

NOTICE OF DECISION

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



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

DECISION OF THE HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO.: HIS21-01MOD1

APPLICATION NO.: 21-122192-DR

NOTICE OF DECISION DATE: January 25, 2022

SUMMARY: A proposal to modify the original design approved under HIS21-01 to rehabilitate the enclosed porch (circa 1927) and kitchen (circa 1906) attached to the rear of the William H. Byrd house (1887).

REQUEST: A proposal to modify the original design approved under HIS21-01 to rehabilitate the enclosed porch (circa 1927) and kitchen (circa 1906) attached to the rear of the William H. Byrd house (1887), a historic contributing building within the Court Chemeketa District, on property zoned RD (Duplex Residential), and located at 296 14th St. NE 97301; Marion County Assessor Map and Tax Lot number: 073W26BA-11600.

APPLICANT: Connie Strong

LOCATION: 296 14th St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.065 – General guidelines for historic contributing resources

FINDINGS: The findings are in the attached Decision dated January 25, 2022.

DECISION: The **Historic Landmarks Commission APPROVED** Major Historic Design Review Case No. HIS21-01MOD1 based upon the application materials deemed complete on December 22, 2021 and the findings as presented in this report.

VOTE:

Yes 6 No 0 Absent 3 (Fuller, Mulvihill, Schwartz)

Carroll Cottingham
Chair, Historic Landmarks Commission

The rights granted by the attached decision must be exercised, or an extension granted, by February 10, 2024, or this approval shall be null and void.

Application Deemed Complete: December 22, 2021
Public Hearing Date: January 20, 2022
Notice of Decision Mailing Date: January 25, 2022
Decision Effective Date: February 10, 2022
State Mandate Date: April 21, 2022

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Wednesday, February 9, 2022. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 230. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO.: Historic Design Review Case No. HIS21-01MOD1

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of January 20, 2022 the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.065 as follows:

FINDINGS

Criteria 230.065 General Guidelines for Historic Contributing Resources

(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.

Finding: The HLC finds that applicant is proposing to retain the original use of this property as a residence. While the proposal will result in the addition of a porch and the relocation of stairs on the eastern façade of the kitchen addition located at the rear of the resource, the HLC finds that the height, footprint and massing of the primary resource on the site will not be altered as a result of this proposal. Staff recommends that the HLC find that this guideline 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.

Finding: The HLC finds that the applicant is proposing to add the new porch and stairs to the rear of the resource and that no character defining historic materials, finishes or distinctive finishes from the original 1887 portion of the Byrd House will be impacted by this addition. The HLC finds that Guideline 230.065 (b) has been met.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Finding: The HLC finds that while no distinctive stylistic features or examples of skilled craftsmanship on the 1887 portion of the Byrd House are proposed for alteration, some original material will be lost from the kitchen and porch additions because of the proposed alterations. However, the HLC finds that the applicant is proposing to reuse original windows and as much of the siding as feasible and that the proposal will not impact the original 1887 portion of the William Byrd House. Further the HLC finds that the reuse of original material within the kitchen and porch additions will be treated with sensitivity and that Guideline 230.065 (c) has been met.

(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

Finding: The HLC finds that the HLC find that the applicant is not proposing to restore or

reconstruct any features based upon physical or photographic evidence and that Guideline 230.065 (d) is not applicable to the evaluation of this proposal.

(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.

Finding: The HLC finds that the applicant is proposing to alter the exterior of the 1927 porch and 1906 kitchen which were added to the original 1887 Byrd House by adding a new porch and stairs to the rear (eastern façade) of these additions. The HLC finds that these alterations are located on the rear and not visible facades of the resource minimizing the adverse effect as a result of these alterations. The HLC finds that SRC 230.065(e) has been met.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Finding: The HLC finds that the applicant is proposing to rehabilitate the kitchen and porch additions at the rear of the William Byrd House and that these alterations will not impact the original 1887 portion of the resource. The HLC finds that while there will be a visual impact to the rear of the resource resulting from the addition of the stairs and covered porch at the center of this façade this location is the rear of the resource and not easily visible from the right of way. Therefore, the HLC finds that the proposal minimizes changes to the most significant portions of this resource and meets SRC 230.065(f).

