

NOTICE OF DECISION

PLANNING DIVISION
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503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 1 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS24-09

APPLICATION NO.: 24-110447-PLN

NOTICE OF DECISION DATE: May 23, 2024

SUMMARY: A proposal replace siding with matching siding on secondary elevations on the exterior of the Hewitt House (c.1907).

REQUEST: Class 1 Minor Historic Design Review of a proposal to replace existing cedar clapboard siding on secondary elevations with identical 6in bevel clapboard siding on the exterior of the Hewitt House (c.1907) a historic contributing resource in the Court Chemeketa National Register Historic District located at 1840 Court Street NE (Marion County Assessor Map and Tax Lot Number: 073W27AC03400).

APPLICANT: Alan Vanderhoff

LOCATION: 1840 Court St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(a) – Standards for Contributing Resources in Residential Historic Districts

FINDINGS: The findings are in the attached Decision dated May 23, 2024.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 1 Minor Historic Design Review Case No. HIS24-09 based on the application deemed complete on May 20, 2024

The rights granted by the attached decision must be exercised, or an extension granted, by May 24, 2026, or this approval shall be null and void.

Application Deemed Complete:	<u>May 20, 2024</u>
Notice of Decision Mailing Date:	<u>May 23, 2024</u>
Decision Effective Date:	<u>May 24, 2024</u>
State Mandate Date:	<u>September 17, 2024</u>

Case Manager: Jacob Morris, jimorris@cityofsalem.net, 503-540-2417

This decision is final.

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>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS24-09)
1840 COURT ST NE) May 23, 2024

In the matter of the application for a Minor Historic Design Review submitted by Alan Vanderhoff, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal replace siding with matching siding on secondary elevations on the exterior of the Hewitt House (c.1907).

REQUEST: Class 1 Minor Historic Design Review of a proposal to replace existing cedar clapboard siding on secondary elevations with identical 6" bevel clapboard siding on the exterior of the Hewitt House (c.1907) a historic contributing resource in the Court Chemeketa National Register Historic District located at 1840 Court Street NE (Marion County Assessor Map and Tax Lot Number: 073W27AC03400).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

FINDINGS

Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

PROPOSAL

The applicant is proposing to repair the exterior of the secondary elevations by replacing existing siding in poor condition on three facades with matching siding. The original siding is cedar bevel clapboard which is 6" by 1/2" in size. The proposed siding is of the same material and dimensions. The existing corner treatment will be replicated using vintage style metal outside corners to match existing corner hardware. SRC 230.025 (a) *Standards for Contributing Resources in Residential Historic Districts, Siding* are applicable to this project.

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony,

and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 24 110447.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement; an excerpt is included as **Attachment B** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code 230.025 (a) *Standards for Contributing Resources in Residential Historic Districts, Siding* are applicable to this project.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Historic Significance

According to nomination documents the Hewitt House was constructed by Julia and Henry C. Schultz in 1907. Schultz was a carpenter. The house was sold in 1907 to James and Mary Hewitt who lived in the house until 1919. Leslie Leith lived at the house until he passed away in 1929. The Oregon Statesman featured ads advertising a 2 room furnished basement apartment with a private entrance at this address beginning in 1938; It should be noted that the City readdressed this resource – and the address originally was 1740 Court Street NE. In 1948 two separate one-bedroom cottages were constructed in the rear of this lot. Later residents included Lawrence Oliver Olson, who unfortunately was killed in a construction accident at the Oregon State School for the Deaf in 1961. He was a crane operator at Salem Sand and Gravel Co. and had lived in Salem for 7 years. In 1966 the City Council considered a petition from Hattie Ness to change the zoning from R1 to R2, in order to allow several other apartments within the resource. The resource is historic contributing to Salem's Court Chemeketa Historic

District.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from Salem Revised Code 230.025 (a) *Standards for Contributing Resources in Residential Historic Districts, Siding* are applicable to this project.

FINDINGS:

Sec. 230.025. - Standards for historic contributing buildings in residential historic districts.

(a) Siding, exterior trim and minor architectural features.

*(1) **Materials.** The replacement materials are the same type and quality as the original siding, exterior trim or minor architectural feature, or duplicate, to the greatest degree possible, the appearance and structural qualities of the material being replaced.*

Finding: The applicant is proposing to replace existing cedar siding with exact match cedar siding. The existing outside corner treatment is proposed to be replicated using matching metal outside corners which is the same material as the original hardware. The replacement materials are the same type and quality of the original siding and hardware. Staff finds that SRC 230.025(a)(1) has been met for the proposal.

