

# 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.: HIS18-03

APPLICATION NO. : 18-101839-DR

NOTICE OF DECISION DATE: JUNE 22, 2018

**SUMMARY:** A proposal to install a new building facade on an accessory structure.

**REQUEST:** Major Historic Design Review of a proposal to install a new building facade on ~~a historic contributing and a~~ two non-contributing accessory structures located between the Simpson Cottage #3 (1890) and the Simpson Cottage #2 (1890). Both cottages are historic contributing resources within the Court-Chemeketa National Register Historic District, zoned RD (Duplex Residential), and located at 1880 Court Street NE (Marion County Assessor's Map and Tax Lot number: 073W26AC07600) and 1868 Court Street NE (Marion County Assessor's Map and Tax Lot number: 073W26AC07500).

**APPLICANT:** Lora and Gary Oldham for 1880 Court St NE  
Drew Hoffman for 1868 Court St NE

**LOCATION:** 1868 Court Street NE and 1880 Court Street NE

**CRITERIA:** Salem Revised Code Chapter 230.030(g)

**FINDINGS:** The findings are in the Decision dated June 22, 2018

**DECISION:** The Historic Landmarks Commission **APPROVED** Historic Design Review HIS18-03 subject to the following Condition of Approval:

**Condition 1:** The horizontal board siding, doors, and window trim on the accessory structures of both 1868 and 1880 Court Street NE shall be painted.

### VOTE:

Yes 5 No 0 Absent 2 (Hendrie, Sund) Abstain 0

Jennifer Maglinte-Timbrook, Vice Chair  
Historic Landmarks Commission

*This Decision becomes effective on July 10, 2018. 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 **July 10, 2020** or this approval shall be null and void.

Application Deemed Complete: April 25, 2018  
Public Hearing Date: June 21, 2018  
Notice of Decision Mailing Date: June 22, 2018  
Decision Effective Date: July 10, 2018  
State Mandate Date: August 23, 2018

Case Manager: Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto: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, July 9, 2018.**

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 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. HIS18-03 / AMANDA No. 18-101839-DR

**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 June 21, 2018, 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) 230.030 as follows:

**CRITERIA:** Salem Revised Code (SRC) 230.030(g) Standards for Non-Contributing Buildings; Alterations and Additions

### **FINDINGS**

**(g) Alterations and Additions.** *Additions and alterations that comply with the standards in this section may be made to non-contributing buildings. Whenever practical, additions and alterations to historic non-contributing buildings should result in the restoration of missing features from the period of significance, or the removal of alterations that were made outside of the period of significance.*

**(1) Materials.**

**(A) *Materials shall be consistent with those present on buildings in the district generally.***

**Finding:** The HLC finds that the proposed new façade is of wood, a material generally consistent with materials present in the district, therefore SRC 230.030(g)(1)(A) has been met for this proposal.

**(B) *Roofing materials shall have a non-reflective, matte finish.***

**Finding:** The HLC finds that the applicant has installed composition shingling, which has a non-reflective matte finish and that this material meets this standard.

**(2) Design.**

**(A) *The location for an addition shall be at the rear, or on an inconspicuous side, of the building.***

**Finding:** The HLC finds that while the alteration to these two accessory structures is on their front facades, the applicant has not proposed any new additions to these structures and the overall square footage of the two accessory structures has not been increased, therefore this standard is not applicable to the evaluation of this proposal.

**(B) *Changes to features of the building that date from the period of significance shall be minimized.***

**Finding:** The HLC finds that neither of the accessory structures has any features that date from the period of significance of the District, as they were both constructed outside of the period of significance for the Court-Chemeketa Historic District and that this standard is not applicable to the evaluation of this proposal.

**(C) *The design shall be compatible with general character of historic contributing buildings in the historic district and create a harmonious relationship with historic contributing buildings in the district generally. Factors in evaluating the design under this paragraph include, but are not limited to:***

***(i) Similarities in the size and scale to those used in historic contributing buildings in the district generally.***

**Finding:** The HLC finds that the applicants have proposed to reduce the height of the roofline from 31" above the existing roof height for both structures, to 12" above this height. Additionally, the applicants have proposed to install horizontal board siding on the exterior of both accessory structures and will install a separation (as required by the Building and Safety Division) between the two structures. The HLC finds that the original design, intended to represent a western style livery building, is not reflective of the accessory structures found throughout the Court-Chemeketa District. However, the HLC finds that the revised scale of the roofline and the addition of horizontal siding will improve the compatibility of these accessory structures and that this standard has been met for the proposal.

***(ii) Use of architectural features that reflect, or are similar to, the architectural style of historic contributing buildings in the district.***

**Finding:** The HLC finds that the applicants have proposed a revised design that incorporates horizontal siding, similar to the horizontal siding found on both 1868 and 1880 Court Street NE. Additionally, the HLC finds that accessory structures to historic contributing buildings found throughout the Court-Chemeketa District are typically painted to match their primary resources. However, due to the close proximity of the two accessory structures, the HLC finds that painting the two structures to match the primary building on each respective property, which are two different colors, would result in the regulation of color selection. The HLC does not have jurisdiction over paint color, therefore in order to better meet this criterion the HLC adopts the following Condition of Approval:

**Condition 1:** The horizontal board siding, doors, and window trim on the accessory structures of both 1868 and 1880 Court Street NE shall be painted.