(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.

Finding: The HLC finds that the applicant's proposed design is intended to minimize the loss of original historic materials and ensure that no significant features would be obscured, damaged or destroyed. The HLC finds that while the proposed new relocation of the covered porch entry and stairs are proposed at the center of the rear façade, this proposed addition is small in scale (10' by 5') and is compatible with the features on this section of the house, and no significant features on this facade are obscured by the proposed new design. The HLC finds that SRC 230.065(g) has been met.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Finding: The HLC finds that applicant's proposal is intended to ensure that access to this portion of the house is structurally sound. The HLC finds that Guideline 230.065 (h) has been met for this proposal.

(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.

Finding: The HLC finds that the current design proposal for the new porch and stairs addition does not include any excavation or regrading and that Guideline 230.065 (i) has been met.

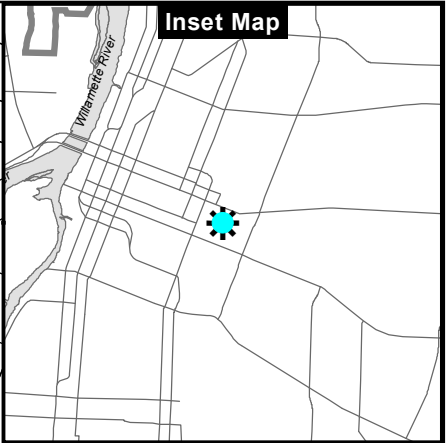
The Historic Landmarks Commission **APPROVES** HIS 21-01MOD1.

VOTE: Yes 6 No 0 Absent 3 (Fuller, Mulvihill, Schwartz) Abstain 0








Attachments: A. Vicinity Map
B. Excerpt from Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 296 14th St NE



