

# NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
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*Si necesita ayuda para comprender esta informacion, por favor llame  
503-588-6173*

## DECISION OF THE HISTORIC LANDMARKS COMMISSION

**HISTORIC DESIGN REVIEW CASE NO.:** HIS17-36

**APPLICATION NO. :** 17-115128-DR

**NOTICE OF DECISION DATE:** DECEMBER 22, 2017

**SUMMARY:** A proposal to redesign the front walkway to accommodate accessibility adjacent to the Ritter House (1930).

**REQUEST:** Major Historic Design Review of a proposal to redesign the front walkway to accommodate accessibility adjacent to the Ritter House (1930), a historic contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District, located at 475 Leslie Street SE, Marion County Tax Assessors Number: 073W27AC04100.

**APPLICANT:** Ronald James Ped, Architect, PC

**LOCATION:** 475 Leslie Street SE / 97301

**CRITERIA:** Salem Revised Code (SRC) Chapter 230.065

**FINDINGS:** The findings are in the attached Decision dated December 22, 2017.

**DECISION:** The Historic Landmarks Commission **APPROVED** Historic Design Review HIS17-36.

**VOTE:** Yes 6      No 0      Abstain 1 (Cottingham)      Absent 1 (French)

Kevin Sund, Chair  
Historic Landmarks Commission

*This Decision becomes effective on **January 9, 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 **January 9, 2020** or this approval shall be null and void.

Application Deemed Complete:	<u>October 25, 2017</u>
Public Hearing Date:	<u>November 16, 2017</u>
Notice of Decision Mailing Date:	<u>December 22, 2017</u>
Decision Effective Date:	<u>January 9, 2018</u>
State Mandate Date:	<u>February 22, 2018</u>

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

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, January 8, 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 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. HIS17-36 / AMANDA No. 17-115128-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 November 16, 2017, additional written testimony and deliberations on December 21, 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:

### **FINDINGS**

#### **230.065. General Guidelines for Contributing Buildings and Structures.**

***(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.***

**Finding:** The applicant is not proposing to alter the use of the Ritter House. It will retain its use as a single family residence. The HLC finds that this guideline has been met.

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

**Finding:** The existing wooden retaining walls, stairwell and walkway proposed for removal are not original to the site. The applicant is not proposing to alter any character defining features of the Ritter House or the site, and no historic materials or distinctive features are proposed for repair or restoration. The HLC finds that this guideline is not applicable to the evaluation of this proposal.

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

**Finding:** The existing wooden retaining walls, stairwell and walkway proposed for removal are not original to the site. The applicant is not proposing to alter any features of the Ritter House or the site that exhibit skilled craftsmanship. The HLC finds that this guideline is not applicable to the evaluation of this proposal.

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

**Finding:** The applicant is not proposing to restore or reconstruct any historic features on the Ritter House or site, therefore, the HLC finds that there are no historic features proposed for

restoration or reconstruction and that Guideline 230.065(d) 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 wooden retaining walls, stairwell and walkway proposed for removal are not original to the site, and were most likely added during the 1980s/1990s. These features have not acquired historic significance in their own right. The HLC finds that this guideline is not applicable to the evaluation of this proposal.

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

**Finding:** The applicant is proposing to demolish the existing stairs and walkway and construct a front entry stair, and series of switchback ramps located at the south end of the site adjacent to Leslie Street SE. The new concrete walkway will be installed at the southwestern corner of the site, crossing the front yard at a diagonal extending to the northeast, and along the eastern edge of the house to provide access through the rear of the house. The HLC finds that the proposed design minimizes changes to Ritter House and site, thereby meeting SRC 230.065(f).

***(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 existing wooden retaining walls, stairwell and walkway proposed for removal are not original to the site, and were most likely added during the 1980s/1990s. The HLC finds that the new ramps, stairs and front entry, and the addition of new walkway and access to the Ritter House are compatible with the resource, and the surrounding Gaiety Hill/Bush's Pasture Park Historic District, and that SRC 230.065 (g) has been met.

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

**Finding:** The HLC finds that the proposal does not include plans to correct any structural deficiencies and that Guideline 230.065(h) does not apply to the evaluation of this proposal.

