

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

CLASS 3 MAJOR HISTORIC DESIGN REVIEW CASE NO.: HIS22-23

APPLICATION NO.: 22-116226-PLN

NOTICE OF DECISION DATE: September 21, 2022

SUMMARY: A proposal to relocate and reconstruct the front walkway and parking pad, construct a new shed and replace the existing patio roof cover on the Runkel House (c.1910).

REQUEST: Class 3 Major Historic Design Review of a proposal to relocate and reconstruct the front walkway and parking pad, construct a new 10ft by 20ft by 8ft shed and replace the existing patio roof cover on the Runkel House (c.1910). historic contributing resource within the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 1510 Davidson Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W34AA02700).

APPLICANT: Mark Histan

LOCATION: 1510 Davidson St SE, Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapters 230.065 Guidelines for Historic Contributing Structures and SRC 230.025(i) Accessory Structures

FINDINGS: The findings are in the attached Decision dated September 15, 2022.

DECISION: The **Historic Landmarks Commission APPROVED** Class 3 Major Historic Design Review Case No. HIS22-23 based upon the application materials deemed complete on August 24, 2022 and the findings as presented in this report.

VOTE:

Yes 7 No 0 Absent 2 (Cottingham, Mulvihill)

Andrew Zimmerman
Vice-Chair, Historic Landmarks Commission

The rights granted by the attached decision must be exercised, or an extension granted, by October 7, 2024, or this approval shall be null and void.

Application Deemed Complete:	<u>August 24, 2022</u>
Public Hearing Date:	<u>September 15, 2022</u>
Notice of Decision Mailing Date:	<u>September 21, 2022</u>
Decision Effective Date:	<u>October 7, 2022</u>
State Mandate Date:	<u>December 22, 2022</u>

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

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Thursday, October 6, 2022. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 230. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO.: Historic Design Review Case No. HIS22-23

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of September 15, 2022 the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.065 and 230.025(i) as follows:

FINDINGS

Criteria:

New Walkway and Patio Cover:

230.065. GENERAL GUIDELINES FOR HISTORIC CONTRIBUTING RESOURCES

(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

Finding: The HLC finds that applicant is not proposing to alter the use of the resource or the site as a single-family residence. The proposed removal of the existing flagstone path from Leffelle Street to the secondary entry on the north façade and relocation of the front walkway to the primary entry off of Davidson St. SE will correct an existing problem with the overall site design, where the current primary walkway leads to a secondary entry on the side of the house. The HLC finds that the proposed change in walkway and parking pad materials from flagstone to concrete and brick, while a change in design, do not alter significant character defining features of this resource.

The proposed replacement patio cover is smaller than the existing cover and will not alter any character defining features of the primary resource on the rear facade. The HLC finds that SRC 230.065(a) has been met.

(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.

Finding: The HLC finds that the applicant is not proposing to repair or restore any historic materials or distinctive features of the primary resource on the site; therefore, and that this guideline is not applicable to the evaluation of this proposal.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Finding: The HLC finds that the applicant is not proposing to repair, restore or alter any distinctive stylistic features of the primary resource on the site; therefore, this guideline is not applicable to the evaluation of this proposal.

(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

Finding: The HLC finds that the applicant is not proposing to restore or reconstruct any historic features therefore, this guideline is not applicable to the evaluation of this proposal.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Finding: The HLC finds that there are no alterations proposed to historic features that have acquired significance, therefore this guideline is not applicable to the evaluation of this proposal.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Finding: The HLC finds that the proposed walkways and parking pad will not alter any portion of the existing primary structure. The proposed replacement patio cover has been designed to be smaller than the existing patio cover, which is in poor condition. The new patio cover will be attached to the rear of the house, in the same location as the existing cover, minimizing any changes to any original features of the primary resource. The HLC finds that SRC 230.065(f) has been met.

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Finding: The HLC finds that the proposed walkways and parking pad will not result in the loss of historic materials or significant features. The proposed replacement patio cover is located at the rear of the resource and will be installed in the same location as the existing, below the second story windows, and above the first story windows. The HLC finds that no significant character defining features will be obscured, damaged or destroyed by the proposal therefore . SRC 230.065(g) has been met.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Finding: The HLC finds that the applicant is proposing to replace the existing patio cover which is in poor condition. This patio cover will be smaller than the existing, and when reconstructed the applicant has proposed to construct replacement columns which more closely match the square columns on the front porch of the resource, ensuring that the structural deficiencies are corrected as well as improving the visual compatibility of the patio cover structure. he HLC finds that SRC 230.065(h) has been met.

(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Finding: The HLC finds that while a minor amount of excavation and regrading is required in order to install the new pathway, this work is below the threshold that would require a grading permit and is not expected to cause the foundation of the primary resource on the site to shift, fail or settle. The HLC finds that SRC 230.065(i) has been met.

New Accessory Structure

SRC 230.025(i) New accessory structures. New accessory structures may be built on the

site of historic contributing buildings.

(1) **Materials.** *New accessory structures shall have the same siding material as the resource on the site.*

Finding: The HLC finds that the proposed accessory structure will be constructed of wood, with siding materials that match the primary resource on the site (cedar shingles and lap siding). The HLC finds that SRC 230.025(i)(1) has been met.

