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ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case No. HIS15-11 / AMANDA No. 15-104047-DR

NOTICE OF DECISION DATE: March 27, 2015

REQUEST: Minor historic design review of a proposal to replace the existing fence with a six foot good neighbor fence, install a new roof vent, replace the existing wood clapboard siding with in kind wood clapboard siding on the South wall, replace five existing basement windows and replace a porch step, and porch door at the rear of the east façade of the Ethan Graham Cottage, a historic, contributing resource within the Court/Chemeketa National Register Historic District, on property zoned RD (Duplex Residential) and located at 1440 Chemeketa Street NE (Marion County Assessors Map and Tax Lot Number: 073W26BA088010).

OWNER/APPLICANT: Debra Keating

LOCATION: 1440 Chemeketa Street NE, 97301

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

FINDINGS: The applicant is proposing to replace the rotted siding and windows on the south wall, replace existing basement windows and trim with wood windows and trim and replace one wooden porch step with in kind wooden porch step. Additionally, the applicant is proposing to replace the existing picket fence with a 6' good neighbor fence, install a new roof vent for a new hood over the kitchen stove. Staff finds that the applicant adequately demonstrated that this proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

CRITERIA

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.
- (B) Material shall be of the same type, quality and finish as original material in the building.
- (C) New masonry added to a building shall, to the greatest extent feasible, match the color, texture and bonding pattern of the original masonry.
- (D) For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.

(2) Design. Alterations or additions shall:

- (A) Be located at the rear, or on an inconspicuous side, of the building.
- (B) Be designed and constructed to minimize changes to the building.
- (C) Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.
- (D) Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.
- (E) Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

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- (F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building
- (G) Be constructed with the least possible loss of historic materials.
- (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.
- (I) Be designed in a manner that makes it clear what is original to the building, and what is new.
- (J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.
- (K) Preserve features of the building that has occurred over time and has attained significance in its own right.
- (L) Preserve distinguishing original qualities of the building and its site.

Findings

Materials

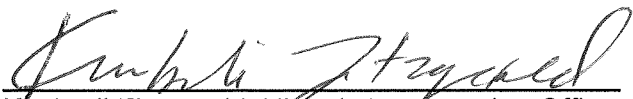
The proposed new windows, fence, and door are of glass and wood, traditional materials and the proposed new roof vent is of metal, a traditional material, thereby meeting SRC 230.025(g)(1)(A) and (B). 230.025(g)(C) and (D) do not apply to this proposal.

Design

The applicant is proposing to replace the rotted siding and windows on the south wall, including inserting glass panes into the existing porch frames, replace the existing rotted basement windows and trim with in-kind wood windows and trim and replace one dry-rotted wooden porch step with in kind wooden porch step. Additionally, the applicant is proposing to replace the existing picket fence with a 6' good neighbor fence, install a new 8" x 8" flat roof vent for a new hood over the kitchen stove, which will be painted black, and flush with the roof. The proposed alterations are located at the rear of the resource, minimizing their adverse effect and meeting SRC 230.025(g)(2)(A).

The proposed alterations minimize changes to the resource, and are compatible in scale and size with the resource and the district generally, thereby meeting SRC 230.025(g)(2)(B),(C),(E) and (L). No significant features will be lost, obscured or destroyed thereby meeting SRC 230.025(g)(2)(D),(F) and (G). The proposed alterations are designed to minimize changes to the resource thereby meeting SRC 230.025(g)(2)(H), (I), (J), and (K).

DECISION: Based upon the application materials deemed complete on March 26, 2015, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer

