

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



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

DECISION OF THE PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS18-32

APPLICATION NO. : 18-119166-DR

NOTICE OF DECISION DATE: OCTOBER 4, 2018

SUMMARY: A proposal to replace an existing arbor with a similar arbor at the Henry Kloeping House (1909).

REQUEST: Minor Historic Design Review of a proposal to replace an existing arbor with a similar arbor on the Henry Kloeping House (1909), a historic contributing resource within the Court-Chemeketa Street National Register Historic District, on property zoned RD (Duplex Residential) and located at 1566 Court St NE, (Marion County Assessor's Map and Tax Lot number: 073W26BD02600).

APPLICANT: Juliana Inman

LOCATION: 1566 Court St NE / 97301

CRITERIA: Salem Revised Code Chapter 230.065. General Guidelines for Historic Contributing Resources.

FINDINGS: The findings are in the attached Decision dated October 4, 2018.

DECISION: The Historic Preservation Officer, (a Planning Administrator Designee), **APPROVED** Historic Design Review Case No. HIS18-32 based upon the application materials deemed complete on October 3, 2018 and the findings as presented in this report.

*This Decision becomes effective on **October 20, 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 **October 20, 2020** or this approval shall be null and void. A copy of the decision is attached.

Application Deemed Complete:	<u>October 3, 2018</u>
Notice of Decision Mailing Date:	<u>October 4, 2018</u>
Decision Effective Date:	<u>October 20, 2018</u>
State Mandate Date:	<u>January 31, 2019</u>

Kimberli Fitzgerald, Historic Preservation Officer, 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., Friday, October 19, 2018.**

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 Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS18-32
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS18-32)
1566 COURT STREET NE) OCTOBER 4, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Juliana Inman, the Historic Preservation Officer, a Planning Administrator designee, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to replace an existing arbor at the Henry Kloepping House (1909).

REQUEST: Minor Historic Design Review of a proposal to replace an existing arbor adjacent to the east facade of the Henry Kloepping House (1909), a historic contributing resource within the Court-Chemeketa Street National Register Historic District, on property zoned RD (Duplex Residential) and located at 1566 Court St NE, (Marion County Assessor's Map and Tax Lot number: 073W26BD02600).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

DECISION

APPROVED based upon the application materials deemed complete on October 3, 2018 and the findings as presented in this report.

FINDINGS

1. Minor Historic Design Review Applicability
SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Analysis of Minor Historic Design Review Approval Criteria

Summary and Background: The applicant proposes to remove the existing non-original metal arbor adjacent to the east façade of the resource. The applicant is proposing to replace this arbor with a new custom made steel arbor which will be painted to match the trim of the Henry Klopping House. The arbor will be 8' high with four square steel columns supporting two 14' long square steel beams. The Henry Klopping House is a historic contributing resource to the Court-Chemeketa National Register Historic District, therefore any alterations or additions to the site of this resource require historic design review. Staff determined that the following guidelines from SRC Chapter 230 are applicable to this project:

Salem Revised Code (SRC) 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 applicant does not propose to change the use of the property from its existing use as a residence, therefore staff finds that the proposal meets this Guideline.

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

Finding: The applicant's proposal does not include any work that will impact historic materials, finishes, or distinctive features of the Henry Klopping House, therefore staff 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 applicant's proposal does not include any work that will impact distinctive stylistic features or examples of skilled craftsmanship found on the Henry Klopping House, therefore staff 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 applicant's proposal does not include any work that will restore or reconstruct features of the Henry Klopping House, therefore staff finds that this Guideline is not applicable to the evaluation of this proposal.

(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 existing arbor proposed for replacement is less than fifty years of age and has not acquired significance in its own right, therefore staff finds that this Guideline is not applicable to the evaluation of this proposal.

