

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.: HIS19-46

APPLICATION NO.: 19-122808-DR

NOTICE OF DECISION DATE: NOVEMBER 20, 2019

SUMMARY: A proposal to repair and replace a portion of the front porch foundation on the Watt Cottage, c1906.

REQUEST: Minor Historic Design Review of a proposal to proposal to repair and replace a portion of the front porch foundation on the Watt Cottage, c1906, a historic contributing resource in the Court Chemeketa National Register Historic District, on property within the RD (Duplex Residential) zone, and located at 1470 Chemeketa Street NE (Marion County Assessors Map and Tax Lot number 073W26BA08500).

APPLICANT: Summit Cleaning and Restoration, LLC, on behalf of Manuel Boswell

LOCATION: 1470 Chemeketa St NE

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(a).

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

DECISION: The **Historic Preservation Officer**, a Planning Administrator Designee, **APPROVED** Historic Design Review HIS19-46 based upon the application materials deemed complete on November 19, 2019 and the findings as presented in this report.

This Decision becomes effective on December 6, 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 December 6, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>November 19, 2019</u>
Notice of Decision Mailing Date:	<u>November 20, 2019</u>
Decision Effective Date:	<u>December 6, 2019</u>
State Mandate Date:	<u>March 18, 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., Thursday, December 5, 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. HIS19-46
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-46)
1470 CHEMEKETA STREET NE) NOVEMBER 20, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Summit Cleaning and Restoration, LLC on behalf of Manuel Boswell, 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 repair and replace a portion of the front porch foundation on the Watt Cottage, c1906.

REQUEST: Minor Historic Design Review of a proposal to proposal to repair and replace a portion of the front porch foundation on the Watt Cottage, c1906, a historic contributing resource in the Court Chemeketa National Register Historic District, on property within the RD (Duplex Residential) zone, and located at 1470 Chemeketa Street NE (Marion County Assessors Map and Tax Lot number 073W26BA08500).

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 November 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

Summary and Background: In April 2019, a large city tree fell on a portion of the Watt Cottage, as well as the neighboring house to the east (**Attachment C**). As a result, a portion of the porch foundation cracked and is in need of repair and replacement. Specifically, the applicant is proposing to replace the framing and install new CMU skirt wall under the existing covered porch in the northeastern corner. The existing concrete stairs and exterior siding will remain. In addition to a new 6" MU skirt wall in the northeastern corner, a new 2 x 4 cripple wall will be installed behind the CMU skirt wall. A new vent block will be installed on the north face elevation to the east of the front stairs.

Staff finds that the applicant adequately demonstrated that this proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

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

Foundation

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 the damaged CMU skirt wall with CMU that matches the existing under the covered porch (**Attachment D**). 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 replace the CMU in the northeastern corner under the porch with new 6" CMU that matches the existing. There will be no changes to the building footprint or the existing footings. 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.