(2) **Design.** *New accessory structures shall:*

A. *Be located at the rear of the site.*

Finding: The HLC finds that the proposed accessory structure is located at the rear of the property in the southeast corner, the same location as the existing shed and that SRC 230.025(i)(2)(A) has been met.

B. *Be no taller than one story.*

Finding: The HLC finds that the proposed accessory structure is one story in height and that SRC 230.025(i)(2)(B) has been met.

C. *Be similar in character to those built during the period of significance.*

Finding: The HLC finds that the proposed accessory structure is designed in the Craftsman style, simplified in a way that is typically found on Craftsman accessory structures throughout the Gaiety Hill/Bush's Pasture Park Historic District and that SRC 230.025(i)(2)(C) has been met.

D. *Be subordinate to the primary structure in terms of mass, size and height.*

Finding: The HLC finds that the proposed accessory structure is 200 square feet in size and 8' in height, smaller in mass, size and height than the two story 2,500 square foot primary resource on the site and that SRC 230.025(i)(2)(D) has been met.

The Historic Landmarks Commission **APPROVES** HIS22-23.

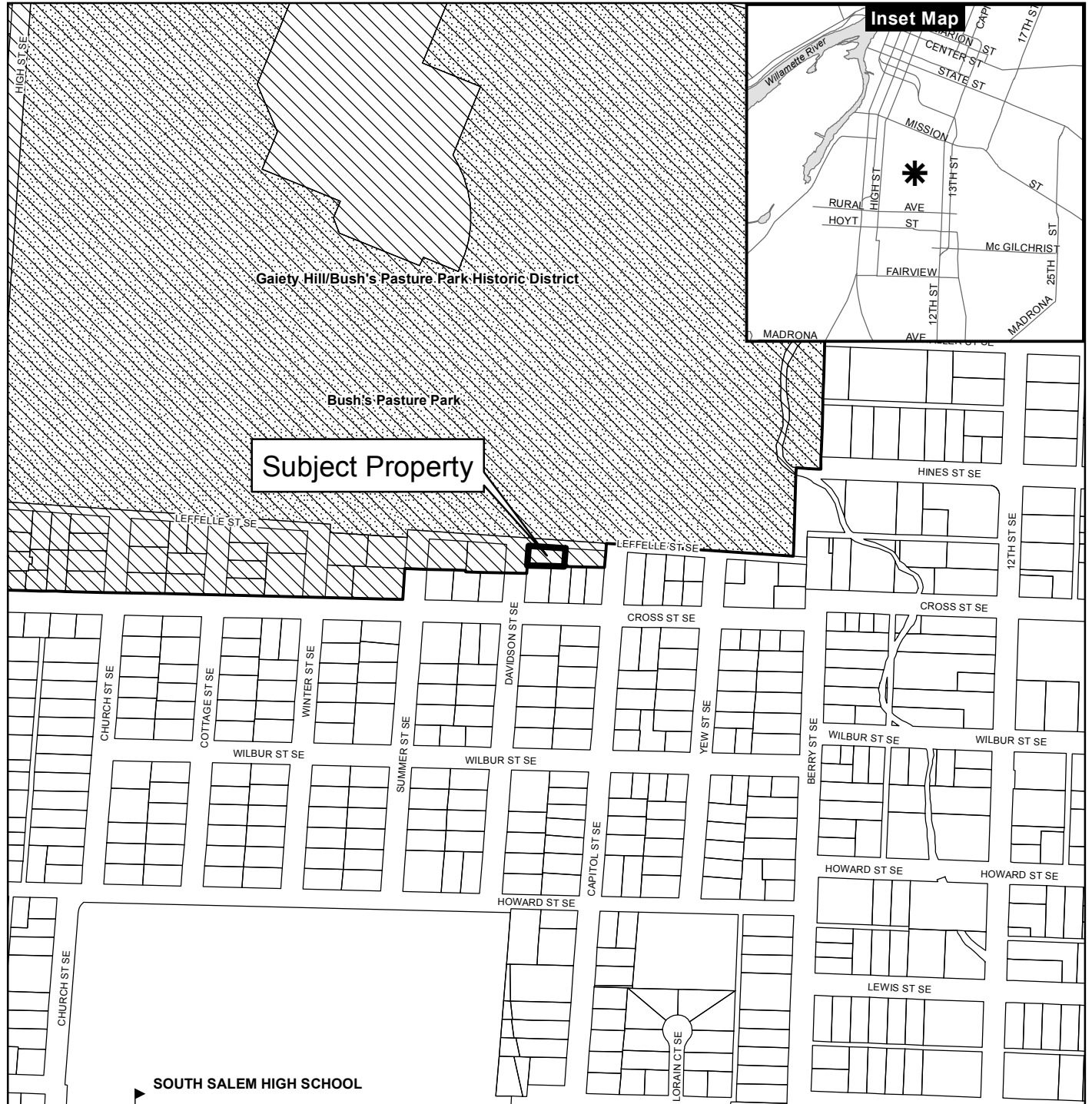
VOTE: Yes 7 No 0 Absent 2 (Cottingham, Mulvihill) Abstain 0

