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## ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

**CASE NO.** Historic Review Case HIS14-26 / Amanda No. 14-115525-DR

**NOTICE OF DECISION DATE:** September 17, 2014

**REQUEST:** Minor Historic Design Review of a proposal to install a new temporary ramp at 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).

**APPLICANT:** Angela Sever, for 3R's Construction Management LLC

**LOCATION:** 1759 Court Street NE

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

**FINDINGS:** The applicant proposes to install a new temporary wheelchair ramp at the rear of the building for no longer than six (6) months, until a permanent ramp can be designed and approved. Staff determined that the following standards from SRC 230 are applicable to this project:

**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

# NOTICE OF DECISION

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

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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:** The proposed new temporary modular wheelchair ramp (Americana) will be of metal (aluminum) and will be 48" in width and 34' in length from its attachment at the 4' x 4' platform at the eastern edge of deck with an ADA slip resistant composite decking. An existing railing section on the eastern edge of the rear lower deck (4' 4 1/2" in length) will be temporarily removed and stored for future use, in order to provide access to the lower deck. The ramp will have composite railings, with square balusters and squared pyramid caps, which reflect the design of the existing railing. A smaller ramp, 48" by 22 to 32" in size, will provide access to the upper back deck and house from the lower deck by snaking across the existing lower deck at the rear of the house. An existing section on the rear porch (6' 2 5/8" in length) will be temporarily removed and stored for future use in order to provide access from the lower deck to the rear porch and the house.

The materials for the ramp and railing are typically found throughout the district and are compatible with the resource and surrounding historic district thereby meeting 230.025(g)(1). Staff finds that by locating the ramp at the rear of the resource, the ramp is not visible from the right of way, and therefore the design of the proposed ramp is compatible with the resource and surrounding historic district, and designed in such a way so as not to destroy any existing distinctive or significant features of the resource thereby meeting SRC 230.025(g)(2).

**DECISION:** Based upon the application materials deemed complete on September 10, 2014, and the findings as presented in this report, the application is APPROVED.

  
Kimberli Fitzgerald, Senior Historic Planner  
Urban Planning Administrator Designee LMO