***(iii) Simple gable or hipped roofs with a pitch similar to surrounding buildings are generally appropriate. Flat roofs may be appropriate when the prevailing styles of architecture provide an appropriate context.***

***Exotic or complex roof forms that detract from the visual continuity of the district are generally inappropriate.***

**Finding:** The HLC finds that the applicants have installed a flat topped roof. The revised plans do not propose any alteration to a simple gable or hipped roof. Since the pre-existing non-contributing accessory structures are flat roofed, and there are examples of flat roofed accessory structures found throughout the District, the HLC finds that this roof form is acceptable and that this standard has been met

***(iv) Additions should have a similar mass to surrounding buildings.***

**Finding:** The HLC finds that the alteration to these two accessory structures is on their front facades, and the applicants have not proposed any new additions to this structure and the overall square footage and massing of the two accessory structures has not been increased, therefore this standard is not applicable to the evaluation of this proposal.

***(v) Front elevations should appear similar in scale to those seen traditionally in the surrounding neighborhood.***

**Finding:** The HLC finds that the applicants have proposed to reduce the height of the roofline from 31" above the existing roof height for both structures, to 12" above this height. The HLC finds that the proposed change helps to ensure that the front elevation of these accessory structures appears similar in scale to the front elevations of accessory structures found throughout the Court-Chemeketa Historic District and that this this standard has been met

***(vi) The width and height of the addition should not exceed the typical dimensions seen in the district.***

**Finding:** The HLC finds that the applicants have not proposed any new additions to this structure and the overall square footage and massing of the two accessory structures has not been increased, therefore this standard is not applicable to the evaluation of this proposal.

***(vii) Simple rectangular building forms are generally preferred.***

**Finding:** The HLC finds that the applicants have not proposed any new additions to the two accessory structures and that no new building forms have been proposed that would increase the overall square footage and massing of these structures, therefore this standard is not applicable to the evaluation of this proposal.

***(D) The design shall make clear what is original and what is new.***

**Finding:** The HLC finds that the applicants have installed new vertical siding on the north and west façades of the accessory structures. The applicants are proposing to replace the vertical siding on the front façade with horizontal siding. The east facade of the accessory structure at the rear of 1880 Court St NE will retain its original, non-historic non-contributing siding, making it clear what is original and what is new. The HLC finds that this standard has been met.

***(E) Features that have been added over time and have attained significance in their own right shall be preserved, even if the features do not reflect the period of significance.***

**Finding:** The HLC finds that neither of the accessory structures have any character defining features that have attained significance in their own right, therefore this standard is not applicable to the evaluation of this proposal.

**DECISION:** The Historic Landmarks Commission **APPROVES** the HIS18-03 proposal with the following CONDITON:

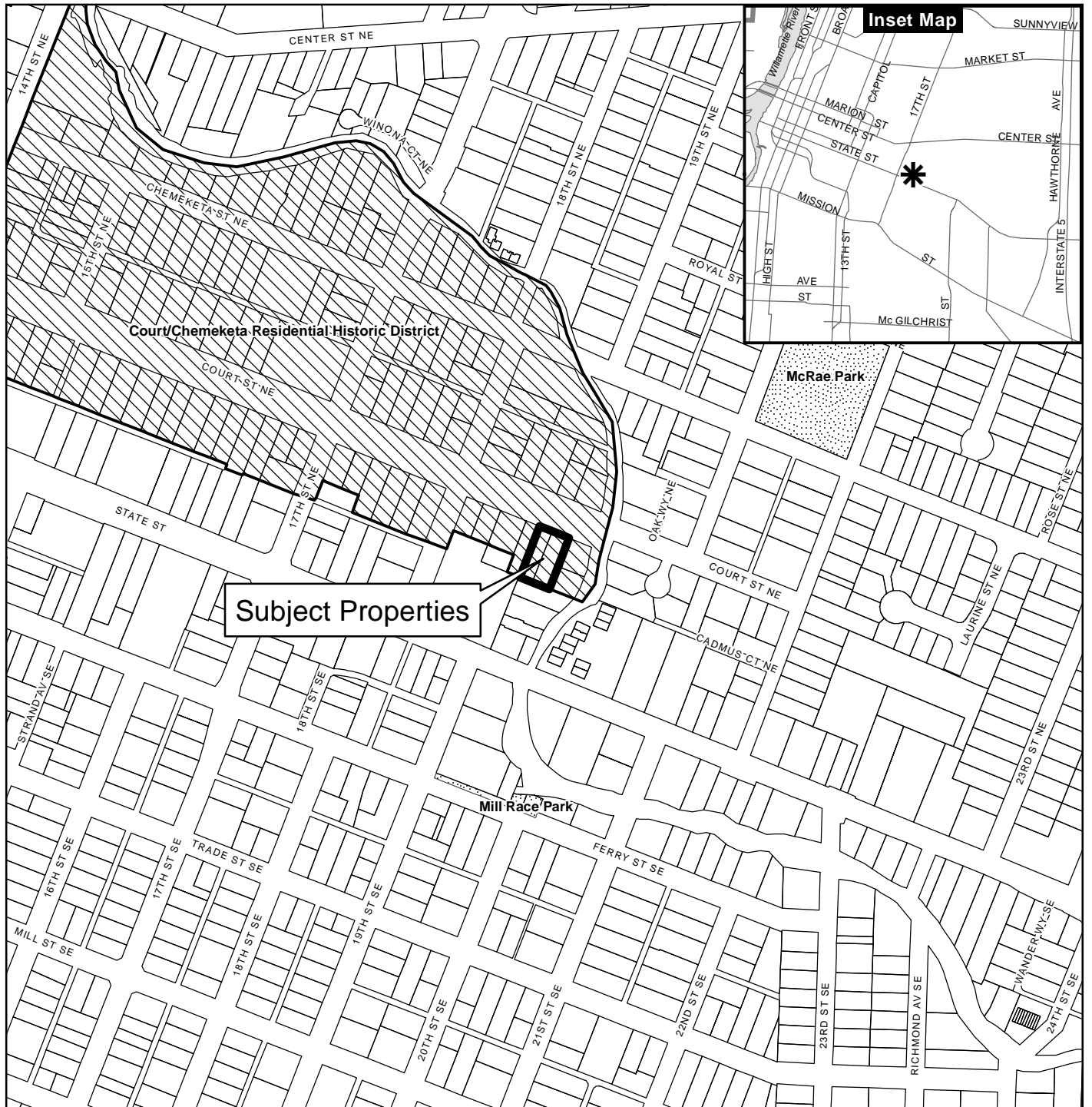
**Condition 1:** The horizontal board siding, doors, and window trim on the accessory structures of both 1868 and 1880 Court Street NE shall be painted.

