

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

MAJOR HISTORIC DESIGN REVIEW CASE NO. HIS17-33

APPLICATION NO. : 17-113345-DR

NOTICE OF DECISION DATE: AUGUST 18, 2017

SUMMARY: A proposal to replace the front porch and two windows on the front facade of the Frank Holmes House (1906).

REQUEST: Major Historic Design Review of a proposal to replace the front porch and two windows on the front facade of the Frank Holmes House (1906), a historic contributing resource within the Court Chemeketa National Register District, zoned RD (Duplex Residential) and located at 1873 Court Street NE, 97301, Marion County Assessors Tax Lot #073W26AC04900.

APPLICANT: Leah McMillan, AIA, LEED AP for Adele Wilson

LOCATION: 1873 Court Street NE / 97301

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

FINDINGS: The findings are in the attached Decision dated August 18, 2017.

DECISION: The Historic Landmarks Commission **APPROVED** Historic Design Review Case No. HIS17-33.

VOTE: Yes 8 No 0 Abstain 0 Absent 1 (Carmichael)


Kevin Sund, Chair
Historic Landmarks Commission

*This Decision becomes effective on **September 6, 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).*

The rights granted by the attached decision must be exercised, or an extension granted, by **September 6, 2019** or this approval shall be null and void.

Application Deemed Complete:	<u>July 27, 2017</u>
Public Hearing Date:	<u>August 17, 2017</u>
Notice of Decision Mailing Date:	<u>August 18, 2017</u>
Decision Effective Date:	<u>September 6, 2017</u>
State Mandate Date:	<u>November 24, 2017</u>

Case Manager: Chris Green, cgreen@cityofsalem.net, 503.540.2326

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., Tuesday, September 5, 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 Salem 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. HIS17-33 / AMANDA No. 17-113345-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 August 17, 2017, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.065 as follows:

Criteria: SRC 230.065. General Guidelines for Historic Contributing Resources

FINDINGS

SRC 230.065. General Guidelines for Historic Contributing Resources. *In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and SRC 230.040, an applicant may make a proposal for preservation, restoration, or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:*

- (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 single family residence. Available records provide no indication that the subject property has been used for any other purpose than a single family residence. The HLC finds that the proposal meets this criterion.

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

Finding: No character defining original historic material has been proposed for alteration or removal. Because the original porch and windows of the resource were removed, the materials and features cannot be preserved and repaired as part of the restoration proposal. While the elements being removed are likely to have been added more than fifty years ago, the 1950 Sanborn Map (**Attachment 1**) shows that the porch remained intact until at least 1950, after the conclusion of the period of significance for the district (1860-1937). The HLC finds that the proposal meets this criterion.

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

Finding: No character defining original or distinctive stylistic features are proposed for alteration or removal. The original porch and windows proposed to be restored were removed several decades ago. The skilled craftsmanship represented by the original sash and window frame will remain and be repaired as necessary prior to installation of the proposed windows. The HLC

finds that the proposal meets this criterion.

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

Finding: The proposal includes reconstruction of several distinctive features of the front façade of the resource based upon historic photographic evidence (**Attachment 2**). The applicant has provided detailed evidence in the form of photographs taken during and after the period of significance, Sanborn Maps showing the original extent of the front porch, and the survey findings documented as part of the Court Street-Chemeketa Street Historic District's nomination to the National Register of Historic Places. Photographs of the house taken during the period of significance clearly show the original extent of the front porch, and can be used to substantiate designs proposed for the reconstruction of original elements such as the porch roof and railing.

While the photographs provided by the applicant do not offer an unobscured view of the original windows on the western portion of the front façade, the applicant has assembled evidence supporting the proposed replacement of these non-original windows through matching the design to existing windows elsewhere on the front façade, which historic photographs show as present during the period of significance. Furthermore, the expansive, single-pane "picture" style of these windows are known to have entered widespread use beginning around 1950, after the period of significance. The HLC finds that the proposal meets this criterion.

(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 changes made to the resource after 1940 are not character defining, and have not acquired significance in their own right. Photographic evidence indicates that the porch, windows, and curved gable were added after the period of significance, most likely between 1950 and 1960. The fish scale siding currently cladding the gables served as a replacement for vertical siding shown in photographs from the 1950s, and is not shown on the front façade in photos taken during the period of significance. The elements to be removed as part of the proposed restoration are not compatible with the original, character defining elements on the front façade, a majority of which remain intact. In particular, and as noted in the applicant's written statement, the non-original curved gable over the current porch does not match any other element of the front façade design. The large, single pane "picture" windows proposed to be replaced are strongly associated with the ranch style of the mid-20th Century rather than the vernacular Queen Anne style of the resource. Therefore, the HLC finds that the proposal meets this criterion.

