

TO: HISTORIC LANDMARKS COMMISSON

THROUGH: LISA ANDERSON-OGILVIE, AICP, DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

FROM: KIMBERLI FITZGERALD, AICP, HISTORIC PRESERVATION OFFICER

SUBJECT: SUPPLEMENTAL STAFF REPORT FOR HISTORIC DESIGN REVIEW CASE NO. HIS19-38: PROPOSAL FOR RETAINING WALL AT THE BENJAMIN F. HARDING HOUSE

ISSUE

Should the Historic Landmark Commission (HLC), approve, conditionally approve, or deny the proposal to reconstruct a retaining wall and install fencing on the exterior of the Benjamin F. Harding House (c. 1884)?

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.

SUMMARY AND BACKGROUND

On September 6, 2019, the applicant submitted materials for a Major Historic Design Review for construction of a retaining wall, fencing, new steps and associated lighting on the front of the Benjamin F. Harding House (c.1884). The application was deemed complete for processing on September 26, 2019. The applicant submitted revised materials on **Wednesday, October 16, 2019** clarifying that the proposed retaining wall will be of cast in place poured concrete and the proposal will not include down lighting under the brick cap that runs along the sidewalk (Attachment A).

SUPPLEMENTARY FINDINGS

Historic Landmarks Commission staff reviewed the proposal and recommends that the HLC find that the removal of the down lighting from the proposal will not adversely effect the historic resource on the site, and that the overall materials and the design of the revised proposal is compatible with the Benjamin F. Harding House and the surrounding historic district and the proposal meets the applicable guidelines in SRC 230.065.

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.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.

2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer

- Attachment:
- A. HIS 19-38 Amended plans, email from Eileen Williamson 10-16-19
 - B. Email from Jon Christenson, SCAN HPP & G Committee, 10-16-19
 - C. Email from Carlene Benson,

Kimberli Fitzgerald

From: Eileen W <1942elw@gmail.com>
Sent: Wednesday, October 16, 2019 8:30 AM
To: edscannewsletter@gmail.com; Kimberli Fitzgerald
Subject: Fwd: FW: ADDENDUM -- HP Review - Case No. HIS19-38 for 1043 High St NE

Hi Jon,

Thank you for your comments. There was never a plan to put down-lighting under the lip of the brick cap that runs along the sidewalk.

Lighting for the front yard has been one of our significant topics of discussion as we put together the details of our front yard revision. Among our primary considerations for after-dark illumination: obviously it must "fit" the spirit and nature of the heritage of our home, it must provide safety illumination for ourselves and guests after dark and it must contribute to the security of our property - this latter of importance to us due to the presence of the methadone clinic serving 800 people each day from 5:00am to 2:00pm that is on the corner of Liberty and Miller and the associated significant uptick of litter including drug paraphernalia, noise, foot traffic, after hours loitering and trespassing we've experienced in front of and around our house since the clinic opened.

The under-cap lighting was initially proposed solely for the wall area on each side of the front steps that come up from the sidewalk. However, after full review that lighting concept was dropped as inadequate for nighttime safety because the under-cap area at the top of the short wall is below the top-most step so the top step would be in the dark.

(Note: The removal of the detail on the drawings about the under-cap lighting beside the steps was overlooked - our yard designer has been asked to remove the reference and I expect to get the revised document today so that it can be forwarded to Kimberli.)

In place of under-cap lighting we propose to install soft LED down-lighting mounted on the underside of the step's handrails - invisible during the day but revealing the steps after dark. We do not want to re-install post lighting that is ground mounted. We have had that type of lighting in place for some years and it was a frequent target for vandalism and quickly became a nuisance to maintain.

Please let me know if there are further concerns. We value the historic preservation efforts in our neighborhood and strive to participate fully with them.

