



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Major Historic Design Review Case No. HIS20-24
PROPERTY LOCATION:	1705 Court St NE, Salem OR 97301
SUMMARY:	A proposal to rehabilitate the front porch and replace the stairs, siding and non-original windows on the front facade of the Denison House (1910).
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY.</p> <p><u>Historic Landmarks Commission, Thursday, October 15, 2020 at 5:30 p.m.</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<p>Both written and in-person comments will be accepted on this case. Only those participating by submitting written testimony, or testifying during the digital hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Zachery Cardoso at zcardoso@cityofsalem.net or 503-540-2347 by <u>Thursday, October 15, 2020 at 3:00 P.M.</u> to receive instructions.</p>
CASE MANAGER:	Kimberli Fitzgerald, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<p><i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i></p> <p>Northeast Neighbors (NEN), Nancy McDaniel, Land Use Co-Chair; Phone: 503-585-1669; Email: nancmdann@yahoo.com; Laura Buhl, Land Use Co-Chair; Email: buhll@yahoo.com. Northeast Neighbors (NEN), Joan Lloyd, Historic Land Use; Email: jello879@gmail.com.</p>
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 230.065 General Guidelines for Historic Contributing Resources</p> <p>Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode. Type in the chapter number(s) listed above to view the applicable criteria.</p>

OWNER(S):	David F Dahl
APPLICANT / AGENT(S):	Leah McMillan on behalf of David Dahl
PROPOSAL REQUEST:	Major Historic Design Review of a proposal to rehabilitate the front porch and replace the stairs, siding and non-original windows on the front facade of the Denison House (1910), a historic contributing building in the Court Chemeketa Historic District in the RD (Single Family Duplex Residential) zone, and located at 1705 Court Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26AC06200).
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 20 114436
NOTICE MAILING DATE:	September 25, 2020

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

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

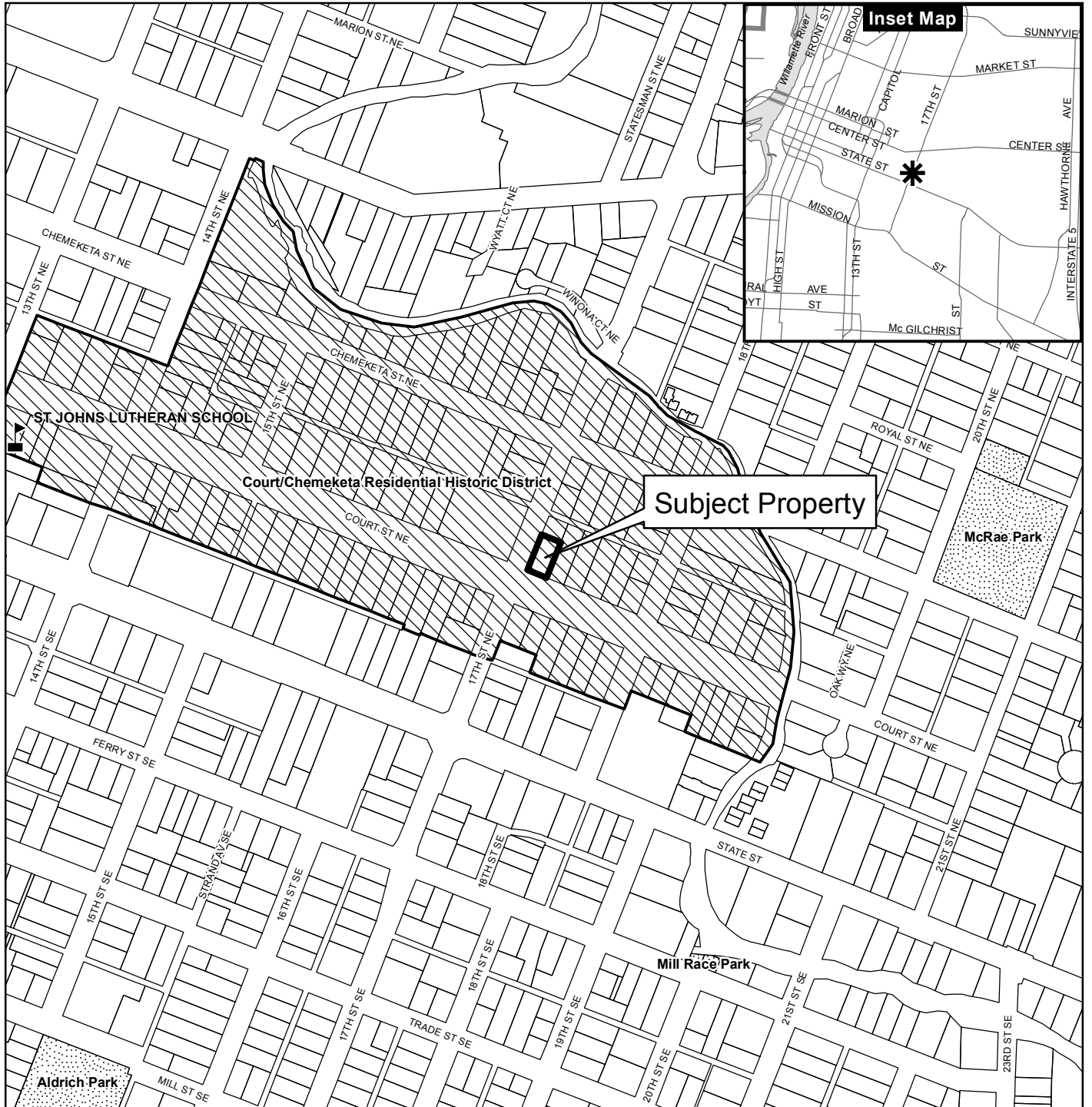
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community

Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map

1705 Court Street NE (073W26AC06200)



Legend

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

CITY OF Salem

 AT YOUR SERVICE

 Community Development Dept.