**VOTE: Yes 5      No 0      Absent 2 (Sund, Hendrie)      Abstain 0**

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

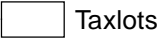




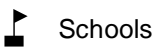

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

# Vicinity Map 1868 and 1880 Court Street NE



Subject Properties

**Legend**

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



0 100 200 400 Feet



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65. THIRD (CHARLES) SIMPSON COTTAGE (c. 1890) PRIMARY (Contributing)

1880 Court Street NE; Assessor's Map 26AC073W; 073W-26AC-07600; Tax Lot 1-55320-000

Owners: Martha J. Pomeroy, ET AL, c/o Nanette Fowler, 925 Scepter Court NE, Salem, Oregon 97301

Description: Charles H. Simpson built this cottage as his own home on land he purchased in March 1893 from his parents, David and Julia Ann Simpson (cf. commentary on #64, which he probably built at the same time). Charles Simpson's cottage is a flat-topped, hipped roof Queen Anne structure with a front-gabled (north-facing) bay. The gable contains an ornamented bargeboard that forms an arch within the gable--an arrangement similar to the treatment on the First Simpson Cottage (#58), built at about the same time. As on the other two Simpson cottages, decorative shingling also covers the wall of the front gable of this one. A small entry porch is located to the right of the gabled bay, its roof supported by a single corner pier. Above the door is a transom. Other windows are generally tall, narrow double-hung sash. Siding is dropsiding; brackets are located at the top of the walls at the corners.

Cultural Data: This and the First and Second Simpson Cottages were the earliest house built on the south side of Court Street in the proposed District. Located between 18th Street and Mill Creek, the Simpson cottages line the north boundary of the parcel of land purchased by David and Julia Ann Simpson in 1879 from Elepha Waller. This block is bounded now by Court, 18th, and State Streets and Mill Creek. The David Simpsons, newly married, came overland to Oregon from Missouri in 1846 with his parents, William and Mary Simpson, and his parents' other children. David and Julia Ann Simpson took a claim in the Waldo Hills and later purchased other acreage, including this section of the District. In c. 1879 they built a home on the northeast corner of 18th and State Streets. Their children included James, Jack and Charles. David Simpson operated a grocery store on the family land, on State Street west of Mill Creek (located directly south of the cottages built by Charles Simpson). With the development in 1889 of Queen Anne Addition in the blocks north and west of their land, and with the concurrent extension of Court Street to Mill Creek, the Simpsons built the three Queen Anne cottages facing Court Street and into the new subdivision. All three probably were built c. 1890. The City Directory for 1893 list Charles Simpson as living on the south side of Court, three east of 18th Street. The Oregon Statesman for Feb. 1, 1893, reported that a son was born to the wife of Charles Simpson on Jan. 29 "at the family home on East Court Street"(presumably house #65). In 1896, Charles Simpson is listed in the same house, described as the south side of Court, one west of Mill Creek. After his death in c. 1902, his widow, Alice, and children, Bessie, Lois, and Victor (a student), continued to live in the house, by then numbered 1780 Court Street. Alice Simpson and her children sold cottages #64 and #65 in 1917. (For information on the Simpsons, see: Hendricks, Oregon Statesman, Oct. 10, 1935, and Lockley, Oregon Journal, April 9, 1938, p.4).



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

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

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

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

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

Case No. \_\_\_\_\_

**Historic Alteration Review - General Resource Worksheet**

Site Address: 1868 COURT ST. NE Resource Status:  Contributing  
 Individual Landmark  Non- Contributing

**Type of Work Activity Proposed**

Major  Minor

**Replacement, Alteration, Restoration or Addition of:**

**Architectural Feature:**

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: \_\_\_\_\_

**Landscape Feature:**

- Fence
- Retaining wall
- Other Site feature
- Streetscape

**New Construction:**

- Addition
- New Accessory Structure
- Sign
- Awning

Other architectural feature (describe) 1890 STYLE FACADE ON EXISTING GARAGE/SHED

Will the proposed alteration be visible from any public right-of-way?  YES  NO

Project's Existing Material: BLOCK WOOD Project's \_\_\_\_\_ New \_\_\_\_\_ Material: \_\_\_\_\_

**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:

I INSTALLED A 1890'S STYLE FACADE TO COVER UP ONE 1980'S BLOCK WOOD & 1970'S WOOD SHED.

fa-CADE

AN OUTWARD appearance that is maintained to conceal a less pleasant or creditable reality " her flawless public facade masked private despair"

[Signature]  
Signature of Applicant

Jan 3 2018  
Date Submitted/Signed

Sorry hope you can read this & have the HLC.

