

# 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: HIS17-05

APPLICATION NO. : 17-103733-DR

NOTICE OF DECISION DATE: MARCH 17, 2017

**REQUEST:** Major Historic Design Review of a proposal to construct an addition at the rear of the Smith-Ohmart House (1870), individually listed on the National Register of Historic Places and located at 2655 East Nob Hill Street SE / 97302; Marion County Assessor Map and Tax Lot number: 073W34CA08400.

**APPLICANT:** John Finklea for Cindy Burns

**LOCATION:** 2655 East Nob Hill Street SE / 97302

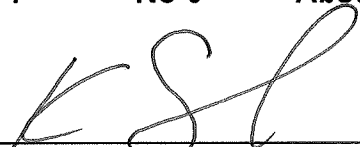
**CRITERIA:** Salem Revised Code Chapter 230.025(g) Alterations and Additions

**FINDINGS:** The findings are in the attached Staff Report dated March 16, 2017.

**DECISION:** The Historic Landmarks Commission **APPROVED** Historic Design Review Case No. HIS17-05.

### VOTE:

Yes 7      No 0      Abstain 0      Absent 2 (Schutte, Hendrie)

  
\_\_\_\_\_  
Kevin Sund, Chair  
Historic Landmarks Commission

This Decision becomes effective on **April 4, 2017**. 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).

Application Deemed Complete: February 22, 2016  
Public Hearing Date: March 16, 2017  
Notice of Decision Mailing Date: March 17, 2017  
Decision Effective Date: April 4, 2017  
State Mandate Date: June 22, 2017

Case Manager: Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net); 503.540.2397

The rights granted by this decision must be exercised by **April 4, 2019**, or this approval shall be null and void. A copy of the staff report is attached.

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., April 3, 2017.**

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>**

BEFORE THE SALEM HISTORIC LANDMARKS COMMISSION  
MAJOR - Discretionary Review  
Historic Review Case No. 17-05 / 17-103733-DR

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Planning Administrator <sup>LA</sup>

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer <sup>KF</sup>

HEARING DATE: March 16, 2017

CASE NO.: Historic Design Review Case No. HIS17-05

APPLICATION SUMMARY: A proposal to construct an addition at the rear of the Smith-Ohmart House (1870).

LOCATION: 2655 East Nob Hill Street SE

REQUEST Major Historic Design Review of a proposal to construct an addition at the rear of the Smith-Ohmart House (1870), individually listed on the National Register of Historic Places and located at 2655 East Nob Hill Street SE - 97302; Marion County Assessor Map and Tax Lot number: 073W34CA08400.

APPLICANT: John Finklea for Cindy Burns

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230 230.025 (g) Alterations and Additions

RECOMMENDATION: APPROVE

PROCEDURES

**Historic Landmarks Commission Review & Decision**

Under Salem Revised Code (SRC) Chapter 230, no development permit shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the projects conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to Salem Revised Code (SRC) 230.020(f), historic design review approval shall be granted if the application satisfied the applicable standards set forth in Chapter 230. The HLC shall render its 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.

## **120-Day Requirement**

The state mandated 120-day deadline to issue a final local decision, including any local appeals in this case, is June 22, 2017, unless an extension is granted by the applicant.

## **APPLICATION PROCESSING**

### **Subject Application**

1. On February 10, 2017, the applicant submitted materials for a Major Historic Design Review to construct an addition at the rear of the Smith-Ohmart House.
2. Additional materials were submitted on February 13, 2017 and February 22, 2017, and the application was deemed complete for processing on February 22, 2017.

### **Public Notice**

1. Notice of the public hearing was mailed to the owners of all property within 250 feet of the subject property on February 23, 2017 (**Attachment A**).
2. The property was posted in accordance with the posting provision outlined in SRC 300.620.

## **TESTIMONY RECEIVED**

### **Neighborhood Association Comments**

The subject property is located within the South Central Association of Neighbors (SCAN). As of the date of publication, no comments were received from the neighborhood association.

### **Public Comments**

All property owners within 250 feet of the subject property were mailed notification of the proposal on February 23, 2017. Notice of public hearing was also posted on the subject property. As of the date of publication, no comments have been received.

### **Public Agency Comments**

As of the date of publication, no comments were received from any public agencies.

### **City Department Comments**

The Building and Safety Division reviewed the proposal and indicated that the applicant must obtain required building permits.

## **FACTS & FINDINGS**

### **Background Information**

The Smith-Ohmart House was individually listed in the National Register of Historic Places on

November 16, 1979 for its significance as a well preserved example of the Italian-Bracketed style. This resource has also demonstrated significance in the areas of agriculture, education, exploration and settlement and religion. As can be seen on the Sanborn maps from 1926/27, 1950 and 1964, the context around this resource has changed over time (**Attachment B**). While currently addressed off of East Nob Hill, the façade facing this street (east) is currently the rear of this resource. The primary façade (west), originally faced Commercial Street SE (the Old Pacific Highway), at the end of a long private drive. The primary façade of this resource now faces the rear lot of an auto dealership (Withnell Dodge) which fronts Commercial Street SE.

The two-story main block of the resource retains its original integrity, while the secondary portions of the resource have been altered over time. Two separate L shaped additions were added to the rear of the house prior to 1920. A one and one-half story kitchen with a north facing small porch and door were added to the north end of the eastern façade of the resource. A second, one story L shaped addition, including a water tank and storage shed were added to the southern end of the eastern façade. According to building permit records, in 1965, the water tower was removed and a large carport was added to the southeastern portion of the resource. A new driveway was also added from East Nob Hill Street SE at this time.

## Historic Design Review

SRC Chapter 230.025(g) specifies the standards applicable to this project. The applicant is proposing to remove the non-original carport and create a new addition at the rear of the resource. The new addition will be clad in salvaged siding and in-kind replacement siding material (wood, horizontal shiplap). The applicant is proposing to raise the roof of the rear additions between 4' and 5' to a single height, abutting and matching the pitch of the existing roof of the original house. The proposed roof of the new addition will not exceed the peak of the existing roof of the main block of the resource. The chimney within the new addition will also be extended. The applicant is proposing the following alterations within each facade:

- 1) **North façade:**
  - a) Infill of existing porch; Removal of existing door and window;
  - b) Installation of one window pair in the dormer; and three new windows on the first floor;
  - c) One new second story dormer;
- 2) **South façade:**
  - a) Installation of a new four-window grouping and new fixed window adjacent to the west side of the door;
  - b) Installation of a new door;
- 3) **East façade:**
  - a) Installation of a new triple window grouping in second story gable end;
  - b) Installation of a new triple window grouping on north side of door and a new fixed window on south side of door;
  - c) Installation of a new door, porch roof with columns and rebuilt stone porch with built in planters.

## FINDINGS

Staff reviewed the project proposal and has the following findings for the applicable guidelines. For the applicant's full response, please refer to Attachment C.

**Criteria SRC 230.025 (g) Alterations and Additions.** Additions to and alterations of the historic

contributing building is allowed.

(1) **Materials.** Materials for alterations or additions:

(A) ***Building materials shall be of traditional dimensions.***

**Finding:** The applicant is proposing to utilize materials with traditional dimensions. For example, new horizontal ship lap siding will match the original, therefore, staff recommends that the HLC find that SRC 230.025(1)(A) has been met for this proposal.

(B) ***Material shall be of the same type, quality and finish as original material in the building.***

**Finding:** The applicant is proposing to reuse salvaged siding where feasible, and new siding will be wood horizontal ship-lap to match the existing siding. While simplified in detailing, window sashes and frames, window trim and door trim and frames will all be of wood, of the same type, quality, and finish as the original material, therefore staff recommends that the HLC find that SRC 230.025(1)(B) has been met for this proposal.

(C) ***New masonry added to a building shall, to the greatest extent feasible, match the color, texture and bonding pattern of the original masonry.***

**Finding:** The applicant is proposing to rebuild the stone back porch on the east end of the addition utilizing salvaged stones from the existing additions, therefore, staff recommends that the HLC find that SRC 230.025(1)(C) has been met for this proposal.

(D) ***For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.***

**Finding:** The applicant is proposing to reuse existing siding on the addition, and will reuse the stones to rebuild the porch on the north end of the addition, therefore, staff recommends that the HLC find that SRC 230.025(1)(D) has been met for this proposal

(2) **Design.** Alterations or additions shall:

(A) ***Be located at the rear, or on an inconspicuous side, of the building.***

**Finding:** The proposed addition and alterations are located at the rear of the Smith-Ohmart House, therefore, staff recommends that the HLC find that SRC 230.025(2)(A) has been met for this proposal.

(B) ***Be designed and constructed to minimize changes to the building.***

**Finding:** The applicant is proposing to remove the non-original carport, and extend the height of the existing additions, add a dormer and additional windows, replace doors and rebuild the rear porch. The proposed changes will be limited to alterations to the additions at the rear of the Smith-Omart House, and the original block of the Smith-Ohmart House will not be altered nor will it be adversely impacted by the new rear addition. Therefore, staff recommends that the HLC find that SRC 230.025(2)(B) has been met for this proposal.

**(C) *Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.***

**Finding:** The applicant is proposing to raise the roof of the rear additions between 4' and 5' to a single height, which will match the pitch of the existing roof, and not exceed the height of the peak of the existing roof on the main block of the resource. The applicant is proposing to remove the non-original carport, and the overall footprint of the addition will not be increased. The additions and alterations are compatible with the original building, and therefore, staff recommends that the HLC find that SRC 230.025(2)(C) has been met for this proposal.

**(D) *Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.***

**Finding:** The applicant is proposing to alter the non-original additions at the rear of the Smith-Ohmart House, extending the roofline at the rear up 4'-5' in height, and adding a dormer on the north roofline. The non-original carport will be removed, the addition will not be extended beyond the existing footprint, and no significant features of the original Smith-Ohmart block will be obscured, damaged, or destroyed. Therefore, staff recommends that the HLC find that SRC 230.025(2)(D) has been met for this proposal.

