

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 HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO.: HIS19-38

APPLICATION NO.: 19-119479-DR

NOTICE OF DECISION DATE: NOVEMBER 22, 2019

SUMMARY: A proposal to reconstruct a retaining wall and install fencing on the exterior of the Benjamin F. Harding House (c.1884).

REQUEST: Major Historic Design Review of a proposal to reconstruct a retaining wall and install fencing, new steps with associated lighting 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: Eileen Williamson

LOCATION: 1043 High St SE

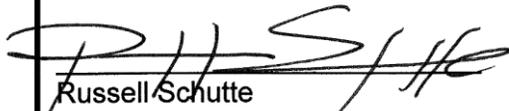
CRITERIA: Salem Revised Code (SRC) Chapters 230.065

FINDINGS: The findings are in the attached Decision dated November 22, 2019.

DECISION: The **Historic Landmarks Commission APPROVED** Historic Design Review HIS19-38 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 2 (French, Thomas) Abstain 1 (Mulvihill)


Russell Schutte
Vice-Chair, Historic Landmarks Commission

This Decision becomes effective on December 10, 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 10, 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>November 22, 2019</u>
Decision Effective Date:	<u>December 10, 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, December 9, 2019. Any person who presented evidence or testimony at the hearing may appeal the decision. 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>

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS19-38

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, and Deliberations of November 21, 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: 230.065 General Guidelines for Historic Contributing Resources

FINDINGS

230.065 General Guidelines for Historic Contributing Resources

(a) *Except as otherwise provided in [SRC Chapter 230], the property shall be used for its historic purpose, for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.*

Finding: The HLC finds that the applicant does not propose to change the use of the property from its existing use as a single-family residence. While the applicant is proposing to alter the existing landscape design at the front of the site, this alteration is based on historic evidence and will not adversely impact any character defining features of the resource or the site. The HLC finds that the proposal meets SRC 230.065(a).

(b) *Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.*

Finding: The HLC finds that no character defining original historic material has been proposed for alteration or removal. The HLC finds that this guideline is not applicable to the evaluation of this proposal.

(c) *Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.*

Finding: The HLC finds that no distinctive stylistic features or examples of skilled craftsmanship are proposed for removal or alteration. The HLC finds that this guideline is not applicable to the evaluation of this proposal.

(d) *Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.*

Finding: The HLC finds that the applicant is proposing to reconstruct the retaining wall at the front of the site based upon historic evidence. The wall was extant at the time of the resource's individual designation in 1981. While the original retaining wall abutted directly against the sidewalk, due to the location of a waterline under this sidewalk, the Public Works Department has required that this retaining wall be located 1' west of its original location. Despite the change in location, and the addition of lighting and a low fencing on top of the wall, overall this reconstruction is supported by photographic and physical evidence therefore the HLC finds that this guideline has been met.

(e) *Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.*

Finding: The HLC finds that the applicant is not proposing alterations to any features that have acquired significance since the original construction of the resource. The retaining wall at the front of the site was added after the resource's original construction in 1895, and the applicant is proposing to reconstruct this feature. Therefore, the HLC finds that this guideline is has been met.

(f) *Additions and alterations shall be designed and constructed to minimize changes to the historic resource.*

Finding: The HLC finds that the applicant's proposed reconstruction of the retaining wall, fencing, steps and associated handrail are compatible with the original resource in design and material, therefore the HLC finds that SRC 230.065(f) has been met.

(g) *Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.*

Finding: The HLC finds that no original historic materials are proposed for alteration or removal, and no significant features will be obscured, damaged or destroyed as part of this proposal and that 230.065(g) has been met.

(h) *Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture, or other visual qualities.*

Finding: The HLC finds that the applicant is not proposing to correct any structural deficiencies on the resource, therefore this guideline is not applicable to the evaluation of this proposal.

(i) *Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which would cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.*

Finding: The HLC finds that the applicant has already completed minimal trenching which is necessary to install footings for the proposed retaining wall. The HLC finds that the excavation is not located adjacent to the foundation of the Harding House, but down slope adjacent to the sidewalk thereby minimizing any potential adverse effects to the foundation of the house. The HLC finds that SRC 230.065(i) has been met.

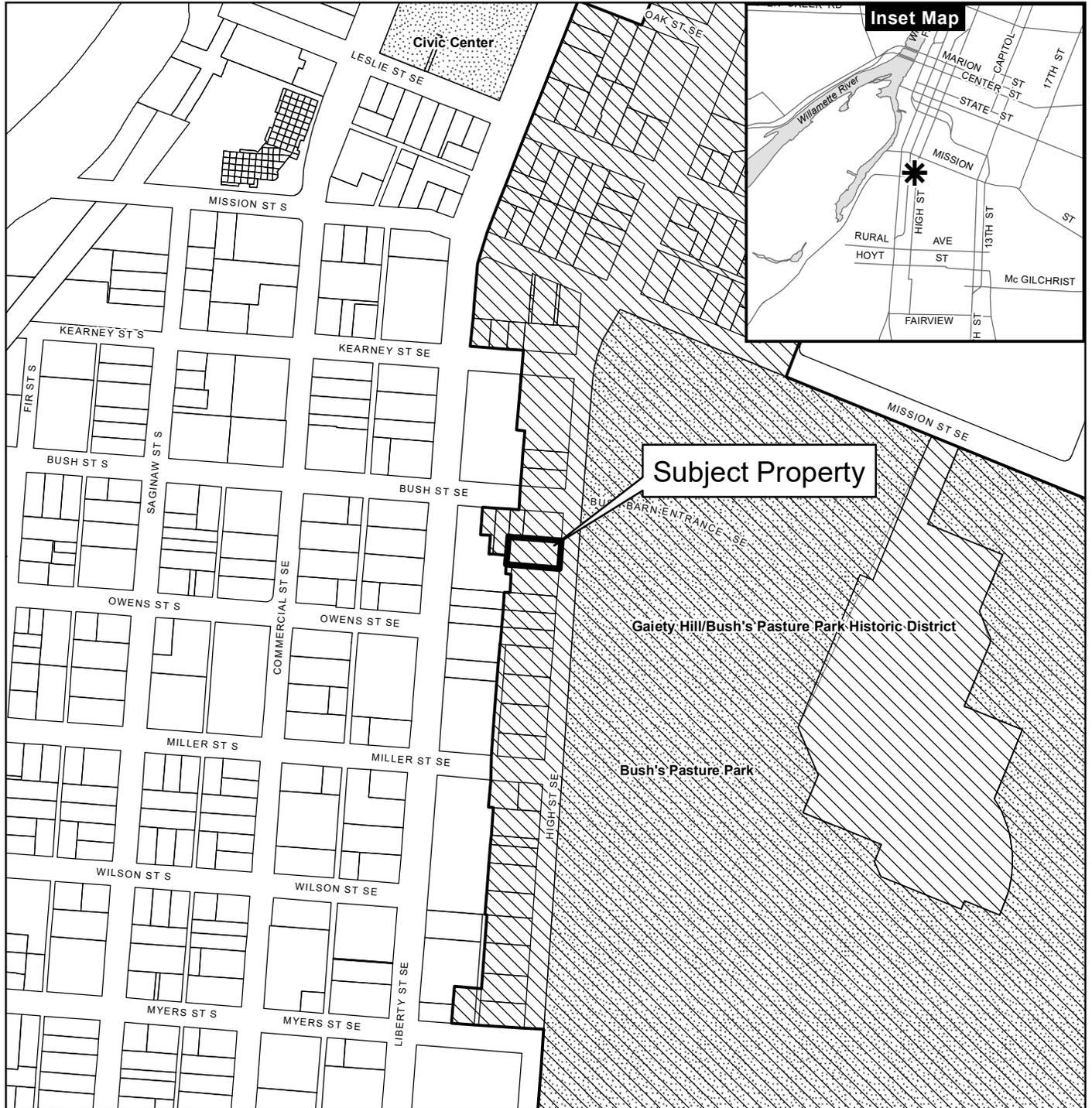
DECISION: The Historic Landmarks Commission **APPROVES THE PROPOSAL.**

VOTE: Yes 6 No 0 Absent 2 (French, Thomas) Abstain 1 (Mulvihill)

Attachments: A. Vicinity Map
 B. Excerpt from National Register Historic Resource Document
 C. Applicant's Submittal Materials
 D. Public Works Memo
 E. Open Record Testimony

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

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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**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Harding, Benjamin F., House

and/or common

2. Location

street & number 1043 High Street SE _____ not for publication

city, town Salem _____ vicinity of congressional district Second

state OR code 41 county Marion code 047

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name David M. and Loretta Ann Haberman

see continuation sheet

street & number 1043 High Street SE

city, town Salem _____ vicinity of state OR 97302

5. Location of Legal Description

courthouse, registry of deeds, etc. Marion County Clerk/Recorder

street & number Marion County Courthouse

city, town Salem _____ state OR 97301

6. Representation in Existing Surveys

title Salem Historical Sites Survey has this property been determined eligible? yes no

date 1980-1981 _____ federal _____ state _____ county local

depository for survey records Department of Community Development, City Hall

city, town Salem _____ state OR 97301

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Benjamin F. Harding House was built in 1884 as a suburban house on a full block of land south of Salem's commercial center. It faces High Street to the east and Bush's Pasture Park, which originally was the estate of Asahel Bush. On either side, in what had been orchard to the south and garden to the north, bungalows and two Post War houses were built as the property was subdivided. High Street is an arterial to a large residential area, the South High School and parking at the south end of the park.

The 2-½ story wood frame house is an example of vernacular Italianate architecture, simply finished without the elaborate jig-sawn details and bracketed cornice which characterize the Italianate Style. It's brick foundation was stuccoed in later years. The house is square in plan with a single story ell, with north side porch, centered in the rear, or west elevation. The main block has a hipped roof of moderate pitch and a central brick chimney which originally had a corbelled cap. The cornice and a wide frieze board are finished with moldings but are otherwise undecorated. All roof cover is presently composition shingles.

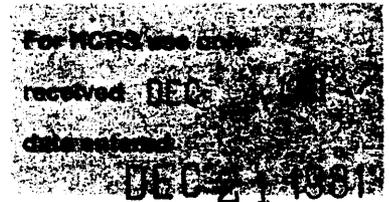
Fenestration is regular on front and side elevations, and the rear face is essentially blind. Typical elongated window openings are fitted with double hung sash with one light over one and are trimmed with molded caps. Rebated weatherboard siding is found on all elevations except the south, where shingles cover both main block and ell. Between first and second stories of the main block are six courses of shingles with fancy butts. The hip-roofed front porch with plain cornice is supported by four chamfered posts with molded necking and caps. At either end are shadow pilasters of matching style. The deck, now brick, originally was wood and was not enclosed by a railing as at present.

The openings sheltered by the front porch originally conformed with the scheme of formal facade organization. Window openings of the outer bays were aligned under second story windows. Centered between them were two identical doorways with single-pane top lights which gave access to the front parlor and to Harding's office, respectively. In 1911 a subsequent occupant, Jacob Amsler, eliminated the northerly doorway and installed a tripartite opening consisting of a large central picture window flanked by narrow, double-hung windows. In 1954, when the house was remodeled for use as a duplex, the southerly doorway and window were eliminated and replaced by a single six-panel door with rectangular top light.

As of 1903, the interior contained a kitchen and dining room in the rear part of the main block, and the ell housed a wash room and woodshed. This was changed in 1911 by the Amslers, when the kitchen-dining room was divided into a bedroom and dining room and the ell was extended to house a kitchen and a bathroom with wood and storage area addition on the outer end. Since 1974, the house has been restored to single family occupancy by the present owner who eliminated the upstairs apartment kitchen, and later partitions. There is no basement, and to provide heating upstairs and new utilities, conduit and ducting concealed in "beams" have been introduced into the living room, dining room and hall. The ceiling of the back bedroom has been lowered. Original horsehair plaster has been retained on the walls, and typical fir floors have been uncovered. Some original hardware has survived on interior doors. Originally, there were four bedrooms upstairs. A bath was added later. The stairs originally ascended from both the southerly front room and the kitchen dining room. The latter stairway was eliminated in 1911.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Harding, Benjamin F., House Item number 4

Page 1

Holder of the purchase contract is:

Jacqueline M. Gwinn Fisher (Mrs. William H. Fisher)
5500 Cooper Hollow Road
Monmouth, OR 97361

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input checked="" type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
<input type="checkbox"/> invention				

Specific dates 1884 Builder/Architect Unverified

Statement of Significance (in one paragraph)

The vernacular Italianate house at 1043 High Street in Salem, Marion County, Oregon was built in 1884 for lawyer, state legislator and U.S. Senator Benjamin F. Harding (1823-1899) and was occupied briefly by Harding toward the end of his career, from the time of its completion to 1888. It is one of three houses of similar style on the west side of High Street opposite the extensive holdings of wealthy newspaper publisher and banker Asahel Bush. Bush's holdings are now a city park and the Harding House and the others are lined up with bungalows which now provide the dominant architectural character of the park perimeter. The earlier houses were originally surrounded by fenced yards, gardens and orchards. They were suburban properties occupying a full platted block. The Harding House was later occupied by Jacob Amsler, farmer and chauffeur in the employ of the Bush family, and his descendents from 1903 to 1952. It was in 1911 that the ell was lengthened and ground story openings were initially modified. In 1954 the house was remodeled internally as a duplex, work which was reversed by the present owners beginning in 1974. The Harding House is significant to Salem as a well-preserved, if slightly altered, house embodying the distinctive characteristics of the vernacular Italianate style. It possesses integrity of location, feeling and association with an important figure in Oregon law and politics, and it possesses sufficient integrity of design, setting, materials and workmanship to meet the criteria of the National Register.