Eileen

----- Forwarded message -----

From: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Date: Tue, Oct 15, 2019 at 4:30 PM
Subject: RE: FW: ADDENDUM -- HP Review - Case No. HIS19-38 for 1043 High St NE
To: Eileen W <1942elw@gmail.com>

Since this is an open case; any response you would make would involve submitting your additional drawings/testimony to me, which I would then enter into the record and provide to interested parties.

From: Eileen W <1942elw@gmail.com>
Sent: Tuesday, October 15, 2019 3:29 PM
To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Subject: Re: FW: ADDENDUM -- HP Review - Case No. HIS19-38 for 1043 High St NE

Are you planning on responding to Jon or would you like me to respond to him?

E.

On Tue, Oct 15, 2019 at 2:25 PM Kimberli Fitzgerald <KFitzgerald@cityofsalem.net> wrote:

Fyi

From: ed scan <edscannewsletter@gmail.com>
Sent: Tuesday, October 15, 2019 1:54 PM
To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Subject: ADDENDUM -- HP Review - Case No. HIS19-38 for 1043 High St NE

SALEM HISTORIC LANDMARKS COMMISSION

ATTN: Kimberli Fitzgerald AICP, RPA

City Historic Preservation Officer

Case Manager, HIS19-38 - 1043 High Street SE

ADDENDUM

Dear Ms. Fitzgerald,

Subsequent to our earlier communication, concern has been raised to the cap lighting and a request made for clarification of illumination and details.

Illumination and the forms of illumination have been periodic concerns raised in several cases prior, and positive design adjustments were made.

Any clarification or supplemental information on the illumination and cap lighting from the applicants and designer would be most appreciated.

Respectfully,

Jon Christenson MURP

Chair, SCAN Historic Preservation, Parks & Gardens Committee

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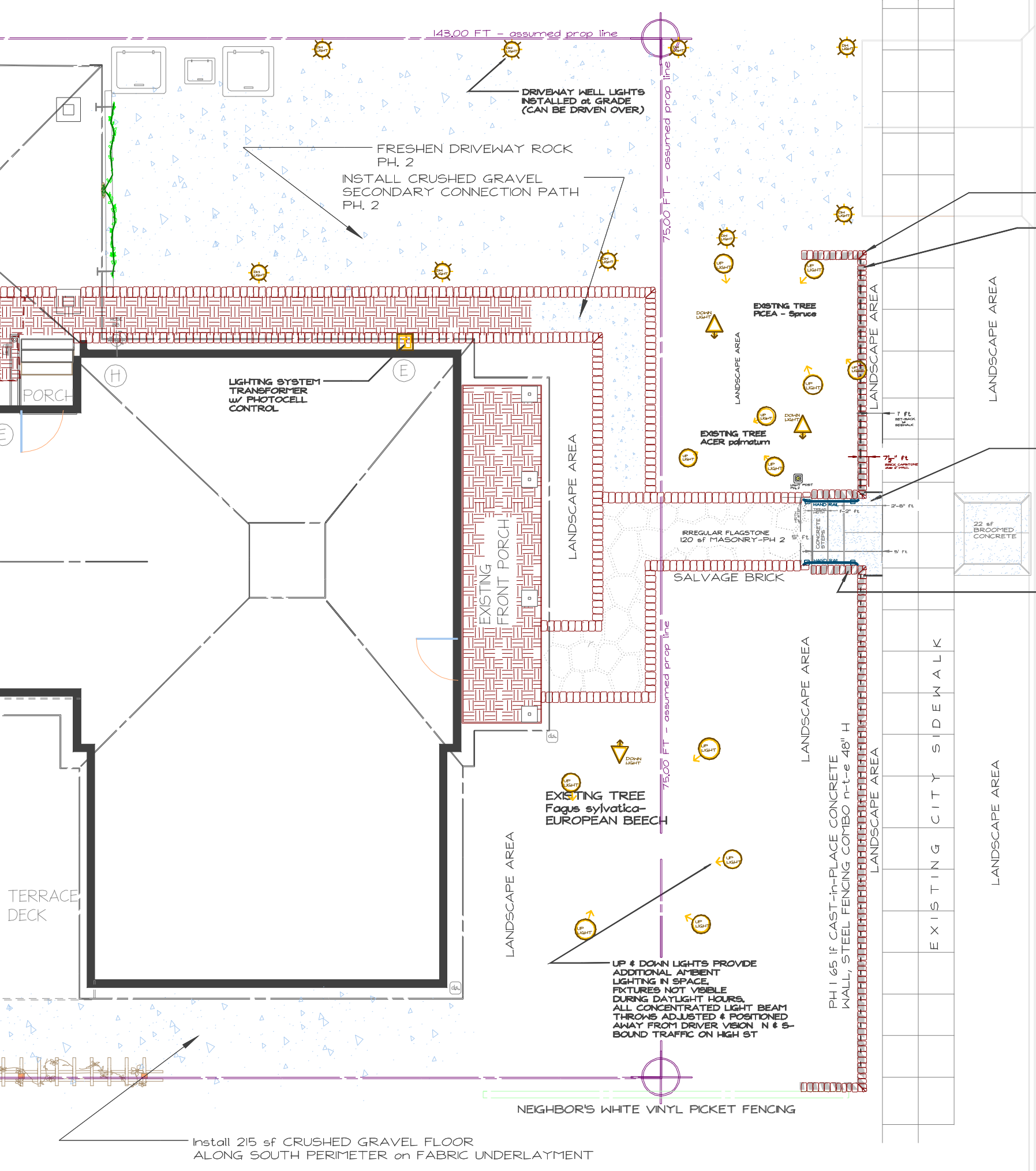
Eileen Lane Williamson