DECISION

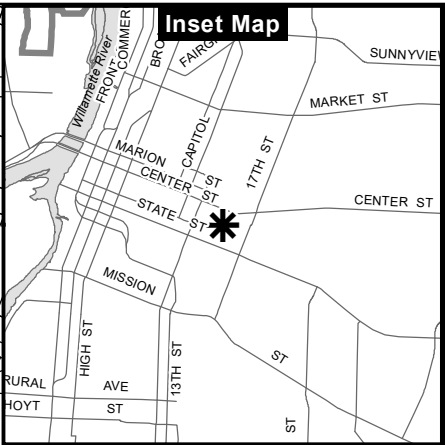
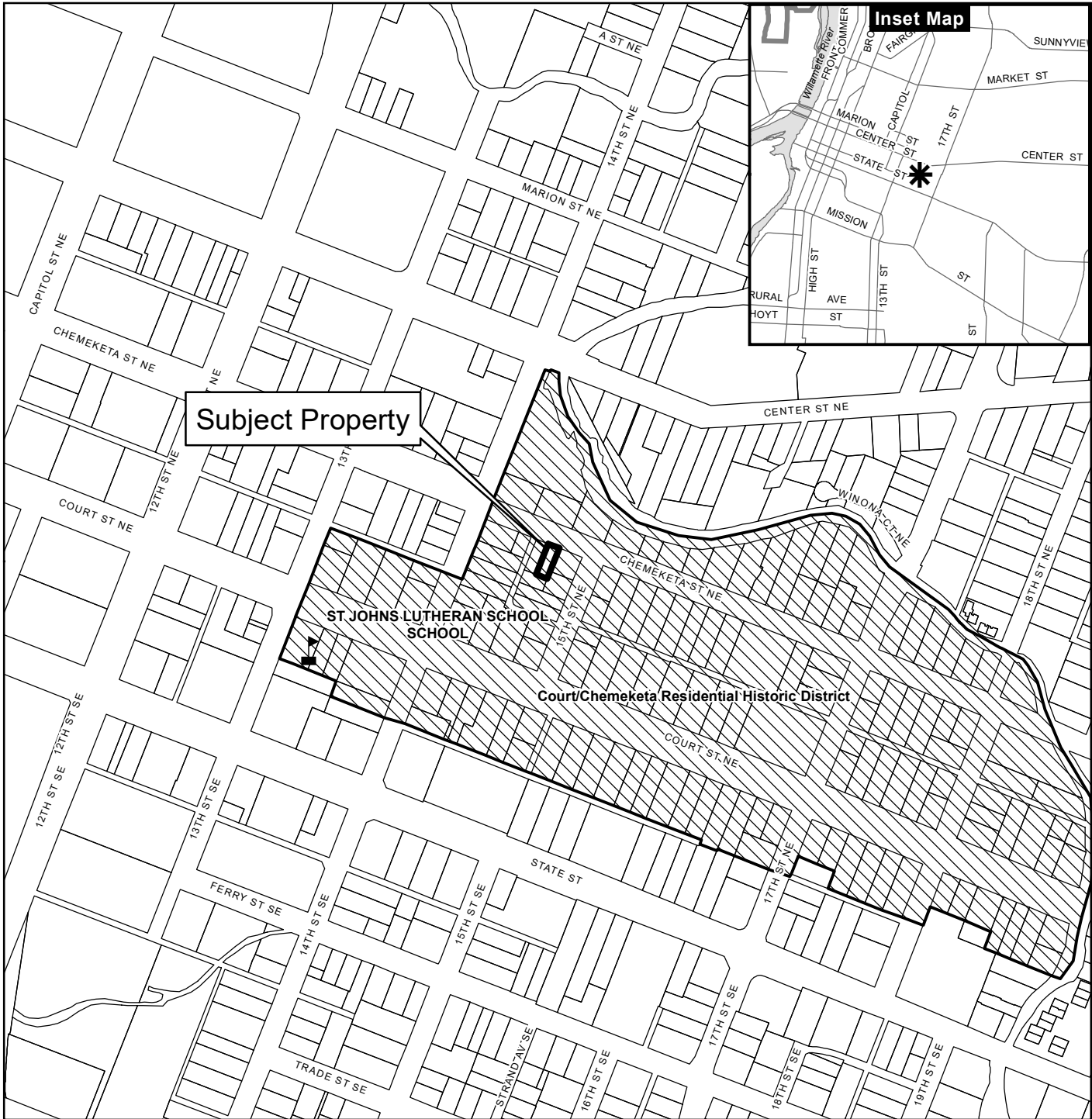
Based upon the application materials deemed complete on November 19, 2019 and the findings as presented in this report, the application for HIS19-46 is **APPROVED**.






