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503-588-6173*

## ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

**CASE NO.** Historic Review Case HIS14-43 / Amanda No. 14-119779-DR

**NOTICE OF DECISION DATE:** February 11, 2015

**REQUEST:** Minor historic design review of a proposal to install a sign, rebuild the front porch and repair and replace as needed the trim and siding around the south side windows of the Burggraf-Burt-Webster House, a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 901 13<sup>th</sup> St SE; 97302; Marion County Assessor's Map and Tax Lot number: 073W26CC-13400.

**APPLICANT:** Melina Tomson, for Tomson Burnham LLC

**LOCATION:** 901 13<sup>th</sup> Street SE

**CRITERIA:** SRC Chapter 230.025(a) Siding, Exterior Trim and Minor Architectural Features  
230.025(d) Porches  
230.080 Individually Listed Resources; 230.056 Commercial Signs

**FINDINGS:** The applicant proposes to install a sign, rebuild the front porch and repair and replace the trim and siding on the south facade. Staff determined that the following standards from SRC 230 are applicable to this project:

### **Criteria:**

#### Trim and Siding

##### **230.025(a) Siding, Exterior Trim and Minor Architectural Features.**

Replacement of siding, exterior trim, and minor architectural features of historic contributing buildings shall be allowed only where the owner has attempted to repair the original siding, exterior trim or minor architectural feature, but repair was determined to be unfeasible due to poor condition of the original materials. If the trim or siding is not original then every effort shall be made to replicate the original trim or siding; the effort shall be substantiated by historic, physical, or pictorial evidence. If the trim and siding cannot be replicated then it should be of a compatible design and material.

**(1) Materials.** The replacement materials are the same type and quality as the original siding, exterior trim or minor architectural feature, or duplicate, to the greatest degree possible, the appearance and structural qualities of the material being replaced.

**(2) Design.** The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.

**(3) Energy Efficiency.** Improvements to improve energy efficiency are allowed, provided the exterior appearance of the historic resource is preserved to the greatest extent possible. Example: Adding additional insulation to attics, crawl spaces or basements.

#### Findings

The applicant is proposing to repair, and replace if necessary, the trim and siding around the windows on the south side of the Burggraf-Burt-Webster House. The south side windows have incorrectly installed flashing which has resulted in leaking windows and water intrusion

# NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
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into the south wall. Some of the siding is suffering from dry rot and may require replacement. The applicant is proposing to utilize in-kind materials (wood) of the same outward appearance and design should replacement of the siding or trim be required, thereby meeting SRC 230.025(a).

#### Porch

**230.025(d) Porches.** Replacement of porches on historic contributing buildings shall be allowed only where the owner has attempted to repair the original porch, but repair was not feasible due to the poor condition of the original materials. If the porch is not original then every effort shall be made to replicate the original porch; the effort shall be substantiated by historic, physical, or pictorial evidence. If the porch cannot be replicated then it should be of a compatible design and material.

(1) **Materials.** All features of the porch shall be replaced with material that duplicate, to the greatest degree possible, the appearance and structural qualities of the original porch.

(2) **Design.** The overall design of the porch shall reproduce, to the greatest degree possible, the appearance of the original porch.

**Findings:** The applicant is proposing to repair, and replace if necessary, the front porch. The applicant has noted that the front porch has termite damage in the support beams which has caused the front northeast corner of the porch to sink. The applicant is proposing to remove the porch, and once the support beams are reconstructed, and the damaged wood either repaired or replaced with in-kind materials, the original porch will be reconstructed and reattached to the building, thereby meeting SRC 230.025(d).

#### Proposed Sign

**230.080 Individually Listed Resources.** Historic preservation activity on an individually listed resource shall comply with the standards for historic contributing buildings for the type of resource. The Burggraf-Burt-Webster House is an individually-listed Local Landmark located within a Commercial zone (CO); therefore, SRC 230.056 *Signs in Commercial Districts* would apply:

**230.056. Signs in Commercial Historic Districts.** In addition to other regulations within this Chapter, signs in commercial historic districts shall be designed and approved in accordance with the following standards:

(c) New signs shall:

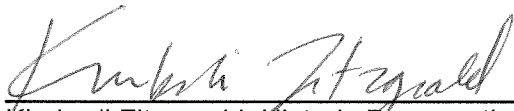
- (1) Be located between transom and sill of first story, within a historic signboard, or suspended from awning or marquee.
- (2) Be located perpendicular to corner, flush to the facade or perpendicular to building.
- (3) Not be located in transom areas.
- (4) Not obscure windows or significant architectural features.
- (5) Be painted on side of building only if the building was previously painted and the sign has historic precedence. Do not paint on brick surfaces, if not previously painted.
- (6) Be oriented to the main entrance and shall not be placed in a manner that has no relationship to main customer entrance.
- (7) Be constructed of materials such as wood or metal, except for untreated mill-finished metals.
- (8) Not use neon unless incorporated into a larger sign and there is historic precedence.
- (9) Not use free-standing neon or plastic, back-lighted boxes.
- (10) Be attached into mortar joints, not into masonry, with sign loads properly calculated and distributed.
- (11) Have conduit located in the least obtrusive places.
- (12) Not have exposed conduit.
- (13) Use a dark background with light lettering.

- (14) Not incorporate faux painting, e.g., stone, brick, metal.
- (15) Design new signs that respect the size, scale and design of the historic resource.
- (16) Locate new signs where they do not obscure significant features.
- (17) Design new signs that respect neighboring resources.
- (18) Use materials that are compatible with and characteristic of the building's or structure's period and style.
- (19) Attach signs carefully to prevent damage to historic materials and ensure the safety of pedestrians.
- (20) Any sign identifying the use of the building or structure otherwise permitted by this Chapter shall be limited to the minimum necessary for such identification.

**Findings:** The applicant is proposing to install a freestanding metal sign on a sign pole sixty inches (60") in height, set on a steel plate installed onto a small concrete pad. The proposed sign will be set within a wrought iron frame hanging perpendicular to the pole and will be forty-two inches in width, and forty inches in height (42" x 40"), with white letters, on a black metal background. The proposed sign will be located at the northeastern corner of the site, replacing an existing monument sign in this location. The proposed sign has light letters on a black background thereby meeting SRC 230.056 (c)(13). The proposed sign does not obscure any existing significant features of the resource and the proposed sign respects the size, scale and location of the existing historic resource, thereby meeting SRC 230.056 (c)(4), (15)(16) and (17).

The proposed sign will not be attached to the building and will not be illuminated; therefore, SRC 230.056 (c) (1), (2), (3), (5), (9), (10), (11), (12), (14) and (19) do not apply to this proposal.

**DECISION:** Based upon the application materials deemed complete on, February 6, 2015, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer  
Urban Planning Administrator Designee