Agriculture. Ben Harding was always interested in farming, but as his family changed, he did not stay put. His donation land claim south of Salem, near the present-day Jefferson interchange on Interstate Highway 5, was next to that of his first father-in-law, Thomas Cox, Salem's first merchant. Harding's brother, E. J. Harding, acquired over 2,000 acres on French Prairie, north of Salem, and Ben moved to French Prairie in the 1860s, acquiring land near Fairfield, (now a ghost town) on the west bank of the Willamette River. He lived there until after the death of his second wife, Sally M. (Bush) Harding, in 1873. By 1880 he was living in Salem, and he had evidently lived in the capital city previously. In December 1883 he acquired a full block across High Street from the holdings of his second father-in-law and political ally, Asahel Bush. On High Street, Harding built his simple Italianate house and maintained an orchard and garden. He, or perhaps his son, acquired another farm property on Row Creek, outside of Cottage Grove in Lane County, for his only surviving son, Daniel W. Harding. In 1888 the elder Harding left Salem to be near his son in the Cottage Grove vicinity.

In 1903, the north portion of Harding's block-large holding on High Street was acquired by Jacob Amsler, who was in charge of Mr. Bush's farming operation immediately to the east. The Bush suburban farm involved a substantial herd of Guernsey cattle, founded in 1884, the year Amsler was hired as farm hand. Amsler eventually became the Bush family chauffeur.

Architecture. Though altered in the arrangement of ground story openings of its principal facade, the Harding House is one of the well-preserved vernacular Italianate houses still standing on the perimeter of Salem's downtown core. The architect, or builder, is as yet unknown, but it has been speculated that local contractor W. F. Boothby, who completed the Asahel Bush House in 1878, had a hand in the design. Salem directories show that

9. Major Bibliographical References

Union Title Company, indexes to deed
 Marion County Deed, Marriage and Probate records (Clerk's office)
 Territorial Government Documents, (Oregon State Archives) various references.
 Marion County Tax rolls, 1857-1865.

(Continued)

10. Geographical Data

ACREAGE NOT VERIFIED

Acreege of nominated property less than one
 Quadrangle name Salem West, Oregon

UTM NOT VERIFIED
 Quadrangle scale 1:24000

UMT References

A

1	0	4	9	6	8	5	0	4	9	7	5	0	7	0
Zone		Easting				Northing								

B

Zone		Easting				Northing					

C

Zone		Easting				Northing					

D

Zone		Easting				Northing					

E

Zone		Easting				Northing					

F

Zone		Easting				Northing					

G

Zone		Easting				Northing					

H

Zone		Easting				Northing					

Verbal boundary description and justification

Lot 2, Block 6, G. H. Jones Addition to the Plat of Salem, Marion County, Oregon in the NE 1/4 SW 1/4, Section 27, Township 7 South, Range 3 West, W. M., Marion County Assessor's map reference 27 CA 7 3W.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
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11. Form Prepared By

name/title David C. Duniway

organization _____ date March 2, 1981

street & number 1365 John Street South telephone 503/581-2338

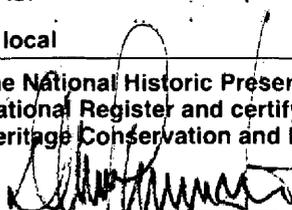
city or town Salem state Oregon 97302

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

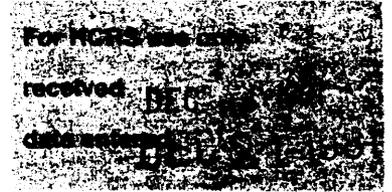
State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date October 16, 1981

For HCRS use only	
I hereby certify that this property is included in the National Register	
	entered in the National Register date <u>12/21/81</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
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Continuation sheet Harding, Benjamin F., House Item number 8

Page 1

Harding boarded with a family named Boothby in 1850. Harding is thought to have assisted in laying the roof cover of his house on High Street. The story is told that a bill collector climbed to the roof to see him and Harding paid him with a check written on a shingle which was cashed at the Ladd and Bush Bank. The Asahel Bush House, an example of high style Italianate architecture, was entered into the National Register of Historic Places in 1974.

Law. Harding first studied and practiced law in Joliet, Illinois. He not only practiced in Oregon, but served as U.S. District Attorney for the Territory in 1853, the same year in which he served on the original Board of Trustees of Willamette University. In 1852 and 1853 he was a commissioner of the Cayuse War claims.

Settlement. Ben Harding arrived on the West Coast during the California Gold Rush, but, because of illness, he came north to Salem, where he became a leader in the Democratic party. The house he built on High Street for his old age included space for a law office. It represents a step in the development of South Salem, first as a suburban area with farm acreage within walking distance of the city center. Jacob Amsler (1863-1952),* the fourth owner, came to Salem as a member of a party of 20 Swiss immigrants who arrived by train in 1884. Amsler was to bring other Swiss families to Salem and environs. He was immediately hired by Asahel Bush to work on the Bush farm, and he adapted the former Harding house, which he acquired in 1903, to the needs of his family.

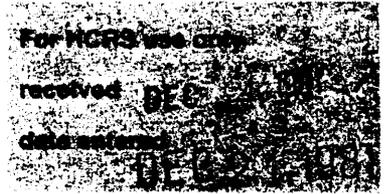
Politics and Government. On his arrival in Oregon in 1850, Benjamin F. Harding became clerk of the House of the Oregon Territorial Legislature. He was Speaker of the House from Marion County in 1852 and 1853 and a member for the State Legislature in 1859 and 1860. He was Speaker of the House in 1860. He was Secretary of the Territory from 1855 to 1859 by appointment of President Pierce, and served as acting Governor in 1856 in the absence of Governor Curry. With Asahel Bush and James Nesmith, he was a ruling spirit among the Union Democrats of Oregon, as opposed to pro-slavery Democrats such as General Joseph Lane, Delazon Smith and others. After the death of Colonel E. D. Baker of the United States Senate at the battle of Ball's Bluff, Harding was elected to fill the unexpired term and served in the United States Senate from September 12, 1863 to March 3, 1865. This was his final official service for the people and the Democratic party, but he was still involved in Democratic affairs when he lived in the house on High Street in Salem. One of his biographers described him as one of the "shrewdest politicians in Oregon." None of Harding's other abodes in Salem and environs is known to be standing.

Other. Benjamin F. Harding was a charter member of Chemeketa Lodge No. 1 of the Independent Order of Odd Fellows instituted at Salem December 6, 1852. It was the first Odd Fellows lodge in Oregon.

*Jacob Amsler was born in Canton Aargau, Switzerland, April 29, 1863. He died June 16, 1952.

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Continuation sheet Harding, Benjamin F., House Item number 9

Page 1

Marion County Voter's Registers, 1902, 1904, 1906.
U.S. Census, Marion County, 1850, House 148; 1860, House 422; 1870, Fairfield Precinct,
House 876. (Microfilm of original in National Archives, Oregon State Library).
Salem Public Works Department. Record of Building Permits, 1954-1975.

Harding:

Baker, Ernest E.
Fairfield Cemetery. (Ms, Oregon State Library, NB-2 #1)

Biographical Directory of the American Congress, 1774-1971, 92nd Congress, First Session,
Senate Doc. 92-8, p. 1067.

Bush Family papers, Political Correspondence. Letters from B. F. Harding, 1850-1888.
(Bush House Archives)

Carey, Charles Henry
History of Oregon, Chicago, The Pioneer Historical Publishing Company, 1922, v. 2, p. 467,
496-7, 627, 661, 668, 713, 772, 781-86.

Hendricks, R. J.
"Bits for Breakfast," Oregon Statesman, 6 April 1929, p. 4.

History of Bench and Bar of Oregon. Portland, Oregon, Historical Publishing Co., 1893,
p. 267-8.

Lang, Herbert O.
History of the Willamette Valley, Portland Oregon, Himes & Lang, 1885, p. 703-4.

Lockley, Fred
"Observations and Impressions of a Journal Man." Oregon Journal, 29 October 1939, Sec. 1, p. 1

Oregon State Library, Oregon Collection.
Correspondence with Charles A. McCarthy of Pittston, PA 1977.

Oregon State Archives
Members of the Legislature of Oregon, 1843-1967, Bulletin 2, Revised, p. 17.

Oregon Secretary of State
Biennial Report . . . H. R. Kincaid, Secretary of State, Salem, Oregon. W. H. Leeds, State
Printer, 1899, p. 177-8.

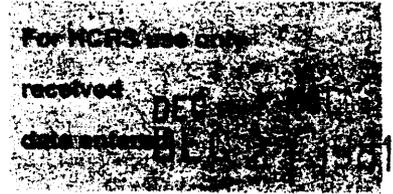
Oregon Statesman, July 23, 1873, death of Mrs. B. F. Harding. August 1, 1884 (weekly),
Cleveland and Hendrick Club organization...Committee on reception of speakers. . . B. F.
Harding . . . May 18 & 19, 1899, Articles on IOOF, Chemeketa Lodge, No. 1. June 17, 1899,
Died at Cottage Grove . . . (Obituary).

Oregonian (Sunday) June 18, 1899, p. 1. B. F. Harding dead . . .

Oregon Spectator Index, 1846-1854, v. 1, p. 222.
Many entries, including marriage Nov. 27 to Eliza Cox of Santiam, 2 Dec. 1851, p. 3 col. 3.
(Note reports death in Rogue River War. This is Benjamin M Harding, born 1831, or perhaps
J. R.).

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Page 2

Scott, Harvey W.

History of the Oregon Country, Cambridge, The Riverside Press, 1924, Vol. 5, p. 277.

West, Oswald

"Reminiscences and Anecdotes: The Harding Brothers," Oregon Historical Quarterly, Vol. 52, No. 4, p. 235-240.

Williams & Company, Edgar

Illustrated Historical Atlas Map of Marion and Linn Counties, Oregon, 1878. Pgs. 28-29, 32-33, Maps of Champoeg and Fairfield precincts. P. 40-41, map of Jefferson precinct, for Harding land holdings. P. 46 for identification of Donation Land Claims.

Wunder, John R.

"Tampering with the Northwest Frontier, the accidental design of the Washington/Idaho Boundary," Pacific Northwest Quarterly, Vol. 68, No. 1, p. 1-12. Analyzes Harding's "inept" service as U.S. Senator.

Amsler:

Oregon Statesman (weekly), April 29 & May 2, 1884. Arrival of the Swiss. June 16, 1952, Obituary.

Marion County Census, 1905. (State Archives)

R. L. Polk, Marion County Directories, 1902-1959.

Interviews with Hilda Amsler Roemhilde, October 14 and 21, 1980.



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

1 of 15

Historic view 1904, east and north
faces, with later occupant Jacob
Amsler and children in foreground.

Photographer Unknown
Alfred C. Jones photocopy
836 Church Street NE
Salem, OR 97301

DEC 4 1981

DEC 21 1981

Harding House, Or
1904 picture from NE
Mr. Amsler & children.
Jones copy of Mrs Roem-
hilde"s original

1916



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

2 of 15

Historic view, 1916, east (front)
elevation, showing early alteration
of northerly tripartite bay and
southerly openings into single doorway.

Photographer Unknown
Alfred C. Jones photocopy
836 Church Street NE
Salem, OR 97301

DEC 4 1981

DEC 21 1981

Harding House, Salem, Or
Historic picture 1916
facade from High St.
Jones copy from original
belonging to Mrs Roemhilde



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

3 of 15
East (front) elevation from High
Street.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House
East facade from High St
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

4 of 15
Close view of east (front) elevation.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House, Salem, Or
East facade from NE
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

5 of 15

Detail of front window bay remodeled
in 1911.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 1 1981

Harding House, Salem Or
Window on east facade
inserted on porch 1911
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

6 of 15
North and west elevations, showing
e11.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

1861 1 2 DEC 1981

Harding House, Salem Or
North and west facade
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

7 of 15

Looking easterly along fence line at
west elevation.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House, Salem Or
West facade from nw
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

8 of 15

West and south elevations, showing ell
centered in rear face of main block.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House, Salem, Or
West and south facade
with ancient orchard tree
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

9 of 15
South elevation.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House, Salem, Or
South facade, shingled.
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

10 of 15

Interior view of entry stairhall.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House, Salem or
Hall on south from
stairs, Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

11 of 15

Looking easterly in front parlor
north of entry stairhall.