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

Finding: The proposed new arbor will be larger and of a different design than the existing arbor, however this arbor will be free standing, and will not be attached to the house. The new arbor will not adversely impact any character defining features of the site surrounding the resource and the arbor is compatible in material, design, and scale with the Henry Kloeping House. Staff finds that this guideline 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 proposed new arbor will not result in the loss of any historic materials, as the existing arbor that will be removed is not yet fifty years old, and has not acquired significance in its own right. The proposed arbor will not obscure, damage, or destroy any character defining features of the Henry Kloeping House. Staff finds that this guideline 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: Staff finds that the applicant has proposed to correct the structural deficiencies caused by the insufficient size and design of the existing non-historic arbor by replacing it with a new, more substantial arbor that is able to support the two mature kiwi vines adjacent to the east façade of the Henry Kloeping House. While the design and appearance of this arbor will be altered, no changes are proposed to the historic, character defining features of the Henry Kloeping House and the historic integrity of the resource and site will be retained, thereby meeting this guideline.

(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 applicant has not proposed any excavation or re-grading, therefore staff finds that this Guideline is not applicable to the evaluation of this proposal.

SUMMARY FINDINGS

The replacement of the existing non-historic arbor adjacent to the east façade of the Henry Kloeping House will not adversely impact any historic character defining features of the

house or the surrounding site. The proposed new arbor, while different in design and appearance is compatible in material, design, and scale with the resource, site and surrounding historic district. Therefore, staff finds that the proposal meets the applicable guidelines within SRC 230.065.

DECISION

Based upon the application materials deemed complete on October 3, 2018 and the findings as presented in this report, the application for HIS18-32 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials

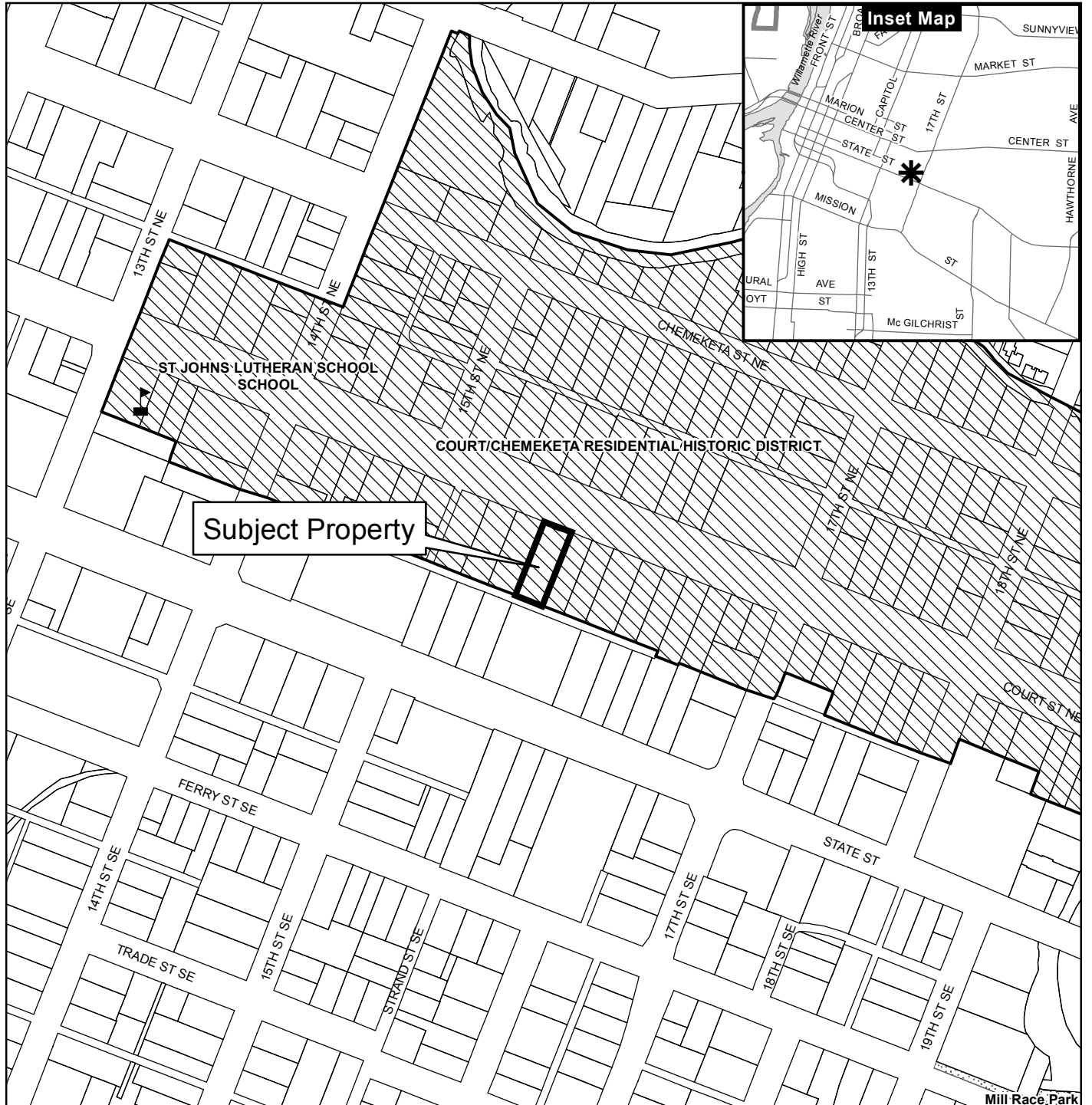
Application Deemed Complete: October 3, 2018
Notice of Decision Mailing Date: October 4, 2018
Decision Effective Date: October 20, 2018
State Mandate Date: January 31, 2019