503-362-1577 (h)

503-881-9227 (c)

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Eileen Lane Williamson
503-362-1577 (h)
503-881-9227 (c)



LIGHTING SYSTEM COMPONENTS:

LOW-VOLTAGE COMPONENTS

PHOTOCELL CONTROL

50,000 LUMIN HOURS


PHASE 2 DRIVEWAY WELL, UP & DOWNLIGHT FIXTURES (NOT VISIBLE DURING DAYLIGHT HOURS)

LED, LOW-VOLTAGE

PH. 2, 74" LIGHT POST w/ SWITCH CONTROL

PH 2 UPLIGHT SPOTS HIDDEN IN LANDSCAPING, NOT READILY VISIBLE DURING DAY-LIGHT HOURS

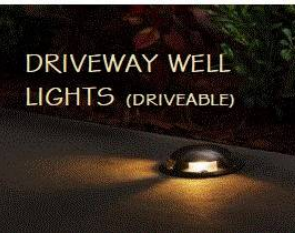
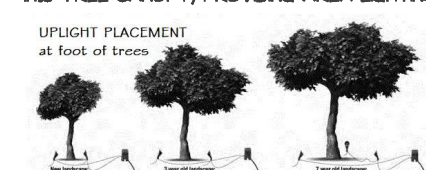
PH 2 HIDDEN STRIP LIGHT BENEATH HAND RAIL; NESTED INTO BOTTOM OF RAIL

PH 2 LANDSCAPE SPOTS THROW LIGHT INTO TREE CANOPY, PROVIDING AREA LIGHTING



DOWN LIGHTS (hang in tree branches)

UPLIGHT PLACEMENT at foot of trees

PH 2, 74" WELCOME LIGHT POST w/ SWITCH CONTROL in house

EFFECT OF AREA LIGHTING from UP & DOWN LIGHTS

A LANDSCAPE WALL REPLACEMENT PLAN (PH. 1)

& PH. 2 LIGHTING Concept for:

EILEEN & TED WILLIAMSON

Situs Address: 1043 HIGH STREET S.E. SALEM OR 97302

A Conceptual Master Plan

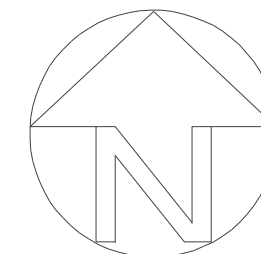
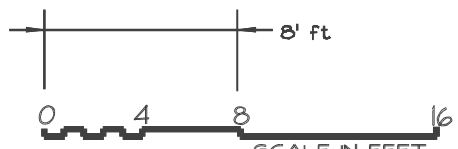
E. Powers, LCP, Principal Designer