**(E) *Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.***

**Finding:** The applicant is proposing to remove the carport and maintain the basic footprint of the original east side additions, with a minor increase in height, the addition of a dormer, and new windows and doors. While the original structure has ornate under eave brackets and detailing reflective of the Italianate style, none of this ornate detailing exists on the eastern façade, and will not be replicated on the addition. The applicant has proposed simplified detailing on the addition including window trim, and corner boards, as well as a new covered porch roof with simplified columns that reflect the primary façade but do not replicate it. The proposed alterations to the additions at the rear of the resource are compatible with the size, scale, material and character of the Smith-Ohmart house, therefore, staff recommends that the HLC find that SRC 230.025(2)(E) has been met for this proposal.

**(F) *Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.***

**Finding:** The proposal will primarily impact the additions on the eastern (rear) façade of the house, which have been altered over time. The most distinctive portion of the house, the original two story block, will not be altered, with the exception of where the proposed new roof will intersect the existing roof. This impact will be minimal however, and no distinctive materials, such as the ornate under eave brackets will be adversely impacted, therefore, staff recommends that the HLC find that SRC 230.025(2)(F) has been met for this proposal.

**(G) *Be constructed with the least possible loss of historic materials.***

**Finding:** The non-original carport will be removed, and the overall footprint of the eastern additions will be retained. The applicant will be reusing salvaged siding on the exterior of the

new addition. The applicant has designed the proposed alterations to ensure the least possible loss of historic materials, therefore, staff recommends that the HLC find that SRC 230.025(2)(G) has been met for this proposal.

**(H) *Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence shall not be added to the building.***

**Finding:** The applicant has not proposed to include any of the ornate Italianate detailing found on the original Smith-Ohmart house on the new addition. Instead the design includes new, simplified details, which are clearly new, ensuring that a false sense of historical development is not created. Therefore, staff recommends that the HLC find that SRC 230.025(2)(H) has been met for this proposal.

**(I) *Be designed in a manner that makes it clear what is original to the building, and what is new.***

**Finding:** The overall design of the altered addition respects the original Italianate block of the Smith-Ohmart house. The addition includes compatible, yet simplified detailing. While the applicant is proposing to reuse salvaged original siding where feasible, the applicant has designed the new addition to include new windows and doors, which are clearly new, ensuring that overall, it is clear that this addition is new and not original to the building. Staff recommends that the HLC find that SRC 230.025(2)(I) has been met for this proposal.

**(J) *Be designed to reflect, but not replicate, the architectural styles of the period of significance.***

**Finding:** The applicant has not proposed to include any ornate detailing, such as the under eave decorative brackets on the new addition. Instead, the proposed alterations include simplified details such as window trim and corner boards that do not replicate the ornate Italianate style, but are compatible with this style. Therefore, staff recommends that the HLC find that SRC 230.025(2)(J) has been met for this proposal.

**(K) *Preserve features of the building that has occurred over time and has attained significance in its own right.***

**Finding:** While the rear additions of the Smith-Ohmart House were constructed prior to 1920, these additions have been altered over time, and there are no distinctive features within these additions that retain integrity, nor have they acquired significance in their own right. However, the applicant has proposed to preserve the basic footprint and location of the additions, therefore, staff recommends that the HLC find that SRC 230.025(2)(K) has been met for this proposal.

**(L) *Preserve distinguishing original qualities of the building and its site.***

**Finding:** The applicant has restricted the proposed alterations to the rear of the resource, within the additions. The non-original carport will be removed, and no historic materials or features on the main portion of the original Smith-Ohmart House proposed for removal. The original block of



the Smith-Ohmart house will be preserved, therefore, staff recommends that the HLC find that SRC 230.025(2)(L) has been met for this proposal.

### **RECOMMENDATION**

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal.

### **DECISION ALTERNATIVES**

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

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

Prepared by Kimberli Fitzgerald, <sup>VF</sup>AICP, Historic Preservation Officer



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

### *Audiencia Pública*

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

<b>CASE NUMBER:</b>	Historic Design Review Case No.HIS17-05
<b>AMANDA APPLICATION NO:</b>	17-103733-DR
<b>HEARING INFORMATION:</b>	Historic Landmarks Commission, Thursday, March 16, 2017, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty St SE, Salem, OR 97301
<b>PROPERTY LOCATION:</b>	2655 East Nob Hill Street SE, Salem, OR 97302
<b>OWNER(S):</b>	Cindy Burns
<b>APPLICANT / AGENT(S):</b>	John Finklea
<b>DESCRIPTION OF REQUEST:</b>	Major Historic Design Review of a proposal to construct an addition at the rear of the Smith-Ohmart House (1870), individually listed on the National Register of Historic Places and located at 2655 East Nob Hill Street SE - 97302; Marion County Assessor Map and Tax Lot number: 073W34CA08400.
<b>CRITERIA TO BE CONSIDERED:</b>	<p><b><u>MAJOR HISTORIC DESIGN REVIEW</u></b></p> <p><b>General Guidelines for Historic Contributing Resources</b></p> <p>Pursuant to SRC 230.065, an application for a Major Historic Design Review proposing changes to a contributing building or structure may be approved if the proposal conforms to the following guidelines:</p> <ul style="list-style-type: none"> <li>(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.</li> <li>(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.</li> <li>(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.</li> <li>(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.</li> <li>(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.</li> <li>(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.</li> <li>(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.</li> <li>(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.</li> <li>(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.</li> </ul>

**HOW TO PROVIDE TESTIMONY:**

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

**HEARING PROCEDURE:**

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

**CASE MANAGER:**

<sup>LF</sup>  
**Kimberli Fitzgerald, Case Manager**, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net).

**NEIGHBORHOOD ORGANIZATION:**

South Central Association of Neighbors (SCAN), Jon Christenson, Chair, Scan Historic Preservation Parks & Gardens Committee; E-mail: [edscannewsletter@gmail.com](mailto:edscannewsletter@gmail.com).

**DOCUMENTATION AND STAFF REPORT:**

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

[www.cityofsalem.net/notices](http://www.cityofsalem.net/notices)

**ACCESS:**

The Americans with Disabilities Act (ADA) accommodations will be provided on request.


**NOTICE MAILING DATE:**

February 23, 2017

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.**

**For more information about Planning in Salem:**

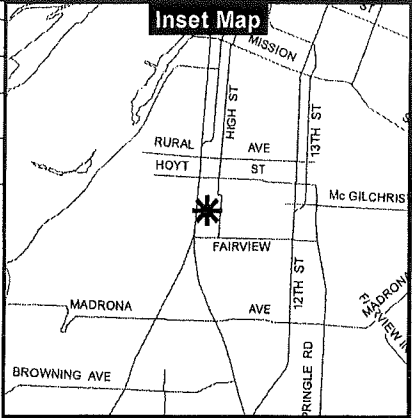
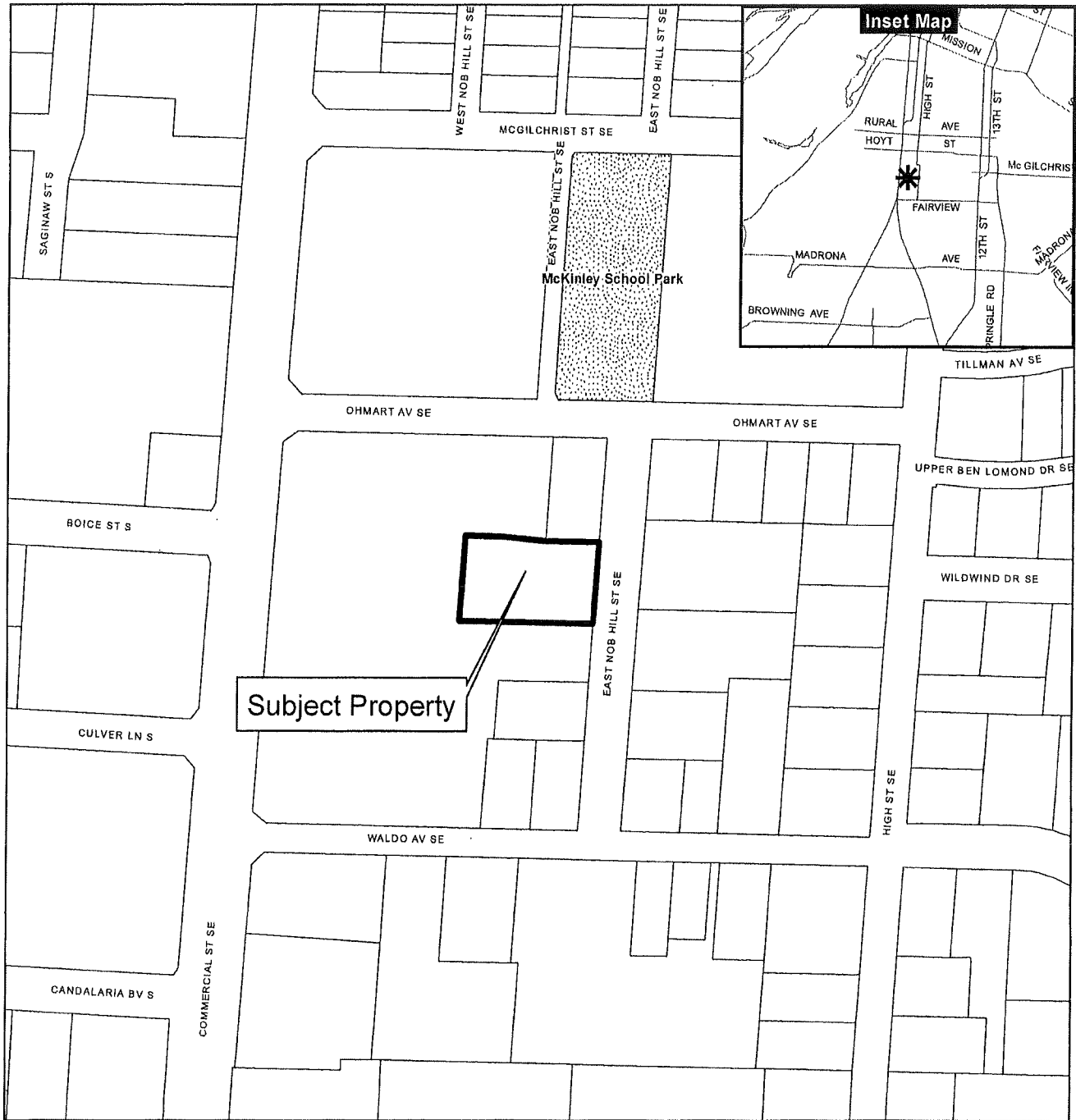
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 **@Salem Planning**