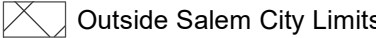



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Excerpt from National Register Historic Resource Document
C. Photo of Fallen Tree (April 15, 2019)
D. Applicant's Submittal Materials

Vicinity Map 1470 Chemeketa St NE



Legend

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



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OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: _____ DATE OF CONSTRUCTION: _____

125 Watt Cottage (c. 1906)

1470 Chemeketa Street, NE; Assessor's Map 26BA 7-3W; Tax Lot 86010-010
Owner: Grace P. Wellsandt Lambert, 1470 Chemeketa Street, NE, Salem, OR 97301

Primary _____ TAX LOT: _____ DIST. STREET DIST. SITE OBJ. (CIRCLE)
ADDITION: _____ THEME: _____
BLOCK: _____ LOT: _____ QUAD: _____

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: _____
Description and Cultural Data: This is a simple, one-story Bungalow, front-gabled with a full front (north-facing) porch contained within the body of the house. The porch is supported by four unadorned square piers. Triangular knee braces support the gable overhangs; rafter ends are exposed along the side eaves. Surfacing is simple drop siding. This house was built by the Watt family on a fraction of Lot 1, Block 1 of Watts Addition, immediately to the east of the earlier Watt cottage (#124). In 1907, Sarah E. Smith, widow of Joseph Watt and Fabritus Smith, is listed in the City Directory as living on the "south side Chemeketa, 1 west of 15th," the address of this house. It possibly was built for Mrs. Smith c. 1906. Both this and #124 remained in the Watt family until 1946, when Alma Watt Chessman, the last surviving child

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts). USE ADDITIONAL SHEETS IF NECESSARY: _____

of James and Flora Watt, sold them.

SOURCES: _____

NEGATIVE NO.: _____
SLIDE NO.: _____

RECORDED BY: _____
DATE: _____

SHPO INVENTORY NO.: _____



1470 Chemeketa St NE, Salem, OR

© 2010 Google
© 2011 Google

44°56'17.43" N 123°01'20.79" W elev 54 m

©2011 Google

Eye alt 56 m

ATTACHMENT C



Historic Alteration Review Worksheet

Site Address: 470 Chemeketa St. Salem, OR 97302

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: _____ Project's New Material: 6x8x18 Cement Blocks

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:

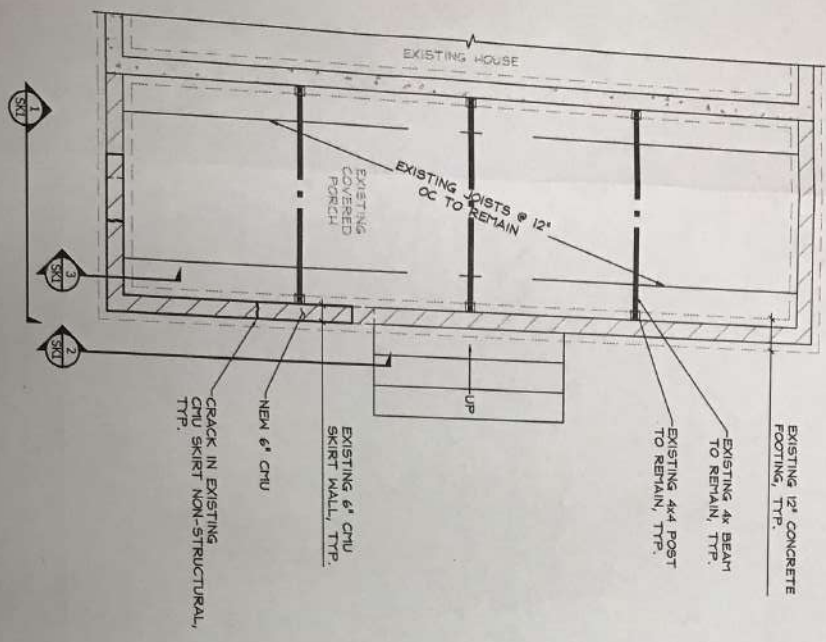
H3 Cup EA Joint
 PBL 2x6
 2x4 P.T ceiling
 2x4 P.T BASE BOARD
 1/4" x 3/4" Simpson
 Titan 2 Concrete
 @ 24" OC

1. Added Structure support to the porch to include Pressure treat 2x2, 2x4 & 2x6 along with Fastening Connectors that was approved by engineer. Please look @ plan provided by MSC. This support was installed on existing footing.

