



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	Historic Design Review Case No. HIS19-37
AMANDA APPLICATION NO:	19-119508-DR
HEARING INFORMATION:	<u>Historic Landmarks Commission, Thursday, October 17, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	1552 Court St NE, Salem OR 97301
OWNER/APPLICANT:	John Poole
DESCRIPTION OF REQUEST:	<p>SUMMARY: A proposal to restore and repair the exterior of the Sweetland-Peck House, c1895.</p> <p>REQUEST: Major Historic Design Review of a proposal to restore and repair the exterior of the Sweetland-Peck House, c1895, a non-contributing residence within the Court Chemeketa National Register Historic District on property zoned RD (Duplex Residential) and located at 1552 Court Street NE, (Marion County Assessors Map and Tax Lot number: 073W26BD02700).</p>
CRITERIA TO BE CONSIDERED:	<p><u>Sec. 230.070. - General guidelines for non-contributing buildings and structures.</u></p> <p>In lieu of the standards for non-contributing buildings and structures set forth in SRC 230.030 and 230.045, an applicant may make changes to a non-contributing building or structure, regardless of type of work, which shall conform to the following guidelines:</p> <p>(a) Materials shall be consistent with those present in buildings and structures in the district generally.</p> <p>(b) Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district. Factors in evaluating compatibility include, but are not limited to:</p> <ol style="list-style-type: none">(1) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, generally.(2) The location is at the rear, or on an inconspicuous side, of the building or structure.(3) The size and scale is consistent and harmonious with the buildings and structures in the district generally.(4) The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district.(5) The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.
HOW TO PROVIDE TESTIMONY:	<p>Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.</p>

HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.</p> <p>Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
CASE MANAGER:	<p>Kimberli Fitzgerald, Historic Preservation Officer, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net.</p>
NEIGHBORHOOD ORGANIZATION:	<p>Northeast Neighbors (NEN), Nancy McDaniel, Land Use Co-Chair; Phone: 503-585-1669; Email: nancmdann@yahoo.com; Laura Buhl, Land Use Co-Chair; Email: buhl1@yahoo.com; Northeast Neighbors (NEN), Joan Lloyd, Historic Land Use; Email: jello879@gmail.com.</p>
DOCUMENTATION AND STAFF REPORT:	<p>Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:</p> <p>https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx</p>
ACCESS:	<p>The Americans with Disabilities Act (ADA) accommodations will be provided on request.</p>
NOTICE MAILING DATE:	<p>September 26, 2019</p>