Legend

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



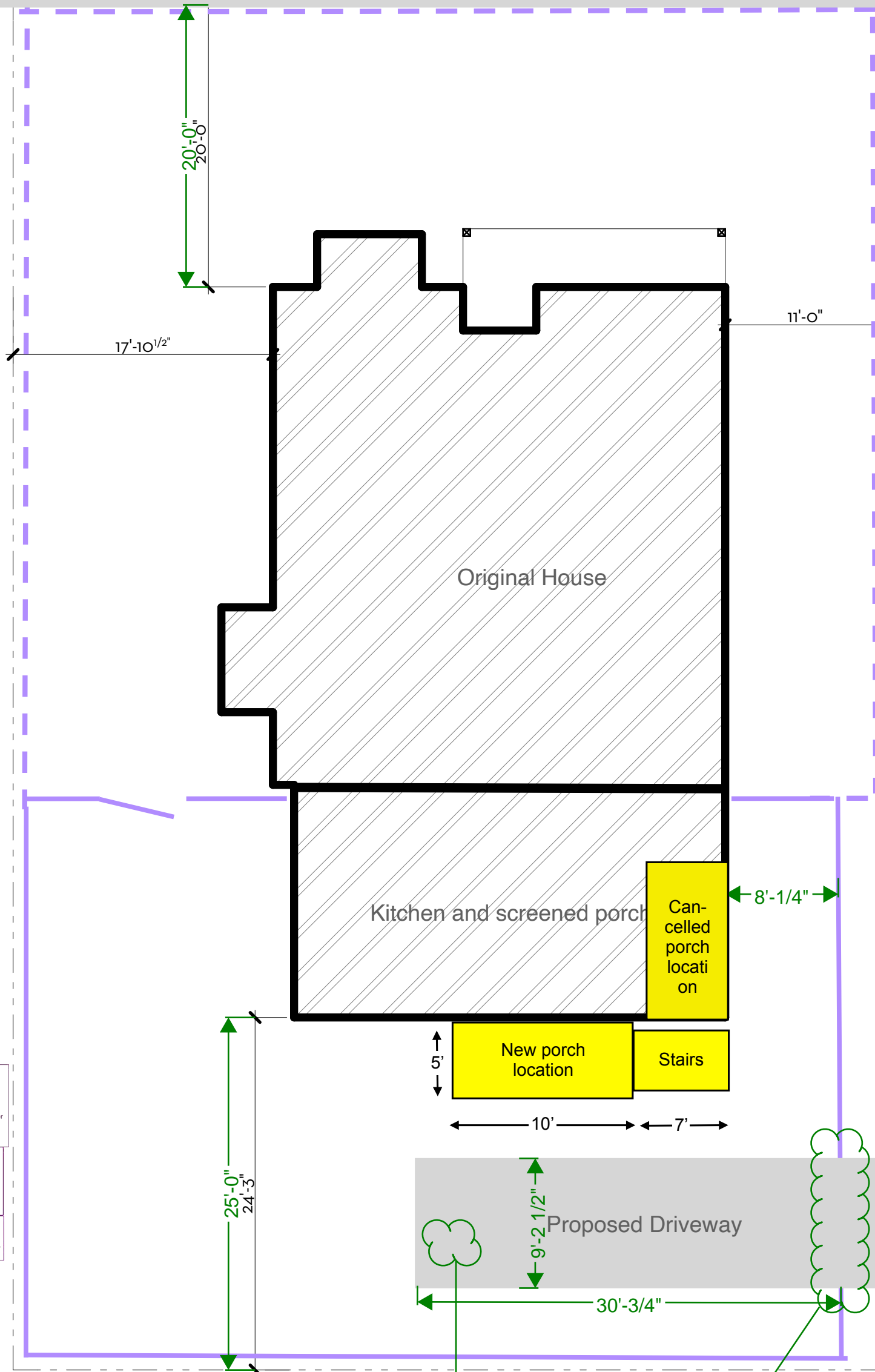
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14th Street →

Chemeketa Street ↘

Planting Strip

Sidewalk



PREMISE IDENTIFICATION
 Approved numbers of addresses shall be placed on all new and existing premises in such a manner as to be plainly visible from the street or road fronting the property;
 Number shall contrast background.
 Address numbers shall be Arabic numbers or alphabetical letters.
 Numbers shall be minimum 4" high w/ a minimum stroke width of 0.5"

All work under scope of this permit is to be inspected and approved by City of Salem inspector prior to cover.

Approved plans must be on site at time of inspection.

STATE CERTIFIED PLANS EXAMINER
 2742CAX
 Noelle Hall
 NOELLE HALL

Reviewed for Code Compliance

PERMITS REQUIRED
 SEPARATE PERMITS MUST BE OBTAINED FOR THE FOLLOWING:
 ELECTRICAL
 MECHANICAL
 PLUMBING
 FIRE SYSTEMS
 SIGNAGE