0 100 200 400 Feet

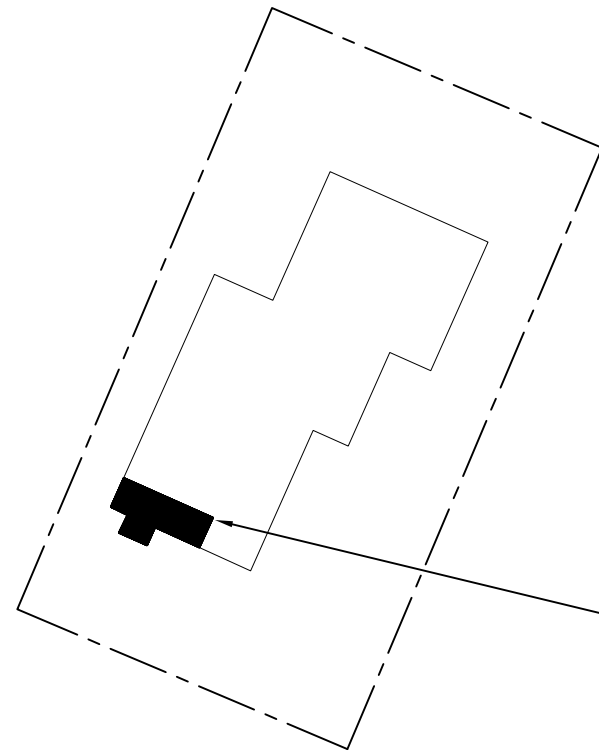
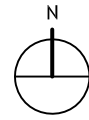


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LOCATION MAP

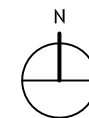
NTS



AREA OF WORK
PORCH, FACADE
AND ENTRY ONLY

SITE PLAN

1" = 300'



GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH THE 2017 EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE AND ANY APPLICABLE BUILDING CODES OF STATE OF OREGON, COUNTY OF MARION OR THE CITY OF SALEM.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. THIS HOME IS EXISTING. ANY ALTERATIONS ARE EXTERIOR OR IN NON HEATED SPACES.
5. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. A SMOKE-DEVELOPED FACTOR NOT TO EXCEED 450 AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER.
6. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH WHICH THEY PENETRATE.
7. STAIR RUNS WITH FOUR OR MORE RISERS OR WITH OPEN SIDE, TO HAVE CONTINUOUS HANDRAIL. ALL HANDRAILS SHALL BE AT 34" ABOVE TREAD NOSING AND CONFORM TO ORSC HANDGRIP DIMENSIONS. ENSURE 1 1/2" MINIMUM BETWEEN INDEPENDENT HANDRAILS AND ADJACENT WALL OR GUARDRAIL. ENDS SHALL RETURN TO WALL OR NEWEL OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS. EXTERIOR STAIRS WITH 3 OR FEWER RISERS DO NOT NEED TO HAVE LANDINGS (OTHER THAN THE MAIN EGRESS DOOR).

PROJECT INFO

073W26AC06200
ZONE RD

SCOPE OF WORK: EXIST CONTRIBUTING HISTORIC BUILDING. PORCH REMODEL, REPLACED WINDOWS, REPAIR TRIM, SIDING AREA.

NO NEW SQUARE FOOTAGE.

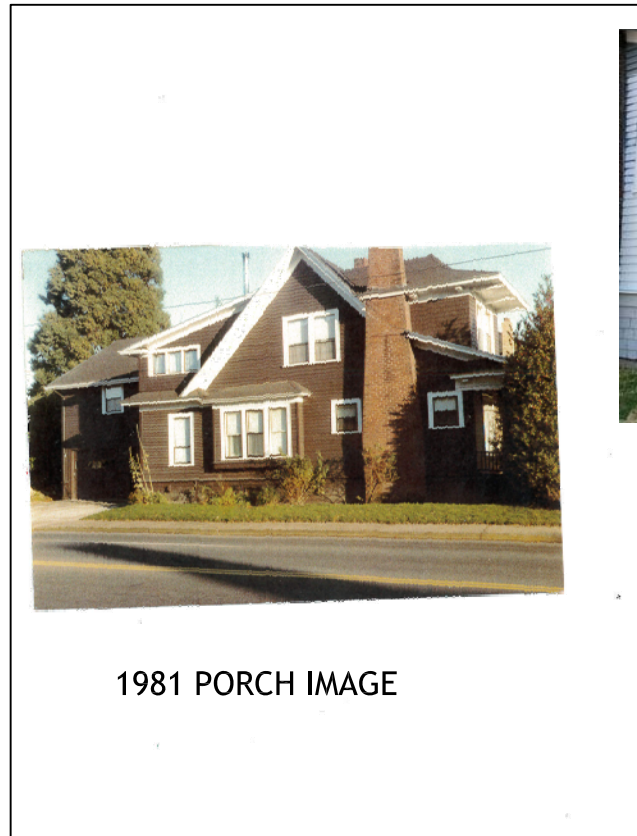
OWNER:
DAVID DAHL
1705 COURT ST
SALEM, OR

ARCHITECT:
MILL CREEK ARCHITECTURE, LLC
CONTACT: LEAH McMILLAN
503.580.4171

CONTRACTOR:
TBD



503.580.4171
leah@millcreekarch.com



1981 PORCH IMAGE



EXISTING HOUSE AND PORCH

INDEX

- A1.0 SITE AND TITLE
- A2.0 DEMO PLAN
- A2.1 PROPOSED PLAN
- A3.1 ELEVATIONS
- A3.2 SECTIONS
- A3.3 OWS CATALOGUE DETAILS
- DOOR AND WINDOW SPECS



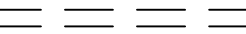
1705 COURT ST NE
PORCH REMODEL
SALEM, OR

