

NOTICE OF DECISION

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

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS14-37 / AMANDA No. 14-117885-DR

NOTICE OF DECISION DATE: November 21, 2014

REQUEST (AMENDED): Major historic design review of a proposal to install a vinyl window, alter the roof and enclose an existing door and window for a kitchen remodel at the rear of the Harritt House (1848), a National Register Historic Resource, on property approximately 2.79 acres in size, zoned RA (Residential Agriculture) and located at 2280 Wallace Road NW (Polk County Assessors Map and Tax Lot Number: 073W16AB-2700).

OWNER/APPLICANT: Kathleen Sheehan

LOCATION: 2280 Wallace Road NW: (Marion County Assessor's Map and Tax Lot number: 073W16AB-2700)

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 November 20, 2014 incorporated herein by reference, and testimony provided at the Public Hearing of November 20, 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.

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

CITY OF Salem
AT YOUR SERVICE

- (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.

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 while it is clear that the original building was constructed as a residence, and not for use as a restaurant, the building footprint will not be altered and the impact of the proposed alterations have been minimized due to their location at the rear of the structure. The HLC find that this use is compatible and that Guideline 230.065 (a) has been met.

(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 all exterior alterations will be made at the rear of the property, and that the window and door proposed for removal are not character-defining features or original to the structure. The HLC finds that the alteration to the roof is minor, and that the installation of the vinyl window is within the non-historic 1961 carport, located at the interior rear of the structure, and not visible from the right of way. The HLC finds that overall, all proposed alterations are located at the rear of the structure and, as such, will minimize the adverse impact on the resource and that Guidelines 230.065(b)(c) and (d) have been met.

(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's proposal will alter the exterior of the kitchen addition which is more than fifty years in age(1924), however the period of significance for this resource ends in 1912, the last year the Harritts owned the property, minimizing the adverse impact to the most significant portion of the resource. The HLC finds that the footprint of this addition will not be altered, and the window and door openings on this portion of the structure are not significant character-defining features. The HLC finds

that alteration of the roofline is minor and would not have an adverse impact on the resource. The HLC finds that in order to ensure that a false sense of history is not created and to better meet this guideline, the new siding shall be slightly different from the original lap siding in material, width, or profile.

(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:

The HLC finds the proposed alteration to the roof is minor, the existing window and door proposed for removal on the north elevation are located on the rear of the resource, not visible from the public right-of-way. The HLC finds that the proposal is compatible, minimizes the adverse impact of these alterations to the Harritt House and that Guidelines 230.065 (f) and (g) have been met.

(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 to this proposal.

DECISION: The Historic Landmark Commission voted to adopt the Staff Recommendation contained in the Staff Report and Supplemental Staff Report dated November 20, 2014, and **APPROVES** the proposal, subject to the following **CONDITION:**

Condition 1. The new lap siding on the rear façade of the Harritt House shall be slightly different from the original siding, either in material, width or profile.

VOTE: YES 7 NO 0 ABST 0 Absent 2 (Carmichael, Morris)