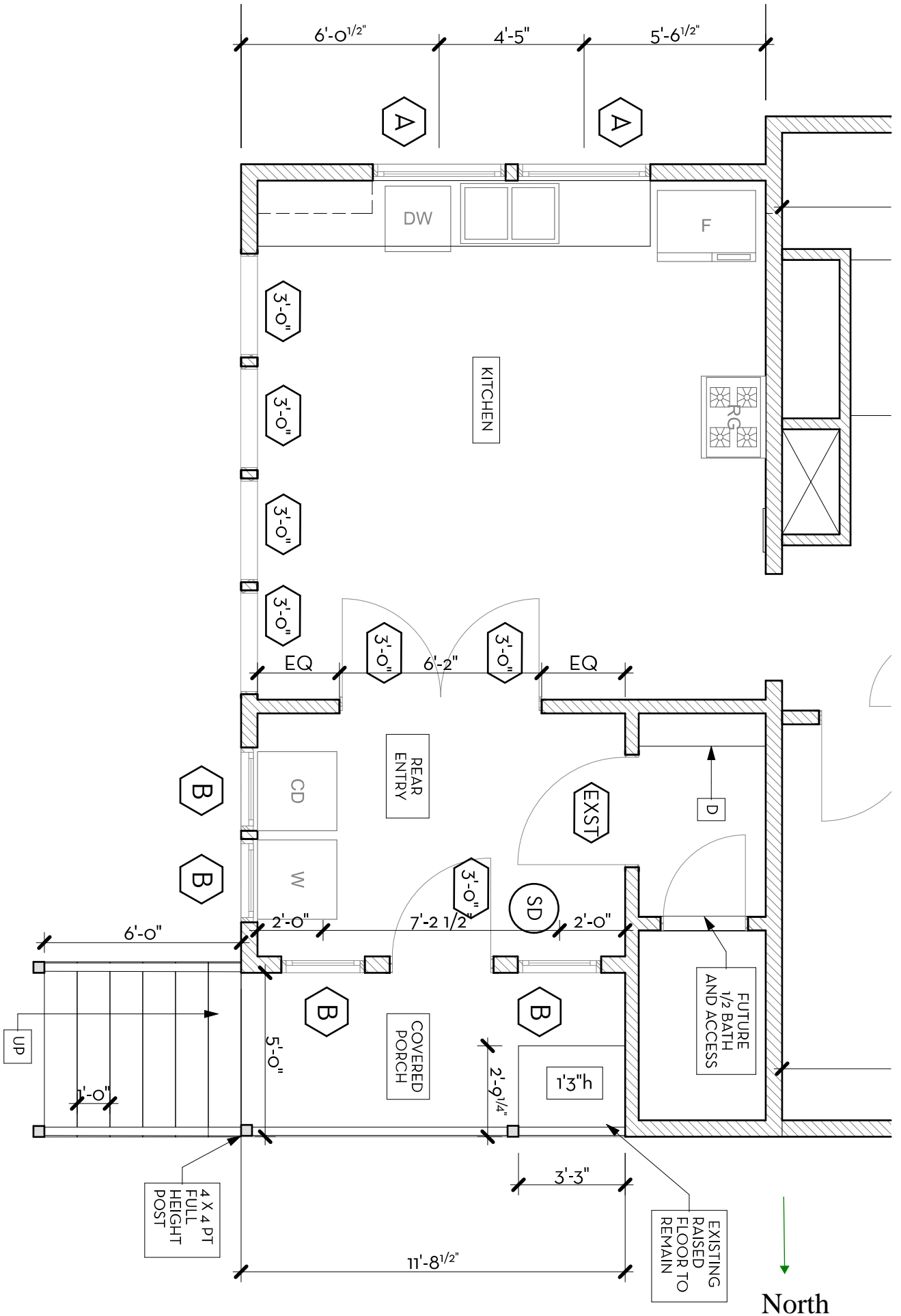
OK - approved one parking space.