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:**

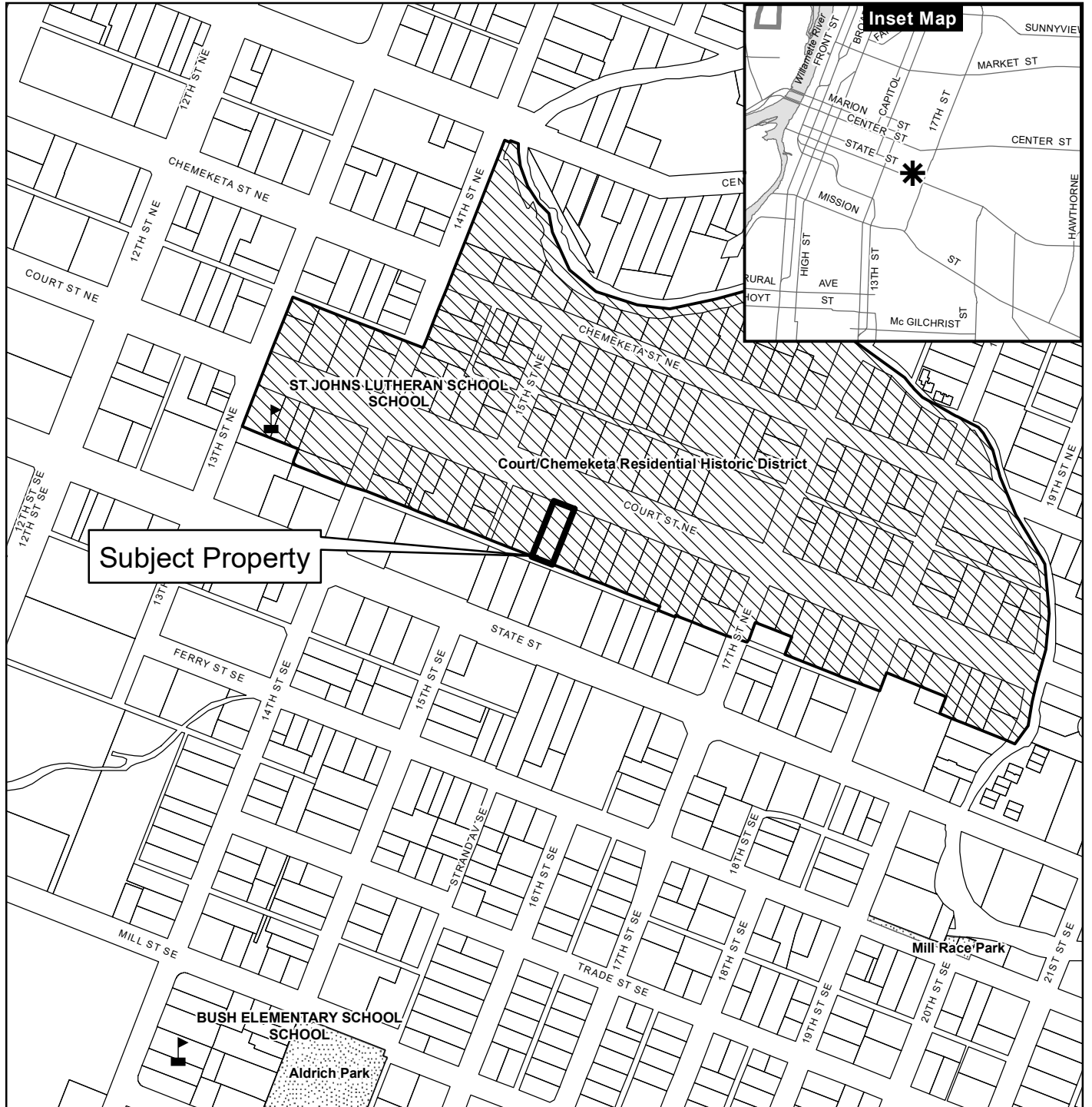
<http://www.cityofsalem.net/planning>

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It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.








TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map 1552 Court St NE



Subject Property

Legend

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

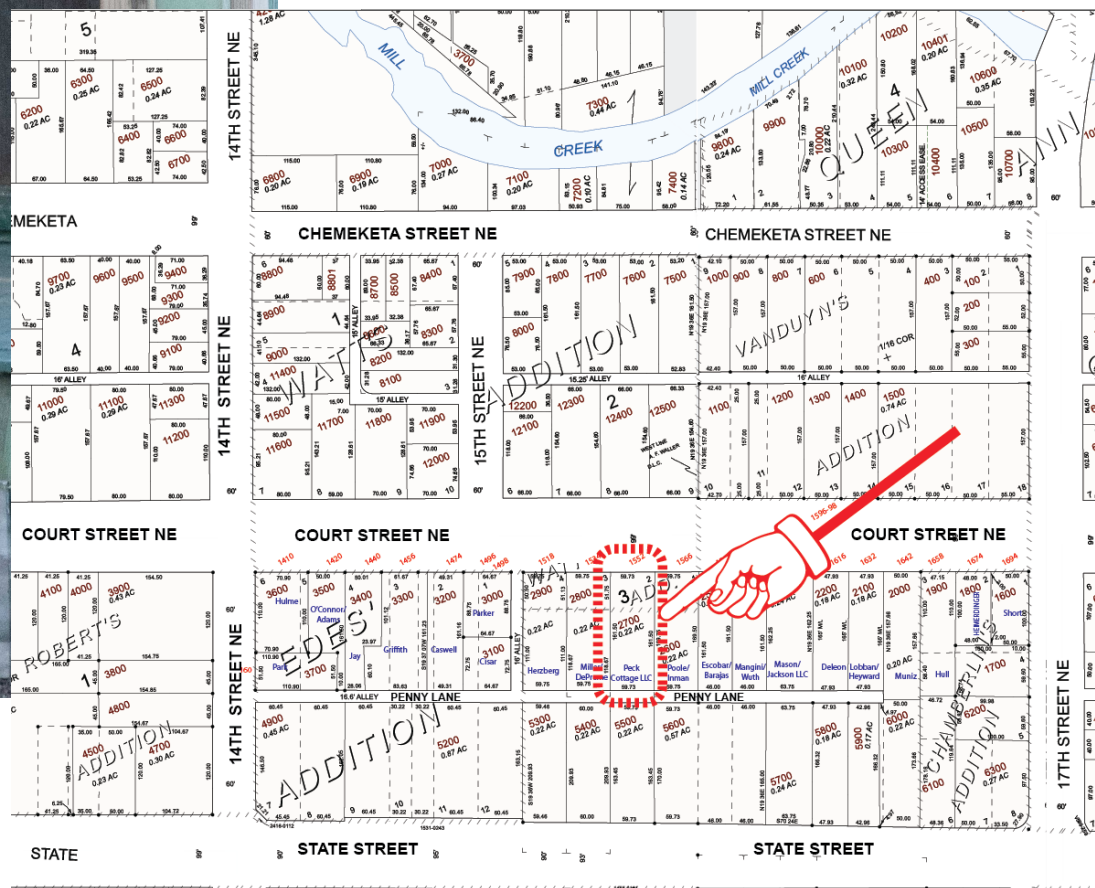
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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Before the
**Salem Historic Landmarks
 Commission**
 Application of Peck Cottage LLC
 For 1552 Court Street NE
 Submitted September 6, 2019



