

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.: HIS19-34

APPLICATION NO.: 19-116871-DR

NOTICE OF DECISION DATE: OCTOBER 14, 2019

SUMMARY: A proposal to replace rotted window sill and trim and adjacent siding on the western facade of the Simpson Cottage #2, c1890.

REQUEST: Minor Historic Design Review of a proposal to replace rotted window sill material on one non-original window, and to replace damaged and rotted siding and soffit on the western facade of the Simpson Cottage #2, c1890, a historic contributing resource in the Court Chemeketa National Register Historic District, on property within the RD (Duplex Residential) zone, and located at 1868 Court Street NE (Marion County Assessors Map and Tax Lot number 073W26AC07500).

APPLICANT: Drew Hoffman

LOCATION: 1868 Court St NE

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(a) and 230.025(b)

FINDINGS: The findings are in the attached Decision dated October 14, 2019.

DECISION: The **Historic Preservation Officer**, a Planning Administrator Designee, **APPROVED** Historic Design Review HIS19-34 based upon the application materials deemed complete on September 16, 2019 and the findings as presented in this report.

This Decision becomes effective on October 30, 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 30, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>September 16, 2019</u>
Notice of Decision Mailing Date:	<u>October 14, 2019</u>
Decision Effective Date:	<u>October 30, 2019</u>
State Mandate Date:	<u>January 14, 2020</u>

Case Manager: Hayley Feightner, hfeightner@cityofsalem.net, 503-540-2315

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 29, 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>

*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. HIS19-34
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-34)
1868 COURT STREET NE) October 14, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Drew Hoffman, 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 non-original slider window and associated trim, and to replace damaged and rotted siding and soffit on the western façade of the Simpson Cottage #2, c1890.

REQUEST: Minor Historic Design Review of a proposal to replace a non-original slider window and associated trim, and to replace damaged and rotted siding and soffit on the western façade of the Simpson Cottage #2, c1890, a historic contributing resource in the Court Chemeketa National Register Historic District, on property within the RD (Duplex Residential) zone, and located at 1868 Court Street NE (Marion County Assessors Map and Tax Lot number 073W26AC07500).

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 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

Summary and Background: The physical description included within the National Register Nomination is provided as **Attachment B**. Due to its poor condition, the applicant has replaced a non-original slider window and associated trim and is proposing to replace damaged and rotted siding and soffit on the western façade of the Simpson Cottage #2 (**Attachment C**).

In June 2019, the property owner was issued a stop work order from Compliance Services for beginning work without building permits or historic design review approval. This application satisfies the historic design review component of the violation case. The proposed material and design of the window sill and associated rotted siding and soffit will match what is existing. Staff determined that the following standards from SRC 230.025(a) *Standards for Contributing Resources in Residential Historic Districts, Siding, Exterior Trim, and Minor Architectural Features* and SRC 230.025(b) *Standards for Contributing Resources in Residential Historic Districts, Windows* are applicable to this project.

Criteria: 230.025 Standards for historic contributing buildings in residential historic districts.

Siding and Soffit

230.025(a) Siding, Exterior Trim and Minor Architectural Features. *Replacement of siding, exterior trim, and minor architectural features of historic contributing buildings shall be allowed only where the owner has attempted to repair the original siding, exterior trim or minor architectural feature, but repair was determined to be unfeasible due to poor condition of the original materials. If the trim or siding is not original then every effort shall be made to replicate the original trim or siding; the effort shall be substantiated by historic, physical, or pictorial evidence. If the trim and siding cannot be replicated then it should be of a compatible design and material.*

(1) Materials. *The replacement materials are the same type and quality as the original siding, exterior trim or minor architectural feature, or duplicate, to the greatest degree possible, the appearance and structural qualities of the material being replaced.*

Finding: The applicant is planning to replace select damaged soffit and rotted wooden siding on the western façade of the resource, as indicated in the applicant's plans (**Attachment C**). The applicant is proposing to match the material and design of the existing soffit and siding. The proposed siding will be oil primed, caulked, and painted to match the existing siding. Staff finds that SRC 230.025(a)(1) has been met.

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

Finding: The applicant is proposing to replicate the existing soffit and install milled siding boards in select locations on the western façade of the resource to match what is existing. The new siding and soffit are compatible with the resource and match the appearance of the existing original siding and soffit throughout the resource. Staff finds that SRC 230.25(a)(2) has been met.