Case No. \_\_\_\_\_

### Historic Alteration Review - General Resource Worksheet

Site Address: 1850 COURT ST NE Resource Status:  Contributing  
 Individual Landmark  Non- Contributing

#### Type of Work Activity Proposed

Major  Minor

#### Replacement, Alteration, Restoration or Addition of:

**Architectural Feature:**

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding

**Landscape Feature:**

- Fence
- Retaining wall
- Other Site feature
- Streetscape

**New Construction:**

- Addition
- New Accessory Structure
- Sign
- Awning

Window(s) Number of windows: \_\_\_\_\_  
 Other architectural feature (describe) EXTERIOR FRONT FACADE  
ON GARAGE

Will the proposed alteration be visible from any public right-of-way?  YES  NO

Project's Existing Material: CONCRETE BLOCK / WOOD Project's New Material: \_\_\_\_\_  
WOOD

#### Project Description

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

CONCRETE BLOCK GARAGE (EXISTING) AND  
NEIGHBORING WOOD GARAGE ARE SIDE-BY-SIDE  
(ZERO LOT-LINE) ON A ~~SETBACK~~ DRIVEWAY THAT IS  
SIDE-BY-SIDE. COVER FRONT OF BOTH STRUCTURES  
WITH AN ATTACHED FACADE WITH PERIOD "LIVERY STABLE" APPEARANCE

Mary L. Wood  
Signature of Applicant

1-4-18  
Date Submitted/Signed

Kimberly Fitzgerald, AICP  
Historic Preservation Officer  
Community Development Department  
City of Salem  
555 Liberty St., SE, Room 320  
Salem, OR 97301-3503

Feb 15, 2018

Land Use Applicants: Walter Drew Hoffman  
Lora and Gary Oldham

Worksite Location: Hoffman 1868 Court St., NE  
Salem, OR 97301

Oldham 1880 Court St., NE  
Salem, OR 97301

Re: Land Use Application, Narrative Statement Regarding  
Applicable Review Criteria

## NARRATIVE STATEMENT

### *Alterations and Additions*

This section deals with “historic non-contributing buildings.” Neither of the buildings in question (on the Oldham side, a single car garage, and on the Hoffman side, a utility shed) are historic, nor did they have features of aesthetic merit from the Victorian or any other architectural period. It is therefore not possible to restore missing “period-appropriate” features or remove inappropriate features as this section of the application suggests. We do believe however that our modifications to the building bring a cohesive, period-appropriate look to these structures that they did not previously possess.

#### **(1) Materials**

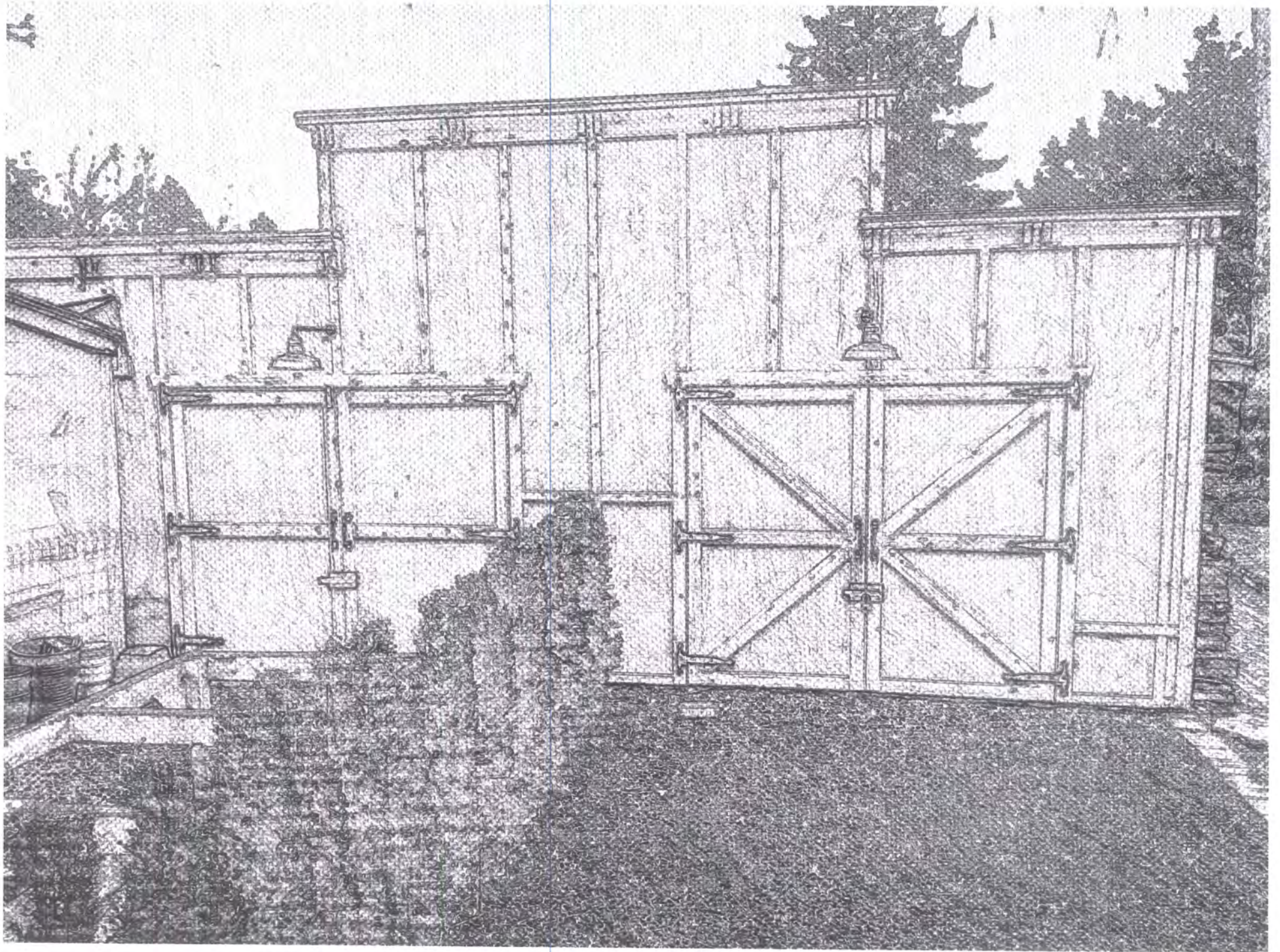
- (A) The materials used in the construction of the façade are wood (for the structure itself) and black metal (for door hinges and other details). The black metal visually appropriates iron, which was used liberally in this time-period and can still be seen throughout the Court-Chemeketa neighborhood.
- (B) The roofing materials (used only on the Oldham garage) have a non-reflective, matte finish.