*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.*

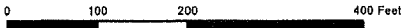
TTD/TTY telephone 503-588-6439 is also available 24/7

# Vicinity Map 2655 East Nob Hill St SE



**Legend**

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



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United States Department of the Interior  
Heritage Conservation and Recreation Service

ATTACHMENT B

For HCRS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Smith-Ohmart House

and/or common

2. Location

street & number 2655 East Nobb Hill SE  not for publication

city, town Salem  vicinity of congressional district 2nd

state Oregon 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 type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Charles and Karen Dunn

street & number 2655 East Nobb Hill SE

city, town Salem  vicinity of state Oregon 97302

5. Location of Legal Description

courthouse, registry of deeds, etc. Marion County Clerk (Recorder)

street & number Marion County Courthouse

city, town Salem state Oregon 97301

6. Representation in Existing Surveys

title -- has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records

city, town state

# Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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 Smith-Ohmart House is a two-story frame building, rectangular in plan, in the Italian Bracketted Style. Oriented to the west, it has a porch with deck and railing across the facade. The hipped roof has overhanging eaves supported by large console brackets with drop ornaments arranged in pairs along the wide, plain frieze board in alignment with the outer corners of each second story window opening. Fenestration is regular, and tall openings are fitted with double hung sash with six over six and six over one lights and trimmed with molded lintel caps. The central opening in the three-bay second-story facade is a door opening from the stair hall onto the porch deck. The original deck railing with its turned post and balusters was lost and replaced by the present owners with a railing slightly taller (to meet code requirements) and with membering of square posts and balusters, but which is generally in tune with the facade nonetheless. Porch uprights are posts with jigsaw cut-out decoration bridged by a bracketted and scalloped fascia board. Siding on the wall plane protected by the porch is vertical tongue-and-groove, whereas the body of the house is clad with horizontal shiplap. Corner boards and porch posts have molded caps. The central entry in the ground story is a four panel door with arched top panels having transom and sidelights. The door frame is crowned by a simple but well-proportioned classical entablature. A single-story gable-roofed ell extending from the center of the rear, or east face, has been remodeled internally. In earlier days, it had a water tower on the south side and a gable-roofed wood shed off the southeast corner. The water tower is no longer extant, and the woodshed was moved westerly of its original site to serve as a bathroom, thus making an L-shaped configuration of the rear wing. In recent years a carport with deck railing to match that placed on the front porch was added off the southeast corner of the rear wing.

Since its construction c. 1870, the "pleasant home" of Fabritus Smith commanded "a magnificent view for miles of the surrounding country: the Cascade Range crowned with Mts. Hood, Jefferson, Rainier and the other grand snow peaks, the Coast Range lying to the westward and Salem, the 'City of Peace', nestling in the valley northward." (Oregon Statesman, June 9, 1886). The house still stands on the top of Nob Hill in South Salem, surrounded by the remains on an ancient oak and madrona grove and other plantings, in a completely private setting, which now includes a formal English garden being developed by the present owners. The original approach from Commercial Street was cut away by commercial development in 1929, and that area is now screened from the garden by fence and plantings. At present, access to the house is from East Nob Hill Street to the rear, and there is a drive from the street into the carport that was erected on the site of the old woodshed. To the east there is a settled residential district; to the north, a school park has just been developed with the consequence of blocking through traffic at the south end of East Nob Hill Street. To the south, in the valley, there are apartment house developments.

Interior spaces of the main block of the house are arranged around a central stair hall and include a parlor and dining room, both of which have their original fireplaces with wood mantel pieces sharing a common chimney on the central wall. An arch was added to make a single larger area of the small front bedchamber and the parlor behind it. Upstairs, there are three bedrooms and a bath off the central hall. The L-shaped kitchen ell at the back of the house at present includes a family room, bathroom, a long kitchen space on the north, and a second family room in the leg of the L, on the south.

Window and door trim and mop boards in the main portion of the house are intact, but--a reversible condition--modern wainscot has been added in the stair well and in one bedroom upstairs. Original flooring is refinished. There was a second chimney for a stove in the downstairs front bedroom on the northwest corner, but it has been removed from the room above.

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

Smith-Ohmart House

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

Upstairs, there are vents for stove pipes in the main chimney stack. Remaining traces of original or early trim in the single-story ell include built-in cabinet with glass doors and a porch door with colored glass, and some window and door trim. It is reported that in 1938 the sills and siding on the south side were replaced. The sills were found to be put together with wooden pegs. The water tower which stood on the south side of the ell is gone, and the woodshed beside it was moved west to the site of the water tower to create a bathroom. The bathroom upstairs was created out of an unheated maid's room.

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 checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input 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 checked="" 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 checked="" 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 c. 1870

Builder/Architect

**Statement of Significance (in one paragraph)**

The Italian Bracketted farmhouse built about 1870 for Fabritus Smith, Oregon Trail pioneer of 1846 and state legislator, predates by several years the Italianate house of Asahel Bush, a National Register property and best-known of historic homes in Salem. The former property--one of the earliest developed in all of South Salem--is comfortably buffered by its oak and evergreen-shaded yard atop a knoll. For 73 years, it was the "home place" of the families of Fabritus R. Smith, his daughter Velleda Smith (Mrs. Adam Ohmart), and the patriarch's grandson, Roy V. Ohmart. Inevitably, the city grew out to encompass the Smith claim, and the house is now the barrier between strip development along South Commercial Street, route of the old Pacific Highway, on the west, and a residential neighborhood east of the house which was developed between the 1920s and the Post War period on land sold off from the original claim. The Smith-Ohmart House is significant to Salem as a well-preserved example of the Italian Bracketted Style in which the main volume is virtually unaltered. It is significant also for its association with Fabritus Smith and his family who were its occupants for nearly three-quarters of a century.

Agriculture

The Smith-Ohmart House was the third farm home of successful farmer Fabritus R. Smith on his Donation Land Claim of 635 acres. The first, a log cabin built in 1849, stood over a mile away on the east edge of the property near the only road to the south, now 12th Street SE. The second--a frame house, built in the early 1850s--stood a few yards west of the present house and was lost to fire.

Education

For many years, Fabritus Smith served as Vice-President of the Board of Trustees of Willamette University. His first wife, Virginia Pringle Smith, taught at the first school in Salem, outside of the University and its Academy, and her grandmother is credited with founding Pacific University at Forest Grove. Other members of the family who have resided in the house have also been teachers.

Exploration/Settlement

As the third farmhouse, the house represents the growing prosperity of an agricultural family who came over the Oregon Trail in 1846, the consummation of the dream which inspired that first large migration to Oregon. Fabritus, a native of Rochester, New York, earned his way to Oregon by driving an ox team and wagon for Joseph Waldo. His wife, Virginia Pringle came with her family by the disastrous southern route and arrived in Salem barefooted and sodden by rain and snow on Christmas Day, 1846, when Fabritus first saw her outside the Jason Lee House, where he boarded. Some of their children married into other pioneer families.

Political/Government

Fabritus served two terms in the Oregon legislature in 1876 and 1878. He also served on the local school board. Other family members have also served in similar capacities. Fabritus was also coroner for Marion County in 1866.

Religion

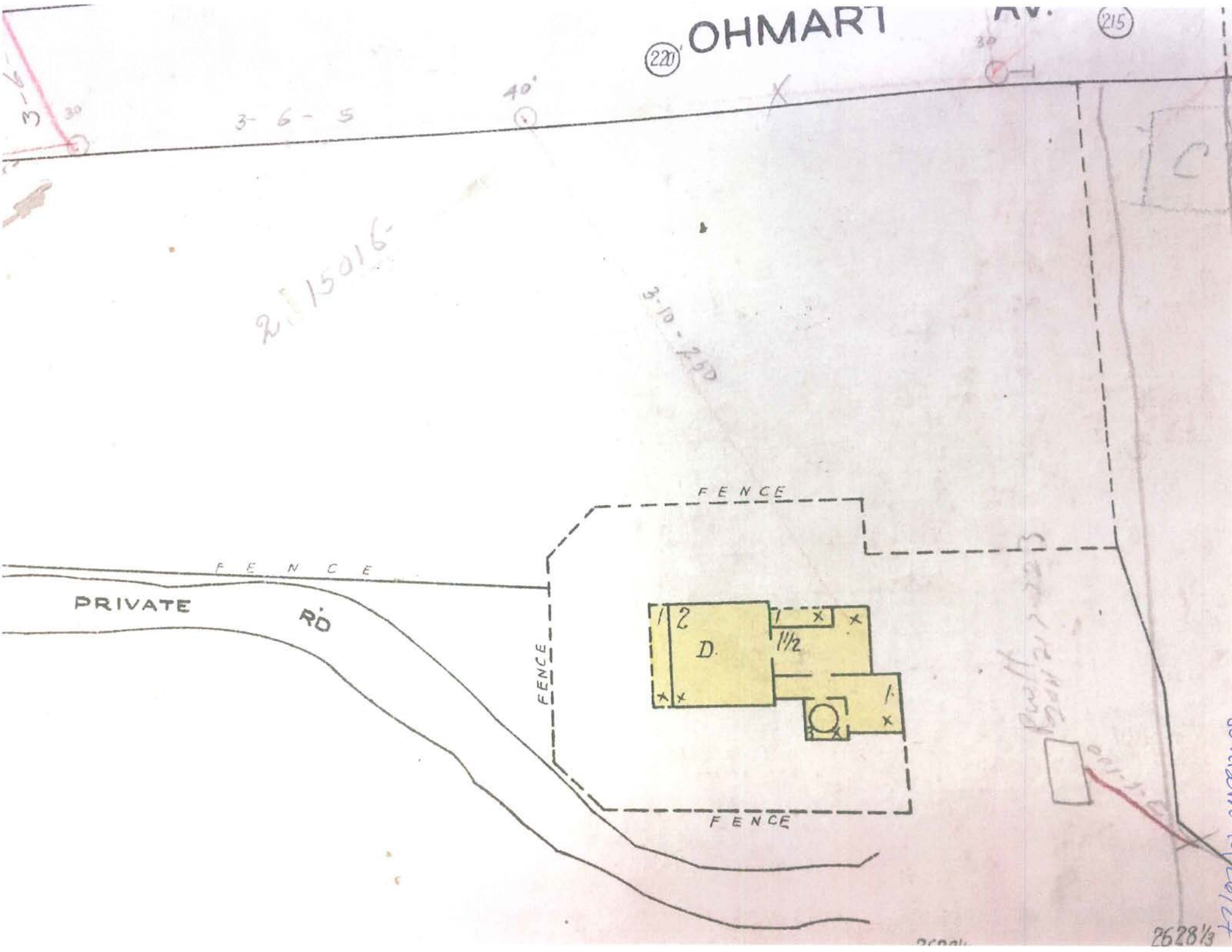
Fabritus Smith was an early member and leader in the First Methodist Church of Salem, now the United First Methodist Church.



