

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
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*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO.: HIS19-37

APPLICATION NO. : 19-119508-DR

NOTICE OF DECISION DATE: OCTOBER 18, 2019

SUMMARY: A proposal to restore and repair the exterior of the Sweetland-Peck House, c1895.

REQUEST: Major Historic Design Review of a proposal to restore and repair the exterior of the Sweetland-Peck House, c1895, a non-contributing residence within the Court Chemeketa National Register Historic District on property zoned RD (Duplex Residential) and located at 1552 Court Street NE, (Marion County Assessors Map and Tax Lot number: 073W26BD02700).

APPLICANT: John Poole

LOCATION: 1552 Court St NE / 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.070

FINDINGS: The findings are in the attached Decision dated October 18, 2019.

DECISION: The **Historic Landmarks Commission, APPROVED** Historic Design Review HIS19-37 based upon the application materials deemed complete on September 26, 2019 and the findings as presented in this report.

VOTE:

Yes 6 No 0 Absent 3 (Mulvihill, Schutte, Thomas)



Jamie French, Chair
Historic Landmarks Commission

This Decision becomes effective on November 5, 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 November 5, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>September 26, 2019</u>
Public Hearing Date:	<u>October 17, 2019</u>
Notice of Decision Mailing Date:	<u>October 18, 2019</u>
Decision Effective Date:	<u>November 5, 2019</u>
State Mandate Date:	<u>January 24, 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., Monday, November 4, 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 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. HIS19-37

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 October 17, 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: 230.070 General Guidelines for Non- Contributing Resources

FINDINGS

230.070 General Guidelines for Non- Contributing Resources

(a) Materials shall be consistent with those present in buildings and structures in the district generally.

Finding: The HLC finds that the applicant proposed materials include concrete (foundation), wrought iron (arbor, fencing/gate), brick (chimney), metal (hand rail) and wood (garage door) which are materials found throughout the Court-Chemeketa National Register Historic District and are compatible with the Sweetland-Peck House. The HLC find that this guideline has been met.

(b) Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district. Factors in evaluating compatibility include, but are not limited to:

(1) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, generally.

Finding: The HLC finds that the applicant's proposal for new additions to the site (arbor, fencing/gate, handrail) are generally consistent with these site features found throughout the Court-Chemeketa District. The HLC finds that the applicant's proposal to replace the existing non-original garage (currently comprised of plywood supporting a people door) will restore this portion of the southern façade to a condition that better reflects this type of architectural element within the district. The HLC finds that the reconstruction of the chimney and the replacement of the foundation will not result in a significant change in appearance but will stabilize the structure. The HLC finds that this guideline has been met.

(2) The location is at the rear, or on an inconspicuous side, of the building or structure.

Finding: The HLC finds that the applicant is not proposing any new additions to the resource. The HLC finds that the proposed new arbor and handrails are minor site alterations, while located at the front of the site, will not be attached to the resource, and will not obscure any character defining features of the resource or the site. The HLC finds that this guideline has been met.

(3) The size and scale is consistent and harmonious with the buildings and structures in the district generally.

Finding: The HLC finds that the applicant's proposal will serve to stabilize the Sweetland-Peck House and that the proposed site improvements are compatible with the resource and the surrounding historic district. The HLC finds that this guideline has been met.

(4) The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district.

Finding: The HLC finds that the applicant is proposing to install a new foundation and reconstruct the chimney which is in poor condition and in danger of failing which will stabilize the structure. The HLC finds that the applicant has not proposed any alterations to the Sweetland-Peck House which replicate any historic contributing resources in the district. The HLC finds that guideline has been met.

(5) The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.

Finding: The HLC finds that the applicant has proposed to retain the Sweetland-Peck House in its current location, setback from Court Street, where it has been located for over 100 years. The HLC finds that the applicant will continue to use the property as a residence, which is its historic purpose, retaining its orientation and relationship to surrounding residences and the overall district. The HLC finds that guideline has been met.