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 4 1981

DEC 21 1981

Harding House, Salem, Or
Living room on ne
corner from the dining
room, Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

12 of 15

Looking northeasterly in front parlor.

DEC 4 1981

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 21 1981

Harding House, Salem Or
Living room on ne
corner from entrance to
Hall. Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

13 of 15

Looking northeasterly in kitchen west
of front parlor.

DEC 4 1981

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 21 1981

Harding House, Salem, Or
Dining room on north
from Kitchen,
Strozut photo



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

14 of 15

View of Asahel Bush Historic House
Museum in Bush's Pasture Park, looking
east from yard in front of Benjamin
F. Harding House, which was later

occupied by Jacob Amsler, chauffeur in
the employ of the Bush family.

DEC 4 1981

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 21 1981



Harding, Benjamin F., House
1043 High Street SE
Salem, Marion County, Oregon

15 of 15

Looking southwesterly from Bush's
Pasture Park at bungalows lining High
Street. Benjamin F. Harding House,
on far right, was originally surrounded
by suburban houses with fenced yards,
gardens and orchards occupying a full
platted block.

DEC 4 1981

George Strozut photo, 1981
4572 Portland Road NE
Salem, OR 97303

DEC 21 1981

Case No. H1519-38

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

PROJECT DESCRIPTION ATTACHMENT

HARDING-AMSLER HOUSE – 1043 HIGH STREET SE

RELATED BACKGROUND

Replacement of the 18" poured concrete front retaining wall removed in 1988-1989 due to its state of collapse.

The photograph on the right showing the original wall was taken prior to 1987, the year we purchased the Harding-Amsler House.



HARDING-AMSLER HOUSE - 1043 HIGH STREET - EXISTING EXTERIOR



PROJECT DESCRIPTION – DECORATIVE FENCE AND LIGHTING

Re-establish front fencing to the property.

An early fence is shown in the photo on the right dated 1916. At that time the house was occupied by the Amsler family.

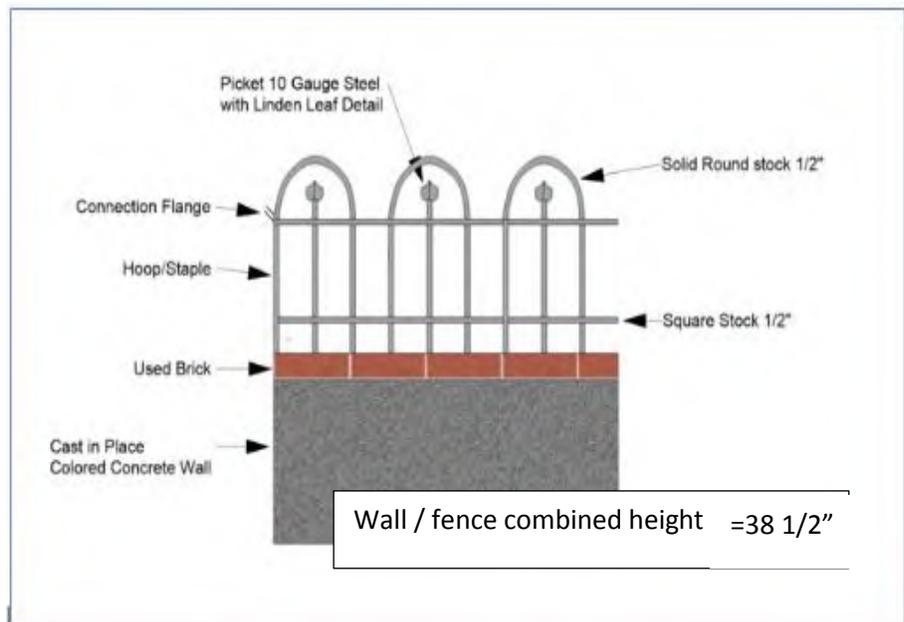


FENCE DESIGN AND LOCATION

Install an 18" tall decorative fence atop the 18" tall replacement retaining wall with 2½" brick trim as shown in the artists drawing below right for a total height of 38½".

The simple, unadorned design is suitable for our Italianate wood frame house.

Further, the round top of the hoops enclosing the finial-topped pickets renders the fence less vulnerable to vandalism. This is important because it will be located immediately adjacent to our sidewalk - an area that has a history of nuisance damage to the yard from the high level of usage by the public, situated as we are across from Bush Park and its much-used open field in front of Bush Barn.



FENCE DESIGN INSPIRATION

Inspiration for the chosen fence pattern came from researched photographs of historic Oregon properties.



EXISTING FENCES IN THE GAIETY HILL-BUSH PARK NEIGHBORHOOD

The decorative metal fencing in the Gaiety Hill-Bush Park neighborhood display different finishes and patterns and are installed in various ways. Four examples are shown below (clockwise): ❖(975 High Street SE) flat black wrought iron on a short brick retaining wall, ❖(787 Cross Street SE) reflective black metal, unreinforced, installed directly into the soil, ❖(490 Oak Street SE) flat gray metal within a formal brick construct sitting upon a seeded boulder rock wall ❖(606 High Street SE) rust-colored steel above a stacked rock retaining wall.



DECORATIVE FENCE DETAILS

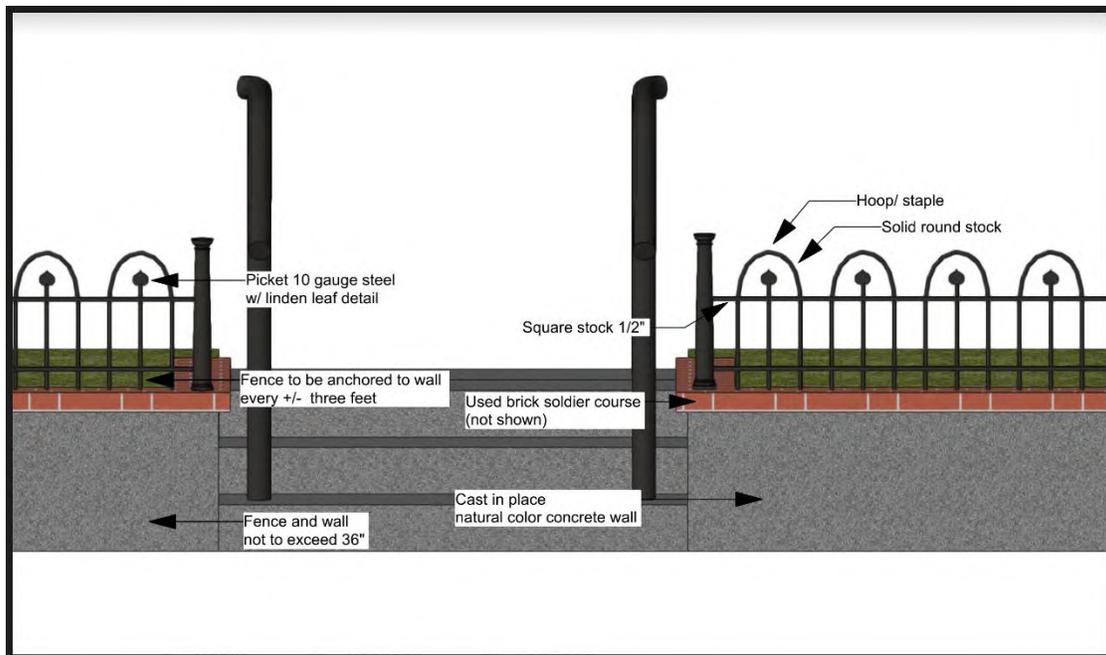
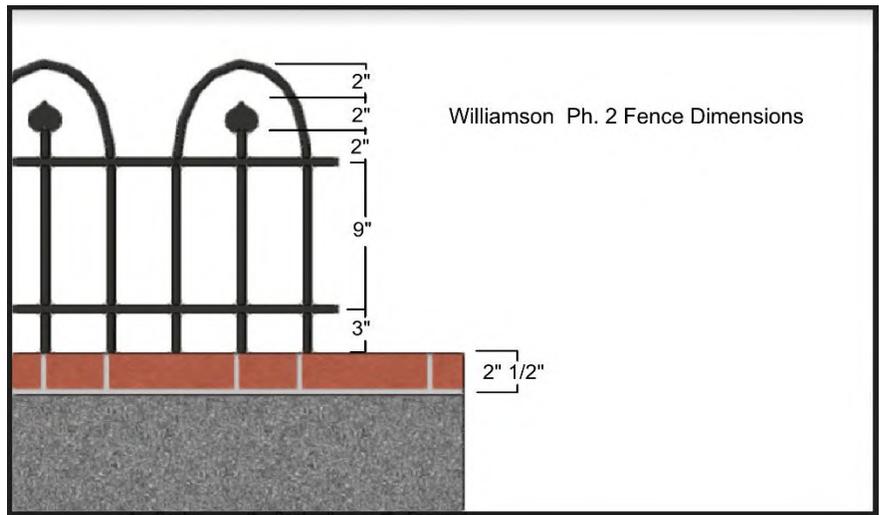
Fence details are shown in the rendering to the right.

Fabrication of the fence will be done by Smith & Steel of Salem. The fence hoops and pickets will be constructed using solid 1/2" round steel. They will be supported at the back by two horizontal lengths of solid 1/2" square steel.

Finial styling will be 10-gauge steel custom cut in a rounded leaf shape.

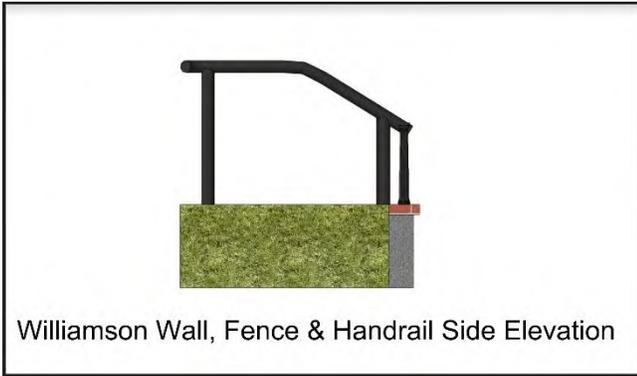
Fence finish will be powder coating in a slightly textured, non-reflective oil-rubbed bronze – a dark black/brown.

Attachment of the fence to the wall is estimated to be every three feet. The sections of the fence between the attachments will sit 1" or less above the top of the wall for ease of leaf, etc. removal.



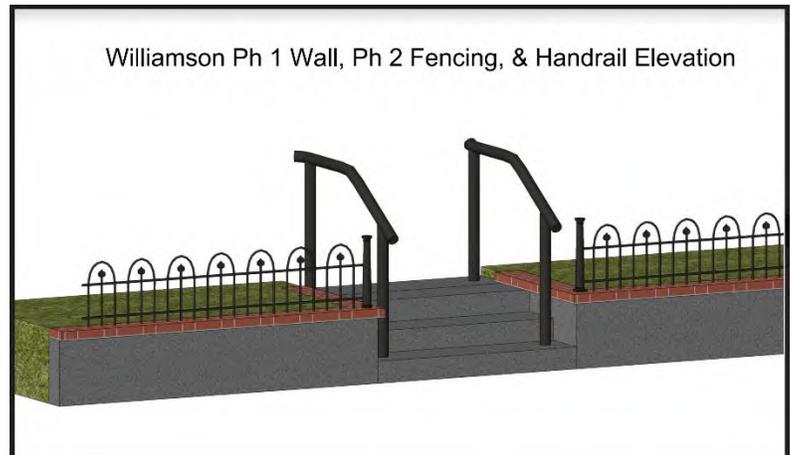
REPLACEMENT FRONT STEPS and HANDRAIL AT THE SIDEWALK

Note the computer-generated concept below suggests lawn. However, to attend to the ongoing health of the front yard’s three mature trees it has been recommended that the revision of the area include only selected decorative plantings – no grass.



LIGHTING DETAIL – HANDRAIL - STEPS AT THE SIDEWALK UP TO THE FRONT WALK

Safety lighting for the front steps at the sidewalk will be installed in the handrails. This LED lighting will be soft down-lighting fully illuminating the steps up to the front walk leading to the front door.



LIGHTING DETAIL - UPLIGHTS ON THE THREE MATURE TREES - SUPPLEMENTAL SAFETY & SECURITY LIGHTING

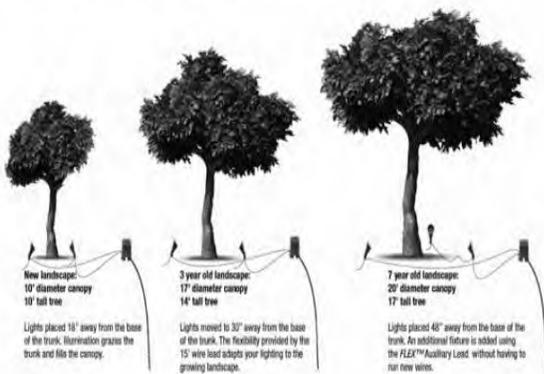
Up lighting on the front yard’s three mature trees will serve three purposes beyond its beautification of the yard. First, it will supplement the front porchlight by casting “waste lighting” on the walkway to the front door, eliminating the need for any individual fixtures lining the walkway.