OHMART

(220)

(215)



2115016

3-10-250

FENCE

PRIVATE

RD

FENCE

FENCE

FENCE

Handwritten notes: "2628 1/3" and "Sam Born 1926/27"

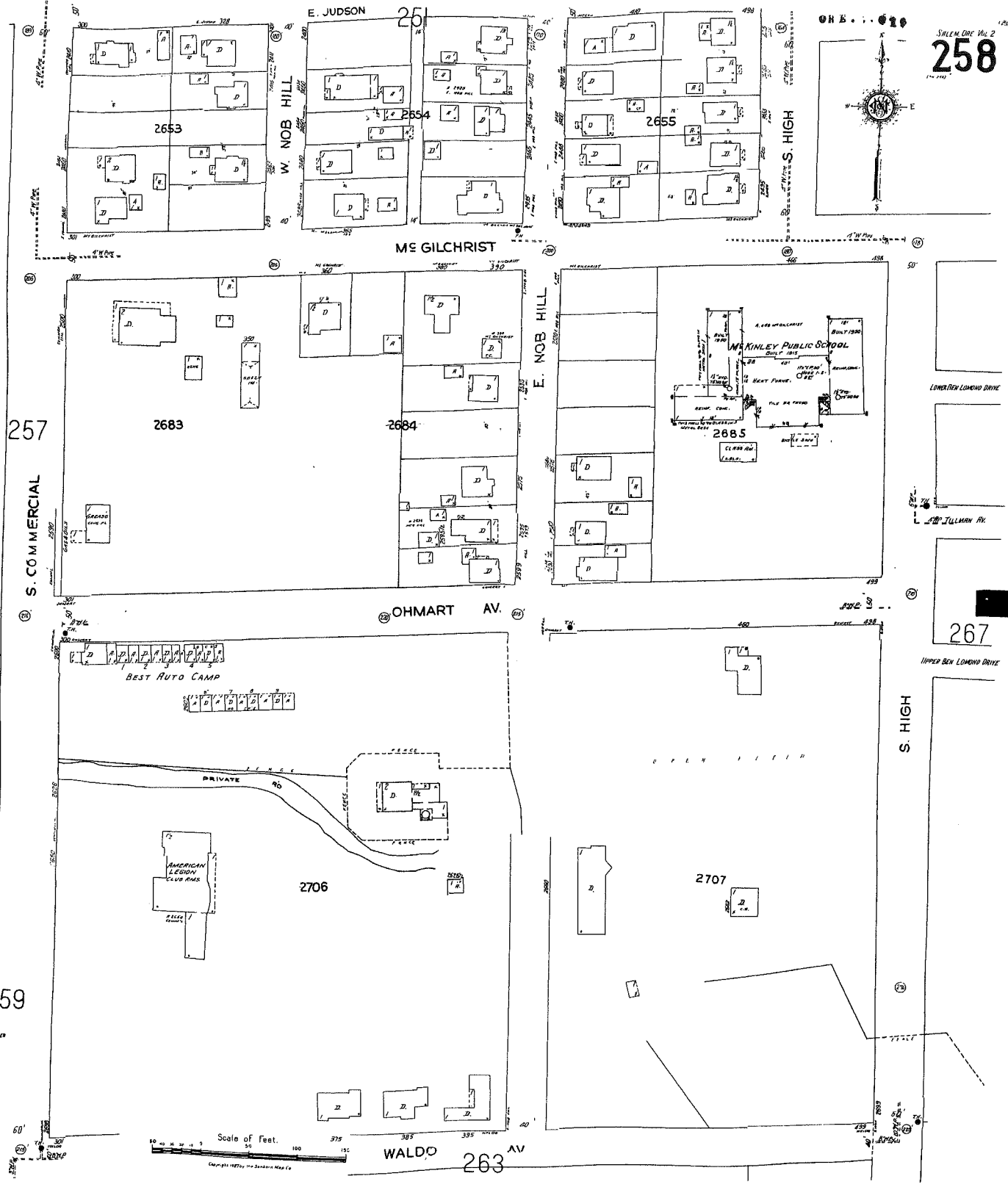
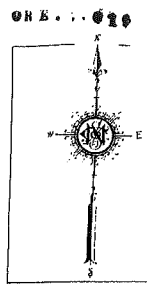
2628 1/3

Sam Born 1926/27

Sanborn

1950

SALEM DIST. VOL. 2  
**258**



LOWER BEN LOMOND DRIVE

MIDDLE JUNCTION AV.

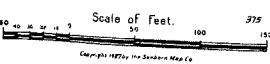
UPPER BEN LOMOND DRIVE

267

S. HIGH

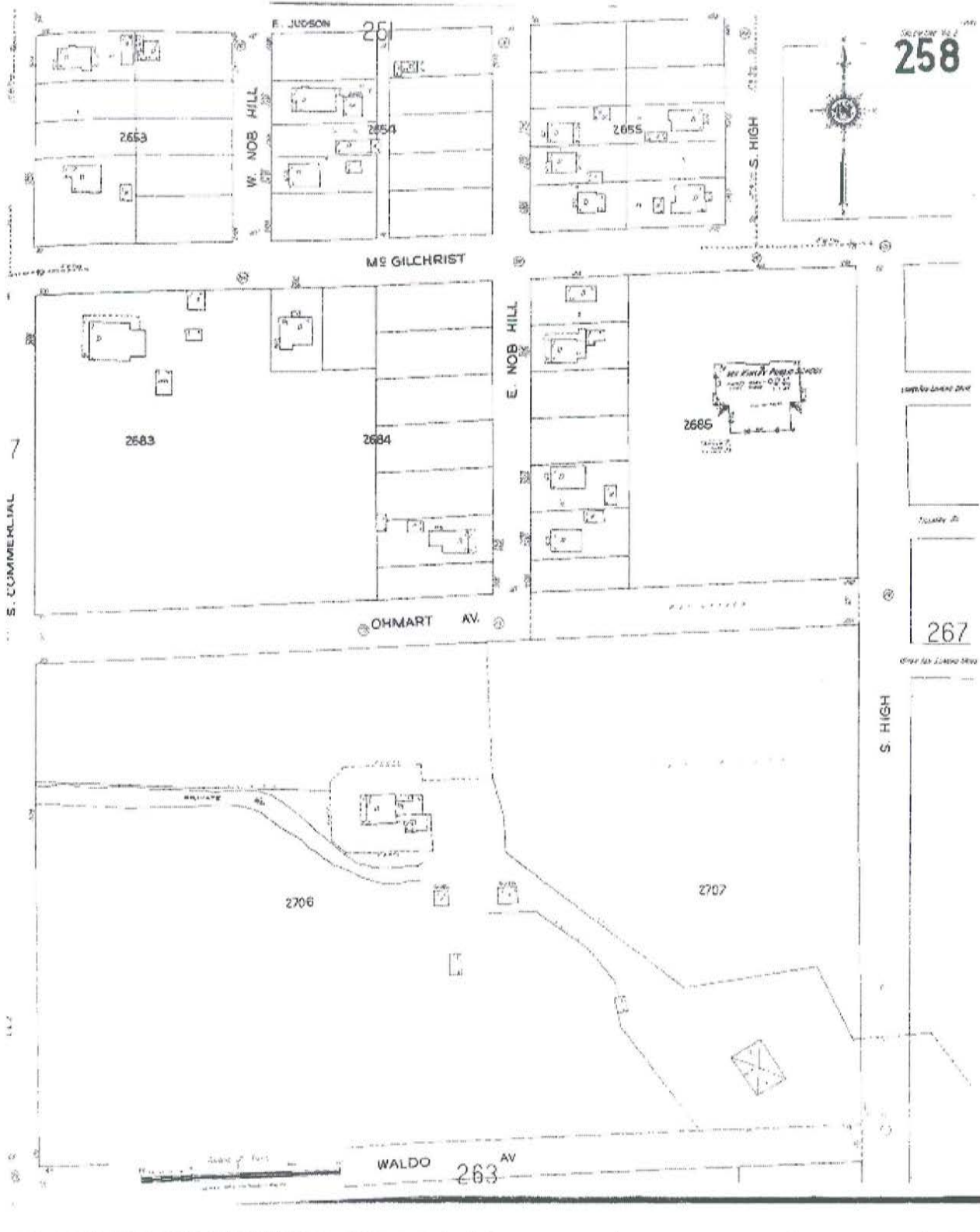
OHMART AV.

WALDO AV  
263



Copyright 1950 by The Sanborn Map Co.