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

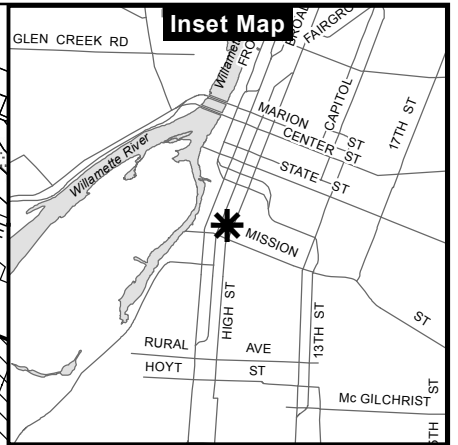
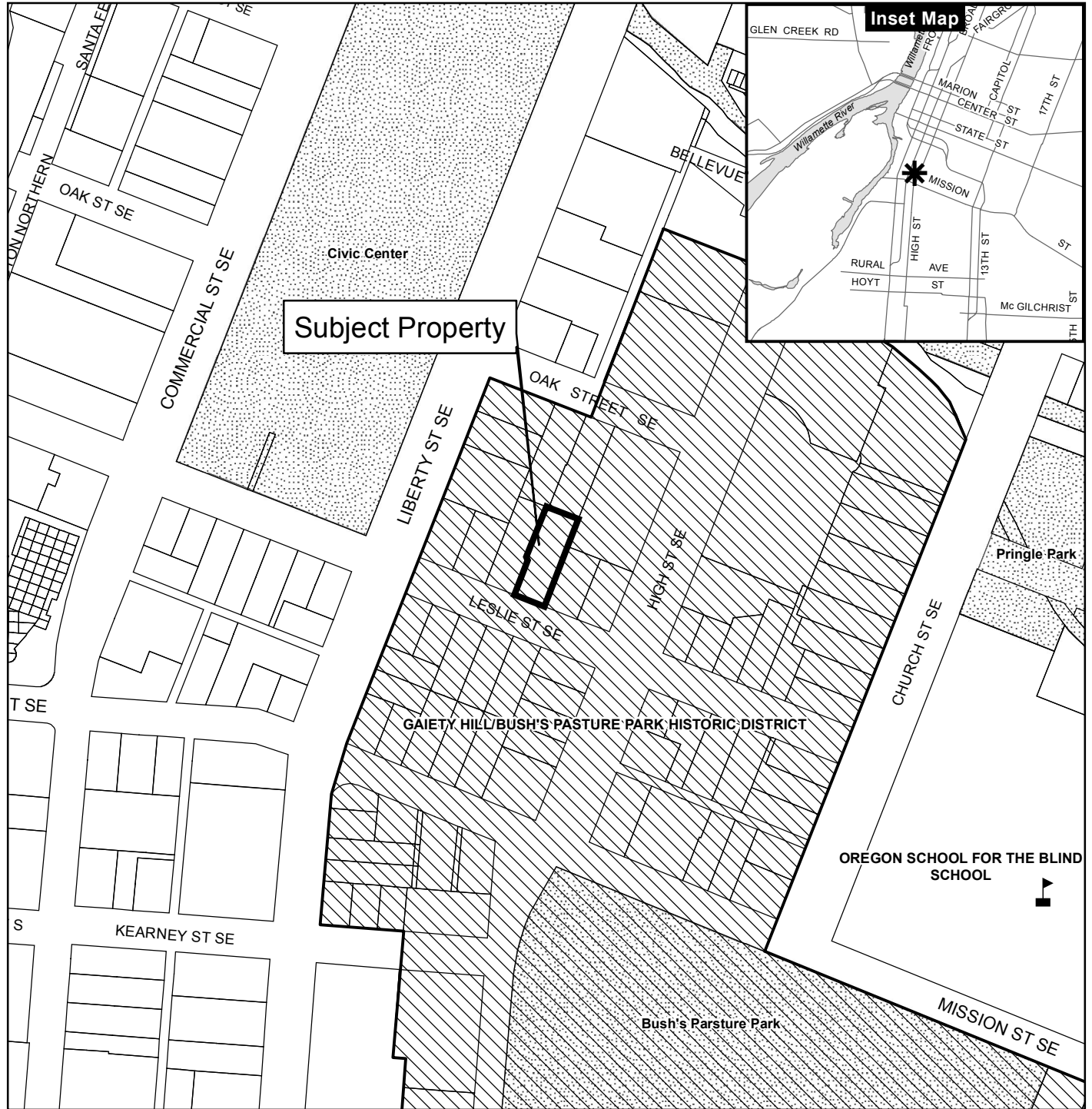
**Finding:** The HLC finds that the proposal does not include plans to excavate or regrade and that Guideline 230.065(i) does not apply to the evaluation of this proposal.

**DECISION:** The Historic Landmarks Commission **APPROVES** the HIS17-36 proposal.

**VOTE:        YES 6   NO 0        ABST 1 (Cottingham)   ABSENT 1 (French)**

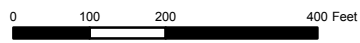
Attachments: A.    Vicinity Map  
                  B.    Excerpt from National Register Historic Resource Document  
                  C.    Applicant's Submittal Materials

# Vicinity Map 475 Leslie Street SE



**Legend**

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



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# Attachment B

10. English Cottage Residence, 475 Leslie Street SE SECONDARY  
Assessor's Map 27AC073W 073W-27AC-04100H; Tax Lot 1-84870-260  
Owner: Daniel A. and Armande Ritter Trust, 475 Leslie Street SE, Salem, OR 97301

Description: English Cottage - Ca. 1930; a one and one-half story, brick, rectangular house with a gable roof with wood shingles. The front roof is interrupted by a cross gable on the west side and a shed dormer on the right. Windows are three-over-one double-hung sash with the exception of a front single picture window on the east side. The front door is semicircular on top and is covered by a small gable. The one and one-half story unattached garage in front of the house is significant in character with a gabled roof with wood shingles and two hipped dormers with casement windows. The upper story of the garage is used for living space.

## Historic Alteration Review Worksheet

Site Address: <sup>A16</sup>425 Leslie Street

Resource Status: Contributing  Non-Contributing  Individual Landmark

Type of Work Activity Proposed: Major  Minor

Chose One: Commercial District  Individual Resource  Public District   
Residential District  Sign

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

#### Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: 0

#### Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe)  
Accessible route for long time resident who wishes to age in place.