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

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

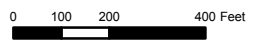
Vicinity Map

1510 Davidson Street SE (073W34AA02700)



Legend

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



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Historic Alteration Review WorksheetSite Address: 1570 Davidson St. SE, Salem, OR 97302Resource 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 *Patio roof/cover*
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe)
- Replace and change location of walkways to house & add pavers to parking pad/drive*

New:

- Addition
- Accessory Structure *shed*
- 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: flagstone (walkway) Project's New Material: concrete brick pavers (walkway)
*see attached for shed & patio cover***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:

see attached

Lucy Bollinger (Lucy Bollinger) *Mark Hestand* (Mark Hestand) 8/4/2022
Signature of Applicant Date Submitted/Signed



**Existing
Patio
Cover- 16'
by 20'—**

**Existing
Shed- 8' by
12'—96
square
feet-2' from
side; 1'
from rear.
7' high**

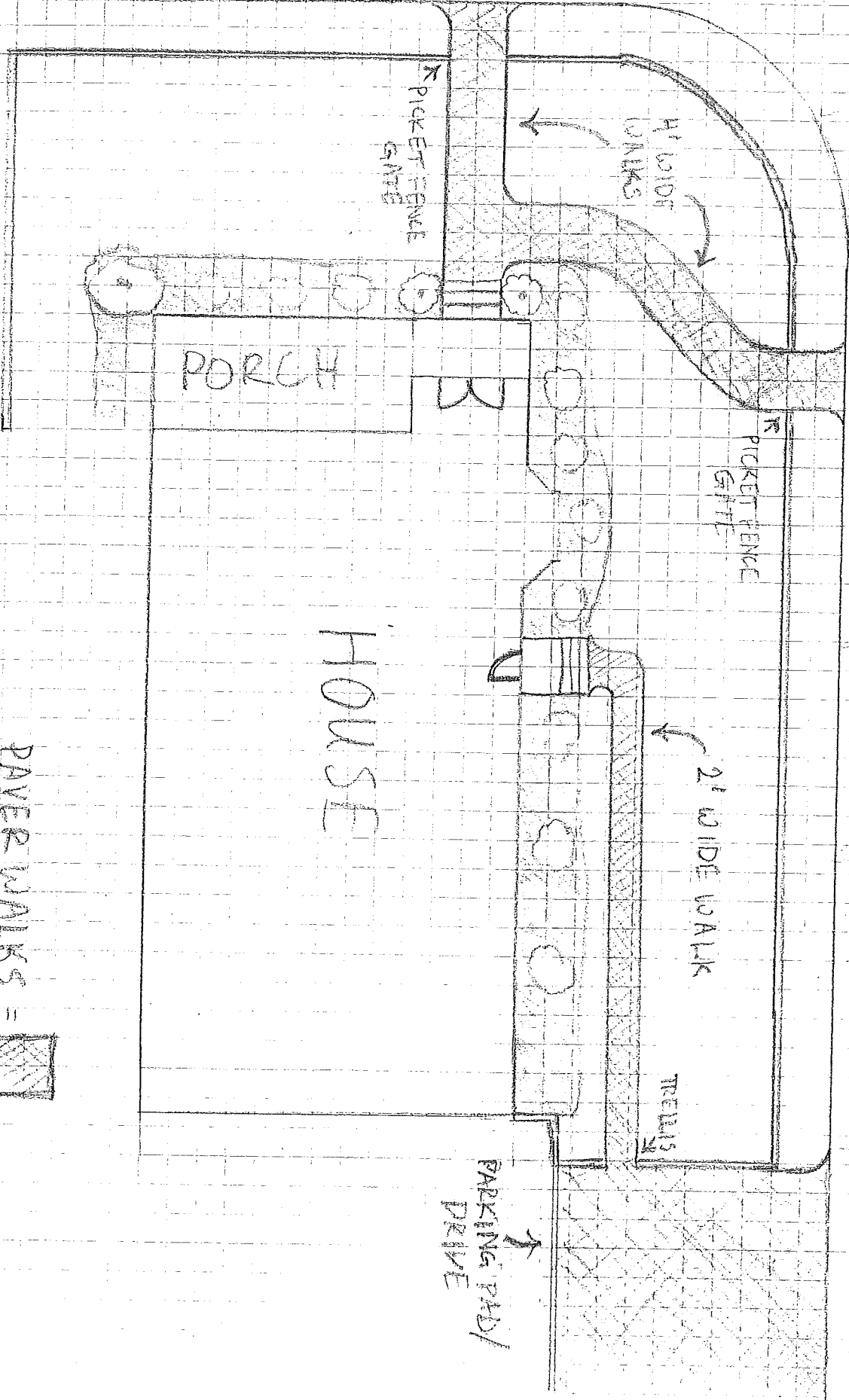


**Proposed
Patio
Cover- 16'
by 12'—**

**Proposed
Shed- 10'
by 20'—200
square
feet-2' from
side; 1'
from rear.
8' high**

DAVIDSON ST.

EFFELLE ST.



