

FOR THE MEETING OF: April 15, 2021
AGENDA ITEM: 5.a

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: April 15, 2021

CASE NO.: Historic Design Review Case No. HIS21-02

APPLICATION SUMMARY: A proposal to construct a new two story house.

LOCATION: 1500 Summer Street SE

REQUEST Major Historic Design Review of a proposal to construct a new two story house within the Gaiety Hill/Bush's Pasture Park National Register Historic District on property zoned RS (Single Family Residential) and located at 1500 Summer Street SE, (Marion County Assessors Map and Tax Lot number: 073W34AB00600).

APPLICANT(S): Sarah Harris on behalf of Michael Davis

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230 230.035 Standards for New Construction in Residential Historic Districts

RECOMMENDATION: **APPROVE** with the following Conditions of Approval:

Condition 1: In order to reduce the potential adverse effect of the construction on the existing oak trees proposed for retention on the eastern portion property, the applicant shall utilize a pier style foundation under the eastern porch instead of a traditional foundation wall or slab so the building pressure is limited to these pier locations.

Condition 2: The proposed retaining walls shall be terraced, so that no section of the retaining wall exceeds 4' in height.

BACKGROUND

On March 5, 2021, the applicant submitted materials for a Major Historic Design Review for constructing a new two story house located at 1500 Summer Street SE.

Supplemental materials were submitted on March 8th, 9th, and 23rd and the application was deemed complete for processing on March 25, 2021.

Notice of public hearing was sent by mail to surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on March 26, 2021 (**Attachment A**). Public hearing notice was also posted on the property on April 3, 2021 in accordance with the posting provision outlined in SRC 300.620. The City of Salem Historic Landmarks Commission will hold a virtual public hearing for the case on April 15, 2021 at 5:30 p.m.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is July 23, 2021, unless an extension is granted by the applicant.

PROPOSAL

The applicant is proposing to construct a new two-story residence in the Craftsman Bungalow style on a vacant lot located at 1500 Summer Street SE.

Site: The proposed building is 2,315 square feet on the 8,820 square foot lot. The house, garage and porch along with the additional hard surface areas on the site comprise 4,925 square feet of total impervious area (55.8% coverage). A portion of the garage is partially underground (subterranean), minimizing its visibility, and there is a recessed second floor on the south side of the site. Two concrete retaining walls are proposed ranging in height from 2' to 12'. No fencing and no accessory structures are proposed.

Proposed Materials: The proposed new building will be clad in LP SmartSide/wood composition siding. The roof will be clad in dark grey/black architectural asphalt shingles. Windows will be wood clad (Andersen 2000 series).

Proposed Design: The existing site is sloped, and the proposed height at the highest peak will be 31' above the lowest grade, but due to the slope, this roof height will be only 18' above the highest adjacent grade. The design includes gabled roofs with the roof pitch of the main gables is 4:12 with the pitch of the ground floor and bump out roofs at 3:12. The design includes typical Craftsman architectural detailing such as the porch, deep overhangs, knee braces and a Porte Cochere. The proposed windows are grouped and multipaned, and typical of a Craftsman Bungalow.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

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, which is included in its entirety as **Attachment C** 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 (SRC) **230.035 Standards for New Construction in Residential Historic Districts** are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the project's conformity with the criteria. 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. The HLC shall render its 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 at the time of the nomination this lot was owned by Vernon and Mary Sackett of 1510 Winter Street SE and identified as a "vacant lot" bordering the south boundary of Bush's Pasture Park and Summer Street SE. (**Attachment B**).

3. Neighborhood and Citizen Comments

The subject property is within the South-Central Association of Neighbors (SCAN) neighborhood association. Notification of the public hearing was sent to the neighborhood association, and surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on March 26, 2021. Notice of public hearing was also posted on the subject property. Comments were received from the neighborhood association (SCAN- Historic Preservation, Parks & Gardens Committee) as well as from Mary Ann Spradlin and Jon Christenson (**Attachment D**).

Neighborhood Comments

SCAN's comments were generally in support of the proposal, however there were several questions which are summarized below along with staff responses.

SCAN Comment 1: Generally supportive of proposal- compliance with applicable criterion in SRC 230.035. *No Staff response.*

SCAN Comment 2: Unclear regarding the application of SRC 230.075 Streetscape Standards (sidewalks/historic landscape buffer zone/location of public right of way); there is no map showing clearly where the right of way is for Summer Street; Leffelle and Bush's Pasture Park (property boundary).

Staff Response: As noted below by Public Works, the proposed development is exempt from constructing City curb and sidewalk pursuant to SRC 803.040; The scope of work is limited to redevelopment of the site within the privately owned lot (Marion County Assessors Map and Tax Lot number: 073W34AB00600) and does not include any work within existing historic sidewalks that would impact the streetscape within the existing Gaiety Hill/Bush's Pasture Park Historic district, therefore SRC.230.075 does not apply to the evaluation of this proposal. See **Attachment A1** for a map showing the Right of Ways for streets abutting the subject property.

SCAN Comment 3: Generally supportive of protection of the native Oregon White Oaks; recommend a guide OSU's – Tree Protection on Construction and Development Sites. *No Staff response.*

SCAN Comment 4: Notice of the HLC Public Hearing was not posted as of April 2.

Staff Response: Public hearing notice was posted on the property on April 3, 2021. In accordance with the posting provision outlined in SRC 300.620 the posting window is no sooner than fourteen days before the hearing (April 1, 2021) and no later than ten days before the hearing (April 5, 2021).

Citizen Comments

Jon Christenson's individual comments were in support of the proposal, specifically related to the Bungalow style of the new structure. *No Staff Response.*

Mary Ann Spradlin's comments were in general support for the proposal, however she expressed concerns about the drainage, the extensive removal of the soils and potential slippage (i.e. landslide susceptibility) after redevelopment of this lot.

Staff Response: Public Works staff has indicated that at the time of Building Permit submittal, the applicant must submit a site plan identifying the location of proposed stormwater services (to address adequate storm drainage on the lot); Public Works staff has indicated that there are no areas of landslide susceptibility and no wetlands on the subject property.

4. City Department and Public Agency Comments

The Building and Safety Division has indicated that building permits are required, and that all construction within three feet of property lines is required to be of one-hour fire resistant construction, windows and doors (non-fire rated unprotected openings are not allowed within three feet of the property line).

The Planning Division has indicated that: 1) At the time of dwelling permit submittal, deed history from the date of parcel creation will be required to establish lot legality; 2) SRC 808.030(a)(2)(K) exempts the oak trees on the lot from tree removal permit requirements though preservation of mature Oregon White Oaks is encouraged- with five total trees to be planted or remain on the lot.

The Public Works Department has indicated that: 1) A site plan identifying the location of proposed water, sewer and stormwater services must be provided at the time of Building permit submittal; 2) Applicable work in right-of way permits are required for utility service installations; 3) There are no areas of landslide susceptibility on the subject property; there are no wetland areas on the property; 4) There are no City park or right-of-way tree conflicts identified; 5) The proposed development is exempt from constructing City curb and sidewalk pursuant to SRC 803.040 (**Attachment E**).

5. Historic Design Review

SRC Chapter 230.035 specifies the standards and guidelines applicable to this project. The applicant is proposing to construct a new two-story residence and retaining wall (**Attachment C**). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable guidelines.

FINDINGS

SRC 230.035 Standards for New Construction in Residential Historic Districts

New buildings may be constructed in residential historic districts, subject to the following standards:

(a)Materials. Materials shall be similar in scale, proportion, texture, and finish to those found on nearby historic structures.

Finding: The applicant is proposing to utilize wood composite (LP Smartside), architectural asphalt shingles and brick on the exterior. Windows will be wood clad. Staff recommends that the HLC find that these materials are similar in scale, proportion and finish to those found on residential historic resources within the Gaiety Hill/Bush's Pasture Park Historic District and that SRC 230.035(a) has been met.

(b)Design.

(1) The design shall be compatible with general character of historic contributing buildings in the historic district. Factors in evaluating compatibility include, but are not limited to:

(A)The height, width, proportions, size and scale is consistent with those used in similar historic contributing buildings in the district generally.

Finding: The applicant is proposing a two-story Craftsman Bungalow style residence. Houses within the Gaiety Hill/Bush's Pasture Park are typically two stories in height. In particular, the residences in the district along the west side of High Street fronting Bush's Pasture Park are all two stories in height with front porches and dormers typical of the Craftsman Bungalow style. Therefore, staff recommends that the HLC find that the proposed new building is similar in height and style and consistent with historic contributing buildings in the district generally thereby meeting SRC 230.035(b)(1)(A).

(B)The new building is similar in size and scale to other buildings in the district such that a harmonious relationship is created in relationship to the district.

Finding: This proposed structure is slightly larger in scale than a majority of residential Craftsman Bungalows within the surrounding district; however; through a unique approach to design (i.e. the subterranean garage), and the location on the sloped site, the impact of both the scale and height of the proposed structure have been minimized. Therefore, staff recommends that the HLC find that SRC 230.035 (b)(1)(B) has been met.

(C)The design reflects, but does not replicate, the architectural style of historic contributing buildings in the district.

Finding: While the proposed design of the building utilizes Craftsman detailing such as knee braces, deep eaves and brackets typical of a Craftsman Bungalow, the proposed form of the building is not typical of a historic era Bungalow found within the District. For example, the proposed porch is not limited to the front façade, but instead wraps around the building to the north. While the detailing of the proposed house reflects the architectural style, the form does not replicate it, which is consistent with this design criterion.

Therefore, staff recommends the HLC find that the proposal reflects, but does not replicate the style of historic contributing Craftsman Bungalows within the Gaiety Hill/Bush's Pasture Park Historic District, thereby meeting SRC 230.035(b)(1)(C).

(D)Architectural elements are used that are similar to those found on historic contributing buildings in the district.

Finding: The applicant has proposed architectural elements similar to those found on Craftsman style houses within the district. In addition to knee braces and under eave brackets, the applicant has proposed vertical attic vents, a Porte cochere and window band groupings that reflect architectural elements found throughout the Gaiety Hill/Bush's Pasture Park Historic District. Staff recommends that the HLC find that SRC 230.035 (b)(1)(D) has been met.

(E) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district.

Finding: The applicant has proposed architectural elements that include a porch that wraps around two sides of the home. Proposed windows are multi-light casement or double-hung and grouped in bands of two or three. Overall, the architectural elements found throughout the proposed residential structure reflect the spacing, placement and scale of similar architectural elements found on resources throughout the Gaiety Hill/Bush's Pasture Park Historic District. Staff recommends that the HLC find that SRC 230.035 (b)(1)(E) has been met.

(F) The front facade is designed with human-scaled proportions that are compatible with adjacent buildings and the district as a whole.

Finding: The front façade of the proposed new residential structure faces Summer Street SE and is designed with human scaled proportions typical of a residential building in the Gaiety Hill/Bush's Pasture Park Historic District. The front façade is set upon the natural grade at Summer Street SE, with the second story and garage located at the rear of the site and set into the slope. Visual details such as the Porte Cochere and the wrap around porch are design elements that ensure the front façade is human scaled and typical of a residential structure. Staff recommends that the HLC find that there SRC 230.035 (b)(1)(F) has been met for this proposal.

(G) The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.

Finding: The building meets the existing setbacks for the underlying zone, and its orientation on the site, and spacing from adjacent buildings within the immediate vicinity are typical for residential resources found within the Gaiety Hill/Bush's Pasture Park District. Therefore, staff recommends that the HLC find that SRC 230.035(b)(1)(G) has been met.

(H) Manufactured dwelling units are prohibited.

Finding: The applicant has not proposed a manufactured dwelling, therefore staff recommends the HLC find that SRC 230.035(b)(1)(H) has been met.

(2) New buildings shall be designed so that the overall character of the site, including, but not limited to, its topography, special geologic features and trees are retained.

Finding: The applicant has made a concerted effort to ensure that the proposed house is designed to fit on this steeply sloped lot in a way that allows it to fit within the existing neighborhood. There are two oak trees proposed for retention located on the eastern portion of the site abutting Summer Street. The applicant is proposing

to install the driveway within the dripline of these trees. The grade of this driveway will be two feet above the existing grade, in order to meet the existing grade at Summer Street SE, therefore no additional excavation will be required to install the driveway, minimizing the adverse effect to these trees. However, the installation of the porch foundation on the eastern end of the house is also within the dripline of these trees and has the potential to impact the long-term health of these trees. In order to better meet this criterion and ensure that these oak trees have a better chance of survival, staff recommends that the HLC adopt the following Condition of Approval:

Condition 1: In order to reduce the potential adverse effect of the construction on the existing oak trees proposed for retention on the eastern portion property, the applicant shall utilize a pier style foundation under the eastern porch instead of a traditional foundation wall or slab so the building pressure is limited to these pier locations.

(c)Accessory structures. Accessory structures may be built on the site of new construction.

Finding: Staff recommends that the HLC find that there are no accessory structures proposed as part of this proposal and SRC 230.035 (c) does not apply to the evaluation of this proposal.

(d)Fences. Fences may be included in new construction.

Finding: Staff recommends that the HLC find that there are fences proposed as part of this proposal and SRC 230.035 (c) does not apply to the evaluation of this proposal.