#### New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way?  Yes  No

Project's Existing Material: Concrete and wood Project's New Material: concrete and masonry

### 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:

The long term owner wishes to age in place. At present the only path to the residence (fairly steep hill side) is by means of a sidewalk and steps exceed current Accessible Standards. The surfaces are irregular and cross slope exceed 2 percent. The current Streetscape appears to be from the 80's or 90's, so there is no historic contribution. Our proposal provides for a longer sweeping curve to create more desirable slopes. The front entry steps will be more period appropriate. We will be repair the the existing entry terrace and stair. we will not be modifying t the actual facade. Our intent is create an appropriate, gracious entry sequence.

Signature of Applicant

Date Submitted/Signed



The long term owner wishes to age in place. At present the only path to the residence (fairly steep hill side) is by means of a sidewalk and steps exceed current Accessible Standards. The surfaces are irregular and cross slope exceed 2 percent. The current Streetscape appears to be from the 80's or 90's, so there is no historic contribution. Our proposal provides for a longer sweeping curve to create more desirable slopes. The front entry steps will be more period appropriate. We will be repair the existing entry terrace and stair (using in-kind material.) The existing pavers are in need of at minimum of repointing, if not removal and reinstallation. The existing steps have subsided and will require reconstruction. We will not be modifying the actual façade of the residence above and the garage at street level.

Our intent is:

1. Create an appropriate, gracious entry sequence.
2. Provide an accessible ramp (at grade to the extent possible) and accessible stairs when necessary.
3. Minimize impact (if any) to historic features.
4. Use appropriate material

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 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.

Response: The property is a residence and shall remain as such. There is very little historic plant material (if any) at the street level. The structures shall remain as is. The new landscape wall will provide a greater degree of accessibility, providing more landing spaces between ramp and stair for resting before negotiating the next segment. The current streetscape was installed in the late 80's of 90's and is characterize by wood plank retaining walls and more contemporary plant material. The replacement entry stair and ramp will be period appropriate in massing and material

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

Response: historic materials will not be replaced but restored. Only the more contemporary elements will be replaced with period appropriate materials and forms. The structures (garage and residence) shall remain as is.

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

Response: The structures shall remain as is. No modifications of residence and garage are anticipated.

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

Response: The structures shall remain as is. No modifications of residence and garage are anticipated. Only the contemporary landscape will be disturb. To the extent mentioned above the limited historic detail affected will be restored.

(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.

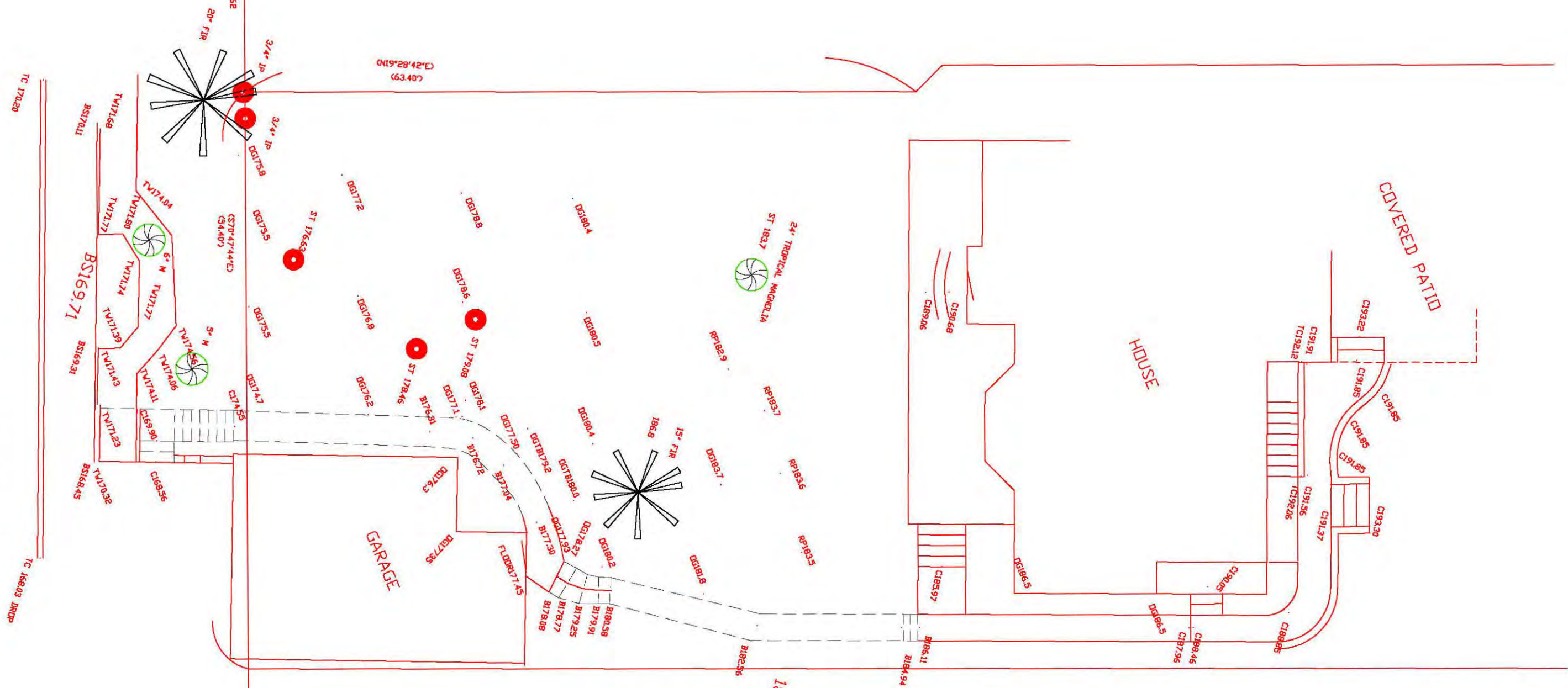
Response: It is valid argument that historic buildings are modified from time to time. In that way buildings adapt with time, and their life time extended by being relevant and useful to current time and occupant. This is one of those times where a long term resident wishes age in place and the landscape needs to evolve. There is no alley above, so the only access is via the front steps. The steps and path are steep, uneven, irregular and excessive cross slope. The landscape being modified is the most recent and is the least historically significant. This is the least impact for a medically fragile individual, who wishes to live out life in necessary familiar surroundings. Relocation to other environs would greatly diminish quality of life at best. The proposal may erase that 1980's contribution, but it will replace it with a period appropriate solution that will enhance the significance of the primary resource.