HOUSE

PORCH

PICKET FENCE GATE

PICKET FENCE GATE

4' WIDE WALKS

2' WIDE WALK

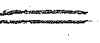
TRELLIS

PARKING PAD/ DRIVE

PAVER WALKS =



PICKET FENCE =



~ 2 SQUARE FEET



Roof Coverage

Site Plan



Total Lot Area: 5,180 square ft.

Proposed Work Total Roof Coverage Plus House: 2,556 sq. ft.

Total Roof Coverage on Lot: 49%

Project Description

1) Walkways/Parking Pad:

The current walkways are flagstone stepping stones. We would like to replace the flagstone with 4"x8" concrete brick pavers in a herringbone pattern. We would also like to change the path of one walkway so that it leads to the main entrance to the house instead of to the side door of the house. We would also like to replace the current gravel parking pad/drive with square 12"x12" concrete pavers. The location of the parking pad will stay the same. See attached photos/documents for location of current walkways and parking pad and proposed new walkway location as well as example of herringbone pattern paver walkway and square paver parking pad.

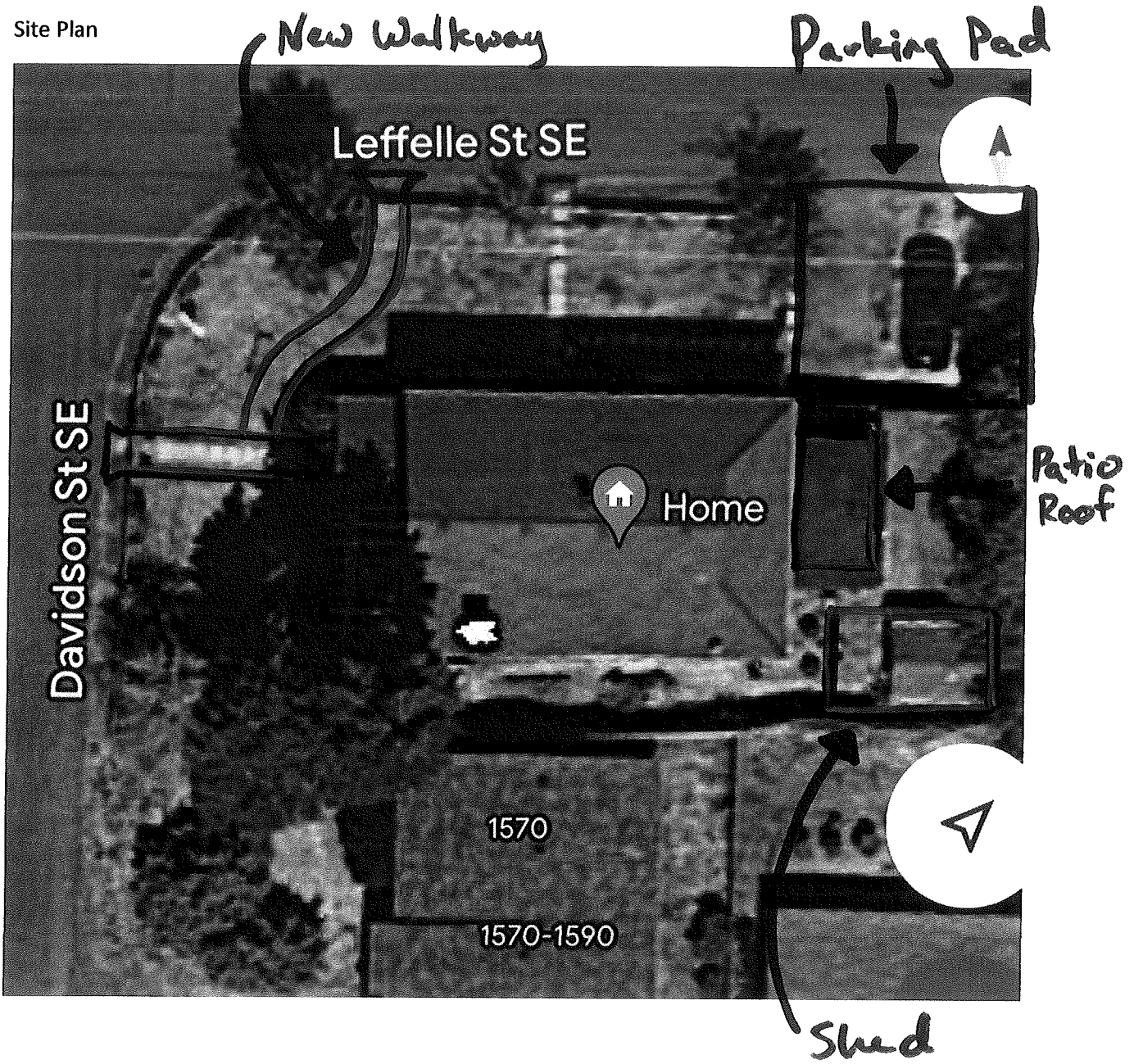
2) Shed:

The current shed in the backyard is 8'Wx12'Lx7'H. We would like to build a new shed that will measure 10'Wx20'Lx8'H. The new shed will be located in the same SE corner of the property. The siding will match exactly to the same specs as the house, cedar shakes on the bottom and lap siding on the gable ends. The trim will also match the house exactly, 1"x5" with back band. The roof will be black architectural style asphalt shingles like the house. The shed will be painted in the same color scheme as the house. See attached photos/documents of existing shed and new proposed shed.