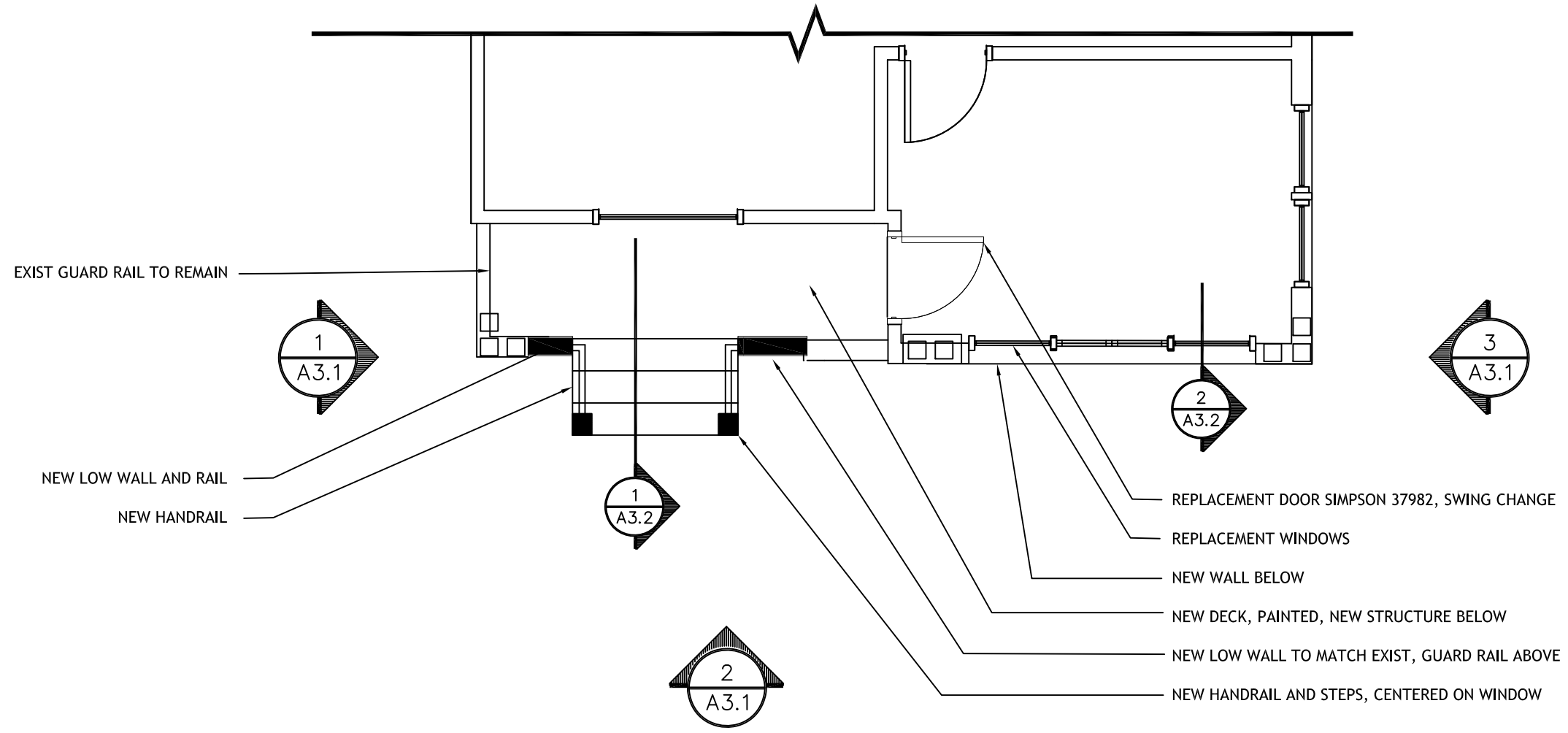
A1.0

9/22/20
TITLE

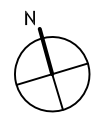
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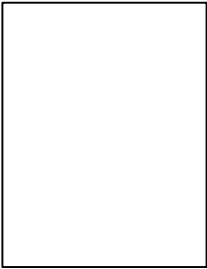
-  NEW WALL
-  EXISTING WALL TO REMAIN
-  DEMO



1 PROPOSED PLAN
1/4" = 1'-0"



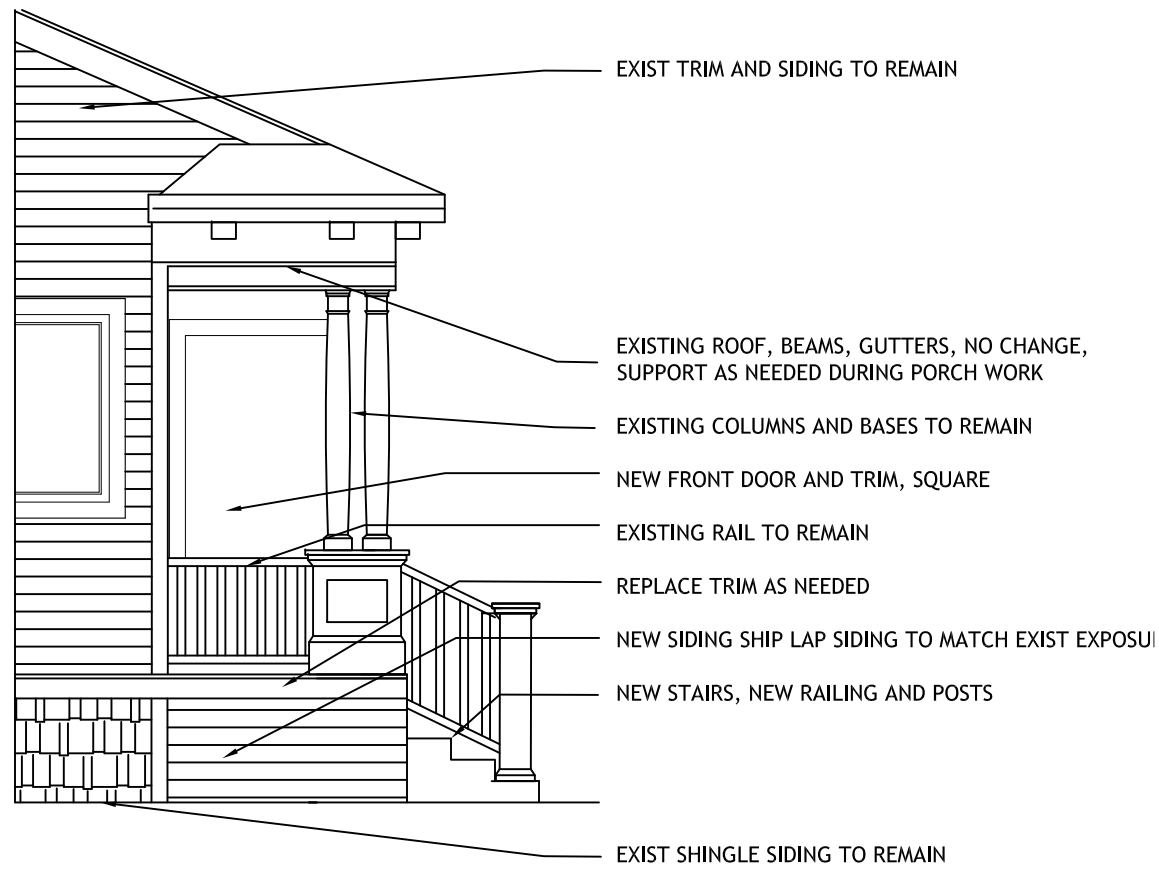
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PORCH REMODEL
SALEM, OR