(e)Retaining walls. Retaining walls may be included in new construction, 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 construct the retaining walls of concrete, a material available during the period of significance within the Gaiety Hill/Bush's Pasture Park Historic District, therefore staff recommends the HLC find that SRC 230.035(e)(1) 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 applicant has proposed two main retaining walls both of which are proposed at the rear of the property. The southern retaining wall ranges in height from 2' to 12' where it meets the garage. The western retaining wall ranges in height from 4'6" to 11" in height where it meets the garage. In order to better meet this criterion, staff recommends the HLC adopt the following Condition of Approval:

Condition 2: The proposed retaining walls shall be terraced, so that no section of retaining wall exceeds 4' in height.

(f)Solar panels, rooftop mechanical devices, and skylights. Solar panels and other rooftop mechanical structures may be included in new construction.

Finding: Staff recommends that the HLC find that there are no solar panels, rooftop mechanical devices or skylights proposed as part of this proposal, therefore SRC 230.035 (f) does not apply to the evaluation of this proposal.

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal with the following CONDITIONS of APPROVAL:

Condition 1: In order to reduce the potential adverse effect of the construction on the existing oak trees proposed for retention on the eastern portion property, the applicant shall utilize a pier style foundation under the eastern porch instead of a traditional foundation wall or slab so the building pressure exerted on the tree root system is limited to these pier locations.

Condition 2: The proposed retaining walls shall be terraced, so that no section of the retaining wall exceeds 4' in height.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

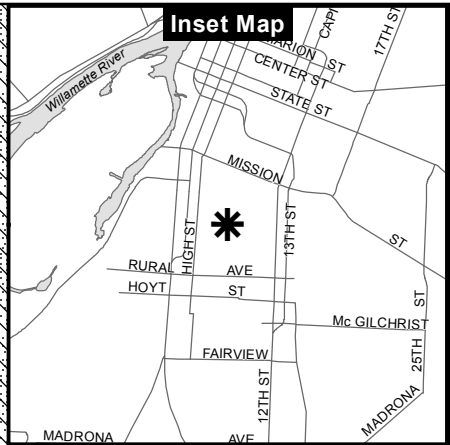
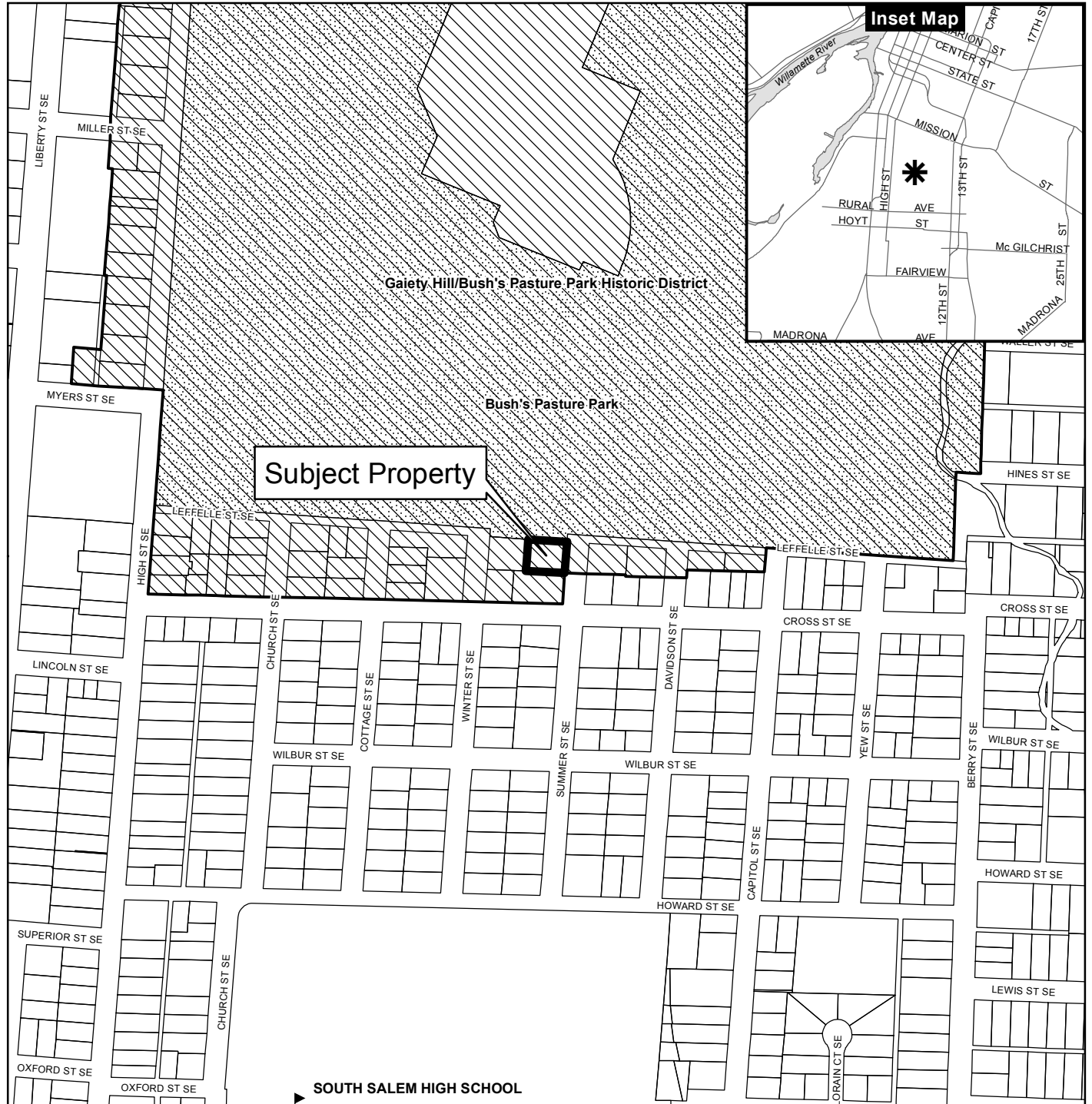
- Attachments:
- A. Vicinity Map
 - A1. Right of Way Map-Subject Property
 - B. Excerpt from National Register Historic Resource Document
 - C. Applicant's Submittal Materials
 - D. Neighborhood and Citizen Comments
 - E. City Department Comments

Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer

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Decisions\HIS21-02 1500 Summer Street SE.doc

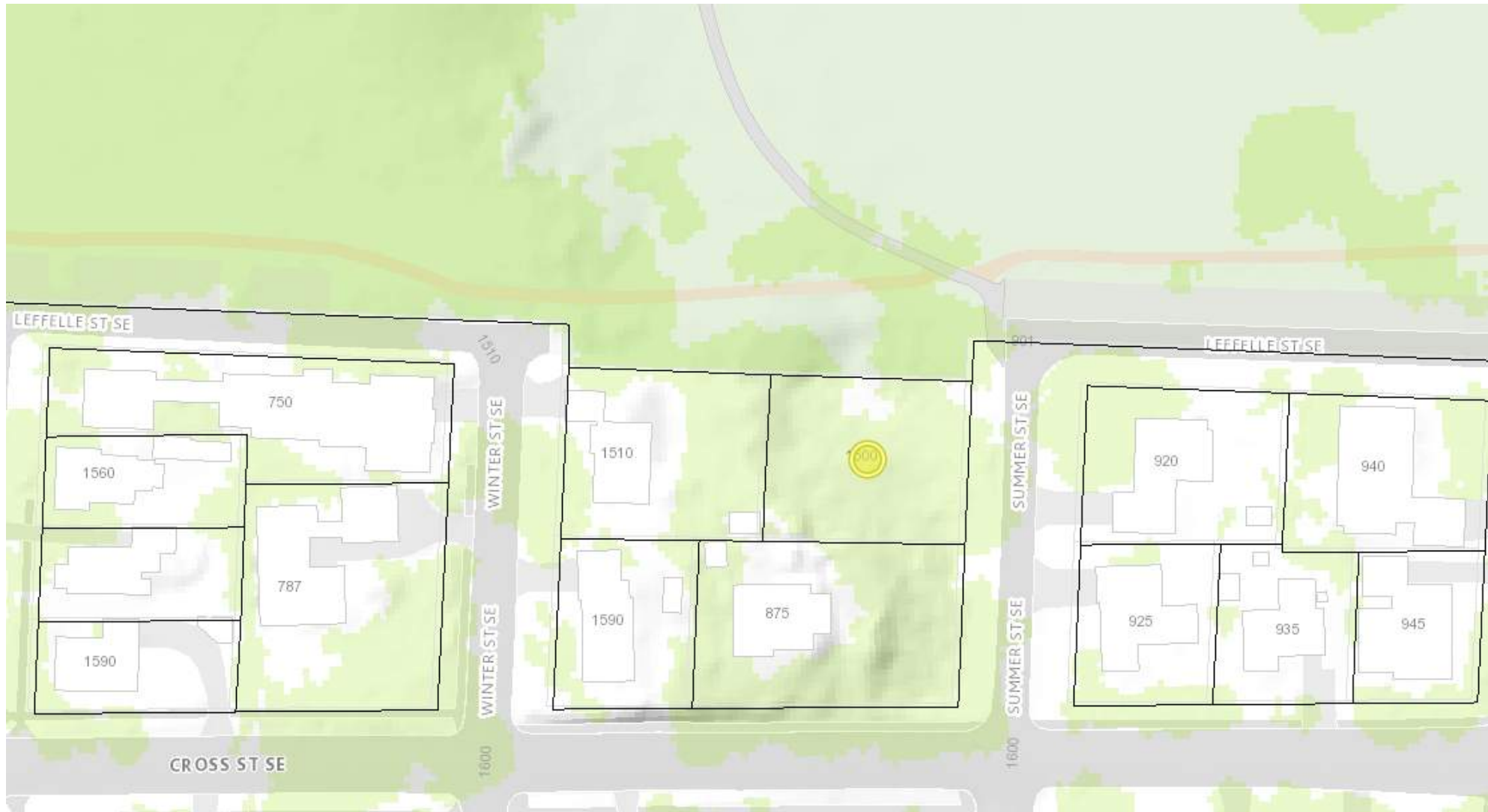
Vicinity Map

1500 Summer Street SE (073W34AB00600)



Legend

Taxlots	Outside Salem City Limits	Parks	 Community Development Dept.
Urban Growth Boundary	Historic District		
City Limits	Schools	This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.	





REFERENCE ONLY

Bush's Pasture Park

LEFFELLE ST SE

Right of Way

1500 Summer St SE

SUMMER ST SE

The property lines are depicted in their approximate location. This map is not survey grade.



City of Salem, Oregon



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United States Department of the Interior
National Park Service

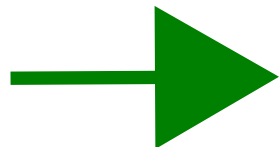
National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number 7

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130A Vacant Lot, Northeast corner bordering the south boundary of Bush's Pasture Park and Summer Street S.E.; Assessor's Map 34AB073W 073W-34AB-00720
Owners: Vernon M. and Mary N. Sackett, 1510 Winter Street S.E.; Salem, OR 97302

131 Bungalow Residence, 1590 Winter Street S.E.; Assessor's Map 34AB073W 073W-34AB-00800
Owner: Robert M. and Jean A. Sekerak, 1590 Winter Street S.E., Salem, OR 97302

Secondary

Description: Bungalow - Ca. 1920; a one and one-half, rectangular, wood frame structure with a gable roof with composition shingles. There is a shed dormer on the second floor.

132 English Cottage Residence, 875 Cross Street S.E.; Assessor's Map 34AB073W 073W-34AB-00700
Owner: Calvin D. and Beula A. Maus, 875 Cross Street S.E., Salem, OR 97302

Secondary

Description: English Cottage - 1928; a one and one-half story, wood frame residence with steeply pitched front projecting gable roofs with boxed eaves, composition shingles and a front chimney. Windows are single pane with transom lights. There is a shed dormer on the side of the house.

During the 1930s and 40s this was the residence of William P. Ellis. Ellis was a lawyer and partner in the firm of Ellis, Pope and Keegh. Ellis was also an attorney for the State Public Service Commission in 1924. The house was built for the William Ellis family by a local architect and builder named Taylor. This house is considered potentially eligible for the National Register individually.

133 Colonial Residence, 920 Leffelle Street S.E.; Assessor's Map 34AB073W 073W-34AB-00500
Owner: Kristine and Nicholas Liepins, 920 Leffelle Street S.E., Salem, OR 97302

Historic Alteration Review WorksheetSite Address: 1500 Summer Street SoutheastResource 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 NoProject's Existing Material: undeveloped Project's New Material: Horizontal 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:

New 2 story home with attached garage and associated site work. Please see attached for applicable design criteria and additional information.



Signature of Applicant

03-05-2021

Date Submitted/Signed



5 March 2021

RE: Historic Design Review 1500 Summer Street SE

The following information is intended to provide insight for the development of a new two story, four bedroom, three full and two half-bath home at 1500 Summer Street SE. All information is based on the current applicable version of the Salem Revised Code.