Second, it will help identify the location of our driveway after dark – the nearest streetlight is at the corner of Bush and High. With the neighborhood’s mature trees our driveway entrance is not visible at night.

Third, it will provide subtle night lighting to help deter vandalism. Our area of the Gaiety Hill-Bush Park historic district is experiencing a significant uptick of pedestrians and vehicles during the hours of 5:00am to 2:00pm, bringing trespassing, litter, noise, and a variety of nuisance behaviors from a portion of the 800 clients per day seen by a for-profit methadone clinic that was established about two years ago at the corner of Miller Street and Liberty Rd South.

And the "waste lighting" helps illuminate the entire area along the walks:

We can then light the trees as such with LED "bullets":
standard 15' wire lead and 12" FLEX™ Auxiliary Lead.



HARDING-AMSLER HOUSE HISTORY

The Harding-Amsler House was built in 1884 by Benjamin F. Harding, lawyer, state legislator, U.S. Senator and good friend of Asahel Bush. With its original two front doors it was both his home and office until 1888. In David Duniway's publication Glimpses of Historic South Salem in the chapter titled "Harding house built in 1884" he wrote: "The story is told that while Senator Harding helped with the roofing [of the new house] a bill collector climbed up to see him. Harding took a shingle and wrote him a check against the Ladd & Bush Bank that was cashed."

Jacob Amsler, Asahel Bush's farming operator, and his family subsequently occupied the house. An article from the Statesman-Journal (date unknown) has his occupancy of the house from 1903 until 1952. Amsler's house was described as being located "at the end of the Bush driveway into High Street..." We have been told that underground wiring of some type existed between Jacob's house and the Bush house in order that he could be summoned by or communicate with the Bush family.

We have no information about the occupants for the 15 years between the stated end of Harding's occupancy in 1888 and the beginning of Amsler's in 1903.

In Glimpses of Historic South Salem Duniway wrote: "Amsler came to Salem in 1884, the year the house was built, from the Canton Aargau in Switzerland, was hired immediately by Mr. Bush to take care of his prize Guernsey herd, and eventually became the family chauffeur." Of this latter detail, we have been told that after Sally Bush acquired her automobile, she subsequently had a collision of some type and thereafter Jacob was enlisted to drive her to her destinations. An aside: We also understand that a home originally on Liberty Road South, subsequently moved to Judson Street, was the residence of Jacob Amsler's father who ran the dairy serving the Bush family herd.

The first floor of the front of the Harding-Amsler House has been changed at least twice, once to replace the north-most narrow front window with the large three-panel window that remains in place today and then once again to remove the northern-most front door. A photograph of Jacob and daughters Hilda and Della in Duniway's book is said to be from 1904 and shows both the two front doors and both original tall narrow front windows. A photograph we found on line and included in this document on page 1 of 7 is noted to be from 1916 and shows the new front window but both front doors remain in place.

We understand that between the end of the Amslers' occupancy in 1952 and the date of purchase by the Haberman family the house was considered a duplex and had several occupants over the years, including at one time (according to an elderly neighbor) a "biker gang." It was during the Haberman's residency that the Harding-Amsler House was registered and the historic district established.

We purchased the Harding-Amsler House from the Habermans in 1987. Over the years we have had updates made both to the interior, to the exterior and for general purposes of preservation.

A significant preservation effort that we undertook was to have the original (and failing) brick and mortar foundation replaced with reinforced poured concrete. In addition, permanent jacks were placed in the crawl space to further support the center section of floor joists. C&R Design Remodel has been our contractor. All work affecting the structure and its exterior was done using the Historical Commission guidelines and its approval process.

In addition to our dedication to preserving the integrity of the original Italianate structure of our home one specific feature of the Harding-Amsler House's history that will always remain is the unpaved, gravel driveway.

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EXTANT BRICK PORCH

IRREGULAR FLAGSTONE WITH USED BRICK BANDED EDGE (NOT SHOWN)

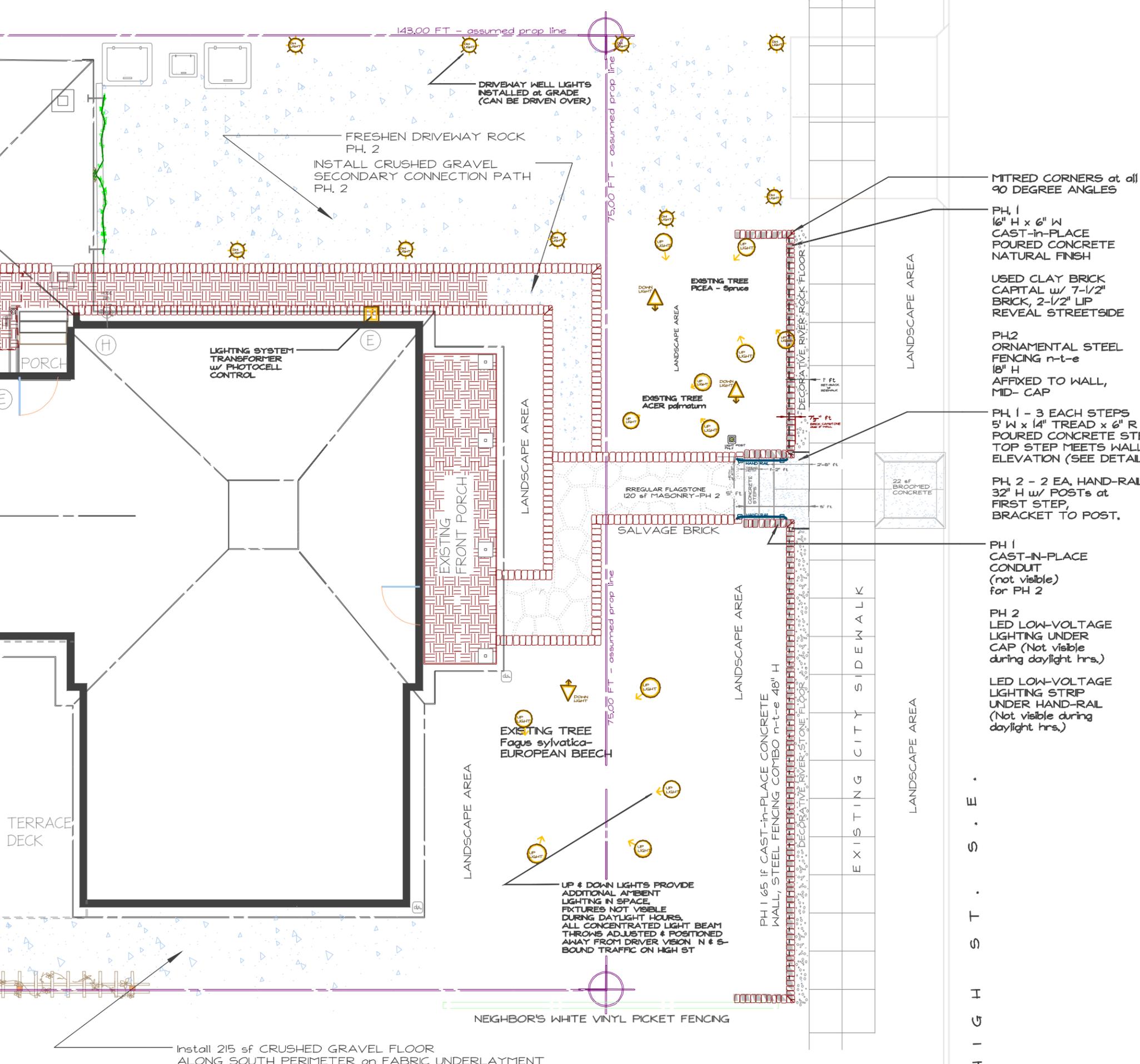
CRUSHED GRAVEL SECONDARY PATH

WALL & FENCING COMBINATION NTE 48" IN HEIGHT

CAST-IN-PLACE CONCRETE WALL, NATURAL COLOR

FLOOR, 1 FOOT WALL SET BACK FROM SIDEWALK

EXTANT SIDEWALK



LIGHTING SYSTEM COMPONENTS:

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

PHASE 2
 DRIVEWAY WELL, UP &
 DOWNLIGHT FIXTURES
 (NOT VISIBLE DURING DAYLIGHT HOURS)
 LED, LOW-VOLTAGE

PH 2, 74" LIGHT POST
 w/ SWITCH CONTROL

PH 2 HIDDEN FIXTURES BENEATH WALL CAP
 BRILLIANCE Dimmable Strip Light cut to length 2700 LED

PH 2 HIDDEN STRIP LIGHT BENEATH HAND RAIL, NESTED INTO BOTTOM of RAIL
 Pro Trade PT-LL1-BK-LED 7 in. Ledge Light w/ 4W LED - Black

PH 2, LANDSCAPE SPOTS THROW LIGHT INTO TREE CANOPY, PROVIDING AREA LIGHTING
 UPLIGHT PLACEMENT at foot of trees

DRIVEWAY WELL LIGHTS (DRIVEABLE)
 DOWN LIGHTS (hang in tree branches)

PH 2, 74" WELCOME LIGHT POST w/ SWITCH CONTROL in house

EFFECT of AREA LIGHTING from UP & DOWN LIGHTS

A LANDSCAPE WALL REPLACEMENT PLAN (PH. 1)

& PH. 2 LIGHTING Concept for:

EILEEN & TED WILLIAMSON

Situs Address:
 1043 HIGH STREET S.E.
 SALEM OR 97302

A Conceptual Master Plan

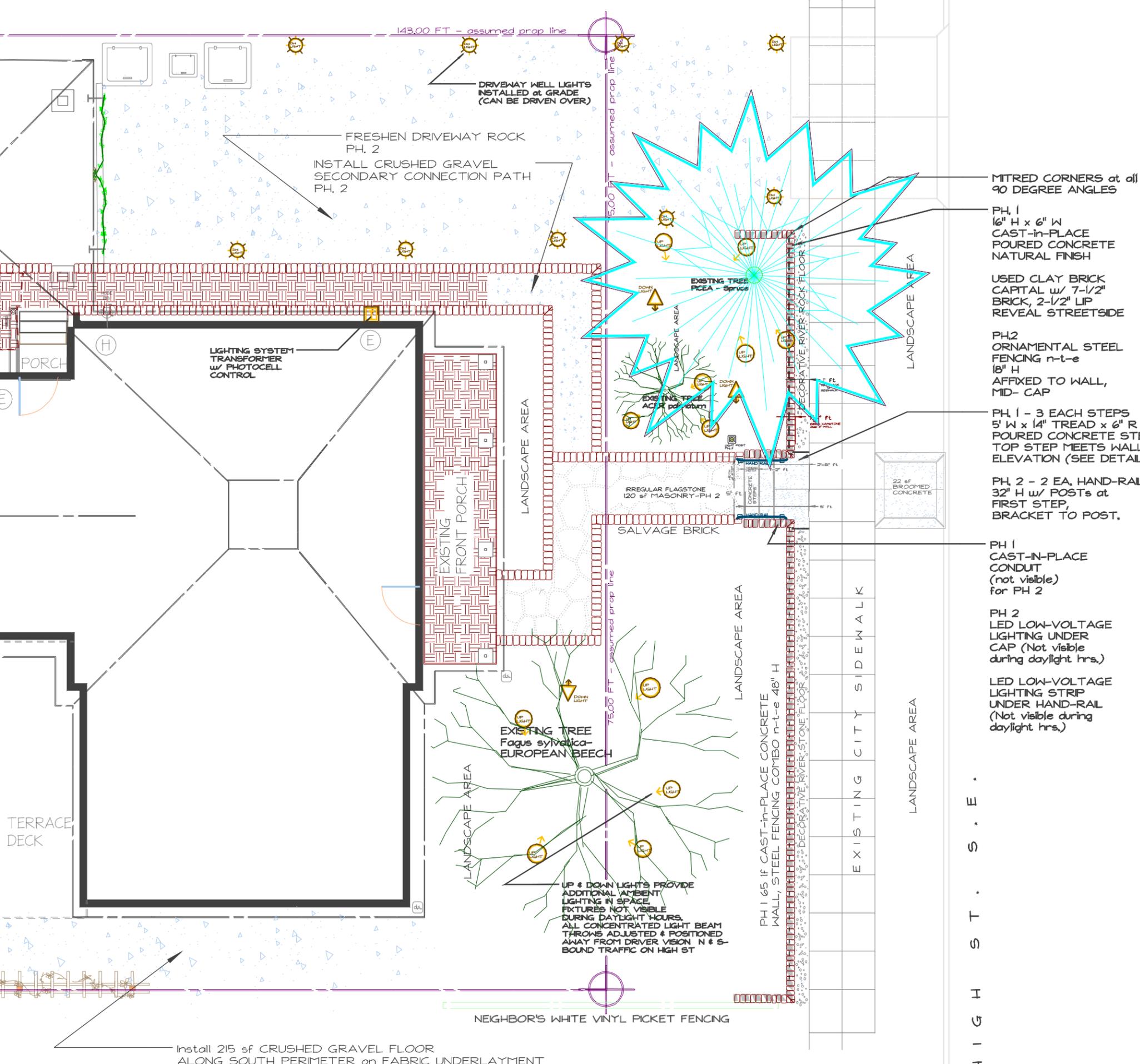
E. Powers, LCP, Principal Designer
 Revision (7)
 03-October, 2019

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

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

SCALE: 1" = 8'-0"

H I G H S T . S . E .