MUST BE SCREENED/PAVED with minimum 6ft fence/gate

Site Plan for 296 14th Street NE Salem Oregon 97301



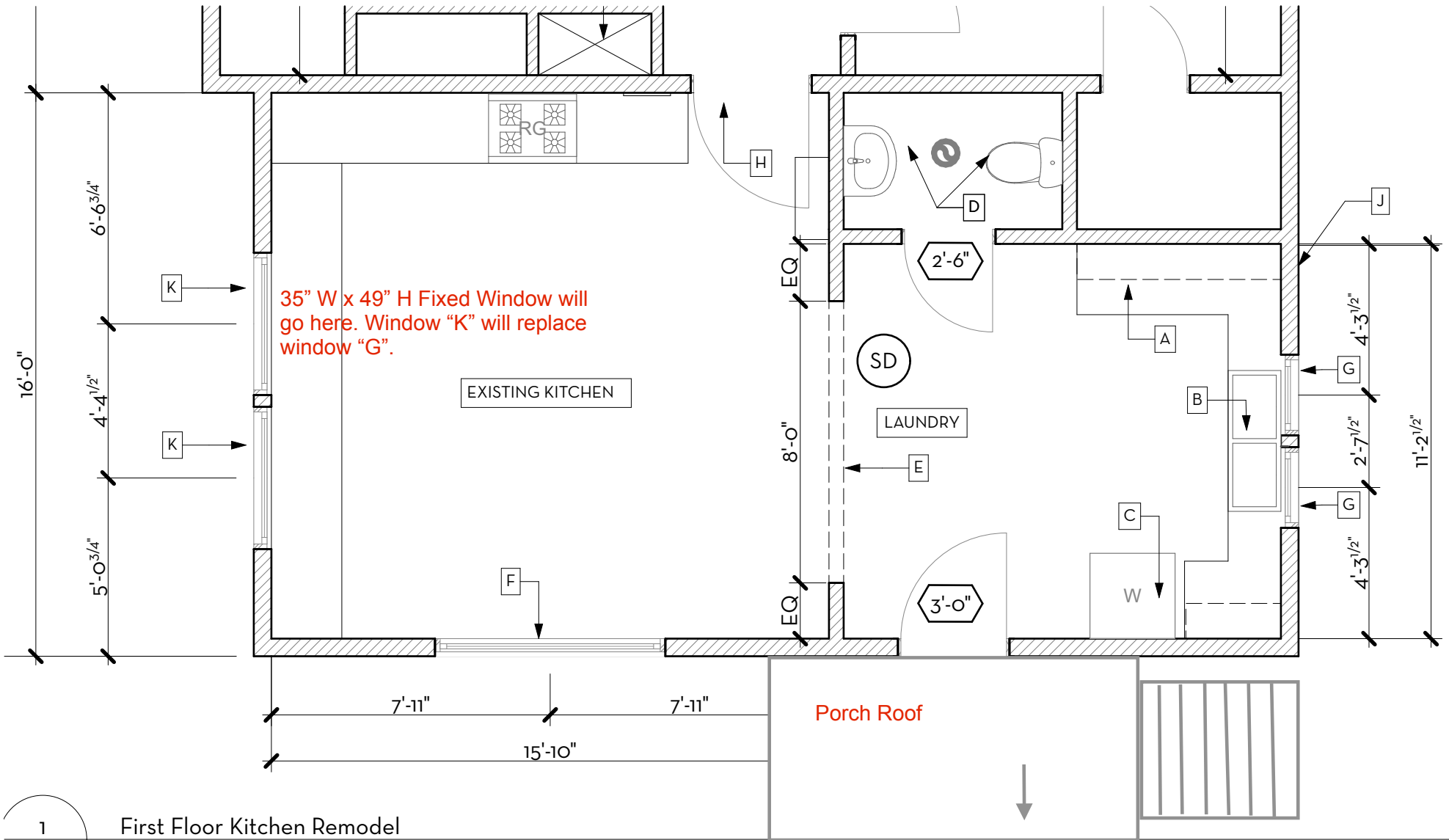
PLANNING ACTION
 APPROVED SUBJECT TO DEVELOPMENT REQUIREMENTS NOTED ON PLANS
 [Signature]
 Date and Signature of Planner
 04/09/2021 3:04:49 PM



6
A-101

Second Floor Plan - Existing
SCALE: 1/4" = 1'-0"