Site Basics:

Address: 1500 Summer Street SE, Salem, OR 97302

Property ID: R86125

Site Size: .202 ac (8820 SF)

Base Zoning: Single-Family Residential (RS)

Overlay: Gaiety Hill/ Bush's Pasture Park Historic District

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Chapter 111 – Definitions

- a. *Finished Grade* means the final grade upon completion of excavation, fill, or paving.
- b. *Hillside lot* means a lot having an average cross slope of 15% or more and that is residentially zoned or developed for uses falling under household living.
 - 1. With 25' in fall from the SW corner to the NE corner over a distance of 136.50', the average slope is 18.3%. The property is qualified to utilize Section 800.030 Hillside Lots should development require it.
- c. *Natural Grade* means the grade of the land in an undisturbed state.

Chapter 112 – Measurements

- a. Per Sec. 112.010 Distance: distances are calculated by measuring the horizontal distance between to points.
- b. Per Sec. 112.035 Height: calculated by measuring the vertical distance between two points, a base point and a top point. Unless otherwise provided under the UDC, the base point is the lowest point on the grade abutting that which is being measured, and the top point on that which is being measured.
 - 1. Height of buildings and structures are measured as follows:
 - (a). Chosen base point: The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building or structure, when such sidewalk or ground surface is not more than ten feet above the lowest grade within the five-foot horizontal distance.
 - (b). Chosen top point: The average height of the highest gable of a pitched or hipped roof (see Figure 112-3B).
- c. Per Sec. 112.040 Lot Coverage: Lot coverage is the percentage of a lot covered by structures. Unless otherwise provided under the UDC, lot coverage shall be calculated by dividing the total area of the lot covered by structures by the total area of the lot; provided, however, the following structures, or portions thereof, shall not be included in calculating lot coverage.
 - 1. Any unroofed portion of a structure.
 - (a). Portion of partially subterranean garage under the natural grade has not been counted toward lot coverage.

Chapter 230 – Historic Preservations

Sec. 230.020.- Historic Design Review

- a. Historic design review is required for construction of a new building in a local historic district.
 - 1. Proposed construction of a new home requires historic design review.
- b. New buildings and structures built in historic districts should enhance the overall character of the district.
 - 1. Proposed design seeks to emulate the craftsman bungalow style found in the surrounding area to preserve the character of the neighborhood.

Sec. 230.035.- Standard for new construction in residential historic districts

- a. Materials shall be similar in scale, proportion, texture and finish to those found on nearby historic structures.
 1. Materials were chosen to be visually cohesive with the nearby contributing buildings of the same style, while utilizing newer material technologies to increase longevity.
 - (a). Main siding: wood composite or fiber cement material with a 6" exposure to match the wood siding found on nearby contributing building. See attached siding information for options. Paint color is a dark gray, similar to Sherwin Williams color SW-7408 Urbane Bronze.
 - (b). Board and batten: above the second-floor trim, board and batten in a white to very light grey will be used to accentuate the gable ends.
 - (c). Roofing: architectural asphalt shingles in the dark grey/ black tones will be used to provide depth.
- b. Design shall be compatible with general character of historic contributing buildings in the historic district.

-See the last page for a list of contributing resources that were used to determine appropriate design.

1. Design elements of the house pull inspiration from craftsman homes in the surrounding areas as well as from typical craftsman traditions.
 - (a). *The height, width, proportions, size and scale is consistent with those used in similar historic contributing buildings in the district generally.*
 - The proposed home is two-story, with the second floor smaller than the ground floor. Similar sized structures in the neighborhood are of comparable square footage and height.
 - The proposed home sits on a sloped site which drives the design. A raised front porch minimizes the required excavation for the home itself, and the highest corner of the site it used to create a partially subterranean garage to minimize its visibility. The highest peak of the roof sits approximately 31' above the lowest grade, and 18' above the highest adjacent grade.
 - A porte cochère and recessed second floor on the south side help reinforce the larger ground floor typical of many craftsman homes in the area.
 - Roof pitch of the main gables is 4:12, and pitch of ground floor and bump out roofs is 3:12 to help the home feel shorter.
 - (b). *The new building is similar in size and scale to other buildings in the district such that a harmonious relationship is created in relationship.*
 - At 3,918sf with 4 bedrooms, 3 full baths, and 2 half baths, the home is similar in size and program to similar contributing homes in the area.
 - (c). *The design reflects, but does not replicate, the architectural style of historic contributing buildings in the district.*
 - The design of the home reflects traditional craftsman style, but does not copy contributing buildings in the area.
 - The siding, architectural design features, window styles, porch and porte cochère are all inspired by craftsman traditions, but are designed to enhance a home on this specific site.

- (d). *Architectural elements are used that are similar to those found on historic contributing buildings in the district.*
- The design utilizes the following architectural elements traditionally found in craftsman homes.
 - Deep overhangs. Gable ends have 3' overhang. Lower sloping roofs above porch and bump outs overhang 1'-2'.
 - Knee braces. Added to support 3' overhang at gable ends. Knee braces are built from 6x6 wood with straight 45-degree piece from top to back.
 - Attic vent. A vertical attic vent design built into the gable ends, as opposed to a premanufactured attic vent.
 - Window design. Windows have a traditional grid pattern on the top pane, or along the top edge of fixed picture windows.
 - Porte cochère. The ground floor roof extends to the south creating a porte cochère which creates a visual barrier between the street and the garage, and helps visually weight the house so it seems wider and lower.
- (e). *Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district.*
- Porch. A porch wraps around 2 sides of the home. While most craftsman homes in the area utilize a single, street facing porch to create a connection, the location of the proposed home fronting on a street and a park indicated the need for a porch facing both directions to create more visual accessibility.
 - Windows. The majority of the windows are vertical in series of 2, or three if there is a picture window in the middle. In rooms where more privacy is required, windows may be atypical sliders with the standard mullion pattern from the vertical windows. 2x2 casement or awning windows are used by themselves or in a series of 3 to ventilate bathrooms and the attic.
 - Large view windows and glazed doors face the views towards Summer Street and Bush's Pasture park, typical of contributing home in the area.
- (f). *The front facade is designed with human-scaled proportions that are compatible with adjacent buildings and the district as a whole.*
- The home is designed to be human-scaled despite its location on a slope utilizing many of the same methods seen on contributing homes on flat sites in the area.
 - From Summer Street, the wrap around porch with 3:12 roof and porte cochère help visually lower the house and push the second floor further back so it feels smaller.
 - From Bush's Pasture Park, the ground floor porch, second floor porch and window bump outs help break up the façade to make the house feel more to scale.
 - Retaining the natural grade to the maximum extent possible helps visually set the house into the slope so it feels like it is part of the site and not sitting on top of it.

- (g). *The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.*
 - Design of the home based on existing site features drives the setbacks.
 - The garage is set back to the maximum extent possible under the highest part of the slope to minimize its presence.
 - From Summer Street, the main home is set back 22'-4" to 25'-1", and porch is setback approximately 17'-0". Protecting the two existing white oaks is the main driver for setback from the street.
 - From Bush's Pasture Park, the main home is setback 6'-0" to 22'-0", with the porch setback 6'-0" and columns abutting the 5' setback line. The setback for this portion of the house is driven by the garage and driveway at the southern side of the property. This is similar to other homes which abut Leffelle on the south side of the park.
 - The home is designed to have views both east towards summer street, and north towards the park with the porch creating a connection between the home and the public space.
- 2. The design of the home is such that the natural topography remains to the maximum extent possible and the at least two, if not 3 of the existing white oaks on site can be saved.
- c. No accessory structures are proposed as part of development.
- d. No fences are proposed as part of development.
- e. Two main retaining walls are planned.
 - 1. The southern retaining wall is planned to be structural concrete, and will range in height from approximately 2'-0" near the Summer Street (east) property line, increasing to approximately 12'-0" where it meets with the garage. This retaining wall is intended to hold back the existing grade along the southern property line to allow for a driveway into the partially subterranean garage.
 - 2. The western retaining wall allows for the creation of a back patio area for the home. It ranges in height from approximately 4'-6" at the northwestern corner, and increases in height to approximately 11'-0" where it meets the garage. This retaining wall is intended to hold back the existing grade along the western property line to maintain the current conditions to the maximum extent possible.
- f. Solar panels, skylights and rooftop mechanical devices are not proposed as part of this development.

Chapter 511 – RS—Single Family Residential

Sec. 211.005.- Uses

- a. Per Table 511-1. Uses: single family detached dwelling permitted outright.

Sec. 211.010.- Development Standards

- a. Per Table 511-2. Lot Standards
 1. Lot area: at 8,820 sf the site conforms to the minimum size.
 2. Lot width: with a minimum width of 84.43' the site exceeds the minimum.
 3. Lot depth: with a minimum depth of 104.90' the site exceeds the minimum.
- b. Per Table 511-3. Setbacks
 1. Abutting Street: 12'
 - (a). House sits 22'-4" to 25'-1" from street property line. Porch sits approximately 17'-0" behind street property line.
 2. Interior Side: 5'
 - (a). House sits 6'-0" to 22'-0" from the northern (Bush's Pasture) property line. Porch sits approximately 6'-0" behind the northern property line with columns abutting the 5' setback.
 - (b). House sits 21'-7" to 31'-6" from the southern property line. The garage sits 6'-0" to 6'-7" from the southern property line. The southern wall of the garage becomes a retaining wall running east, ranging from 6'-0" to 5'-0" from the property line.
 3. Interior rear: 14' for portions of building one story in height. 20' for portions of building greater than one story.
 - (a). The garage is partially subterranean starting in the southwest corner. It sits 14'-4" to 14'-6" from the western property line (underground). The western wall of the garage becomes a retaining wall that runs north, ranging from 14'-4" to 14'-1 1/2" from the western property line.
 - (b). The two-story house sits 20'-2 1/2" to 23'-10 1/2" behind the western property line.
- c. Per Table 511-4. Lot Coverage; Height
 1. Lot Coverage: maximum 60% for single family development
 - (a). Square footage of all impervious surfaces, including house, porch, hardscaping and the exposed portion of the garage totals 4,924.65sf, equating to 55.8% of the 8,820sf site.
 2. Height: maximum 35' for all new buildings
 - (a). From the average height of the tallest gable, to the low point on site adjacent the north eastern porch column, the house is 29'-1" tall.
- d. Per Table 511-5. Maximum Square Footage for all the Accessory Structures
 1. For a main building with a gross area of 3,918sf, the maximum aggregate square footage for accessory structures is 1,000 sf or 50% of main building area, whichever is less.
 - (a). Proposed garage is 775 sf.
- e. A garage constructed of like materials and color is required for all new dwelling construction.
 1. A garage is provided at the southwest corner of the site. To minimize the visual impact from the right of way, the garage is set back from Summer Street to the maximum extent possible, and partially buried to help maintain the existing grade.

Chapter 800 – General Development Standards

Sec. 800.035.- Setbacks

- a. Per Table 800-2. Permitted Projections into Required Setbacks
 - 1. Eaves and gutters can protrude one-third into the interior side setback, totaling 20”.
 - (a). The eaves from the ground floor roofs protrude 12” into the required setback.
 - 2. Steps are not limited in the front setback.

Sec. 800.045.- Height

- a. Chimneys are an exception to the maximum height so long as they meet the requirements of this section.
 - 1. At approximately 35’ from the top of the taller chimney to the low base point, the current design meets the maximum height, but may extend slightly above that if safety design requires.

Sec. 800.050.- Fences, walls, hedges, gates, and retaining walls.

- a. Retaining walls shall not exceed a maximum height of four feet when located at the property line abutting a street. Retaining walls not located at the property line abutting a street may exceed four feet in height.
 - 1. The southern retaining wall does not extend into the front setback.
 - 2. The western retaining wall exceeds 4’ in height as allowed per this section.

Chapter 806 – Off-Street Parking, Loading and Driveways

Sec. 806.015.- Amount off-street parking.

- a. Per Table 806-1. Minimum off-street parking
 - 1. Single Family dwellings require a minimum of two parking spaces.
 - (a). Four total spots are provided. Two spaces are provided in the garage, and an additional two spaces are provided on the paved area in front of the garage.

Sec. 806.025.- Off-street parking and vehicle storage area development standards for single family, two family, three family, and four family uses or activities.

- a. Location within yards
 - 1. In the front yard abutting a street, parking is allowed within a garage or on a driveway leading to a garage.
 - (a). Four total spots are provided. Two spaces are provided in the garage, and an additional two spaces are provided on the paved area in front of the garage.
- b. Surfacing. Any area that is used for off-street parking shall be paved with a hard surface material meeting the Public Works Design Standards.
 - 1. The driveway and area in front of garage are proposed to be paved with concrete.

Sec. 806.030.- Driveway development standards for single family, two family, three family, and four family uses or activities.

- a. Per Table 806-4. Minimum Driveway Dimensions
 - 1. For two parking spaces, the minimum driveway width is 16' and the minimum depth is 20'.
 - (a). The proposed design includes a paved driveway width of 10'-0", with a clear width of 17'-4", which leads to a pad in front of the garage that is 22'-0" wide and 20'-0" deep.
 - (b). The goal of a narrower driveway at the street property line is to minimize the visibility of the garage and parking area. This is typical of many contributing homes in the area which have narrow driveways leading to garages that sit behind the home.

Chapter 807 – Landscaping and Screening

Sec. 807.015.- Landscaping and screening.

