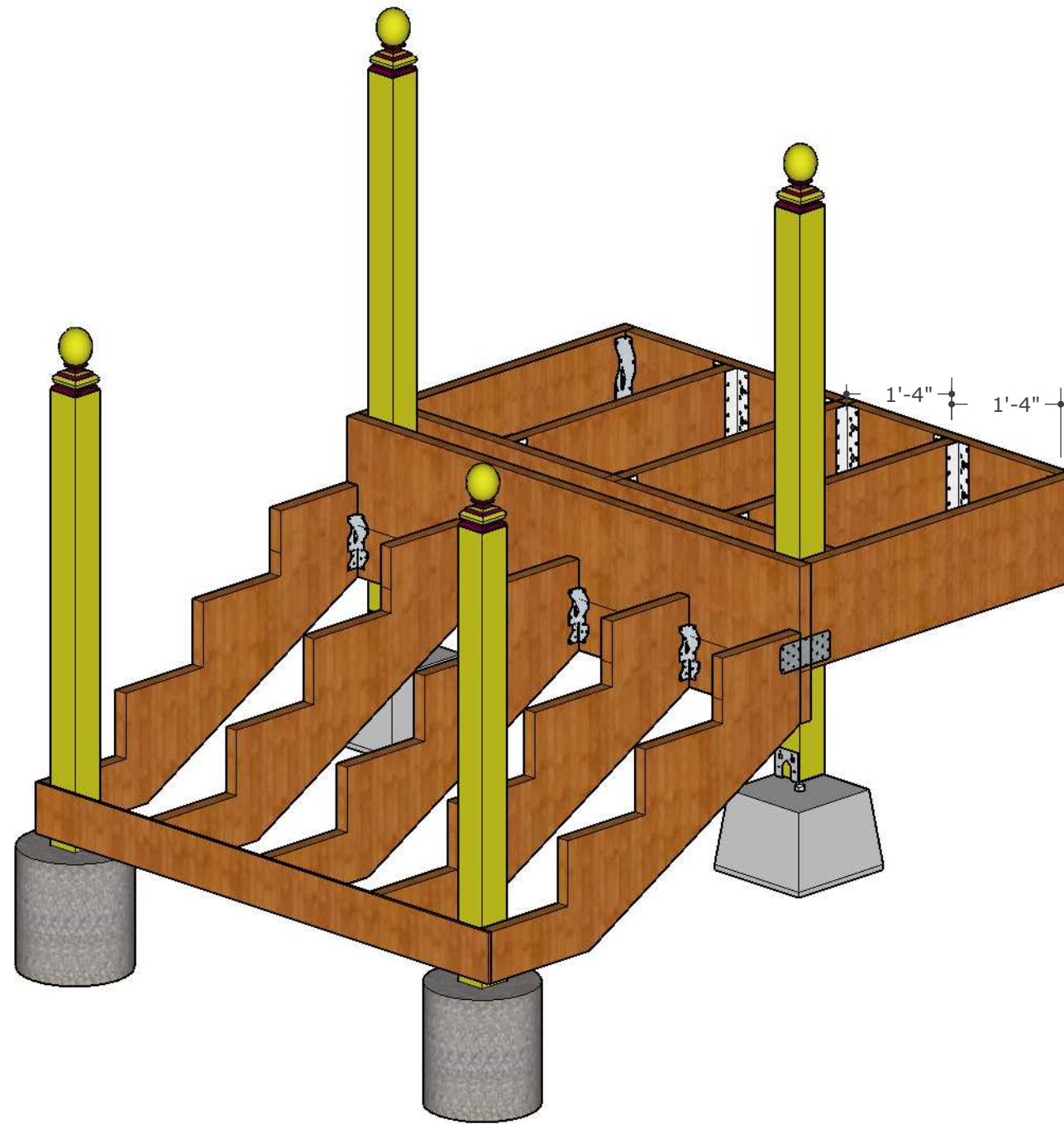
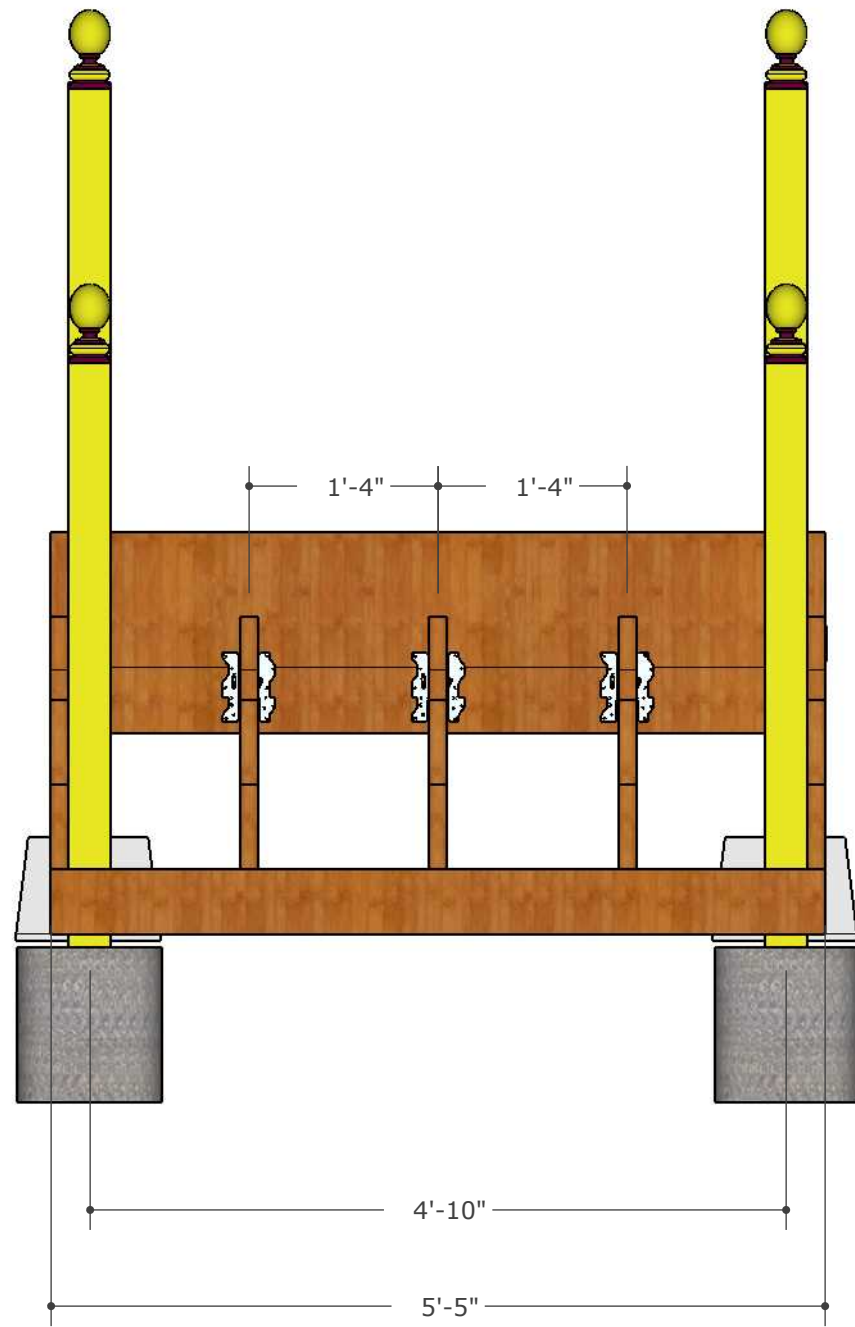
DB: CHASE STEWMON
CHASE@AMERICANMADECONSTRUCTION.C
OMC#223035