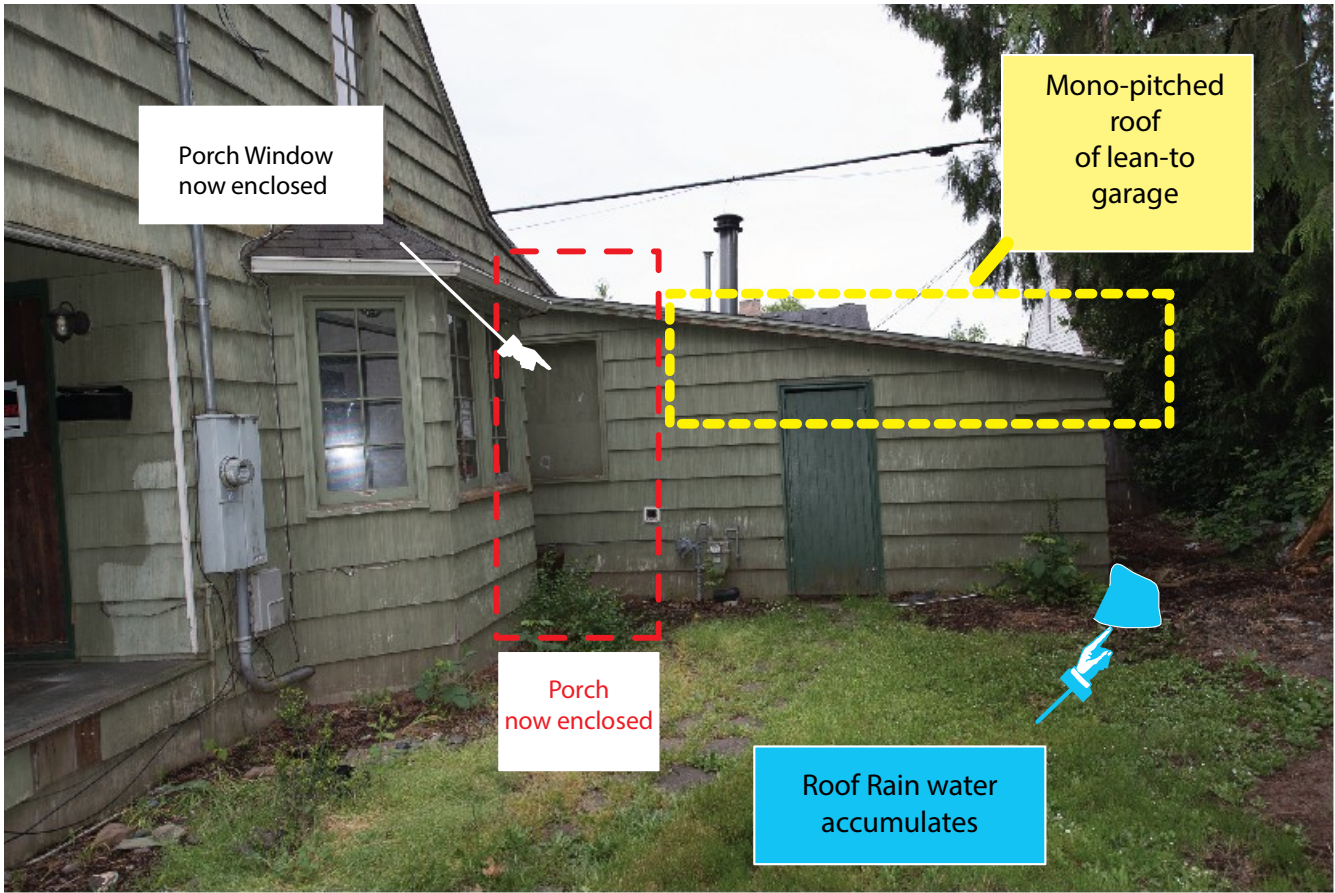


Figure 10: Peck Cottage Lean-to Garage

Garage Doors

During prior ownership, the garage door had been removed and a fixed wall with a regular doorway inserted. An administrative application to replace the infill with temporary working garage doors so the garage could be utilized for storage of a vehicle pending this hearing was approved on July 11, 2019. There currently are plywood doors on strap hinges that serve as garage doors for vehicle access.