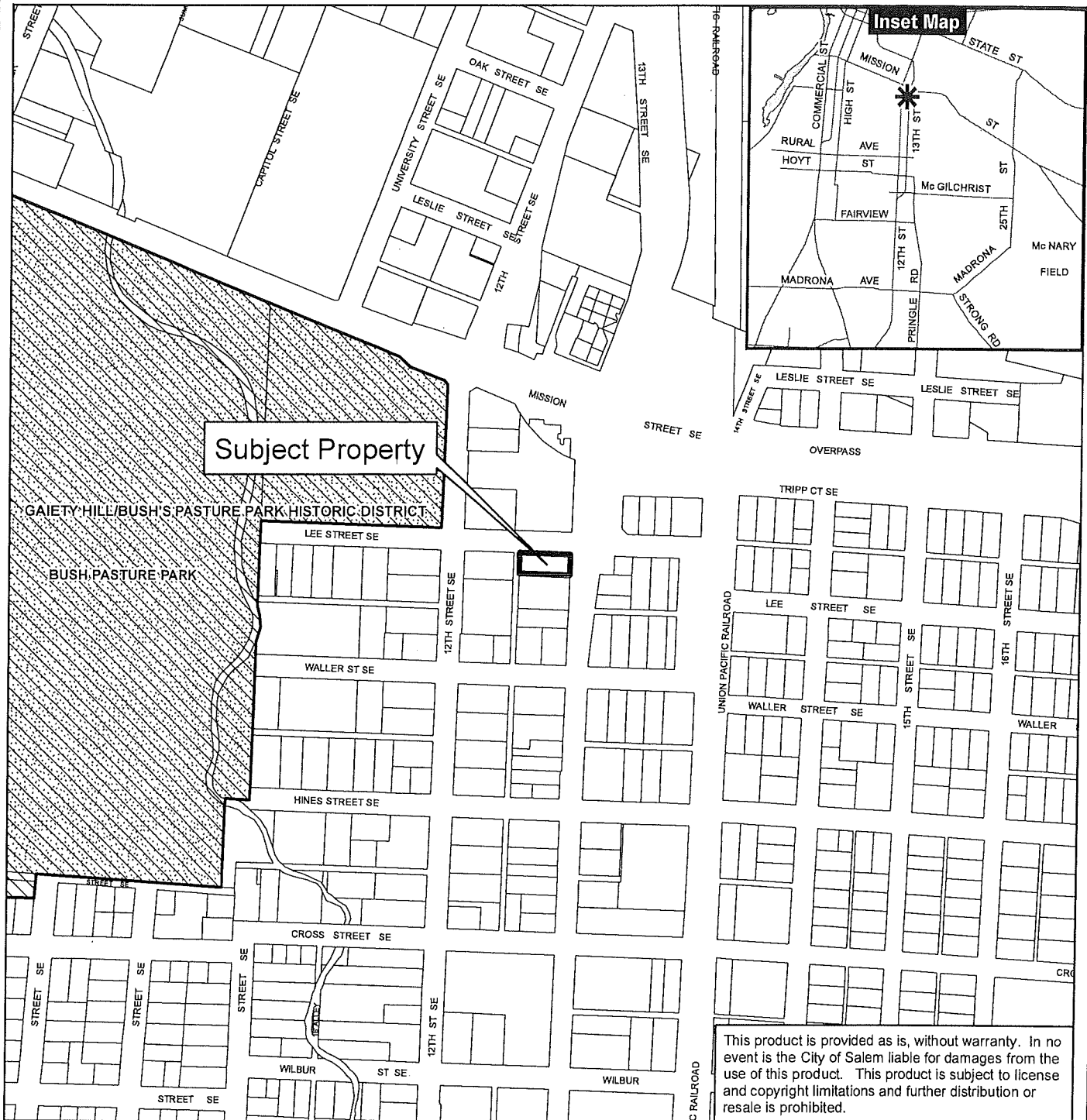
[kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net); Phone: (503)540-2397

Application Deemed Complete: February 6, 2015  
Notice of Decision Mailing Date: February 11 2015  
Decision Effective Date: February 27, 2015  
State Mandated Decision Date: June 6, 2015

The rights granted by this decision must be exercised by February 27, 2017, or this approval shall be null and void.

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., February 26, 2015**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 120A). 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 901 13th Street SE