*(2) **Design.** The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.*

Finding: The applicant is proposing to replace existing siding with exact match bevel clapboard which is 6" by 1/2" in dimension. The existing outside corner treatment is proposed to be replicated using vintage style metal outside corners to match existing historic corner hardware. The treatment will reproduce the appearance of the original siding and trim. Staff finds that SRC 230.025(a)(1) has been met for the proposal.

*(3) **Energy efficiency.** Improvements to improve energy efficiency are allowed, provided the exterior appearance of the historic resource is preserved to the greatest extent possible. Example: Adding additional insulation to attics, crawl spaces or basements.*

Finding: The applicant is proposing install house wrap under areas of repair to minimize air and water infiltration. This measure to improve energy efficiency will not be visible and will preserve the exterior appearance, therefore staff finds that SRC 230.025(a)(3) has been met for the proposal.

DECISION

Based upon the application materials deemed complete on May 20, 2024 and the findings as presented in this report, the application for HIS24-09 is **APPROVED**.



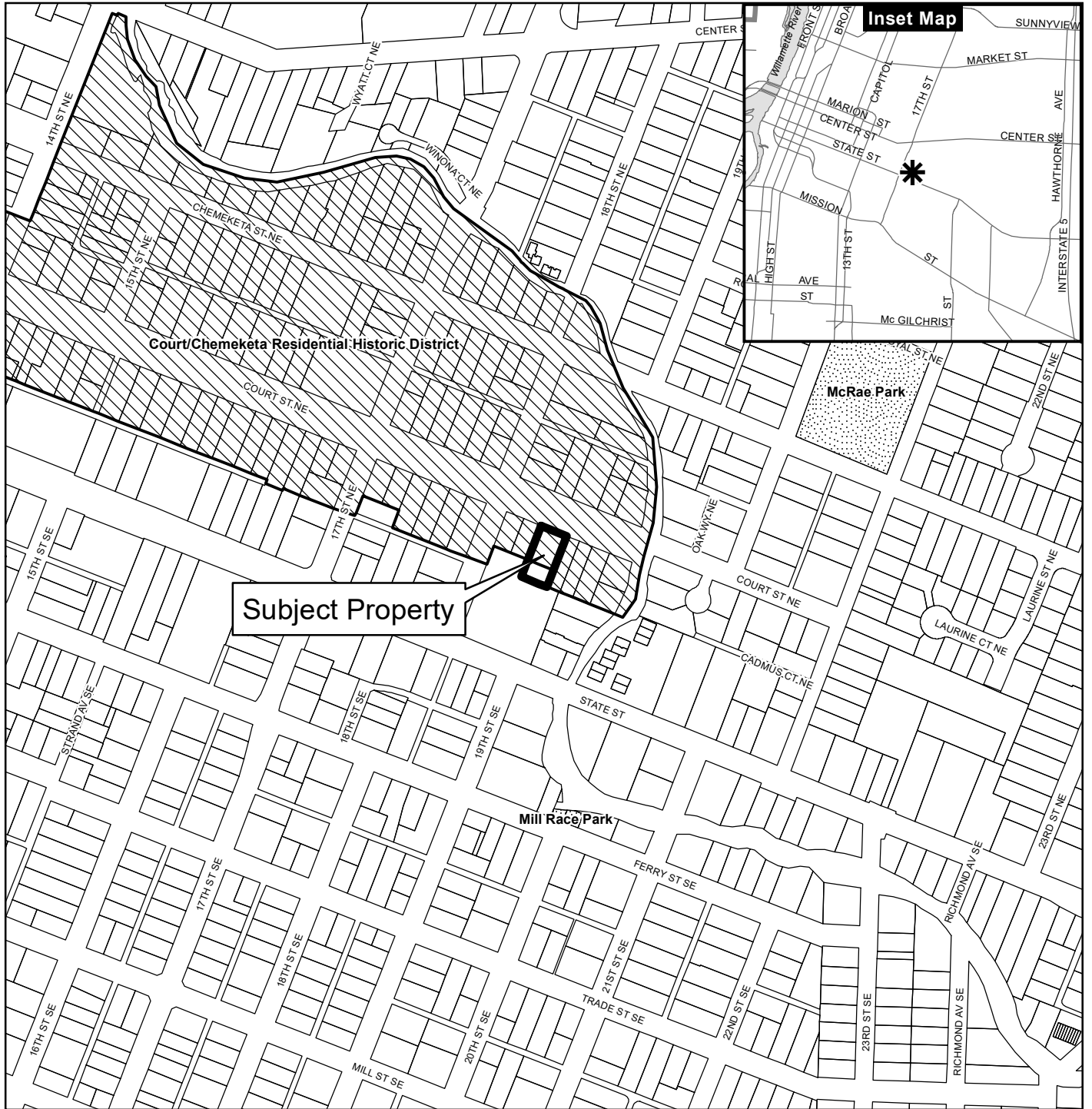
Jacob Morris, PhD
on behalf of the
Historic Preservation Officer
Planning Administrator Designee