LIGHTING SYSTEM COMPONENTS:

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 UNDER WALL CAP,
 & RAIL LIGHTING
 (NOT VISIBLE DURING
 DAYLIGHT HOURS)
 LED, LOW-VOLTAGE
 PHOTOCELL CONTROL
 50,000 LUMIN HOURS

PHASE 2
 DRIVEWAY WELL, UP &
 DOWNLIGHT FIXTURES
 (NOT VISIBLE DURING
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 LED, LOW-VOLTAGE

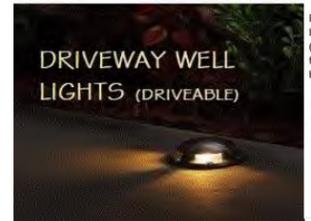
PH 2, 74" LIGHT POST
 w/ SWITCH CONTROL



PH 2 HIDDEN FIXTURES BENEATH WALL CAP



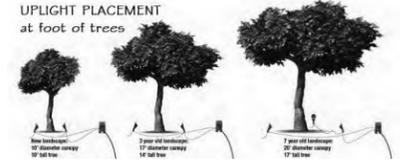
PH 2 HIDDEN STRIP LIGHT BENEATH HAND RAIL, NESTED INTO BOTTOM OF RAIL



DRIVEWAY WELL LIGHTS (DRIVEABLE)



DOWN LIGHTS (hang in tree branches)



PH 2 LANDSCAPE SPOTS THROW LIGHT INTO TREE CANOPY, PROVIDING AREA LIGHTING



PH 2, 74" WELCOME LIGHT POST w/ SWITCH CONTROL in house




EFFECT of AREA LIGHTING from UP & DOWN LIGHTS

A LANDSCAPE WALL REPLACEMENT PLAN (PH. 1)

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 for:
 EILEEN & TED WILLIAMSON

Situs Address:
 1043 HIGH STREET S.E.
 SALEM OR 97302

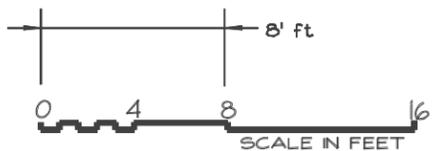
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E. Powers, LCP, Principal Designer
 Revision (7)
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DESIGN BY: Elizabeth Frances-Powers, LCP
 The Garden Angels, P.O. Box 3313, Salem, OR 97302



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

SCALE IN FEET

SCALE: 1" = 8'-0"

H I G H S T R E E T

EXISTING CITY SIDEWALK

LANDSCAPE AREA

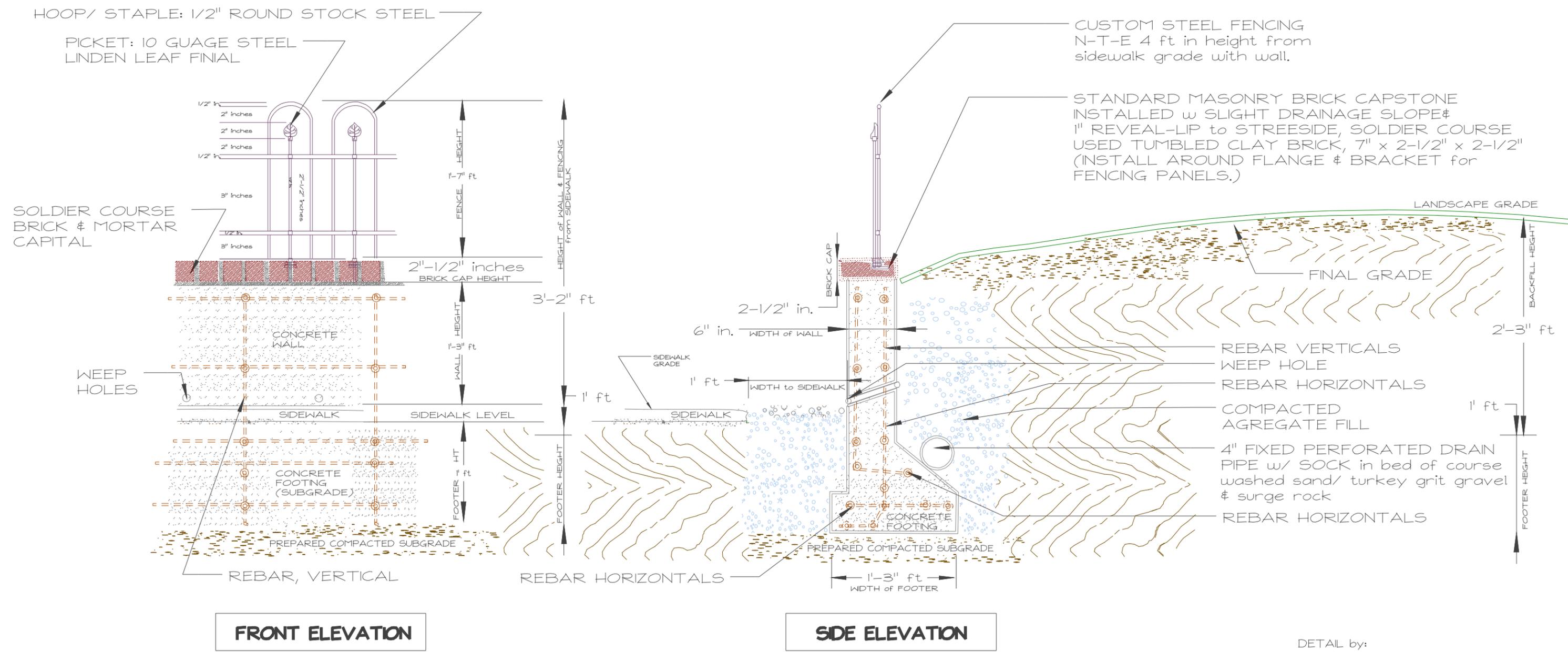
PH 1 65 LF CAST-IN-PLACE CONCRETE WALL, STEEL FENCING COMBO n-t-e 48" H

UP & DOWN LIGHTS PROVIDE ADDITIONAL AMBIENT LIGHTING IN SPACE. FIXTURES NOT VISIBLE DURING DAYLIGHT HOURS. ALL CONCENTRATED LIGHT BEAM THROWS ADJUSTED & POSITIONED AWAY FROM DRIVER VISION. N & S-BOUND TRAFFIC ON HIGH ST

NEIGHBOR'S WHITE VINYL PICKET FENCING

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

WILLIAMSON FRONT WALL DETAIL



A Wall Replacement 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 02-OCT, 2019





MEMO

TO: Kimberli Fitzgerald, Planner III
Community Development Department

FROM: Jennifer Scott, Program Manager 
Public Works Department

DATE: October 4, 2019

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
HIS19-38 AND HIS19-39 (19-119479 AND 19-119514)
1043 HIGH STREET SE
RETAINING WALL AND FENCE**

PROPOSAL

To reconstruct a retaining wall and install fencing, with lighting, on the exterior of the Benjamin F. Harding House (c. 1884) located at 1043 High Street SE.

SUMMARY OF FINDINGS

Obtain a license to encroach pursuant to SRC 76.160 for the retaining wall and fence located in the public right-of-way.

FACTS

Streets

1. High Street SE

- a. The half-width right-of-way and street improvement is adequate along the frontage of the subject property and meets the requirement of a Collector street pursuant to the Salem TSP.

Storm Drainage

1. Existing Condition

- a. A 15-inch storm main is located in High Street SE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 4-inch water main is located in the landscape strip along the frontage of the subject property.

Sanitary Sewer

1. Existing Condition

- a. A 10-inch sewer main is located in High Street SE.

FINDINGS

1. City Utilities

Finding—The water and sewer infrastructure are available within surrounding streets and are adequate to serve the proposed development. The applicant does not show any new connections to water or sewer infrastructure.

2. Streets

Finding—The existing street system is adequate to serve the proposed development and the development is not proposing a building addition subject to SRC 803.040(a); therefore, no right-of-way dedication or street improvements are required. The retaining wall and fencing is located within a public right-of-way and requires a license to encroach pursuant to SRC 76.160.

3. Storm Drainage System

Finding—The applicant shall be required to design and construct a storm drainage system at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for areas of impervious surface pursuant to SRC 71.075.

cc: File



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
www.cityofsalem.net/planning • www.cityofsalem.net

11/14/2019

To whom it may concern:

Please find attached the applicant's final rebuttal for Historic Design Review Case No. HIS19-38 for 1043 High St SE. This rebuttal was due by November 7, 2019 at 5:00 P.M.

Deliberations for this case will be held at the November 21, 2019 meeting of the Salem Historic Landmarks Commission.

Please direct questions or comments to the **CASE MANAGER:**

Kimberli Fitzgerald

kfitzgerald@cityofsalem.net

503-540-2397

Thank you,

Kirsten Straus

Staff Assistant

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

kstraus@cityofsalem.net | 503-540-2347

Kirsten Straus

From: Kimberli Fitzgerald
Sent: Wednesday, November 6, 2019 4:27 PM
To: Kirsten Straus
Subject: FW: HIS19-38 for 1043 High Street SE

From: Eileen W <1942elw@gmail.com>
Sent: Wednesday, November 06, 2019 4:20 PM
To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Subject: HIS19-38 for 1043 High Street SE

Hi Kimberli,

Just a final comment for our file: Ted and I have every intention of seeing that any/all lighting installed on our property with this renovation will meet or be well within the requirements of the City of Salem. We will strive to find a common ground of understanding with the Landmarks Commission while fully representing our needs for the walking safety of folks coming to our home. In addition, our lighting interests are seeking to attend to the protection of our property due to an increase of littering, loitering and trespassing associated with the 800 methadone clinic clients who now come in our neighborhood six days a week.

With respect,

Eileen

--

Eileen Lane Williamson
503-362-1577 (h)
503-881-9227 (c)



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
www.cityofsalem.net/planning • www.cityofsalem.net

11/1/2019

To whom it may concern:

For the record, this office did not receive any rebuttal for Historic Design Review Case No. HIS19-38 for 1043 High St SE. The deadline for submittal was 5:00 P.M., Thursday, October 31, 2019.

The last 7-day period is only for the APPLICANT'S FINAL REBUTTAL. The applicant's deadline for submission is 5:00 P.M., Thursday, November 7, 2019. Please submit final rebuttal to the Case Manager at the following email address: kfitzgerald@cityofsalem.net.

Deliberations for this case will be held at the November 21, 2019 meeting of the Historic Landmarks Commission.

Please direct questions or comments to the **CASE MANAGER:**

Kimberli Fitzgerald

kfitzgerald@cityofsalem.net

503-540-2397

Thank you,

Kirsten Straus

Staff Assistant

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

kstraus@cityofsalem.net | 503-540-2347



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
www.cityofsalem.net/planning • www.cityofsalem.net

10/25/2019

To whom it may concern:

Please find attached the comment packet for Historic Design Review Case No. HIS1938 for 1043 High St SE. The deadline for submittal was 5:00 P.M., Thursday, October 24, 2019.

The next 7-day open record period is only for REBUTTAL on the testimony that was submitted within the last 7 days. The deadline for submission is 5:00 P.M., Thursday, October 31, 2019. Please submit rebuttal to the Case Manager at the following email address: kfitzgerald@cityofsalem.net.

Please direct questions or comments to the **CASE MANAGER:**

Kimberli Fitzgerald

kfitzgerald@cityofsalem.net

503-540-2397

Thank you,

Kirsten Straus

Staff Assistant

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

kstraus@cityofsalem.net | 503-540-2347

Kimberli Fitzgerald

From: Kimberli Fitzgerald

Sent: Monday, October 21, 2019 11:42 AM

To: ed scan <edscannewsletter@gmail.com>; Schumacher, Jeff <jeff.schumacher@gmail.com>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>

Subject: RE: One of the concerns expressed to me: 1043 High Street SE

Attachments: Benson. 10-16-2019

Hi Jon;

I had sent this along earlier, and it was also entered into the record.

However, for clarification, attached is Carlene's final response related to the lighting issue as your comments indicate that you were not aware of it.