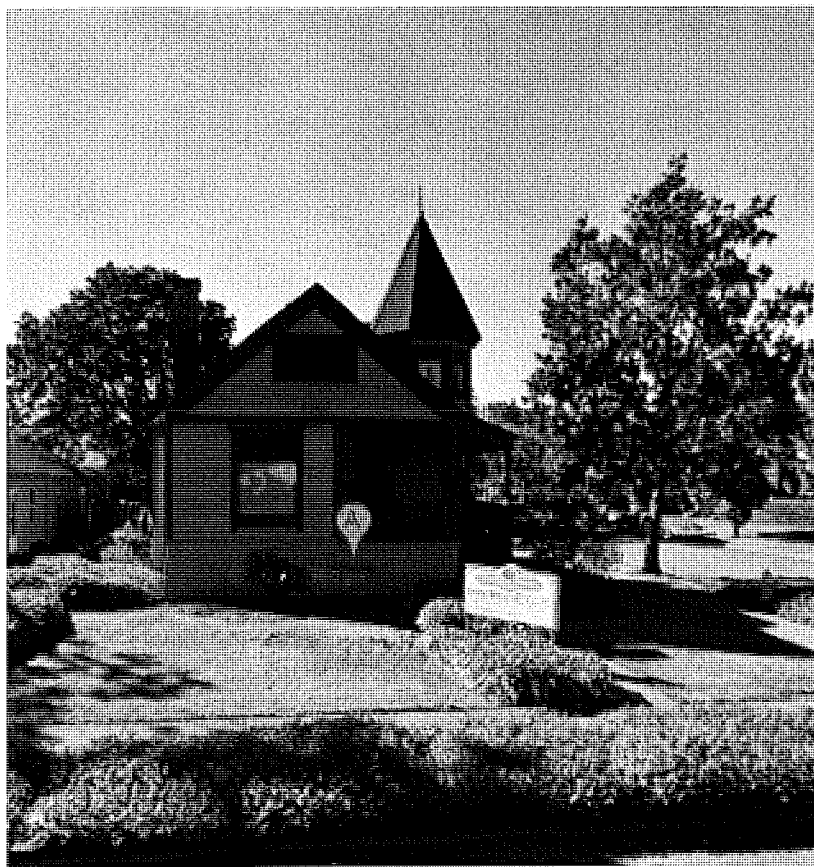
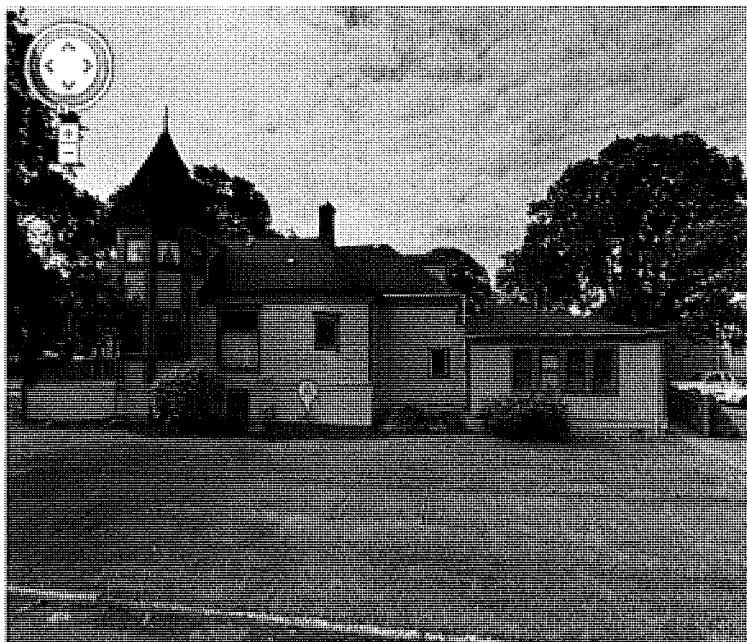
## Legend

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

0 100 200 400 Feet



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Community Development Dept.



Case No. \_\_\_\_\_

## Historic Alteration Review - Residential Resource Worksheet

Site Address: 901 13th St SEResource 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: 6  
☒ Other architectural feature (describe) business sign

#### 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☐ NOProject's Existing Material: cedar/firProject's New Material: cedar

### 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:

1) South side windows<sup>trim</sup> and siding are experiencing rot. Siding needs to be removed, interior wall repaired if needed, and siding and trim replaced with like kind style and materials. 2) Front porch has termite damage to the supports. Porch needs to be pulled off and rebuilt after repairs are complete. Original materials will be replaced back on the porch with any damaged parts being remilled with like kind. 3) Business sign mimicking older wrought iron style sign to be placed in front yard.

Documented by:

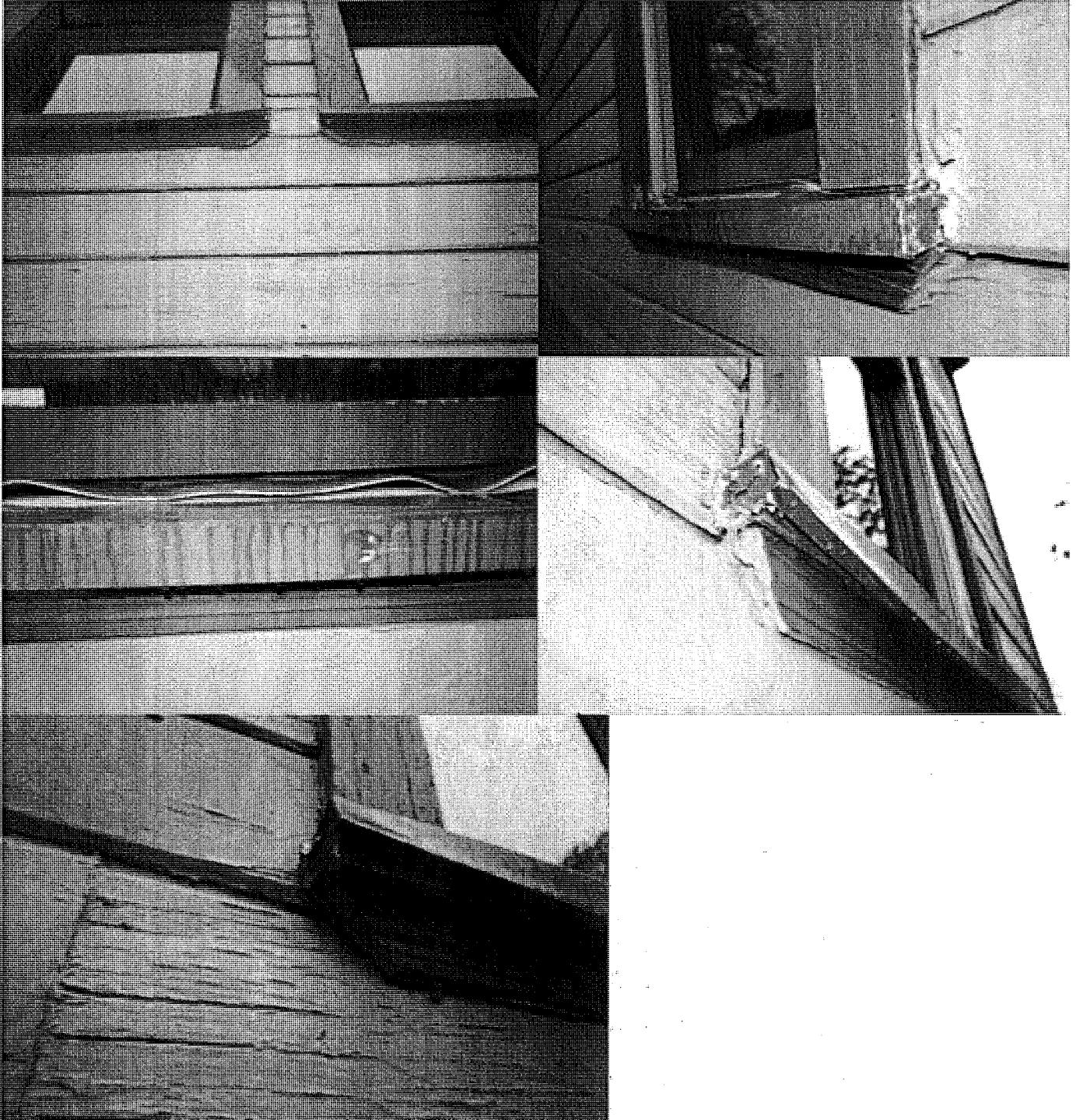
[Signature]  
 Signature of Applicant

12/1/2014 | 2:23 PM PT

Date Submitted/Signed

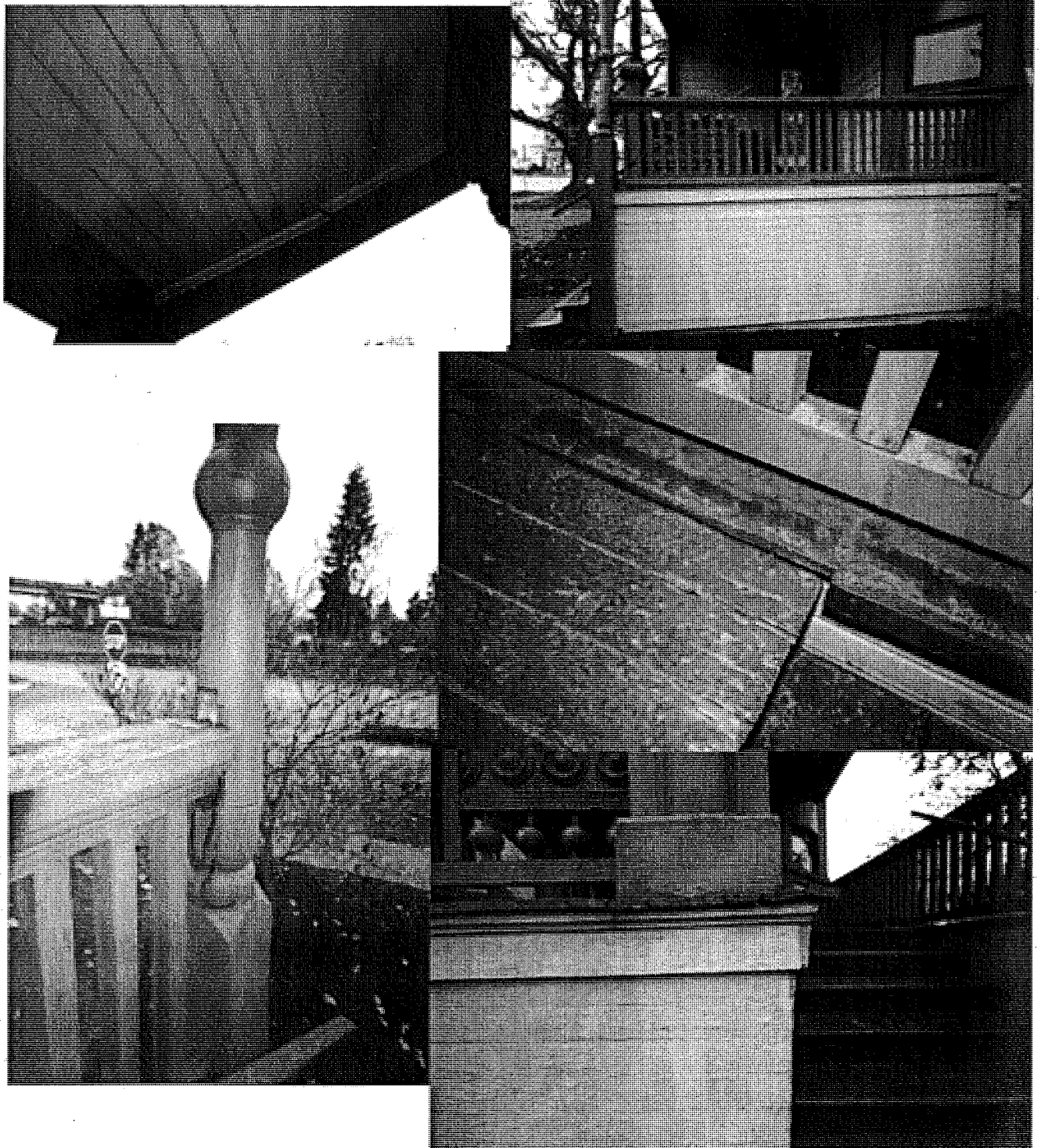
### South side window repair

The south side windows have an odd vinyl slide in them that has melted from the heat of the sun. The bathroom windows have flashing that was installed incorrectly and has been funneling water into the interior wall. The entire bathroom south wall needs to be opened to see the extent of the damage, repaired, and then new beadboard installed to match the original. There is currently plywood installed under one window so the leaking windows have been an issue for a while. Siding has some rot around the windows as a result and will need to be replaced with cedar siding to match.