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

*G:\CD\PLANNING\HISTORIC\CASE APPLICATION Files - Processing Documents & Staff Reports\Minor Type
I2024\Decisions\HIS24-09.1840 Court St NE.siding.docx*

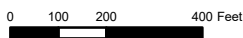
Vicinity Map

1840 Court Street NE (073W26AC07300)

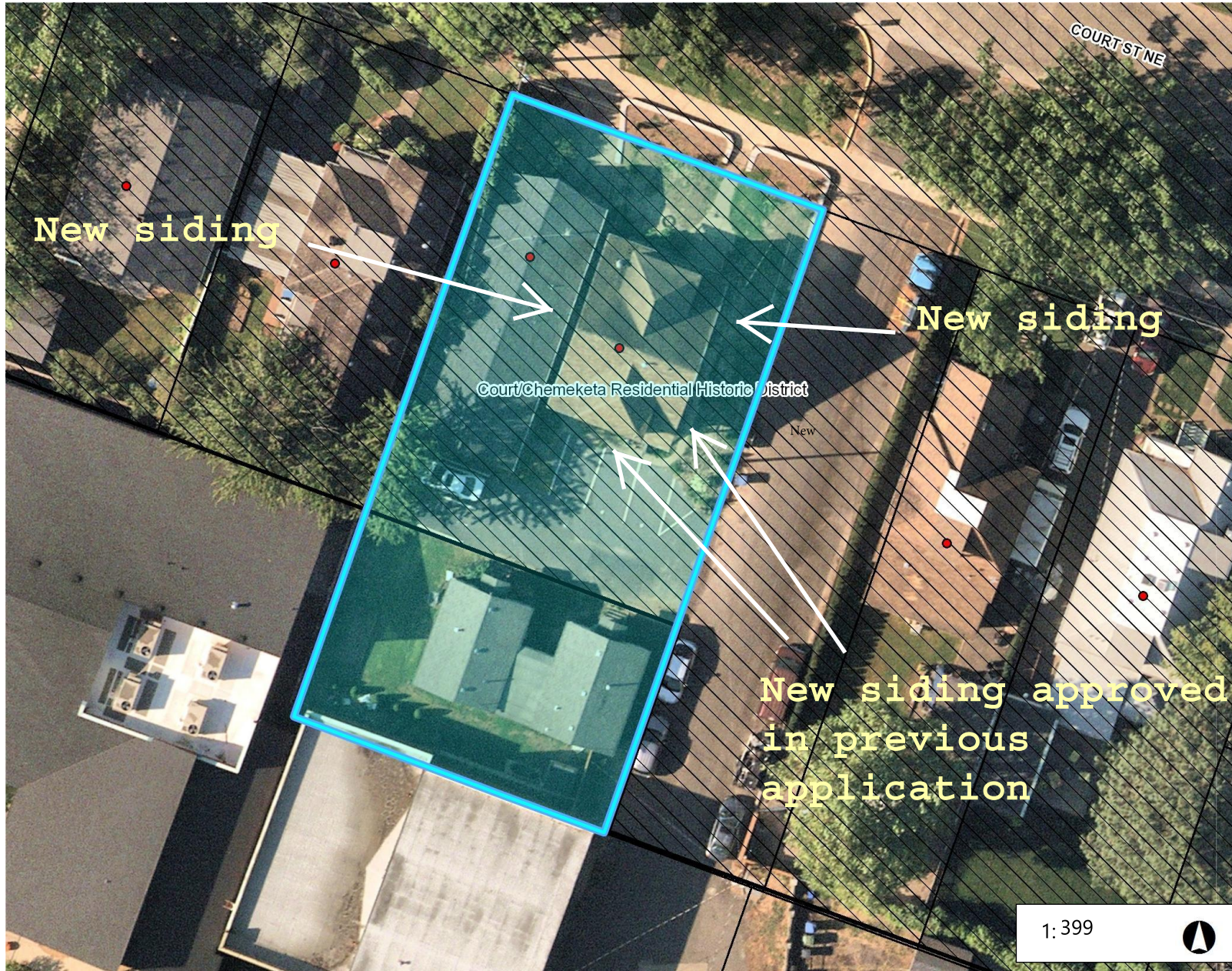


Legend

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



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Legend

- Centerline (Labels)
- Historic Buildings
- ▣ Historic Districts
- ▣ Annexations (delayed)
- ▣ Taxlots
- Creeks
 - 50 - 200
 - 200 - 640
 - 640 - 6400
 - GT 6400
- Hydrology
- Street Class
 - Future Minor Arterial
 - Future Collector
 - Major Arterial
 - Minor Arterial
 - Parkway
 - Collector
 - Highway/Freeway
- ▣ Urban Growth Boundary
- ▣ City Limit

1:399



0.01 0 0.01 0.01 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

No es

siding replacement: in-kind

Historic Alteration Review Worksheet

Site Address: 1840 Court St NE

Resource Status: Contributing Non- Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

Chose One: Commercial District Individual Resource Public District
Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
 Door
 Exterior Trim, Lintel
 Other architectural feature
 Roof/Cornice
 Masonry/Siding
 Storefront
 Window(s) Number of windows: _____

Landscape Feature:

- Fence
 Streetscape
 Other Site feature (describe)

New:

- Addition
 Accessory Structure
 Sign
 Mural
 Accessibility Ramp
 Energy Improvements
 Mechanical Equipment
 Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: 1/2 " x 6" beveled cedar lap siding Project's New Material: 1/2 " x 6" beveled cedar lap siding

Project Description

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