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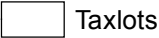




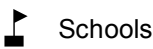

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Vicinity Map 1566 Court St NE



Legend

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

CITY OF Salem
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Community Development Dept.

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Historic Alteration Review WorksheetSite Address: 1566 Court St. NEResource 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)
replacement arbor

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 NoProject's Existing Material: painted steel Project's New Material: painted steel**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:

Work proposed is replacement of a non-historic object or site feature that is visible from the public right of way. The site feature is a 25 year old +/- black painted steel arbor supporting 2 mature kiwi vines located in the side yard of a contributing resource in the Court-Chemeketa Residential Historic District. Proposed work is replacement of the steel arbor with a more robust custom fabricated steel arbor as described in the attached drawings. The replacement arbor will be painted dark brown to match the existing house trim. Code sections referenced are SRC230.030 - Non-contributing buildings and structures (I) 1.; and SRC230.070 - general guidelines...(a) Material shall be consistent with those present in buildings and structures in the district generally.

Juliana Inman

Digitally signed by Juliana Inman
Date: 2018.09.14 14:30:50 -07'00'

9/14/2018

Signature of Applicant



Date Submitted/Signed

1566 COURT ST NE

SITE PLAN

1501

COURT ST



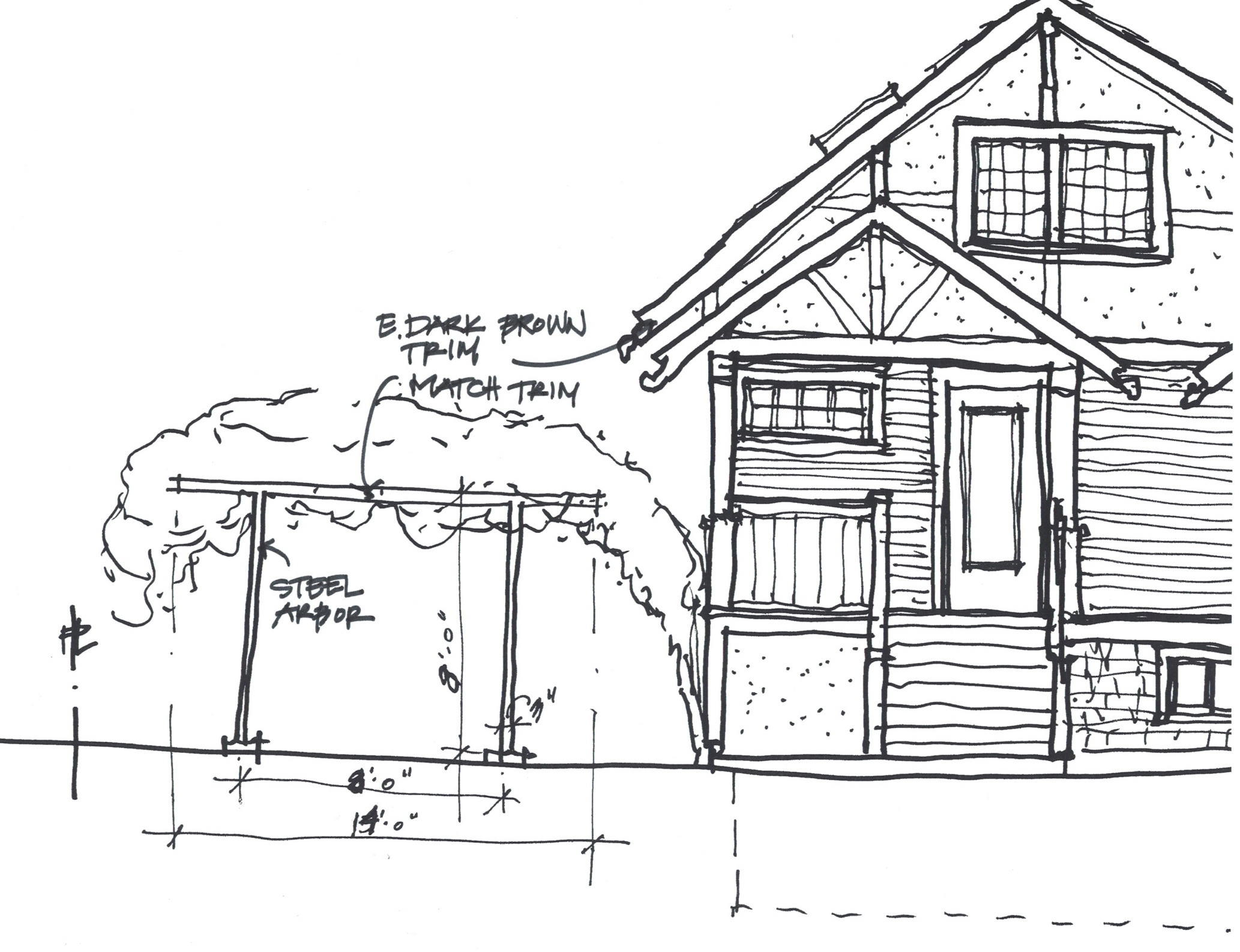
ARBOR

1566

158
JAMES STEWART

James
Stewart
House





E. DARK BROWN TRIM

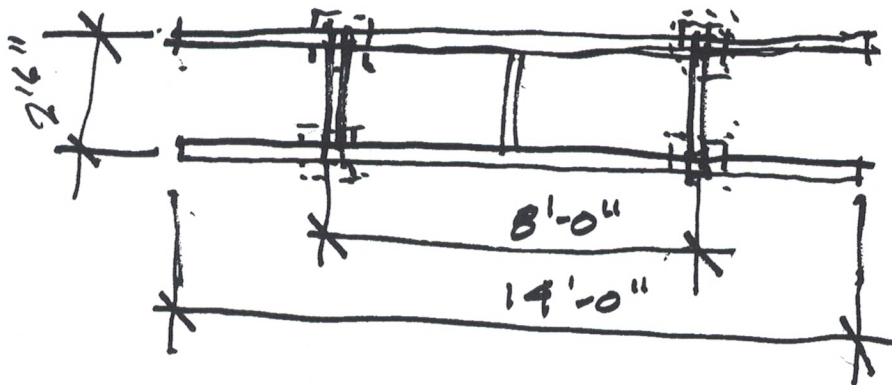
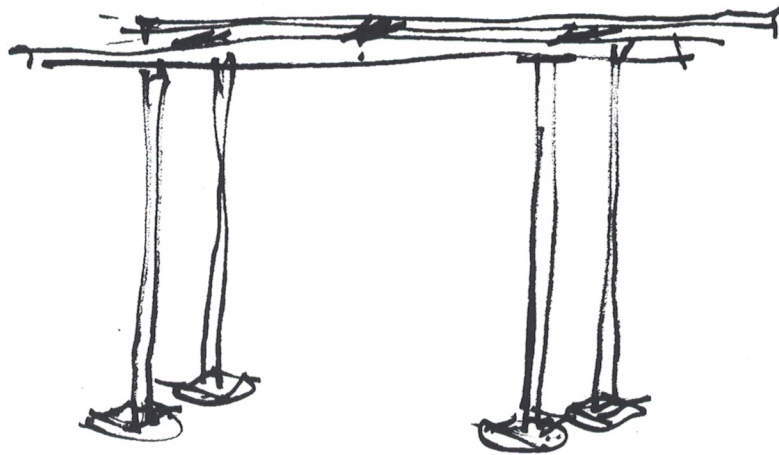
MATCH TRIM