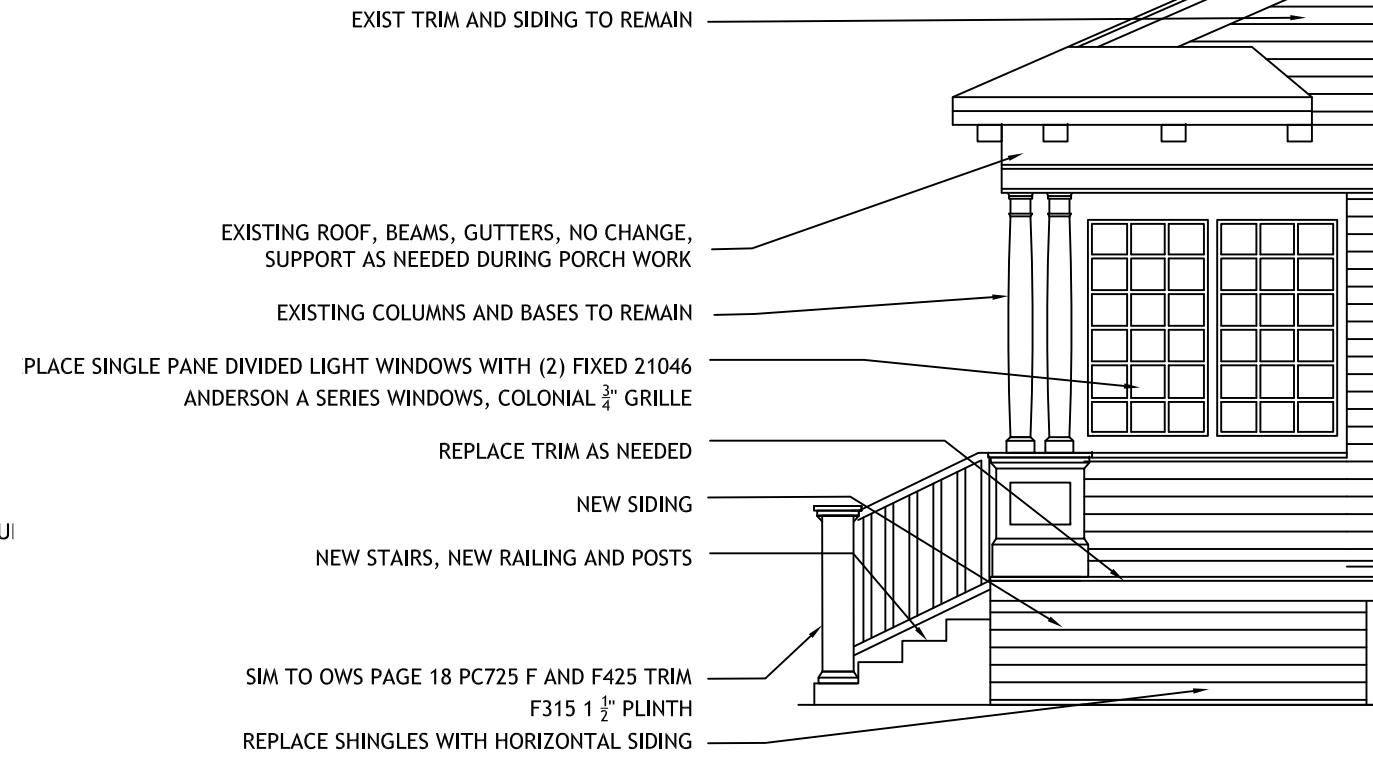
A2.1
9/22/20
FLOOR PLAN



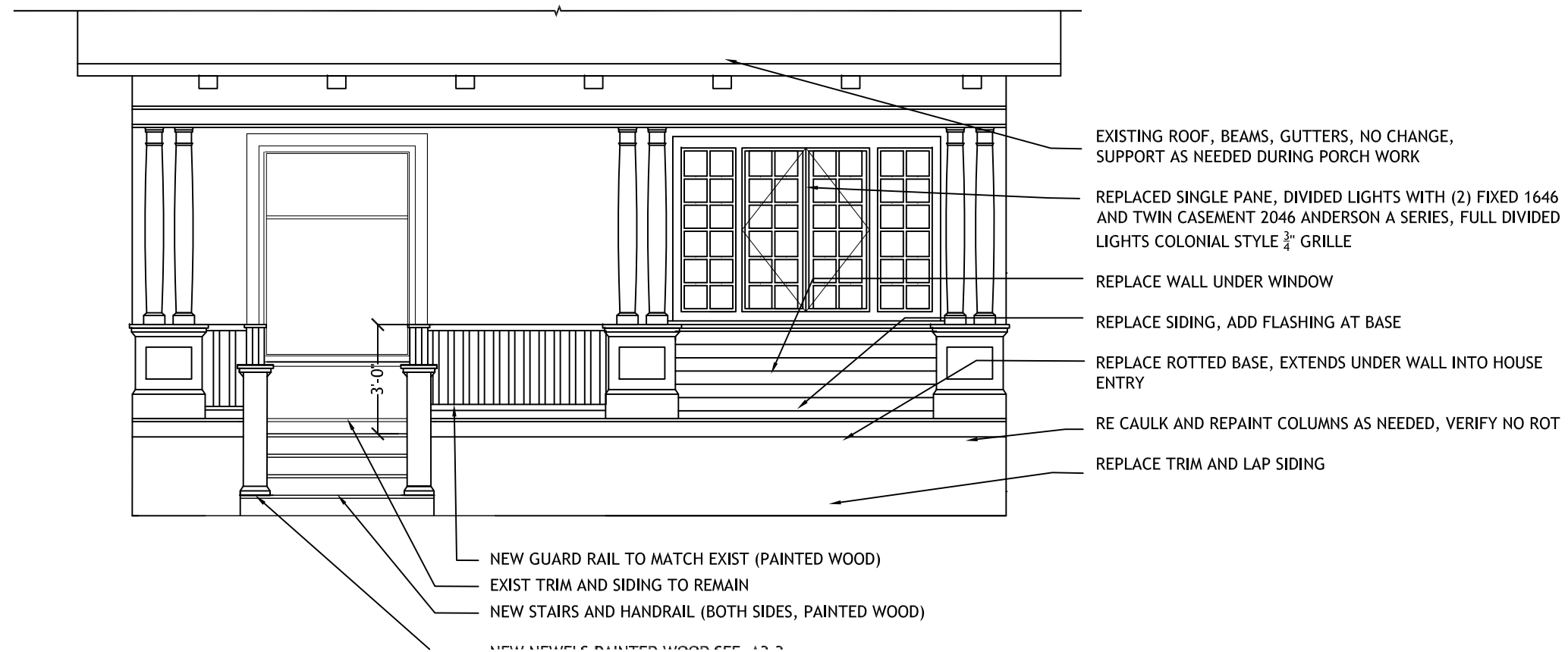
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drawing is not to scale.



