

NOTICE OF DECISION

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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 16-13 / Amanda No. 16-109288-DR

NOTICE OF DECISION DATE: May 27, 2016

REQUEST: Minor Historic Design Review of a proposal to replace the front walk and stairs and install fencing in the rear yard of the Mary V. Fawk House (1912), a historic contributing building within the Gaiety-Hill/Bush's Pasture Park National Register Historic District, on property within the RS (Residential Single Family) zoning, located at 1297 High Street SE (Marion County Assessors Map and Tax Lot number: 073W27CD01100).

APPLICANT: Elizabeth Ledet

LOCATION: 1297 High Street SE, 97301

CRITERIA: Salem Revised Code Chapter 230.025 (g) Alterations & Additions; 230.025(j) fences; 230.025 (l) Site Features

DECISION: Based upon the application materials deemed complete on May 26, 2016, and the findings as presented in this report, the application is APPROVED.

FINDINGS: The applicant is proposing to replace the front walk and stairs and install a new fence on the side and rear yards. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

Proposed Stair Replacement

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 proposed replacement stairs will be constructed of concrete, 8' wide with an 18" tread, a common dimension found on similar resources constructed during the period of significance, thereby meeting SRC 230.025 (g)(1)(A).

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

Findings: The proposed stairs will be constructed of concrete, of the same type and finish as the concrete found on the building, and similar buildings within the District, thereby meeting SRC 230.025 (g)(1)(B).

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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(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 proposed replacement stairs will match, to the greatest degree possible, the concrete on the existing resource, thereby meeting SRC 230.025 (g)(1)(C).

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

Finding: While the proposed new stairs will be replacing original stairs leading up to the porch, the original material on the porch itself will not be altered by this new addition, thereby meeting SRC 230.025 (g)(1)(D).

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

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

Finding: The proposed new stairs, while located on the front façade of the building, are low in profile with only two risers and in an inconspicuous location, just below the porch deck, thereby meeting SRC 230.025 (g)(2)(A).

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

Finding: The proposed replacement stairs will not affect any other portion of the resource, and while wider in size than the existing stairs, their low profile minimizes any adverse visual impact of this change, thereby meeting SRC 230.025 (g)(2)(B).

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

Finding: While the proposed replacement stairs will be wider (8' wide/18" tread, replacing a 4' wide/12" tread), the stairs will not increase in height and are compatible in size and scale with the Mary V. Fawk House, thereby meeting SRC 230.025 (g)(2)(C).

(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 proposed replacement stairs will not adversely affect any significant architectural features of the Mary V. Fawk House, thereby meeting SRC 230.025 (g)(2)(D).

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

Finding: The proposed stairs will be constructed of concrete, a material available during the period of significance, thereby meeting SRC 230.025 (g)(2)(E). Additionally, while the proposed stairs are wider than the existing stairs, they are not taller, and do not obscure any significant

features of the resource. Overall, the proposed stairs are compatible with the size, scale, material and character of the Mary V. Fawk House thereby meeting SRC 230.025(g)(2)(E).

(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 proposed new stairs, while they will replace the existing concrete front stairs, are not distinctive, and no other unique examples of craftsmanship will be adversely affected by this proposal, thereby meeting SRC 230.025 (g)(2)(F).

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

Finding: The proposed replacement stairs will be constructed of with the least possible loss of historic materials, thereby meeting SRC 230.025 (g)(2)(G).

(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 proposed replacement stairs will be not create a false sense of historical development, thereby meeting SRC 230.025 (g)(2)(H).

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

Finding: The proposed replacement stairs will be constructed with new concrete, making it clear these stairs are a new addition, and not original to the building, thereby meeting SRC 230.025 (g)(2)(I).

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

Finding: The proposed new stairs are of a simple design, reflecting the style of both the resource and similar resources found throughout the district, thereby meeting SRC 230.025 (g)(2)(J).

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

Finding: The proposed replacement stairs will be not adversely affect any features that have been added to the resource that have attained significance in their own right, thereby meeting SRC 230.025 (g)(2)(K).

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

Findings: The proposed stairs will not adversely affect any distinguishing original qualities of the

Fawk House, thereby meeting SRC 230.025 (g)(2)(L).