Figure 11: Garage Door Infill as of May 27, 2019

The garage is an extension of the western porch. The joists of the garage roof are attached to the rafter tails of the porch. We propose to keep the exterior of the garage the same, but pour footing on either side of the current garage door to support a door system that will not sag or rack. The new garage doors will be 3 panels in order to minimize the outward swing. The garage flooring is about four inches below the current asphalt surface in the alley and full swinging door.

The new garage doors will be Port Orford cedar and either left natural with an oil finish or painted. There will be glazing with opaque glass or security glass of four lites for each window. The exterior "brick mould" trim will be replaced with wood trim that matches the

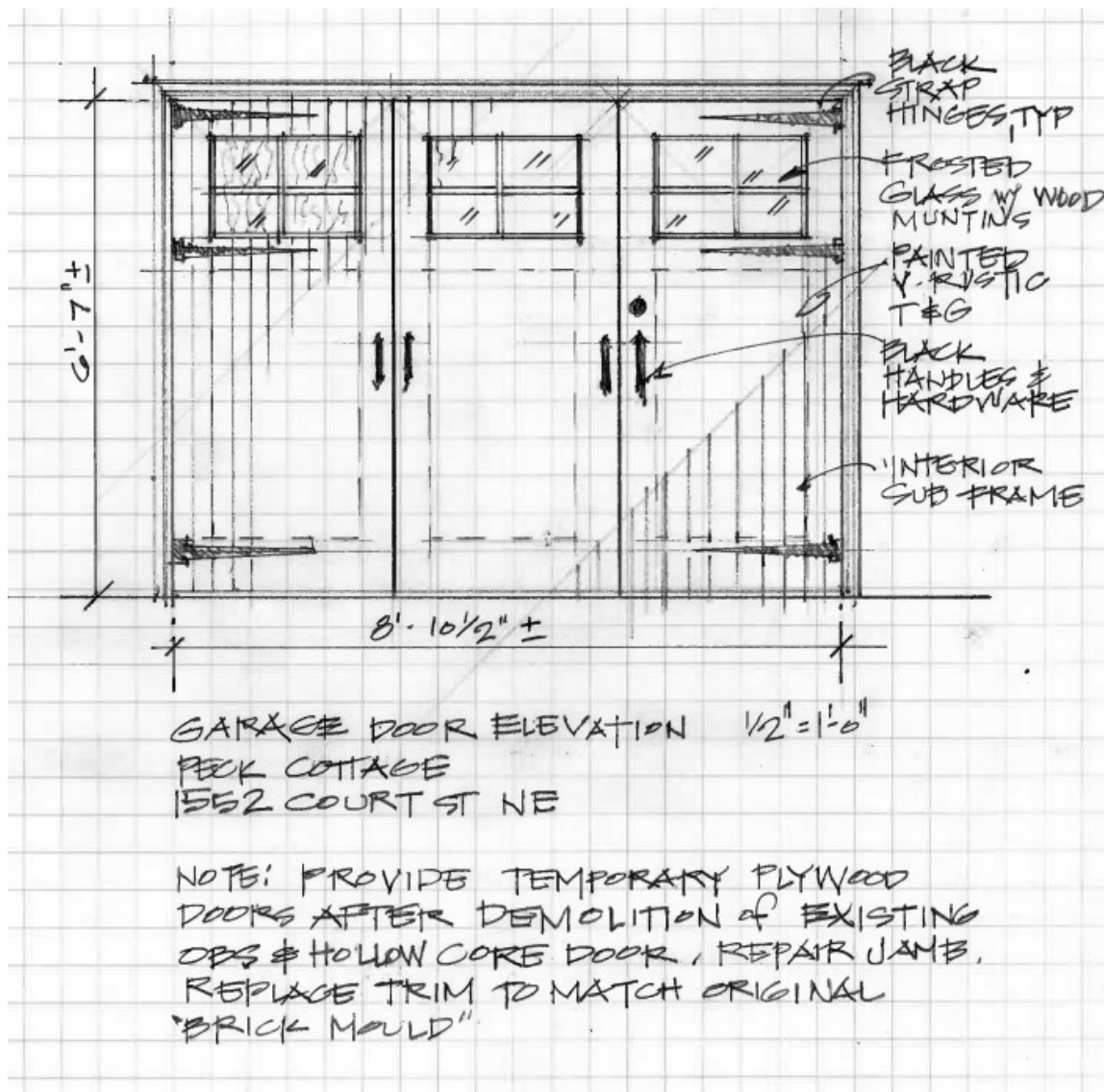


Figure 12: Proposed Port Orford Cedar Garage Doors

original trim. A drain basin will run along the length of the garage opening with waters being diverted to a sump which, in turn, will have drain lines running to the front yard.