3) Patio Roof/Cover:

The existing patio roof/cover is beginning to rot and is in need of rebuilding. We would like to rebuild it but change the dimensions which will better accommodate the larger shed. The current dimensions are 16'x20' and the proposed new dimensions will be 16'x12'. It will be built to better match the original front porch style (i.e. columns and trim will be the same) and will be built of wood and painted white like it currently is. See attached photos/documents of existing patio cover, new proposed patio cover, and existing front porch.

Site Plan



4



Current yard & walkways



↑ proposed paver pattern



Side door



Front door

1



Current parking area w/ gravel ↗



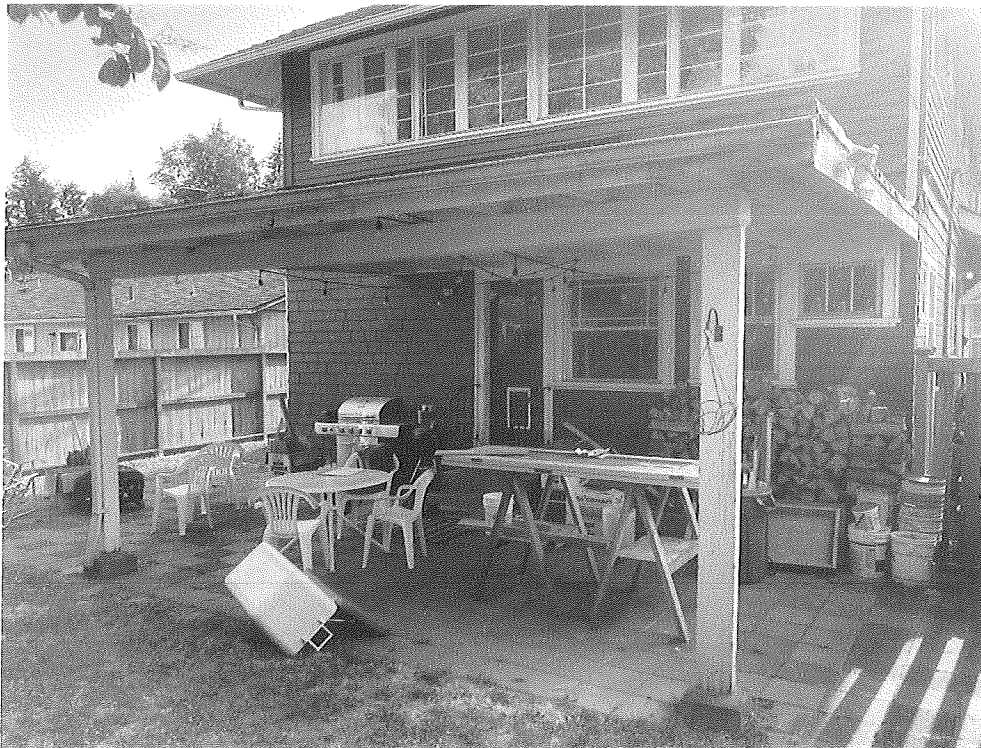
Proposed pavers

2



Current shed

3



Current patio roof / cover

(3)