Proposed Fence

Criteria: SRC 230.025(j) Fences. Fences may be added to sites of historic contributing buildings, provided the fence will not result in the removal or destruction of site features identified as significant on the historic resource inventory for the district.

(1) Materials. The fence shall be constructed of traditional materials that were available during the period of significance.

Finding: The proposed fence will be constructed of wood, a material available during the period of significance, thereby meeting SRC 230.025 (j)(1).

(2) Design. Fences shall be no taller than four feet in the front yard and no taller than six feet inside and rear yards.

Findings: The applicant is proposing to install a replacement lattice fence which will enclose the back and side yards. The design of the proposed new fence is compatible with the Fawk House and surrounding historic district. The fence and gate will be no taller than six feet in height on the side and rear yards, thereby meeting 230.025(j)(2).

Proposed Front Walk Replacement

230.025(l) Site Features. Replacement or alteration of site features of a historic contributing building that are identified as significant features on the historic resource inventory for the district, including, but not limited to, driveways, sidewalks, gardens, significant trees, or geological features is allowed, unless the replacement or alteration would materially alter or destroy the features.


(1) Materials. Materials shall duplicate, to the greatest degree possible, the appearance and physical qualities of the original materials. Example: Rhododendron hedge planted during the period of significance is replanted with heritage varieties available during the period of significance.

Finding: The proposed sidewalk replacement will be constructed of concrete, a material available during the period of significance, thereby meeting SRC 230.025 (l)(1).

(2) Design. The design shall reproduce, to the greatest extent possible, the appearance of the original site feature. Example: If the site contains a Lord and Schryver garden, the replacements shall be allowed provided the original design and location of plantings of the historical garden are retained.

Finding: The proposed fence will be designed to reproduce the appearance of the existing walk, , thereby meeting SRC 230.025 (l)(2).

DECISION: Based upon the application materials deemed complete on May 26, 2016, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, AICP, Historic Preservation Officer
Planning Administrator Designee