Andrew Hendrie, Chair
Historic Landmarks Commission

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

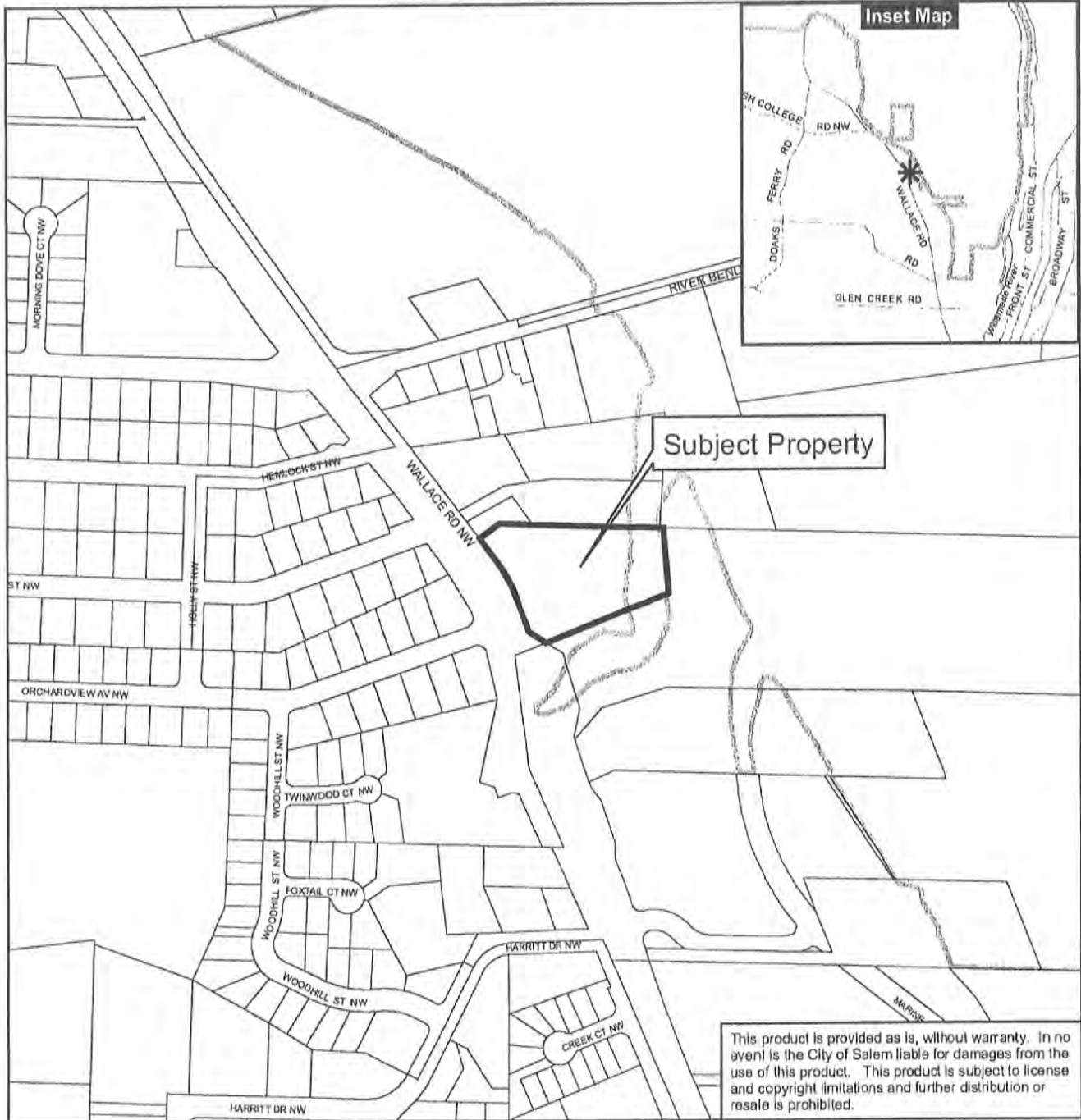
The rights granted by this decision must be exercised by December 9, 2016, or this approval shall be null and void.

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: October 29, 2014
Notice of Decision Mailing Date: November 21, 2014
Decision Effective Date: December 9, 2014
State Mandated Decision Date: February 26, 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 December 8, 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.