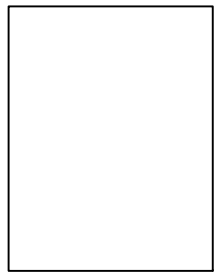
1 ELEVATION
1/4" = 1'-0"

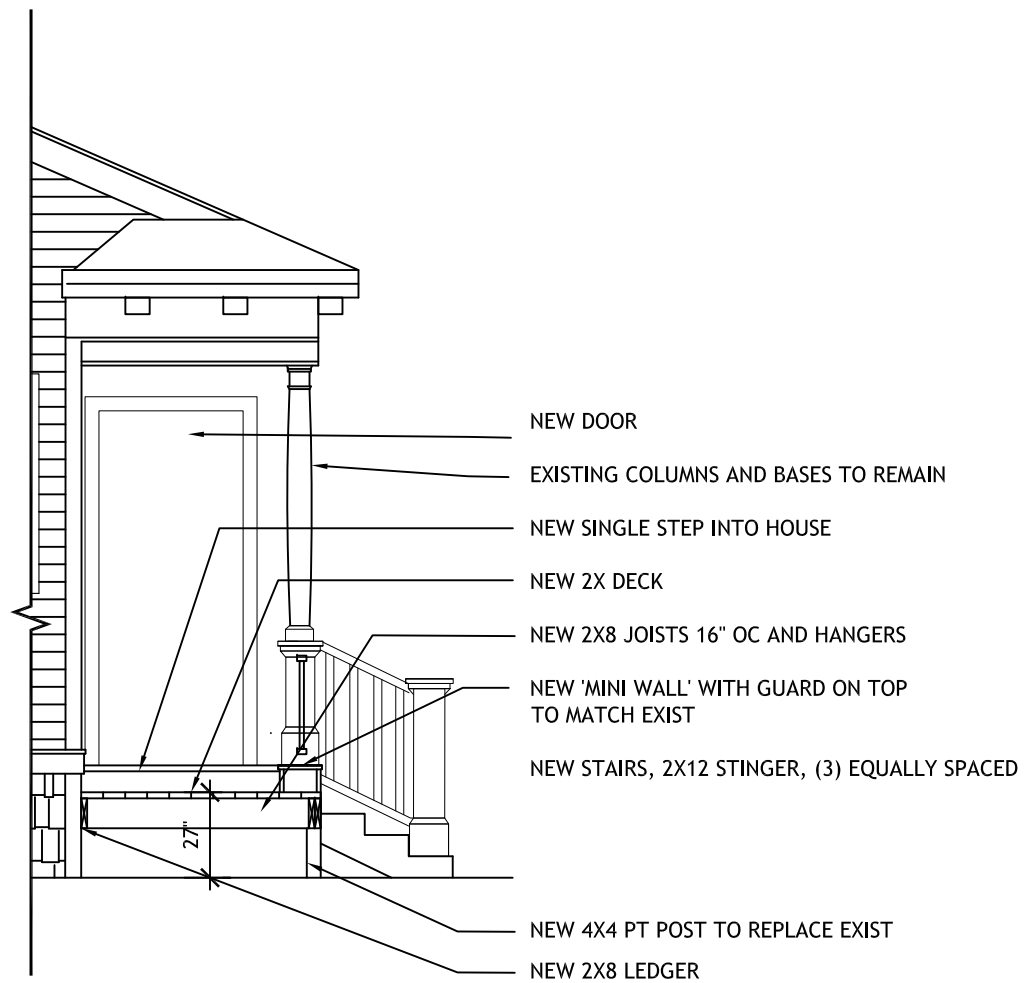


3 ELEVATION
1/4" = 1'-0"



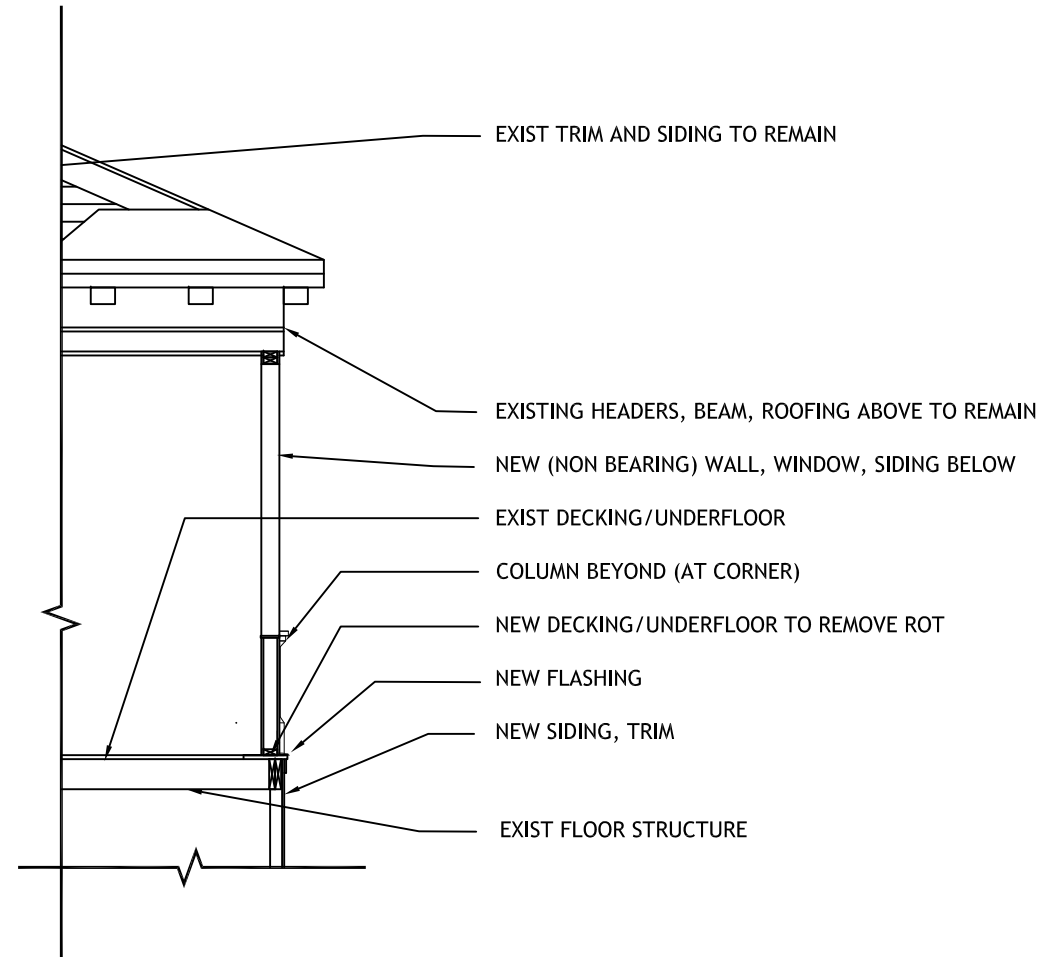
2 ELEVATION
1/4" = 1'-0"





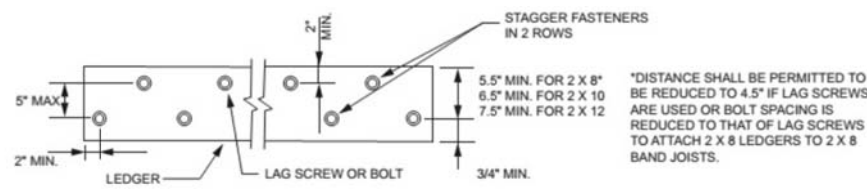
1 SECTION
1/4" = 1'-0"

- NEW DOOR
- EXISTING COLUMNS AND BASES TO REMAIN
- NEW SINGLE STEP INTO HOUSE
- NEW 2X DECK
- NEW 2X8 JOISTS 16" OC AND HANGERS
- NEW 'MINI WALL' WITH GUARD ON TOP TO MATCH EXIST
- NEW STAIRS, 2X12 STINGER, (3) EQUALLY SPACED