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

Response: No addition is anticipated; no alteration is being made to the historic resource itself only landscape and regrading as noted on the attached plan. The primary impact will be non-original landscape and retaining wall. The work is intended to sit as lightly as possible on the site and not touch the residence or garage. Even though the site will be altered, with added feature of entry stair, retaining wall and walk, it is compatible with surrounding district and the historic quality of this property.

(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.

Response: The structures shall remain as is. No modifications of residence and garage are anticipated. No significant features will be obscured, damaged, or destroyed. Only original landscape and retaining wall will be altered "While the project is an alteration to the site, and includes the addition of new features that were not historically part of this property, this proposal is compatible with the resource and the surrounding district, and will not adversely impact any character defining features of the site or house".



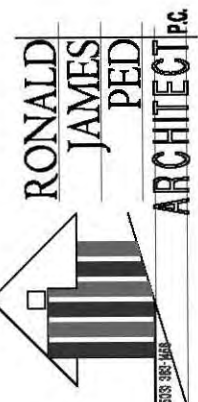
**EXISTING SITE PLAN**

SCALE : 1" = 10'-0"

0' 5' 10' 20'

**DRAWING INDEX**

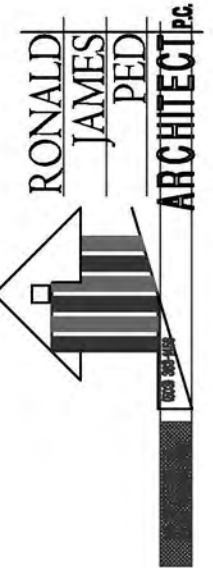
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN
A1.3	ELEVATION
A8.1	DETAILS



Ritter Resident  
475 Leslie St. Salem, Or.