Vicinity Map 2280 Wallace Road NW



Legend

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

0 100 200 400 Feet



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

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

21. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

22. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

23. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

24. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

25. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

26. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

27. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

28. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

29. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

30. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

31. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

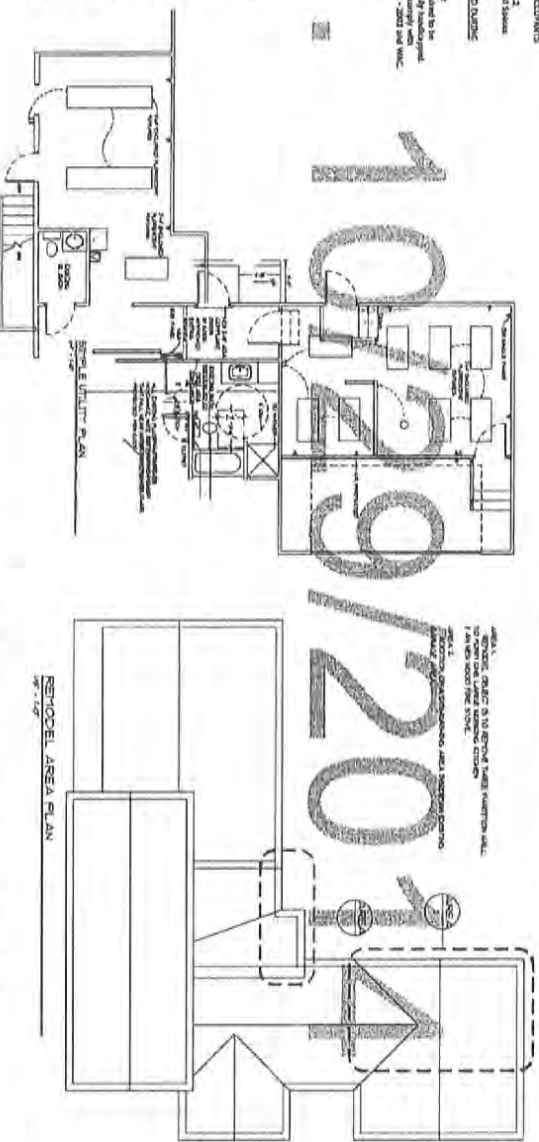
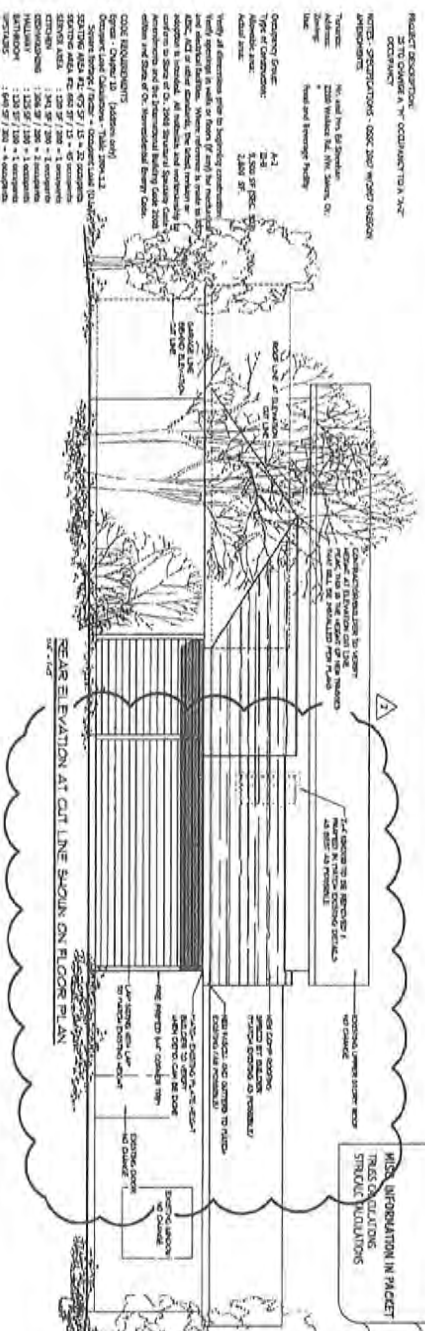
32. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

33. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

34. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

35. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE ORDINANCES AND LOCAL REGULATIONS.

PROPOSED REMODEL STANDARD BASE CASE



PLAN: SHEEHAN REMODEL

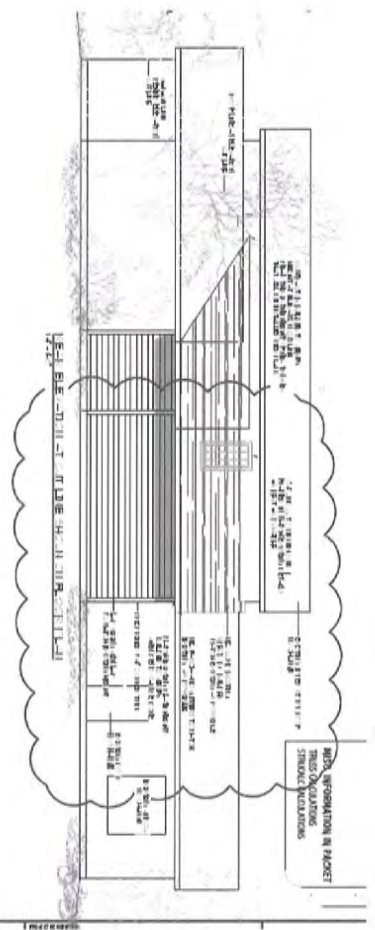
<p>KATHLEEN SHEEHAN LOT: ADDRESS ELEVATIONS</p>		<p>STEVEN P. NICKELL DRAFTING 1111 N. LAKE ST., CHICAGO, IL 60610 TEL: 312.467.1111 WWW.SPDRAFTING.COM</p>	
<p>Author: K.S.</p> <p>Date: 02/07/14</p> <p>Scale: 1/8" = 1'-0"</p> <p>Sheet: A1</p>	<p>Project: SHEEHAN REMODEL</p>	<p>Client: SHEEHAN</p>	<p>Drawn: S.P.N.</p> <p>Checked: S.P.N.</p> <p>Scale: 1/8" = 1'-0"</p> <p>Sheet: A1</p>

Request

Alter the roof and enclose an existing door and window for a kitchen remodel at the rear of the Harritt House (1848)



Existing



Proposed

Request

Install a window at the rear of the Harritt House (1848)