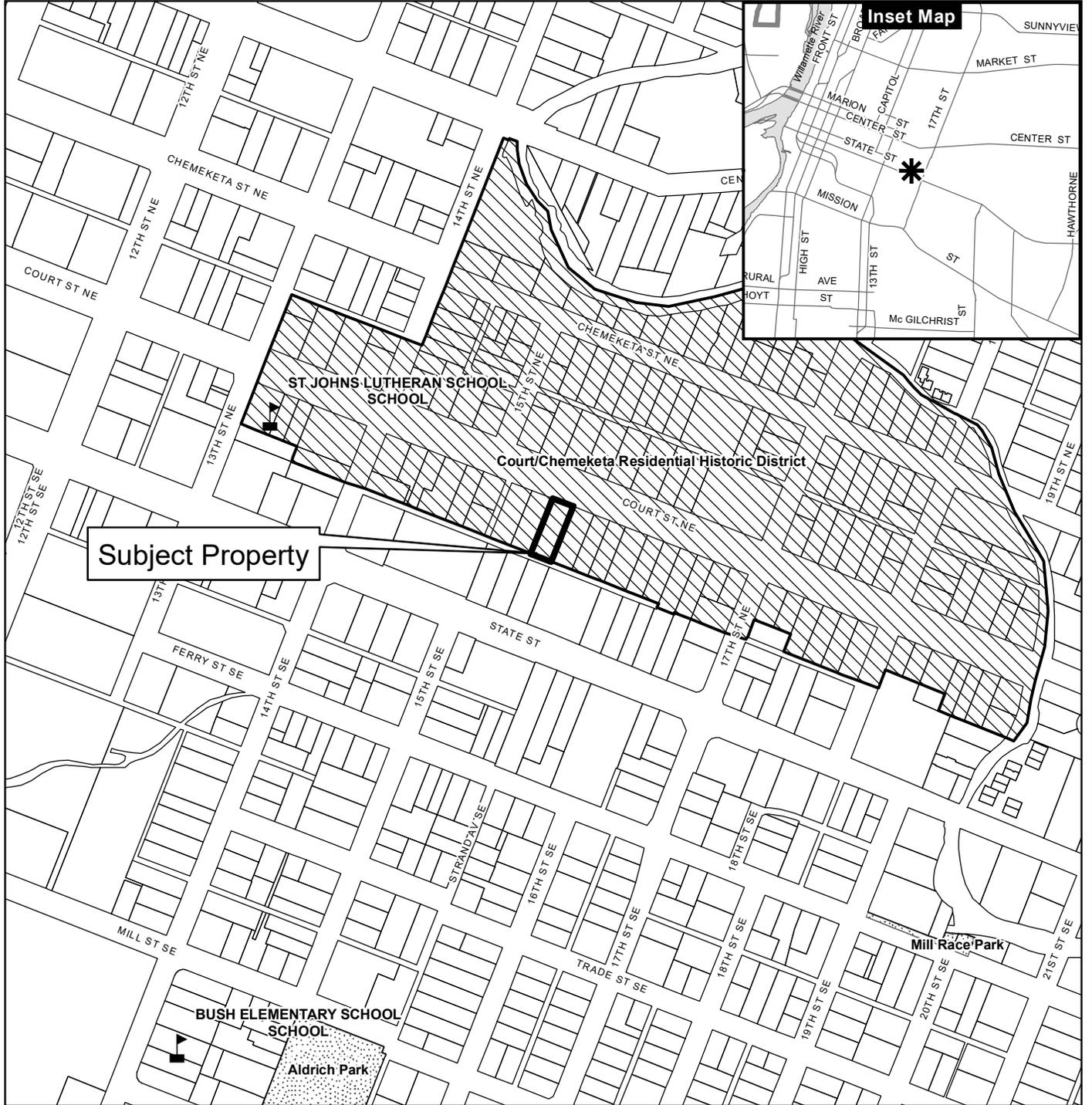
DECISION: The Historic Landmarks Commission **APPROVES THE PROPOSAL.**

VOTE: Yes 6 No 0 Absent 3 (Mulvihill, Schutte, Thomas) Abstain 0

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

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 1552 Court St NE



Subject Property

Legend

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



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ATTACHMENT B

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: _____ DATE OF CONSTRUCTION: _____
COMMON NAME: _____ ORIGINAL USE: _____

23 Sweetland-Peck House (c. 1895)
1552 Court Street, NE; Assessor's Map 26BD 7-3W; Tax Lot 55433-000
Owner: Joan Rohm, Box 158, Mt. Vernon, OR 97438

Compatible _____

BLOCK: _____ LOT: _____ QUAD: _____
THEME: _____

PLAN TYPE/SHAPE: _____ NO. OF STORIES: _____
FOUNDATION MATERIAL: _____ BASEMENT (Y/N): _____
ROOF FORM & MATERIALS: _____
WALL CONSTRUCTION: _____ STRUCTURAL FRAME: _____
PRIMARY WINDOW TYPE: _____
EXTERIOR SURFACING MATERIALS: _____
DECORATIVE FEATURES: _____
OTHER: _____
CONDITION: EXCELLENT GOOD FAIR DETERIORATED MOVED _____ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): _____

NOTEWORTHY LANDSCAPE FEATURES: _____

ASSOCIATED STRUCTURES: _____

KNOWN ARCHITECTURAL DETAILS: _____

Description: This is a small, probably much-changed Cape Cod cottage set far back from Court Street on its deep lot. It is side-gabled with a hipped dormer on the front (north) slope of the roof. The partial front porch, screened with lattice, is recessed under the main roof at the northwest corner. Windows are multi-pane; siding is shingles. There is a large central chimney.

Cultural Data: The lot, part of land originally owned by Sarah Smith, changed hands several times before 1904, and the cottage may have been built as early as 1893 by Nancy J. and Jacob Stahley (a "dwelling house now occupied by the said N. J. Stahley" is mentioned in a deed transaction of 1897) or as late as 1904 by Jacob Wimer, a carpenter who purchased the property that year and who lived directly south of it at 1441 (now 1541) State.

The most prominent owners were the Sweetland family (1911-23) and Morton and Jessie Peck (1923-73). George J. Sweetland is a major figure in the history of athletics at Willamette University, where he coached football and other sports from 1907 to 1914. Born in New York in 1871, he studied medicine at Willamette while he was a coach and left the school to enter medical practice in Michigan. He died in 1954 (obituary, Oregon Daily Journal, Mar. 30, 1954, p. 9). At Willamette, he organized parties of students and alums to construct a tiled and sodded football field in a swampy area of the campus that since has become the central quad. It was known for years as Sweetland Field. Under his training, the Willamette football team defeated University of Oregon in 1913.

(over)

SHPO INVENTORY NO.: _____

#492

In 1923, Sweetland and his wife sold the cottage to Morton E. and Jessie Grant Peck. Peck was a botanist who became a well-known authority on Oregon flora and who was a member of the Willamette faculty for 33 years. Born in Iowa in 1870, he earned his bachelor's and master's degrees at Cornell College in Iowa and then taught at Ellsworth College there. He married one of his students, Jessie Grant, in 1905, and they left the same day for British Honduras on a scientific expedition for the Carnegie Museum in Pittsburgh. He joined the biology faculty at Willamette in 1908. The Pecks spent many summers on expedition collecting specimens and over the years built up the Peck Herbarium, a collection of some 40,000 specimens of Oregon plant life. He was the author of A Manual of the Higher Plants in Oregon. He also wrote a book of poems entitled The Book of Bardons. Prof. Peck retired in 1941 (Oregon Statesman, Mar. 22, 1941, p. 1) but continued as curator of the Peck Herbarium at Willamette. He died at the age of 89 in 1959 (obituary, Oregon Statesman, Dec. 5, 1959, p. 5; editorial, Oregon Statesman, Dec. 6, 1959, p. 4). Mrs. Peck owned the cottage until 1973, when it was willed to Willamette. It has since been

sold. The Pecks are said to have maintained a beautiful garden on the property.