DATE: 10.06.2017  
DRAWN:  
JOB NO.: 1720

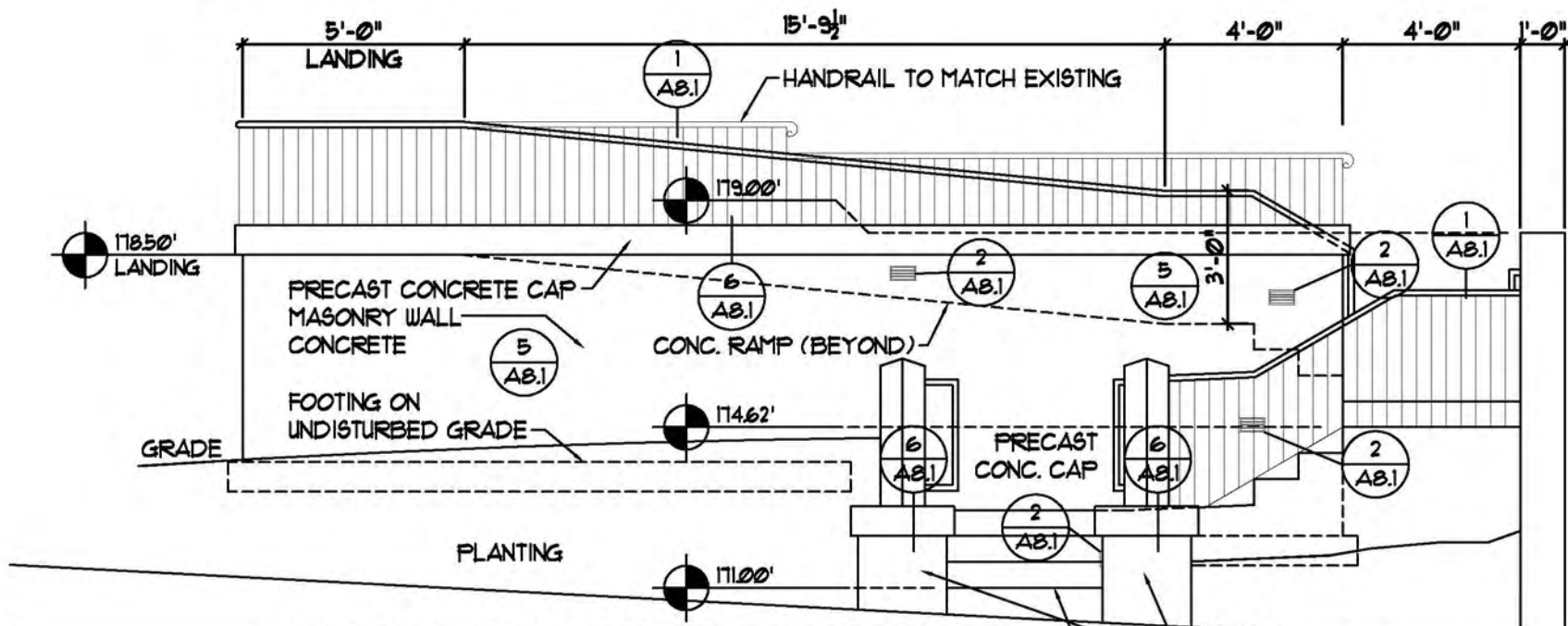
**A1.1**



**A EXISTING ELEVATION**

SCALE : 1/4" = 1'-0"  
0 2' 4' 8'

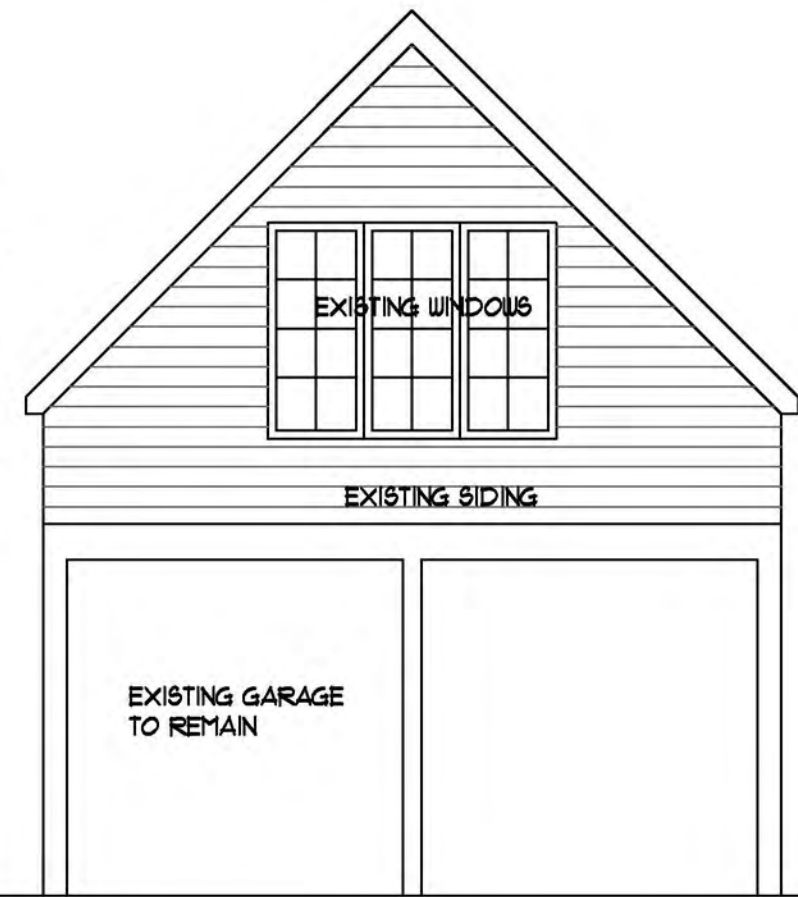
2  
AB.1 RECESSED WALK LIGHT



**B PROPOSED ELEVATION**

SCALE : 1/4" = 1'-0"  
0 2' 4' 8'