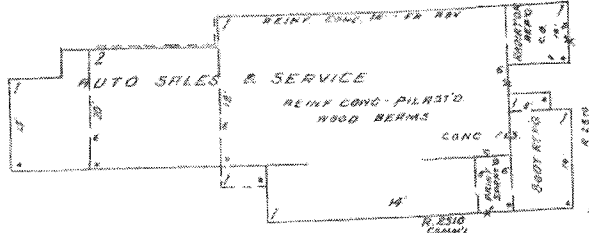
Sanborn 1926/27



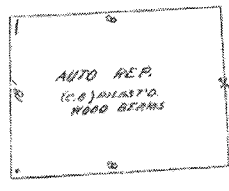
Jan Born 1964

257

(S) COMME, 'AL S.E.



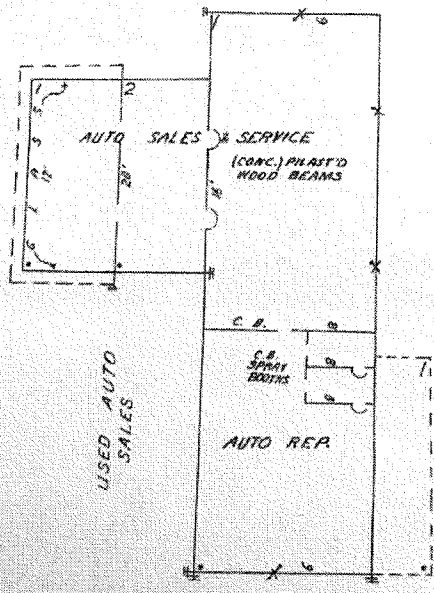
2683  
P A R K I N G



2684

(20) OHMART AV.

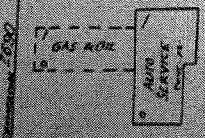
P A R K I N G



2706

259

E. OLIVER ST



Scale of Feet.

50 100 150

WALDO 385

395 WALDO

WALDO

AV

E. NOB HIL

2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599

2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699

WALDO 2670

WALDO 2680

WALDO 2690

WALDO 2695

WALDO 2699

39

MP6.4 WEST ST



**Smith-Ohmart House**

RECEIVED  
MAR - 1 2017  
COMMUNITY DEVELOPMENT

**Historic Alteration Type 1 Review**

2655 E. Nob Hill Stt.

Salem, Marion County, Oregon

Individually listed historic resource.

Single residential dwelling

Italianate style constructed in 1870

**Project Overview and Approval Criteria Statement**

The Smith-Ohmart house on Nob Hill was constructed in 1870 with the primary portion of the structure in the Italianate style. Apparently this was one of four similar 'farm houses' that was built by the same owner. I have included a set of photographs taken in the last ninety plus years that help to explain the chronology of changes and gives a basic overview of what was built in the Italianate style and what was built in a more local vernacular.

As illustrated in the photographs there are basically two parts to the house. There is the main Italianate structure that I refer to as the 'Core' and there is an eastern ell that still exists in a somewhat altered form that apparently was part of the early construction history. A water tower and connected wood shed were also part of the original construction effort but no longer exist. Various changes have been made to the area where the water tower existed but are not adequately chronicled to know the history with any certainty.

Prior to 1979 an attached structure, primarily for storage, was added to the ell as well as a two car carport with some compatible detailing. The ell was constructed in similar farm style of the period with none of the style or detailing of the core structure. It is the ell that is being altered and is the main object of this application. The owner is going to remove the carport and reduce the mass of the storage area. The concept is to maintain the basic footprint of the original ell with slight modifications of the storage addition. The structure will be increased in ht. by approximately five feet and a dormer added on the North side to provide specific usable space (bathroom and dressing room) accessed from a second floor bedroom.

The impact on the core structure will be negligible. The silhouette will become larger but the main impact will be at the roof level where the new East roof will intersect the existing roof. The core structure has soffit detailing in the form of ornate brackets aligned with the widows and placed at the corners of the structure. Brackets were not installed on the East side. None of the original detailing will be removed or altered as a result of the increased height of the East ell.

The objective for an **individually listed resource** is to 'preserve and enhance the buildings ...while allowing for adaptive reuse through sensitive rehabilitation' - SRC Chapter 300.

#### **230.060: Standards for ... Individually Listed Public Historic Resources.**

**a). Masonry, Siding, Exterior Trim, and Minor Architectural Features.** Existing siding will be salvaged and re-used as much as practicable and new siding will match existing in material and profile.

**b). Windows.** The existing windows do not match the style and characteristics of the core bldg. and will not be reused. New windows will be double hung or fixed of similar proportions to existing core windows and the exterior trim will match the composite design. Windows will have similar elements including Crown, side casing, and apron as the core structure. The existing window design has an exterior apron that is actually part of the window sill extending to the exterior. This design is extremely difficult to weatherize and a modification will be used that will have a similar appearance. The widow sashes will have similar proportions as the core structure with double glazing for energy efficiency.

**c). Doors:** It is unlikely the existing double door is from the 19<sup>th</sup> century. This will be replaced with a wood door with a large pane of glass which was typical of the Italianate period. This door will be modestly trimmed with a crown and side casing since it is the back door.

**d). Porches:** The current structure has a stone back porch with step access on the North and South end. This will be rebuilt with the existing stones incorporating planters on the East boundary. A covered roof will be added that will parrot the look of the West porch but will not

have balustrades or the arched bridge between the openings and will have a similar but less ornate column design. Refer to the column detail on the submitted drawings.

**e). Roofs and Cornices:** The rebuilt roof will have the same pitch as the existing roof similar eave treatment. The dramatic difference between the typical low pitch Italianate roof and the proposed replacement prevents typical features of this style of structure such as the large overhangs and ornate brackets. The new roof will match the existing in all respects. Solar panels will not be added to the roof or other portion of the reconstruction.

**f). Missing Features:** There does not appear to be any missing features that need to be considered.

**g). Alterations And Additions:** The proposal could be considered both an addition and an alteration due to the increase in height, the changes on the south of the ell, the addition of the dormer on the North and the addition of the covered porch. The standards required in this section have been discussed in the previous sections. The changes have been limited in scale and care taken to make them as much as possible. The dormer is located on the North side to render it unnoticeable when approaching the house. The change in height of five feet will not be noticed and will not impact any historical features of the core structure.

**h). Decks:** There are not decks involved in this project.

**i). Lintels, Architraves, Sills, and other Architectural Details:** The details of the core structure have already been discussed. It appears that the ell existed early on as a part of the structure and quite possibly from the beginning. This is a reasonable basis to include compatible detailing for certain aspects or elements of the projects such as window trim, door replacement, corner boards and detailing of the new cover element over the rear entry. The intent is not to copy the period detailing or imply that it was part of the original construction but provide a neutral solution. It is obvious from the current photos that windows have been replaced on the ell that are clearly not compatible such as the picture window on the south part of the ell. The detailing around the windows at the core is not distinctive and I believe it is reasonable to detail the new windows in a similar fashion rather than purposefully make them dissimilar.

**j). Accessibility:** The project is not affected by accessibility issues.

**k). Energy Efficiency:** Rebuilding the ell will allow for most current energy requirements to be met without compromising the historic characteristic of the house.

**l). Mechanical Equipment and Service Areas:** The project is not affected by mechanical issues.

**m). Awnings and Canopies:** There are no awnings and canopies in the project.

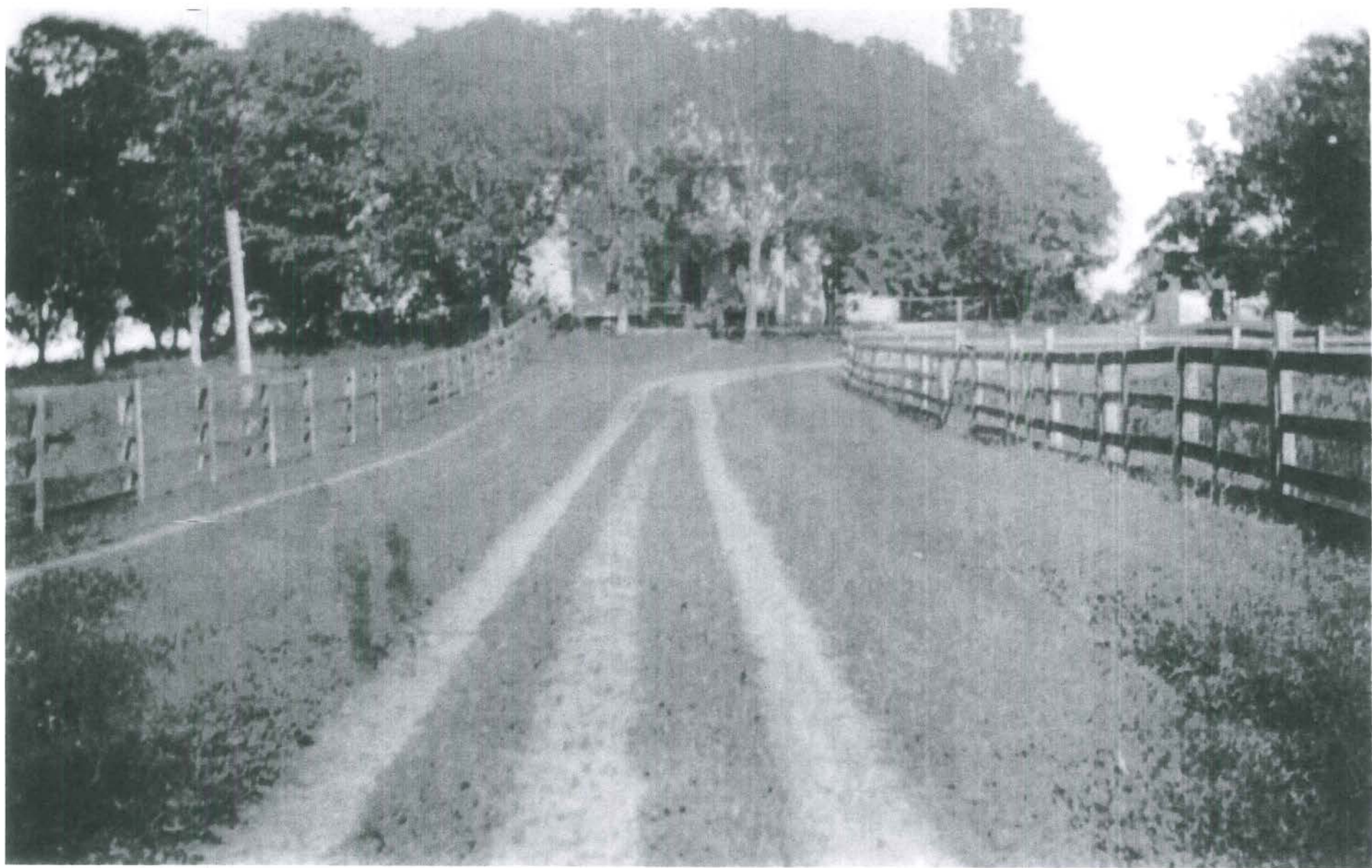
The propose alteration of the existing ell does not compromise the existing historic building and maintains the spirit of historic preservation as a resource and asset to the community.

