

NOTICE OF DECISION

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



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

DECISION OF THE HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO. HIS15-21

APPLICATION NO.: 15-110545-DR

NOTICE OF DECISION DATE: August 21, 2015

REQUEST: Major Historic Design Review of a proposal to repair the roof and downspouts, restore the cornice over the door on the north facade, replace existing fence and gates, install three wall mounted lights and four canvas window awnings on the north and eastern facades, and construct an 18" stone wall along the southern and eastern property lines adjacent to the public sidewalk abutting the Everson House, a contributing resource within the Gaiety Hill/Bushs Pasture Park National Register Historic District, zoned RS (Single Family Residential District) zone, and located at 795 Church Street SE, 97301. (Marion County Assessors Map and tax lot number: 073W27DB00600).

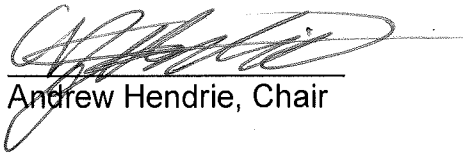
APPLICANT: Cindy Wagner for Salem Health

LOCATION: 795 Church St SE

CRITERIA: Chapter 230.065

DECISION: The Historic Landmarks Commission DENIED the proposal to install the backlit frosted glass blocks within the stone wall, and the window awnings, and APPROVED the remainder of the proposal with the following CONDITION:

Condition 1: A reference to the historic name and original construction date of the house (ie. *Everson House (1935)*) shall be added to the plaque.



Andrew Hendrie, Chair

Application Deemed Complete: June 19, 2015
Public Hearing Date: July 16, 2015
Notice of Decision Mailing Date: August 21, 2015
Decision Effective Date: September 9, 2015
State Mandate Date: October 17, 2015

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

The rights granted by this decision must be exercised by September 8, 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., September 8, 2015**. 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 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>**.

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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS15-21 / AMANDA No. 15-110545-DR

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated July 16, 2015 incorporated herein by reference, and testimony provided at the Public Hearing of July 16, 2015 the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that the proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

(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.

The HLC finds that the applicant's proposal will not affect the height, footprint, or massing of the building. While the applicant's proposal includes minor alterations to the landscape design, an entrance and fenestration, the property will continue to be used as a residence, its historic purpose, therefore the HLC finds that 230.065 (a) has been met for this proposal.

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

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

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

Findings: The HLC finds that the applicant is proposing to repair the roof and gutters, replacing with in-kind materials as needed. The HLC finds that the proposed profile of the reconstructed projecting cornice over the side yard French door on the north façade will replicate the profile of the trim around the existing doors and windows, and will be installed to ensure no water intrusion will occur. The HLC finds that Guidelines 230.065 (b)(c) and (d) have been met for this portion of the 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.

Findings: The HLC finds that the applicant has proposed installation of an aluminum cast plaque (1' x 6") in order to honor the restoration work completed by the Hospital. In order to better meet SRC 230.065(e), the HLC adopts the following condition:

Condition 1: A reference to the historic name and original construction date of the house (*Everson House (1935)*) shall be added to the plaque which will be mounted on the stone wall.

Additionally, the HLC recommends that the applicant consider installing the plaque on the house, adjacent to the front entry.

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

(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.

Findings:

Site Alterations

Stone Wall

The HLC finds the proposed 18" high natural stone (vener) wall along the southern and eastern property lines adjacent to the public sidewalk abutting the site of the Everson House to be compatible with the resource. The HLC recommends the applicant consider utilizing native stone, and not a stone veneer in the construction of the wall.

The HLC finds that backlit, frosted, textured glass blocks are not commonly found throughout the District, and are not a traditional material. Excluding the back-lit frosted glass blocks, the HLC finds that the proposed new wall is compatible with the Everson House and the surrounding historic district, and that SRC 230.065(f) and (g) have been met for this portion of the proposal.

Fencing and Gates

The HLC finds that the proposed gates and fencing are removable, and will not damage the integrity of the building and, although visible, are compatible with the resource, and surrounding historic district. The HLC finds that the proposed new fencing and gates are compatible with the size and scale of the Everson House, and that SRC 230.065(f) and (g) have been met for this portion of the proposal.

