

RECOMMENDATION OF THE HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO. HIS16-24

APPLICATION NO. : 16-115616-ZO

SEPTEMBER 16, 2016

REQUEST: Major Discretionary Review of a proposal to nominate to the Local Historic Resource Inventory the Ed and Marie Viesko House, constructed in 1924 and significant as a typical Salem English Cottage, in the Nob Hill area of South Salem, on property approximately .17 acres in size, zoned RS (Single Family Residential), and located at 2060 High Street, 97302. (Marion County Assessor's Map and tax lot number: 073W34AC1600).

APPLICANT: Christy Van Heukelem for Dr. Richard K. Neahring

LOCATION: 2060 High Street / 97302

CRITERIA: Salem Revised Code (SRC) Chapter 230.010

DECISION: At its meeting of September 15, 2016, the Historic Landmarks Commission voted to adopt the Staff Recommendation and **RECOMMEND** to City Council that this property be listed on the Local Historic Resource Inventory, and to forward the recommendation along with the findings of fact addressing the criteria set forth under SRC 230.010(e) Designation of Local Historic Resources, to City Council.


Andrew Hendrie, Chair, Historic Landmarks Commission

Application Deemed Complete:	<u>August 18, 2016</u>
Public Hearing Date:	<u>September 15, 2016</u>
Recommendation Mailing Date:	<u>September 16, 2016</u>
State Mandated Decision Date:	<u>December 16, 2016</u>

Case Manager: Kimberli Fitzgerald, ^{KF} AICP, Historic Preservation Officer
k Fitzgerald@cityofsalem.net, 503.540.2397

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

NOTICE OF
RECOMMENDATION

PLANNING DIVISION
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RECOMMENDATION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS16-24 / AMANDA No. 16-115616-ZO

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated September 15, 2016 incorporated herein by reference, and testimony provided at the Public Hearing of September 15, 2016, 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) 230.010 as follows:

Criteria: 230.010(e) Designation of Local Historic Resources.

FINDINGS

230.010(e) Criteria. *An application for the designation of a local historic resource shall be granted if the following criteria are met:*

(1) Age. *The proposed historic resource is at least fifty years old, or demonstrates exceptional significance if less than fifty years of age.*

Finding: The Ed and Marie Viesko House was constructed in 1924, and therefore is 92 years old. The HLC finds that SRC 230.010(e)(1) has been met for the proposed nomination.

(2) Significance. *The proposed historic resource demonstrates significance in at least one of the following areas:*

(A) Cultural Significance. The proposed historic resource:

- (i)** Contributes to the character and historic identity of the neighborhood or city; or
- (ii)** Makes a contribution to the historic character of a historic resource, neighborhood, district, or the city as a whole.

Finding: The HLC finds that SRC 230.010(e)(2)(A) is not applicable to the evaluation of the proposed nomination, as the applicant has not nominated the resource for its cultural significance.

(B) Human Significance. The proposed historic resource:

- (i)** Is associated historically with the life or activities of a person, group, organization or institution that has made a significant contribution to the local community; or
- (ii)** Is associated with events that have made a significant contribution to the broad patterns of local history; or
- (iii)** Has yielded, or may be likely to yield, important information concerning prehistory or history.

Finding: The HLC finds that SRC 230.010(e)(2)(B) has been met for the proposed nomination and is significant for its association with Ed Viesko, an individual who has made a significant contribution to the local Salem community through his role in constructing many of Salem's significant buildings.

(C) Architectural Significance. The proposed historic resource:

- (i) Is significant as an example of a particular architectural style, building type, structural type, or method of construction; or
- (ii) Is the work of an acknowledged master or architect, or possesses high artistic values.

Finding: The Ed and Marie Viesko House is an excellent example of the English Cottage style, popular in Salem in the 1920s. As noted in the nomination documents, this style has several notable features which can be seen in the Viesko House, including the following: (1) cross-gabled, medium to steeply pitched roof; (2) arched or rounded doors/front entry; (3) stucco siding; (4) multi-paned windows in groups of two or three. This style is closely related to the Tudor style. The HLC finds that SRC 230.010(e)(2)(C) has been met for the proposed nomination and is significant as an example of Salem's English Cottage style.

(3) Integrity. The proposed historic resource retains sufficient original design characteristics, craft work, or material to serve as an example of an architectural period, significant building type or structural type, or recognized architectural style.

Finding: The HLC finds that the Ed and Marie Viesko House retains excellent integrity on both the exterior and the interior. Overall, the building's relationship to the street frontage and the neighborhood has not changed since its construction. A small number of alterations have been made to the structure over time, including the addition of the small copper roof over the door, minor modernization of the kitchen and bathrooms, as well as the installation of updated HVAC systems. Removable solar panels have been installed on the roof, on a secondary side facing the interior of the lot. At the rear of the site there is a two story, double facing garage, which was likely constructed at the time of the house, which has been modernized and converted to include a guest house. This garage does not retain enough integrity to be considered historic contributing to the site, therefore, it shall be considered a non-contributing accessory structure to the Ed and Marie Viesko House. The HLC finds that SRC 230.010(e)(3) has been met for the proposed nomination of the primary house.

