



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)
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Community Development
Department
Planning Division

Major Discretionary Review

HIS20-07 1677 Chemeketa Street NE



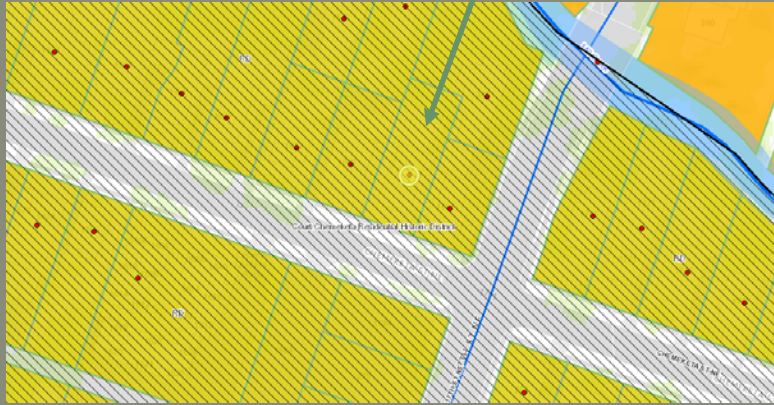
Historic Landmarks Commission
May 21, 2020

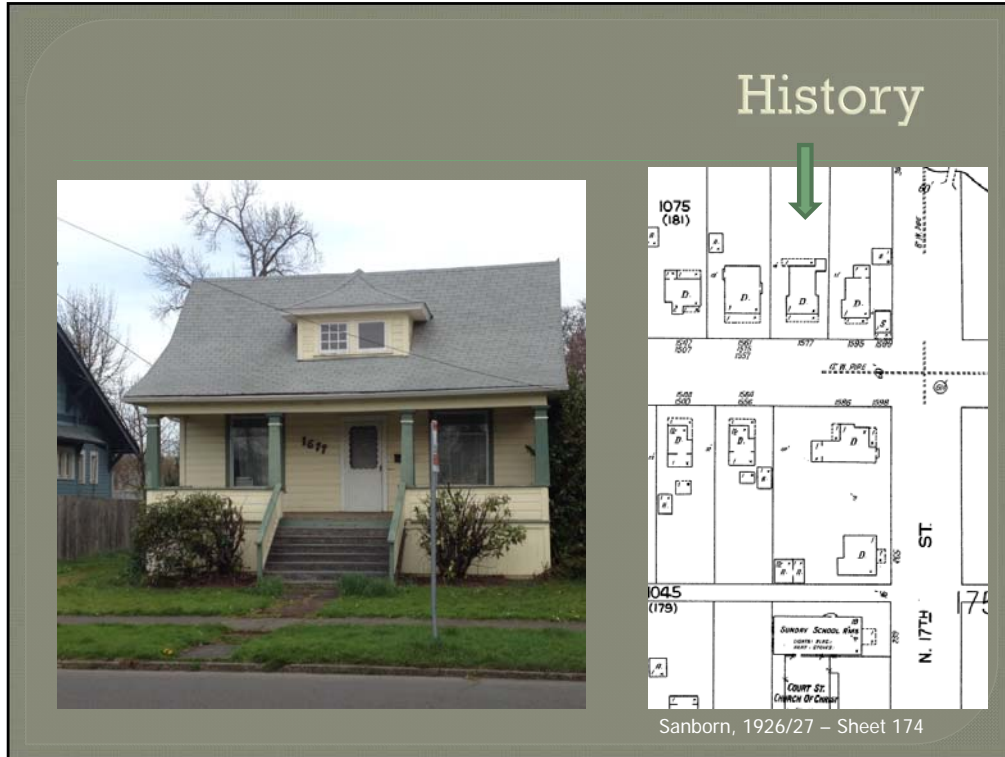
Kimberli Fitzgerald,
Historic Preservation Officer

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

Historic Contributing
resource in the Court
Chemeketa Historic
District

Location





According to nomination documents the Stiffler House was constructed in 1895. Carrie Nichols Reeves purchased the lot from a developer in 1890, who constructed the house. Rady and Grace Stiffler purchased the house in 1909 from Ms. Reeves. Rady Stiffler was a carpenter and his wife Grace Stiffler, was a dressmaker. They lived in the home for twenty years. (**Attachment B**).