Please feel free to contact me if additional information is required.

John w. Finklea – Architect

February 8, 2017





CIRCA. 1918



Stewart House - S. Salem

CIECA.  
1920



*Sellida near yard of St. Mary's house*

*CIRCA 1920*



CIRCA 1926  
SOUTH.



CIRCA 1923/24



CIRCA 1979.



CIBOLA 1979

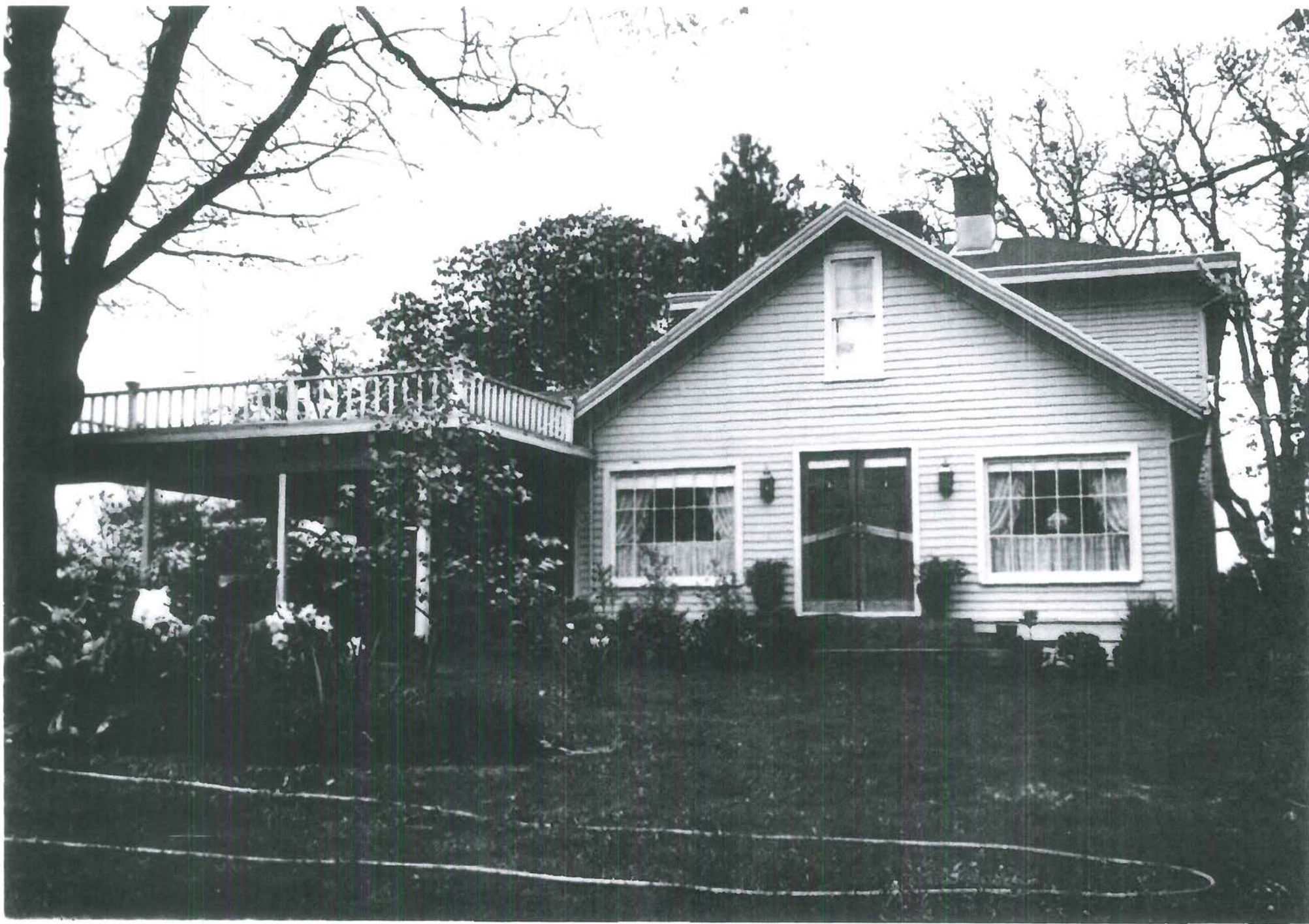


circa 1979





CIRZAS 1979.



CIRCA. 1979

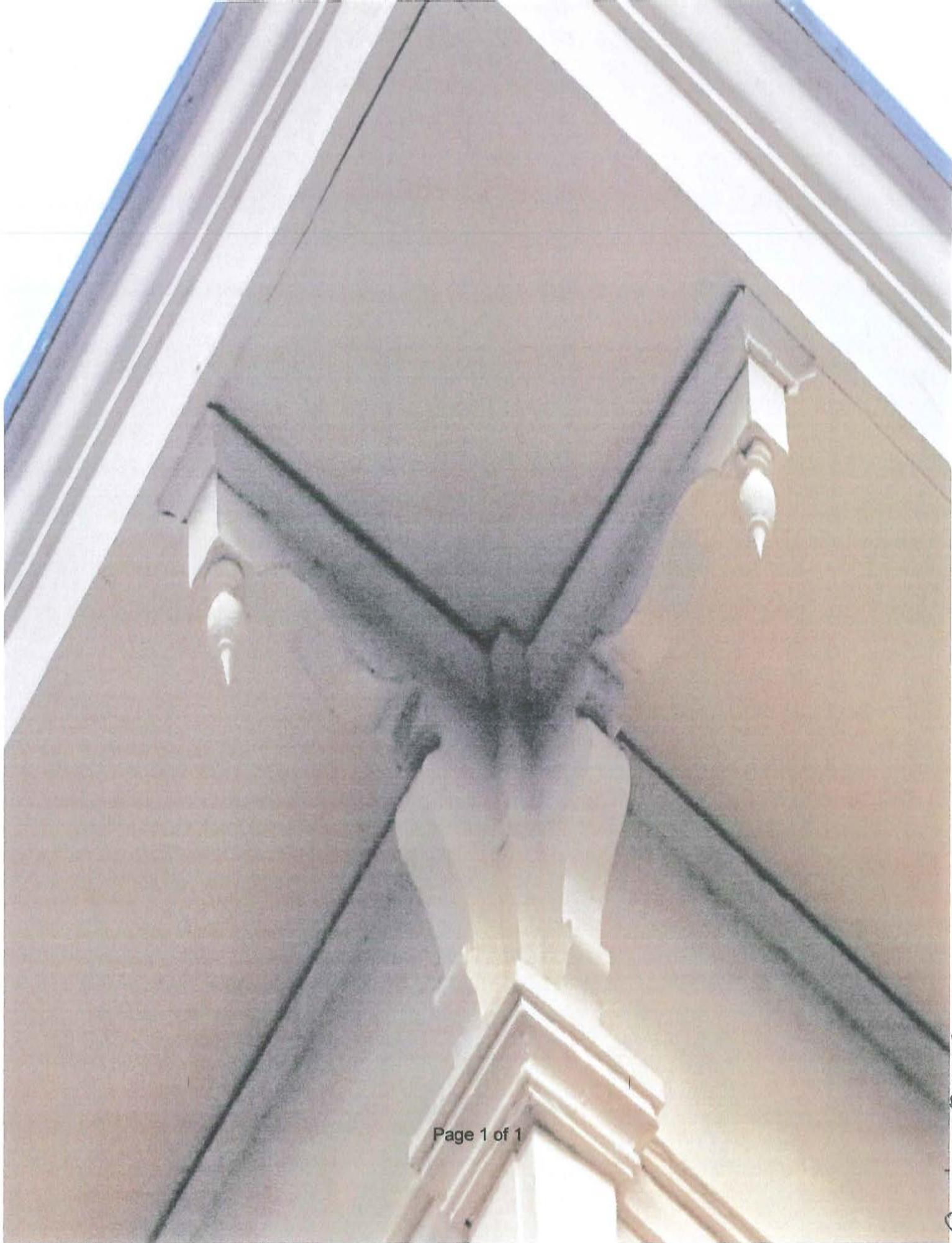


CIECHA STAIRS

BENTLEY STAIRS









15

15







2000-0000



81

white trim







Page

0110211 7 2017

h i

**PROJECT TEAM:**

**OWNER:**  
 Cindy Burns  
 11024 Oakton Lane  
 Upland, Oregon 97388  
 (503) 803-3800-3813  
 (503) 803-3548  
 email - ysheda3@aol.com

**ARCHITECT:**  
 JOHN W. FINKLEA ARCHITECT  
 104 N. FIRST ST. STE. B  
 SALEM, OR. 97302  
 PHONE (503) 803-3448-3017  
 (503) 803-4770-1408  
 john@johnw.finklea.com

**STRUCTURAL ENGINEER:**

Don Card  
 MCO Engineering  
 (503) 803-3770-1209

**ZONING :**

- STC ADDRESS: 2655 E. Nob Hill St. SE, Salem, Marion County, 97302
- LEDA/Let of Order: TRS T27R1N0023ACA  
 Salem, Or. 97302
- ZONING: R1 - RESIDENTIAL SINGLE FAMILY
  - USE: SINGLE FAMILY RESIDENTIAL
  - AREA OF BUILDING SITE: 1.481 ACRES
  - SETBACKS:  
 FRONT YARD SETBACK: 15'-0"  
 REAR YARD SETBACK: 20'-0"  
 SIDE YARD SETBACK: 3'-0"
  - MAXIMUM BUILDING HEIGHT ALLOWED: 30'
  - PARKING REQUIRED: 2 ON-SITE SPACES REQUIRED
  - LOT COVERAGE: NOT REGULATED
  - LANDSCAPING AREA: NOT REGULATED ON INDIVIDUAL LOTS