Revision (8) 15-October, 2019

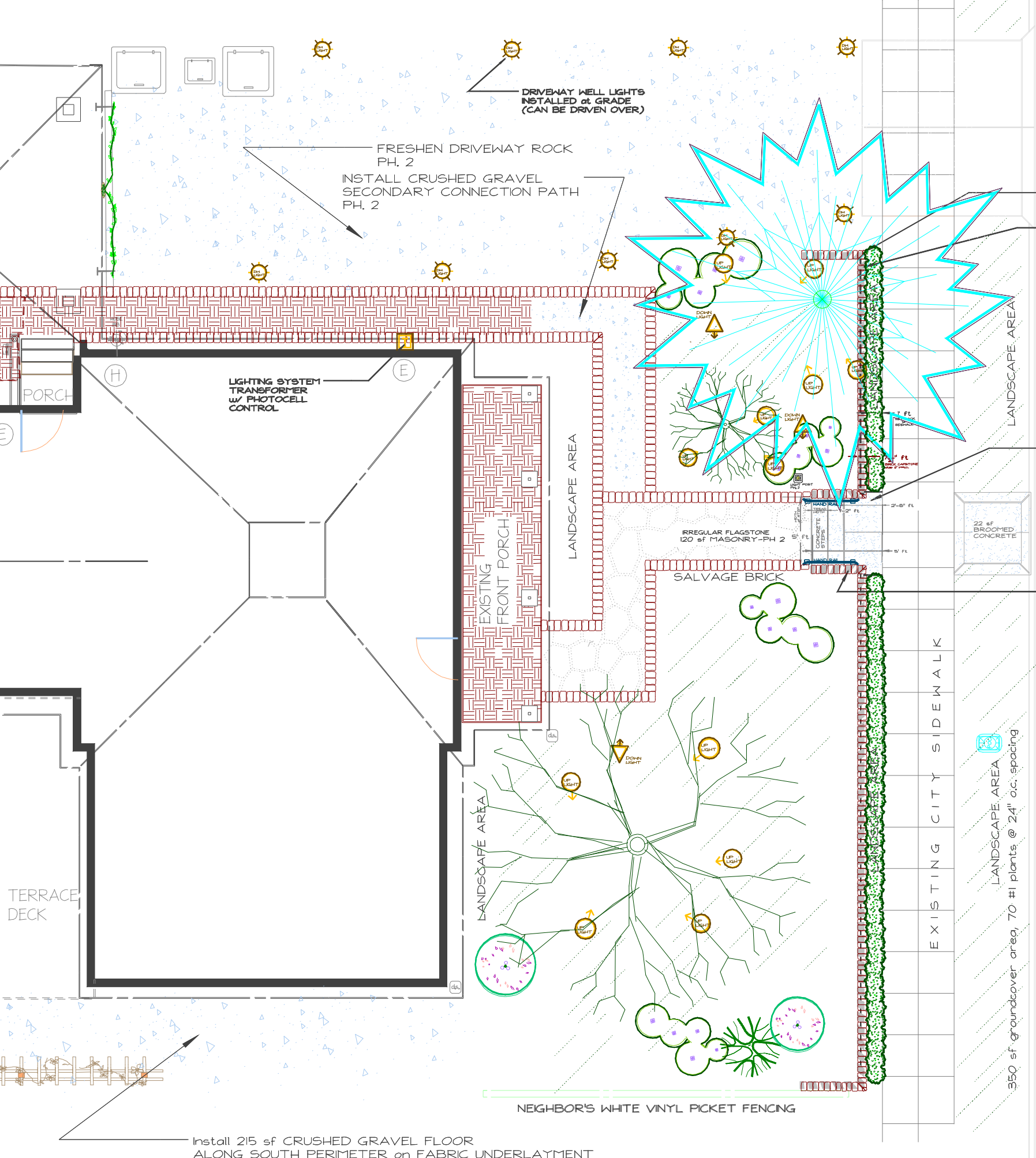
L-2

DESIGN BY: Elizabeth Frances-Powers, LCP
The Garden Angels, P.O. Box 3313, Salem, OR 97302