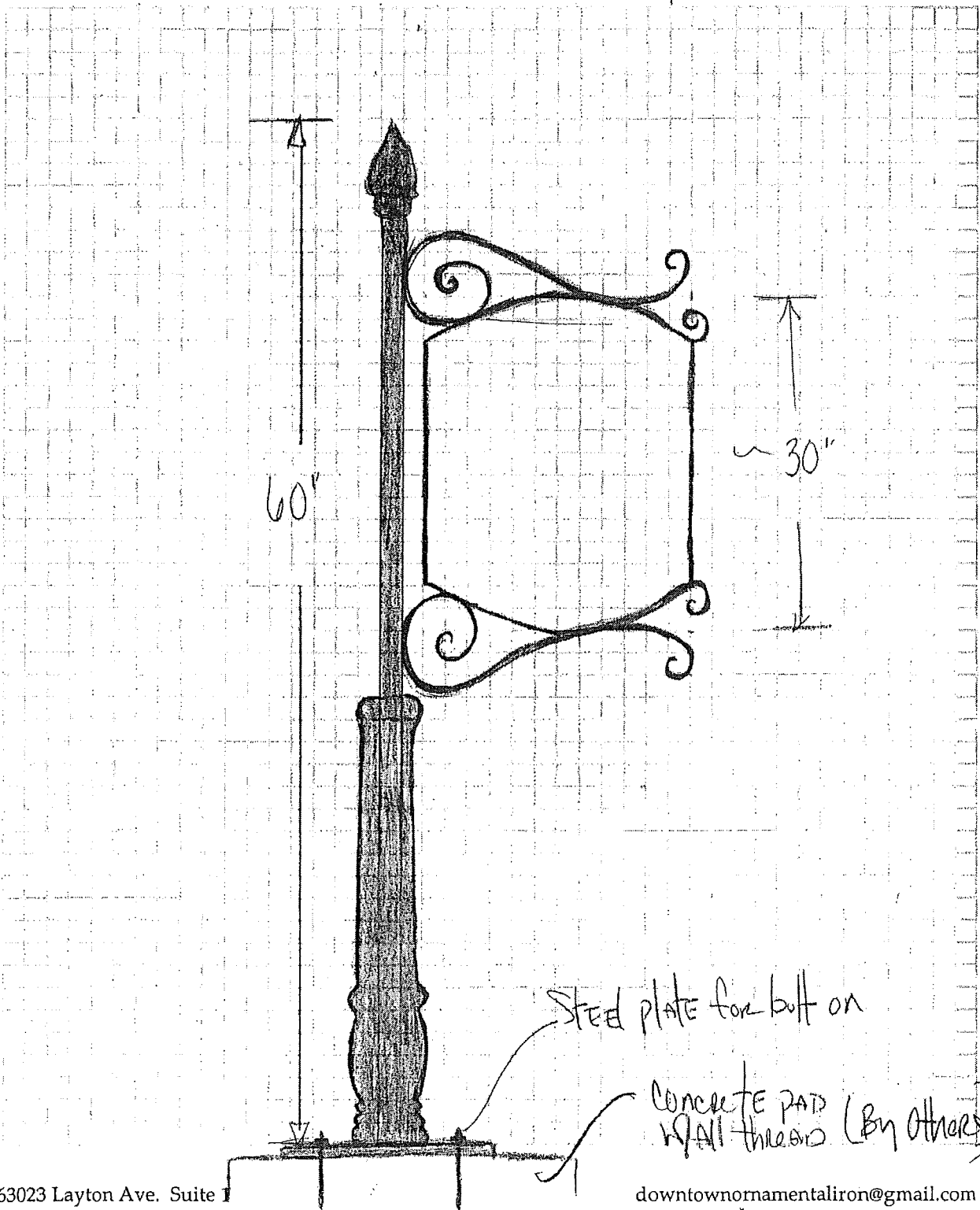


The front porch has termite damage in the support beams touching the ground. This has caused the front NE corner to sink, tilting the entire porch and putting strain on the roof line. The support posts have cracked and been held together with metal supports. The entire front porch needs to be removed, resupported, and anything original that can't be reused will be remilled to look like the original.





Job Name:
Job Location:
E-mail:
Phone:
Date



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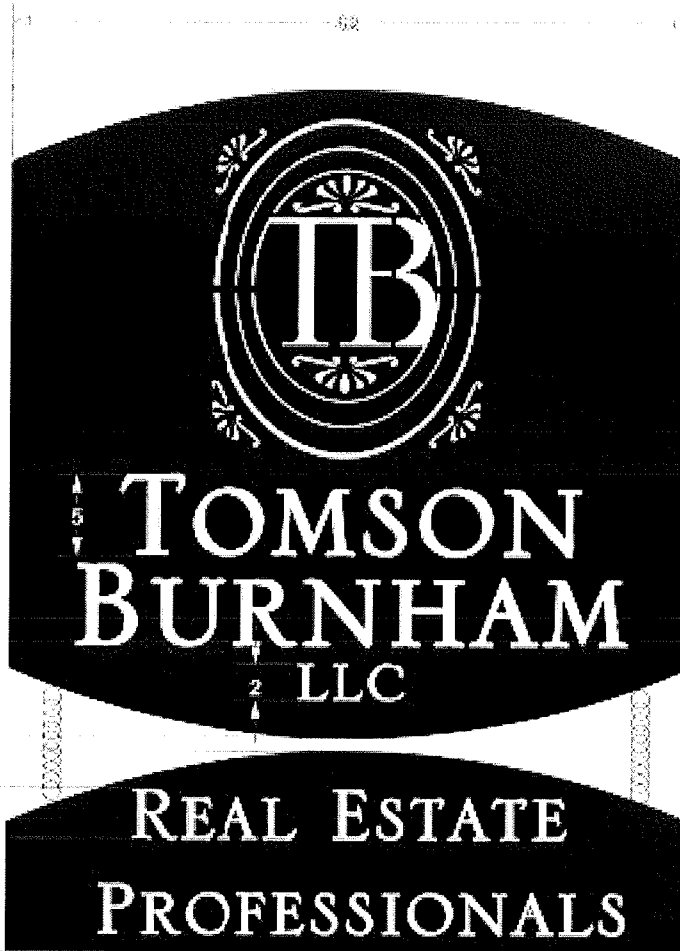
downtownornamentaliron@gmail.com  
Phone: 541.389.8186  
Fax: 541.385.8085