#### **(2) Design**

- (A) This sub-section deals with additions, which is not relevant to this application.
- (B) No features from the period of significance were modified, as there were none.
- (C) The design -- a bat and board façade with modest eaves on the roofed sections (two elevations, center and matching sides), simple trim under the eaves (corbels), and simple trim around the doors -- is harmonious with buildings in this district.

- (i) Size and Scale. The façade measures 12 feet in height at the highest, center section and 9.9 feet at the lower two sections. In relation to the houses themselves, which are both two-story structures (atop partially above ground basements) with steeply pitched roofs, the façade looks balanced and appropriate.
  - (ii) Architectural Features. The architectural features (wood construction, black hinges and hanging lamps) reflect the architectural features of buildings in the district.
  - (iii) Roof Design. Applies to the Oldham single-car garage only. The design is simple and not visible from the street or even surrounding neighbors.
  - (iv) Additions. Not applicable.
  - (v) Front Elevations. The front elevation is appropriately scaled to neighboring non-contributing structures, approximately the height of many detached garages in the district.
  - (vi) Width and Height. The width is the exact width of the existing structures before modifications; the height, as stated above, is 12 feet at center and 9.9 feet at the matching side portions. This is similar to many detached garages in the district.
  - (vii) Building Forms. Not applicable.
- (D) There is clear distinction between what is original (the buildings themselves) and what is new (a façade).
- (E) No features that were not period-appropriate yet have gained architectural significance in their own right were affected by our modifications.
-