(3) Energy Efficiency. *Improvements to improve energy efficiency are allowed, provided the exterior appearance of the historic resource is preserved to the greatest extent possible. Example: Adding additional insulation to attics, crawl spaces or basements.*

Finding: The applicant is not proposing any alterations to improve energy efficiency. Staff finds that SRC 230.025(a)(3) is not applicable to the evaluation of this proposal.

Criteria: 230.025(b) Windows.

(1) Materials. *All features of the window, including the window frame, sash, stiles, rails, muntins, lamb's tongues and glass, are replaced with materials that duplicate, to the greatest degree possible, the appearance and structural qualities of the original.*

Finding: The applicant is requesting to replace the non-original slider window and associated wooden frame and trim on the western façade of the resource that has been damaged due to dry rot. The existing wooden window frame and trim will be replaced with wood, and the trim surrounding the window will be replaced with wood milled to match the existing. All replaced wood material will be back primed with Miller Oil Base primer and painted.

(2) Design. *Overall design of the window profile of all parts of the window shall reproduce the appearance of the original window.*

Finding: The applicant is proposing to replace the non-original slider window within the existing window opening. No changes have been proposed to the opening. However, the applicant is proposing to restore the frame and trim around the window opening. The frame and trim will be replaced with wood to replicate the design of the existing window frame and trim. Staff finds that this standard has been met.

(3) Improvements to Create Energy Efficiency.

(A) *The use of weather stripping, insulation, or materials to either repair or improve the energy efficiency of shall be evaluated as means to achieve the desired energy efficiency objectives prior to seeking authorization to replace a window.*

(B) *If an owner wishes to improve the energy efficiency of windows located on the primary façade, only energy efficiency measures that are removable and do not permanently alter the resource, including, but not limited to, exterior storm windows and weather-stripping, shall be used on the primary façade.*

(C) *If an owner wishes to improve the energy efficiency of windows located on a façade other than the primary façade, measures that are removable and do not*

permanently alter the resource, including, but not limited to, exterior storm windows and weather-stripping, shall be used. Reuse of the original window frame and sash with replacement by glass that maintains the overall design and appearance of the window is allowed. Example: Replacement of single pane glass with new energy efficient double-paned glass is permissible, so long as the window is in satisfactory condition, muntins are wide enough to hold the double-paned glass, the double paned glass can be inserted into the original window sash, there are only minor alterations to the overall design of the window, and the double-paned glass is not visibly tinted or reflective.

Finding: The applicant is requesting to replace window sill material and trim on one non-original window on the western façade of the resource that has been damaged due to dry rot. SRC 230.025(b)(3) does not apply to the evaluation of this proposal.

DECISION

Based upon the application materials deemed complete on September 16, 2019 and the findings as presented in this report, the application for HIS19-34 is **APPROVED**.