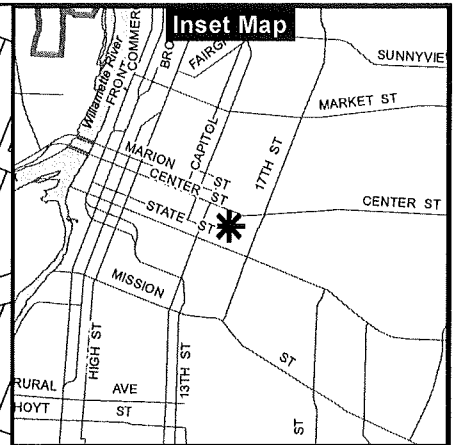
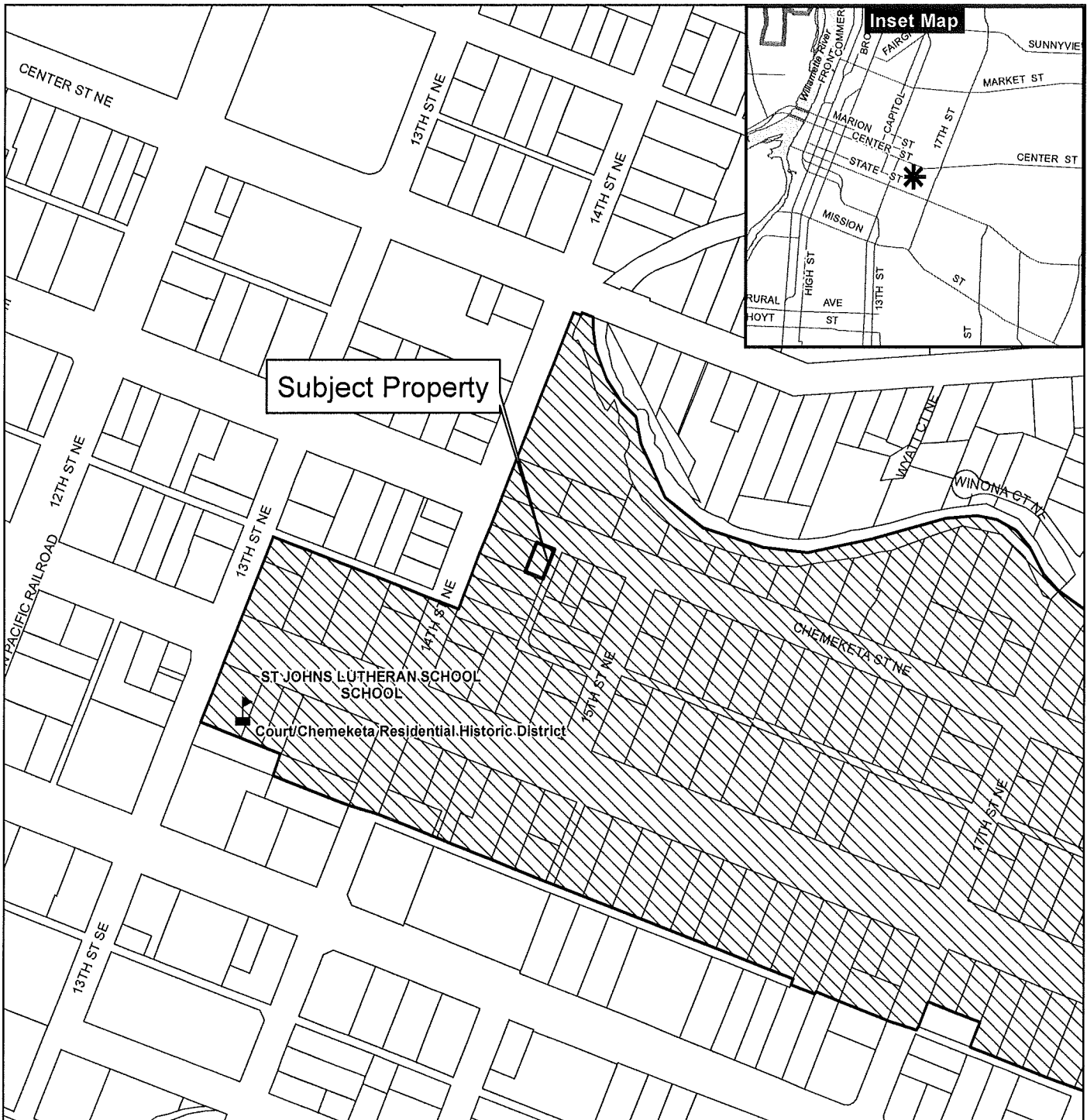
The rights granted by this decision must be exercised by April 14, 2017, or this approval shall be null and void.

A copy of the complete Case File is available for review at the Planning Division office during regular business hours. Please contact the Case Manager, Kimberli Fitzgerald, by email: kfitzgerald@cityofsalem.net, or phone: 503-540-2397.

Application Deemed Complete: March 25, 2015
Notice of Decision Mailing Date: March 27, 2015
Decision Effective Date: April 14, 2015
State Mandated Decision Date: July 23, 2015

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, April 13, 2015, 5:00 p.m.** Any person who presented evidence or testimony for the hearing may appeal the decision. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or firm the action, or refer the matter to staff for additional information.

