DECISION OF THE PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS19-39

APPLICATION NO.: 19-119514-DR

NOTICE OF DECISION DATE: SEPTEMBER 23, 2019

SUMMARY: A proposal to replace a retaining wall on the exterior of the Benjamin F. Harding House (c. 1884).

REQUEST: Minor Historic Design Review of a proposal to replace a retaining wall on the eastern portion of the site in front of the exterior of the Benjamin F. Harding House (c. 1884) a historic contributing building in the Gaiety Hill/Bush’s Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 1043 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CA03000).

APPLICANT: Doug Lethin on behalf of Eileen Williamson

LOCATION: 1043 High St SE / 97302

CRITERIA: Salem Revised Code (SRC) Chapter 230.025(g) Standards for Contributing Resources in Residential Historic Districts, Alterations and Additions

FINDINGS: The findings are in the attached Decision dated September 23, 2019.

DECISION: The Historic Preservation Officer, a Planning Administrator designee, APPROVED Historic Design Review HIS19-39 based upon the application materials deemed complete on September 19, 2019 and the findings as presented in this report.

This Decision becomes effective on October 9, 2019. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

The rights granted by the attached decision must be exercised, or an extension granted, by October 9, 2021 or this approval shall be null and void.

Application Deemed Complete: September 19, 2019
Notice of Decision Mailing Date: September 23, 2019
Decision Effective Date: October 9, 2019
State Mandate Date: January 17, 2020

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

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301,
no later than 5:00 p.m., Tuesday, October 8, 2019. 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 must be filed in duplicate with the City of Salem Planning Division. 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 Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission 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 at the Planning Division office, 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

HISTORIC DESIGN REVIEW CASE NO. HIS19-39

DECISION

IN THE MATTER OF APPROVAL OF MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW
CASE NO. HIS19-39
1043 HIGH STREET SE

September 23, 2019

In the matter of the application for a Minor Historic Design Review submitted by Doug Lethin on behalf of Theodore and Eileen Williamson, 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

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REQUEST: Minor Historic Design Review of a proposal to replace a retaining wall on the eastern portion of the site in front of the exterior of the Benjamin F. Harding House (c. 1884) a historic contributing building in the Gaiety Hill/Bush’s Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 1043 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CA03000).

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

DECISION

APPROVED based upon the application materials deemed complete on September 19, 2019 and the findings as presented in this report.

FINDINGS

1. 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.
2. Analysis of Minor Historic Design Review Approval Criteria

Finding: The applicant is proposing to replace the failed retaining wall on the exterior of the eastern end of the Benjamin F. Harding House abutting the sidewalk adjacent to High Street SE. The proposed new retaining wall will be cast in place poured concrete, in a design reflecting the failed stone retaining wall that was previously in this location. The retaining wall will be approximately 15" in height and 6" wide and will be topped by a concrete wall cap. (Attachment B). The applicant is also proposing to install new fencing and lighting, and is proposing to replace the existing brick stairs with new concrete stairs. This portion of the proposal will be reviewed under a separate application (HIS19-38) by the Historic Landmarks Commission. Staff determined that the following standards from SRC 230.025(g) Standards for Contributing Resources in Residential Historic Districts, Alterations and Additions are applicable to this project.

FINDINGS:

Criteria: 230.025 (k) Retaining walls. Retaining walls may be added to sites of historic contributing buildings, provided the retaining wall will not result in the removal or destruction of site features identified as significant on the historic resource inventory for the district.

(1) Materials. The retaining wall shall be constructed of traditional materials that were available during the period of significance. Example: If the period of significance is 1920-1940 the materials that were available included, but were not limited to, rusticated stone, formed concrete, poured concrete, and brick.

Finding: The applicant is proposing to replace the failed retaining wall with cast in place formed concrete. Staff finds that this standard has been met.

(2) Design. Retaining walls shall be no taller than two feet in the front and four feet on the side and rear yard.

Finding: The proposed retaining wall will be located in the front and will be 15" in height. Staff finds that this standard has been met.
DECISION

Based upon the application materials deemed complete on September 19, 2019 and the findings as presented in this report, the application for HIS19-39 is APPROVED.

Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant’s Submittal Materials

G:\CD\PLANNING\HISTORIC\DECISIONS\2019\HIS19-39 1043 High Street.docx
Historic Alteration Review Worksheet

Site Address: 1043 High St S.E.

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:

<table>
<thead>
<tr>
<th>Architectural Feature:</th>
<th>Landscape Feature:</th>
<th>New:</th>
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<td>□ Mechanical Equipment</td>
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<tr>
<td>□ Window(s) Number of windows:</td>
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<td>□ Primary Structure</td>
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Will the proposed alteration be visible from any public right-of-way? □ Yes □ No

Project's Existing Material: Concrete   Project's New Material: Concrete

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:

Replace retaining wall adjacent to High St.
- Cast in place poured concrete 15" high, 6’’ w
- Clay brick capital w 7 1/2” Brick
- Poured concrete steps

Signature of Applicant

Date Submitted/Signed

City of Salem Permit Application Center – 555 Liberty Street SE / Room 320 – Salem, OR 97301 / (503) 588-6213
DRAFT
THIS SKETCH SHOWS ELEMENTAL PROPORTION & POSITIONING ONLY

POSTS

STEPS

LANDSCAPING

WALL & FENCING

PROPOSED DESIGNS on SEPARATE DETAIL SHEETS
Williamson Front Wall Detail

Front Elevation

- Hoop/ staple: 1/2" round stock steel
- Picket: 10 guage steel
- Linden leaf finial
- Solder course brick & mortar capital
- Concrete wall
- Sidewalk level
- Sidewalk footing (2)
- Weep hole
- Rebar horizontals
- Rebar, vertical

Side Elevation

- Custom steel fencing
- Standard masonry brick capstone installed w/ slight drainage slope
- 1" reveal-up to streetside, solder course used tumbled clay brick, 7" x 2-1/2" x 2-1/2" (install around flange & bracket for fencing panels)
- Landscape grade
- Final grade
- 2-3" ft
- 4" fixed perforated drain pipe w/ sock in bed of course washed sand/turkey grit gravel
- Compacted aggregate fill
- Rebar horizontals
- Rebar verticals
- Prepared compacted subgrade
- 2' ft

A Wall Restoration Project

Situs Address:
Eileen & Ted Williamson
1043 High Street SE
Salem, OR 97302

Detail by:
Elizabeth Powers, Principal Designer
The Garden Angels
P.O. Box 3333
Salem, OR 97302
503-492-5440
27-Aug, 2019

The Garden Angels
Heavenly Landscape Design