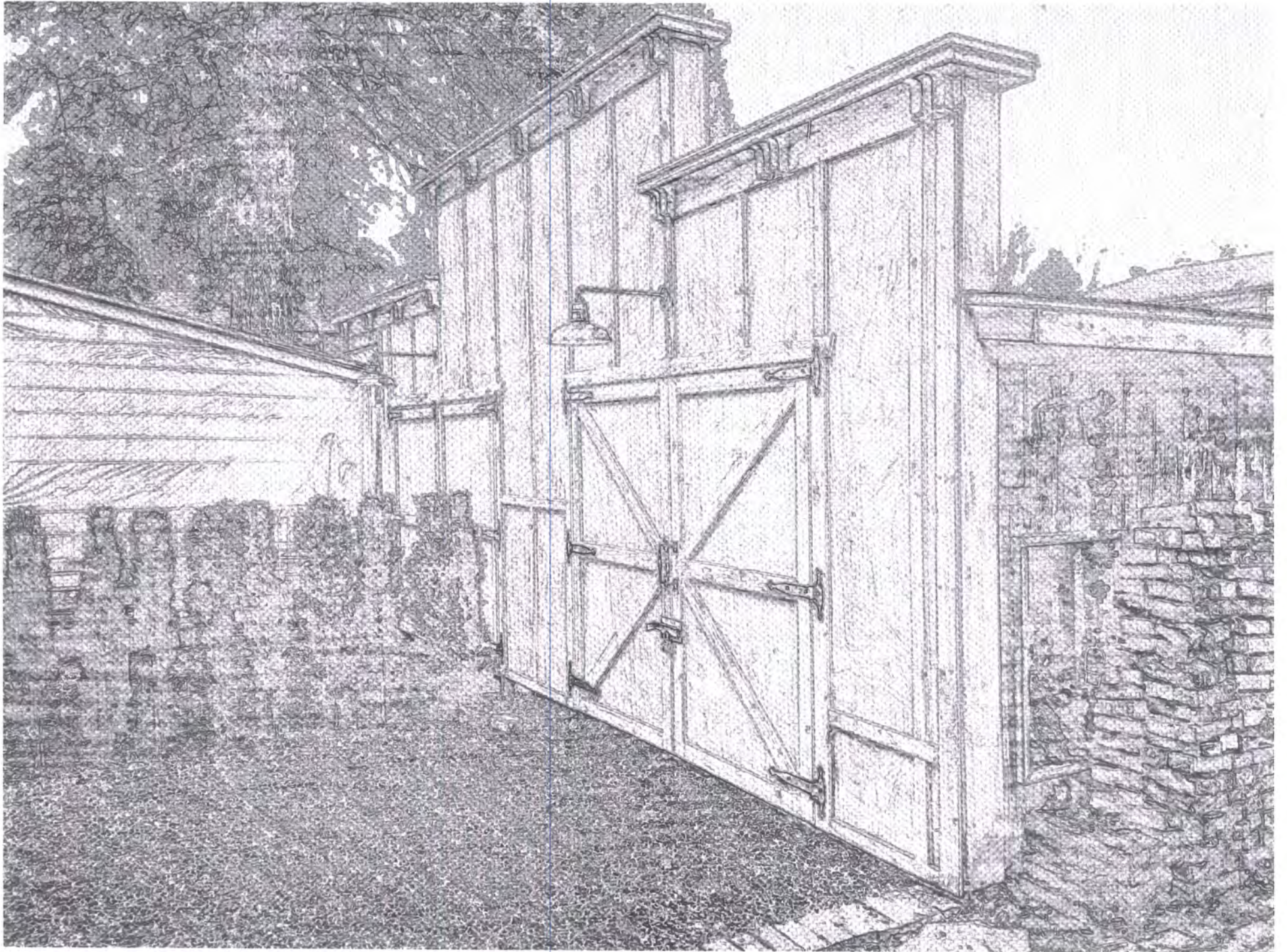












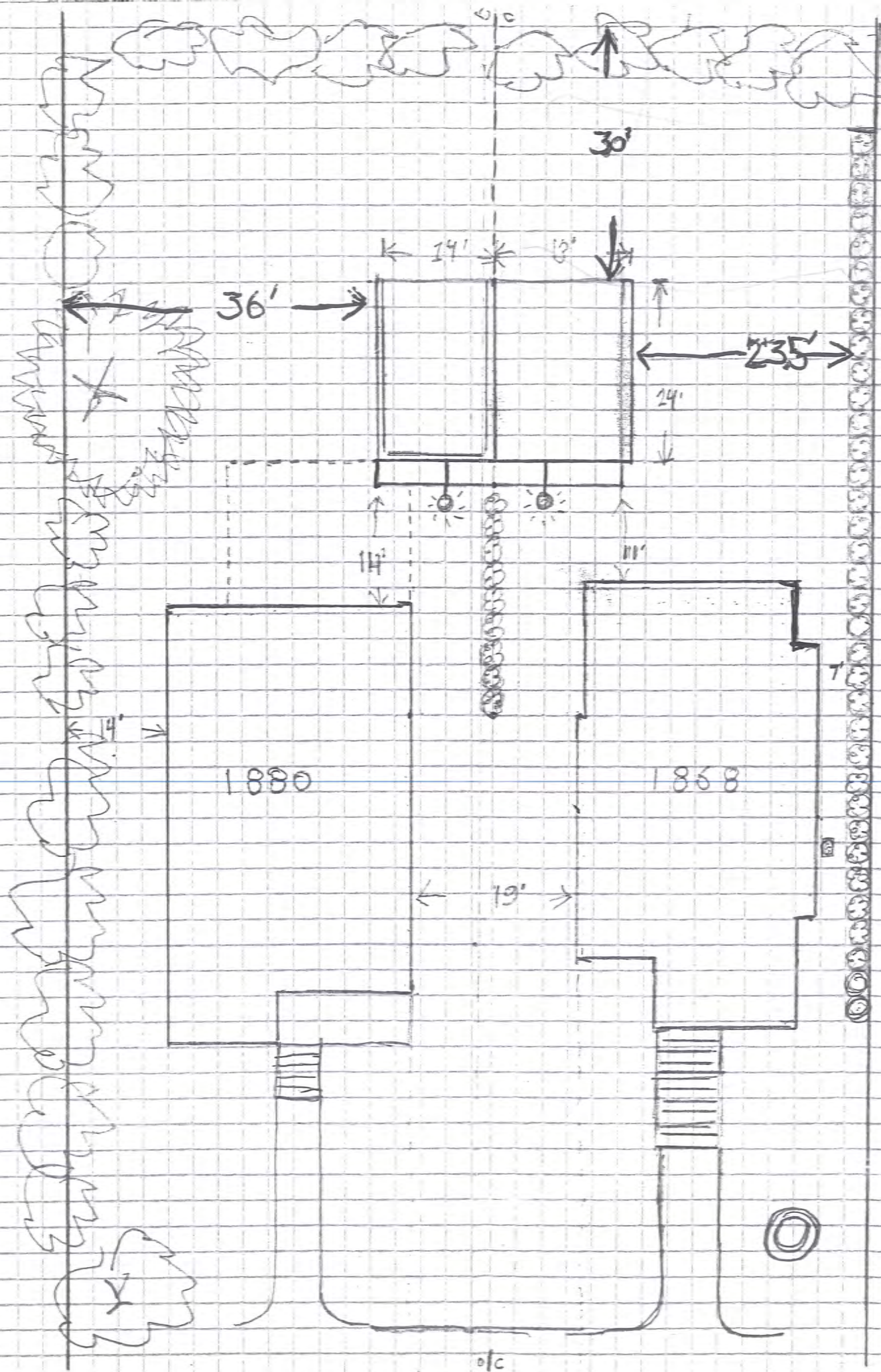






Sq. ft TOTAL 7500  
 Sq. ft GARAGE 336  
 Sq. ft HOUSE 1,465  
 % of COVERAGE 27.2