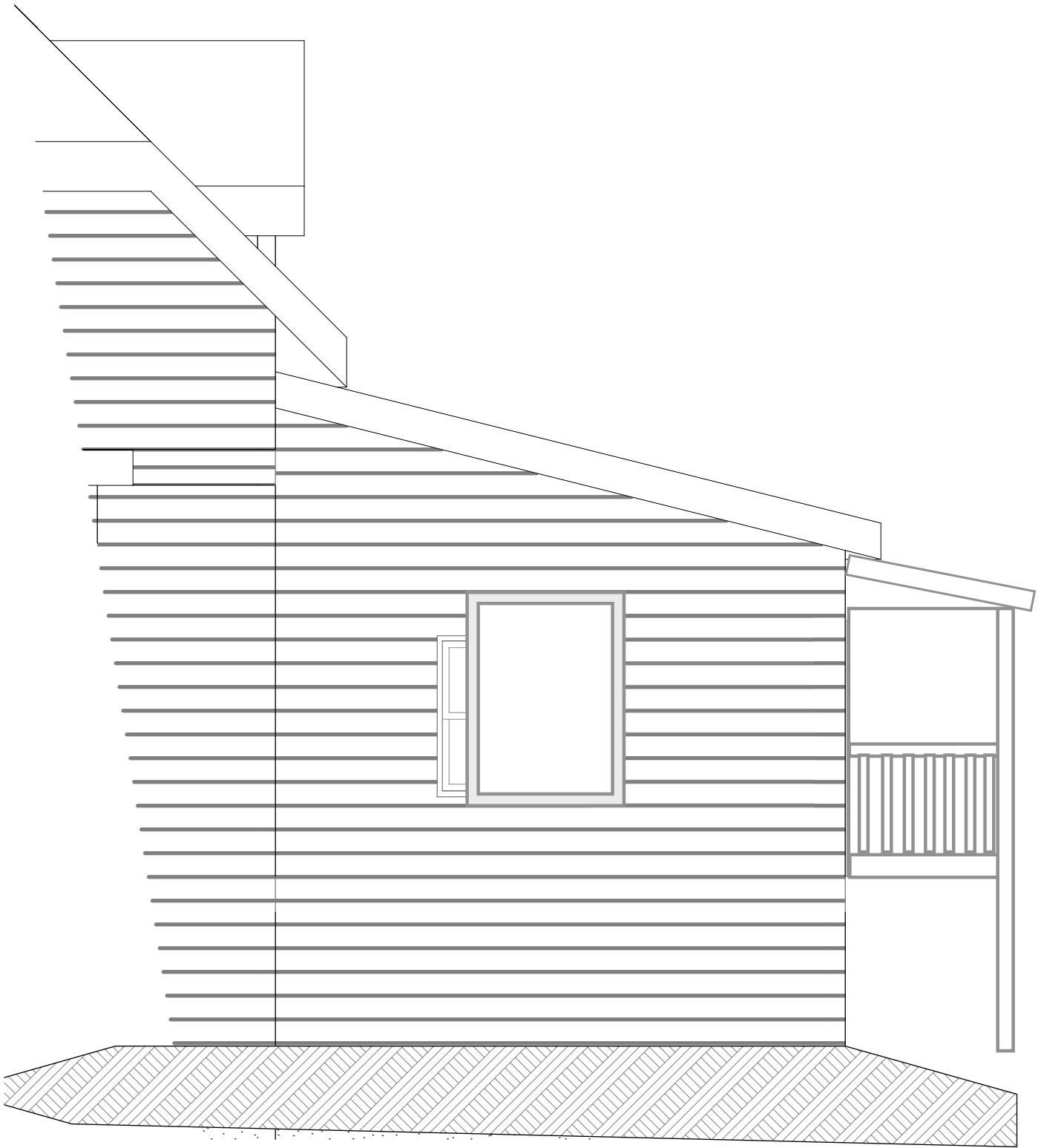




1
A-101

First Floor Kitchen Remodel