STEEL ARBOR

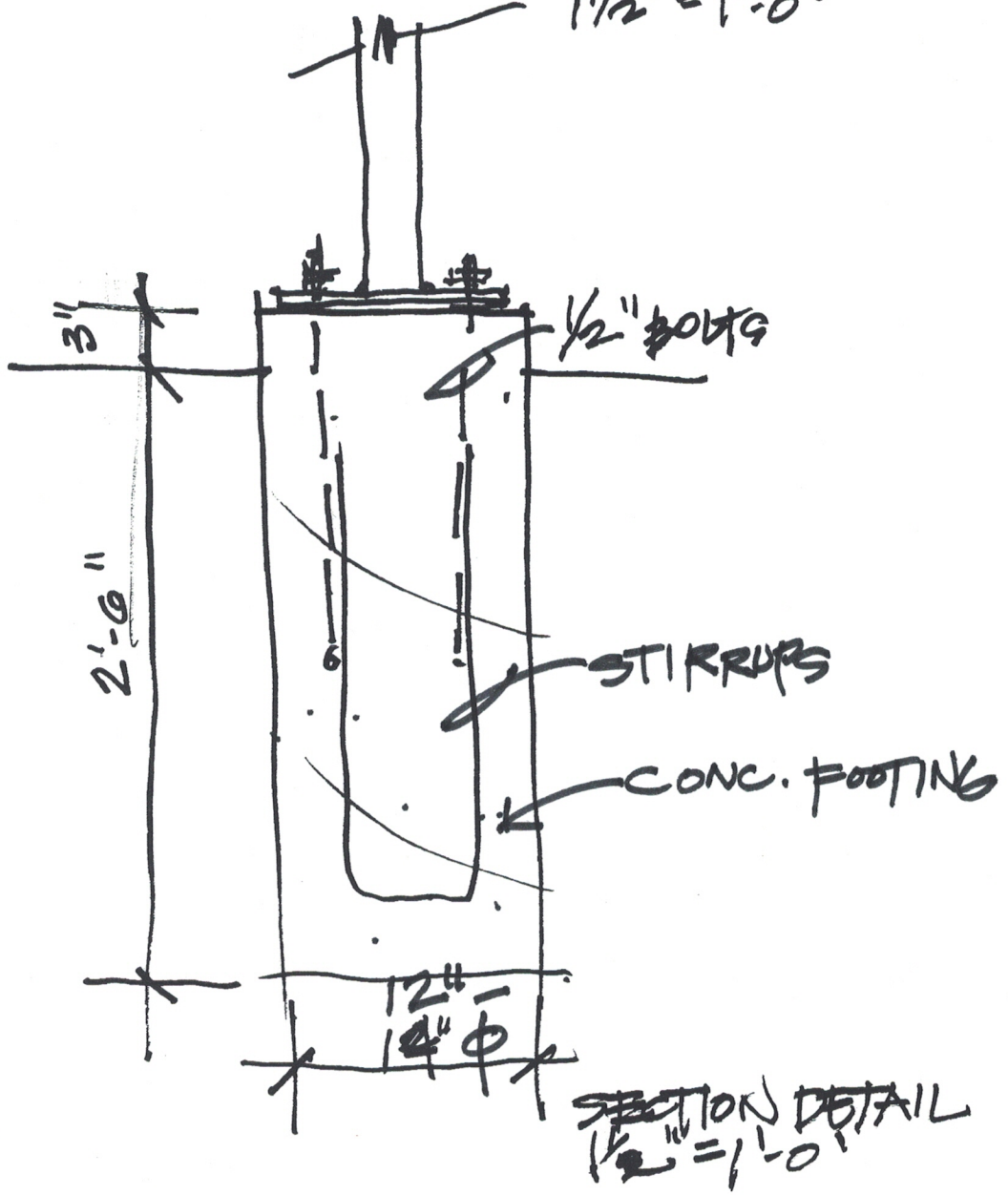
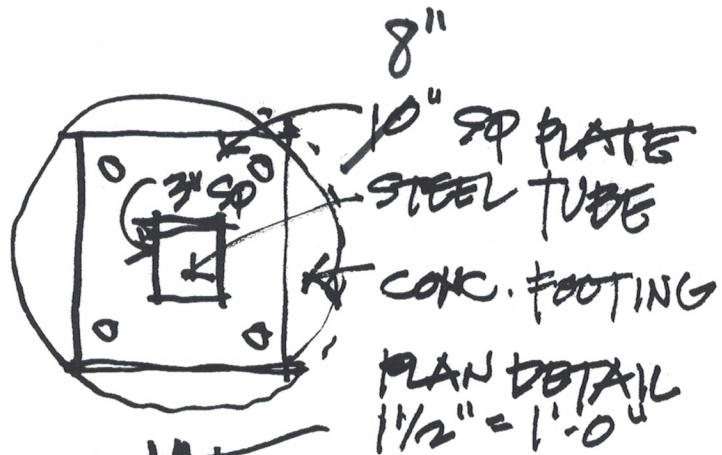
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