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

Finding: The applicant only proposes to replace elements of the resource that are documented to be non-original. The proposed window replacements would be added within the original

window frames. No alterations to the original design are proposed. The HLC finds that the proposal meets this criterion.

- (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 applicant is proposing to replace non-original features of the front façade and restore the historically prominent front porch based on photographic evidence of the original design (**Attachment 2**). While photographic evidence of the original design for front windows is less certain, the proposal will remove clearly non-historic windows from the front façade and replace them with a double-hung (upstairs) and casement (downstairs) design that is typical of a Queen Anne Vernacular style residence, and also supported by the example of remaining, intact original windows elsewhere on the façade as well as technology and materials available during the period of significance. The HLC finds that the proposal meets this criterion.

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

Finding: The applicant has not identified any structural deficiencies to be corrected as part of the proposal. The HLC finds that this criterion does not apply to the proposal.

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

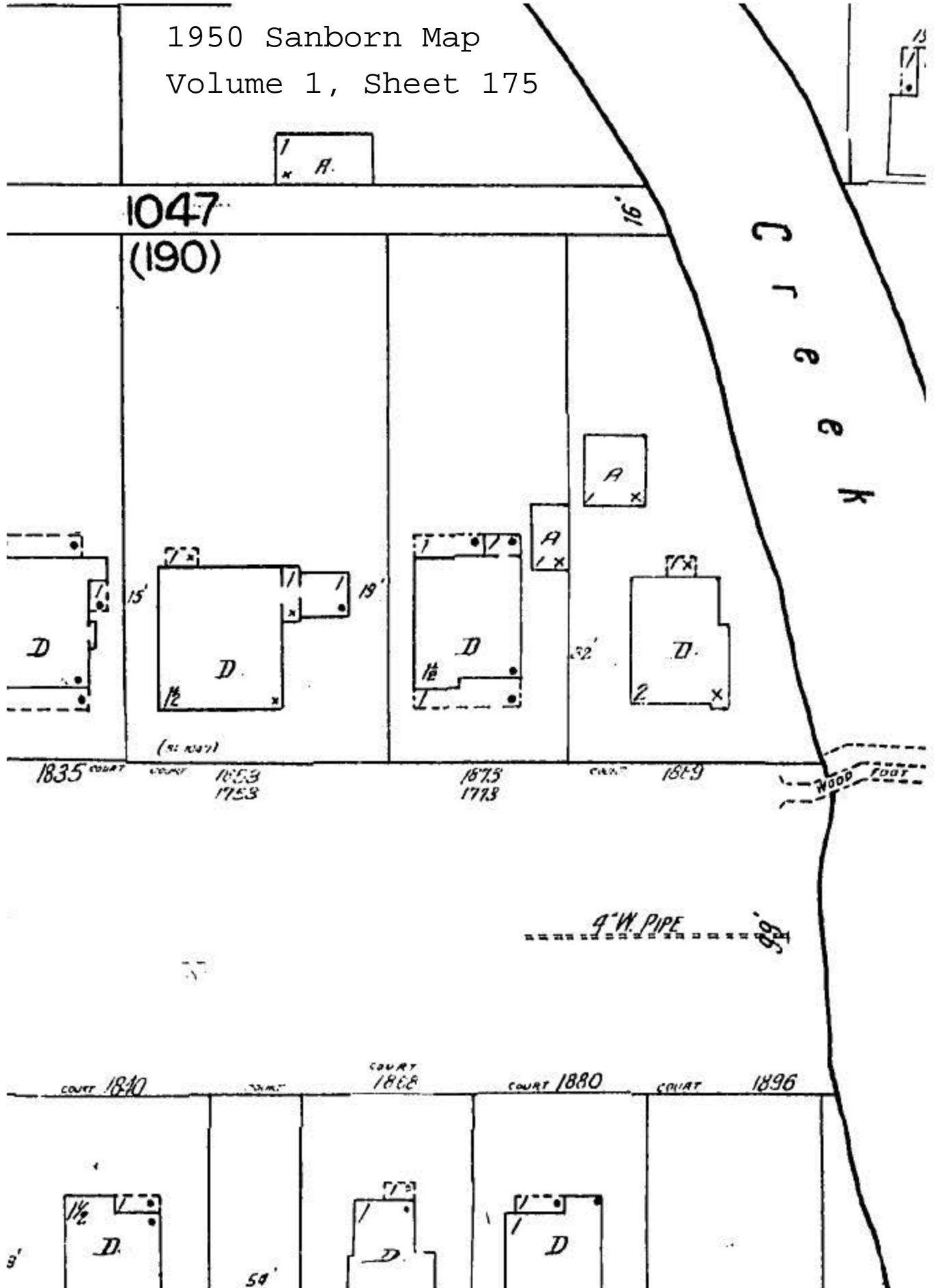
Finding: The applicant does not propose significant excavation or grading as part of the proposal. The HLC finds that this criterion does not apply to the proposal.