Building Alterations

Light Fixtures

The HLC finds that the proposed new light fixtures are compatible with the size and scale of the Everson House, and that SRC 230.065(f) and (g) have been met for this portion of the proposal.

Awnings

The HLC finds that while canvas or metal awnings are common features within the Commercial Historic District over commercial storefronts, canvas window awnings are not common features within Salem's Residential Historic Districts. The HLC finds that the awnings will introduce a stark new architectural feature to the two primary facades of this resource, covering the top portion of the Everson House first story windows, partially obscuring these contributing features and the proposed new awnings are not compatible with the Everson House, and the SRC 230.065(f) and (g) have not been met for this portion of the proposal.

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

(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.

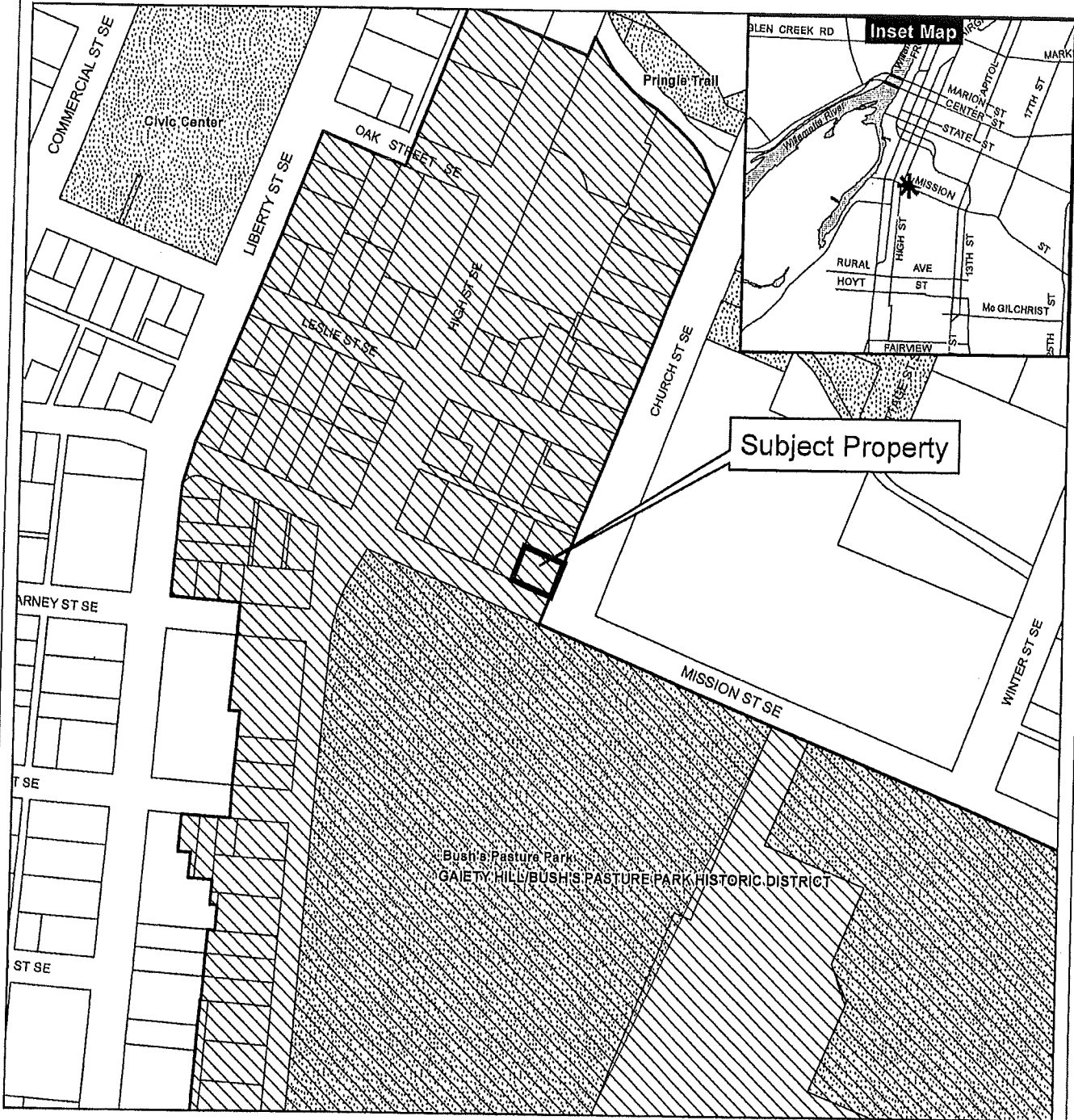
Findings: The HLC finds that the proposal does not include any plans to correct structural deficiencies or excavation and regrading, and that Guidelines 230.065 (h) and (i) do not apply.