SUMMARY:

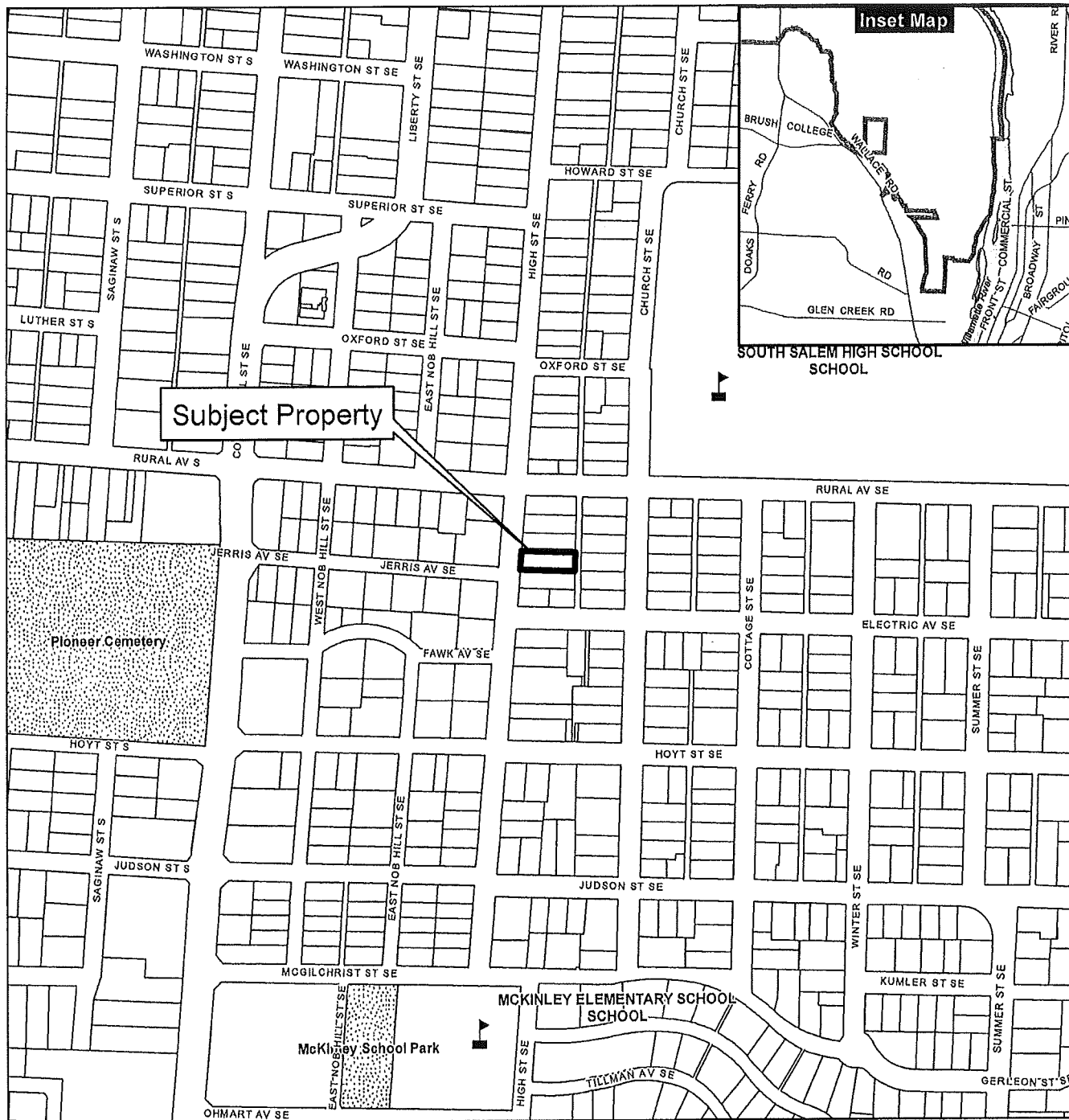
The HLC finds that the Ed & Marie Viesko House is significant both for its association with Ed Viesko, a prominent Salem builder as well as for its architecture, which is an excellent example of the English Cottage style, popular in Salem in the 1920s.

The HLC find that the proposed resource meets the approval criteria for designation in SRC 230.010 (e), and recommends the nomination be forwarded to City Council for their consideration.








DECISION: The Historic Landmarks Commission RECOMMENDS to City Council that the Ed and Marie Viesko House be listed on Salem's Local Inventory of Historic Resources.

VOTE: YES 7 NO 0 ABST 0 ABSENT 1 (Kaser)

Vicinity Map 2060 High Street SE



Legend

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


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2060 High St SE - Exterior

West View -Street view