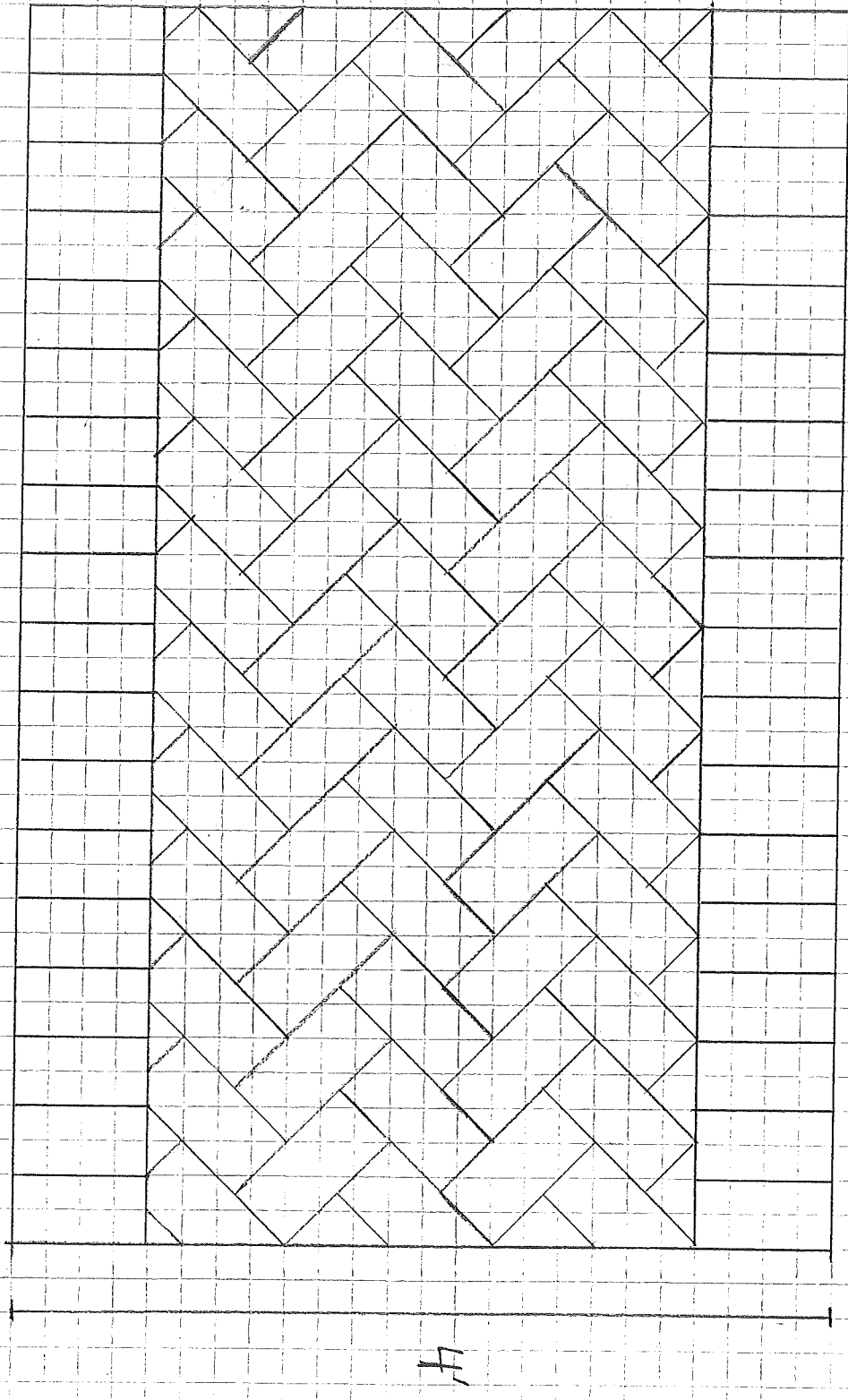


Current patio roof/cover (side view)



Front porch
Columns & trim
(will build new
cover to match)

4" x 8" PAVEMENT =



BACKYARD SHED ELEVATIONS