DECISION: The Historic Landmarks Commission DENIES the proposal to install the backlit frosted glass blocks within the stone wall, and the window awnings, and APPROVES the remainder of the HIS15-21 proposal with the following CONDITION:

Condition 1: A reference to the historic name and original construction date of the house (ie. *Everson House (1935)*) shall be added to the plaque.

VOTE: YES 8 NO 1 ABST Absent 0

Vicinity Map 795 Church Street SE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits

- Outside Salem City Limits
- Historic District
- Schools

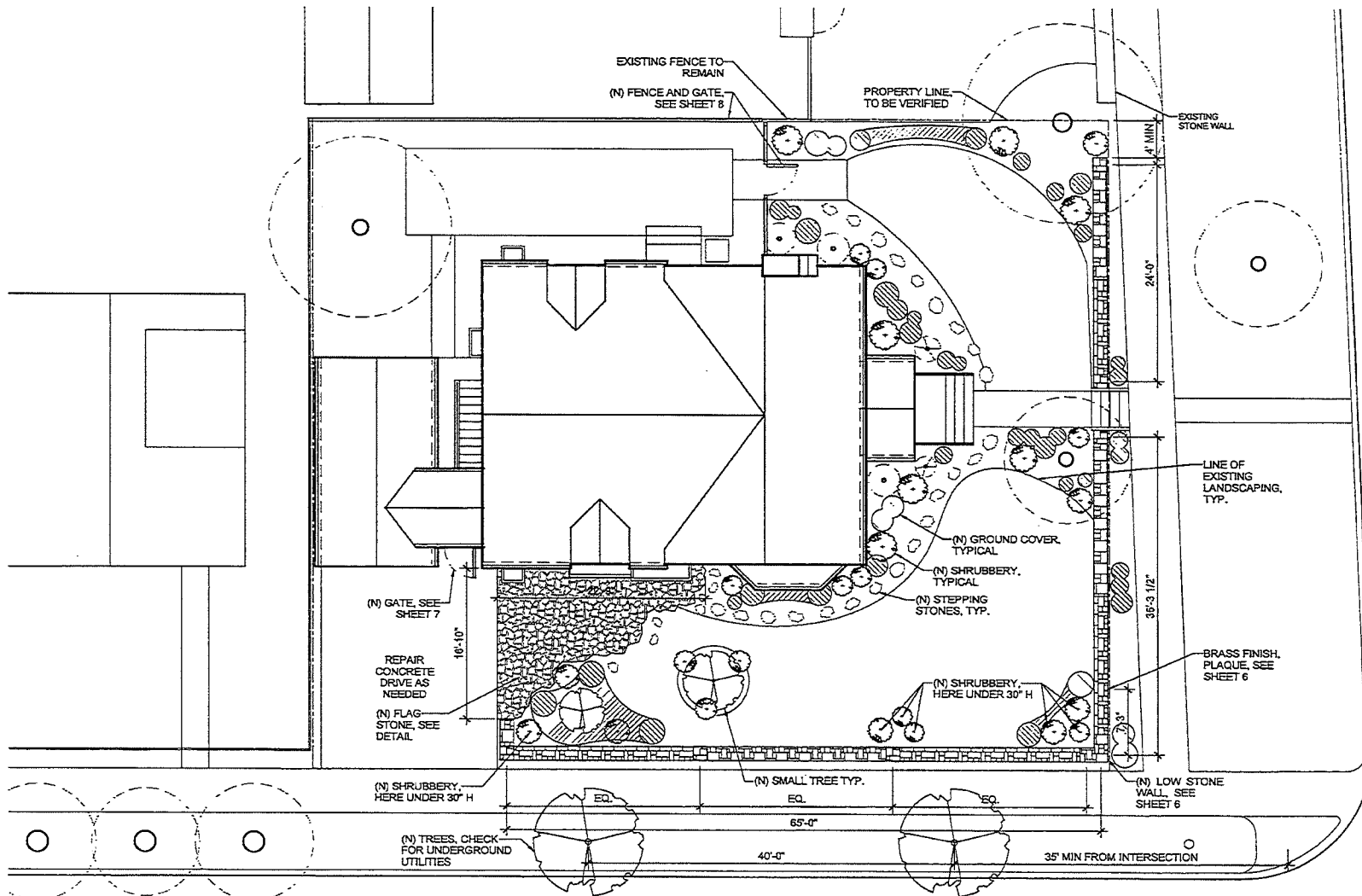
- Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet



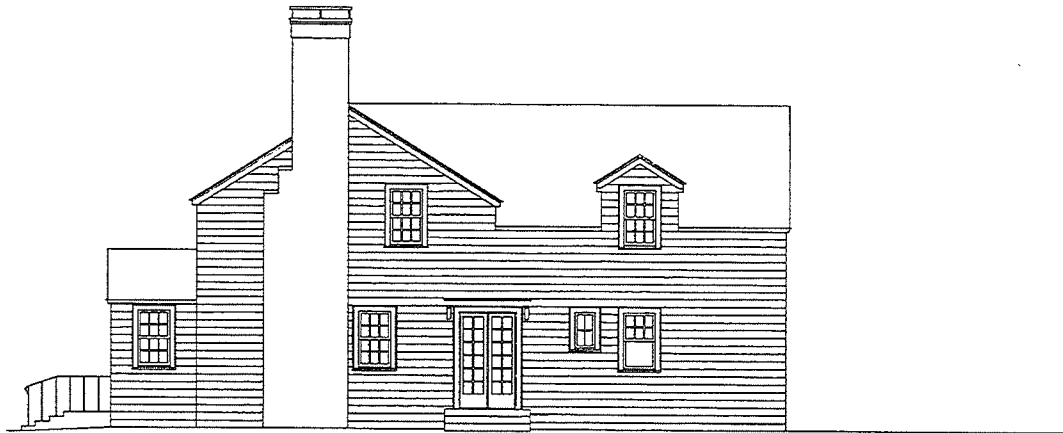


SITE PLAN -
 PROPOSED WORK
 3/32" = 1'-0"