- a. Landscaping types. Required landscaping shall be provided according to one of the landscaping types set forth in Table 807-1. Where landscaping is required under the UDC without a reference to a specific landscaping type, the required landscaping shall meet the Type A standard.
 - 1. Per Table 807-1. Landscaping Types
 - (a). Landscaping Type 'A' requires a minimum of 1 plant unit (PU) per 20sf of landscaped area.
 - (b). With 3,896 sf of proposed landscaping, 195 plant units will be required.
- b. Plant materials and corresponding plant unit values. Plant materials, their corresponding minimum plant unit values, and minimum plant material size at time of planting for landscaping within required landscaped areas are set forth in Table 807-2. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials shall provide for a minimum 75 percent coverage of required landscaped areas within five years.
 - 1. 40% of the required 195 PU is 78 PU required to come from a combination of trees. 117PU can come from shrubs and ground cover.
 - 2. Per Table 807-2. Plant Materials and Minimum Plant Unit Values

TABLE 807-2. PLANT MATERIALS AND MINIMUM PLANT UNIT VALUES		
Plant Material	Plant Unit (PU) Value	Size at Planting
1 mature tree	15 PU	
1 shade tree	10 PU	1.5 in. to 2 in. caliper
1 evergreen/conifer tree	5 PU	6 ft. to 8 ft. height
1 ornamental tree	2 PU	1 in. to 1.5 in. caliper
1 large deciduous or evergreen shrub (at maturity: over 4 ft. wide; 4 ft. high)	2 PU	Min. 3 gallon or balled and burlapped
1 small to medium shrub (at maturity: maximum 4 ft. wide; 4 ft. high)	1 PU	Min. 1 gallon
Lawn or other ground cover	1 PU per 50 sq. ft.	

- (a). By saving two white oaks and planting multiple shade trees the plant unit is at 60. In the event the third white oak cannot be saved, additional shade and evergreen trees will need to be planted.
 - (b). A combination of ground cover, large and small to medium shrubs, the total number of plant units is 118.72.
- c. Preservation of existing trees and vegetation. The preservation of existing trees and vegetation is encouraged. If preserved, existing trees as defined under SRC chapter 808, existing trees less than ten inches dbh, and existing vegetation may be utilized to satisfy required landscaping if they conform to the minimum plant unit requirements specified in this chapter.
 - 1. Two Oregon White Oaks along the street property line will be saved as part of development. A third white oak within the rear setback is being investigated to determine if it can be saved.
 - 2. Native vegetation along the western property line which provides a visual buffer between properties is proposed to be saved. However, due to the ice storms of February 2021, a significant amount of damage to existing vegetation occurred that has not yet been fully explored.
- d. Tree replanting requirements. In addition to the landscaping required under this chapter, when existing trees, as defined under SRC chapter 808, are proposed for removal from within required setbacks or from a development site, replanting shall be required as provided in this subsection.
 - 1. Removal of trees within required setbacks. When an existing tree or trees, as defined under SRC chapter 808, within a required setback are proposed for removal, two new trees shall be planted for each tree removed. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5 inch caliper.
 - (a). If the existing white oak along the western property line cannot be saved, a minimum of two trees will be planted to replace it.

Contributing Resources:

Address: 940 Leffelle Street SE, Salem, OR 97302

Eligibility Code: EC – Eligible/Contributing

Square Footage: 4,260sf

of Stories: 2

Program: 5-bedroom, 3.5 bathroom

Style: Craftsman



Address: 1015 High Street SE, Salem, OR 97302

Eligibility Code: EC – Eligible/Contributing

Square Footage: 3,114sf

of Stories: 2

Program: 4-bedroom, 3.5 bathroom

Style: Craftsman



Address: 1099 High Street SE, Salem, OR 97302
Eligibility Code: EC – Eligible/Contributing
Square Footage: 2,382sf
of Stories: 2
Program: 4-bedroom, 1 bathroom
Style: Craftsman



Address: 1315 High Street SE, Salem, OR 97302
Eligibility Code: EC – Eligible/Contributing
Square Footage: 3,029sf
of Stories: 1-2
Program: 5-bedroom, 2 bathrooms
Style: Craftsman





RED HOUSE GREEN DESIGNS

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PROJECT # 2020-004
DATE: 3 JULY 2020
REVISIONS

HISTORIC DESIGN REVIEW
SUMMER STREET HOUSE
1500 SUMMER STREET SE
SALEM, OREGON ID# 586125

SHEET
HLC1

SITE INFORMATION:

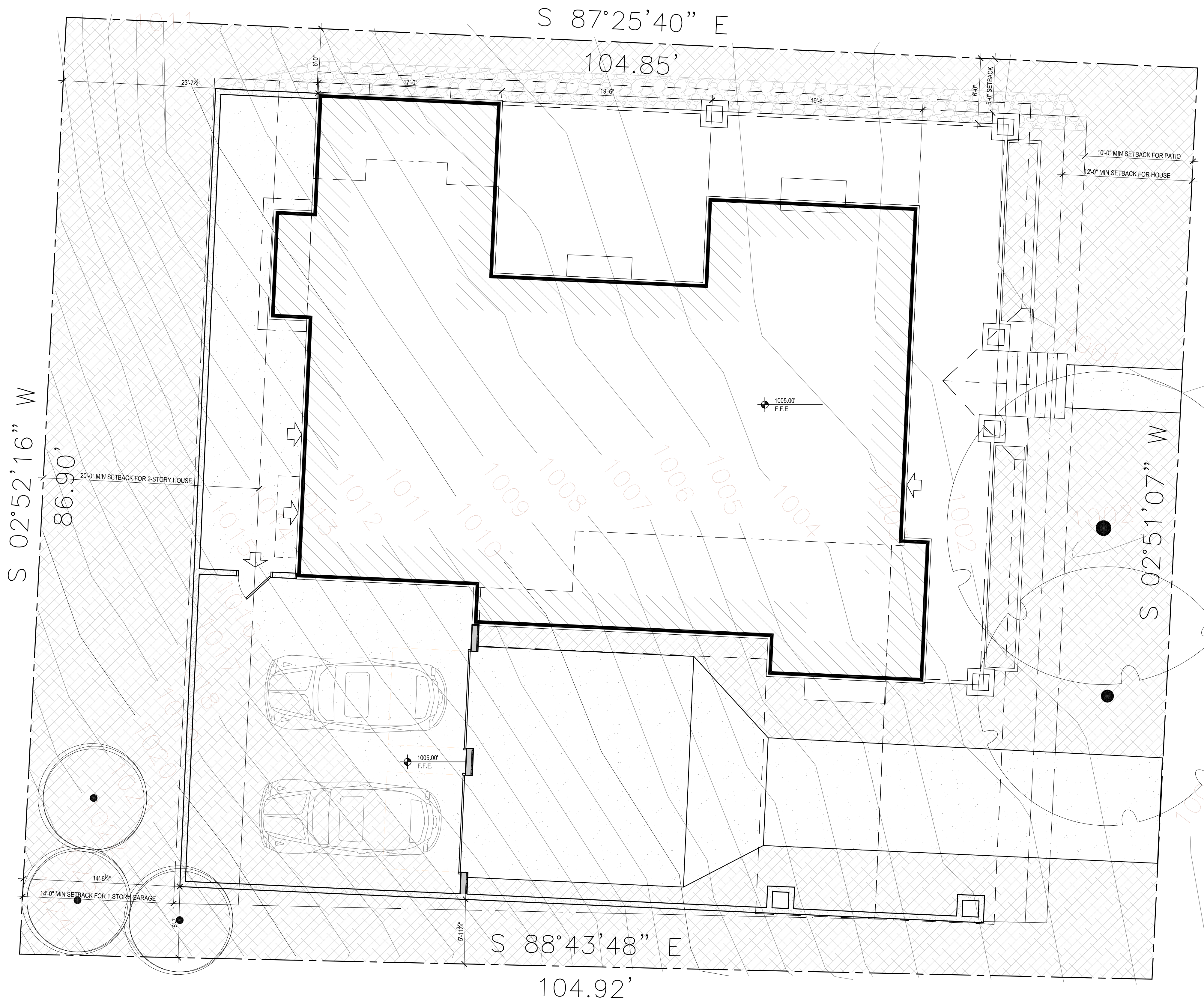
PARCEL ZONE - RS	
TOTAL SITE AREA -	8,820.00 SF
TOTAL REDEVELOPED SITE AREA -	8,820.00 SF
NEW BUILDING FOOTPRINT:	
HOUSE:	2,315.00 SF
GARAGE:	376.65 SF (NOT SUBTERRANEAN)
PORCH:	866.55 SF
HARD SURFACE AREA:	1,366.45 SF
TOTAL IMPERVIOUS AREA:	4,924.65 SF (55.8% COVERAGE)
LANDSCAPED AREA:	3,895.35 SF

SITE PLAN LEGEND:

	BUILDINGS		CONCRETE PAVEMENT
	LANDSCAPE AREA		RAIN GARDEN

SITE PLAN KEY NOTES:

- 1 LINE OF SECOND FLOOR.
- 2 LINE OF GROUND FLOOR ROOF.



1 PROPOSED SITE PLAN
3/16" = 1'-0" (@22X34)



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H I S T O R I C D E S I G N R E V I E W
SUMMER STREET HOUSE
 1 5 0 0 S U M M E R S T R E E T S E
 S A L E M , O R E G O N I D # 5 8 6 1 2 5

SHEET
HLC2

GENERAL LANDSCAPE PLAN NOTES:

ALL PLANT PROTECT AND NEW PLANTING SHALL COMPLY WITH CHAPTER 8 OF THE SALEM TITLE X - UNIFIED DEVELOPMENT CODE. NO INVASIVE SPECIES SHALL BE INTRODUCED TO THE SITE.

LANDSCAPE PLAN KEY NOTES:

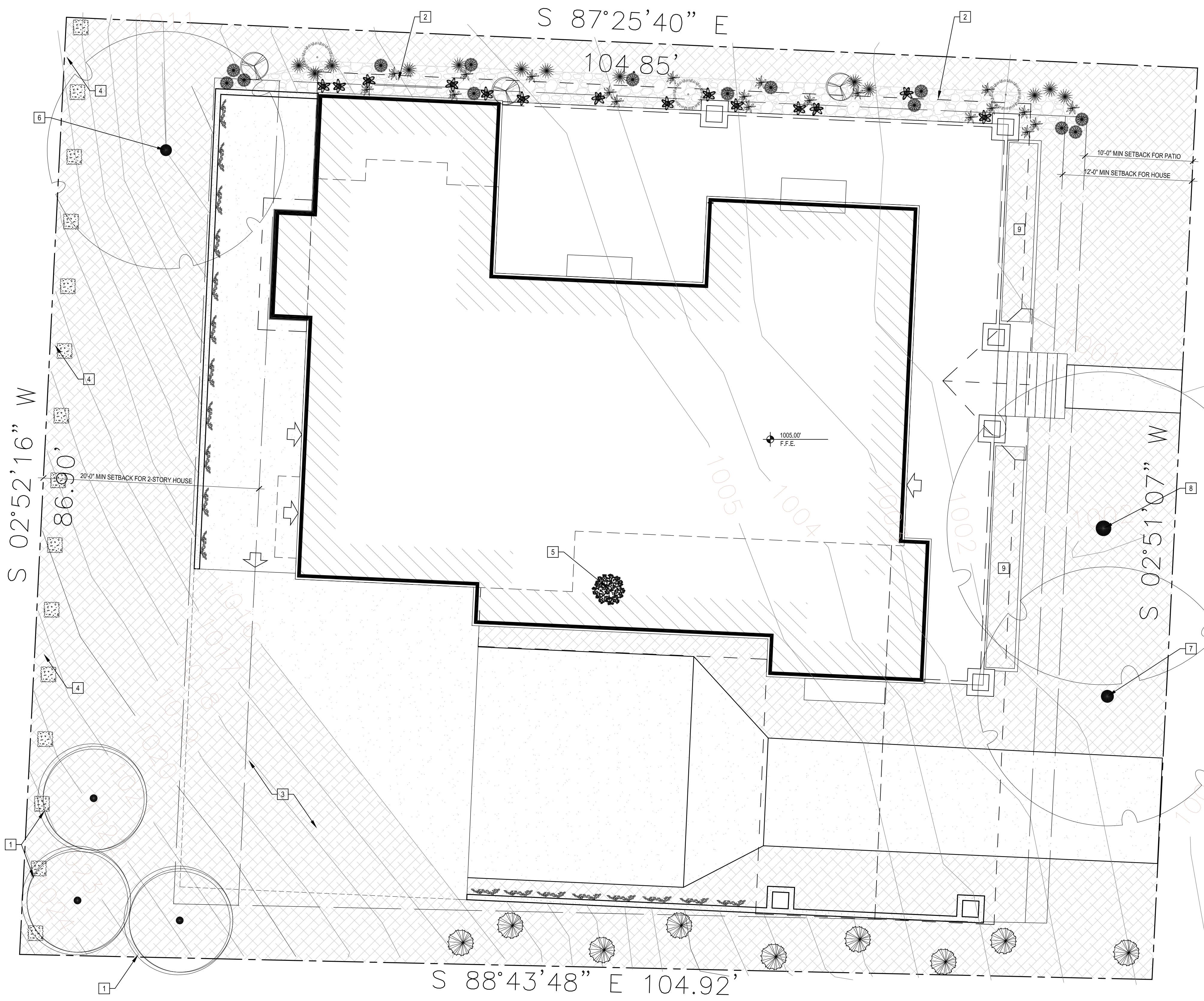
- 1 NEW TREE, SEE LEGEND FOR TYPE AND PLANTING REQUIREMENTS.
- 2 RAIN GARDEN TO DIRECT STORMWATER FROM ROOFS AND GRADING OUTSIDE PROPERTY TOWARDS LOW POINT AT NE CORNER
- 3 LANDSCAPING OVER PARTIALLY SUBTERRANEAN GARAGE. ENSURE SHALLOW ROOTING PLANT SPECIES TO PROTECT STRUCTURE.
- 4 RETAIN NATIVE VEGETATION ALONG WESTERN PROPERTY LINE AS MUCH AS IS FEASIBLE. WHERE NATIVE VEGETATION CANNOT BE SAVED, UTILIZE PLANTINGS THAT CREATE A HEDGE.
- 5 EXISTING 22" DBH WHITE OAK TO BE REMOVED.
- 6 EXISTING 22" DBH WHITE OAK. EXPLORE OPTIONS TO SAVE, REMOVE IF NOT POSSIBLE.
- 7 EXISTING 24" DBH WHITE OAK TO REMAIN.
- 8 EXISTING 29" DBH WHITE OAK TO REMAIN.
- 9 RAISED PLANTER BED.