Vicinity Map 1440 Chemeketa St NE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

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Community Development Dept.

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0 100 200 400 Feet



Historic Alteration Review - Residential Resource Worksheet

Site Address: 1440 Cherokee St. NEResource Status: ☐ Contributing☐ Non-Contributing

Type of Work Activity Proposed

Major ☐Minor ☒

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

☐ Deck☐ Door☐ Exterior Trim☒ Porch step needs replacement☐ Roof☒ Siding - replace rotted components☒ Window(s) Number of windows: 5☐ Other architectural feature (describe) _____

Landscape Feature:

☐ Fence☐ Retaining wall☐ Other Site feature☐ Streetscape

New Construction:

☐ Addition☐ New Accessory StructureWill the proposed alteration be visible from any public right-of-way?☐ YES☐ NOProject's Existing Material: wood Project's New Material: wood

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) replacement of rotted siding on South wall to prevent further water damage.

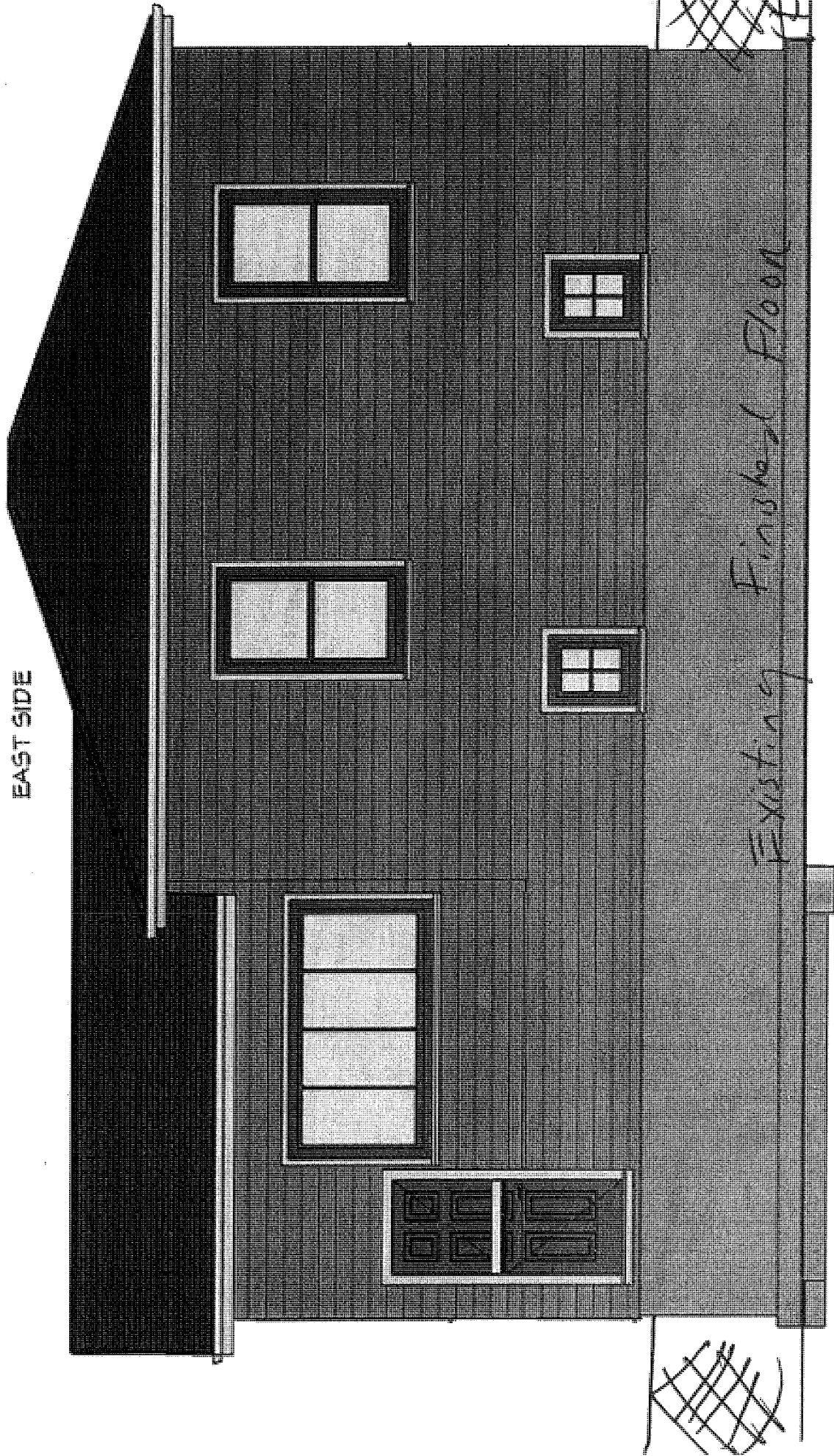
will replace with similar design solid wood clapboard

(2) replace basement windows that are rotted with exact replica. Replace trim as needed with wood in period style.