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

Application Deemed Complete: September 10, 2014

Notice of Decision Mailing Date: September 17, 2014

Decision Effective Date: October 3, 2014

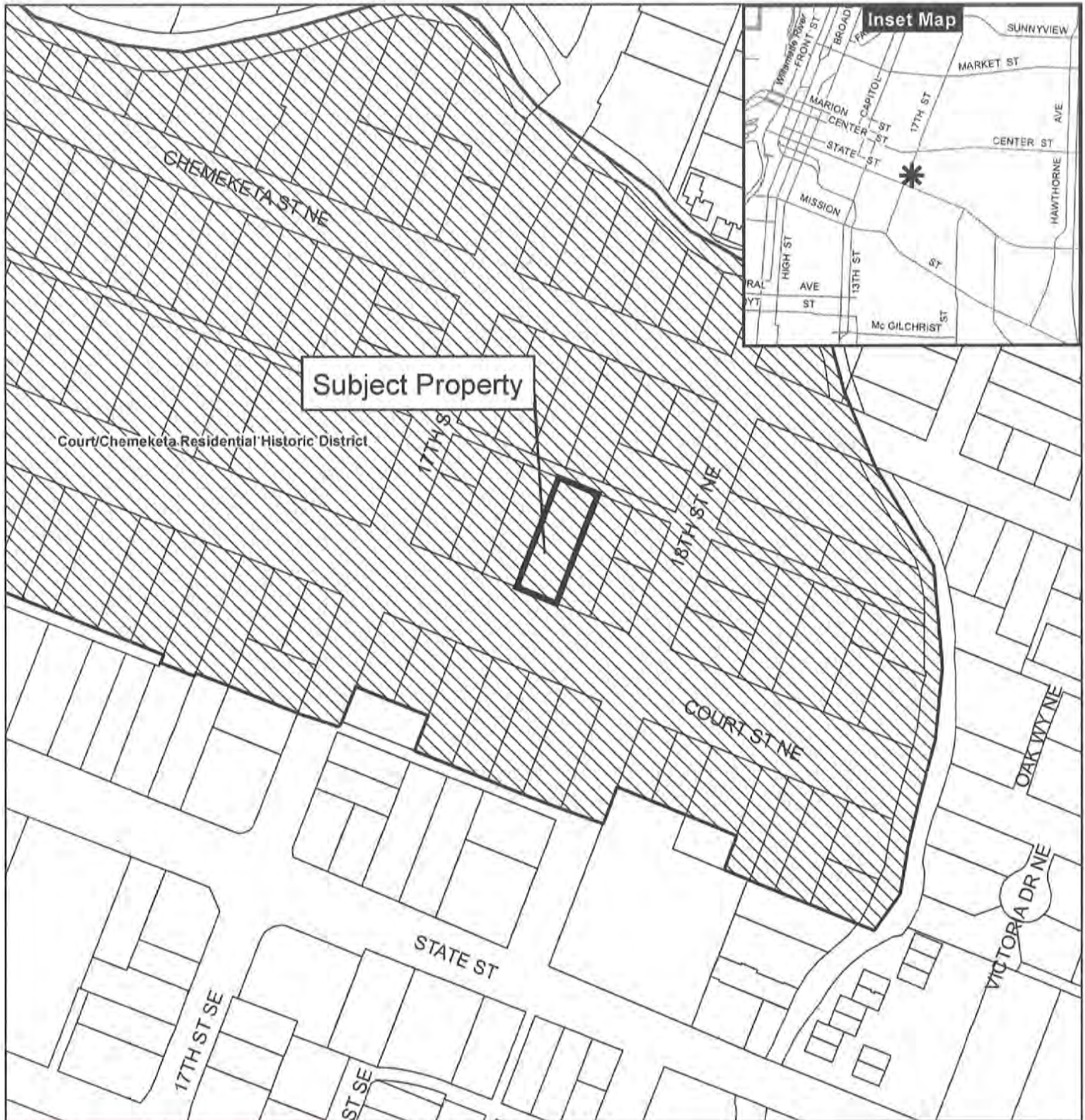
State Mandated Decision Date: January 8, 2015

The rights granted by this decision must be exercised by October 3, 2016, 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. October 2, 2014**. 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 1759 Court St. NE



### Legend

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

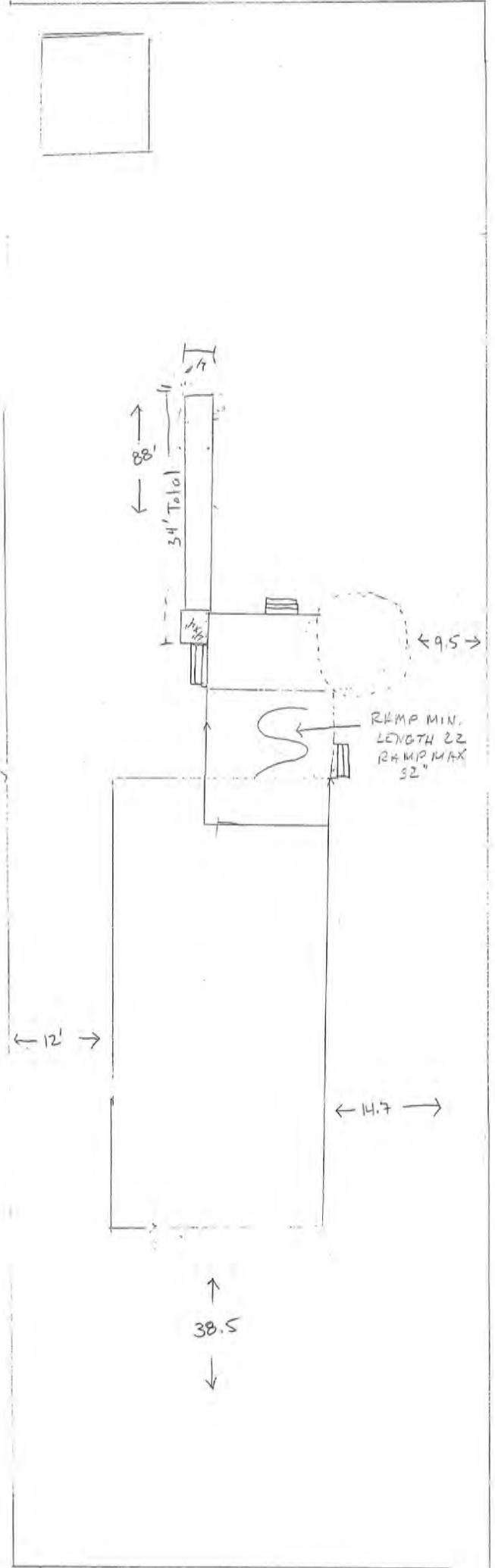
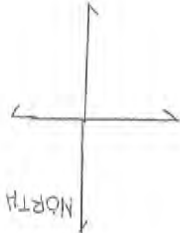
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3r's Construction Management ANGELA SEVER	NO. 0007
Mrs. Wilkerson 1759 COURT ST SE SALEM OREGON	9/8/2014 SET BACKS