CHURCH STREET HOUSE

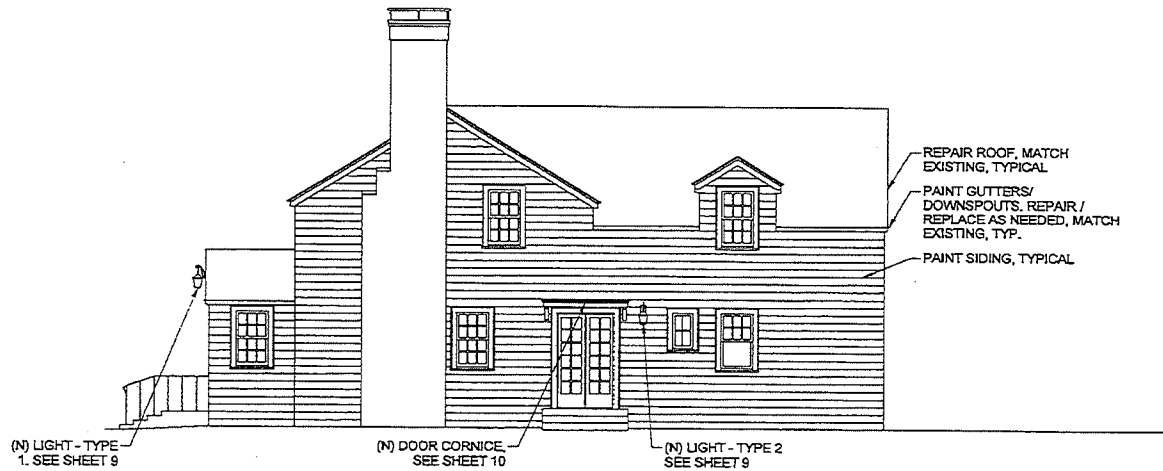



SIEA
 Sieve Architects
 3225 E. Burnside Street
 Portland, Oregon 97214
 503.228.2617 phone
 503.228.2745 fax
 architects@siea.com



NORTH ELEVATION - EXISTING

1/8" = 1'-0"



- REPAIR ROOF. MATCH EXISTING, TYPICAL
- PAINT GUTTERS/ DOWNSPOUTS. REPAIR / REPLACE AS NEEDED, MATCH EXISTING, TYP.
- PAINT SIDING, TYPICAL

(N) LIGHT - TYPE 1. SEE SHEET 9

(N) DOOR CORNICE. SEE SHEET 10

(N) LIGHT - TYPE 2. SEE SHEET 9

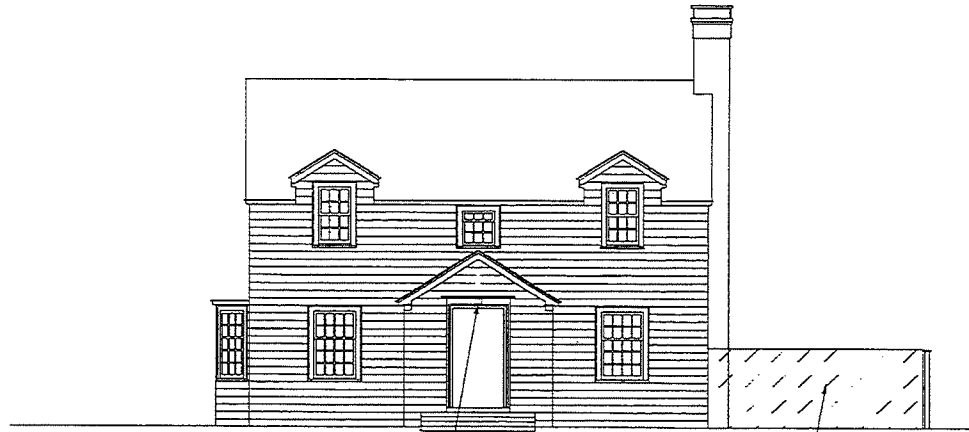
NORTH ELEVATION - PROPOSED WORK

1/8" = 1'-0"

CHURCH STREET HOUSE

ARCHITECTURAL DRAWING

SEE A

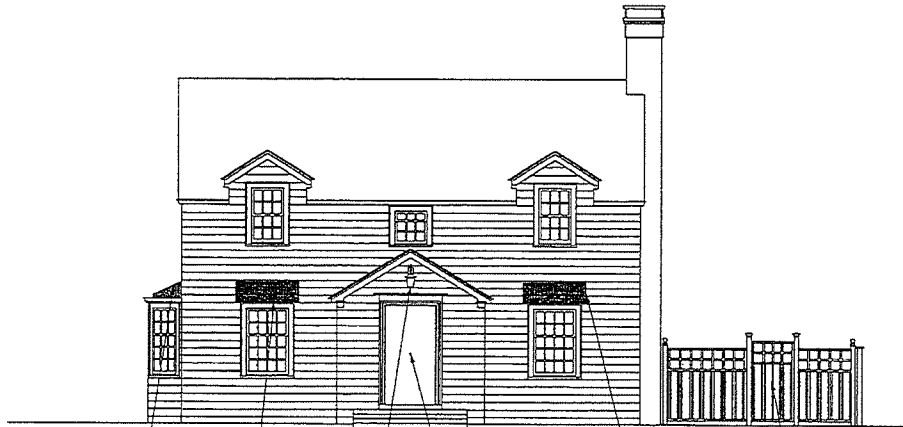


EXISTING
NON-HISTORIC LIGHT
TO BE REMOVED

EXISTING NON-HISTORIC,
PLASTIC & PRESSURE TREATED
FENCE TO BE REMOVED

EAST ELEVATION - EXISTING

1/8" = 1'-0"