Signature of Applicant Debra KetchingDate Submitted/Signed 2/17/15

(3) porch step is rotten - replace with wood step

EAST SIDE

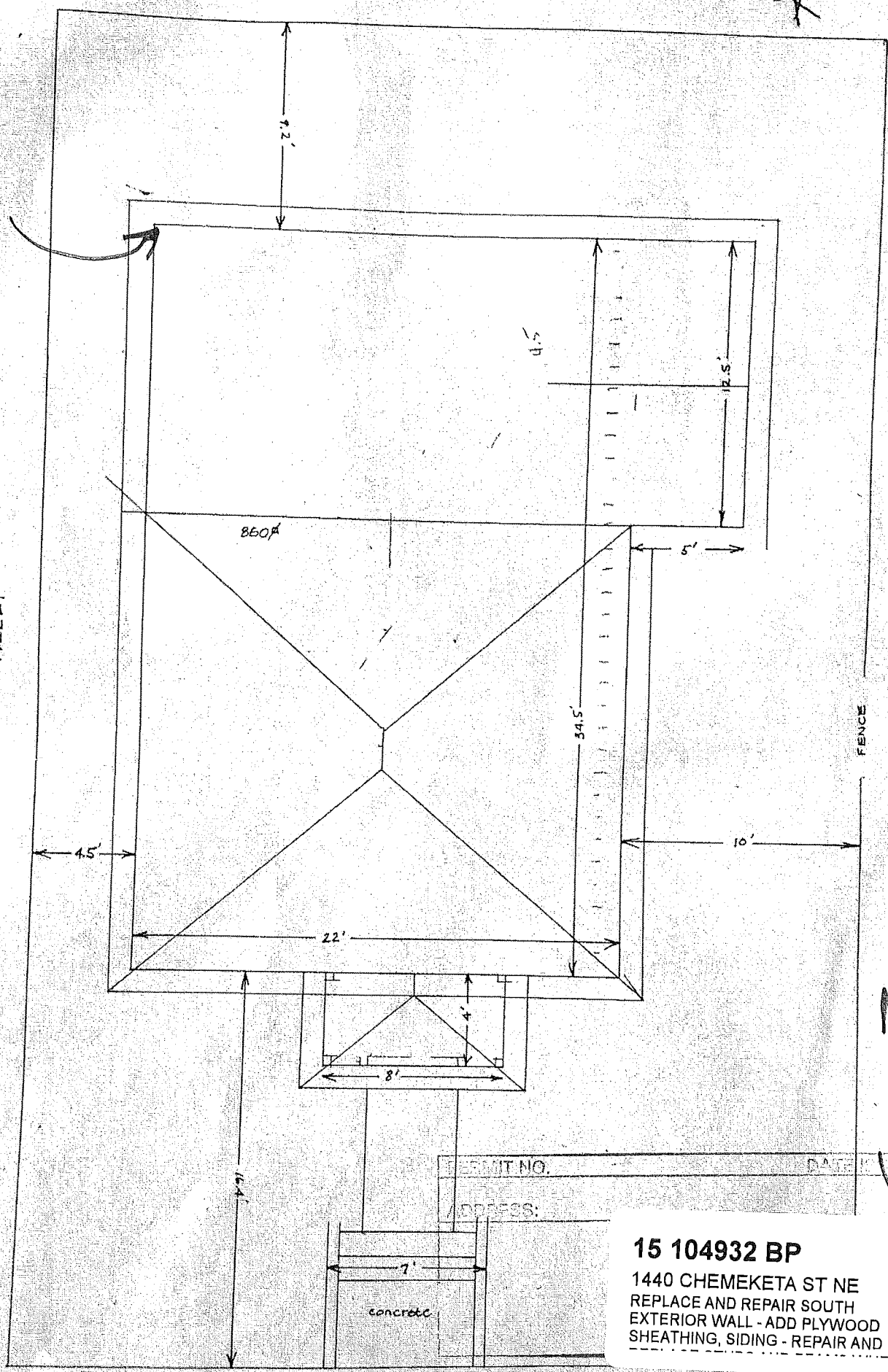