1. Replace cedar lap siding on the two sides of the house with new identical cedar lap siding (i.e., 1/2" x 6" beveled, primed, cedar lap). The same cedar lap siding will be used on the back of the house and part of the side of the house facing the alley. Those improvements were approved pursuant to a prior application. The corners of the siding will be finished with Primed Smooth Vintage Style Outside Corner For 1/2 X 5.5 Siding (or similar product). See attached. Also attached is a site map showing the sides on which the work will be done.

The existing siding is in poor condition. Many of the existing lap boards are warped and cracked. Replacing the siding would also enable the owner to cover the sheathing with house wrap. The sheathing boards have gaps between them of up to 1 inch. The prior tenants in the house complained that the house was very drafty. The house wrap will fix the drafts and protect the original sheathing from the elements. Class 1 Minor. 230.025(a).

2. Replace the window and door trim on the back and both sides of the house (not on the primary facade) with in-kind materials. The existing trim is very weathered.
Class 1 Minor. 230.025(a)

Alan Vanderhoff

Digitally signed by Alan Vanderhoff
Date: 2024.05.13 05:55:55 -07'00'

05/13/2024

Signature of Applicant

Date Submitted/Signed

SEARCH

[\(\) MENU](#)

Categories (Category.aspx)

[\(\) CATEGORIES](#)

HOME (/DEFAULT.ASPX) CATEGORIES (/CATEGORY.ASPX?L=1) CORNER TREATMENTS (/CORNER-TREATMENTS_C-P-0-0-1.ASPX)
 PRIMED ALUMINUM (/CORNER-TREATMENTS/PRIMED-ALUMINUM_C-P-0-0-1-2.ASPX)
 252/259 SERIES VINTAGE CORNER (/CORNER-TREATMENTS/PRIMED-ALUMINUM/252/259-SERIES-VINTAGE-CORNER_C-P-0-0-1-2-17.ASPX)
PRIMED SMOOTH VINTAGE STYLE OUTSIDE CORNER FOR 1/2 X 5.5 SIDING

Primed Smooth Vintage Style Outside Corner for 1/2 x 5.5 siding

Home [Product Details](#) [Customer Reviews](#)



Large View

Actual product color may be different than the product pictured

The 259 series corners give a retrofit or vintage look while protecting and giving a perfect mitered corner look to the outside corners of siding.

- Primed for paint
 - Decorative Craftsman or vintage look for re-model and new construction
 - For 1/2 x 5.5 siding
 - Top Nailed
-
- [Installation Instructions \(Downloads/InstallationInstructions/corner_install.pdf\)](#)