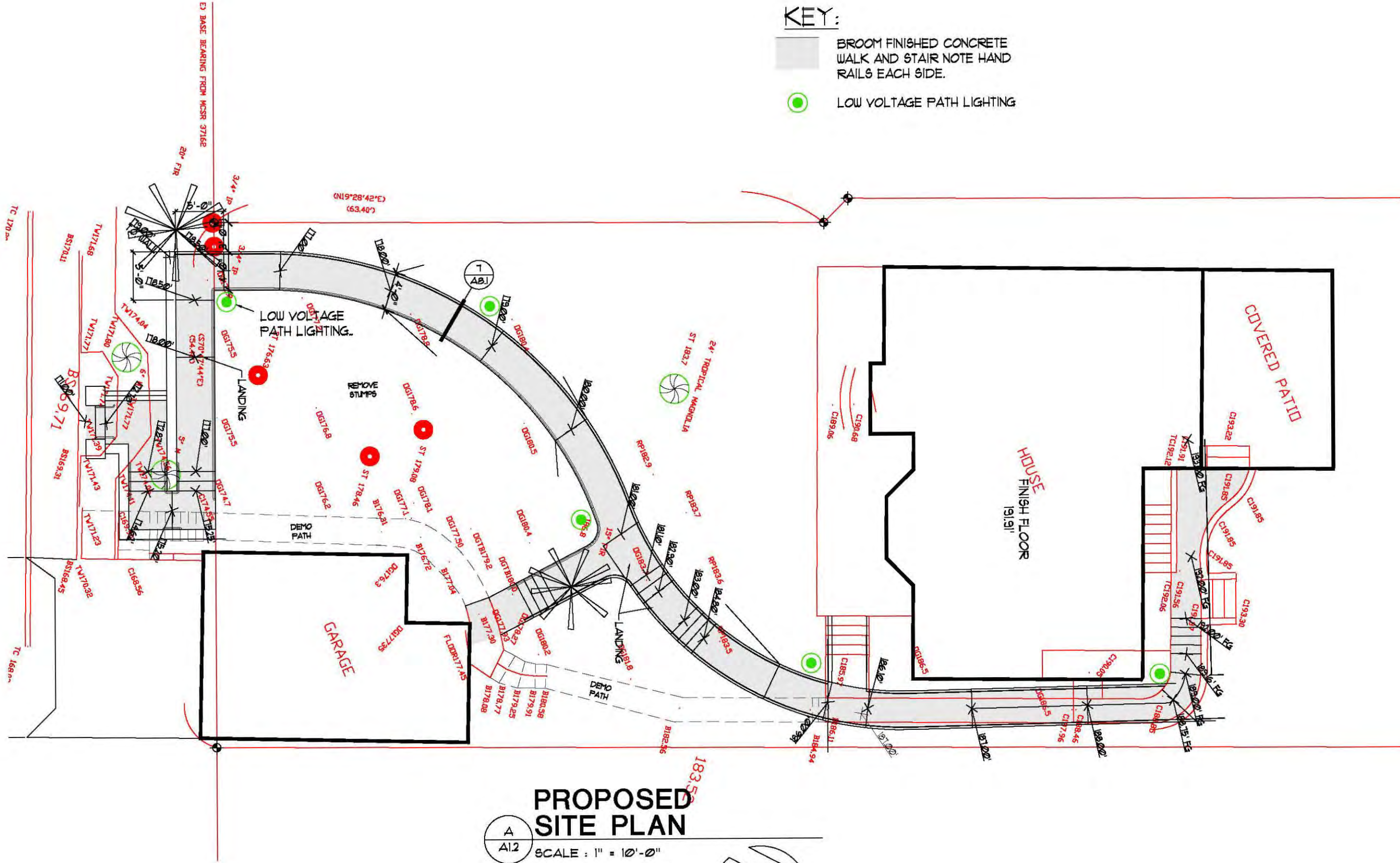
4  
AB.1 RECYCLED SANDCAST BRICK PANEL (FROM PAVERS ON SITE)  
CONCRETE STEPS



DATE: 10.06.2017  
DRAWN:  
JOB NO.: 1720

Ritter Resident  
475 Leslie St. SE

**A1.3**

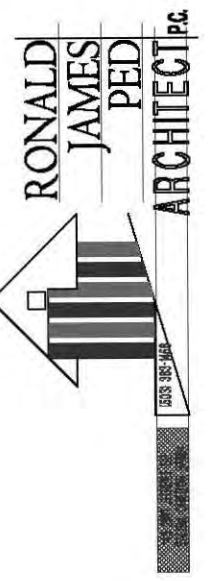


- KEY:**
- BROOM FINISHED CONCRETE WALK AND STAIR NOTE HAND RAILS EACH SIDE.
  - LOW VOLTAGE PATH LIGHTING

**PROPOSED SITE PLAN**

SCALE : 1" = 10'-0"

A  
A12



**Ritter Resident**  
 475 Leslie St. Salem, Or.

DATE: 10.06.2017  
 DRAWN:  
 JOB NO.: 1720

A1.2



◀ ▶ ▲ ▼

#### Description

<b>PHOTO ID</b>	K236
<b>TITLE</b>	475 Leslie Street SE, Salem, Oregon, 1978
<b>COLLECTION</b>	Special Collections
<b>DESCRIPTION</b>	This is a photo of a house in Salem, Oregon, taken by Bob Koval in 1978 as part of a CETA grant project to make a photographic record of historic Salem homes. This house, constructed in 1927, is located at 475 Leslie Street SE. The architectural features of this two story house include a brick chimney on the right side, multi-pane double-hung windows, brick veneer, steeply pitched gable roofs, single sloped gable windows and protruding bay windows on the main floor. There is a large front yard with a lawn, shrubs and bushes alongside the house, and trees in the front and back. This house exhibits the Jacobethian style of architecture.
<b>DATE</b>	1978
<b>SUBJECTS</b>	Salem, Oregon; house; Leslie Street; Two story house; brick chimney; double-hung windows; brick veneer; gable roof; gable window; Jacobethian style
<b>PHOTOGRAPHER</b>	Koval, Robert
<b>OBJECT</b>	b/w photo; 35MM Negative
<b>DIMENSIONS</b>	H 7 1/4 inches L 9 1/4 inches
<b>PHOTO SOURCE</b>	Salem Public Library
<b>ADDRESS</b>	475
<b>STREET</b>	Leslie Street SE
<b>GROUP</b>	KOVAL COLLECTION
<b>CONTENTdm file name</b>	60.jpg
<b>Date created</b>	2003-06-30
<b>Date modified</b>	2003-06-30
<b>CONTENTdm number</b>	90

