

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS14-29 / AMANDA No. 14-116018-DR

NOTICE OF DECISION DATE: October 22, 2014

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

LOCATION: 1759 Court Street NE, 97301

REQUEST: Major Historic Design Review of a proposal to install a permanent wheelchair ramp, deck remodel and kitchen addition 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).

CRITERIA: Salem Revised Code (SRC) Chapter 230
230.065 General Guidelines for Historic Contributing Buildings

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated October 16, 2014, incorporated herein by this reference, and testimony provided at the Public Hearing of October 16, 2014, 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:

Criteria: 230.065. General Guidelines for Historic Contributing Resources. In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and SRC 230.040, an applicant may make a proposal for preservation, restoration or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:

- (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.
- (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.
- (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.
- (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.
- (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.

NOTICE OF
DECISION

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



Findings:

(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.

Findings:

The HLC finds that the resource was originally constructed as a single family residence, is currently used as a single family residence and the proposed work will not alter that use. The HLC finds that the installation of a concrete ADA apron from the curb at Court Street SE, will provide access to the resource, and while visible, does not adversely affect any significant features of the resource or the historic district. The HLC find that this Guideline has been met for this portion of the 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.

Findings:

The HLC finds that the kitchen addition and creation of new window openings will result in the loss of original siding, these alterations are on the rear façade, and therefore the adverse affect has been minimized. The HLC finds that the relocation of the columns, porch rail, and original window will preserve distinctive features on the rear of the resource. The HLC finds that Guidelines 230.065 (b) and (c) have been met for this portion of the proposal.

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

The applicant is proposing to replace the existing non-original front porch spindles with 2 x 2 x 36" wood, pressure treated, square, classic turned spindles that more closely match the spindles in the 1903 photograph of the Wiggins-Crawford House. The HLC finds that this guideline has 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 there are no changes that have taken place to this historic resource that have acquired significance in their own right; therefore this Guideline does not apply to this proposal.

(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.

Kitchen Addition

The HLC finds that the applicant is proposing to extend the existing kitchen 8' to the southeast (the rear) of the Wiggins-Crawford House, create two new window openings, one on the west(side façade), and a second on the southeast(rear) façade. Both the gable end and addition will be clad in fiber cement board shingles in a color to match the existing exterior and are designed to minimize changes to the resource.

The addition is located at the rear of the structure, not visible from the right of way, and constructed with the least possible loss of historic material, therefore the HLC finds that Guidelines 230.065 (f) and (g) have been met for the proposed kitchen addition.

Rear Deck and Rear Wheelchair Ramp

The HLC finds that the rear deck will be aligned and extended to meet the same elevation of the relocated rear porch, in order to accommodate a new aluminum frame modular wheelchair ramp extending 51' to meet 12:1 ADA slope requirements. The HLC finds that the proposed new deck and wheelchair ramp will not adversely affect existing significant historic materials on the resource. The HLC finds that the proposed deck and wheelchair ramp are on the rear and secondary façades, not easily visible from the right of way and therefore any adverse affect has been minimized. The HLC finds that Guidelines 230.065 (f) and (g) have been met for the proposed rear deck and wheelchair ramp.

Front Porch Spindles

The HLC finds that the proposed replacement of the existing non-original front porch spindles with 2 x 2 x 36" wood, pressure treated, square, classic turned spindles more closely match the spindles in the 1903 photograph of the Wiggins-Crawford House, thereby meeting Guidelines 230.065 (f) and (g).

Fence

The HLC finds that the proposed replacement of the existing 6' fence on the east side of the property, along the property line, with a fence composed of cedar 1 x 6 fence boards, 6' in height, will not adversely affect existing significant historic materials on the resource, thereby meeting Guidelines 230.065 (f) and (g).

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

Findings:

The HLC finds that the applicant's proposal does not address any structural deficiencies in the historic resource; therefore the HLC finds that this guideline does not apply.

(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 applicant's proposal does not involve any excavation or re-grading, therefore this guideline does not apply.

DECISION: The Historic Landmark Commission voted to adopt the Staff Recommendation contained in the Staff Report dated October 16, 2014, and **APPROVES** the proposal.