- NEW 4X4 PT POST TO REPLACE EXIST
- NEW 2X8 LEDGER



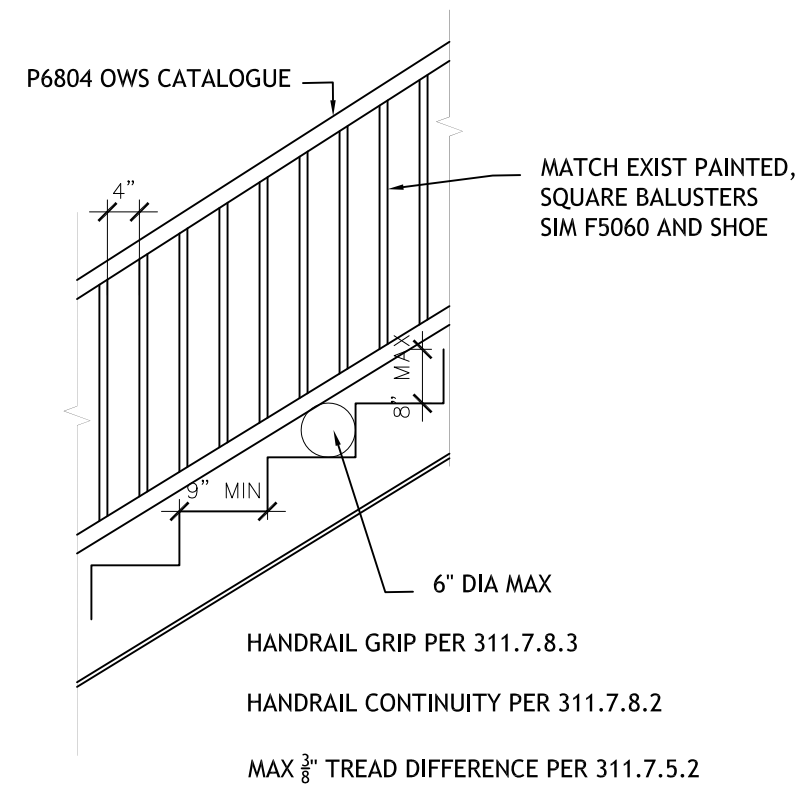
2 SECTION
1/4" = 1'-0"

- EXIST TRIM AND SIDING TO REMAIN
- EXISTING HEADERS, BEAM, ROOFING ABOVE TO REMAIN
- NEW (NON BEARING) WALL, WINDOW, SIDING BELOW
- EXIST DECKING/UNDERFLOOR
- COLUMN BEYOND (AT CORNER)
- NEW DECKING/UNDERFLOOR TO REMOVE ROT
- NEW FLASHING
- NEW SIDING, TRIM
- EXIST FLOOR STRUCTURE



3 LEDGER ATTACHMENT
NTS

*DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACH 2 X 8 LEDGERS TO 2 X 8 BAND JOISTS.