**Historical Preservation :**

Method Register Inventory Listed 11-10-1979  
 Smith-Onshore House Constructed 1870  
 Local 72 3/1 34  
 Preliminary review by Standard Flapgood May 19, 2015

**CODE CHECK:**

CODE BASED ON OREGON RESIDENTIAL CODE 2011  
 CONSTRUCTION SHALL COMPLY WITH OREGON RESIDENTIAL CODE AND APPLICABLE LOCAL CODES

CHAPTER 3 - BUILDING PLANS  
 RENOVATION OF EXISTING RESIDENCE

CHAPTER 4 - FOUNDATIONS  
 FOUNDATIONS DESIGNED FOR 2 STORY RESIDENTIAL STRUCTURE  
 CONCRETE STRENGTH - FLY ASH CLASS F80 FOUNDATIONS - 3,000 PSI  
 GROUND REINFORCED BY ANCHORS BY FRAGILE  
 STEEL PLATE WARRIORS REINFORCED - SEE DETAILS

CHAPTER 5 - FLOORS  
 FRAMING IN DIRECT CONTACT WITH SOIL OR CONCRETE SHALL BE PRESERVE TREATED  
 LATERAL ENGINEERING DESIGN REQUIRED FOR INCREASED HT.

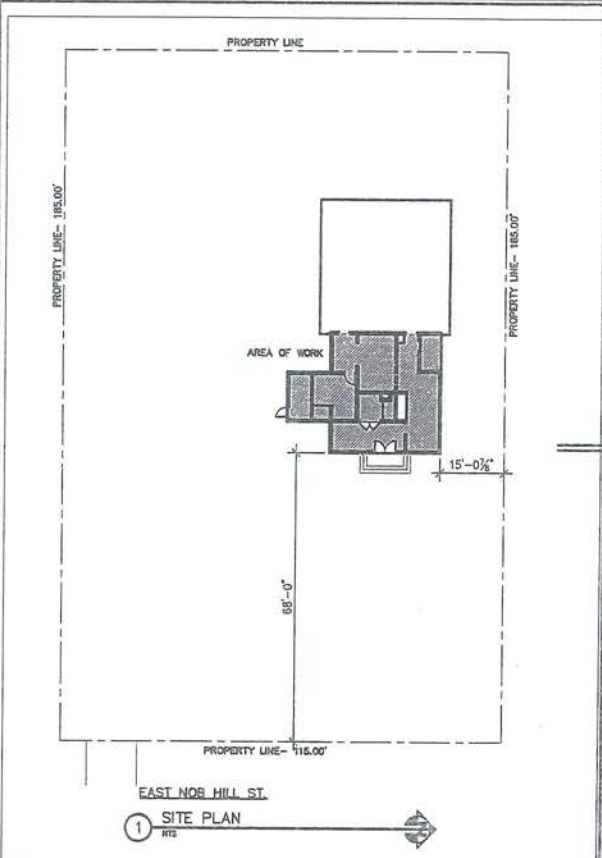
**ENERGY EFFICIENCY**

ENERGY EFFICIENCY PATH - PRESERVATIVE PLUS 2-A

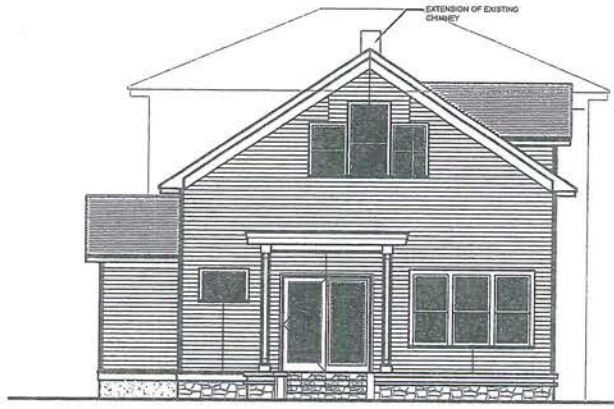
RENOVATION OF EXISTING HISTORICAL HOME FOR :

**CINDY BURNS**

2655 E. NOB HILL ST. SE  
 SALEM, OR 97302  
 MARION COUNTY, OR.



1 SITE PLAN  
 HT



**MATERIALS LIST**

FOUNDATION: EXPOSED CONG. & STRUCTURE - RE-USED  
 ROCK AT PATIO AND STEPS

SIROING - PAINTED SHIP LAP SIDING WITH LAP  
 COMPOSITE TO MATCH THE ITALIANATE CORNICE

SHROOVS - PAINTED WOOD SHROOVS - SEE SCHEDULE  
 WINDOW\_TRIM - PAINTED WOOD CASING AND CAP AS SHOWN  
 OR BY DETAIL 3/4\"/>

SHOOTS - CLOSED AND PAINTED COMPOSITE  
 FASCIA - PAINTED P-VZ WEL

ROOFING - COMPOSITION TO MATCH 'CORNICE'

DRIP POOL - PAINTED WOOD - 3/4\"/>

CORNER BOARD - PAINTED 1/2\"/>

FLOOR BOARD - PAINTED WOOD - 1 1/2\"/>

**SHEET INDEX**

01 COVER SHEET, ZONING, CODE CHECK,  
 PROPERTY MAP

2.0 EXISTING ELEVATIONS

3.1 FLOOR PLANS & DETAILS

3.2 DETAILS

**JOHN W. FINKLEA**  
 ARCHITECT  
 104 First Street-Building B  
 Salem, Oregon 97302  
 503-803-3448-3017 - john@johnw.finklea.com

RENOVATION OF HISTORIC HOME FOR:  
**CINDY BURNS**  
 2655 E. NOB HILL ST.  
 SALEM, MARION COUNTY OR. 97302

DATE: 05/15/15

DRAWN: JWF

CHECK: JWF

REVISIONS:

NO. DATE DESCRIPTION

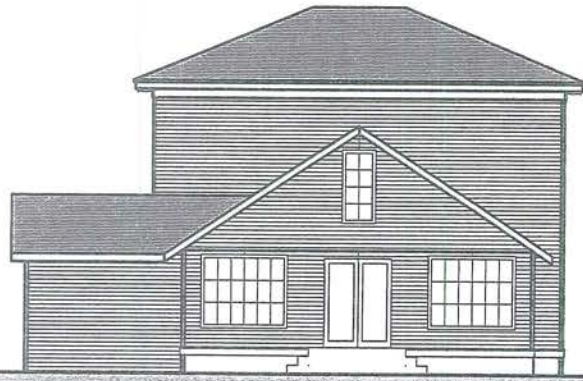
1 05/15/15

SHEET TITLE:

1 OF 1

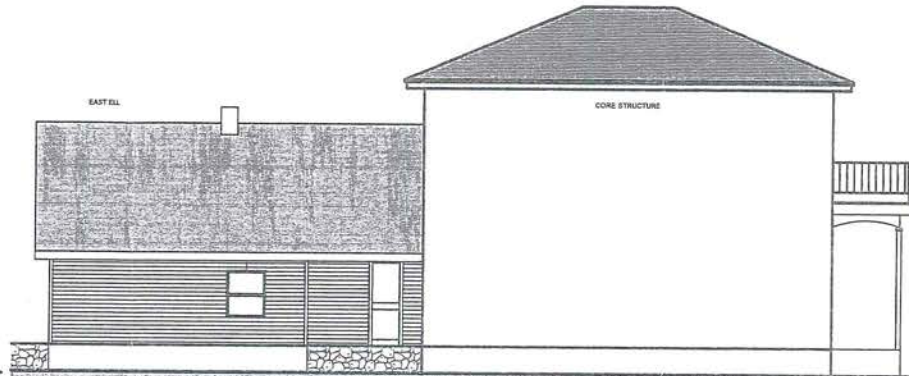
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LIT # 2

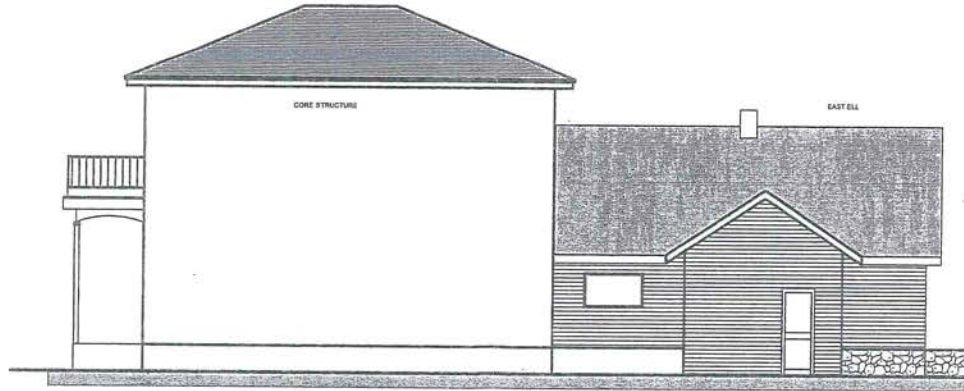


(Carport not shown for clarity)

2 EXISTING EAST ELEVATION  
1/4" = 1'-0"



1 EXISTING NORTH ELEVATION  
1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"

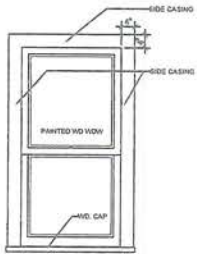
**JOHN W. FINKLEA**  
**ARCHITECT**  
104 First Street-Boile 6  
Silverton, Oregon 97131  
503-948-2817 - john@johnwinka.com

