



Salem Historic Landmarks Commission

May 21, 2020

Special Hearing Procedures During COVID-19 Pandemic

- **No Public Testimony** will be accepted this evening.
- **Written Comments** on the proposal may be submitted by **May 28, 2020 at 5 p.m.**
(7 days following this hearing)
- Submit written comments to:
Kimberli Fitzgerald (Case Manager)
E-mail: kfitzgerald@cityofsalem.net
Mail: City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301
(NOTE: Comments received after extended comment deadline will **NOT** be considered)
- Questions After Hearing? – Please contact **Case Manager**



Community Development
Department
Planning Division

Major Discretionary Review

HIS19-37MOD1 1552 Court Street NE



Historic Landmarks Commission

Kimberli Fitzgerald,
Historic Preservation Officer

May 21, 2020

Hi I'm Kimberli Fitzgerald, I'd like to enter the staff report its attachments and all public testimony into the public record.

Historic Non-Contributing
resource in the Court
Chemeketa Historic
District

Location

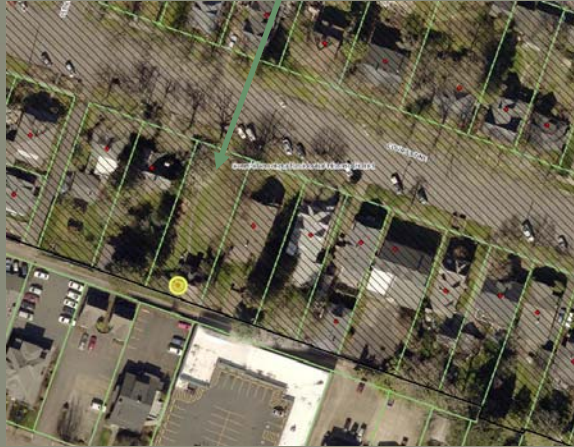




Figure 6: 1332 Court Street (after 1920)

History

Willamette University's Natural History Collection

Dr. Morton E. Peck



Figure 7: Diagram Over Sanborn Map Estimating Placements



Sanborn, 1915

Collection History

Willamette's Natural History collection was started by our Department founder, Dr. Morton E. Peck in 1905. Dr. Peck was an avid collector of both plants and animals, and his specimens have found their way into major collections, including those at Harvard University, the New York Botanical Gardens, the United States Nation Herbarium and the Carnegie Museums of Natural History in Pittsburgh. He and his wife, Jessie, took many trips abroad and through their dedicated effort, the University is privileged to have an extensive collection of both local and exotic birds and some large mammals.

Pecks owned the house from 1923-1973

Nomination documents state this was the Sweetland Peck House (1895)

It is unclear in what year, where and by whom the house was built. Sanborn fire insurance maps show the lot and those adjacent to it as empty in 1895; There is some question about whether it was moved to the site. Sanborn maps show the current structure to be present as early as 1915. Deeds provide clues suggesting that the house may have been built (or commissioned) in 1895 by Nancy J. Stahley or in 1904 by carpenter Jacob Wimer. **(Attachment B)**. George Sweetland, and early owner, served primarily as a football coach for Willamette University between 1907 and 1914. He is known for organizing the construction of what is now known as the central quad at Willamette University.

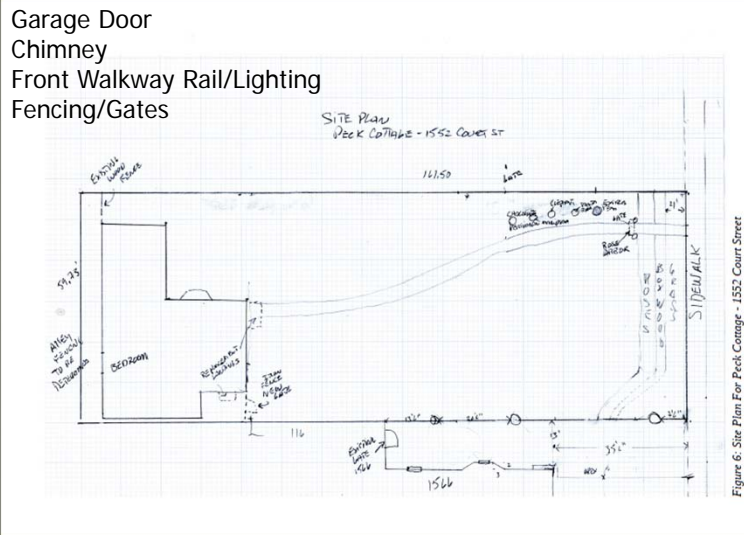
Dr. Morton E. Peck; started Willamette's Natural History Collection in 1905, where he was a professor through 1941; He lived in the house from 1923-1959; his wife continued to live in the house until 1973.



