

NOTICE OF DECISION

PLANNING DIVISION
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Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case No. HIS15-08MOD / AMANDA No. 15-108878-DR

NOTICE OF DECISION DATE: May 21, 2015

REQUEST: Minor Administrative Historic Design Review of a proposal to modify the foundation on the rear of the Wiggins-Crawford House (1895), a historic contributing building within the Court-Chemeketa National Register Historic District, on property within the RD (Duplex Residential) and located at 1759 Court Street NE (Marion County Assessors Map and Tax Lot number: 073W26AC05800).

OWNER/APPLICANT: Casey Wiebe, 3R's Construction Management LLC, for John and Mary Wilkerson

LOCATION: 1759 Court Street NE, 97301

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

FINDINGS: The applicant is proposing to modify the design of the foundation under the kitchen addition and new deck at the rear of the Wiggins-Crawford House. The applicant previously received approval to alter the rear of the resource under HIS14-29 in order to extend the kitchen 8' and add a new wheelchair ramp and deck, and received approval to modify the design of the roofline under HIS15-08. Due to design requirements from the Building and Safety Division, the applicant is requesting approval to alter the proposed design of the foundation under the kitchen addition and new deck, which will extend to the east (rear interior) of the property. 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.
- (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

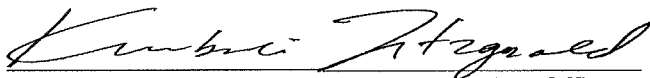
Materials

The proposed new foundation will be an 8" thick concrete stem wall, of material and dimension commonly found on foundations throughout the historic district, thereby meeting SRC 230.025(g)(1)(A). The original foundation on the resource will not be disturbed by the construction of the new concrete stem wall, thereby meeting 230.025(g) (D) for this proposal.

Design

The proposed kitchen and deck extension are located at the rear of the resource, thereby 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 May 19, 2015, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer

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

The rights granted by this decision must be exercised by June 6, 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: May 19, 2015

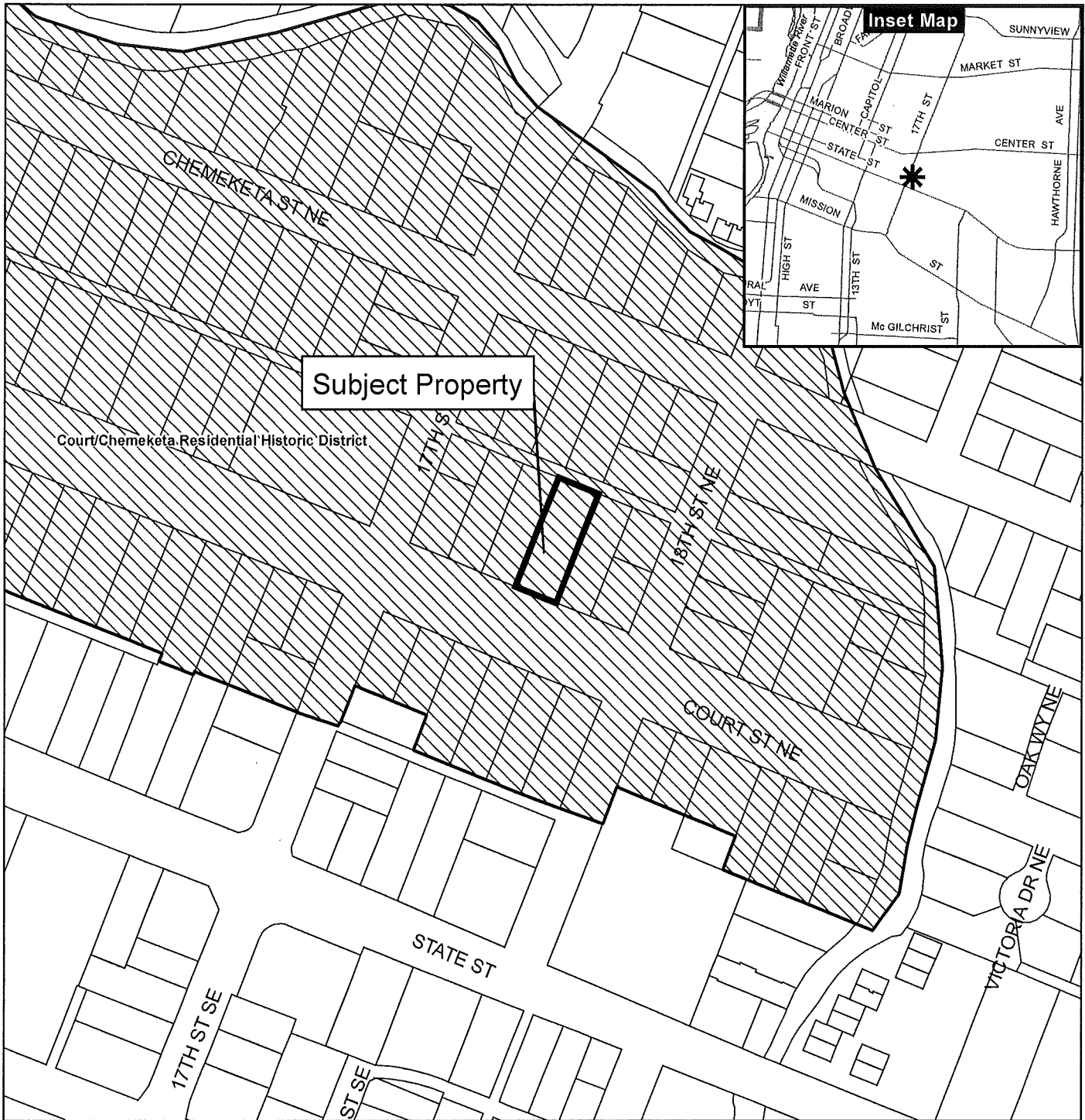
Notice of Decision Mailing Date: May 21, 2015