SCALE 3/32





Secondary Hand Rail Option



Leveling Foot Option



# 3

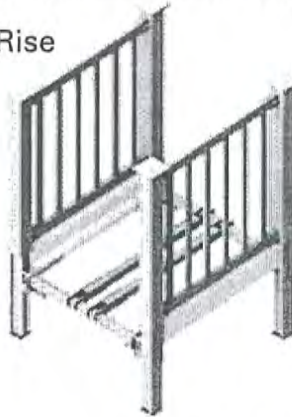
## Optional Configuration Platforms and Short Ramp Section

See page 8 for examples on how to use platforms in your design

### Complete Kit Pricing

Ramp Width	Rise (Deck Height) determines model	Ramp Run 43.5" length		Platform Straight		Platform Right/Left Turn		Platform U Turn	
		Adds Rise 3" Min, 4.5" Max		73.5" Square		74" Square		74" x 129"	
Exterior 46.5" Interior 36"	less than 22"	RA236-3	\$ 812	RA536	\$ 1,818	RA336	\$ 1,818	RA436	\$ 2,782
	22" to 33"	RA236-3-D22	\$ 870	RA536-D22	\$ 1,978	RA336-D22	\$ 1,978	RA436-D22	\$ 2,942
Interior 36"	34" to 49"	RA236-3-D34	\$ 1,025	RA536-D34	\$ 2,288	RA336-D34	\$ 2,288	RA436-D34	\$ 3,408
	less than 22"	RA248-3	\$ 822	RA548	\$ 1,828	RA348	\$ 1,828	RA448	\$ 2,792
Exterior 58.5" Interior 48"	22" to 33"	RA248-3-D22	\$ 914	RA548-D22	\$ 2,022	RA348-D22	\$ 2,022	RA448-D22	\$ 2,986
	34" to 49"	RA248-3-D34	\$ 1,069	RA548-D34	\$ 2,332	RA348-D34	\$ 2,332	RA448-D34	\$ 3,452
Level Feet Option		- LF Option	\$ 26	- LF Option	\$ 52	- LF Option	\$ 52	- LF Option	\$ 65

Add For Additional Rise or Short Sections  
Ramp Run 43.5" Length  
RA236-3 or RA248-3



Decking Included in Models not shown on diagrams

Platform Straight  
73" Square



Platform for U Turn,  
74" x 120"



Platform for Right or Left Turn  
74" Square



Hilly Installation?  
See page 9 for additional components





Proposed  
Pump In

16





↑ Proposed railing removal for ramp entrance onto porch.



Proposed  
railing  
removal  
for ramp  
entrance  
onto  
deck.