The Garden Angels
HEAVENLY LANDSCAPE DESIGN
503-932-5840 - TheGardenAngels.com

SCALE: 1" = 8'-0"



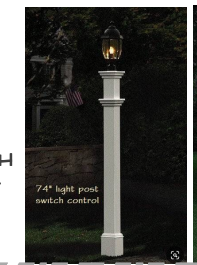
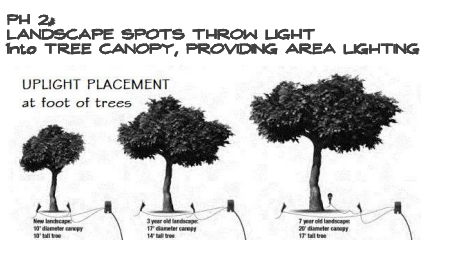
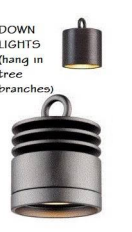
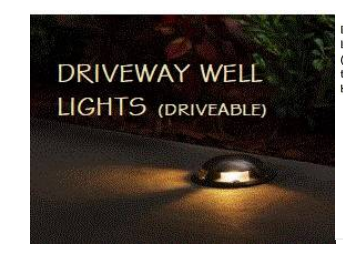
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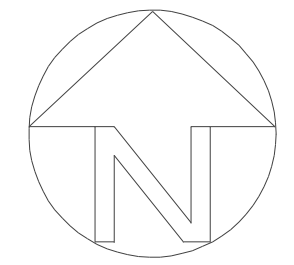
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Situs Address:
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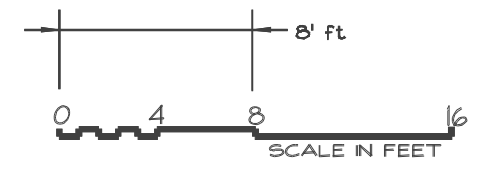
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E. Powers, LCP, Principal Designer

Revision (8)
15-October, 2019

L-2

DESIGN BY: Elizabeth Frances-Powers, LCP
The Garden Angels, P.O. Box 3313, Salem, OR 97302



SCALE: 1" = 8'-0"

H I G H S T R E E T

Kimberli Fitzgerald

From: ed scan <edscannewsletter@gmail.com>
Sent: Tuesday, October 15, 2019 1:54 PM
To: Kimberli Fitzgerald
Subject: ADDENDUM -- HP Review - Case No. HIS19-38 for 1043 High St NE

SALEM HISTORIC LANDMARKS COMMISSION

ATTN: Kimberli Fitzgerald AICP, RPA
City Historic Preservation Officer
Case Manager, HIS19-38 - 1043 High Street SE

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Respectfully,

Jon Christenson MURP
Chair, SCAN Historic Preservation, Parks & Gardens Committee

Kimberli Fitzgerald

From: Carlene Benson <bensonwc@mac.com>
Sent: Tuesday, October 15, 2019 12:20 PM
To: ed scan; Kimberli Fitzgerald
Subject: Application 19-119479, 1043 High ST. SE

We object to the use of under wall cap and post and rail lighting along the new retaining wall. There is nothing historic about this, and will stick out glaringly in the middle of the block where there is no other lighting.

It is hard to tell about the remaining materials being used for the application but I would object to concrete block being used for the wall facing as that is not historic.

Thank you,
Carlene and Wally Benson
545 Leslie St. SE
503-399-1580