STRUCTURE

2"x12" ledger attached to structure with 3/8-4" lag bolts to studs every 16".

Ground level elevation 0"

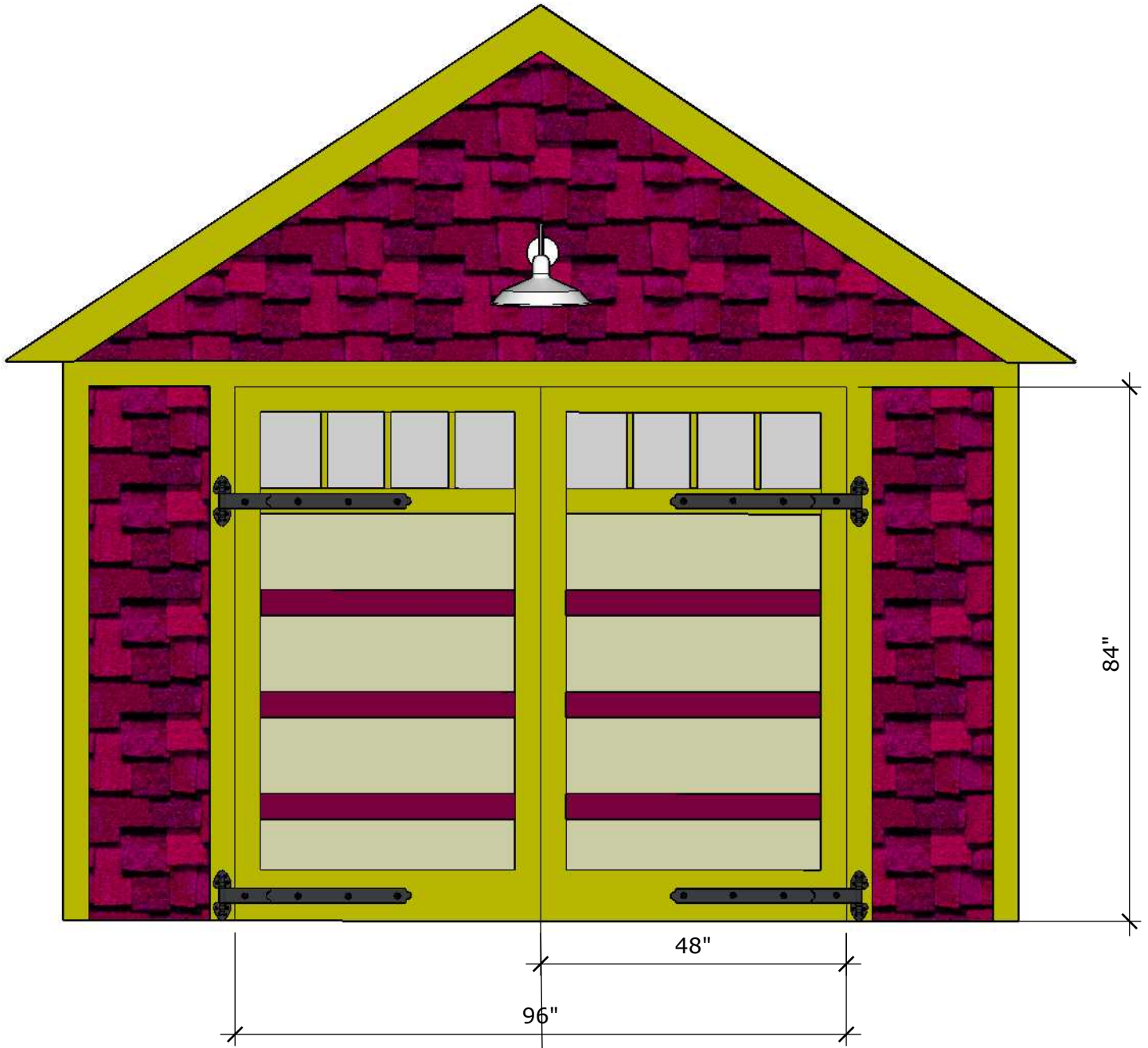
Concrete Pier Block with bracket.



Front view/ISOMETRIC
scale: 3/4"=1'

A
02

DB: CHASE STEWMON
CHASE@AMERICANMADECONSTRUCTION.C
OMCB#223035



REPLACE GARAGE CARRIAGE STYLE DOORS
BACK TO ORIGINAL DIMENSIONS. RETURN INTERIOR
BACK TO GARAGE CONDITION.