kfitzgerald@cityofsalem.net; Phone: 503-540-2397

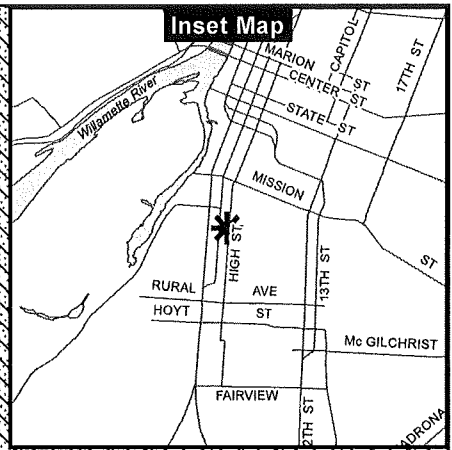
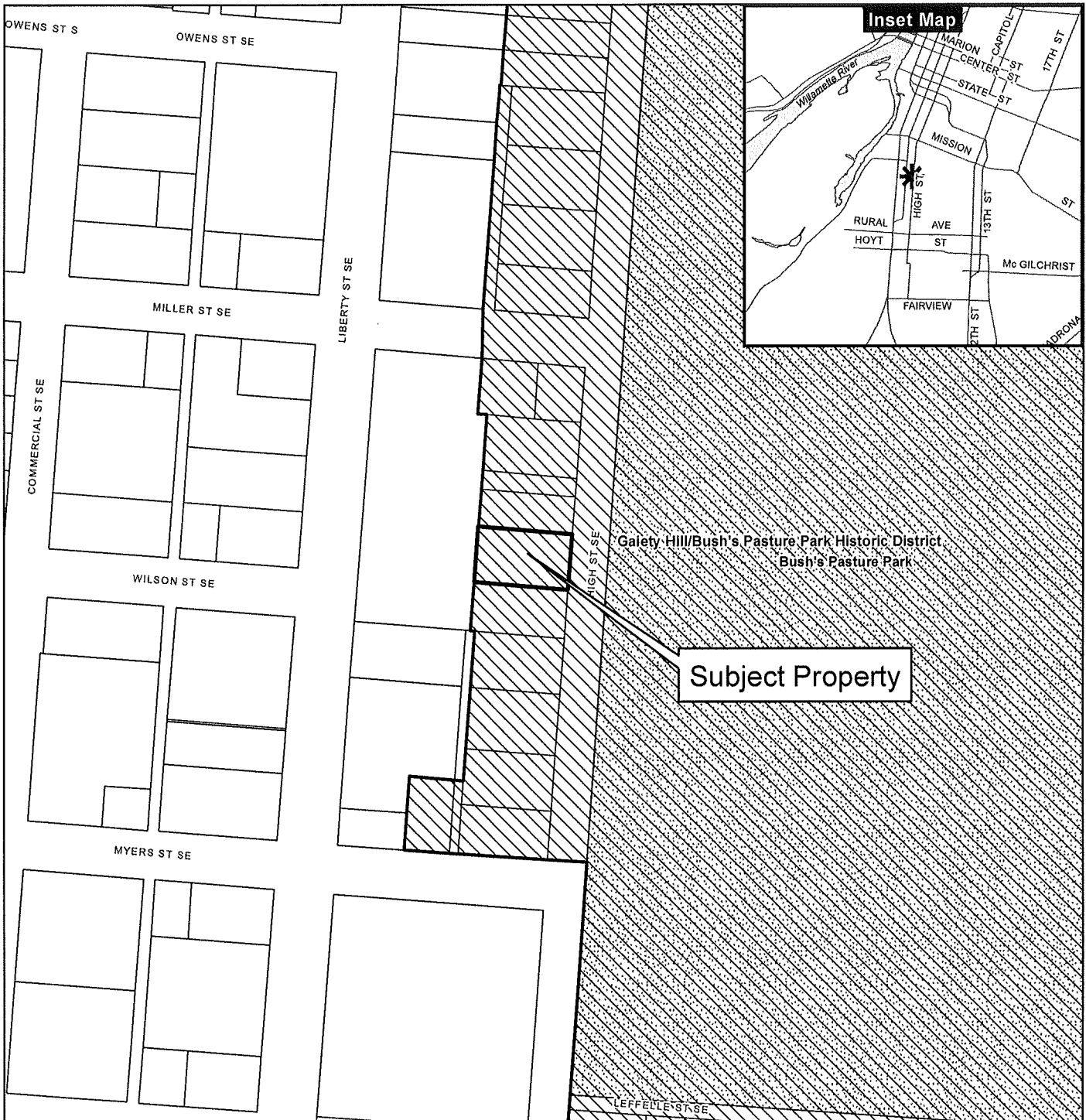
*This Decision becomes effective on **June 14, 2016**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

The rights granted by this decision must be exercised by June 14, 2018, or this approval shall be null and void.

Application Deemed Complete: May 26, 2016
Notice of Decision Mailing Date: May 27, 2016
Decision Effective Date: June 14, 2016
State Mandated Decision Date: September 23, 2016

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., June 13, 2016**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (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 Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

Vicinity Map 1297 High St SE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

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Community Development Dept.

0 100 200 400 Feet



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Case No. H1516-13

Historic Alteration Review - Residential Resource Worksheet

Site Address: 1297 HIGH ST SE

Resource Status: Contributing
 Non-Contributing

Type of Work Activity Proposed

Major Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: _____
- Other architectural feature (describe) _____

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure

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

Project's Existing Material: CONCRETE STAIRS/WALK Project's New Material: CONCRETE STAIRS/WALK
WOOD FENCE WOOD FENCE