The building currently located at 1552 Court Street NE was likely built between 1895 and 1910 and has served as a residence since its construction. The house, otherwise known as the Sweetland-Peck house, is notable for its high-profile residents, which include George J. Sweetland and family and Morton E. and Jessie Peck.¹

George Sweetland served primarily as a football coach for Willamette University between 1907 and 1914. He is known for organizing the construction of what is now known as the central quad at Willamette University. He sold the house to botanist Morton E. Peck in 1923. Peck served as a biology professor at Willamette from 1908 to 1941 and was a well-known public figure in Salem in the early 20th century. He and his wife actively engaged in the community, participating in poetry readings and gardening clubs in addition to establishing the Willamette Herbarium.² Morton Peck died in 1959; however, his wife Jessie remained in possession of the house until 1973 when its ownership was transferred to Willamette University.³ It has subsequently been sold to various owners.

It is unclear in what year and by whom the house was built. Sanborn fire insurance maps show the lot and those adjacent to it as empty in 1895; however, later Sanborn maps show the current structure to be present as early as 1915. Deeds provide clues suggesting that the house may have been built (or commissioned) in 1895 by Nancy J. Stahley or in 1904 by carpenter Jacob Wimer.⁴ There is no evidence to indicate that it was transported onto the property. Likewise, there is no evidence refuting this claim.



Figure 1: Morton E. Peck, professor of biology at Willamette University. He and his wife owned the house at 1552 Court Street NE for nearly 50 years. Image source: Statesman Journal, 1941.

¹ United States Dept. of the Interior National Park Service, "Sweetland-Peck House" from *Historic Salem: An Inventory of Historic Places*, 1987.

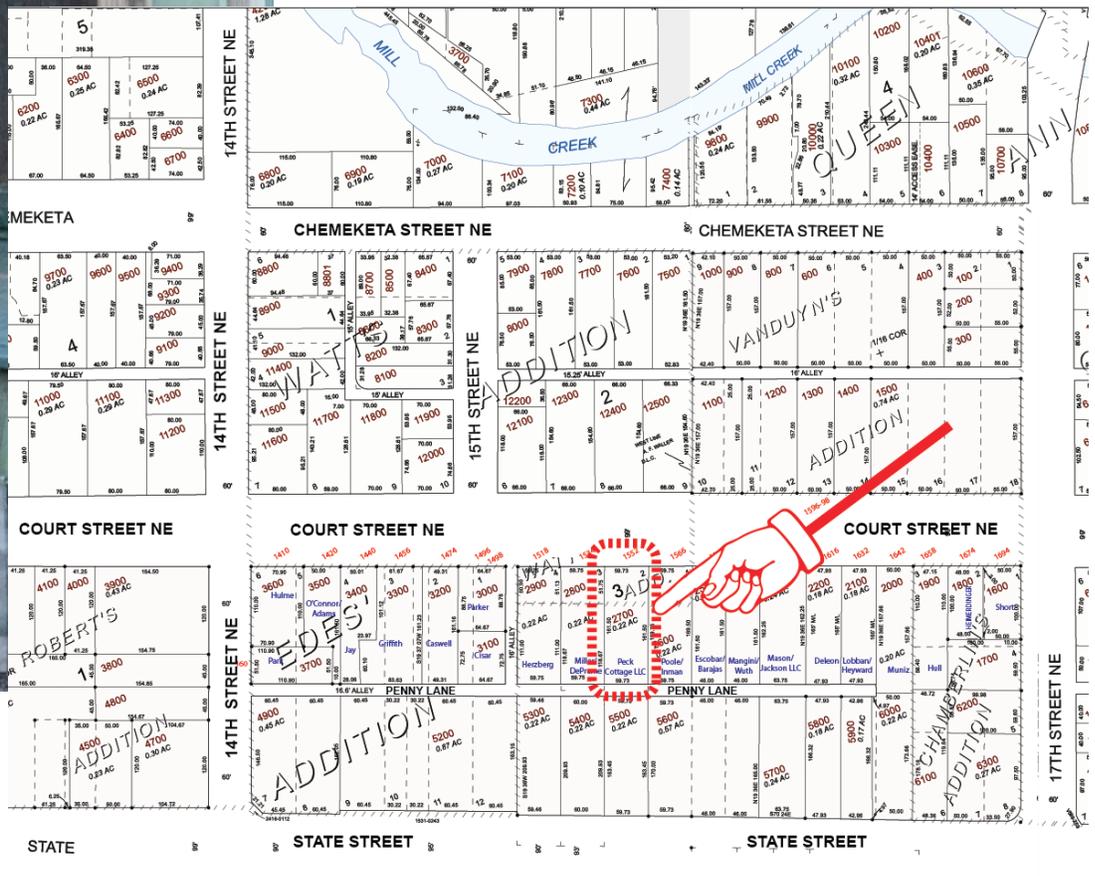
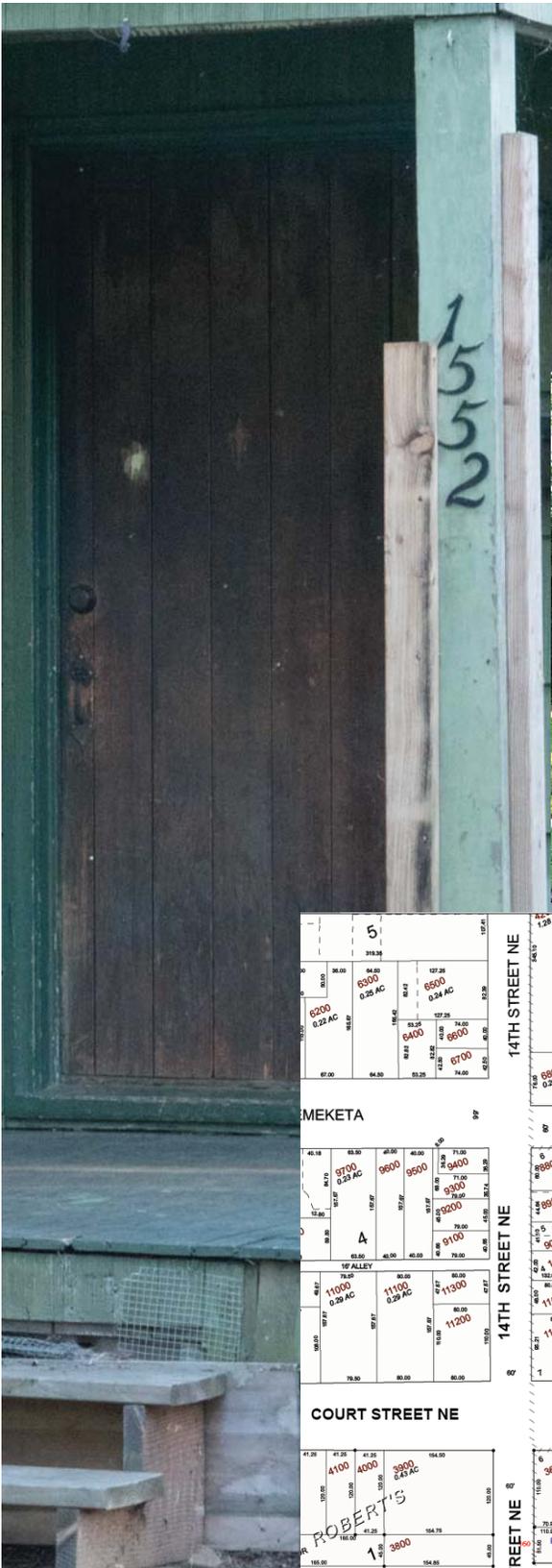
² "Plant Manual By Peck Out," *Capital Journal*. May 8, 1942.
Capital Journal. May 15, 1943.