Decision Effective Date: June 6, 2015








State Mandated Decision Date: September 16, 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, June 5, 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 1759 Court St. NE



Legend

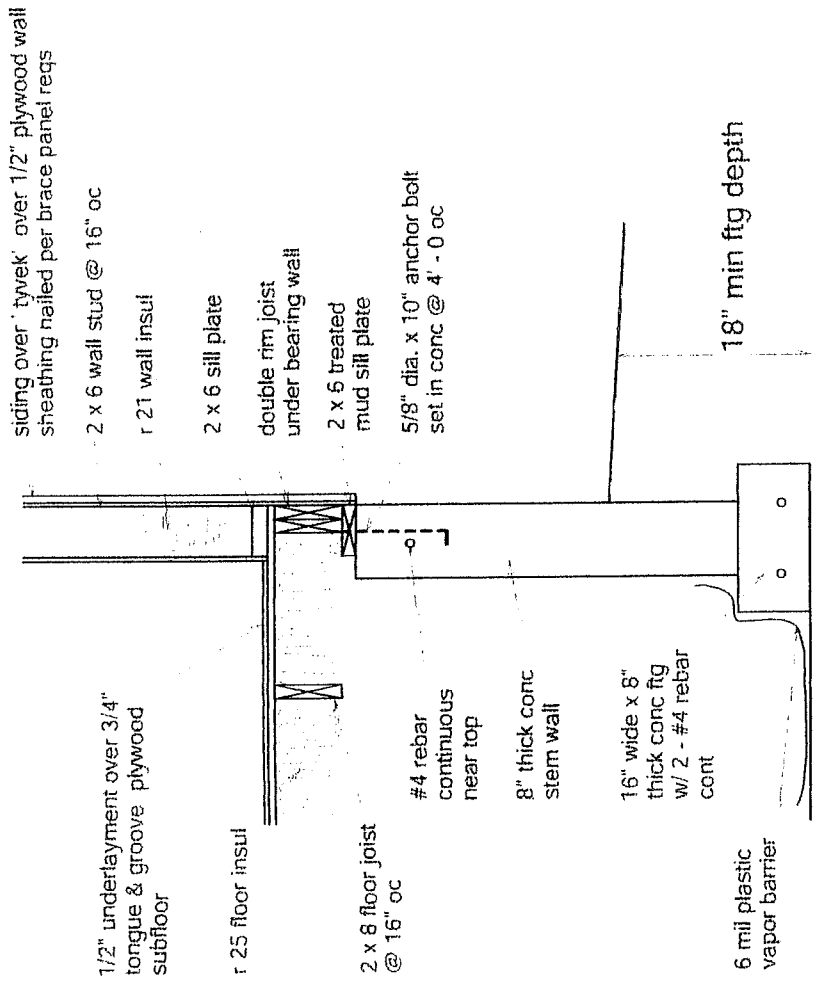
-  Taxlots
-  Outside Salem City Limits
-  Parks
-  Urban Growth Boundary
-  Historic District
-  City Limits
-  Schools

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Community Development Dept.

0 100 200 400 Feet



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siding over 'tyvek' over 1/2" plywood wall sheathing nailed per brace panel reqs

2 x 6 wall stud @ 16" oc

r 21 wall insul

2 x 6 sill plate

double rim joist under bearing wall

2 x 6 treated mud silt plate

5/8" dia. x 10" anchor bolt set in conc @ 4' - 0 oc

1/2" underlayment over 3/4" tongue & groove plywood subfloor

r 25 floor insul

2 x 8 floor joist @ 16" oc

#4 rebar continuous near top

8" thick conc stem wall

16" wide x 8" thick conc fig w/ 2 - #4 rebar cont

6 mil plastic vapor barrier

18" min fig depth

stem wall and floor detail (typ)

3/4" = 1'-0

foundation plan

1/4" = 1'-0"

treated 4 x 6 laid on
2 x 6 beams, 12"
thick concrete drainage
total 3