VOTE: YES 8 NO 0 ABST 0 Absent 0



Andrew Hendrie, Chair
Historic Landmarks Commission

Prepared by Kimberli Fitzgerald, Historic Preservation Officer 

The rights granted by this decision must be exercised by November 7, 2016, 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: September 25, 2014

Notice of Decision Mailing Date: October 22, 2014

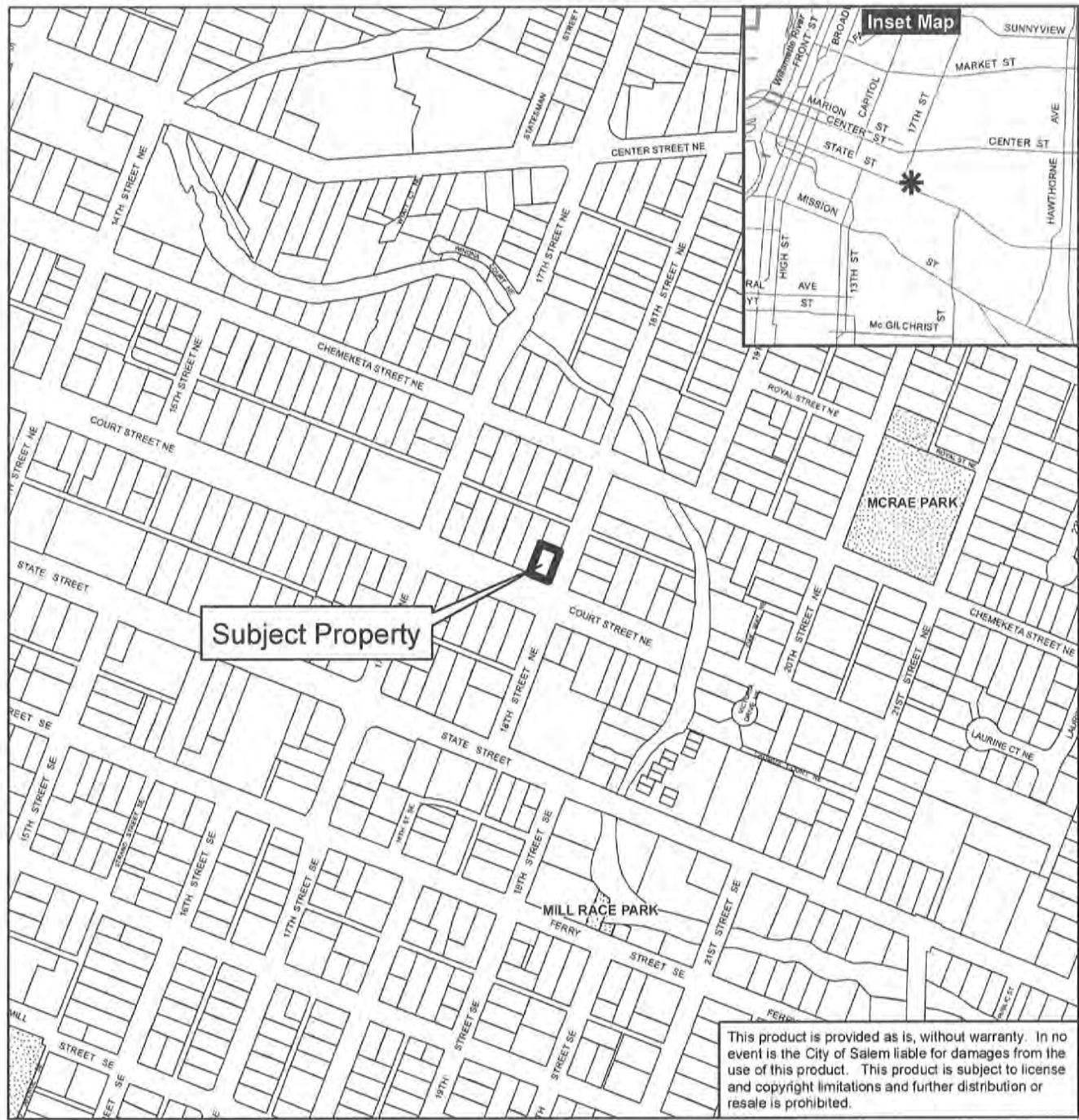
Decision Effective Date: November 7, 2014

State Mandated Decision Date: January 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 November 6, 2014, 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.