On April 6, 2020, the applicant submitted materials for a modification of the recently approved Major Historic Design Review (HIS19-37) for a proposal to restore the exterior of the Sweetland-Peck House (c. 1895).

HIS19-37

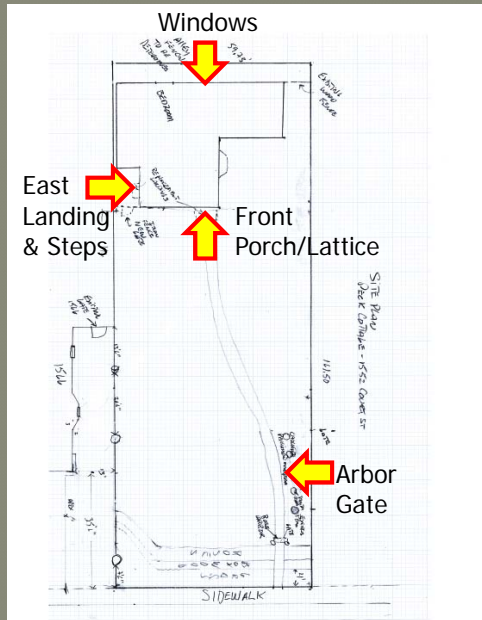
Background



The HLC approved this original application in October 2019, approving the construction of the alley facing garage door, repair and restoration of the chimney, installation of the foundation as well as construction of fencing and a new arbor. The original HIS19-37 application had also initially included a request for restoration of the windows and reconstruction of the front and side porches, however the applicant withdrew this portion of the application in October 2019 with the intention of resubmitting after needed coordination with the Oregon SHPO, finding an appropriate contractor and developing a restoration plan. Therefore, the current submittal is not a request to modify the design of any of the previously approved scope of work, but is instead a portion of the proposal that has not been previously reviewed by the HLC.

Proposal

Windows
Arbor Gate
Front porch and lattice
East Landing and steps



The applicant is proposing to restore four windows on the south façade, fronting the alley, reconstruct the east landing & steps, reconstruct the front porch and lattice and install a new arbor gate.

SITE: Arbor Gate

Proposal

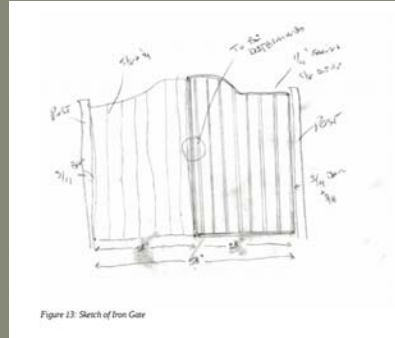
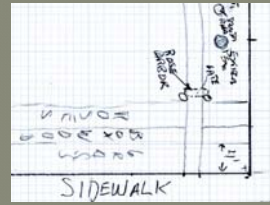


Figure 23: Sketch of Iron Gate



The applicant is proposing to install a new wrought iron arbor gate 58" wide and roughly 50" to 60" in height and installed within the rose arbor at the north end of the property across the front walk.