This resource is historic contributing to Salem's Court Chemeketa Historic District and retains a high degree of integrity.



On January 15, 2020, a Major Historic Design Review for a proposal to replace a driveway, add a fence and gate and two windows on the east and west facades of the Stiffler House (1895). The application was deemed complete for processing on February 27, 2020. Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on March 5, 2020 (**Attachment A**). However, due to the COVID19 Pandemic the March 19, 2020 public hearing was canceled and the April HLC meeting was canceled. The property owner and applicant authorized that the hearing be rescheduled for the May 21, 2020 hearing (**Attachment A1**). Notice of the rescheduled public hearing was sent by mail to surrounding property owners and tenants on April 30, 2020

Background

Site: Driveway: New concrete 12' x 80' long driveway; interior rear sidewalk

Fencing and Gate(s): 6' cedar fence with 3' wide 'people' gate and 9' wide vehicular gate.

East Elevation: Window: Installation of new double hung 2'4" x 4' wood window Marvin); wood trim designed and painted to match

West Elevation: Window: Installation of new double hung 2'4" x 4' wood window Marvin); wood trim designed and painted to match

While at the time of application, the applicant was requesting approval for the alterations, due to the delays caused by the pandemic, he has subsequently completed a portion of the work (driveway/window openings) and is now requesting retroactive approval for this portion of the work, and approval for the fencing. Approval from the HLC is being requested for the following alterations:

Proposal



*Retroactive Approval Requested

The applicant is proposing to install two new windows on the secondary facades; install a new driveway and rear connecting interior sidewalk and install new fencing across the driveway (6' cedar, with 3' wide people gate and 9' wide vehicular gate)

SITE: Driveway &
Rear Sidewalk

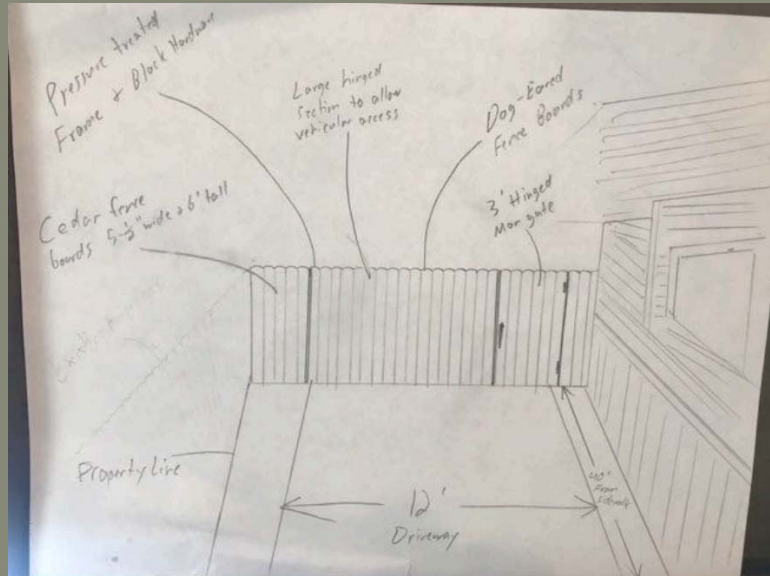
Proposal



The applicant has already constructed the driveway (12' by 80'). The original driveway was not fully improved to current Public Works Standards and was in poor condition.

SITE: Fencing/Gate

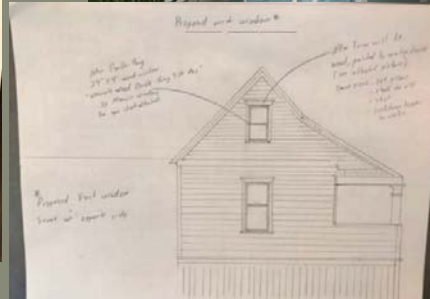
Proposal



The applicant is proposing to construct a new 6' cedar fence with a 3' wide people gate and 9' wide vehicular gate. The fence posts will not be attached to the structure.