LANDSCAPE PLAN LEGEND:

- SHRUB STYLE PLANTINGS:
I.E. OREGON REDSTEM CEANOTHUS, HYDRANGEA, ETC.
- VINING STYLE PLANTINGS:
I.E. EVERGREEN CLEMATIS, CROSSVINE, ETC
- HEDGE STYLE PLANTINGS:
I.E. PACIFIC WAX MYRTLE, ETC.
- GROUND COVER:
I.E. GRASS, WOODLAND STRAWBERRY, MULCH, ROCKS
- GIANT DOGWOOD (*Cornus controversa*)
MATURE HEIGHT: 40' MATURE SPREAD: 40'
- OREGON WHITE OAK (*Quercus garryana*)
PER SRC. SECTION 808.005 OREGON WHITE OAKS OVER 24" DBH ARE CLASSIFIED AS SIGNIFICANT TREES.

RAIN GARDEN PLANTER LEGEND:

- NEEDLE SPIKE RUSH (herbacous plant) - 1 GAL @ 1'-0" o.c.
- SOFT RUSH (herbacous plant) - 1 GAL @ 1'-0" o.c.
- SIBERIAN IRIS (herbacous plant) - 1 GAL @ 1'-0" o.c.
- LICORICE FERN (herbacous plant) - 1 GAL @ 1'-0" o.c.
- SALAL (small shrub) - 1 GAL @ 2'-0" o.c.
- RED TWIG DOGWOOD (small shrub) - 1 GAL @ 4'-0" o.c.



1 PROPOSED LANDSCAPE PLAN
 0' 2' 4' 6' 8' 10' 16' 3/16" = 1'-0" (@22X34)



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TREE SIZE: 24" Ø
TPZ RADIUS: 24'
TPZ AREA: 1,809.56 SF

ENCROACHMENT:

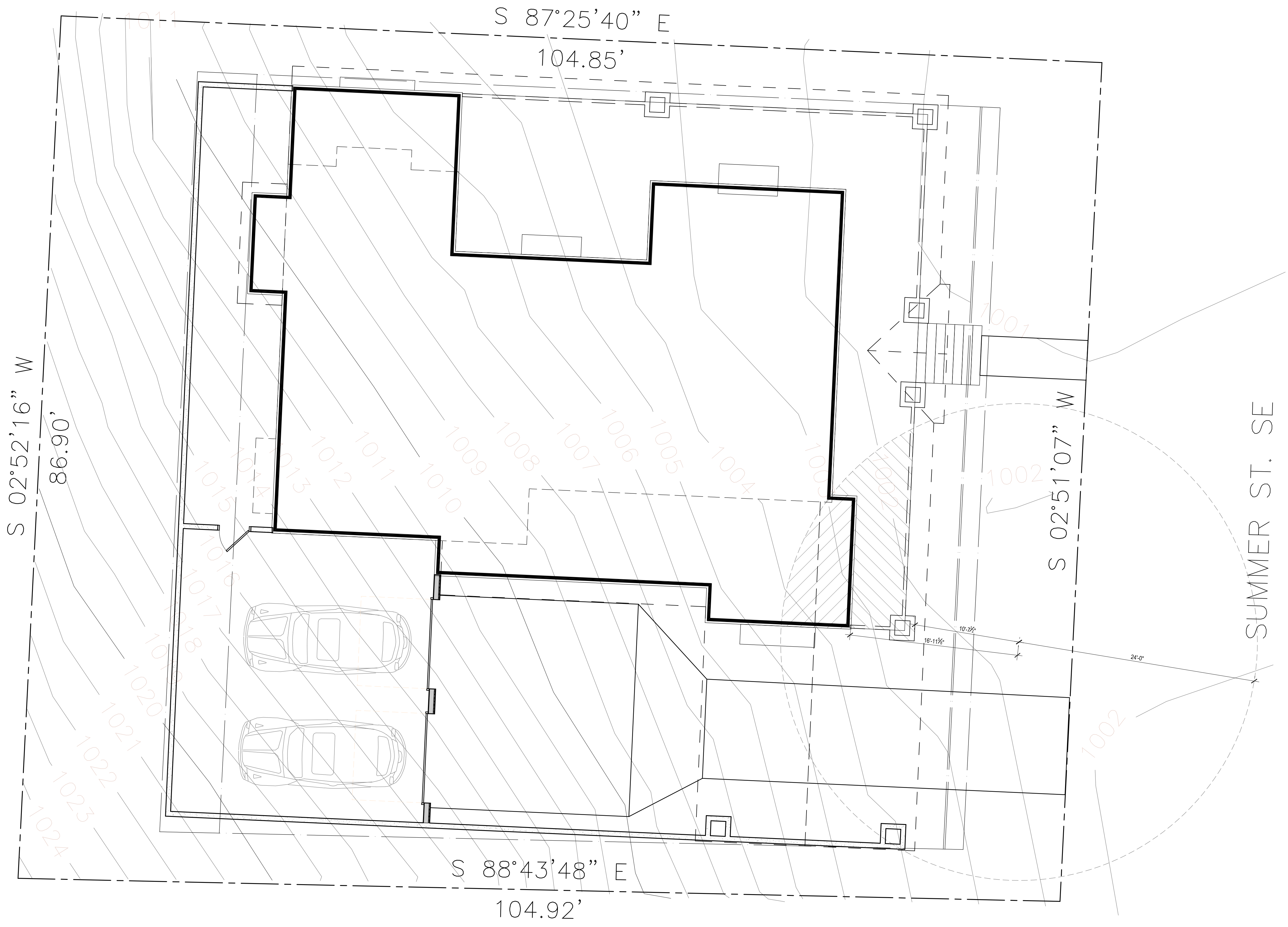
HOUSE: 74.80 SF (4.1%)
PATIO: 108.57 SF (6.0%)
TOTAL : 183.37 SF (10.1%)



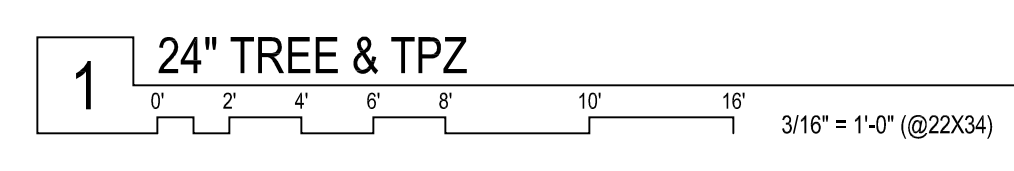
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PROJECT # 2020-004
DATE: 3 JULY 2020
REVISIONS



SUMMER ST. SE



H I S T O R I C D E S I G N R E V I E W
SUMMER STREET HOUSE
1 5 0 0 S U M M E R S T R E E T S E
S A L E M , O R E G O N I D # 5 8 6 1 2 5

SHEET
DIAG1

TREE SIZE: 29" Ø
TPZ RADIUS: 29'
TPZ AREA: 2,642.08 SF

ENCROACHMENT:

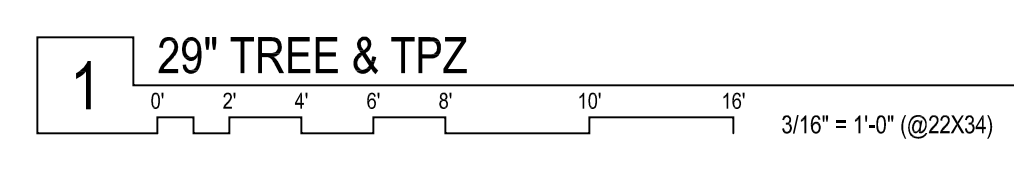
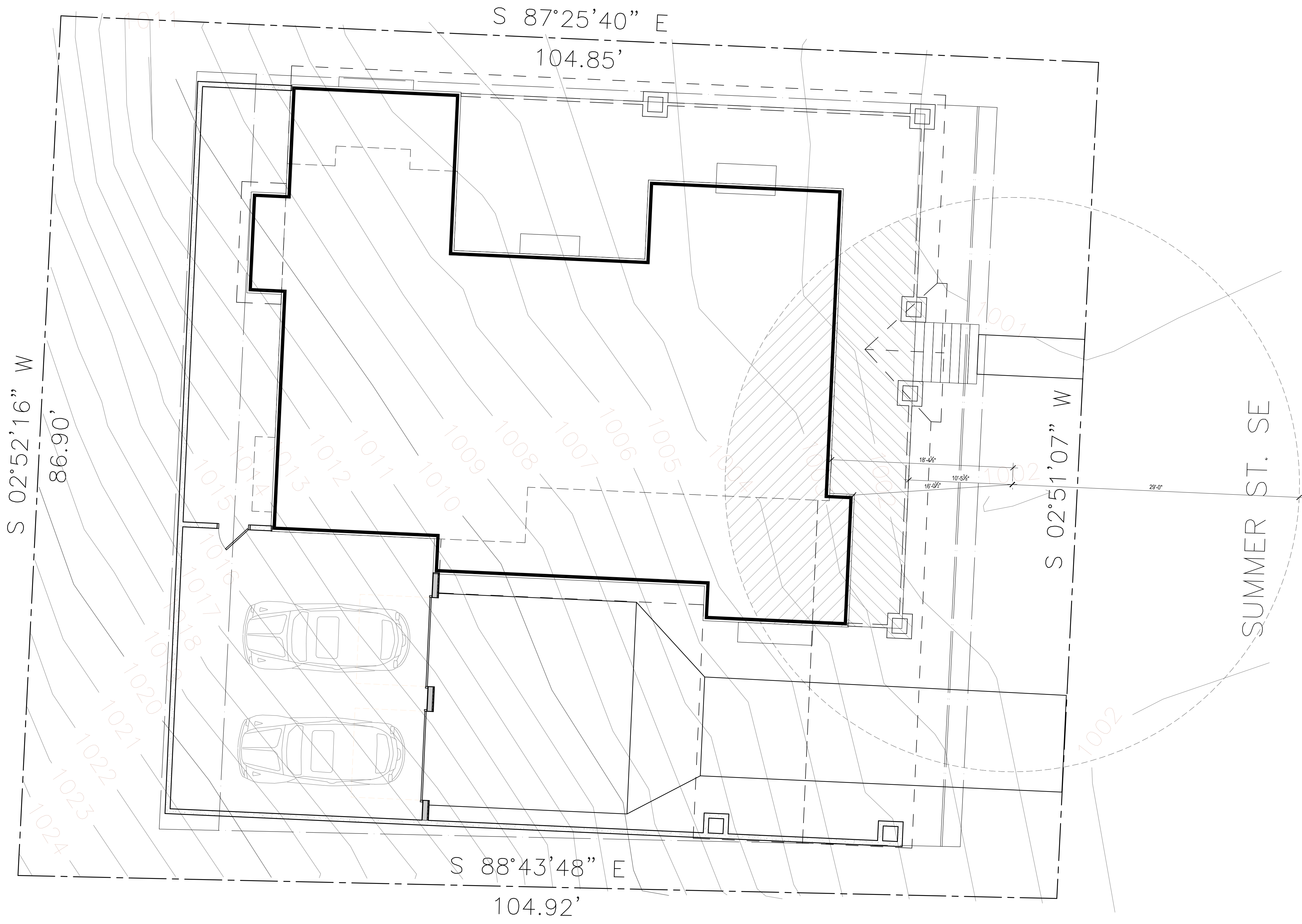
HOUSE: 339.15 SF (12.8%)
PATIO: 291.93 SF (11.1%)
TOTAL : 631.08 SF (23.9%)



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H I S T O R I C D E S I G N R E V I E W
SUMMER STREET HOUSE
1 5 0 0 S U M M E R S T R E E T S E
S A L E M , O R E G O N I D # 5 8 6 1 2 5