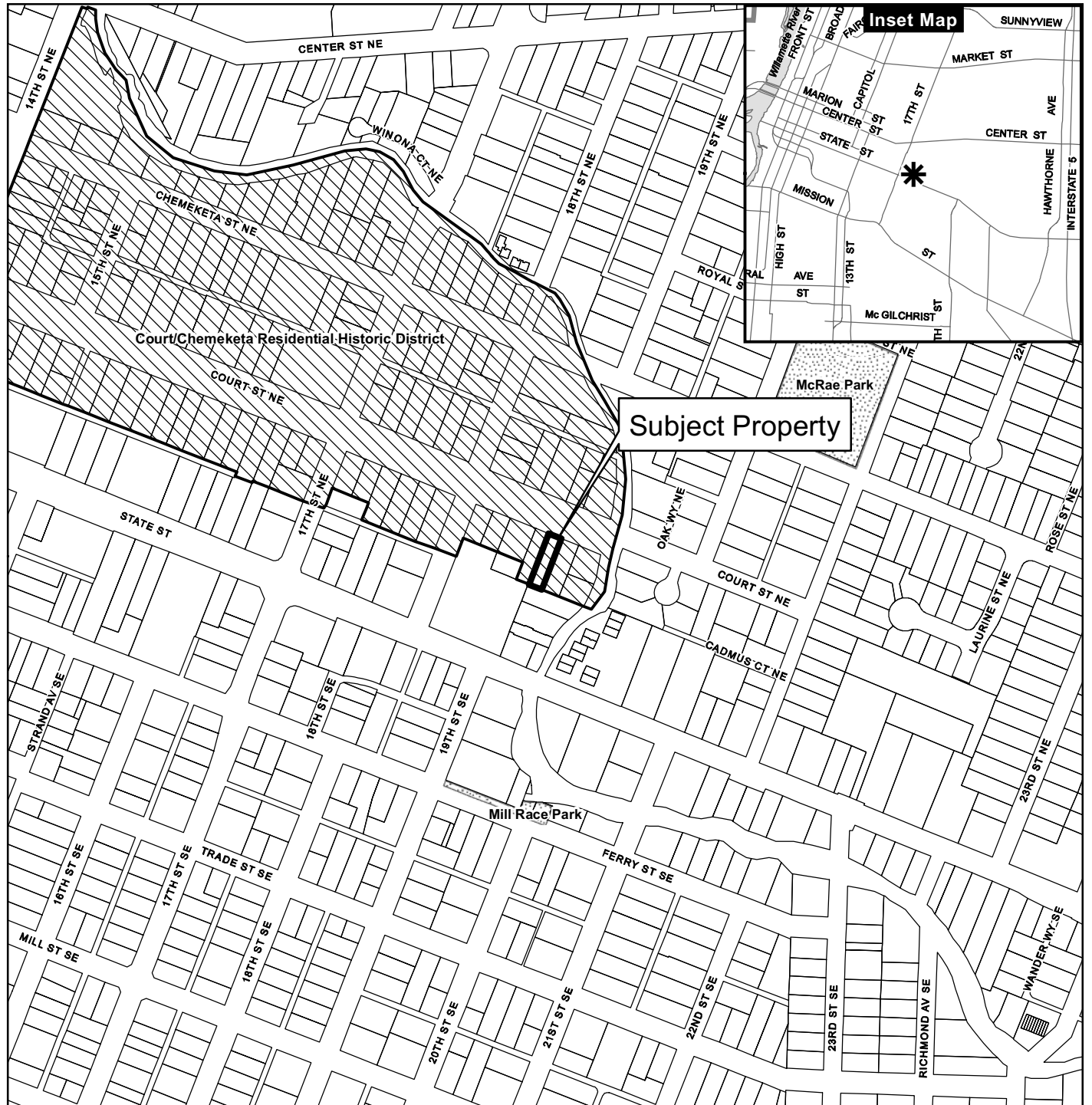


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee








Prepared by: Hayley Feightner, Planner I

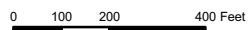
Attachments: A. Vicinity Map
B. Excerpt from National Register Historic Resource Document
C. Applicant's Submittal Materials

Vicinity Map 1868 Court St NE



Legend

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



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.

64. SECOND SIMPSON COTTAGE (c. 1890) PRIMARY (Contributing)

1868 Court Street NE; Assessor's Map 26AC073W; 073W-26AC-07500; Tax Lot 1-55321-000

Owner: Martha Jane Pomeroy, ET AL, c/o Nanette Fowler, 925 Scepter Court NE, Salem, Oregon 97301

Description: This is a small, one-story Queen Anne cottage on a high brick foundation. It has a flat-topped, hipped-roofed section joined by a major north-facing front gabled unit. Decorative in-filling with a pendent ornaments the front gable peak, and patterned shingling covers the wall of the gable. A small attached front porch has piers with brackets supporting a flat hipped roof. The front door is topped by a transom window. To the right of the porch is a large stationary window with 24 small panes over a big single pane below. This window is crowned by a prominent cornice. The other windows are generally tall, narrow, double-hung sash. Surfacing is dropsiding.

Cultural Data: This cottage is one of three built c. 1890 by the Simpson family along the south side of Court Street on their land between 18th Street and Mill Creek (cf. commentary on #58 and #65). Cottages #64 and #65 probably both were built by Charles H. Simpson, son of David and Julia Ann Simpson. Both cottages remained in the ownership of Charles' widow until 1917.

Historic Alteration Review Worksheet

Site Address: 1868 COURT ST.