Proposal

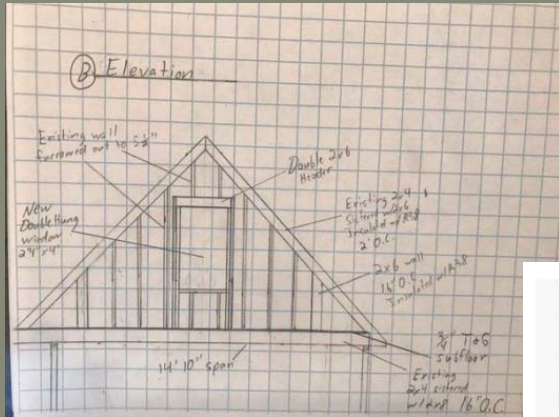
Structure: Window – West Facade



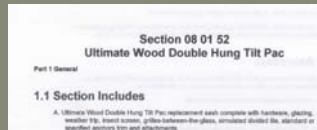
The applicant is proposing to install a new double hung Marvin Wood window (2'4" x 4") on the West (secondary) façade, second story

Proposal

Structure: Window – East Facade



Ultimate Double Hung Wo...
marvin.com



The applicant is proposing to install a new double hung Marvin Wood window (2'4" x 4") on the East (secondary) façade, second story

Findings

230.065 (a) Use

- Original Use Retained

230.065 (b),(c) Historic Features Treated with Sensitivity

- *No distinctive features proposed for removal or reconstruction- Does not apply*

230.065 (d) Restoration of Historic Features

- *None proposed- does not apply*

230.065 (e) Changes that have acquired significance

- None within scope of project

The applicant will continue to use the property as a residence, which is its historic purpose thereby meeting 230.065(a). The applicant is not proposing to repair or restore any original material as part of this proposal, therefore staff recommends that the HLC find that Guideline 230.065 (b) is not applicable to the evaluation of this proposal.

Staff recommends that the HLC find that there are no distinctive stylistic features proposed for removal, reconstruction, or repair and Guideline 230.065 (c) does not apply to the evaluation of this proposal. The applicant is not proposing to restore or reconstruct any features as part of this proposal. Staff recommends that the HLC find that Guideline 230.065 (d) is not applicable to the evaluation of this proposal. Staff recommends that the HLC find that there are no distinctive historic materials or features that have acquired significance in their own right within the scope of this project and that SRC 230.065 (e) does not apply to the evaluation of this proposal.

Findings

230.065 (f) & (g) Additions/Alterations –

- *New Fencing/gate wood, not attached to resource*
- *Driveway concrete*
- *Site Alterations: compatible*
- *New window openings not easily visible*

230.065 (h) Correction of Structural Deficiencies

- *Driveway replacement corrected deficiencies in Driveway*

230.065 (i) Grading

- *Minimal completed with driveway replacement*

The applicant is requesting retroactive approval for the installation of the driveway and the two windows. In order to install the windows, the applicant needed to remove existing original siding on the exterior of the east and western facades of the Stiffler House. The new windows will be trimmed in the same manner as the remaining windows throughout and painted to match. While original siding has been removed from the east and western facades causing a loss of original integrity, these alterations are located on secondary facades, minimizing the adverse effect of these alterations to the resource. The proposed cedar fence and gate extending across the driveway at the west end of the site will not be attached to the resource and will not result in any alterations to the resource. Staff recommends that the HLC find that the proposed alterations are compatible with the size and scale of the Stiffler House, and that SRC 230.065(f) has been met.

Testimony Received

Public Comment: none

Neighborhood Association: none

City Department Comments: Planning, Building Department,
Public Works.

Public Agency Comments: No comments received.

Building Dept requires building permits. Public works confirmed that Driveway approach is existing, no proposed changes on plan submitted for design review. If any new plans indicate new driveway approach, a driveway approach repair permit will be required from Public Works.

Planning stated that Off-street parking is allowed on a driveway in the front yard leading to a screened off-street parking area or vehicle storage area. Applicant is required to install a sight-obscuring fence/gate to create a screened vehicle parking area or storage area for the new driveway.

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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