Proposal

Structure: Window Sash Replacements



West Kitchen Window



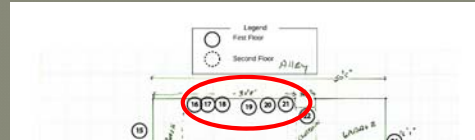
East Kitchen Window



Bathroom Window



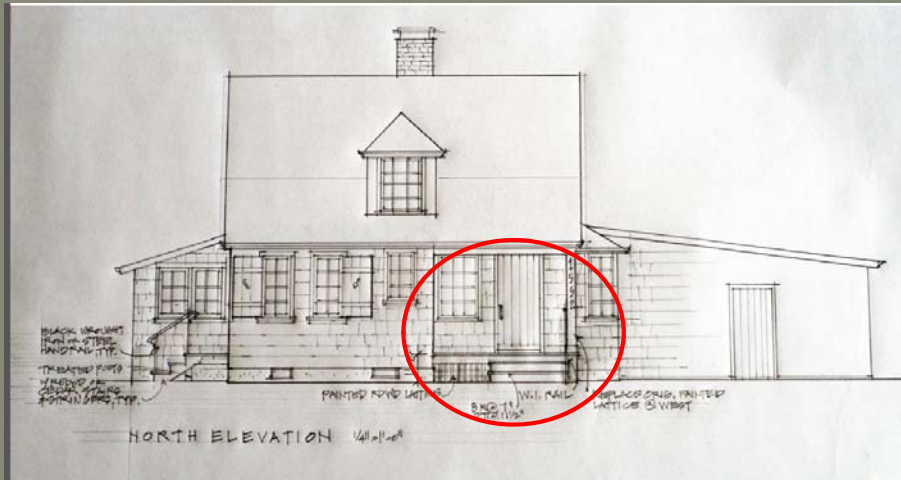
Bedroom Window



The applicant is proposing to repair/ replace the wooden sashes of three one over one double hung windows (bathroom and kitchen); and proposes to repair/replace the mullion(s), sashes, glazing and framing of the bedroom windows, a band of three multipaned (2 x 3) fixed windows.

Proposal

Structure: Front Porch/Lattice Replacement



The applicant is proposing to restore the front porch, constructing 2 steps (3 risers) 5'6" in width. The applicant is proposing to add a wrought iron railing on the west side of the stairs.

Proposal

Structure: Front Porch/Lattice Replacement

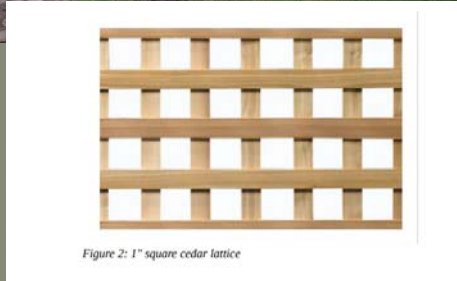


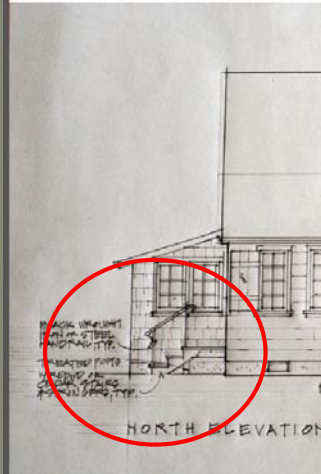
Figure 2: 1" square cedar lattice



The applicant is proposing to install lattice on the western opening as well as skirting around the base of the porch.

Proposal

Structure: East Landing/Steps



The applicant is proposing to construct a landing 4'10" wide by 36", 20" high with a wrought iron hand rail. There will be two steps leading to the landing

Findings

230.070 (a) Materials

- Consistent with materials throughout District

230.070 (b) Design

- *New site additions compatible*
- *Proposal serves to stabilize the resource*
- *Location and historic use retained*

The applicant proposed materials include wood (window sashes/porch/steps and lattice) and wrought iron (arbor gate). These materials are found throughout the Court-Chemeketa National Register Historic District and are compatible with the Sweetland-Peck House. Staff recommends that the HLC find that this guideline has been met.

The applicant's proposal for new additions to the site (arbor gate) are generally consistent with these site features found throughout the Court-Chemeketa District. The applicant's proposal to restore four windows and the front porch/lattice and eastern landing/stairs will restore this portion of the north and eastern façades to a condition that better reflects original appearance of the Sweetland-Peck House. The reconstruction of these features will also stabilize the structure and ensure that the resource can be safely accessed. Staff recommends that the HLC find that this guideline has been met.

Testimony Received

Public Comment: none

Neighborhood Association: none

City Department Comments: Building Department.

Public Agency Comments: No comments received.

Recommendation

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission APPROVE the proposal.



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