"Writer's Section At Peck Home," *Capital Journal*. Nov. 8, 1937.

³ U.S. Dept. of Interior, *Historic Salem*.

⁴ U.S. Dept. of Interior, *Historic Salem*

Before the
Salem Historic Landmarks
Commission
Application of Peck Cottage LLC
For 1552 Court Street NE
Submitted September 6, 2019



House Foundation

The Nomination suggests the house was moved onto the property. A photo of the Kloeppling house (constructed 1910) next door shows a barn on the 1552 lot which may have precluded the current structure. The belief is that the house was moved onto the lot at 1552 and the photo of just-build Kloeppling house suggests that action occurred after 1910.

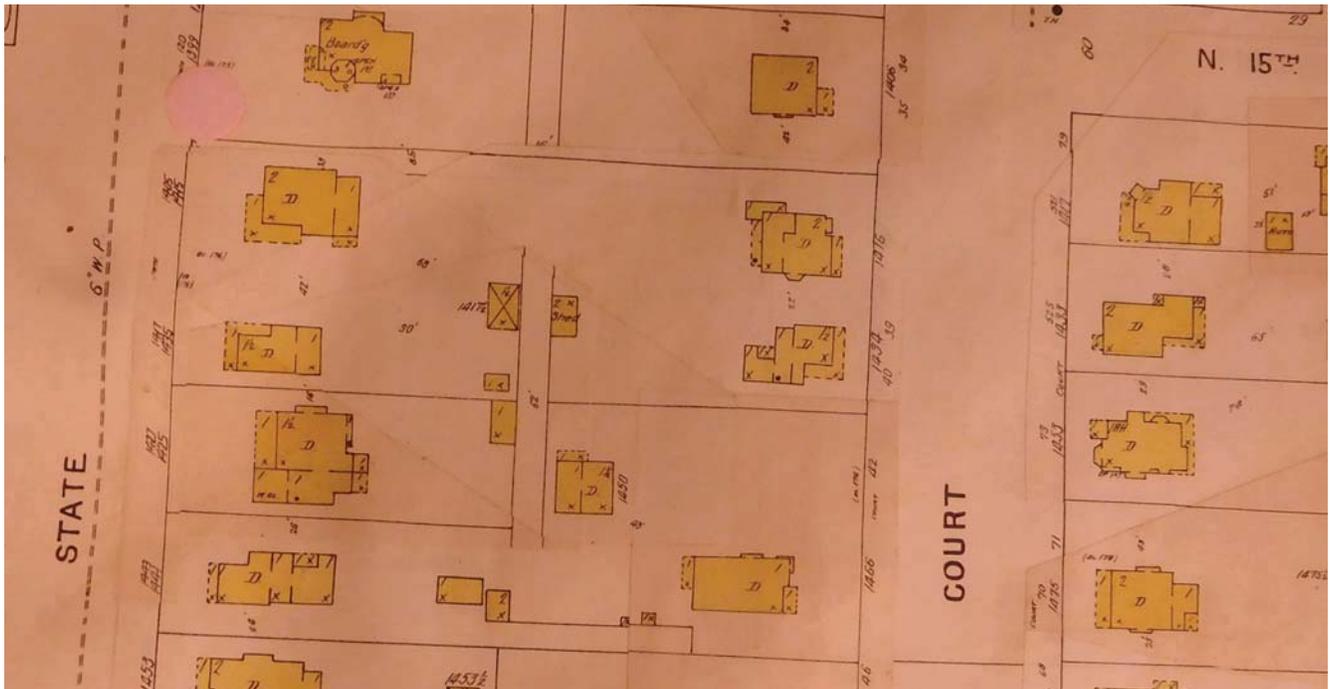


Figure 5: Sanborn Map Updated to 1915

The Sanborn maps for 1915 show the cottage on 1552 (and not the barn from the photo below). The lack of foundation bears that out. Although a contractor was retained July 30,



Figure 6: 1552 Court Street (after 1910)

2019, to assess the current state of the foundation, no work has been performed due to other commitments of the contractor.