Kimberli

Kimberli Fitzgerald

From: Carlene Benson <bensonwc@mac.com>
Sent: Wednesday, October 16, 2019 8:16 PM
To: Kimberli Fitzgerald
Subject: Re: Supplemental Staff Report - Case No. HIS19-38 for 1043 High St SE

Kimberli, I didn't see where they were removing that part from the application, but I'm glad they are. That was the sum of my concerns.

Thanks for the response. I'm out of town for a while and won't be at the meeting.

Carlene

On Oct 16, 2019, at 8:00 PM, Kimberli Fitzgerald <KFitzgerald@cityofsalem.net> wrote:

Hi Carlene;

I'm sorry you are frustrated. According to the applicant they are removing that portion of their request and will not be installing the under cap lighting, so I'm unsure what your additional concerns are related to their request. I know they are wanting to be responsive to your concerns.

I'm available in the morning tomorrow if you want to stop by to discuss any of this prior to tomorrow evening's hearing.

Kimberli

From: Carlene Benson <bensonwc@mac.com>
Sent: Wednesday, October 16, 2019 7:51 PM
To: Kirsten Straus; Kimberli Fitzgerald
Cc: ed scan
Subject: Re: Supplemental Staff Report - Case No. HIS19-38 for 1043 High St SE

Kimberly, we're really disappointed and frustrated with this decision. The undercap lighting is clearly not appropriate in a historic district. We understand the owner is considering ways to reduce the level of illumination, but also understand that they are concerned with vandalism. To combat vandalism, low lighting is not going to help, so I would anticipate quite bright lighting. Any undercap lighting will be an eyesore and stand out and not have a historic look or feel. Post lights are perfectly acceptable and should be considered.

The historic integrity of this neighborhood is slowly being eroded. "Death by a thousand cuts" comes to mind. We look to the historic commission to protect what value we still have, but it's not always a protective commission. It should be.

Carlene and Wally Benson

> On Oct 16, 2019, at 4:23 PM, Kirsten Straus <KStraus@cityofsalem.net> wrote:
>
> Good afternoon,
>
> Please find attached a Supplemental Staff Report for Historic Design Review Case No. HIS19-38 for 1043 High St SE. I will have hard copies available at the HLC meeting tomorrow. A copy of the agenda is also attached for your reference.
>
> Application Summary: A proposal to reconstruct a retaining wall and install fencing on the exterior of the Benjamin F. Harding House (c. 1884).
>
> Please direct questions or comments to the CASE MANAGER:
> Kimberli Fitzgerald
> kfitzgerald@cityofsalem.net
> 503-540-2397
>
> Kirsten Straus
> Staff Assistant
> City of Salem | Community Development Department
> 555 Liberty St SE, Suite 305, Salem OR 97301
> kstraus@cityofsalem.net |503-540-2347
> Facebook | Twitter |YouTube| CityofSalem.net
>
> <HLC Draft Agenda 10.17.2019.pdf><HIS19-38 Supplemental Staff Report 10-16-19.pdf>

Kirsten Straus

From: Kimberli Fitzgerald
Sent: Friday, October 25, 2019 11:28 AM
To: Kirsten Straus
Subject: FW: 1043 High Street Yard Revision

From: Doug Lethin <dlethin@remodelsalem.com>
Sent: Friday, October 18, 2019 11:13 AM
To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Subject: Re: 1043 High Street Yard Revision

Understood, however, is this typical ?
Or mainly exercised by certain individuals?

I just don't like to see a well researched project, Excellent design, Public Works request met, Codes addressed, ample notices, and concerns met prior to a meeting get gummed up. And, In This Specific case for what purpose?

SCAN had approved. One person brought concerns, these were met and in the record as such. Professionals were present to address the codes brought up.

I certainly respect the process and you are by and far a great person to represent the City and HLC.

Doug

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From: Kimberli Fitzgerald <kfitzgerald@cityofsalem.net>
Sent: Friday, October 18, 2019 10:38 AM
To: Doug Lethin; Eileen W
Subject: Re: 1043 High Street Yard Revision

Hi Doug;

Once Jon made the request, the HLC did not have any choice. A final decision could not have been made last night. Here's why:

The continuance/extension of the record provisions are included under SRC 300.970. Since this was the first evidentiary hearing, the applicable provision would be SRC 300.970(b) which provides:

"Procedure when hearing constitutes the first evidentiary hearing. Prior to the conclusion of a quasi-judicial land use proceeding which constitutes the first evidentiary hearing on the matter, any party may request an opportunity to present additional evidence, arguments or testimony regarding the proposal. Upon such request, the Review Authority shall either continue the hearing or hold the record open as provided in this subsection."

Holding the record open was the most expedient route they could have taken given the circumstances.

Kimberli

From: Doug Lethin <dlethin@remodelsalem.com>
Sent: Friday, October 18, 2019 10:07:37 AM
To: Eileen W <1942elw@gmail.com>
Cc: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Subject: Re: 1043 High Street Yard Revision

Eileen,

We may reflect on that meeting for some time.

My reaction is that the commission needs to realize that the tactic being used to keep the record open for 7 days is being misused. And especially since, I believe, Kimberli advised us this may happen.

There is NO way your project is disrespectful to the neighbors, your neighborhood or the history of your beautiful home. The Era of the Williamson stewardship of this significant property is valued by the community.

I believe the commission should've opted to close the record and proceed.

We can be certain that if this was the first time that the tactic/option of 7 days was used, I may have missed something. However, and Kimberli will know, if this is being used on citizens like yourself then the commission needs to act responsibly next time, close the record and vote.

Doug Lethin

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From: Eileen W <1942elw@gmail.com>
Sent: Friday, October 18, 2019 8:00 AM
To: Jeff Schumacher
Cc: 1043 - Kimberli Fitzgerald; Andrew Heneveld; C&R Doug; Elizabeth Powers
Subject: 1043 High Street Yard Revision

Good morning, Jeff,

Moments ago I copied you on an e-mail to Kimberli Fitzgerald. I want to reiterate, after having in hand SCAN's written approval for the re-working of our front yard it was more than surprising to have Mr. Christenson appear at the hearing last evening and ask for a delay in the HLC decision.

Ted and I want to assure you, Mr. Christenson and the neighborhood that any lighting we may install will be indirect, will not exceed the 5 lumin specifications required by the city and that no lighting elements will be directly visible.

At the meeting Mr. Christenson did not ask us or our representatives who were present (Doug Lethin - C&R Design Remodel, Liz Francis-Powers - The Garden Angels, Andrew Heneveld - Premium Northwest Landscape) for information or clarification about lighting before speaking to the Commission, making a statement about general concern for lighting in the neighborhood and then asking for a delay in our project.

We were given no notice before the hearing that SCAN was rescinding their approval. I can only wish that his concerns pertaining to this issue had been addressed to us directly before speaking to allow us and our representatives to give him specifics so that our project did not suffer the delay we now have.

With respect,

Eileen

--

Eileen Lane Williamson

503-362-1577 (h)

503-881-9227 (c)

Kirsten Straus

From: Kimberli Fitzgerald
Sent: Thursday, October 24, 2019 5:06 PM
To: Kirsten Straus
Subject: FW: OPEN RECORD: Historic Design Review Case No. HIS19-38 for 1043 High Street SE
Attachments: HIS19-38 1043 HIGH STREETSE.pdf; HIS 19-38 Supplemental Staff Report 10-16-19.pdf; Benson. 10-16-2019. email.pdf

From: Kimberli Fitzgerald
Sent: Monday, October 21, 2019 8:03 AM
To: ed scan <edscannewsletter@gmail.com>
Cc: Schumacher, Jeff <jeff.schumacher@gmail.com>; Kirsten Straus <KStraus@cityofsalem.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Subject: RE: OPEN RECORD: Historic Design Review Case No. HIS19-38 for 1043 High Street SE

Hi Jeff and Jon;

- 1) To clarify, no new evidence was submitted after the issuance of the staff report on 10/10/19 related to the relocation of the wall. I've attached the staff report for your reference. The reason this information was not included in the Public Works Memo of 10/4/19 is because the applicant had worked out the redesign (relocating the wall 1' to the west of the wall's original historic location abutting the sidewalk) **PRIOR** to submittal of formal plans for both Public Works and historic design review and sending public notice. Any additional questions SCAN may have relating to PW's reason for requesting this relocation during the design phase of the project and/or the revocable license and the administration of SRC 76.160 should be directed to the Public Works Department (Development Services), as this requirement is beyond the purview of the HLC. It should be noted that concerns/questions related to Public Works requirements (the relocation of the wall/ the revocable) were brought up by the HLC nor anyone testifying on 10/17/19 at the public hearing. In the past, when concerns have arisen, we have continued the hearing to allow Public Works staff to attend in person and clarify their requirements (ie. Court Chemeketa pedestrian bridge reconstruction, HIS16-22). Please keep that in mind for future projects, as we would like to be as responsive as possible, while the hearing is open.
- 2) A Supplemental Staff report was issued on the 16th of October (attached) clarifying that the applicant had removed the under-cap lighting portion of their proposal. Prior to SCAN's testimony, staff stated on the record that Ms. Benson's concerns had been addressed prior to the hearing. I have attached the 10-16-19 email string for your reference. The HLC has left the record open because the Neighborhood Association representative stated that several members of the neighborhood still had concerns about the proposed lighting (including Ms. Benson). Given Ms. Benson's 10/16/19 email, it would be very

helpful to both the applicant and the HLC for SCAN to provide clarification regarding the additional concerns expressed by members of the neighborhood related to the lighting, so they can be adequately addressed by the applicant and considered/evaluated by the HLC. At the hearing staff clarified that even though SRC 230 does not include specific standards related to lighting there are general development standards in 800.060. The HLC indicated written testimony related to the lighting portion of the proposal should address this criterion:

Sec. 800.060. - Exterior lighting.

(a)Exterior lighting shall not shine or reflect onto adjacent properties, or cast glare onto the public right-of-way.

(b)Exterior light fixtures shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either:

(1)Completely shielded from direct view; or

(2)No greater than five foot-candles in illumination.

- 3) After the request on behalf of the Neighborhood Association to leave the record open to address neighborhood concerns about lighting, the public hearing was closed, and the record left open to accept written testimony addressing this issue related only to the lighting portion of the proposal (from anyone)for 7 days (10/24/19); rebuttal (from anyone) for 7 days (10/31/19) and 7 days (11/7/19) for the applicant to submit their final rebuttal. The HLC will hold their final deliberations on the case at the November HLC hearing on 11/21/19.

Please let me know if you have any additional questions. Even though I have responded to this email, all written testimony (including transference of the text from the email below) related to this case from the Neighborhood Association must be provided on **SCAN letterhead** and include the case # (HIS19-38) and address. If it is not provided on SCAN letterhead, it will be entered into the record as personal/individual testimony from Mr. Christensen..

Thank you,

Kimberli

*Kimberli Fitzgerald, AICP, RPA
Historic Preservation Officer,
City Archaeologist
Community Development Department
City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301-3503
Phone: (503) 540-2397
kfitzgerald@cityofsalem.net*

From: ed scan <edscannewsletter@gmail.com>

Sent: Sunday, October 20, 2019 11:12 PM

To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>

Cc: Schumacher, Jeff <jeff.schumacher@gmail.com>

Subject: OPEN RECORD: Historic Design Review Case No. HIS19-38 for 1043 High Street SE

New facts and drawings were submitted after the members of SCAN Historic Preservation, Parks & Gardens Committee reviewed the initial applicant submission.

Thank you for allowing the record to be open for clarifications.

I have conferred with Jeff Schumacher, president of SCAN.

Clarification of the illumination under the standards of City code, by the applicant, as recommended by Ms. Fitzgerald at the public hearing, would be helpful.

Clarification of additional movement of the wall westward of the public sidewalk, the actual distance requested by Public Works, a west movement mentioned by Ms. Fitzgerald at the public hearing, would be helpful. That PW request is new information: not in the communication from Jennifer Scott, Program Manager, PW (October 4, 2019) in the original Staff report.

Also status of any other public system encroachment or changes sought, please. Mrs. Williamson, in her verbal testimony at the public hearing spoke to changes.

I would like to express appreciation to the applicants for the clarification.

Allow me please also to commend the applicants for protection of CTZ, critical root systems by The Garden Angels. Mature trees in the NHD are very special.

Sincerely yours,

Jon Christenson MURP
Chair, SCAN Historic Preservation, Parks & Gardens Committee

cc: Jeff Schumacher, president, SCAN

Kirsten Straus

From: Kimberli Fitzgerald
Sent: Thursday, October 24, 2019 5:06 PM
To: Kirsten Straus
Subject: FW: Design Review Case HIS19-38 1043 High St SE

From: ed scan <edscannewsletter@gmail.com>
Sent: Wednesday, October 23, 2019 4:56 PM
To: Schumacher, Jeff <jeff.schumacher@gmail.com>
Cc: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>; Eileen W <1942elw@gmail.com>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Subject: Design Review Case HIS19-38 1043 High St SE

hi Jeff,

I had an opportunity to go through materials from the City HPO, and Kimberli explained the multiple stages. There were varied reviews at certain technical levels, e.g., Public Works that preceded HLC process and currently underway, to allow encroachment. Kimberli was kind to provide the code standards on illumination.