RENOVATION OF HISTORIC HOME FOR:  
**CINDY BURNS**  
2655 E. NOB HILL ST.  
SALEM, MARION COUNTY OR. 97302

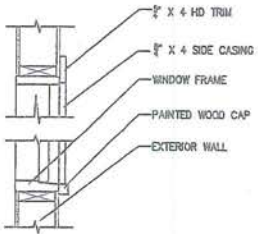
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NO.	
SHEET TITLE	
EXISTING ELEVATIONS	

**3.0**

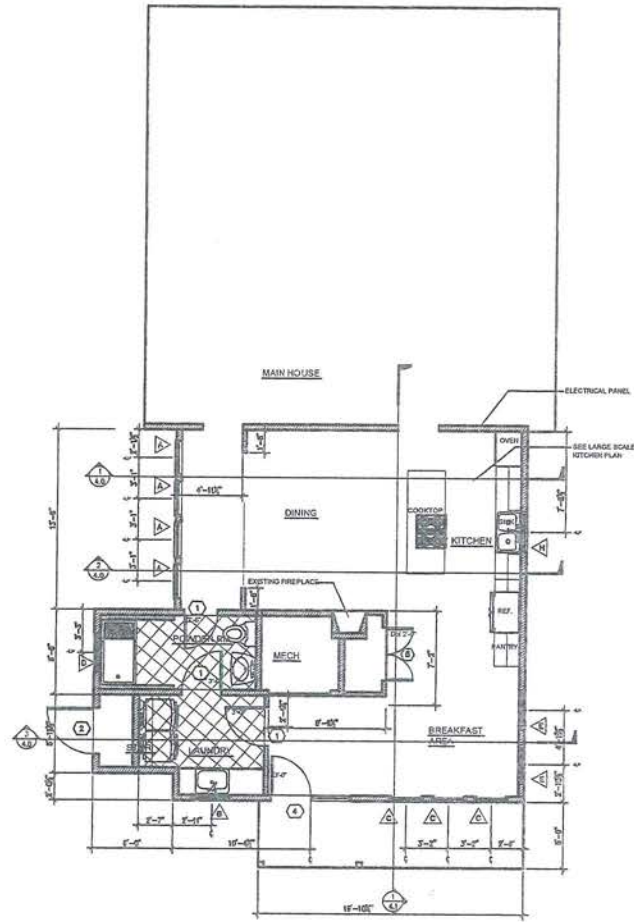
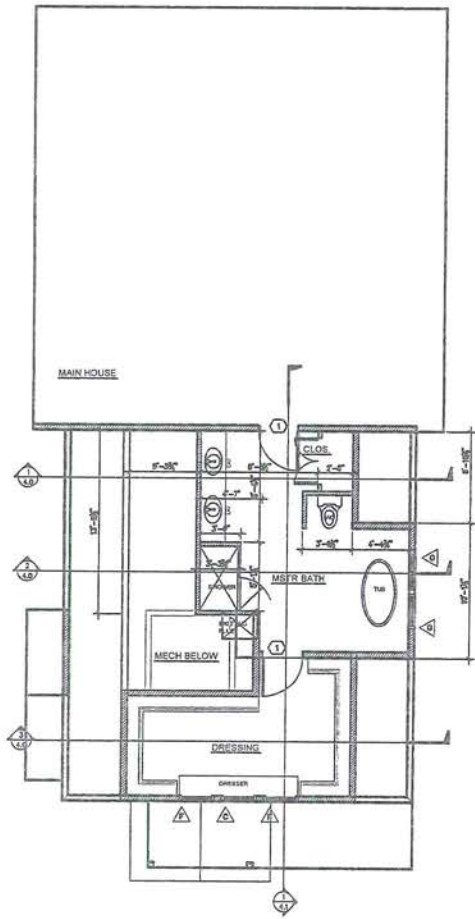
NOTE: DO NOT SCALE DRAWINGS



3 WINDOW TRIM @ ELL  
3/4" = 1'-0"



4 WINDOW DETAIL @ ELL  
1 1/2" = 1'-0"



**JOHN W. FINKLEA**  
ARCHITECT  
104 First Street-Suite 8  
Dunsmuir, Oregon 97528  
503-848-0417 - john@johnwinklea.com

RENOVATION OF HISTORIC HOME FOR:  
**CINDY BURNS**  
2655 E. NOB HILL ST.  
SALEM, MARION COUNTY OR. 97302

DATE	10	16
DRAWN	CB	CB
CHECKED		
PROJECT NO.		
REVISIONS		
NO.	DESCRIPTION	DATE
1		
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9		
10		

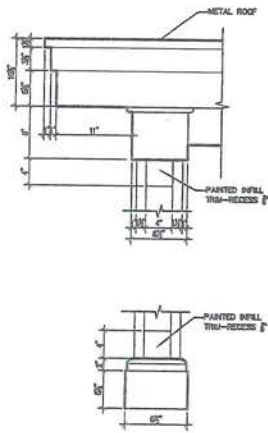
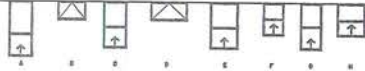
3.1

DATE PLOT

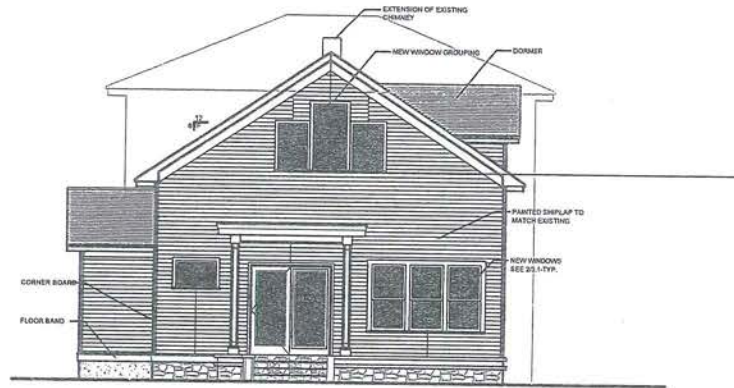
NOTE: DO NOT SCALE DRAWINGS



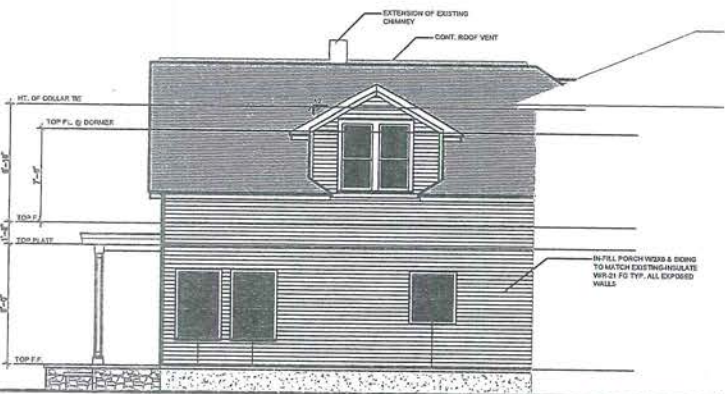
WINDOW SCHEDULE									
NO.	FRAME	GLASS	TYPE	FINISH	COLLAR	HEAD	TAIL	REMARKS	EXISTING
A	2'-0" x 2'-0"	6/8"	6/8"	PAINTED	1/2"	1/2"	1/2"	EXISTING @ - 100' E	-
B	2'-0" x 2'-0"	6/8"	6/8"	PAINTED	1/2"	1/2"	1/2"	EXISTING @ - 100' E	-
C	2'-0" x 2'-0"	6/8"	6/8"	PAINTED	1/2"	1/2"	1/2"	EXISTING @ - 100' E	-
D	2'-0" x 2'-0"	6/8"	6/8"	PAINTED	1/2"	1/2"	1/2"	EXISTING @ - 100' E	-
E	2'-0" x 2'-0"	6/8"	6/8"	PAINTED	1/2"	1/2"	1/2"	EXISTING @ - 100' E	-
F	2'-0" x 2'-0"	6/8"	6/8"	PAINTED	1/2"	1/2"	1/2"	EXISTING @ - 100' E	-
G	2'-0" x 2'-0"	6/8"	6/8"	PAINTED	1/2"	1/2"	1/2"	EXISTING @ - 100' E	-
H	2'-0" x 2'-0"	6/8"	6/8"	PAINTED	1/2"	1/2"	1/2"	EXISTING @ - 100' E	-



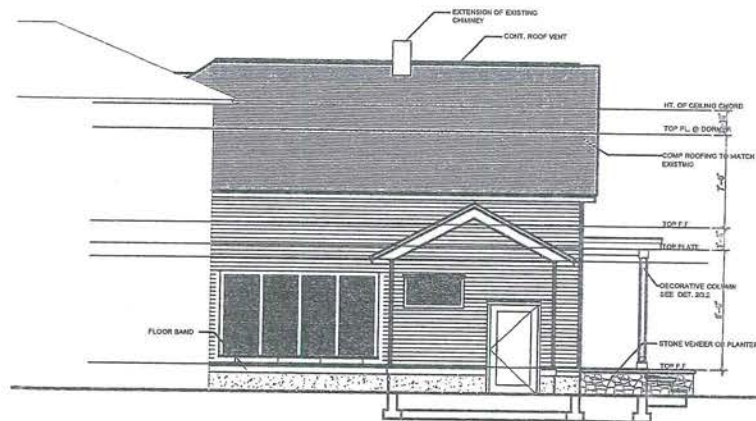
2 COLUMN @ EAST PORCH COVER  
1/4" = 1'-0"



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



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



3 SOUTH ELEVATION  
1/4" = 1'-0"

**JOHN W. FINKLEA**  
ARCHITECT  
104 First Street - Suite 8  
Salem, Oregon 97302  
503-948-1017 - john@jwfinklea.com

RENOVATION OF HISTORIC HOME FOR:  
**CINDY BURNS**  
2005 E. NOB HILL ST.  
SALEM, MARION COUNTY OR. 97302

DATE:	NO.	BY
DESIGN:	CHECK:	DATE:
FILE:	SHEET TITLE:	ELEVATIONS:
DETAILS:	WOOD SCHEDULE:	

3.2

NOTE: DO NOT SCALE DRAWINGS

PLAT 142