Here is a diagram estimating the point of the photographer and the placement of the barn in the photo.

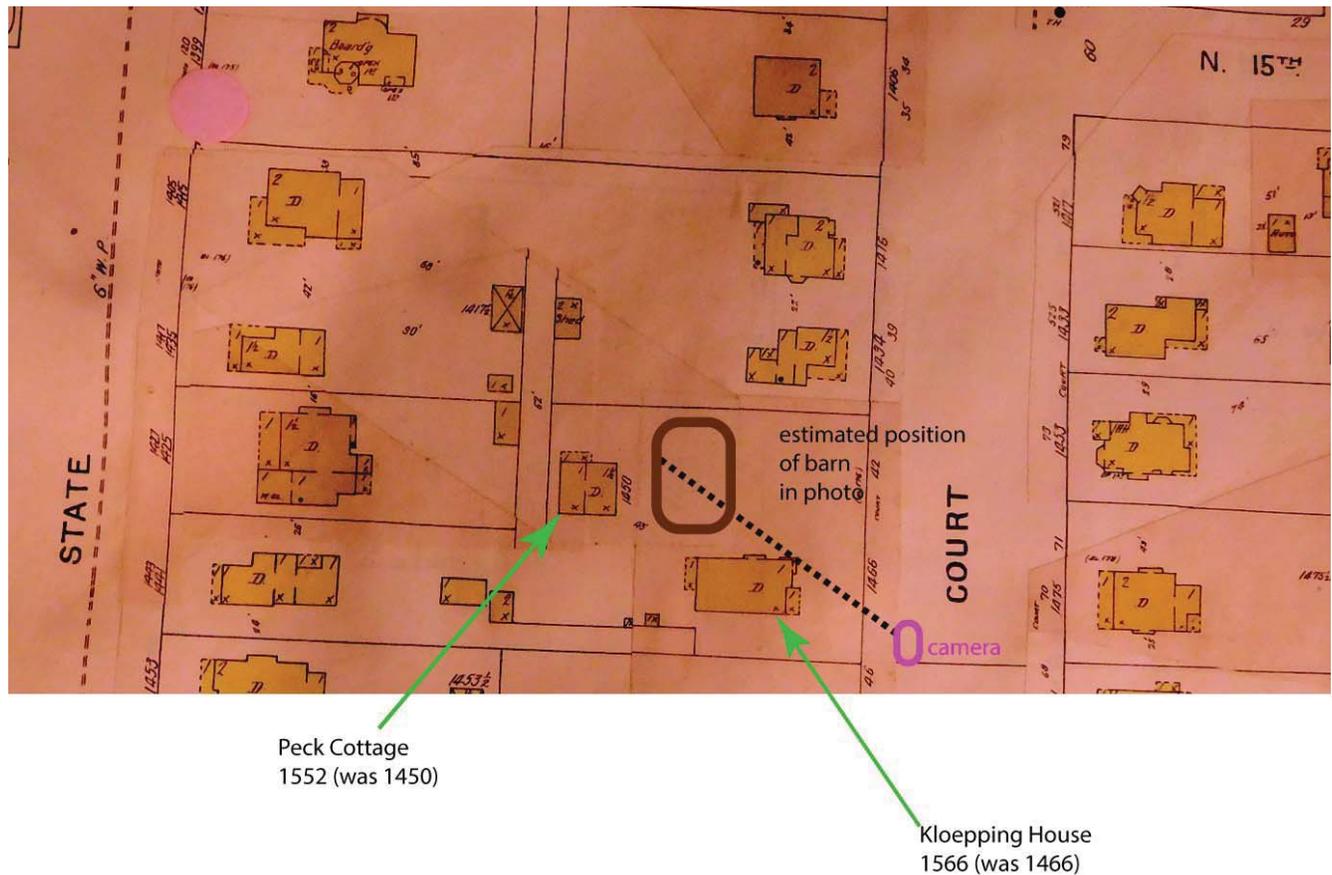


Figure 7: Diagram Over Sanborn Map Estimating Placements

The house foundation is hidden from view by the shingle siding which goes all the way to the ground. The only points visible are through the garage where there is an 18" crawl space. In order to assess the foundation, it will be necessary to remove the siding from the ground up to the main floor, about 18". The crawl space from the garage is impeded by a large duct that runs from the garage to the eastern side of the house making passage and visual assessment across the duct impossible.



Figure 11: Garage Door Infill as of May 27, 2019

The garage is an extension of the western porch. The joists of the garage roof are attached to the rafter tails of the porch. We propose to keep the exterior of the garage the same, but pour footing on either side of the current garage door to support a door system that will not sag or rack. The new garage doors will be 3 panels in order to minimize the outward swing. The garage flooring is about four inches below the current asphalt surface in the alley and full swinging door.