Existing Finished Floor

1440 CHEMEKETA ST. NE 6/20 *

SOUTH WALL REPAIRS

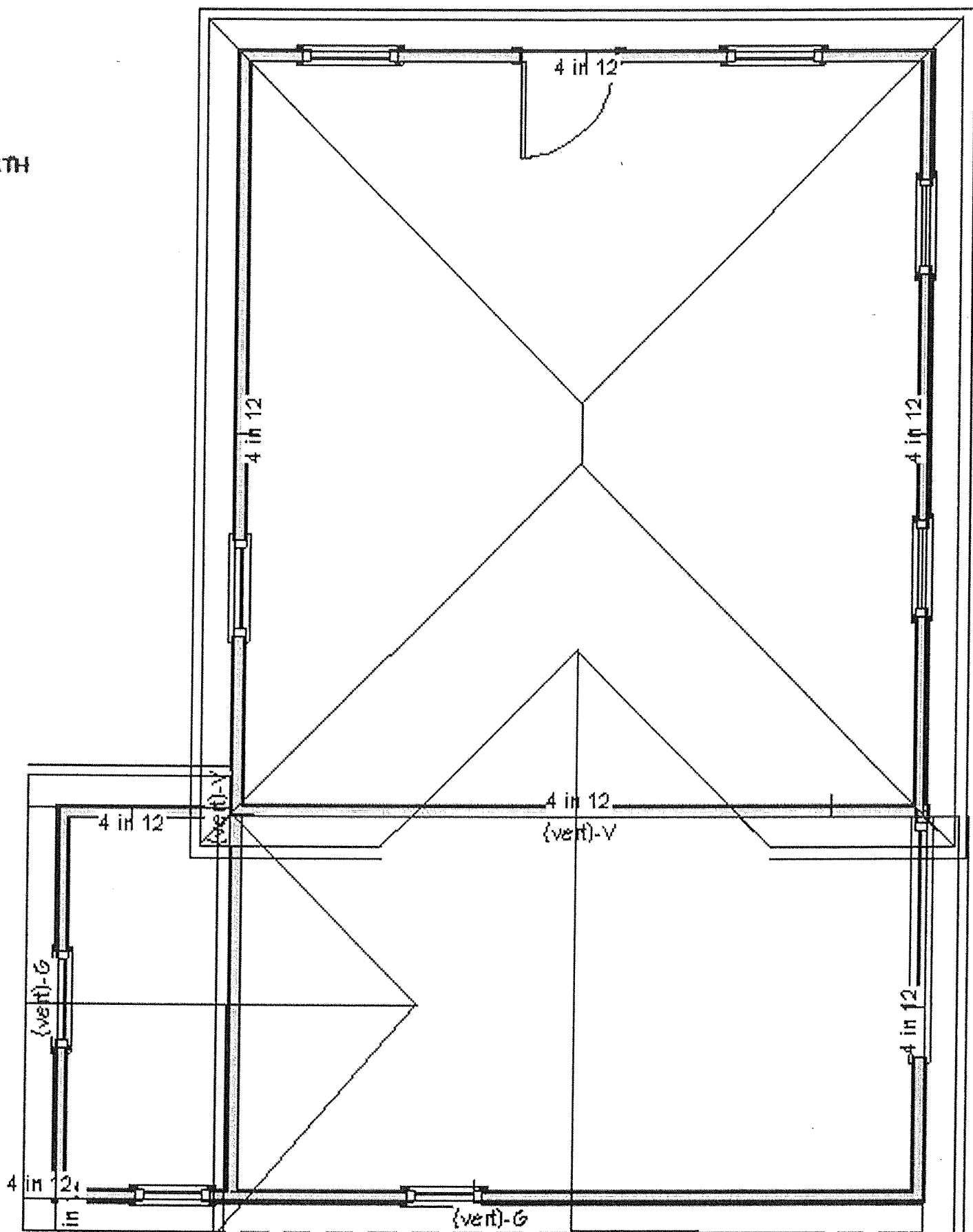
ALLEY



PERMIT NO.	DATE
ADDRESS:	