4 STAIR AND HANDRAIL
1/2" = 1'-0"

- HANDRAIL GRIP PER 311.7.8.3
- HANDRAIL CONTINUITY PER 311.7.8.2
- MAX 3/8" TREAD DIFFERENCE PER 311.7.5.2



503.580.4171
leah@millcreekarch.com



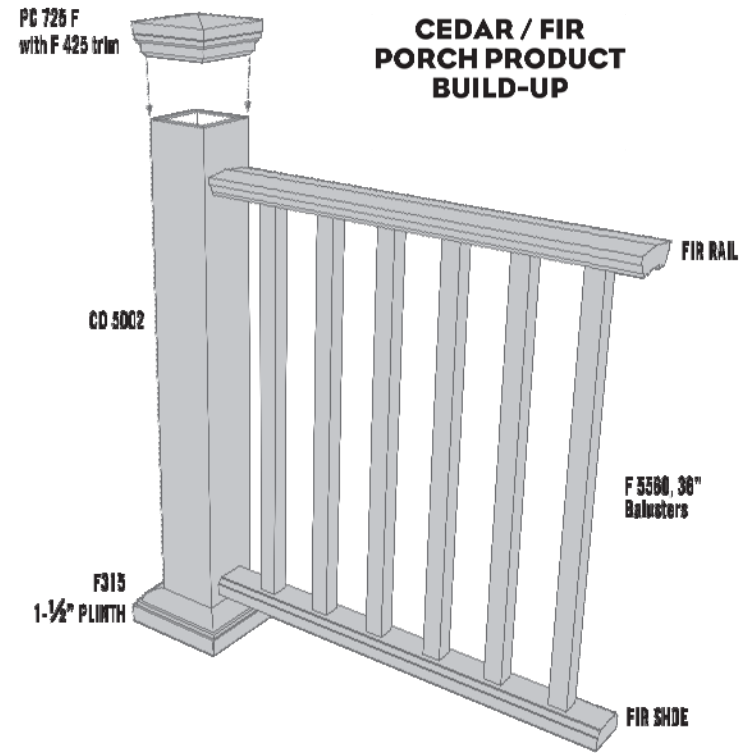
1705 COURT ST NE
PORCH REMODEL
SALEM, OR



A3.2
9/22/20
SECTION

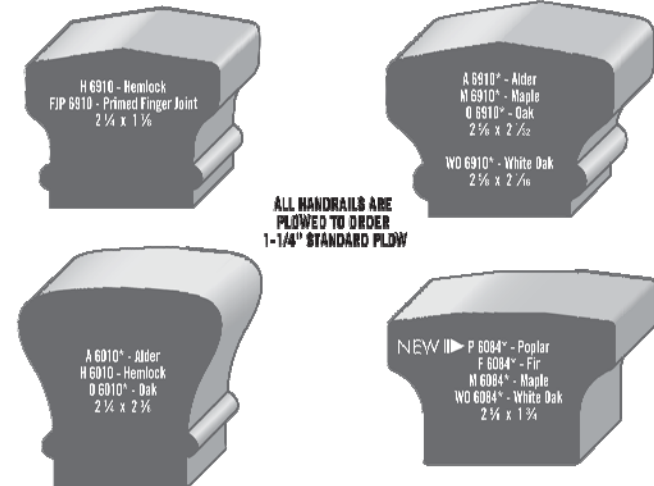


If bar is not 1" drawing is not to scale.



**CEDAR / FIR
PORCH PRODUCT
BUILD-UP**

HAND RAIL



ALL HANDRAILS ARE
PLOWED TO ORDER
1-1/4" STANDARD PLOW

*Horizontal rail may have joints.
Dimensions may change due to manufacturing variations.

1 **OWS DETAILS**
NTS



503.580.4171
leah@millcreekarch.com



1705 COURT ST NE
PORCH REMODEL
SALEM, OR



A3.3
9/22/20
SPEC



If bar is not 1"
drawing is not to scale.

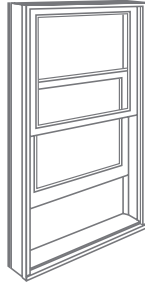
ARCHITECTURAL AUTHENTICITY,
UNPARALLELED PERFORMANCE



A-SERIES WINDOWS

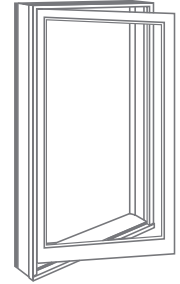
DOUBLE-HUNG WINDOWS

Double-hung windows have two operating sash (glass panels) that move up and down allowing for ventilation on the top, bottom or both. With a tilt-in feature for easy cleaning, these windows are ideal around patios, decks and walkways.



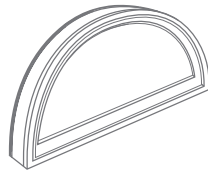
CASEMENT & AWNING WINDOWS

Casement windows are hinged on the side and crank open outward to the left or right allowing for full top to bottom ventilation. Awning windows are hinged on the top and open outward from the bottom, allowing for ventilation and protection from the rain. Both styles can be grouped in stunning combinations for a better view.



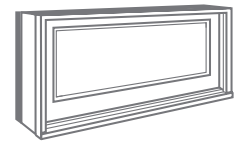
SPECIALTY WINDOWS

Specialty windows are stationary (non-opening) windows characterized by their special shapes, including curves and dramatic angles. They can make a signature statement in your home or provide a delicate lighting accent.

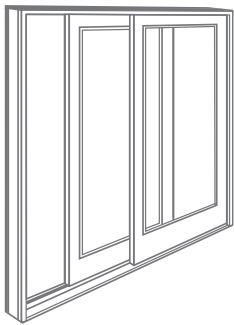


VENTING & STATIONARY TRANSOM WINDOWS

Transom windows can be used in window combinations or placed above doors to let in light and fresh air while adding style and curb appeal. Available as a venting window that is hinged at the top and opens outward or as a stationary (non-operating) window.