G:\CD\PLANNING\HISTORIC\DECISIONS\2014\HIS14-29 1759 Court Street NE. Dec.doc

Vicinity Map 1795 Court St NE



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

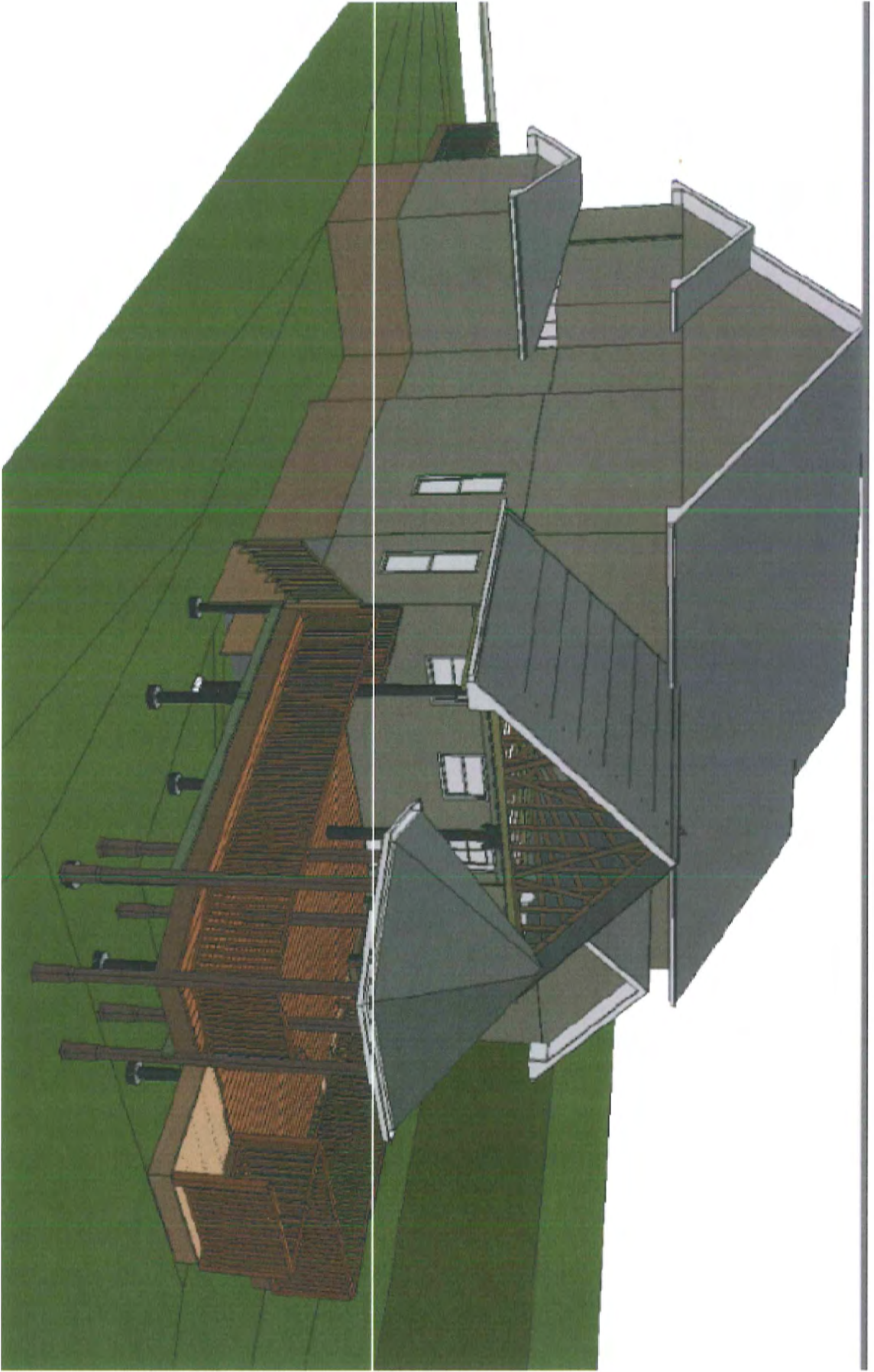
Legend

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

0 100 200 400 Feet



CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.



RECEIVED

SEP 25 2014

COMMUNITY DEVELOPMENT

3rd Construction, Job site at
1759 COURT ST SE
SALEM, OREGON