15 104932 BP
1440 CHEMEKETA ST NE
REPLACE AND REPAIR SOUTH
EXTERIOR WALL - ADD PLYWOOD
SHEATHING, SIDING - REPAIR AND

ORTH

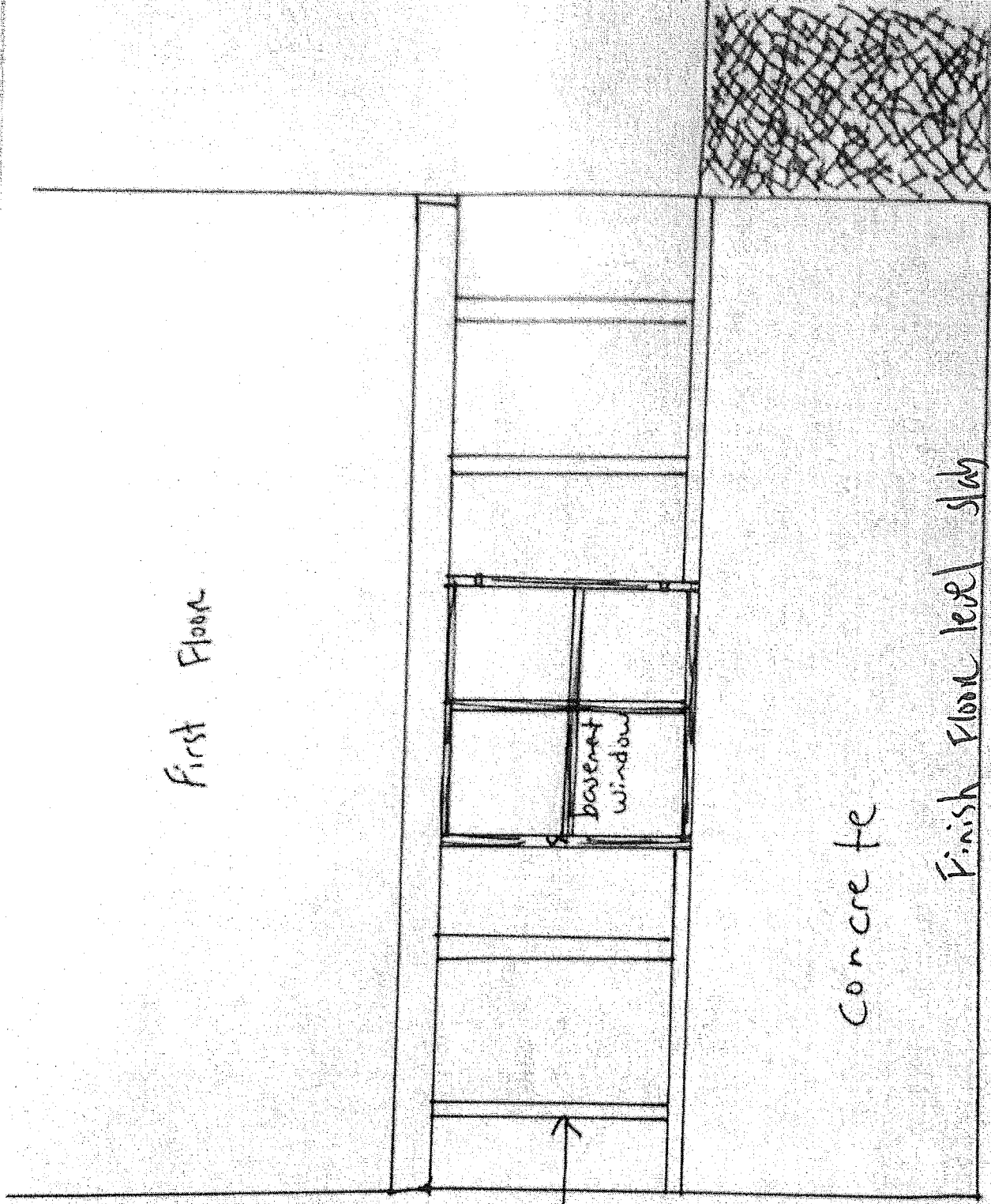


REPLACE OLD SIDING WITH 1/2" X 8" WOOD LAP SIDING TO
MATCH EXISTING HOUSE AND PROFILE. INSTALL 1/2"
PLYWOOD AND TYVEK DRAINWRAP ON SOUTH END SIDE.

replace lateral wood support beam 4x6

1/2" ceiling + walls

First Floor



(1) replace beam 6x6"

(2) replace rotted 2x4

(3) replace rotted sill

#1 Beam Replacement for south, north, east, and west walls as needed.