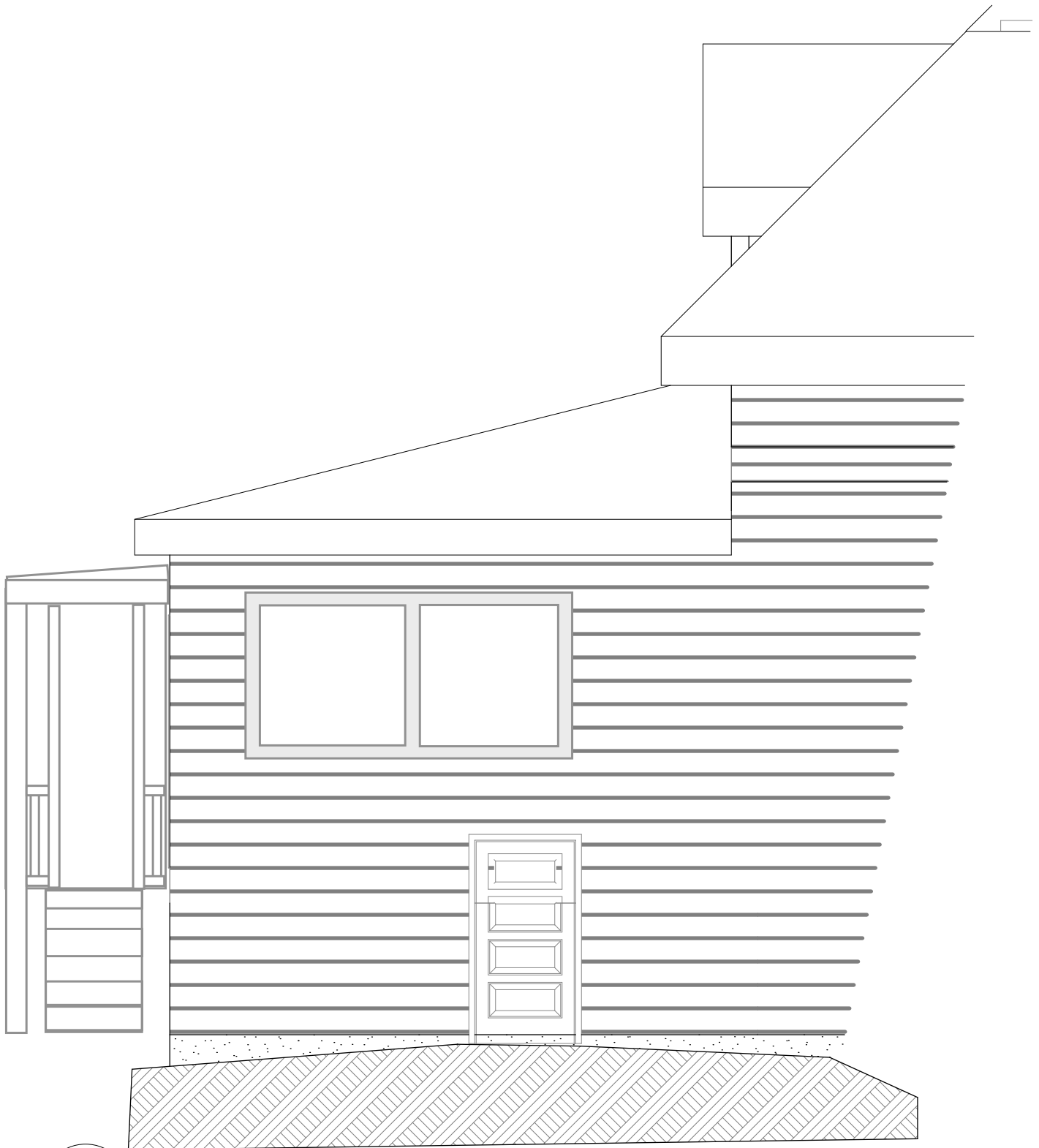
SCALE: 1/4" = 1'-0"