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: 1

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 Project's New Material: WOOD

Project Description

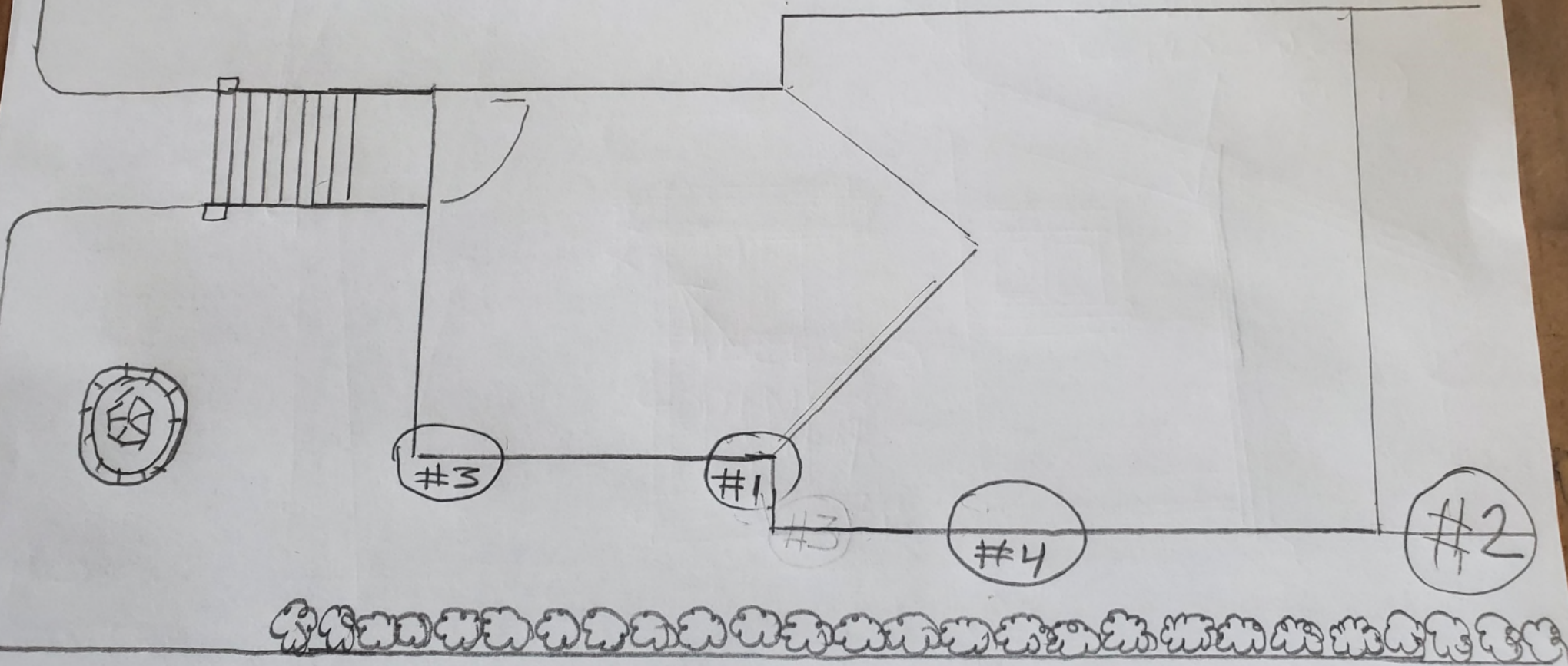
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

REPLACE A ROTTED WINDOW SILL, MISC SIDING + TRIM AROUND WINDOW (WINDOW ITSELF STILL SAME) ALL TO MATCH WHAT WAS REPLACED
REPLACED APPROX 12 PLS SIDING