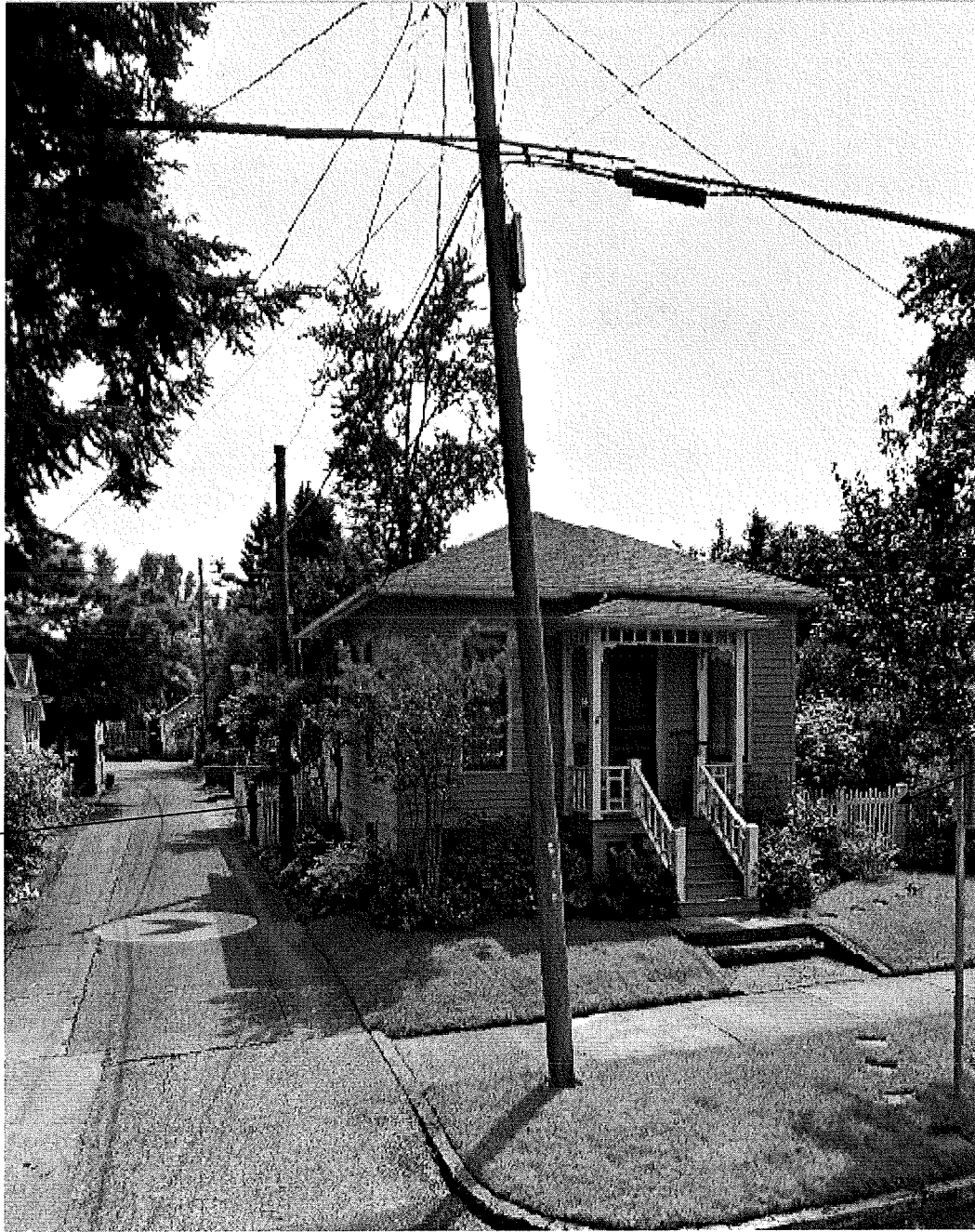
#2 + 3 south wall only

Concrete

Finish Floor level slay

basement window

"Interior Elevation Basement"



Rear
Porch
Step

Picket Fence



Typical Condition- Existing Basement Windows