ROOF SLOPE = 7/12 to match house

SIDING = Cedar Shakes to match house

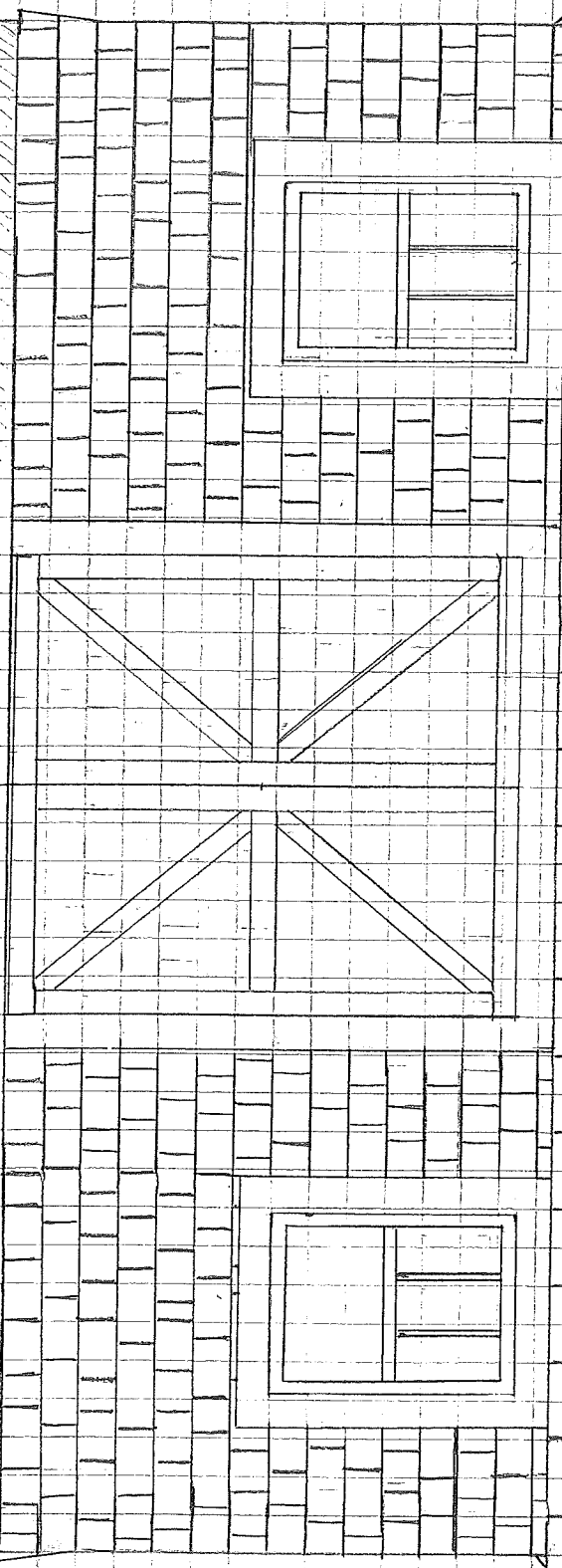
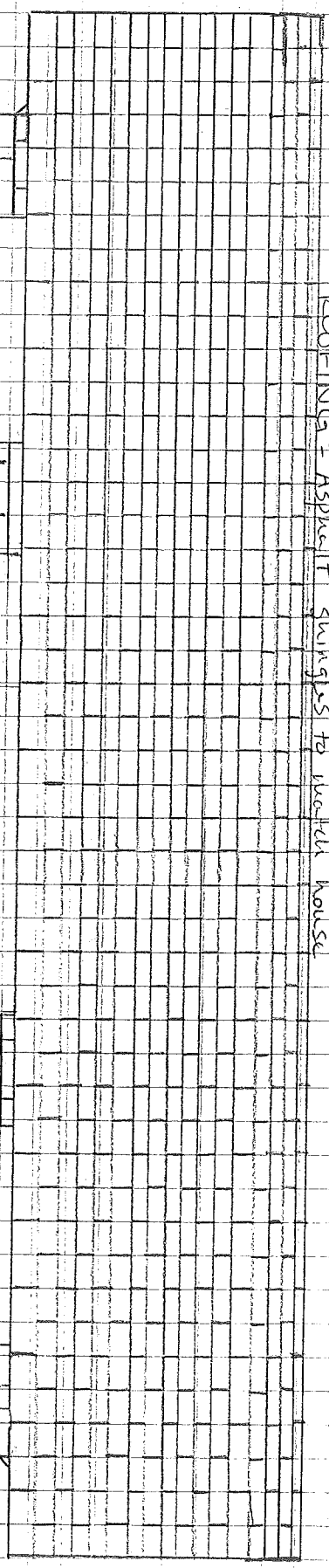
TRIM = 1x5 with beak band to match house