Facades

North & West

The house facades will remain the same, except that the eastern facade from the living room and sun room will have a new wooden landing extending 36" eastward with two steps to the ground. The material will be wood and kept to the minimum required by code, e.g. 36" in direction of travel.

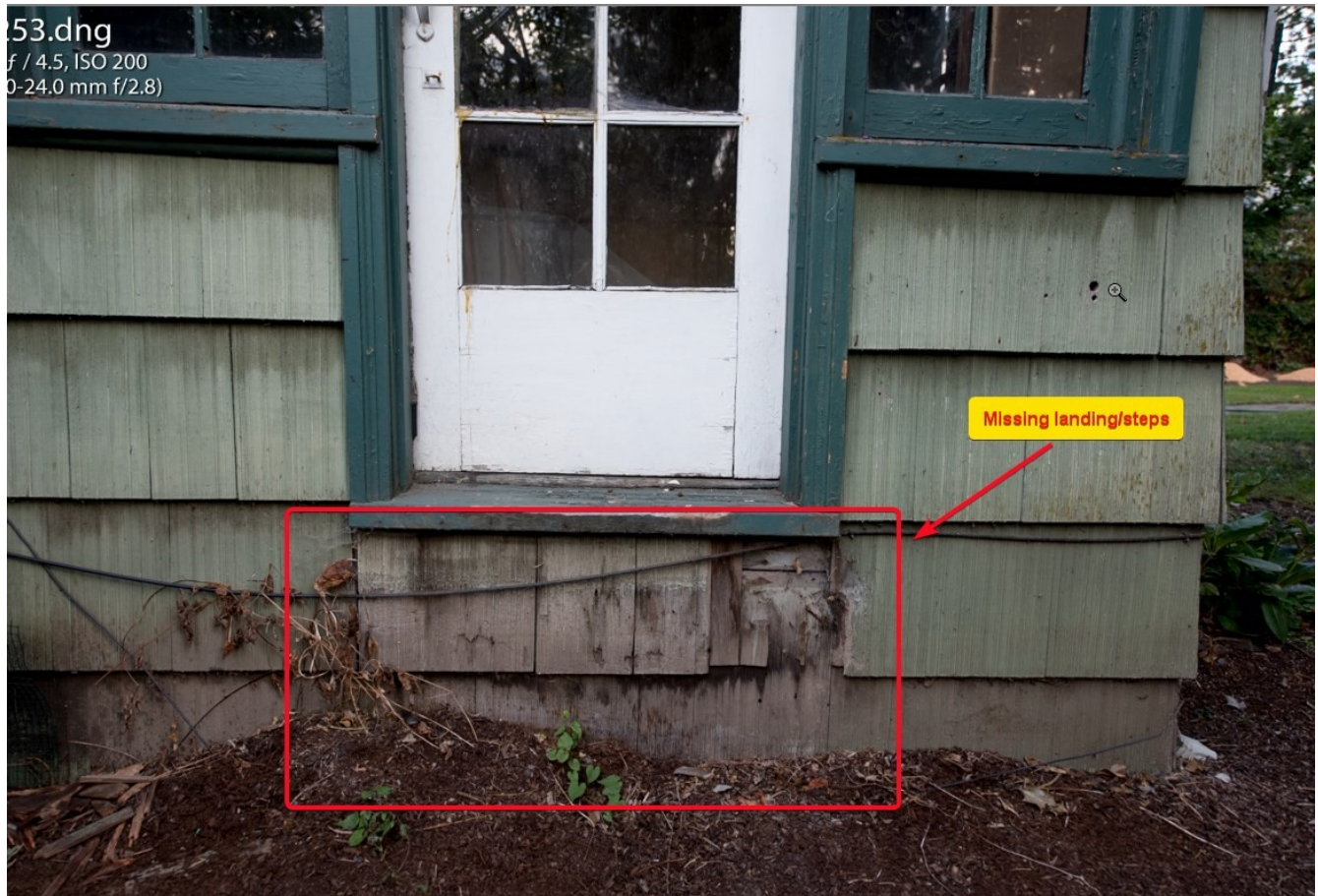


Figure 13: Eastern Facade Showing Missing Landing

In addition, the existing fence panel belonging to the neighbor at 1566 directly east of the sun room door will be removed to allow passage from the 1566 yard to the east door. A new gate and fence will run east-west from the northwest corner of the house to the existing metal fence. The new metal gate and fence will be similar to to the existing metal gate belonging to 1566.