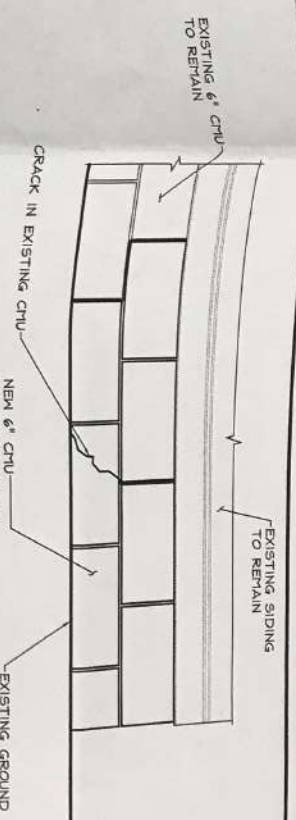
2. Cement blocks were removed to gain access but replace with new cement block (same).

[Signature]
Signature of Applicant

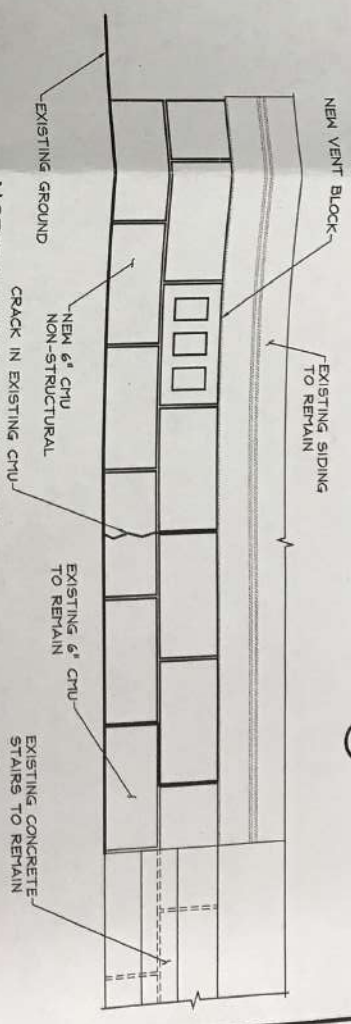
11/6/19 @ 9:03 am
Date Submitted/Signed



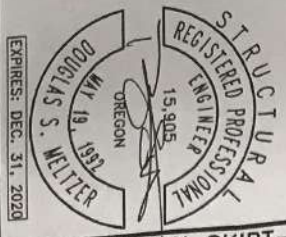
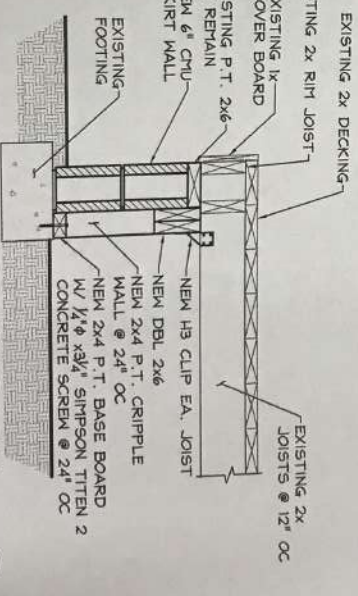
EAST FACE ELEVATION
3/4" = 1'-0"



NORTH FACE ELEVATION
3/4" = 1'-0"



SECTION @ SKIRT & BEARING WALL
3/4" = 1'-0"



CMU SKIRT-WALL REPAIR PLAN
1470 CHEMEKETA ST. INSPECTION
1470 CHEMEKETA ST. NE
SALEM, OR 97301
FOR: SUMMIT CLEANING & RESTORATION



JOB NO. 190845	CHECKED BY:
DRAWN BY: CJD	DATE: 09-10-19
REVISION:	

Nov 7, 2019 at 2:14:59 PM
1470 Chemeketa St NE
Salem OR 97301
United States



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Salem OR 97301
United States