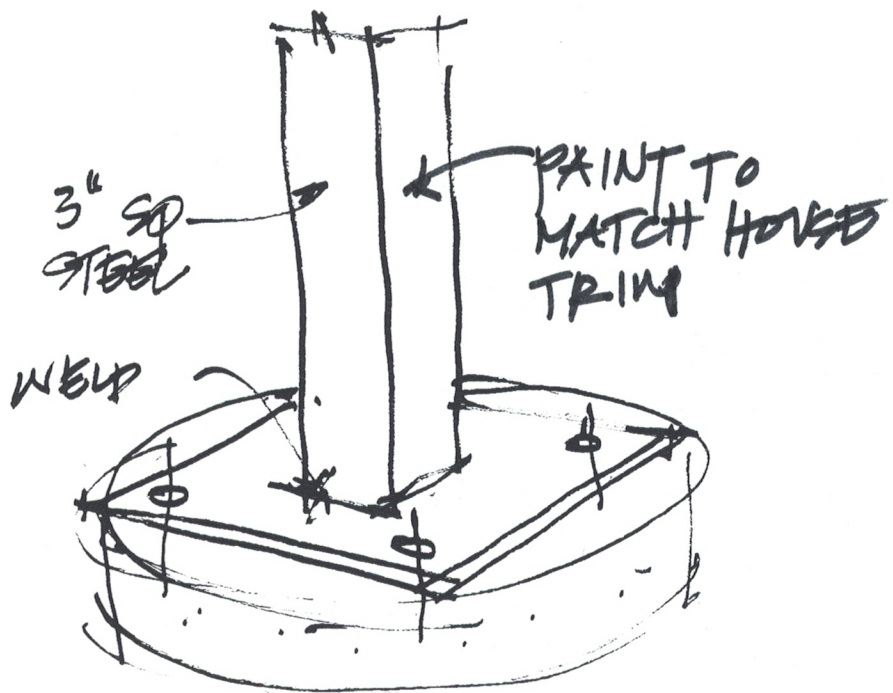
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ARBOR PLAN 1/4"





DETAIL