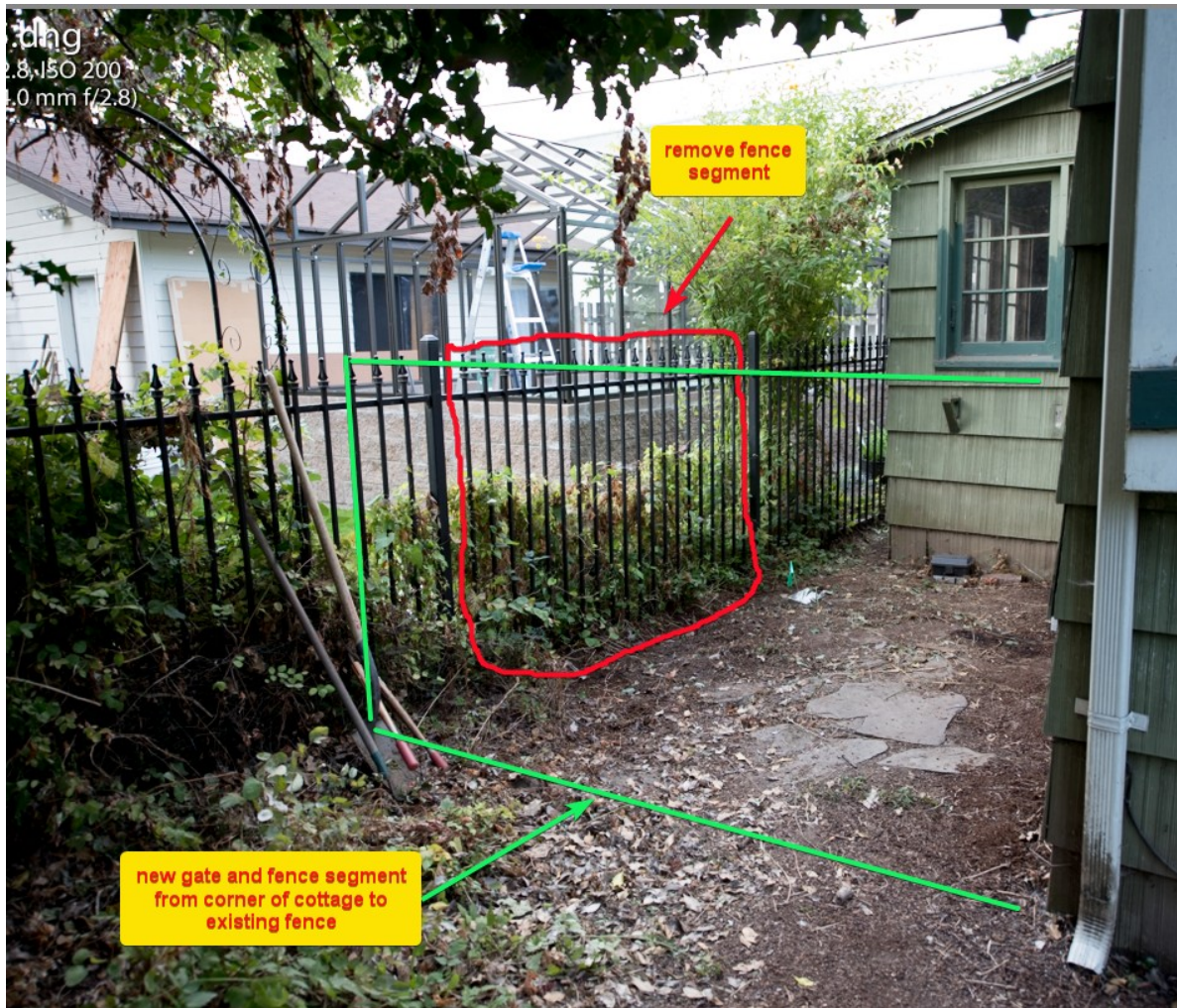


Figure 14: East Sun Room Area

East

Remove prior electrical mast. See Figure 15: Prior Power Line Mast.