The new garage doors will be Port Orford cedar and either left natural with an oil finish or painted. There will be glazing with opaque glass or security glass of four lites for each window. The exterior "brick mould" trim will be replaced with wood trim that matches the

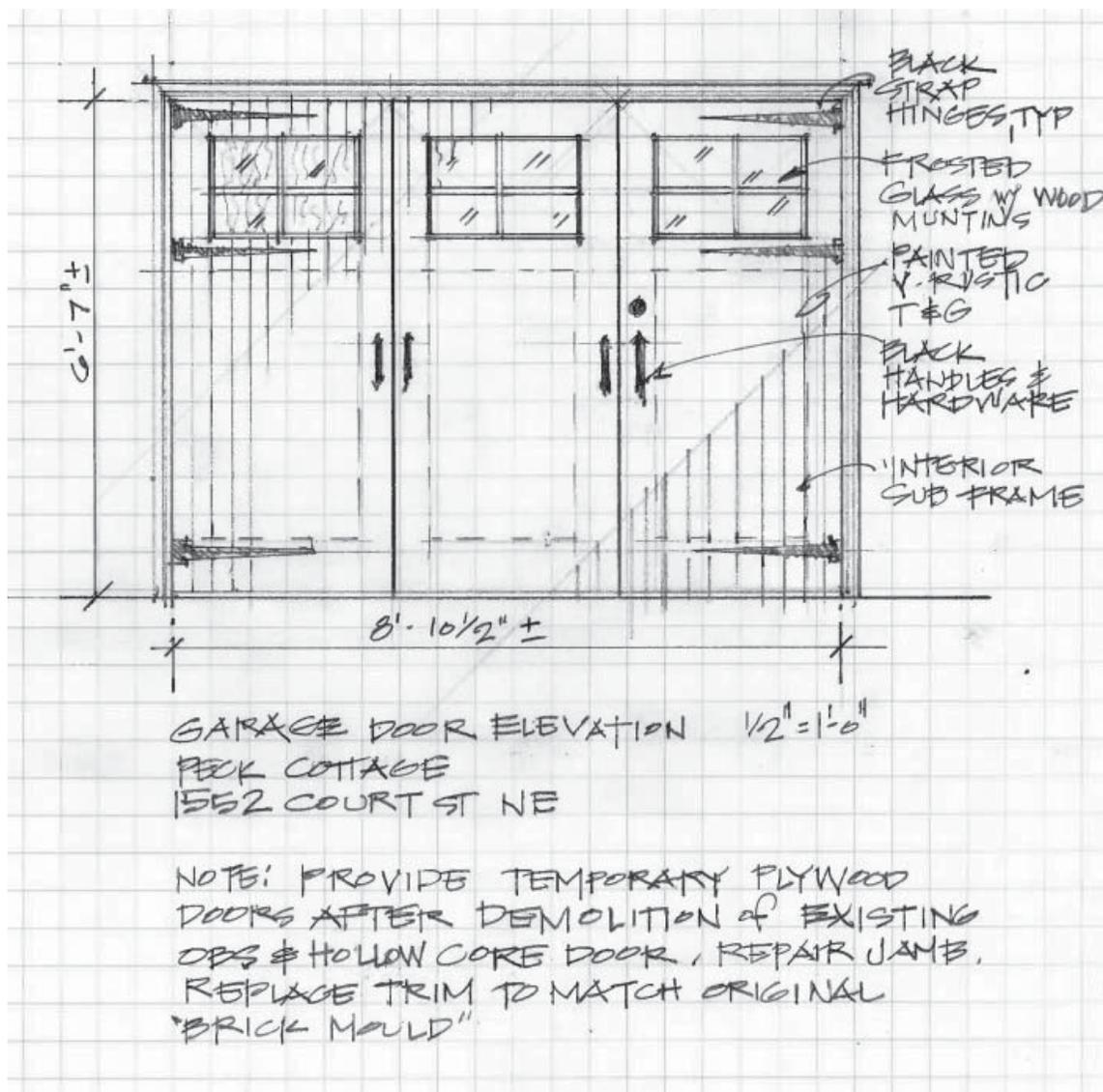


Figure 12: Proposed Port Orford Cedar Garage Doors

original trim. A drain basin will run along the length of the garage opening with waters being diverted to a sump which, in turn, will have drain lines running to the front yard.

Downspouts

Any existing downspouts simply drop the water at the foot of the house. We will connect black drainage tubing to the ends of downspouts and divert the waters to the front yard for drainage. Much of the house's foundation problems are probably due to the dumping of roof water at the base of the house.

The downspouts will be rounded copper, galvanized steel and/or painted steel. If copper, there will be a patina applied to make the copper look aged.

Chimney



Figure 21: Chimney View At Back Looking Northeast

The current chimney is not seismically safe and poses a hazard to the bedroom and rooms below it. We propose to remove it and replace with a chimney of the same size and dimensions using light gauge steel or wooden framing with a veneer of brick of similar color so that the replacement structure appears the same. There will be a spark arrestor at the top.

The firebox within the house may also be replaced, the decision to replace will be based upon our findings about the foundation as well as the worthiness of the firebox and smoke shelf once we remove the chimney.



Figure 22: Chimney Brace Plate Detail

Measurements will be taken at time of demolition.

The plate tying in the brace will be re-used and a supporting bar of similar dimensions and patina from the roof will appear for aesthetic purposes.



Figure 23: Chimney View Looking South Towards Front of Cottage

Fences

A goal is to continue the theme of the 1566 Court Street alley treatment: a planter bed of 18" to the 16' right-of-way with a fence. The planter bed was created by Penny Moore and enhances the alley corridor. There is a problem with the fence being so close to the house, and Ken Eatwell expressed concern for fire safety for the downstairs bedroom as a person trying to escape the house has to be able to enter the alley without impedance. There will be a gate or emergency exit as required. The planting bed down to the garage driveway will be continued. The area east of the garage driveway will remain crushed rock with grass block pavers or some material allow equipment to enter the yard through the 7' space between the garage and the property line.