(N) AWNING
BEYOND

(N) CANVAS
AWNINGS,
SEE SHEET 11

(N) LIGHT - TYPE
1. SEE SHEET 9

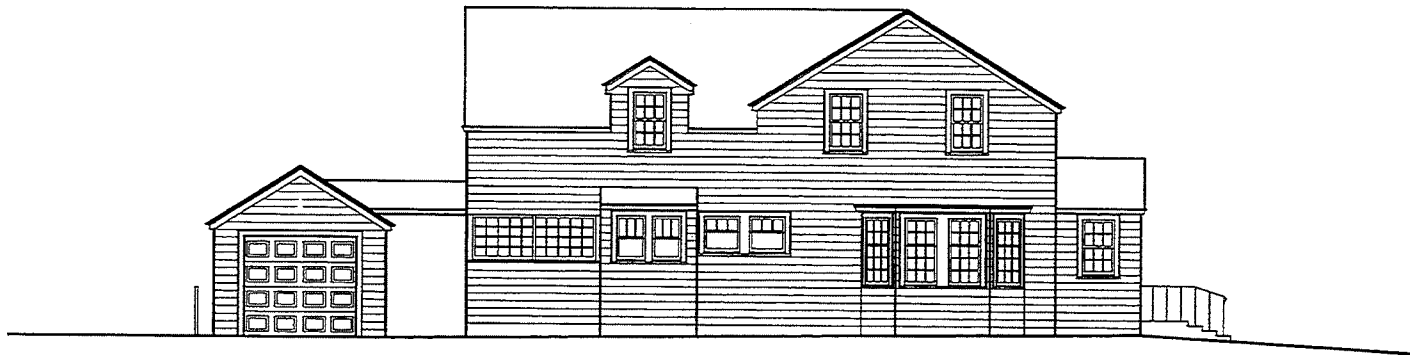
STRIP AND PAINT
DOOR BEYOND

(N) CANVAS
AWNINGS,
SEE SHEET 11

(N) GATE AND
FENCE, SEE
SHEET 8

EAST ELEVATION - PROPOSED WORK

1/8" = 1'-0"



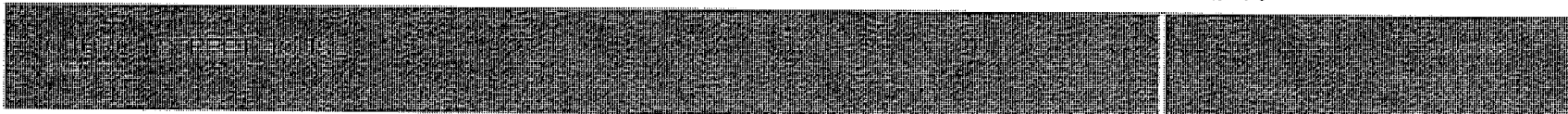
SOUTH ELEVATION - EXISTING

1/8" = 1'-0"