The clarifications that I was seeking from testimony presented at the public hearing have been made, addressed, and no further need or concern. This has been a complex process. I credit Kimberli for explaining the various steps.

I would ask that you please notify Ms. Fitzgerald that there is no further concern or clarification being sought.

Earlier, the HPPG Committee reported no objections and recommended approval.

Thank you very much.

Sincerely yours,

Jon Christenson

Kirsten Straus

From: Kimberli Fitzgerald
Sent: Thursday, October 24, 2019 5:05 PM
To: Kirsten Straus
Subject: FW: RFI - INPUT to file for the Williamson project - 1043 High Street S
Attachments: 10-24-2019 RFI REPONSE TO COS re Williamson lighting.pdf; 10-24-2019 Williamson RFI photometrics calculations of foot candle power.pdf; 10-24-19 Williamson RFI TYP driveway well light tech sheet.pdf; 10-24-2019 Williamson RFI TYP TRANSFORMER tech sheet.pdf; 10-24-2019 Williamson RFI TYP uplight bullet tech sheet.pdf; 10-24-2019 Williamson RFI TYP Brilliance Dimmable Strip Light Cut To Length 2700K LED _ Fixtures _ SiteOne.pdf; 10-24-2019 Williamson RFI TYP down lights tech sheet.pdf

From: Elizabeth Powers <liz@thegardenangels.com>
Sent: Thursday, October 24, 2019 4:33 PM
To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Cc: Eileen W <1942elw@gmail.com>; Andrew Heneveld <andrew@premiumnw.com>; Doug Lethin <Doug@skylifhardware.com>; THE GARDEN ANGELS - Elizabeth Frances-Powers <liz@thegardenangels.com>
Subject: RFI - INPUT to file for the Williamson project - 1043 High Street S

Hi Kimberli-

Please accept the attached input in regards to your open file for the Williamson's property on 1043 High Street?

Thank you so much and please let me know if you have any questions or concerns about my information submitted. Thank you for your service on this project!

--

Elizabeth Powers, LCP, Principal Designer
The Garden Angels Landscape Design & Consulting
PO Box 3313 ~ Salem, OR 97302
503-932-5840
www.TheGardenAngels.com

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The Garden Angels

HEAVENLY LANDSCAPE DESIGN



Date: 24-October, 2019

To: Kimberli Fitzgerald, Senior Planner/Historic Preservation Officer
Community Development Department
City of Salem
555 Liberty Street SE, Room 305
Salem, OR 97305

Client/Owner: Eileen & Ted Williamson
Situs Address: 1043 High Street SE, Salem OR 97302
Creative Director: Elizabeth Powers, LCP, Principal Designer

Project: Ph. 1 Wall Replacement
Ph. 2 Landscape and Lighting Plan
For a Historic Residence

Subj.: Request for Information
RE: Compliance to Section 800.060 Exterior Lighting
Salem Oregon Code of Ordinances, Title X- Unified Development Code

Dear Kimberli:

Please accept this narrative as input for your active file under Minor Historic Review of the Landmarks Committee. My comments are prepared in response to a non-project related, general non-specific public request for information regarding a “general trend” in terms of lighting in the entire neighborhood. Please consider this input as it directly relates to the concept for the Williamson exterior lighting system as submitted to you above.

The Lighting Concept & Components:

- The exterior lighting concept plan for the abovementioned project is designed and to be installed using LED landscape lamps. The transformer is to be controlled by photocell and/or timer and positioned on the North wall of the house.
- All LED fixtures shall be located and positioned so as to be completely shielded from direct view of pedestrian and/or driver traffic with no glare into the right-of-way. In general, this is to be achieved both by the selection of the suggested fixtures, and by way of positioning of the output so as to focus all emitted direct beam light into target plant material branching and canopy. Fixtures in the landscaping are to be obscured by plant growth during daylight hours.
- Nine driveway well lights are planned to safely aid and guide the Owner when entering the existing driveway from High Street, a busy neighborhood thoroughfare. The lighting

application suggested is designed to indirectly define the driveway edges for vehicle navigation into the driveway. Currently the driveway is excessively dark due to heavy overhead tree canopy. The adjacent neighbor's property to the north is elevated and sloped, without the benefit of retaining along the driveway edge. Perceiving the driveway edge at night without additional lighting is difficult. The beams of the driveway fixtures suggested, are indirect. They are similar to reflectors on a highway median. The lamps of the driveway well lights are located inside an obscured sump or can, much like a can light in a ceiling, only in reverse. In addition, the lamps and beams are obscured by a heavy, drivable steel grate. (See the attached spec sheet.)

- Three downlights are planned to be suspended from tree branches. The fixtures are obscured by tree branches by night and day. As seen in the attached technical sheet, the lamps in these fixtures are obscured by a sleeve, set inside of the fixture itself, casting a soft beam directly downwards toward the ground. The target is waste-lighting in the space, to achieve a soft glow to aid in visibility for pedestrian traffic approaching from the street. These fixtures and beams are shielded from direct view and do not cast glare onto the public right-of-way.
- There are twelve uplights positioned in the concept. As noted on the plan, they are situated and directed up into the target canopy to help "trap" area lighting and create waste glow at the ground level, again assisting with pedestrian perception on the approach walk to the house in the dark.
- There are two lighting strips to be fully inset, to be custom fit underneath the two custom hand rails planned at the steps. The only illumination is directed straight down to help perceive the steps at night. (See the attached tech sheet.)
- As per the previously submitted master plan layout with lighting detail, all lighting fixtures are located more than 13 feet to the west of the street curb. All lighting is designed and positioned in the landscaping so as not to shine or reflect onto adjacent properties or to cause glare onto the public right-of-way.

Conservatively calculating the output of the fixtures in the concept, per the attached technical sheets and photometrics graph, all fixtures recommended will produce 2.9 foot candles at 4' from the fixture in any direction. This equates to a soft, indirect lighting application for the landscaping, and is compliance with Section 800.060 Exterior Lighting, Salem Oregon Code of Ordinances, Title X- Unified Development Code.

Please let me know if I might answer any more questions or provide further clarification about the lighting concept for the Williamsons. Thank you for accepting our input.

Sincerely,

Elizabeth Powers, LCP, Principal Designer
The Garden Angels
cc: Eileen & Ted Williamson; attachments

FX LUMINAIRE Photometrics

Use our handy photometrics charts to make the most of your lighting design. The charts help with ideal fixture spacing by illustrating light intensity at variable distances. Visit the product pages at fxl.com for photometric charts specific to each fixture.

Mounting height or distance from illuminated surface

MS 1LED ILLUMINANCE AT DISTANCE

This column is the forward throw of the light

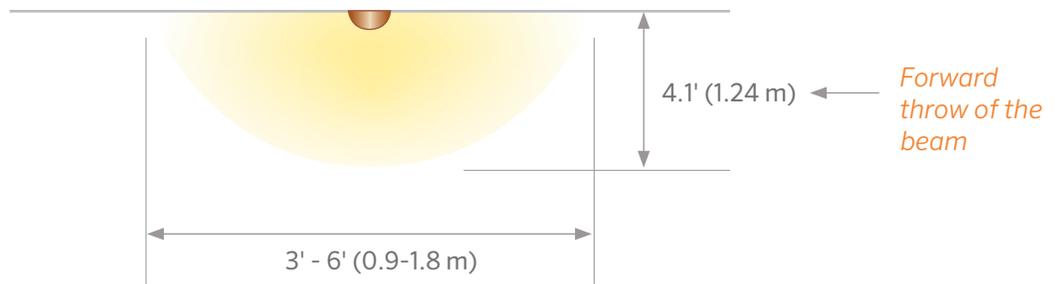
	Center Beam	Beam Width	
		Horizontal (92°)	Vertical (85°)
2.0' (0.6 m)	11.6 fc (125.3 lux)	3.6' (1.1 m)	4.1' (1.2 m)
4.0' (1.2 m)	2.9 fc (31.3 lux)	7.3' (2.2 m)	8.2' (2.5 m)
6.0' (1.8 m)	1.3 fc (14 lux)	10.9' (3.3 m)	12.3' (3.7 m)
8.0' (2.4 m)	0.5 fc (5.4 lux)	14.6' (4.5 m)	16.4' (4.9 m)
10.0' (3.0 m)	0.3 fc (3.2 lux)	18.2' (5.5 m)	20.5' (6.2 m)

Foot-candles (or lux) measure light output density at a given point

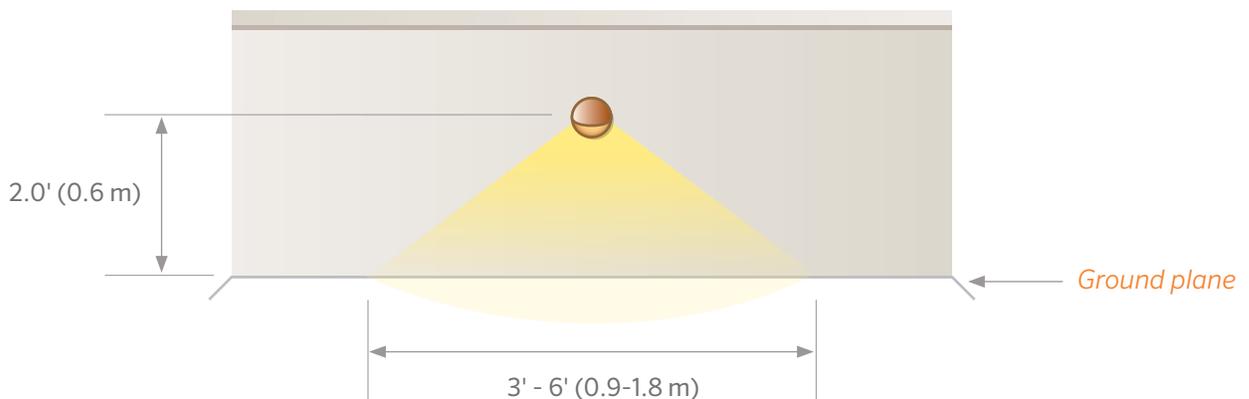
Horizontal Spread
Vertical Spread

Sideways spread of the beam

HORIZONTAL AND VERTICAL THROW OF LIGHT (TOP VIEW)



HORIZONTAL THROW OF LIGHT (FRONT VIEW)





Louver (LV)

Ring (RG)



Cowling (CW)



Wash (GW)



PROJECT

CATALOG #

TYPE

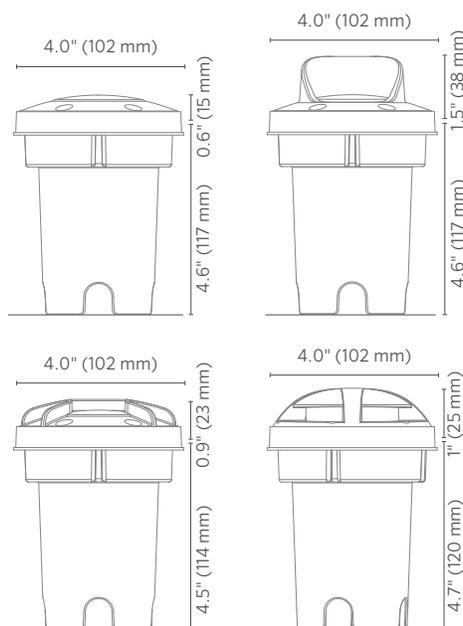
NOTES

FC Well Light DESIGNER PREMIUM

Cylindrical in-grade fixture with versatile faceplate options in 1, 3, 6, or 9 LED. An RGBW version is also available for use with **Luxor®** system.

Quick Facts

- Die-cast brass or aluminum construction
 - Two-layer marine-grade anodization and powder coat finish
 - Cree® integrated LEDs
- Tamper-resistant features
 - Color temperature filters
 - Compatible with Luxor technology
 - Phase and PWM dimmable
 - Input voltage: 10-15V



FC Well Light SPECIFICATIONS

Output	1LED	3LED	3LEDT	6LED	9LED	ZDC
Total Lumens ††	20-79	83-185	65-147	123-334	170-419	35-216
Input Voltage	10 to 15V	11 to 15V				
Input Power (W)	2.0	4.2	4.2	8.2	10.0	9.1
VA	2.4	4.5	4.5	9.7	10.7	11.0
Efficacy (Lumens/Watt)	40	47	41	41	42	41
Color Rendering Index (CRI)	80+	80+	--	80+	80+	80+
Center Beam Candlepower*						
Spot (17-20)	307	831	613	1,242	1,592	283
Flood (43)	--	--	--	--	--	283
Dimming	PWM, Phase**	PWM				
RGBW Available	No	No	No	No	No	Yes
Luxor Compatibility						
Default	Zoning	Zoning	--	Zoning	Zoning	--
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	--	--	--	Zoning/ Dimming/Color
Minimum Rated Life (L90/B10)	55,000 Hrs					

* Information not available for Flood or Wide Flood.