DIBA
Signature of Applicant

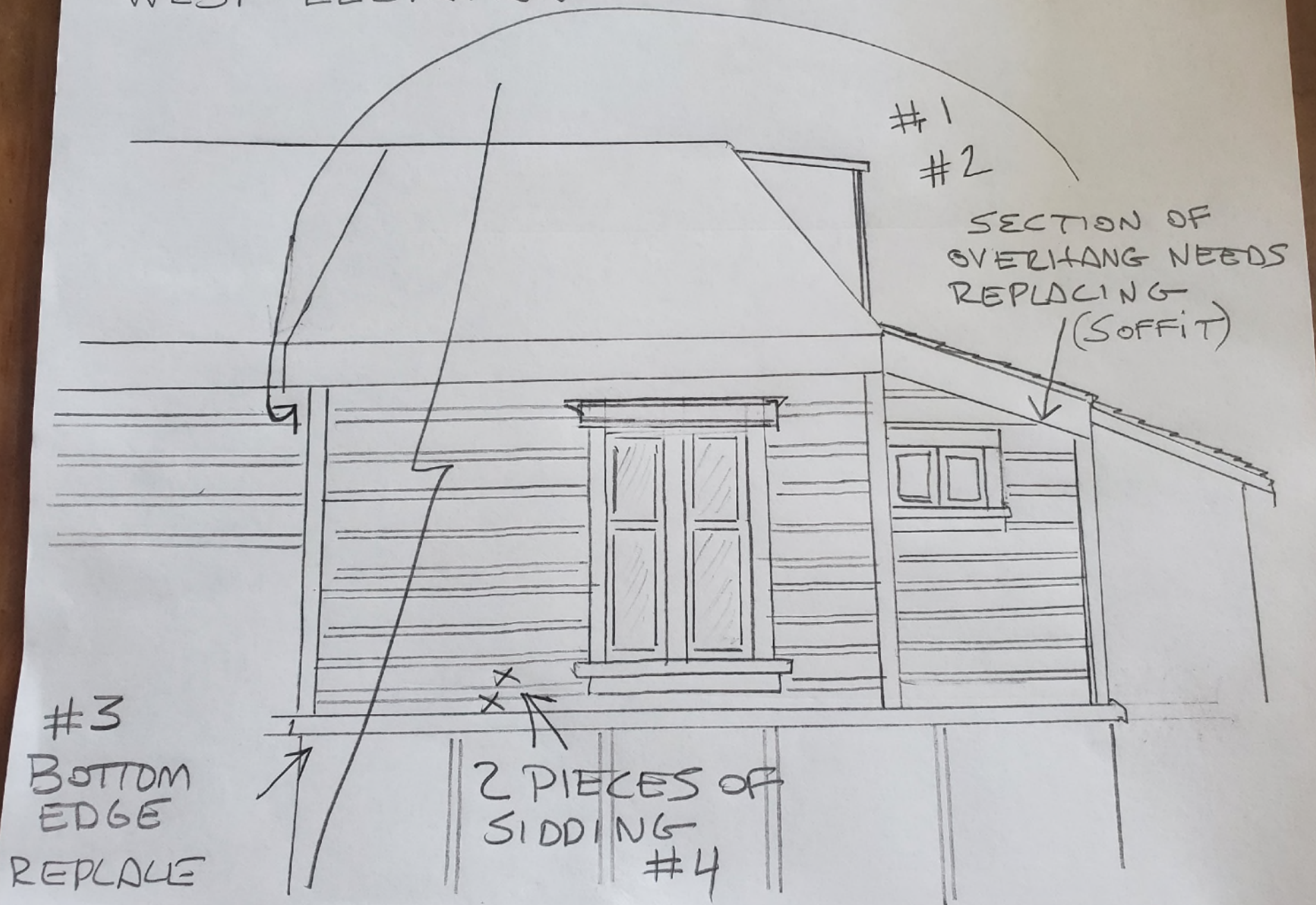
7/30/2019
Date Submitted/Signed

TOP VIEW 1868 COURT ST.
ALL WOOD TO BE REPLACED WITH SAME TO MATCH
OIL PRIMED, + CHAULKED + PREPPED + PAINT



PRIVATE ALLEY

WEST ELEVATION 1868 COURT ST.



#1
#2

SECTION OF
OVERHANG NEEDS
REPLACING
(SOFFIT)