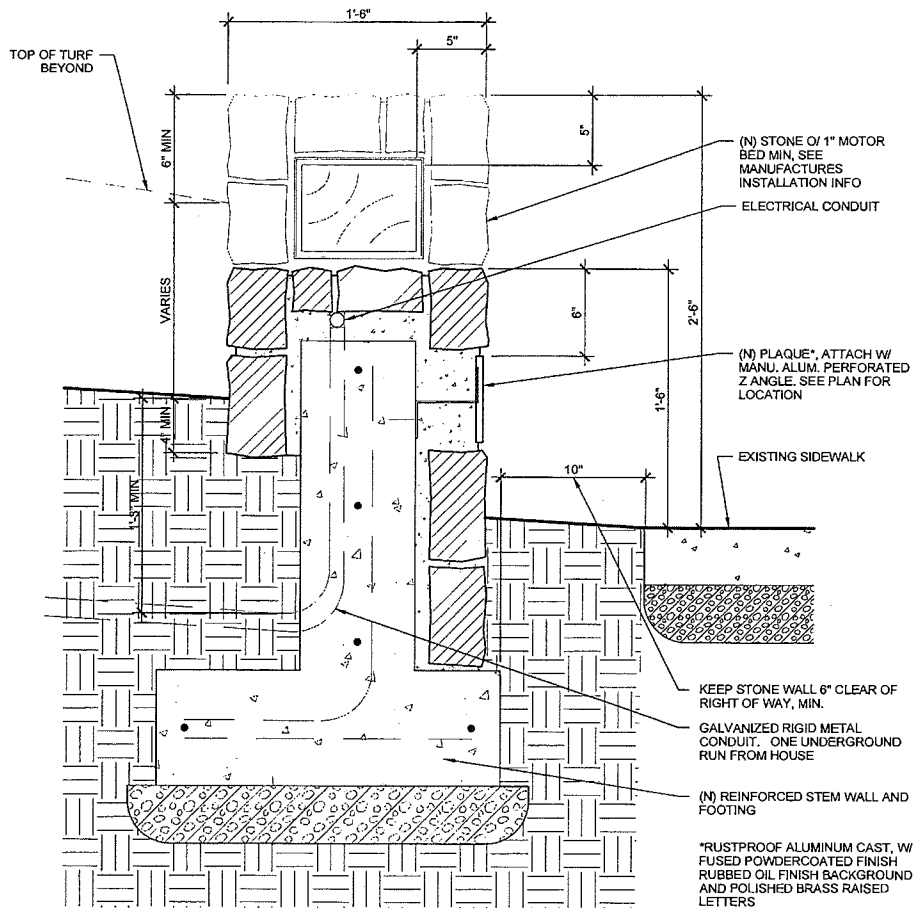


SOUTH ELEVATION - PROPOSED WORK

1/8" = 1'-0"

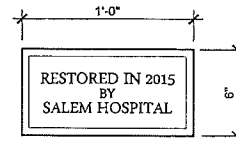
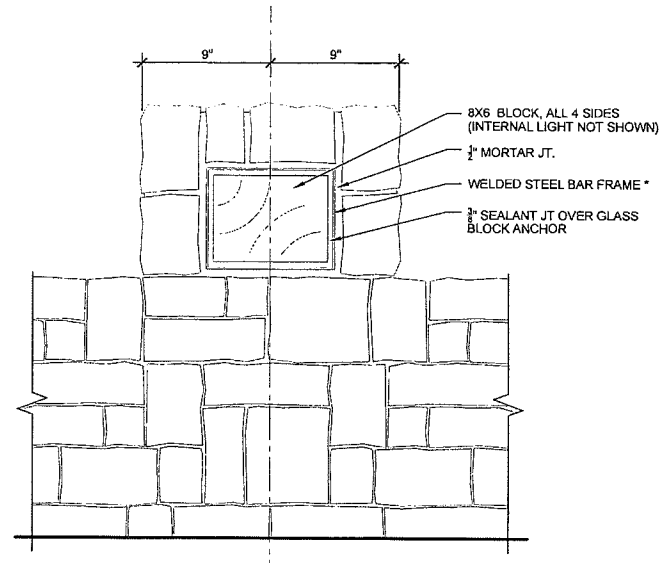


SEA
 Structural Engineering Associates
 1000 N. Riverside Street
 Portland, Oregon 97227
 503.255.0777
 www.sea-oregon.com



LOW STONE WALL - SECTION

1 1/2" = 1'-0"



PLAQUE MOUNTED ON STONE WALL

* (2) 3/8" WELDED STUDS ON EACH SIDE OF STEEL BAR FRAME, EMBED IN MORTAR, EXCEPT ON PROPERTY SIDE

LOW STONE WALL - ELEVATION

1 1/2" = 1'-0"