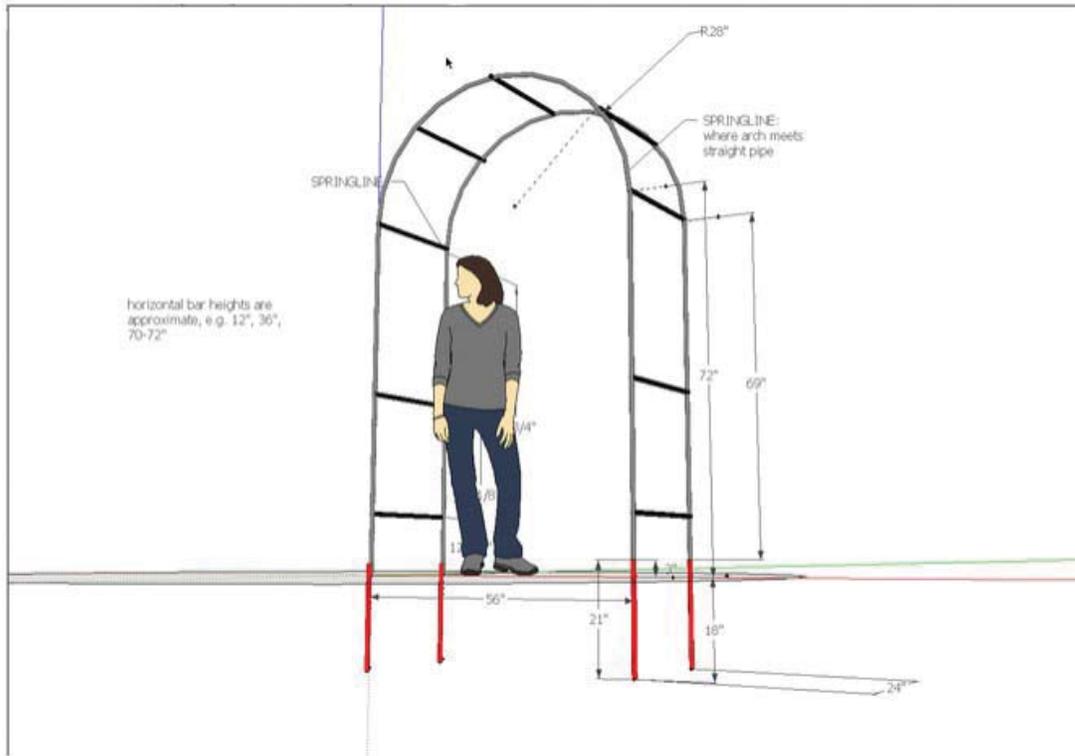
A bed of approximately 72' by 12' will be devoted to about 50 significant hybrids of tree peonies (see Figure 27: Tree Peony 'Toichi Ruby' and Figure 28: Tree Peony 'Hélène Martin'), while other parts of the yard will feature beds containing several hundred peonies, iris, rhododendrons, camellias and daylillies all surrounding a large lawn area.

Arbor & Gate

The arbor will be constructed with 1/2" [inside diameter 1/2", outside diameter 13/16"] round black piping in a simple hoop design. Interior connectors are 1/2" outside diameter. The finish will be factory black with exposed welds. The desired patina is a natural rust through the black coating. The arbor will match the existing rose arbors at 1566 Court Street NE, but will be slightly larger with a 30" radius to accommodate a 5' wide gate unit. Climbing roses, v. 'Iceberg' will be trained to cover the entire arbor. Fabrication will be by local salem craftsmen Smith & Steel, the company that created the kiwi and rose arbors at the residence next door.

The Arbor will be similar in proportion to the following specification used for the 1566 arbors; however, this Arbor may be up to 1' taller and up to 1' wider to accommodate the post and gate.

The gate will be wrought or fabricated iron not to exceed 5' in height and will have vertical bars and possibly some horizontal bars allowing the garden to show through. Gate designs will be American Arts & Crafts, although welding will be used for the most part.



The 1/2" black pipe will consist of the following 3 segments:

Quantity	Length	Subtotals	Radius	Pi
1	88	88	28	3.14285714285714
2	69	138		
	Total 1/2" pipe for 1 hoop	226		

Circumferences = Diameter x Pi
 1/2 Circumference = Radius x Pi

The 1" solid welded onto the ends will be 21".

Total height assembled while standing on the shop floor: 21 + 69 + 28 (radius) = 121".

When the arbor is placed 18" deep into the ground, 3" of 1" solid rod will be above the ground level, in other words the weldpoint will be 3" above soil, leaving 69" to the springline.

Figure 29: Specification Sample from 1566 Arbor Design
 Page 20



Figure 30: Example Smith & Steel Hoop Iron Rose Arbor At Next Door Residence

Front Step Railing Near Sidewalk

In the Application For Improvements of February 11, 2019, 1566 Court Street NE, Item 5 “Front Stair Railing” depicts a railing installed at 1456 Court Street NE. The front steps are similar to the ones at 1566 where there are two steps rising from the sidewalk plane. A matching railing approved for 1566 would be used here.

Supplement No. 1 to Application of Peck Cottage LLC
For 1552 Court Street NE
Submitted September 6, 2019

Petitioner supplement his application submitted September 6, 2019, as follows:

- 1) Windows are being postponed to a later hearing to accommodate coordination of an application with the State of Oregon re: tax assessments for historic structures
- 2) a) replacement landing for east facade is being postponed for later consideration pending further design details, b) replacement landing for north porch is being postponed for later consideration pending further design details. Following are photos of the current façades. There was no landing on the eastern façade when Petitioner acquired the property in May. There was and remains a temporary landing created by the former owners on the front porch. Since the filing of the application, Petitioner caused the lower skirt to be removed to expose the foundation; the foundation support was in need of immediate repair and temporary piling has been placed to preserve the structure. A permanent concrete foundation is in the final stages of design and will be submitted shortly to the City of Salem for foundation repair.



Figure 2: Front Porch -- October 2019



Figure 1: Eastern Façade -- October, 2019

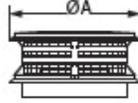
3. Gate and fence to the east of the northeast corner of the residence will match the existing black iron fence bordering the subject property and the neighbor to the east, 1566. Below is a photo of the black iron fence material. Petitioner will try to determine who installed the existing fence and then have a matching style and gate fabricated. The fence and gate will run easterly from the corner of the house to the existing fence. An initial survey shows that this material is readily available from several fence manufacturers.