3
A-101

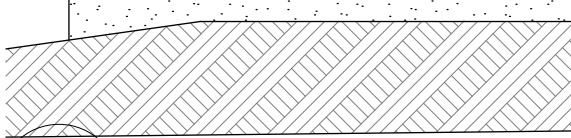
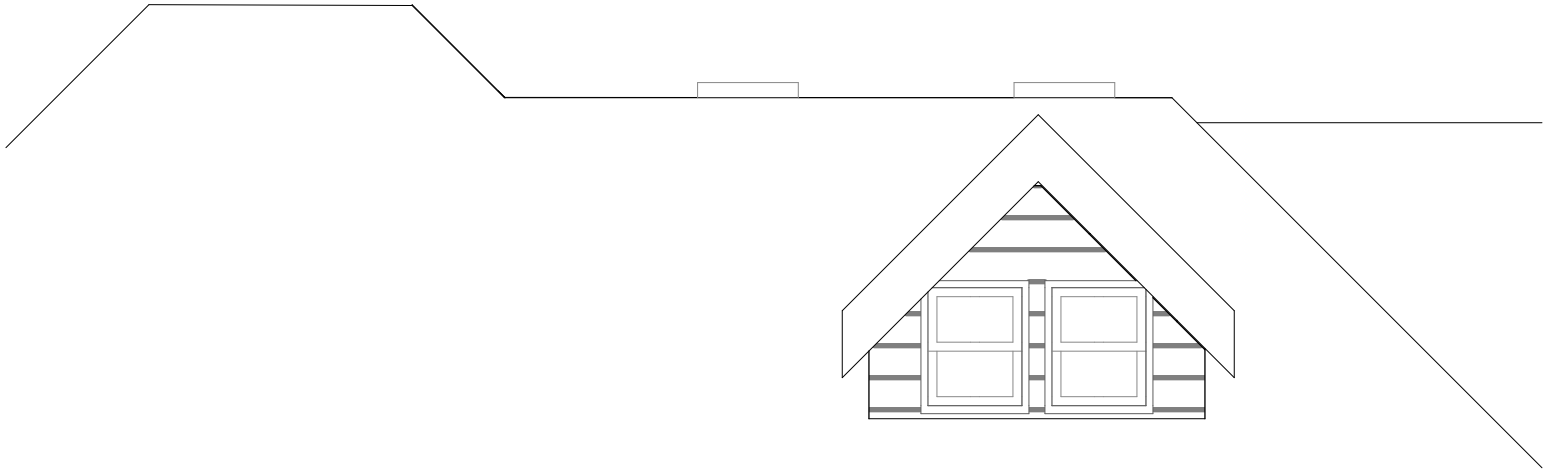
South Elevation

SCALE: 1/4" = 1'-0"



2
A-101

North Elevation
SCALE: 1/4" = 1'-0"



PORCH
 Dimensions: 5' deep by 10' long plus roof overhang
 Posts: 4x4 pressure-treated* set in Simpson Strong-Tie ABA ZMAX Galvanized Post Bases on reinforced concrete pads
 Roof and floor joists: 2x6 pressure treated* lumber on 2x6 Simpson joist hangers attached to studs and rim joist with galvanized lag screws
 Stairs: 2x12 pressure treated* risers, 2x6 pt* treads per code
 *Exposed surfaces will be wrapped in trim board and painted. See example photo of 1440 Chemeketa porch.
 Plywood roof clad in asphalt shingles slopes to aluminum gutter.

8
 A-101

Second Floor Plan - Existing
 SCALE: 1/4" = 1'-0"



Location of our new and improved porch, with the short side and stairs facing the street. The plastic is where the porch was approved to go. Instead, it will have vintage wood windows.





View of the East side with porch under construction. The long side is 10 feet.



Jesiah and Destin heat stripped the beautiful siding that had been hidden under drywall in the kitchen. The drywall also hid a crumbling chimney pipe and a transom window.