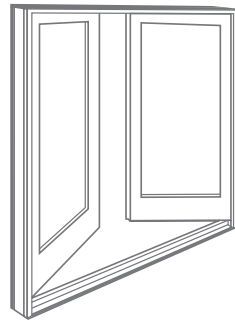


A-SERIES FRENCHWOOD® PATIO DOORS



FRENCHWOOD GLIDING PATIO DOORS

Gliding patio doors have at least one door panel that glides horizontally past another door panel. They fit into tighter spaces than hinged doors because their panels don't interfere with your room or patio.



FRENCHWOOD HINGED PATIO DOORS

Inswing patio doors open into the interior of your home, saving room for smaller exterior areas such as balconies or patios. Outswing patio doors open outward, giving you more space inside your home. Both doors feature traditional French styling that goes well with any home style.



FRENCHWOOD TRANSOMS & SIDELIGHTS

Transoms go above a door while sidelights flank one or both sides of the door. Alone or combined, they can turn your doorway into a focal point while letting more natural light into your home's entryway.



All windows and patio doors are available in custom sizes.

ARCHITECTURALLY AUTHENTIC GRILLES

Andersen® A-Series windows and patio doors offer a variety of grille types and grille patterns, making it easy to fit both your style and your home's. For a signature look, we'll also work with you to create custom grille designs.



Specified Equal Light



Specified Equal Light

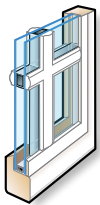


Specified Equal Light



Custom

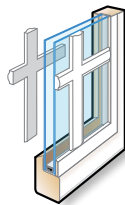
To see all the standard patterns available for a specific window or door, see your Andersen supplier.



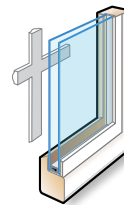
Permanent exterior
Permanent interior
with spacer



Permanent exterior
Permanent interior



Permanent exterior
Removable interior



Removable interior



Finelight™
Grilles-
Between-
the-Glass®

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of your window with a spacer between the glass.

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight grilles-between-the-glass are installed between the glass panes and feature a contoured ¾" or 1" profile.

Grille Bar Widths



¾"



7/8"



1 1/8"



2 1/4"

Cross section of grilles showing standard widths and profiles.

Our 2 ¼" wide grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

SCREEN OUT THE INSECTS, NOT THE VIEW

Optional insect screens are available for all A-Series products. Patio doors feature conventional Andersen fiberglass insect screens. For windows, choose aluminum insect screens, or TruScene® insect screens that provide a clearer view, help bring the outdoors into your home and are less noticeable from the street.



*7/8", 1 1/8" and 2 1/4" not available in Finelight grilles-between-the-glass.

BEST-IN-CLASS GLASS

Glass can affect energy efficiency more than any other part of a window or patio door — and not all glass performs the same. Some types of glass do a better job at insulating your home. Others provide greater clarity. You can even choose glass to filter out specific kinds of light. Andersen offers one of the industry’s widest arrays of glass options, enabling you to find the right choice for your climate and your home. Choose from these High-Performance glass options.

GLASS		ENERGY		LIGHT	
		U-Factor <small>How well a product prevents heat from escaping.</small>	Solar Heat Gain Coefficient <small>How well a product blocks heat caused by sunlight.</small>	Visible Light Transmittance <small>How much visible light comes through a product.</small>	UV Protection <small>How well a product blocks ultraviolet rays.</small>
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Triple-Pane with Low-E coatings on two surfaces	Three panes of glass combine with either argon gas blend air or Low-E coatings to provide enhanced energy performance.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ●
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of March 2019. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.



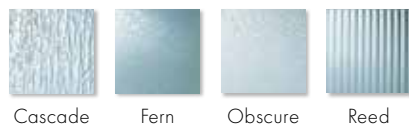
Additional glass options are also available. Visit andersenwindows.com/glass or see your Andersen supplier.

HEATLOCK® TECHNOLOGY

Our HeatLock coating can increase the energy efficiency of any A-Series window or patio door with Low-E4 or SmartSun glass. Applied to the room-side glass surface, it reflects heat back into the home for improved performance.

PATTERNED GLASS

Patterned glass lets in light while obscuring vision and adds a unique decorative touch to your home. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



STORMWATCH® PRODUCTS

Andersen® A-Series products are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. Visit andersenwindows.com/coastal for more information and see your local building code official for specific requirements in your area.



37982 — THERMAL SASH (SDL)



SERIES: Exterior French & Sash Doors

TYPE: Exterior French & Sash

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.





Construction Type:

Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

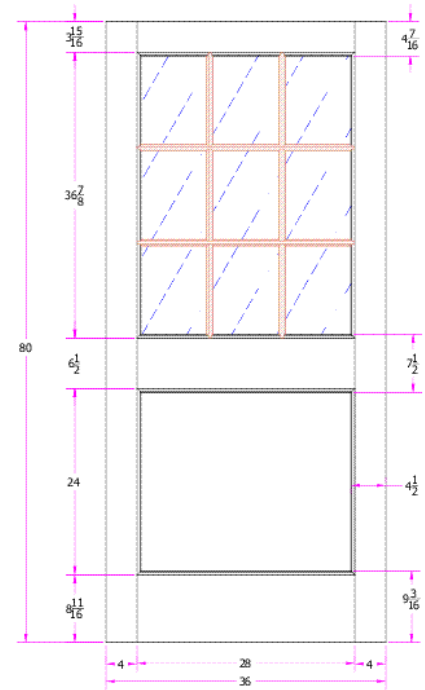
Panels: 3/4" VG Flat Panel

Glass: 3/4" Insulated Glazing

STANDARD FEATURES

-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  Privacy Rating: 1

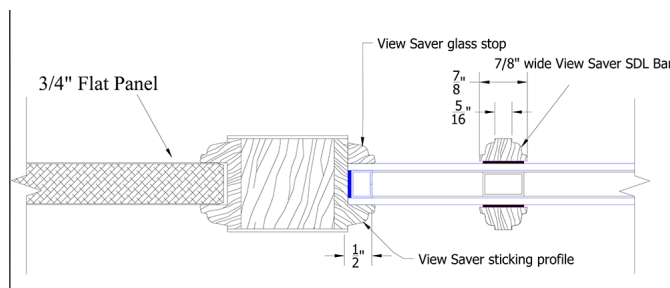
DETAILED DRAWING



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO

1 cm

DETAILS



(Standard)