DECISION: The Historic Landmarks Commission APPROVES Major Historic Design Review Case No. HIS17-33.

VOTE: Yes 8 No 0 Abstain 0 Absent 1 (Carmichael)

Attachment 1: 1950 Sanborn Map
Attachment 2: Historic Photo
Attachment 3: Vicinity Map
Attachment 4: Porch and Window Plans

1950 Sanborn Map
Volume 1, Sheet 175



Attachment 2

Photograph from around 1915 shows the porch extending across the whole south side of the house.










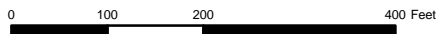
Neighbor provided photo from around 1940 shows the style of the railing, siding below that matches the house, decorative posts and a simple roof. (see attached drawing)

Vicinity Map 1873 Court St NE

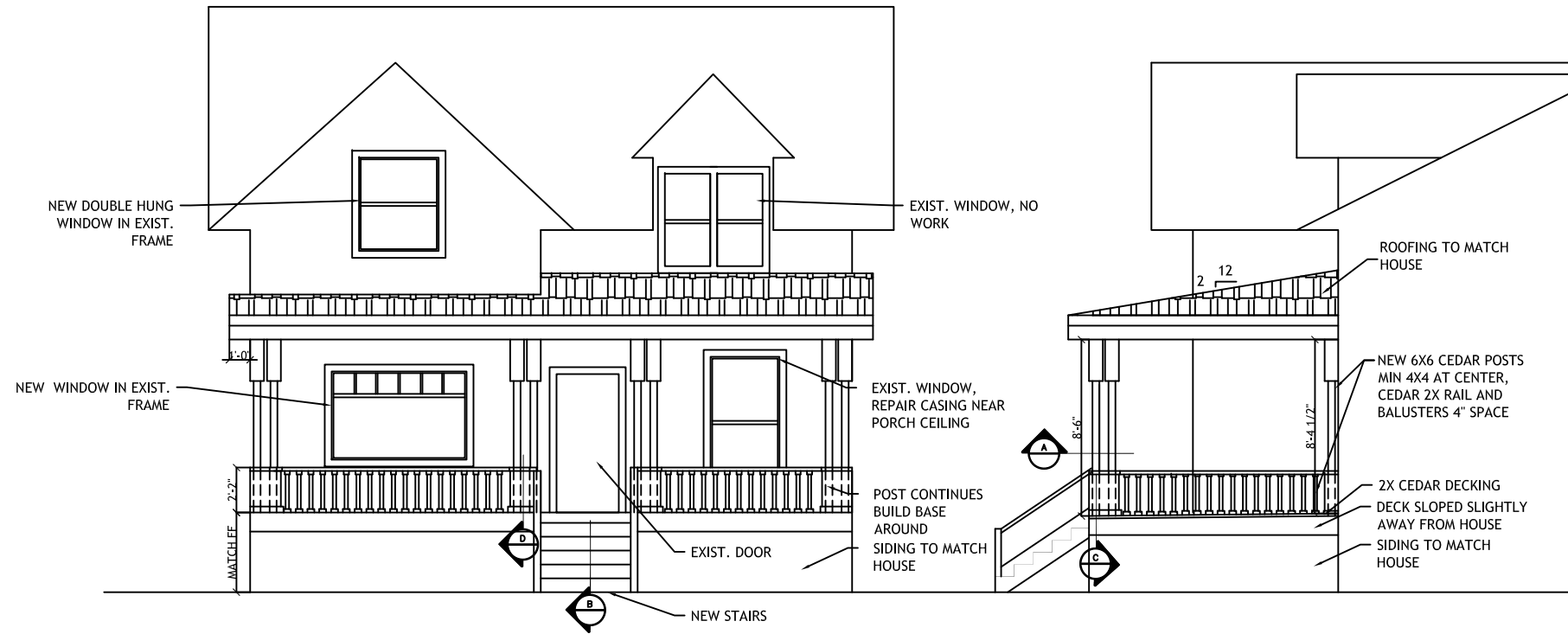
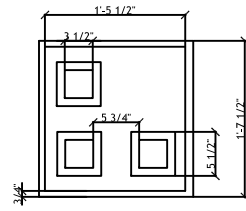