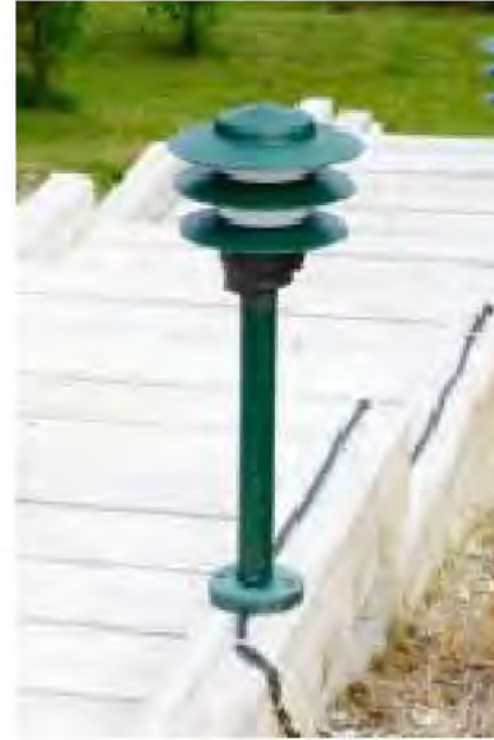
P:\1720 Ritter Res 475 Leslie Drew Marling\Permit\A1.1 10.06.17.dwg, A8.1, 10/6/2017 3:32:36 PM, Gerald, 1:1



**1** EXISTING HANDRAIL  
(PHOTO)  
SCALE:



**2** PROPOSED RECESSED  
WALL LIGHTING  
SCALE:



**3** LOW VOLTAGE  
LIGHTING (WALKINGWAY)  
SCALE:



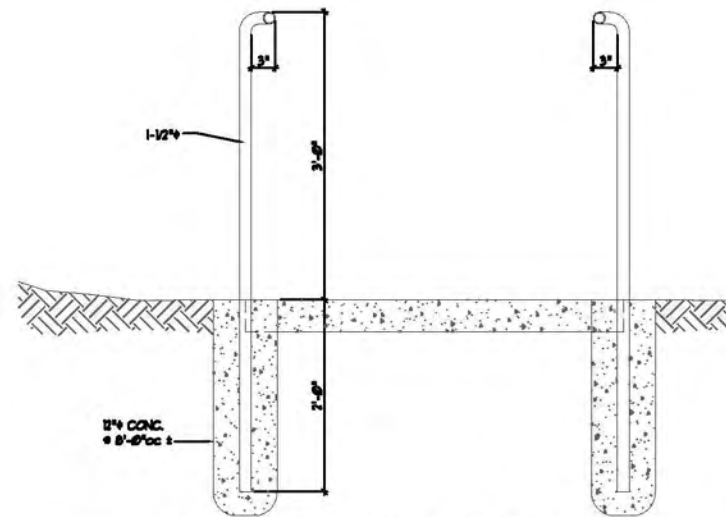
**4** PICTURE OF BRICK  
SCALE:



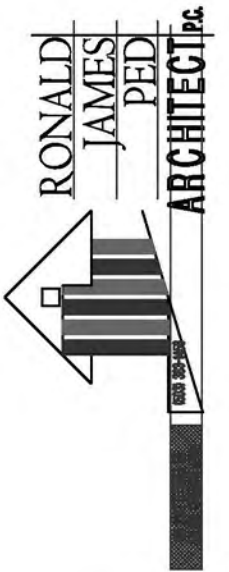
**5** PICTURE OF CMU  
SCALE:



**6** PRECAST CONC. CAP  
SCALE:



**7** HANDRAIL DETAIL  
SCALE: 1/2" = 1'-0"



Ritter Resident  
475 Leslie St. SE

DATE: 10.06.2017  
DRAWN:  
JOB NO.: 1720

A8.1

To address some landscape concerns raised by neighbors

The Blue spruce will need be removed. Blue spruce is not native to Oregon the roots are exposed, and tragically misshaped. It appears to be in some distress. I don't believe it is long for this world. Needles are maintenance intensive and tend to deteriorate the historic resource. The Blue Spruce will be replaced by Native species and more period appropriate landscape in general. Specifically Deciduous trees are much more appropriate. The location of the proposed trees will frame the territorial view from the house and view of the house from the street.

At the South west corner of the property stands a Douglas Fir. The Fir Tree is actually on the adjacent property, upon closer examination the tree is actual further west. Accordingly I have revised the site plan. The work is actually outside the dripline of the tree. I don't believe it will be impacted. We will consult with an arborist to verify that we will not be impacting it.

To address some grading concerns raised by neighbors

The Design is intended to sit as lightly as possible on site while providing the maximum accessibility. The change in elevation is too great to provide a ramp all the way to the residence. It was necessary to add some steps to make up some of the grade change. The excavation is above the footing and as such is above the angle of repose. It is unlikely that any movement is possible due to excavation.