Project Description

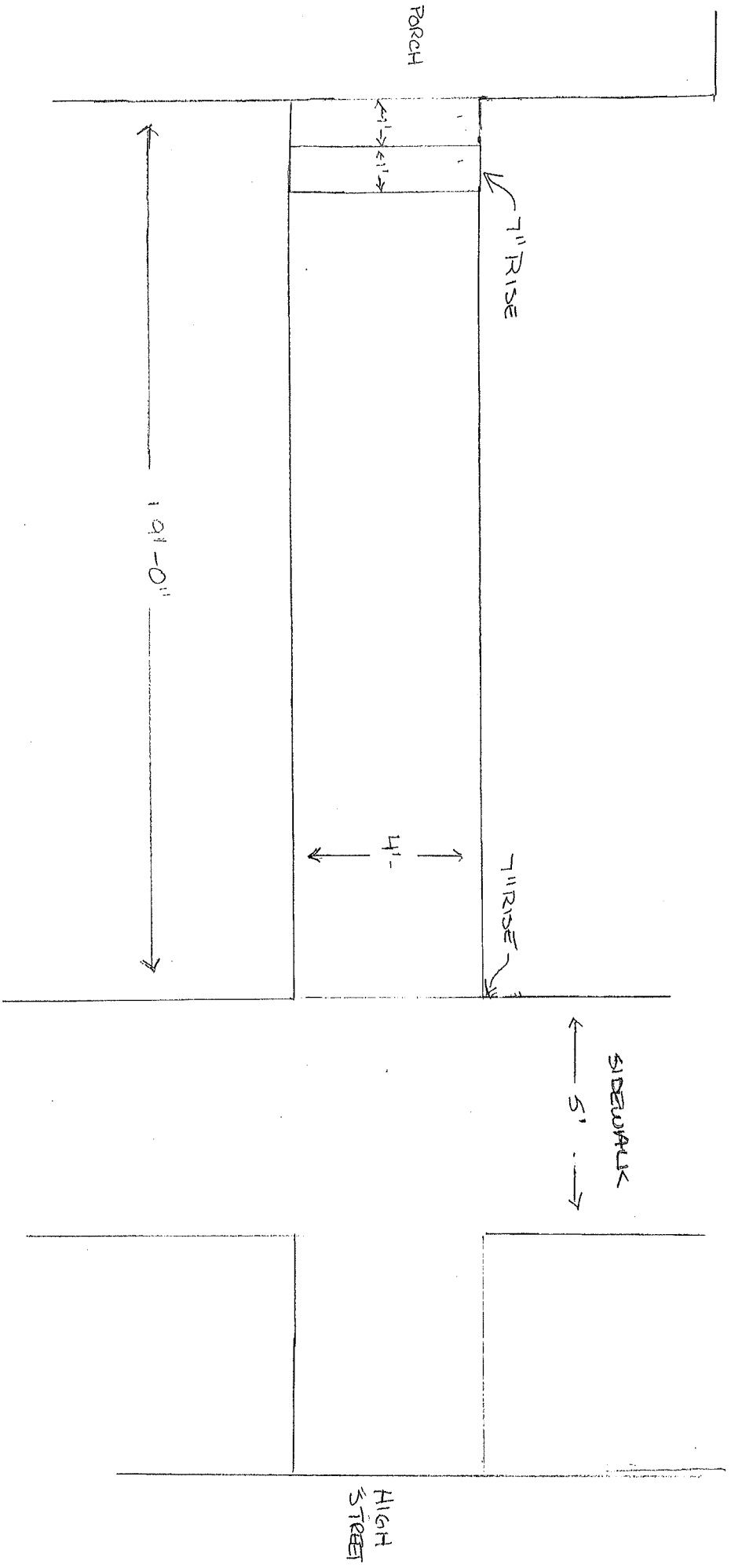
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help Staff and the HLC clearly understand the proposed work:

REPLACEMENT OF FRONT WALK TO HOUSE
FROM SIDEWALK/STREET. REPLACEMENT OF
CURRENT FRONT STAIRS (4' WIDE, 12" TREAD)
WITH LARGER STAIRS (8' WIDE, 18" TREAD)
REPLACEMENT OF BACKYARD FENCE WITH
WOOD LATTICE FENCE (APPROXIMATELY
42' FROM FRONT EDGE OF HOUSE, SIDES, AND
BACK PROPERTY LINE

Elizabeth Kelly
Signature of Applicant

05-12-16
Date Submitted/Signed

REPLACEMENT OF CONCRETE SIDEWALK TO
MATCH RECENT REPAIR BY CITY



CURRENT CONDITIONS
 1297 HIGH ST SE

1297 HIGH ST SE
PROPOSED FRONT STAIRS ELEVATION
OTHER DIMENSIONS APPROXIMATE