#3
BOTTOM
EDGE
REPLACE

X
X
2 PIECES OF
SIDING
#4

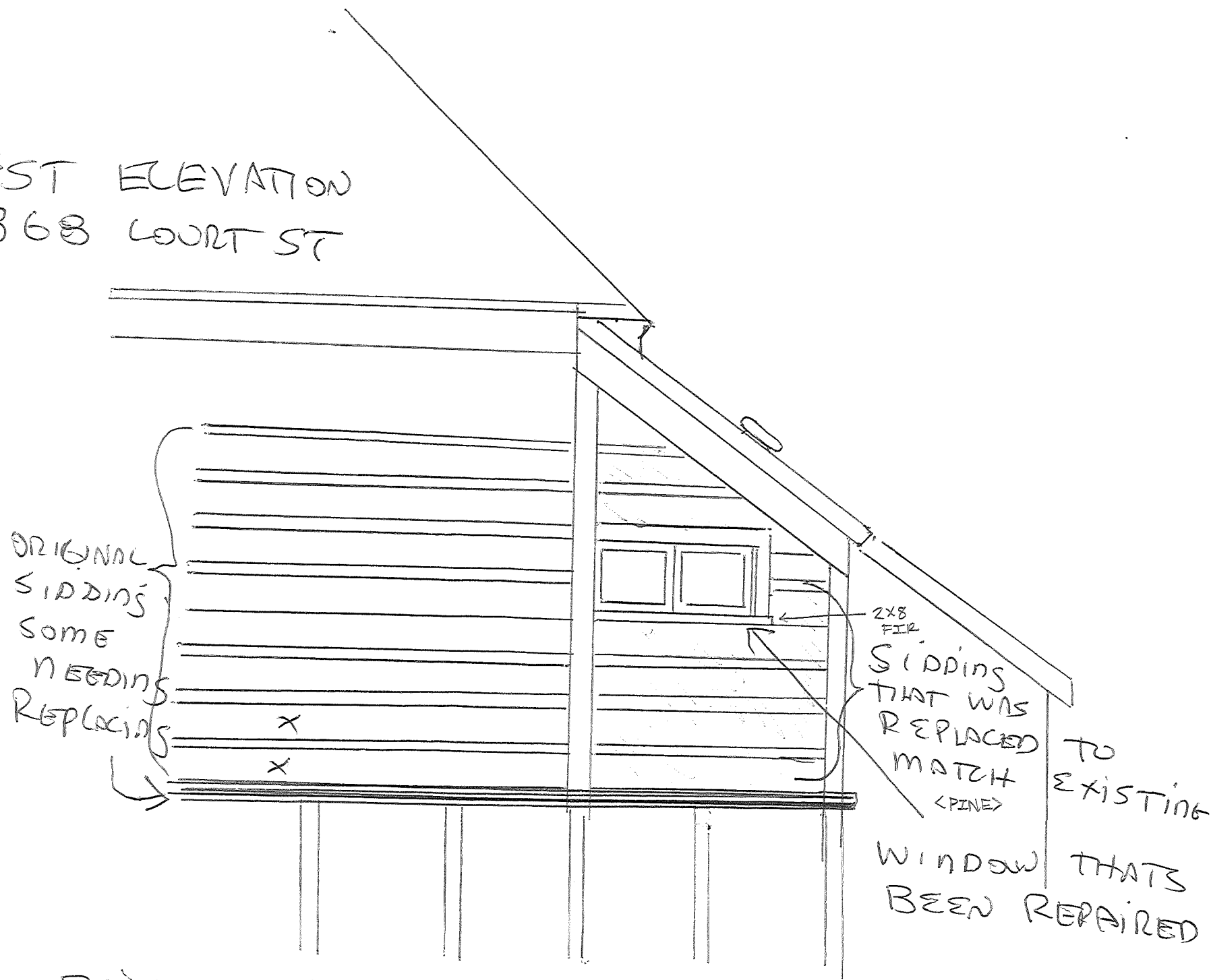








WEST ELEVATION
1868 COURT ST



ORIGINAL
SIDING
SOME
NEEDS
REPLACING

x
x

2x8
FIR
SIDING
THAT WAS
REPLACED
MATCH
(PINE)
TO
EXISTING

WINDOW THATS
BEEN REPAIRED

BACK OF HOUSE ALONG THE ALLEYWAY

SPEC SHEET

1868 COURT ST.

WINDOW SILL: 2x6 REDWOOD MILLED
TO MATCH EXISTING - 46" LONG

SIDDING: 1x8 CLEAR PINE MILLED
TO MATCH EXISTING

(BOARDS TO BE REPLACED APPROX 12' LONG
x 2)

EVE: $\frac{3}{4}$ PLY EXT. GRADE SMOOTH FACE
(LOOKS TO BE WHAT'S UP THERE)

Drip Sill Bottom EDGE: 2x4 CLEAR
CEDAR
MILLED TO MATCH EXISTING
APPROX 30'

TRIM AROUND WINDOWS: 1x4 CLEAR CEDAR
OR REDWOOD/FIR MILLED TO MATCH

ALL WOOD IS BACK PRIMED WITH MILLER
DIL BASE PRIMER