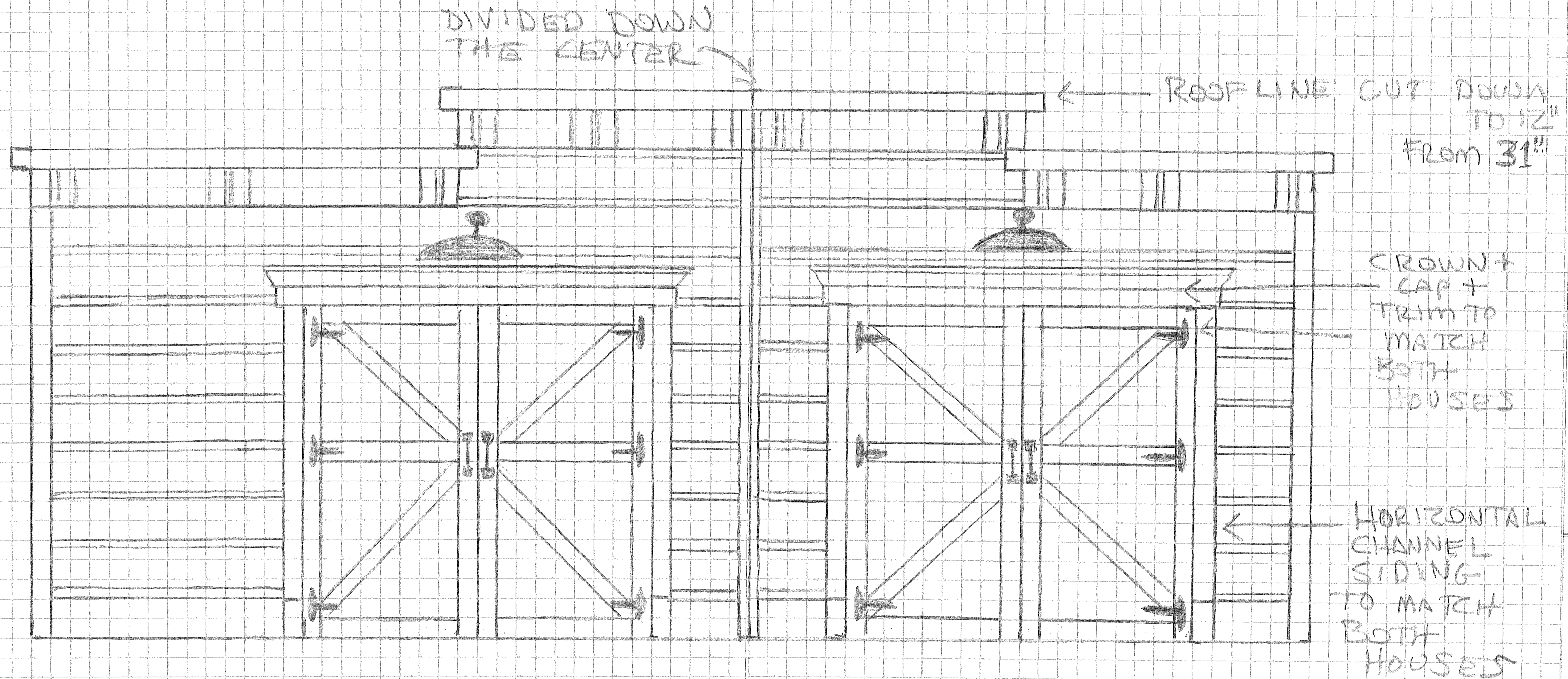
Sq. ft total 5625  
 Sq. ft GARAGE 336  
 Sq. ft HOUSE 1226  
 % of Coverage 27.7





# REVISED DRAWING FOR 1868 & 1880 COURT ST.

Attachment C1



RECEIVED

MAY 31 2018

COMMUNITY DEVELOPMENT

# REVISED PLANS

CUSTOM MADE HEAVY DUTY GALVANIZED COP+ DRIP EDGE 1 PIECE

CUT DOWN FROM 12'4" TO 10'9"

10'9"