Remove wood-encased heating duct serving the bay window. See Figure 16: Exterior Heating Duct Serving Bay Window. There is a heating grate installed in the floor of the Bay Window. The duct serving the floor grate runs through the bay window wall and then through the east porch wall where it connects to a main duct running into the gas heater in the garage. This was a short-cut taken by the heating installer and impairs the visual facade, although the treatment of the duct with a wood casement softens the blow. When foundation work is undertaken, we may opt to reroute the ducting keeping the ducting under the house thereby making this transition superfluous.

Downspouts

Any existing downspouts simply drop the water at the foot of the house. We will connect black drainage tubing to the ends of downspouts and divert the waters to the front yard for drainage. Much of the house's foundation problems are probably due to the dumping of roof water at the base of the house.

The downspouts will be rounded copper, galvanized steel and/or painted steel. If copper, there will be a patina applied to make the copper look aged.

Chimney

The current chimney is not seismically safe and poses a hazard to the bedroom and rooms below it. We propose to remove it and replace with a chimney of the same size and dimensions using light gauge steel or wooden framing with a veneer of brick of similar color so that the replacement structure appears the same. There will be a spark arrestor at the top.

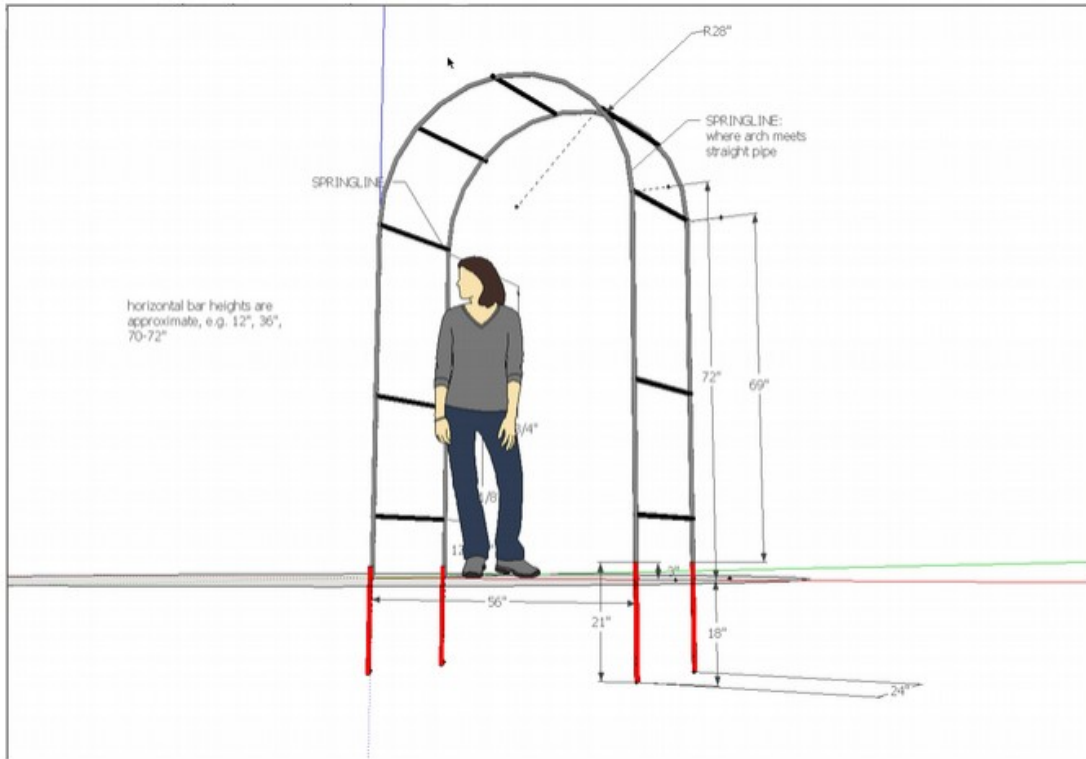
The firebox within the house may also be replaced, the decision to replace will be based upon our findings about the foundation as well as the worthiness of the firebox and smoke shelf once we remove the chimney.



Figure 21: Chimney View At Back Looking Northeast



Figure 22: Chimney Brace Plate Detail



The 1/2" black pipe will consist of the following 3 segments:

Quantity	Length	Subtotals	Radius	Pi
1	88	88	28	3.14285714285714
2	69	138		
	Total 1/2" pipe for 1 hoop	226		

Circumferences = Diameter x Pi
 1/2 Circumference = Radius x Pi

The 1" solid welded onto the ends will be 21".