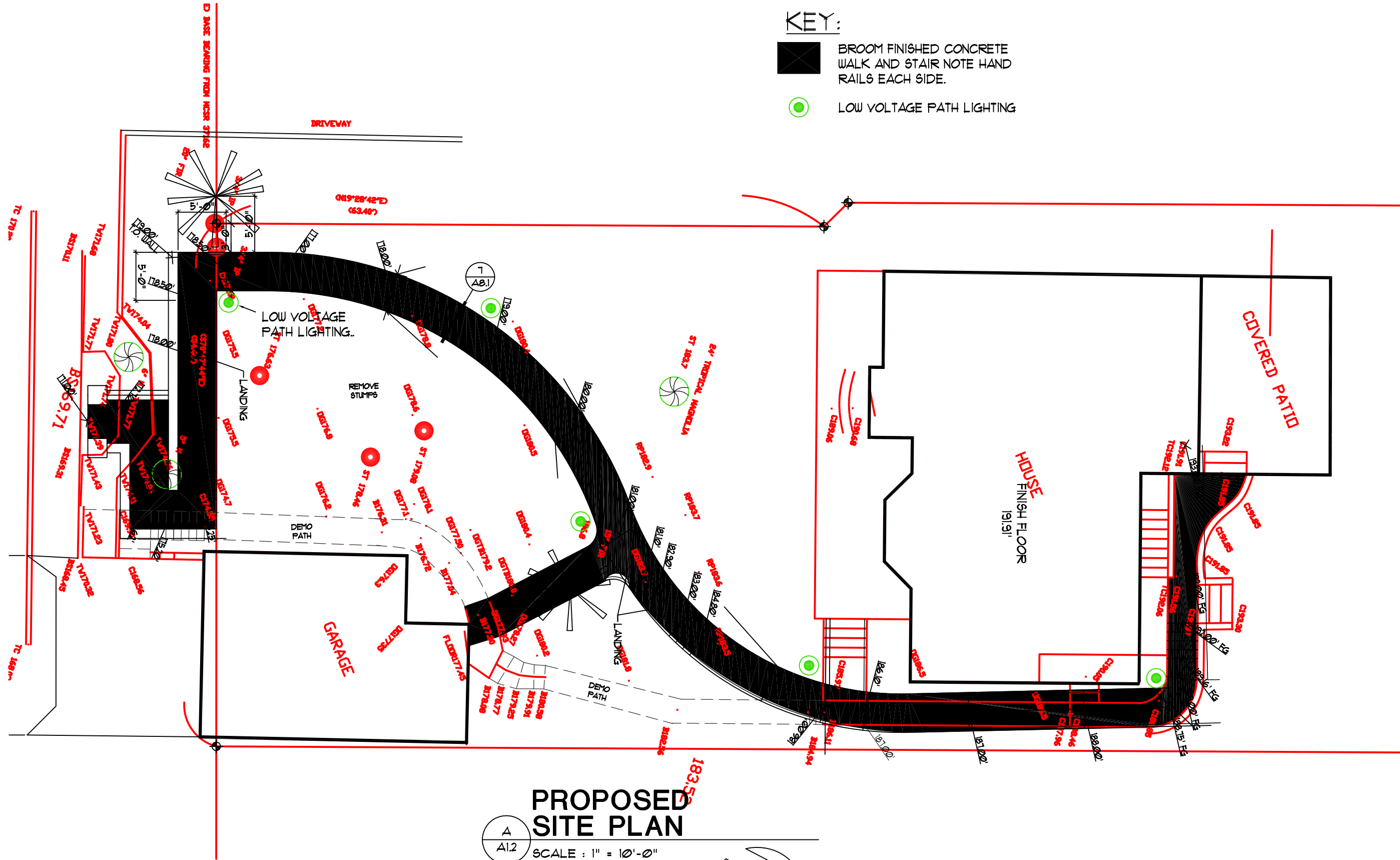
The steps were located strategically to minimize subsidence. I don't believe we are undermining the historic recourse.

With regards to ADA and accessibility, The standards for ADA, the building codes are similar. We are not required to comply with the ADA, UFAS, Fair housing or any other standard for a single family residence. As discussed above it not possible to make a fully accessible entrance to the residence, there is simply too much change in elevation to be overcome by a ramp. When you consider the ramp (1:12) and the requisite landings the length would exceed over 325 feet. We have used ANSI 117.1-2009 as a guidelines to a higher degree of accessibility than currently exists. The surface of the existing walk way is uneven and excessive cross slope. It was necessary to add some stairs to overcome some of the steeper transition. At the end of the day we had two goals

1. Provide Mrs. Ritter an improved quality of life and allow her age in familiar surroundings as long as possible. The relevant part of this request, provides greater degree of accessibility and provides a safer environment for transition to and from the residence to street (the only means of coming and going.)
2. In accomplishing the first goal, to not destroy the character, appearance of the Historic resource, Mrs. Ritter home.

I believe that we have improved the fabric of the neighborhood by creating a more historically compatible entrance sequence.





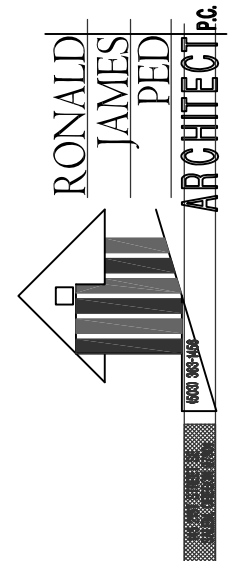
**KEY:**

- BROOM FINISHED CONCRETE WALK AND STAIR NOTE HAND RAILS EACH SIDE.
- LOW VOLTAGE PATH LIGHTING

**PROPOSED SITE PLAN**

A1.2 SCALE : 1" = 10'-0"

0' 1' 5' 10' 20'



Ritter Resident  
475 Leslie St. Salem, Or.

DATE: 10.06.2017  
DRAWN:  
JOB NO.: 1720

**A1.2**

NO  
PARKING  
→

ESSENTIAL  
ONLY  
EXCEPTED  
RP  
10  
→