42"

40"

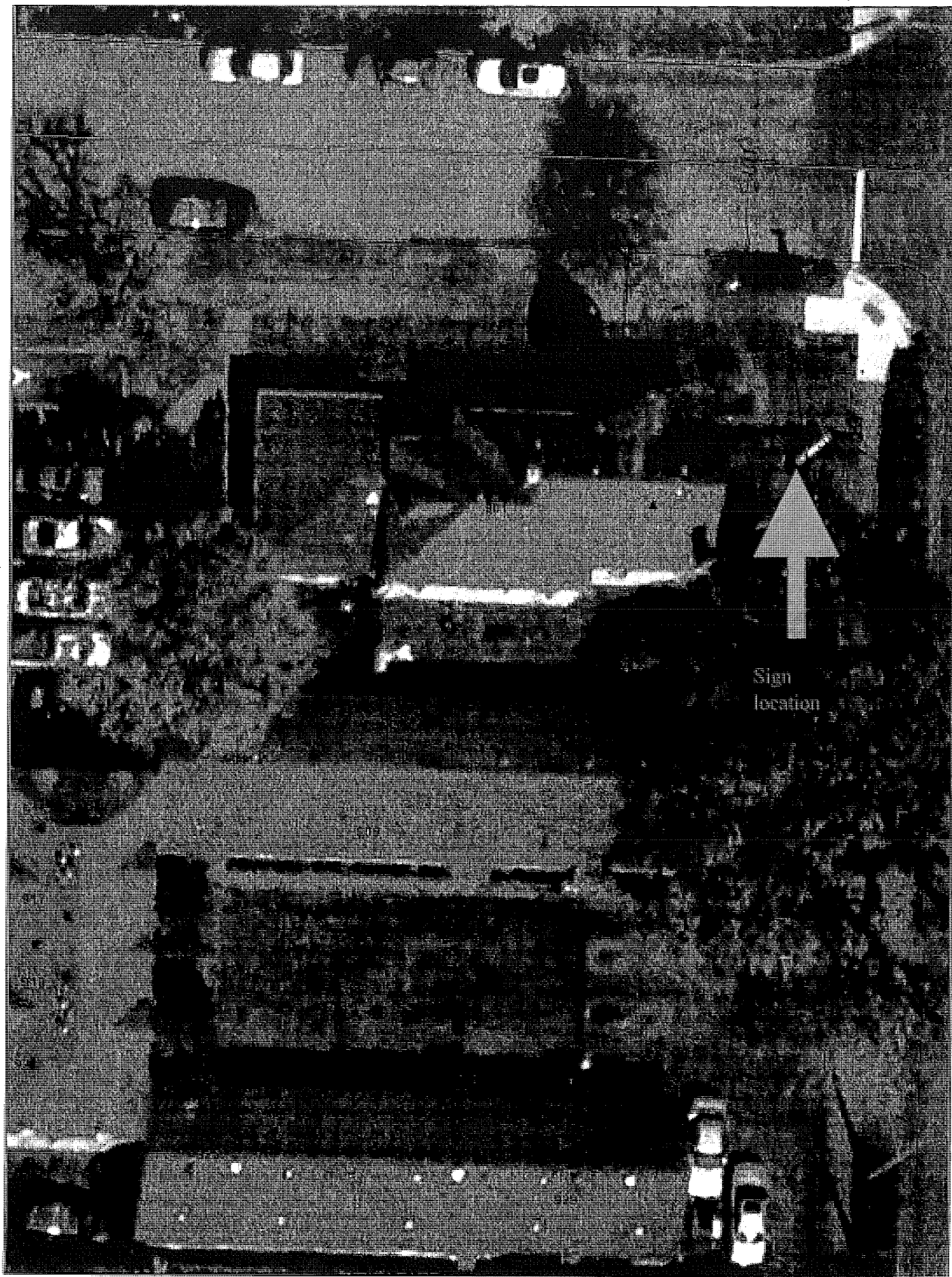
12"

3"



= 20

↑ North



5' Tall 2488 ft in display Area