SHEET
DIAG2

TREE SIZE: 22" Ø
TPZ RADIUS: 22'
TPZ AREA: 1,520.53 SF

ENCROACHMENT:

HOUSE: 182.34 SF (12.0%)
PATIO: 205.45 SF (13.5%)
TOTAL : 387.79 SF (25.5%)



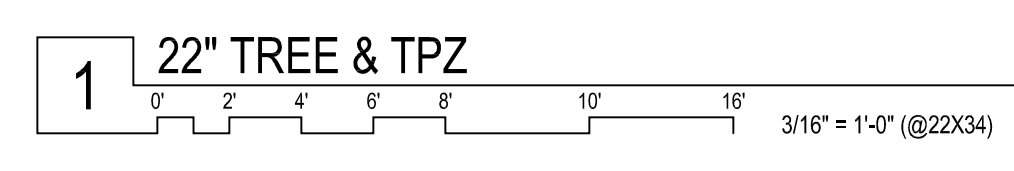
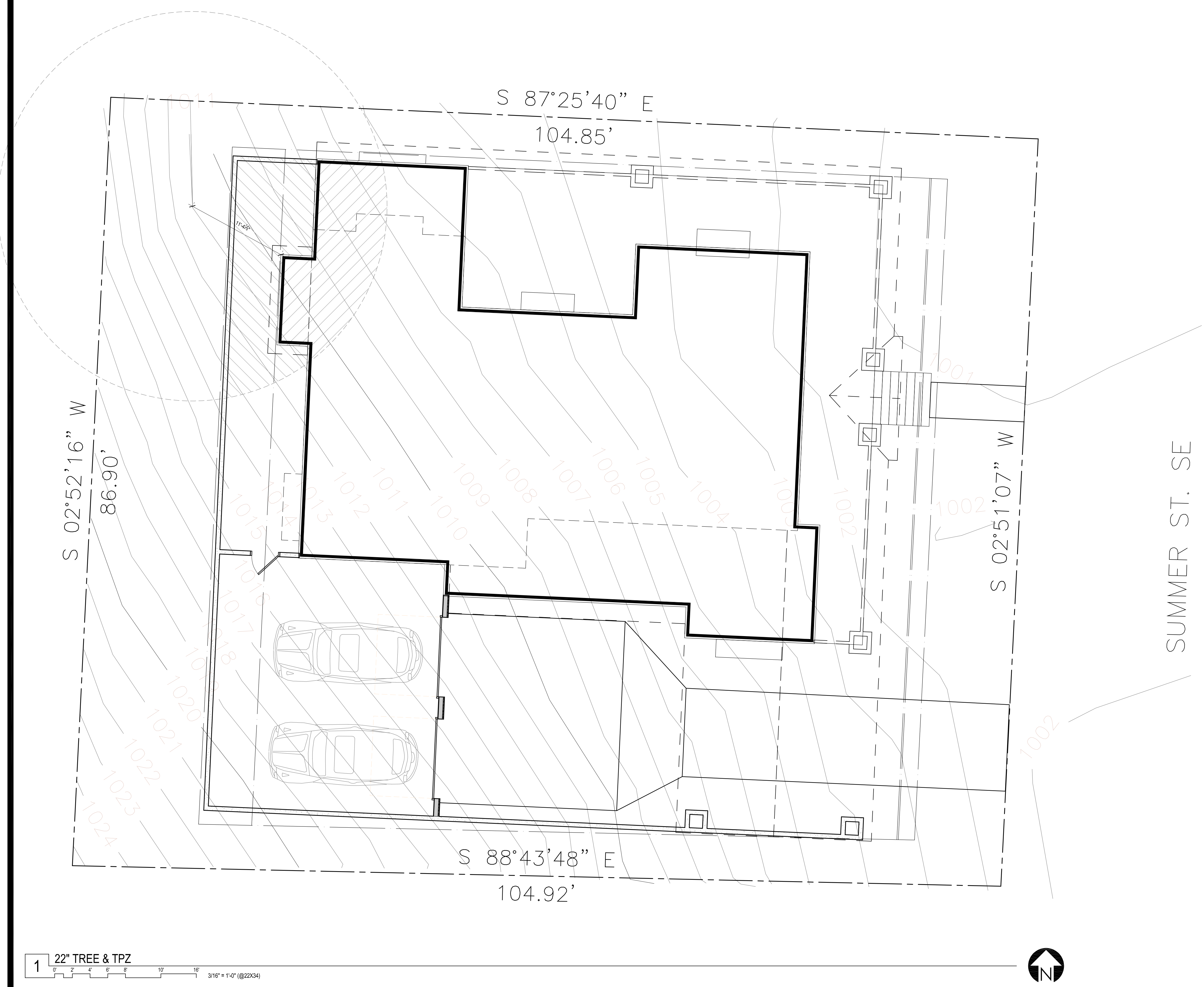
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H I S T O R I C D E S I G N R E V I E W
SUMMER STREET HOUSE
1 5 0 0 S U M M E R S T R E E T S E
S A L E M , O R E G O N I D # 5 8 6 1 2 5

SHEET
DIAG3





Craftsman style vertical attic vent (behind gable end detail). Alternating design 1x2s and 1x4s

Second floor porch to increase visual connection with Bush's Pasture Park.

Standard window arrangement with (2) vertical windows.

Entrance to garage from back patio.

Folding glass doors to connect porch and dining/kitchen/family area.

1 PROPOSED NORTH ELEVATION (BUSH'S PASTURE PARK)

0' 1' 2' 4' 8' 12' 1/4" = 1'-0" (@22X34)



Second floor main roofs have 4:12 pitch

Craftsman style vertical attic vent (behind gable end detail). Alternating design 1x2s and 1x4s

Gable end bracket. 2x10 bottom chord, with 2x6 web members

Black architectural asphalt shingles.

Wood board and batten

Brick chimneys

2x10 belly band at second floor ceiling line.

2x10 rafters spaced per structural

Typical window trim:
2x10 top trim
1x6 side trim
1x4 bottom trim

View windows consisting of (2) vertical, operable windows and a vertical, fixed window in the middle.

Porch rail relief details. 4x6 members to make up 'X' shape.

Tapered wood column supporting porch roof.

Column base per structural, finished with wood paneling and trim work painted to match siding.

Built in raised planter beds

Knee braces built from 6x6 wood

Oak front door

Porch partially enclosed with windows.

Porte-cochère extended from ground floor roof to create a visual barrier between the street and the garage. Roof pitch 3:12 to match ground floor and bumpout roofs.

2 PROPOSED EAST ELEVATION (SUMMER STREET)

0' 1' 2' 4' 8' 12' 1/4" = 1'-0" (@22X34)

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DATE: 3 JULY 2020
REVISIONS
1-Additional Info 03-23-2021

H I S T O R I C D E S I G N R E V I E W
SUMMER STREET HOUSE
1 5 0 0 S U M M E R S T R E E T S E
S A L E M , O R E G O N I D # 5 8 6 1 2 5

SHEET
HLC6



1 PROPOSED SOUTH ELEVATION

0' 1' 2' 4' 8' 12' 1/4" = 1'-0" (@22X34)



2 PROPOSED WEST ELEVATION

0' 1' 2' 4' 8' 12' 1/4" = 1'-0" (@22X34)

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 DATE: 3 JULY 2020
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 1-Additional Info 03-23-2021

H I S T O R I C D E S I G N R E V I E W
SUMMER STREET HOUSE
 1 5 0 0 S U M M E R S T R E E T S E
 S A L E M , O R E G O N I D # 5 8 6 1 2 5



1 PROPOSED NORTHEAST VIEW (BUSH'S PASTURE PARK AND LEFFELLE ST SE)

NTS



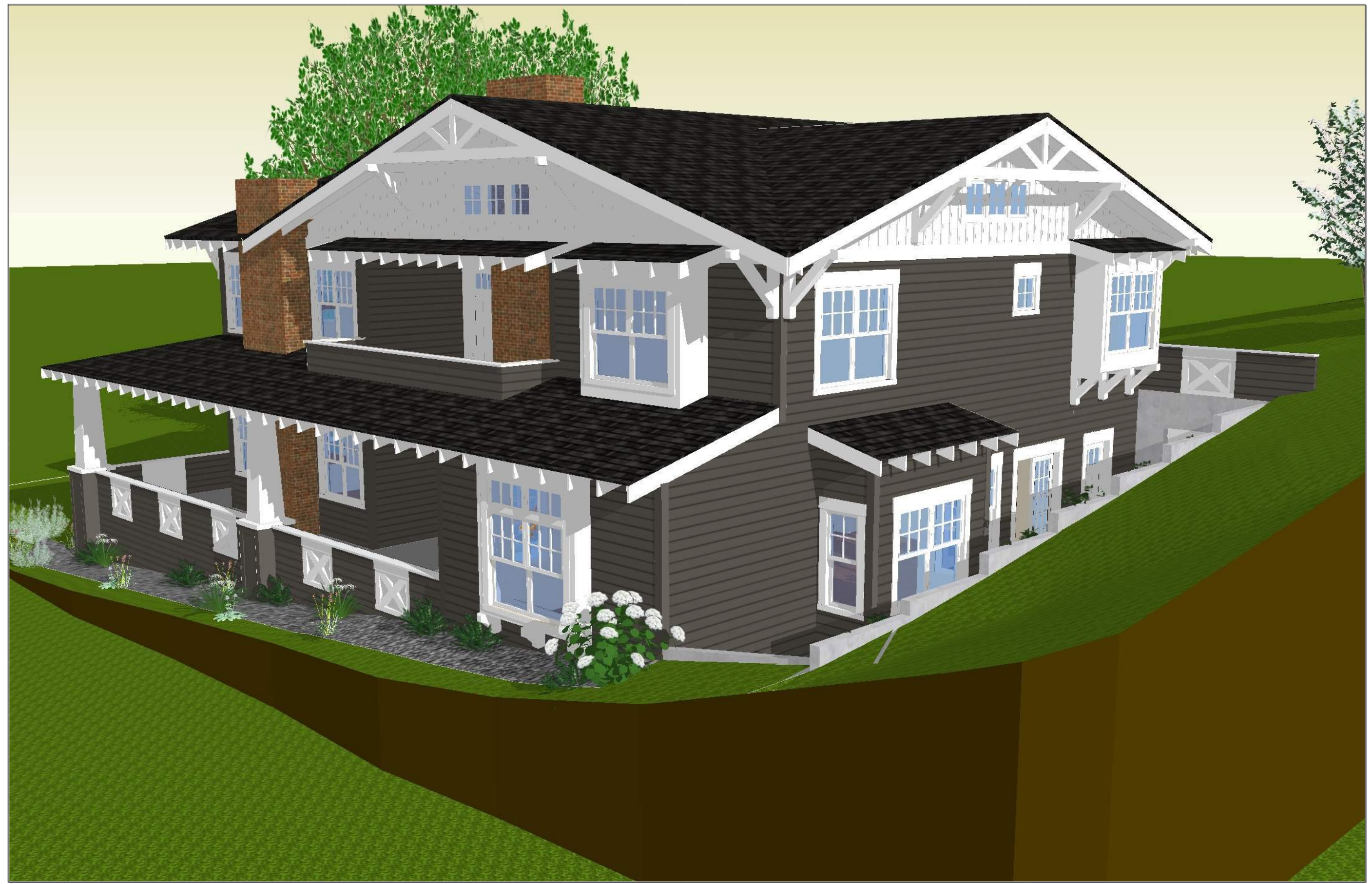
2 PROPOSED SOUTHEAST VIEW (SUMMER STREET)

NTS



3 PROPOSED SOUTHWEST VIEW

NTS



4 PROPOSED NORTHWEST VIEW

NTS



RED HOUSE
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PROJECT # 2020-004