** For optimal performance, use a trailing-edge, phase-cut dimmer.

† Measured using the Ring (RG) faceplate. Multipliers for other faceplates include: 0.60 (Cowling), 0.33 (Louver), 0.16 (Ground Wash).

‡ Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

FC Well Light SPECIFICATIONS

FX Luminaire

FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials

Die-cast C360 brass faceplate with powder coated A380 aluminum housing. Black oxide stainless steel set screws and PBT construction sleeve.

Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length

Weight

2.4 lbs. (1.1 kg)

Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

Socket

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Lamp

Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 55,000 hrs. Maximum drive current: 1 A.

Power

Input 10-15VAC/VDC 50/60Hz. Remote transformer required (specify separately).

Housing

Die-cast A380 aluminum housing with capacity for 1LED, 3LED, 6LED, 9LED, or ZDC integrated LEDs.

Installation Requirements

Designed for recessed installation in the upward direction only.

Optics

Polycarbonate color temperature adjustment lenses included with fixture: 2,700K (preinstalled), 3,900K (no lens), 4,500K, and 5,200K. Interchangeable optics for 10°, 20°, 30°-32°, or 55-58° distributions ordered preassembled to fixture. Color temperature and beam angle lenses field serviceable. Photometry is calculated using LM-79 method for SSL luminaires.

Drive-over

Ground wash option approved for drive-over according to the requirements listed in IEC 60598-1 up to 6,000 lbs. (2,720 kg).

Warranty

10-year limited warranty

Wildlife-Friendly Lighting

Available with wildlife-friendly amber LEDs. ZD 3LEDT option only.

Manufacturing

9001:2015 ISO certified facility

Faceplate

Die-cast C360 brass faceplate with designed features for protection, glare control, walkway illumination, or optimal beam pattern. Aluminum faceplate on select models only.

Lens

RG, CW, or LV: Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress. **GW:** Frosted polycarbonate lens with high tolerance for thermal expansion, stress, and abuse. ABS light shields mask specified quadrants of light in 90° increments between 90° and 360°.

Finish

Options of natural copper/brass finish, antiqued finish with brushed (Antique Bronze) or tumbled (Antique Tumbled) effect, or TGIC powder coat finish. Antique finishes sealed with a clear TGIC powder coat layer. Brass accent pieces remain natural (not powder coated) for Bronze, Silver, Black, and Flat White finishes.

Hardware

Includes six black oxide stainless steel faceplate screws and two gold tamper-resistant wood screws to secure housing to construction sleeve.

Control

ZD and **ZDC** options utilize Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor.

Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

International Compliance

Compliant per IEC 60598-1 and IEC 60598-2-7 by selecting the "e" version in parts builder.

Listings



FC Well Light ORDERING INFORMATION

Fixture	Luxor Option	Output	Compliance	Faceplate	Finish	
FC	■ [default] Zone	■ 1LED 20-79 Lumens	■ [default] North America (UL Listed)	■ RG Ring	■ BS Natural Brass	■ WG White Gloss
	■ ZD Zone/Dim	■ 3LED 83-185 Lumens	■ e Int'l (CE Certified)	■ CW Cowling	■ BZ Bronze Metalic	■ FW Natural Brass
		■ 3LED** Wildlife-Friendly Amber (585-595 nm)		■ LV Louver	■ DG Desert Granite	■ AL Almond
		■ 6LED 123-334 Lumens		■ GW-90 90° Ground Wash	■ WI Weathered Iron	■ AB Antique Bronze
		■ 9LED 170-419 Lumens		■ GW-180 180° Ground Wash	■ SB Sedona Brown	■ AT Antique Tumbled
		■ ZDC Zone/Dim/ Color	■ [default] 35-216 Lumens		■ GW-270 270° Ground Wash	■ FB Black
				■ GW-360 360° Ground Wash	■ SV Silver	

EXAMPLE FIXTURE CONFIGURATION: FC-ZD-6LED-LV-SV



** Available with ZD Luxor option and BS, AB, or AT finishes only.

FC Well Light PHOTOMETRICS

FC 1LED Illuminance at a Distance RG/CW/LV

Feet (Meters)	Center Beam	Beam Width
	Foot-Candle (Lux)	
4' (1.2 m)	19 fc (206 lx)	1' (0.4 m)
8' (2.4 m)	5 fc (52 lx)	3' (0.9 m)
12' (3.7 m)	2 fc (23 lx)	4' (1.3 m)
16' (4.9 m)	1.2 fc (13 lx)	6' (1.7 m)
20' (6.1 m)	0.8 fc (9 lx)	7' (2.1 m)
24' (7.3 m)	0.5 fc (5 lx)	8' (2.5 m)



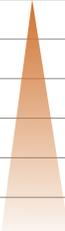
FC 3LED Illuminance at a Distance RG/CW/LV

Feet (Meters)	Center Beam	Beam Width
	Foot-Candle (Lux)	
4' (1.2 m)	52 fc (560 lx)	1' (0.4 m)
8' (2.4 m)	13 fc (140 lx)	3' (0.8 m)
12' (3.7 m)	6 fc (62 lx)	4' (1.2 m)
16' (4.9 m)	3 fc (34 lx)	5' (1.6 m)
20' (6.1 m)	2 fc (22 lx)	7' (2.0 m)
24' (7.3 m)	1.4 fc (15 lx)	8' (2.4 m)



FC 3LEDT Illuminance at a Distance RG/CW/LV

Feet (Meters)	Center Beam	Beam Width
	Foot-Candle (Lux)	
4' (1.2 m)	38 fc (412 lx)	2' (0.5 m)
8' (2.4 m)	10 fc (103 lx)	3' (0.9 m)
12' (3.7 m)	4 fc (46 lx)	5' (1.4 m)
16' (4.9 m)	2 fc (26 lx)	6' (1.8 m)
20' (6.1 m)	1.5 fc (16 lx)	7' (2.3 m)
24' (7.3 m)	1.1 fc (12 lx)	9' (2.7 m)



FC 6LED Illuminance at a Distance RG/CW/LV

Feet (Meters)	Center Beam	Beam Width
	Foot-Candle (Lux)	
4' (1.2 m)	77 fc (835 lx)	2' (0.5 m)
8' (2.4 m)	19 fc (209 lx)	3' (0.9 m)
12' (3.7 m)	9 fc (93 lx)	5' (1.4 m)
16' (4.9 m)	5 fc (53 lx)	6' (1.8 m)
20' (6.1 m)	3 fc (33 lx)	7' (2.3 m)
24' (7.3 m)	2 fc (24 lx)	9' (2.7 m)



FC 9LED Illuminance at a Distance RG/CW/LV

Feet (Meters)	Center Beam	Beam Width
	Foot-Candle (Lux)	
4' (1.2 m)	100 fc (1,071 lx)	2' (0.5 m)
8' (2.4 m)	25 fc (269 lx)	3' (0.9 m)
12' (3.7 m)	11 fc (120 lx)	5' (1.4 m)
16' (4.9 m)	6 fc (67 lx)	6' (1.8 m)
20' (6.1 m)	4 fc (43 lx)	7' (2.3 m)
24' (7.3 m)	3 fc (30 lx)	9' (2.7 m)



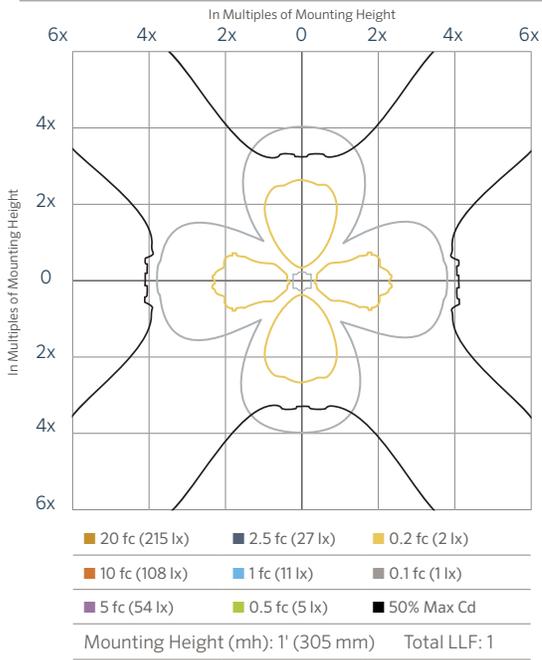
FC zDC Illuminance at a Distance RG (CW/LV)

Feet (Meters)	Center Beam	Beam Width
	Foot-Candle (Lux)	
4' (1.2 m)	18 fc (191 lx)	3' (1.0 m)
8' (2.4 m)	4 fc (47 lx)	6' (1.9 m)
12' (3.7 m)	2 fc (22 lx)	10' (2.9 m)
16' (4.9 m)	1 fc (12 lx)	13' (3.9 m)
20' (6.1 m)	1 fc (8 lx)	16' (4.8 m)
24' (7.3 m)	0.5 fc (5 lx)	19' (5.8 m)

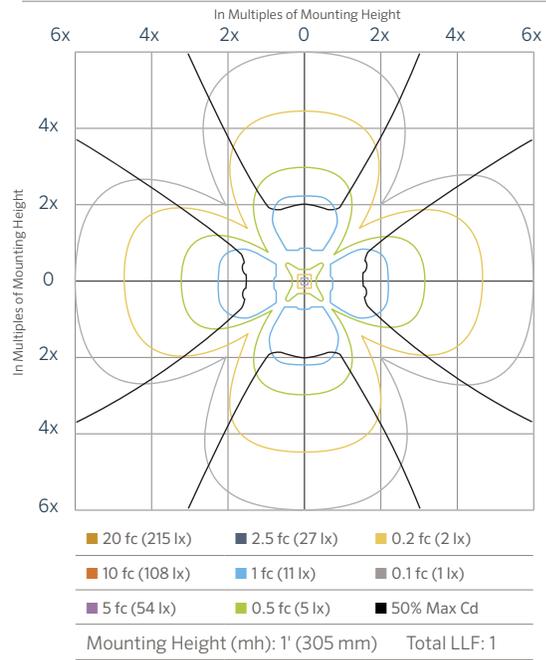


FC Well Light PHOTOMETRICS

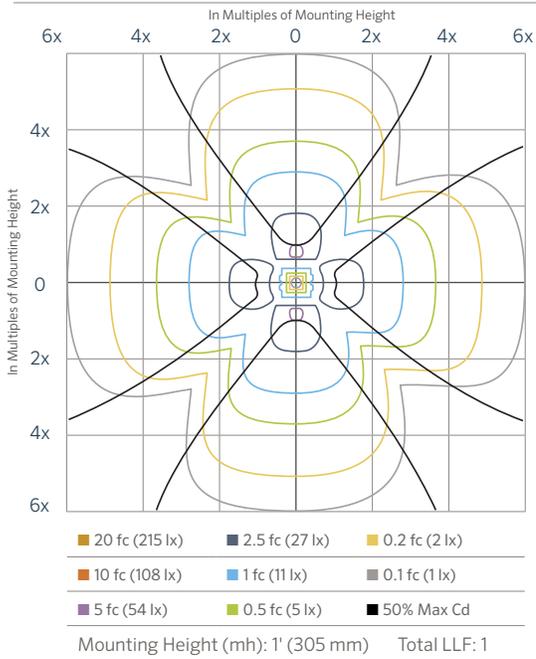
FC 1LED Isofootcandle Plot GW



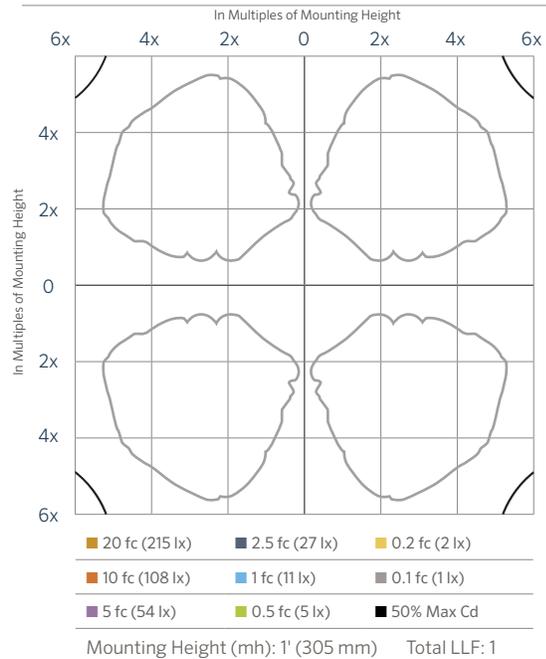
FC 3LED Isofootcandle Plot GW



FC 6LED Isofootcandle Plot GW



FC 9LED Isofootcandle Plot GW



FC Well Light PHOTOMETRICS