Legend

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

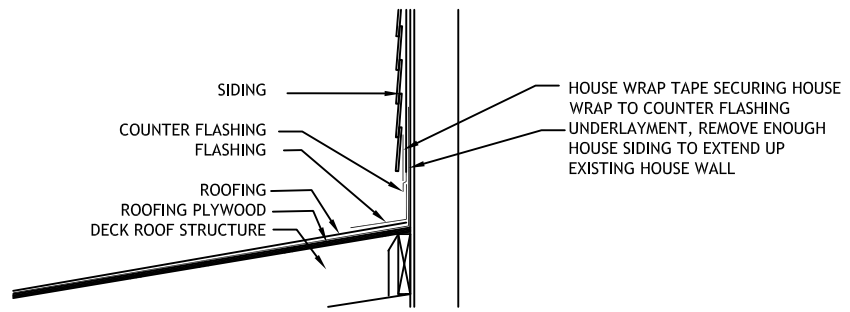
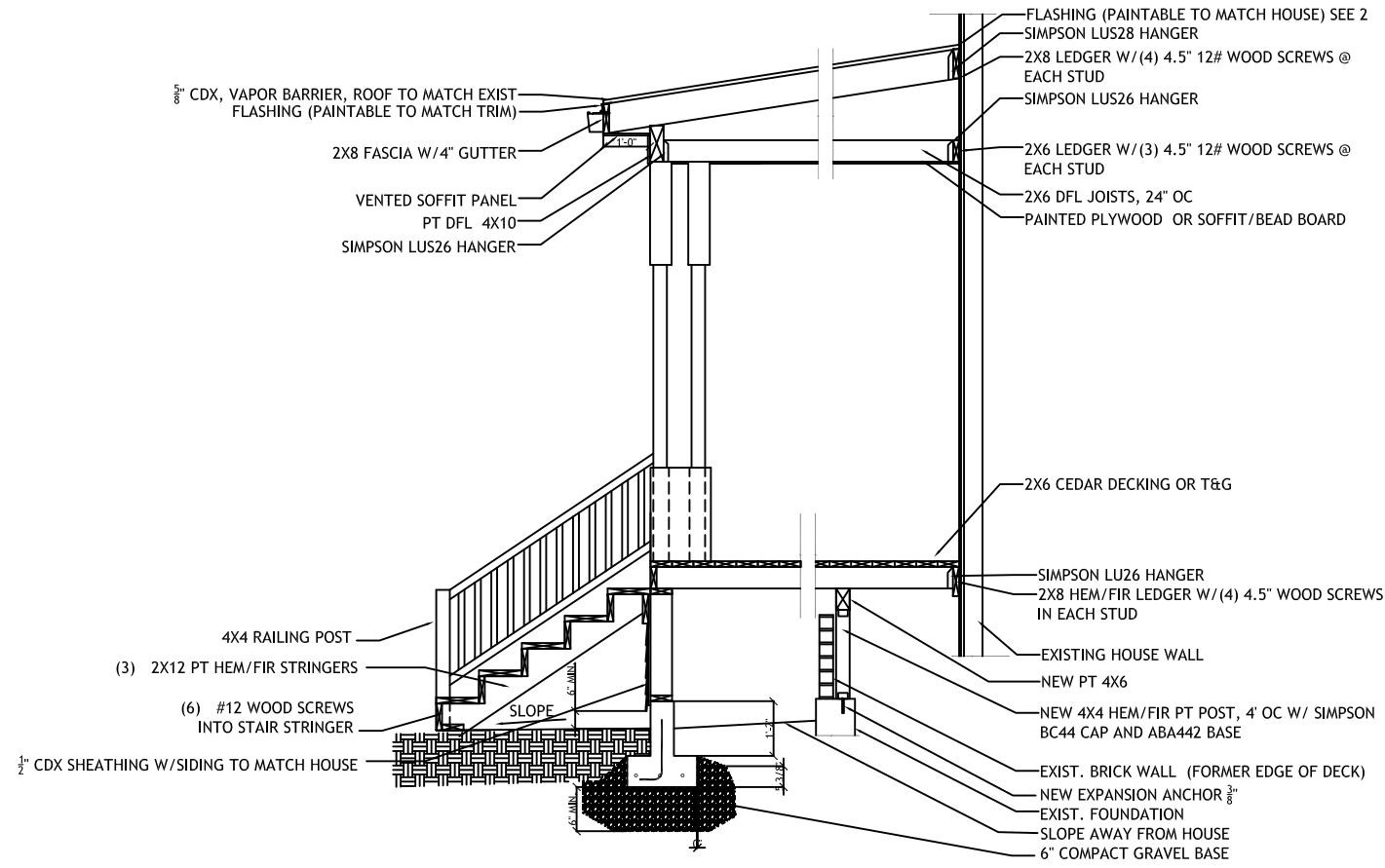