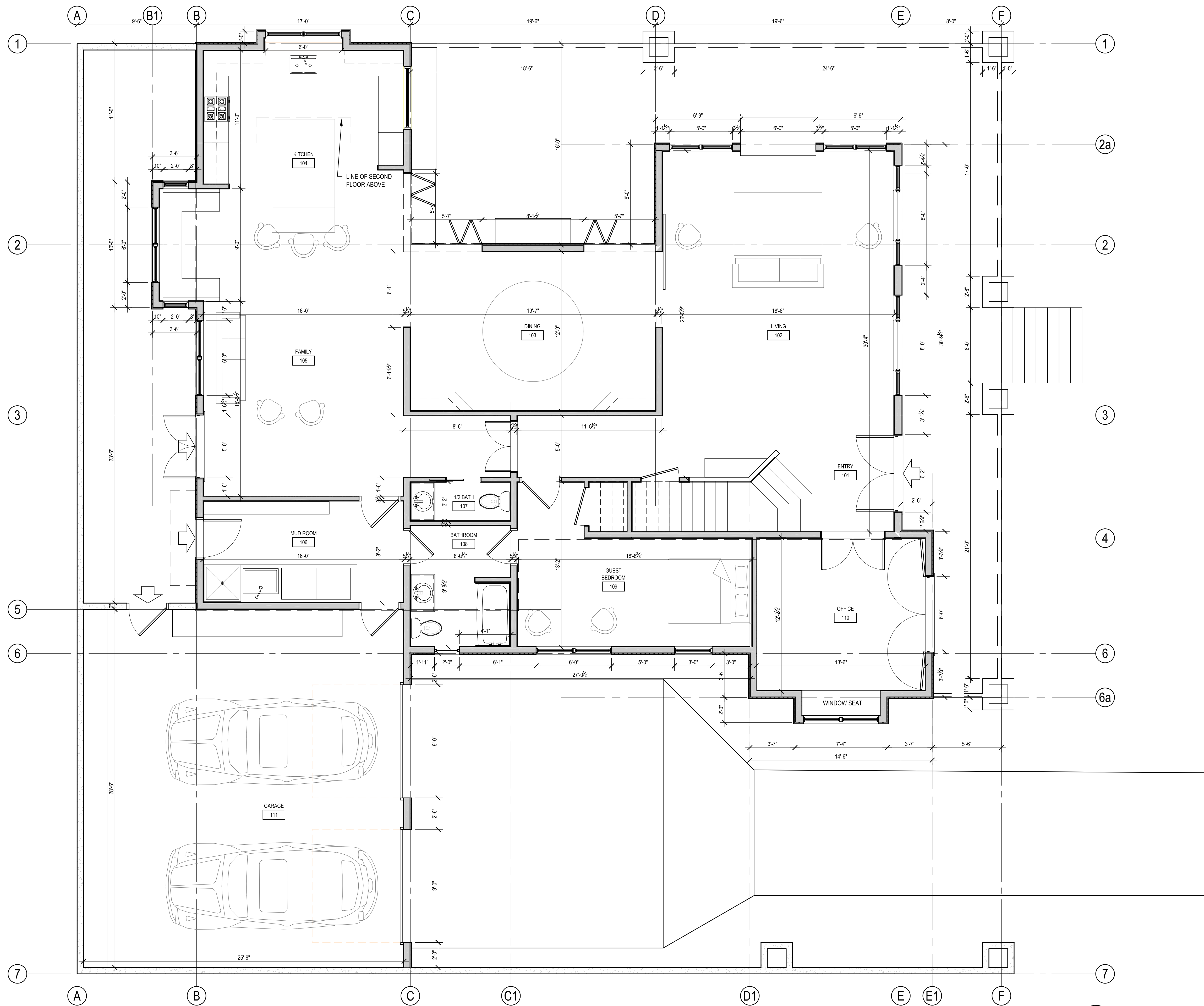
DATE: 3 JULY 2020

REVISIONS
1-Additional Info 03-23-2021

H I S T O R I C D E S I G N R E V I E W
SUMMER STREET HOUSE
1 5 0 0 S U M M E R S T R E E T S E
S A L E M , O R E G O N I D # 5 8 6 1 2 5

SHEET

HLC8



1 PROPOSED GROUND FLOOR (Approx. 2315sf)

1" = 1'-0" (@22X34)

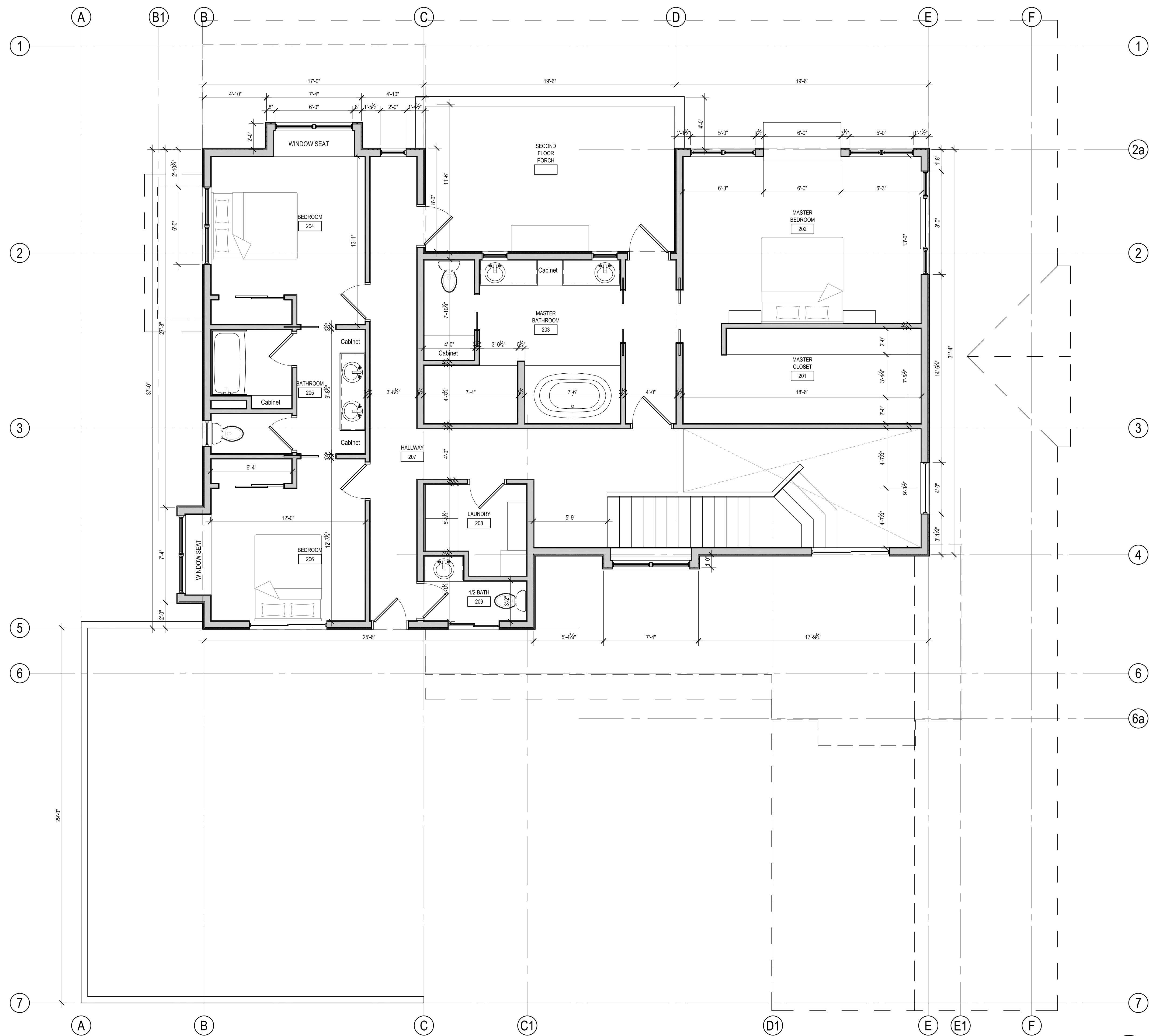


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H I S T O R I C D E S I G N R E V I E W
SUMMER STREET HOUSE
 1 5 0 0 S U M M E R S T R E E T S E
 S A L E M , O R E G O N I D # 5 8 6 1 2 5

SHEET
HLC3



1 PROPOSED SECOND FLOOR (Approx. 1603.5SF)



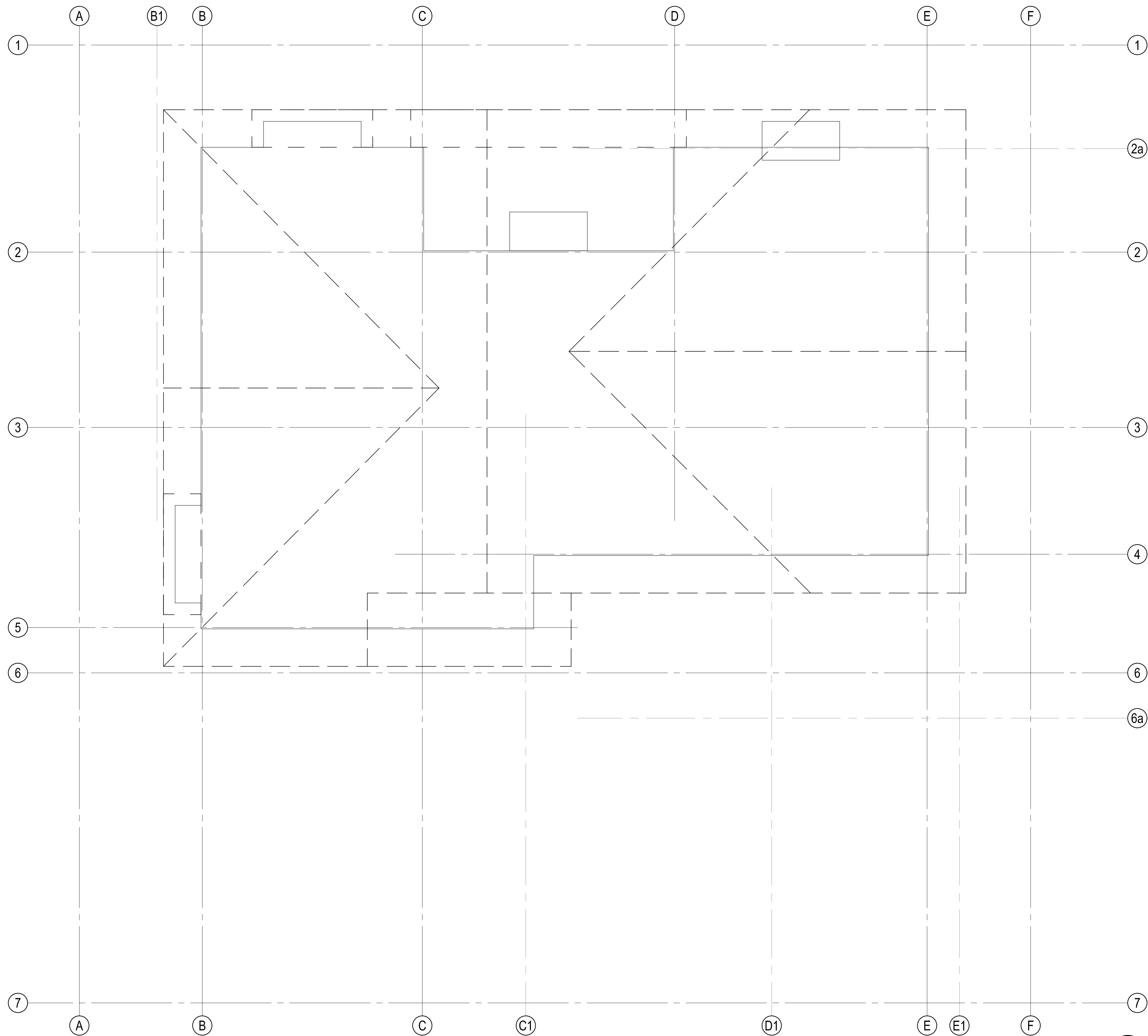
RED HOUSE GREEN DESIGNS
 P.O. Box 8024
 SALEM, OR 97303
 P: 503-363-1368
 E: Sharris.RHGD@gmail.com

DESIGNED BY: SARAH HARRIS
 DESIGNED FOR: TRAVIS KERNS
 503-871-8277
 PROJECT #: 2020-004
 DATE: 3 JULY 2020
 REVISIONS

H I S T O R I C D E S I G N R E V I E W
SUMMER STREET HOUSE
 1 5 0 0 S U M M E R S T R E E T S E
 S A L E M , O R E G O N I D # 5 8 6 1 2 5

SHEET
HLC4

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1 PROPOSED SECOND STORY ROOF PLAN

0' 1' 2' 4' 8' 12' 1/4" = 1'-0" (@22X34)



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SHEET
HLC5



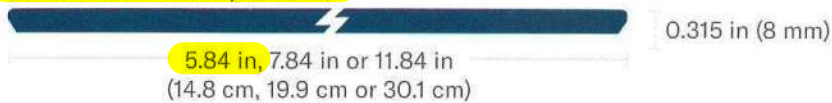
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- Engineered wood strand technology
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- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16 ft length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty

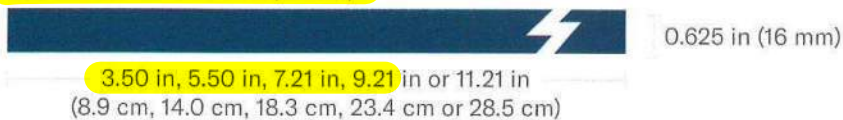


LP® SmartSide® Smooth Trim & Siding is available in a wide variety of widths.