GARNS

COMP 3 TAB ROOF

ADDED FACADE

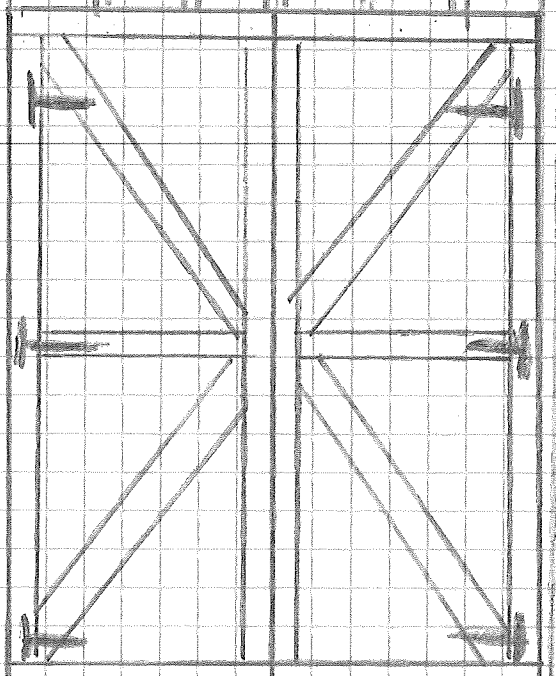
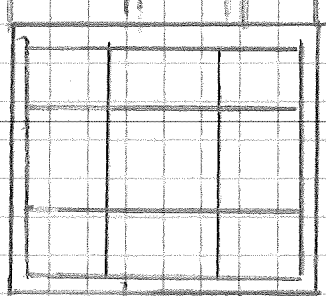
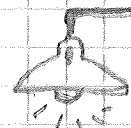
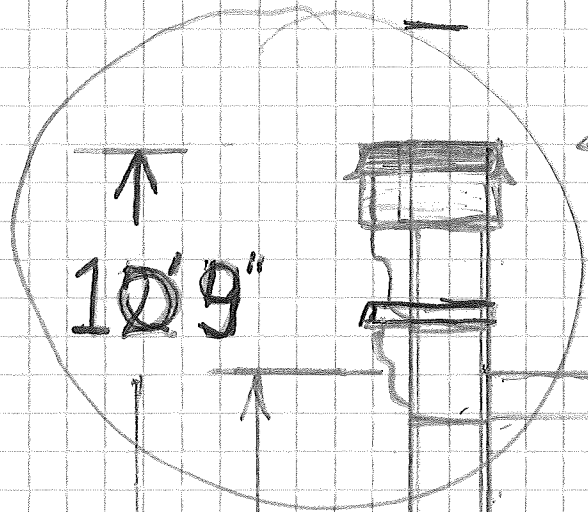
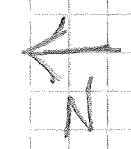
9'9"

CONCRETE SLAB

- 2x6 FLAT
- 3/4 EXT PLYWOOD 7 PLY
- TYREX WRAP
- 3/8 CEDAR PLY RESAWN
- 3/4 SOLID CLEAR CEDAR TRIM

WEST SIDE ELEVATION  
HOFFMAN SHED

SCALE  
1' = 1.65'





# REVISED PLANS



EAST SIDE ELEVATION  
OLDHOM GARAGE

Kimberly Fitzgerald, AICP  
Historic Preservation Officer  
Community Development Department  
City of Salem  
555 Liberty St., SE, Room 320  
Salem, OR 97301-3503

June 3, 2018

Land Use Applicants: Walter Drew Hoffman  
Lora and Gary Oldham

Worksite Location: Hoffman 1868 Court St., NE  
Salem, OR 97301

Oldham 1880 Court St., NE  
Salem, OR 97301

Re: Land Use Application, Narrative Statement Regarding  
Applicable Review Criteria

RECEIVED  
JUN - 4 2018  
COMMUNITY DEVELOPMENT

## NARRATIVE STATEMENT

### *Alterations and Additions*

This section deals with "historic non-contributing buildings." The building in question, a utility shed on the Hoffman property, is not historic, nor did it possess features of aesthetic merit from the Victorian or any other architectural period. It is therefore not possible to restore missing "period-appropriate" features or remove inappropriate features as this section of the application suggests. We do believe however that the modifications to the building bring a cohesive, period-appropriate look to this structure that it did not previously possess. As you can see from the submitted drawings, modifications you suggested have been incorporated. These include lowering the height of the façade from 36 inches to 12 inches, replacing vertical batten and board siding with horizontal channel siding to match both the Hoffman and Oldham houses, replacing door trim with crown and cap to match windows on both houses, and an eventual paint scheme to coordinate with the both houses.

#### **(1) Materials**

The materials used in the construction of the façade are 3.5 inch wide wood trim and 8-inch wood channel siding.

#### **(2) Design**

- (A) This sub-section deals with additions, which is not relevant to this application.
- (B) No features from the period of significance were modified, as there were none.
- (C) The design -- a horizontal channel siding matches both the Hoffman and Oldham houses and is used throughout the district.

- (i) Size and Scale. The façade measures 10.9 feet in height at the highest (only 6 inches higher than the original structure) and 9.9 feet at the lower two sections. In relation to the houses themselves, which are both two-story structures (atop partially above ground basements) with steeply pitched roofs, the façade looks balanced and appropriate.
  - (ii) Architectural Features. The architectural features -- wood construction, hanging lamps, and hand-hammered metal hinges -- reflect the architectural features of buildings in the district.
  - (iii) Roof Design. Applies to the Oldham single-car garage only. The design is simple and not visible from the street or surrounding neighbors.
  - (iv) Additions. Not applicable.
  - (v) Front Elevations. The front elevation is appropriately scaled to neighboring non-contributing structures, approximately the height of many detached garages in the district.
  - (vi) Width and Height. The width is the exact width of the existing structures before modifications; the height, as stated above, is 10.9 feet at center and 9.9 feet at the matching side portions. This is similar to many detached garages in the district.
  - (vii) Building Forms. Not applicable.
- (D) There is clear distinction between what is original (the buildings themselves) and what is new (a façade).
- (E) No features that were “not period-appropriate yet have gained architectural significance in their own right” were affected by our modifications.