Figure 3: Existing Black Iron Fence Between 1566 & Peck Cottage

4. The chimney replacement will require a top cap which will have the following profile. The cap will be seen from Court Street. At this time, Petitioner requests the use of the standard stock cap in order to proceed with the work. Petitioner has been told by Brian Whitlock of Home Firestove & Grill City, suppliers of chimney and fireplace fixtures, that a metal shroud may be possible to hide the existing bright steel colored cap with spark arrestor screen inside. The spark arrestor screen will not be visible, though the fixture containing it will be. Petitioner hopes to propose a shroud after researching the matter for craftsmans homes, but in order to proceed with the chimney replacement, Petitioner seeks approval for the standard stop chimney cap.

Chimney Cap



Required on all chimney terminations. Top portion is easily removed to permit easy inspection or cleaning of the chimney and spark arrestor screen. Made of durable stainless steel.

SIZE	6"	7"	8"
A	11"	15"	15"
ORDER #	6HTC-VC	7HTC-VC	8HTC-VC
STOCK #	810000702	810000738	810000779

Sheet 95
L820_W.pdf
Duravent

Figure 4: Duravent Chimney Cap

Planning Your Installation

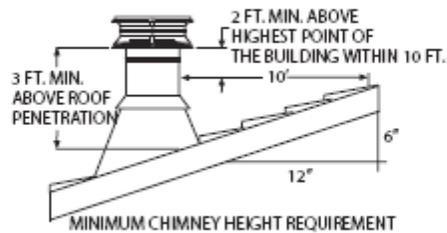


Figure 1

Sheet 15
L820_W.pdf
Duravent

Figure 5: Duravent Installation Requirements

5. Front arbor gate: Petitioner will postpone design on the gate that will go within the rose arbor near the sidewalk. While wrought iron is desired, the expense may warrant a mixture of a wrought iron profile with standard welded bars. Petitioner will build the arbor first and then install a gate as a second phase.
6. The following page shows a rough hand drawn site plan.

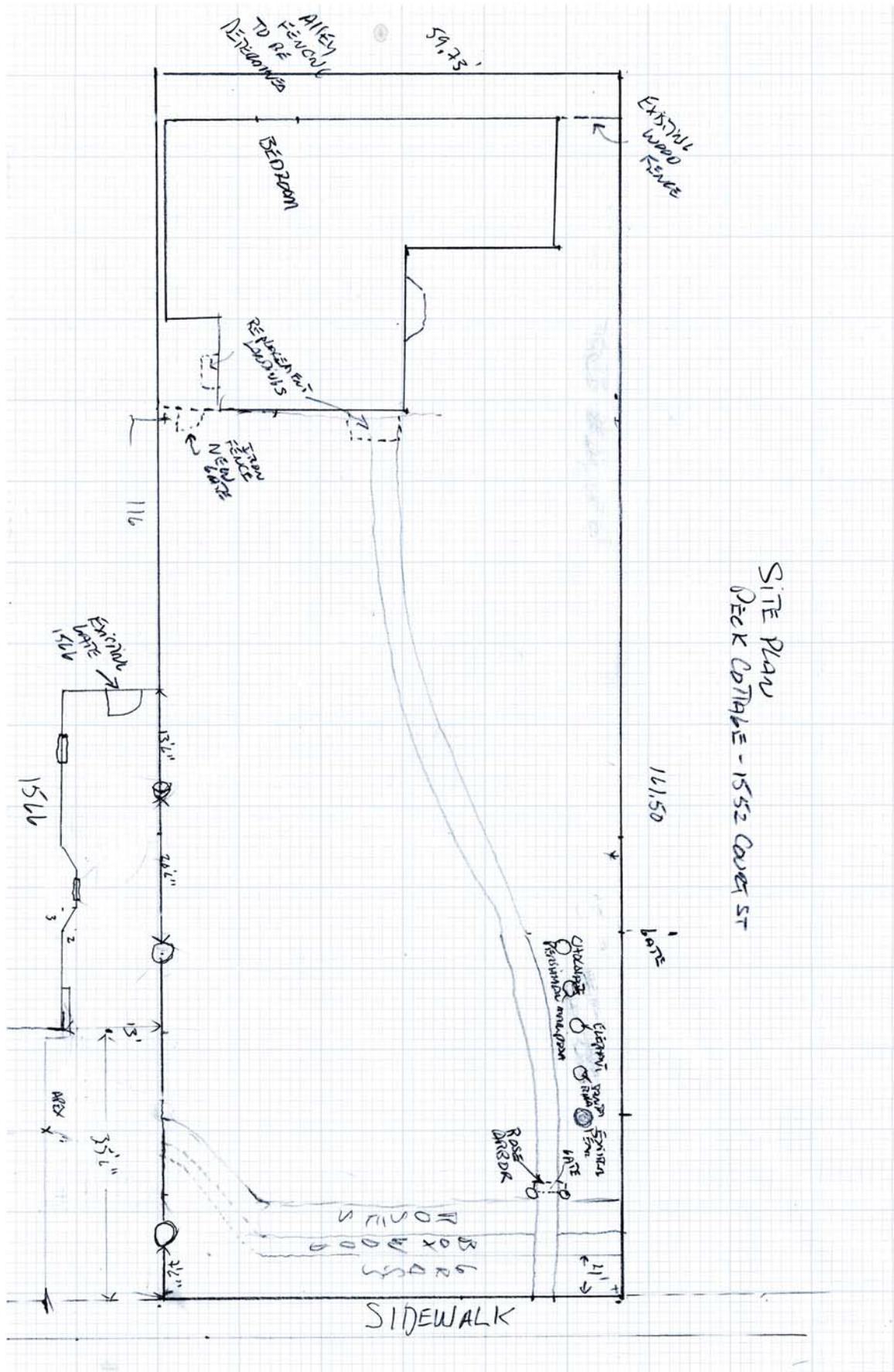


Figure 6: Site Plan For Peck Cottage - 1552 Court Street