This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

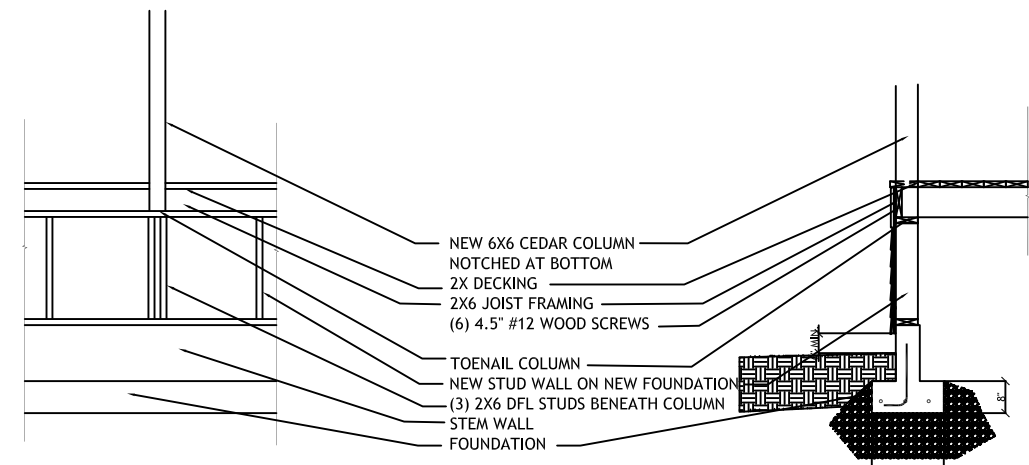


A PROPOSED POST DETAIL
1/2" = 1'-0"

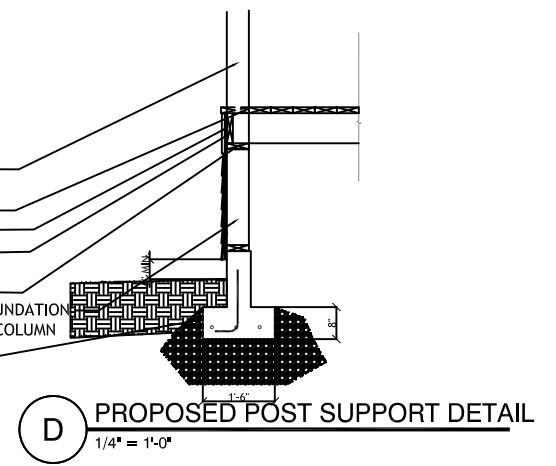
1 PROPOSED ELEVATIONS
1/8" = 1'-0"



2 FLASHING DETAIL
1/2" = 1'-0"



C PROPOSED POST SUPPORT DETAIL
1/4" = 1'-0"



D PROPOSED POST SUPPORT DETAIL
1/4" = 1'-0"

B PROPOSED SECTION
1/4" = 1'-0"



NOT FOR CONSTRUCTION

1873 Court St
SALEM, OR
Historic Front Porch
PERMIT

A2.0
DATE: 7/31/17

1" BAR IF DRAWING IS TO SCALE