Total height assembled while standing on the shop floor: 21 + 69 + 28 (radius) = 121".
 When the arbor is placed 18" deep into the ground, 3" of 1" solid rod will be above the ground level, in other words the weldpoint will be 3" above soil, leaving 69" to the springline.

Figure 29: Specification Sample from 1566 Arbor Design
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Windows

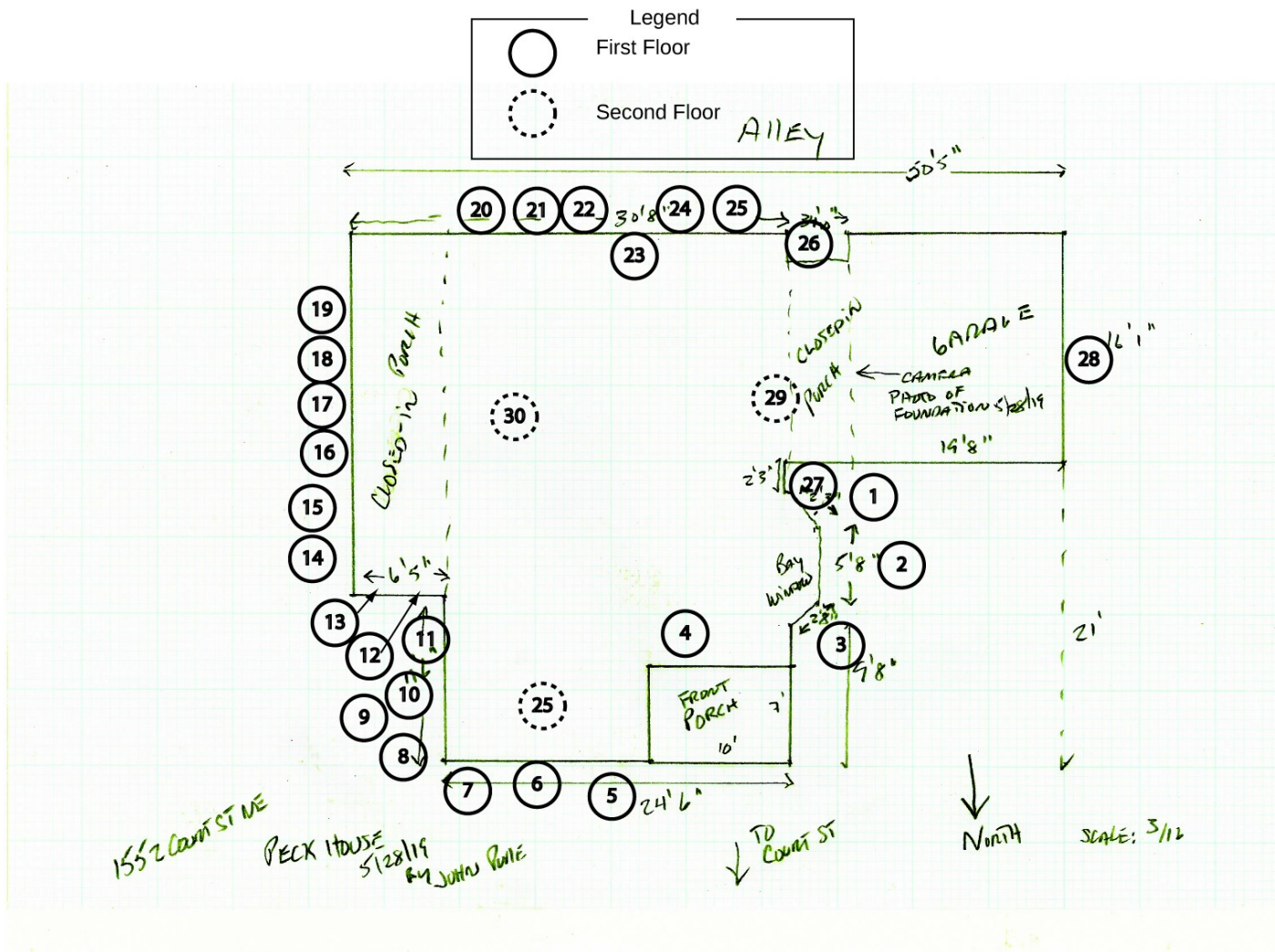


Figure 31: Peck Cottage Windows

Window #	Name
1	South Bay
2	Central Bay
3	North Bay
4	Front Porch
5	Stairwell Lower
6	Northwest Alcove
7	Northeast Alcove
8	North Alcove
9	Alcove Door
10	South Alcove