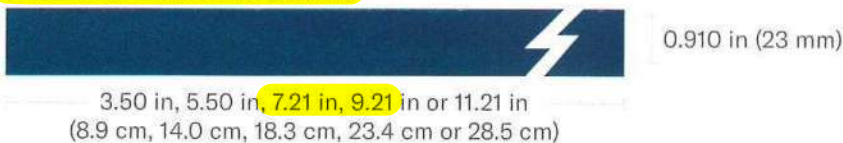
38 Series Smooth Lap (strand)



440 Series Smooth Trim (strand)



540 Series Smooth Trim (strand)



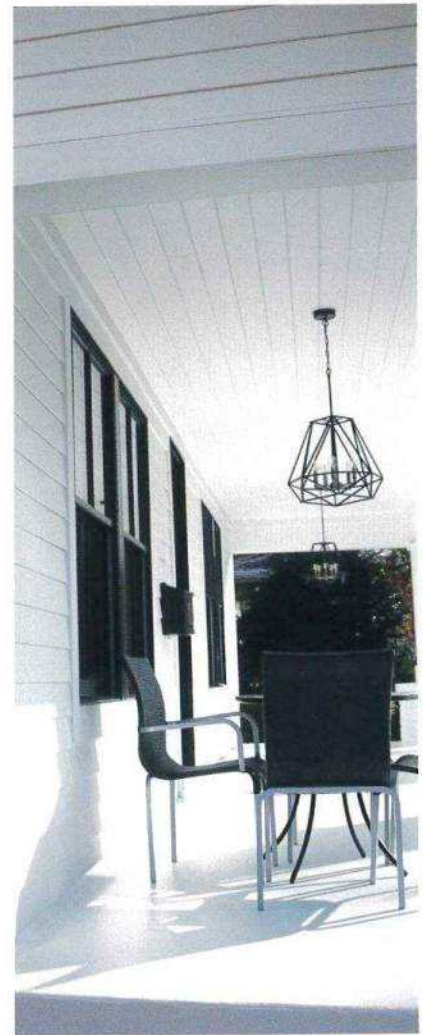
From modern to historic, LP® SmartSide® Smooth Trim & Siding can help you accommodate a wide range of designs without compromising on durability.



For product catalog & complete warranty details, visit LPSmartSide.com

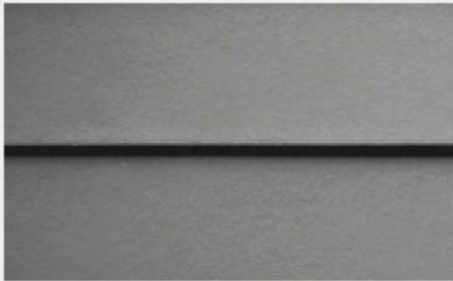


DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Lap (strand)	16 ft (192 in) (4.9m)	5.84 in (14.8 cm)	0.315 in (8 mm)	41338	1.5 psf
	16 ft (192 in) (4.9m)	7.84 in (19.9 cm)	0.315 in (8 mm)	41339	1.5 psf
	16 ft (192 in) (4.9m)	11.84 in (30.1 cm)	0.315 in (8 mm)	41340	1.5 psf
440 Series Smooth Trim (strand)	16 ft (192 in) (4.9m)	3.50 in (8.9 cm)	0.625 in (16 mm)	41420	2 psf
	16 ft (192 in) (4.9m)	5.50 in (14.0 cm)	0.625 in (16 mm)	41422	2 psf
	16 ft (192 in) (4.9m)	7.21 in (18.3 cm)	0.625 in (16 mm)	41423	2 psf
	16 ft (192 in) (4.9m)	9.21 in (23.4 cm)	0.625 in (16 mm)	41492	2 psf
	16 ft (192 in) (4.9m)	11.21 in (28.5 cm)	0.625 in (16 mm)	41490	2 psf
540 Series Smooth Trim (strand)	16 ft (192 in) (4.9m)	3.50 in (8.9 cm)	0.910 in (23 mm)	41342	3 psf
	16 ft (192 in) (4.9m)	5.50 in (14.0 cm)	0.910 in (23 mm)	41343	3 psf
	16 ft (192 in) (4.9m)	7.21 in (18.3 cm)	0.910 in (23 mm)	41344	3 psf
	16 ft (192 in) (4.9m)	9.21 in (23.4 cm)	0.910 in (23 mm)	41345	3 psf
	16 ft (192 in) (4.9m)	11.21 in (28.5 cm)	0.910 in (23 mm)	41494	3 psf



For product catalog & complete warranty details, visit LPSmartSide.com

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LENGTH:	144" boards	
WIDTHS:	6.25"	8.25"
EXPOSURES:	5"	7"
	12"	5.25"
	10.75"	4"
	7.25"	9.25"
	6"	8"

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- Low maintenance exteriors offer superior weather resistance



Kimberli Fitzgerald

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Saturday, April 3, 2021 8:11 AM
To: Kimberli Fitzgerald; Lisa Anderson-Ogilvie
Subject: Corrected version: COMMENTS: Case No. HIS21-02 for 1500 Summer Street SE, Salem, Oregon 97302

HISTORIC LANDMARKS COMMISSION
 ATTN: Kimberli Fitzgerald, Case Manager
 555 Liberty Street SE
 Salem, Oregon 97301

RE: Case No. HIS21-02 for 1500 Summer Street SE

Dear HLC Commissioners:

Members of the SCAN Historic Preservation, Parks & Gardens (HPPG) Committee have reviewed the application and materials. We welcome our new neighbor and offer the following comments:

(1) We find the proposal to be (a) in general compliance stylistically with the design stipulations for new construction in residential historic districts [SRC 230.035 (a)(b)]; (b) compatible with the period of significance (1878-1938)[SRC 230.005(a)], and respectfully mirroring "the most predominant style," the Craftsman Bungalow [SRC 230.200] in the NHD.

(2) Unclear from the drawings and the Notice of Public Hearing are impacts and application of SRC 230.075 Streetscape Standards, subsection (c), Design: the presence or clarification of an historic landscape buffer zone, or a character-defining streetscape. Within the period of significance (1878-1938), numerous streets had no sidewalks.

On the lower fields, ball fields, baseball field of Bush's Pasture, there are nearby blocks that have a "character-defining," almost rural, small town streetscape, yesteryear ambiance, -- without sidewalks. Of a small rural town gathering place and playing pickup or recreational baseball. And front porches and residential windows looking out on the playing area. Which is encapsulated very nicely in the feeling of the proposed Craftsman Bungalow stylistic design.

The west side of the 1500 block of Summer Street SE does not have a sidewalk nor do 800, 900, 1000 blocks of Leffelle facing the pasture; or the nearby 1500 blocks of Summer, Davidson and Capitol SE. Nor does the east side of the 1500 block of Winter SE.

The application for Design Review does not include a map or information to show where the public right-of-way for Summer Street, Leffelle Street and Bush's Pasture is.

(4) We commend the applicant for protection of the native Oregon White Oaks (*Quercus garryana*) on the property. *Quercus garryana* is a signature and historic species of the nearby park.

Landscaping is an important integrating factor. We encourage the applicant to continue the tradition in SCAN for attractive plantings, and consideration for the protection of native plants.

A guide we recommend for consultation and reference is the Oregon State University [Tree Protection on Construction and Development Sites](#) (December 2009), suggestions on Best Management Practices.

(5) Notice of the HLC Public Hearing has not been posted (April 2).

Thank you for the opportunity to comment.

Sincerely,

Jon Christenson

Chair, SCAN Historic Preservation, Parks & Gardens Committee

Kimberli Fitzgerald

From: Mary Anne Spradlin <spradlinmacn@hotmail.com>
Sent: Thursday, April 1, 2021 8:07 AM
To: Kimberli Fitzgerald
Subject: Historic Design Review Case No. HIS21-02

As regards the design of the proposed home at 1500 Summer St SE I have no comments other than it looks like a lovely design and I think it will fit well with the neighborhood.

My concern is with the extensive removal of the steep hillside that will need to be done to build this house. There's a good reason that this has been a vacant lot. I am concerned about the drainage of the site and the potential slippage issues of the steep hillside lot. I know this has nothing to do with Historic Review but I am hoping that you will forward my concerns to the City Engineer or whoever it would be that would concern themselves with the topography of the site. Hopefully there will be some sort of professional oversight from the City on this issue before the building plan moves forward.

Thank you, Mary Anne Spradlin 712 High St SE Salem 97301

Kimberli Fitzgerald

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Monday, April 5, 2021 11:03 AM
To: Kimberli Fitzgerald
Cc: Lisa Anderson-Ogilvie; Zachery Cardoso
Subject: INDIVIDUAL COMMENT: Case No. HIS21-02 for 1500 Summer Street SE, Salem, Oregon 97302

HISTORIC LANDMARKS COMMISSION
ATTN: Kimberli Fitzgerald, Case Manager
555 Liberty Street SE
Salem, Oregon 97301

RE: Case No. HIS21-02 for 1500 Summer Street SE

Commissioners (Ms. Fitzgerald):

Thoughts, I would to share, from Chapter 7, of the book, BUNGALOW [American Restoration Style], by Jan Cigliano (Gibbs-Smith Publisher, Salt Lake City 1998), applicable to the perimeter of Bush's Pasture and defining character and to the land, and specialness of the district.

"Porches and sunrooms define the Bungalow's communal character...The porch epitomizes the Bungalow's integration of house and land, architecture and landscape, structure and nature: it reaches from interior living spaces to the outdoors, and conversely, from the broader landscape and community into the narrower domain of the familial household...

The bungalow's outdoor living room reflects early twentieth-century habitats of front porch sitting and socializing with one's neighbors. Manifest architecturally, these open shelters define the character of the bungalow's face...are designed deep for sitting and lounging, and wide to take in multiple activities at once, often extending the entire front of the house..."

Residences along Bush's Pasture on High Street, lower Leffelle have a very integral relationship to the aesthetic of the park experience, the surrounding space, and fields, in addition to a house on a site to itself.

During the pandemic, even in the winter, one saw friends and family visiting, dining, carefully hosting, interacting, sometimes by candlelight, on the porches frontal to the park.

The design of 1500 Summer Street captures that defining characteristic to the land and the nearby park. That relationship -- "mortar between the bricks" -- of a single house to the setting in a National Historic District, in particular, the Bungalow style.

Yours sincerely,
Jon

REQUEST FOR COMMENTS**Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173****CASE NO.:** HIS21-02**AMANDA NO.:** 21-104993-DR**ADDRESS:** 1500 Summer St SE, Salem OR 97302**HEARD BY:** Historic Landmarks Commission**SUMMARY:** A proposal to construct a new two story house.**REQUEST:** Major Historic Design Review of a proposal to construct a new two story house within the Gaiety Hill/Bush's Pasture Park National Register Historic District on property zoned RS (Single Family Residential) and located at 1500 Summer Street SE, (Marion County Assessors Map and Tax Lot number: 073W34AB00600).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Thursday, April, 8 2021, will be considered in the staff report. Comments received after this date will be provided to the review body. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.****

CASE MANAGER: Kimberli Fitzgerald, Historic Preservation Officer, Phone: 503-540-2397; E-Mail: kfitzgerald@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

1. We have reviewed the proposal and have no comments.

2. We have reviewed the proposal and have the following comments:

All construction within three feet of property lines is required to be of One-Hour fire resistant construction. unprotected (non-fire rated) openings (windows and doors) are not allowed within three feet of a property line. They must also be One-Hour fire rated.

Name/Agency: Claude Kennedy Deputy Building Official
 Address: _____
 Email: _____
 Phone No.: _____
 Date: 03/26/2021
4:01:01 PM

IMPORTANT: IF YOU MAIL YOUR COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

From: Kirsten Straus <KStraus@cityofsalem.net>
Sent: Thursday, April 1, 2021 10:35 AM
To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Cc: Olivia Dias <ODias@cityofsalem.net>; Zachery Cardoso <ZCardoso@cityofsalem.net>
Subject: Re: Request for Comments - Case No. HIS21-02 for 1500 Summer St SE

Good morning,

Planning comments for this case:

- At the time of Dwelling Permit submittal, deed history from date of parcel creation will be required to establish lot legality.
- SRC 808.030(a)(2)(K) appears to exempt the Oak Trees on the lot from Tree Removal Permit requirements, though preservation of mature Oregon White Oaks is encouraged where possible.
- Five total trees to be planted or remain on the lot.

Kirsten Straus

Planner I

City of Salem | Community Development
555 Liberty St SE, Ste 305, Salem OR 97301

kstraus@cityofsalem.net | 503-540-2347

[Facebook](#) | [Twitter](#) | [YouTube](#) | CityofSalem.net

(she/her pronouns)

From: Robin Dalke <RDalke@cityofsalem.net>
Sent: Monday, April 5, 2021 11:36 AM
To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Subject: RE: Historic Design Review Case No. HIS21-02

Hi Kimberli,

The "PW Initial Review" comment in Amanda has been updated for 1500 Summer. Below is a copy for your reference:

Public Works has completed a preliminary review of the proposed single-family dwelling at 1500 Summer St SE. Staff have no objections or recommended conditions of approval related to the historic design review. The following items have been reviewed by staff or identified as required materials that must be provided by the applicant at the time of building permit submittal:

- A site plan that identifies the location of proposed water, sewer and stormwater services to the lot. The applicant is advised that a new water service tap, sewer tap and storm main tap may be required. The application should include an evaluation of the connection to an approved point of stormwater discharge for areas of new impervious surface. The nearest available public storm main is located approximately 20-feet northeast of the subject property. Access to the storm main on the park property will require an approved agreement with the City of Salem.
- Applicable work in right-of-way permits are required for utility service installations in Summer Street SE.
- According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no areas of landslide susceptibility on the subject property.
- The Salem-Keizer Local Wetland Inventory does not show wetland area(s) or hydric soils mapped on the property.
- Staff has reviewed City park and right-of-way trees and no conflicts were identified.
- The proposed development is exempt from constructing City curb and sidewalk pursuant to SRC 803.040 and 78.180(a).

Please let me know if you have any questions about these comments or areas you would like us to elaborate on.

Thank you,

-Robin Dalke | 503-588-6211 ext. 7443