ROOFING = Asphalt shingles to match house



= 1 sq. foot

12'
1 1/2"



20'


BACKYARD SHED ELEVATIONS

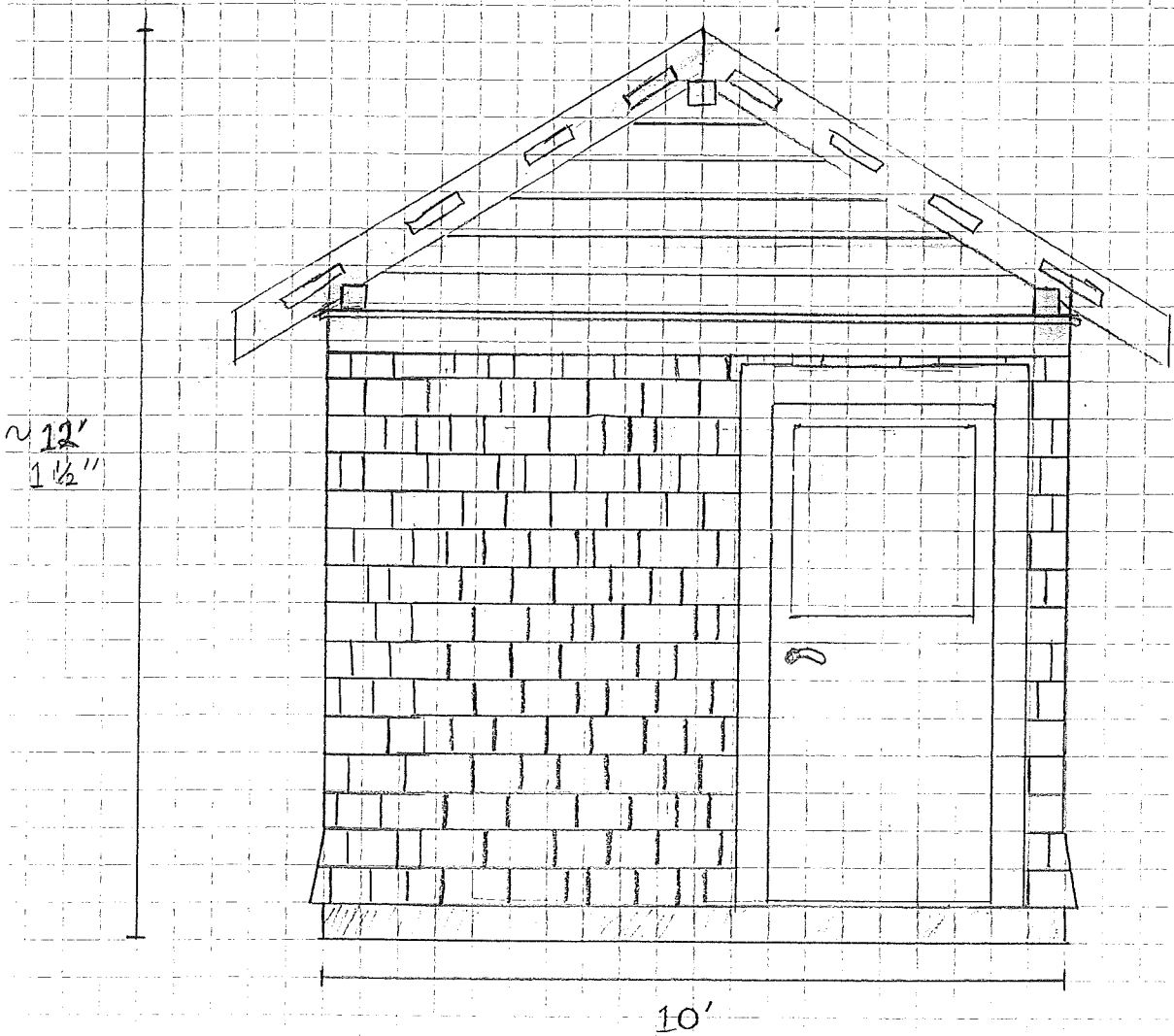
ROOF SLOPE = 7/12 to match house

SIDING = Cedar shakes and lap siding to match house

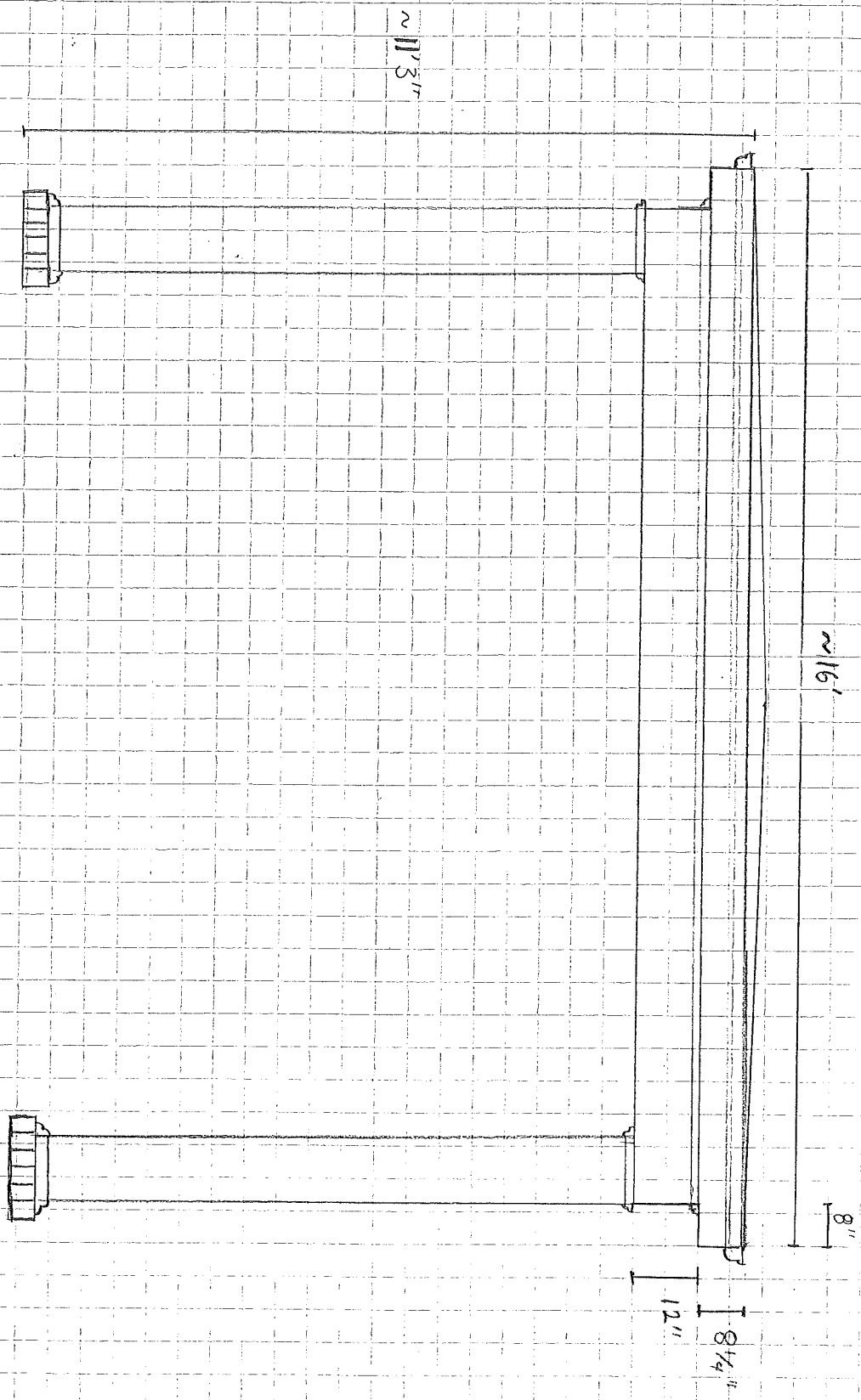
TRIM = 1x5 with back band to match house

ROOFING = Asphalt shingles to match house

 = 1 sq. foot



PATIO ROOF/COVER ELEVATIONS



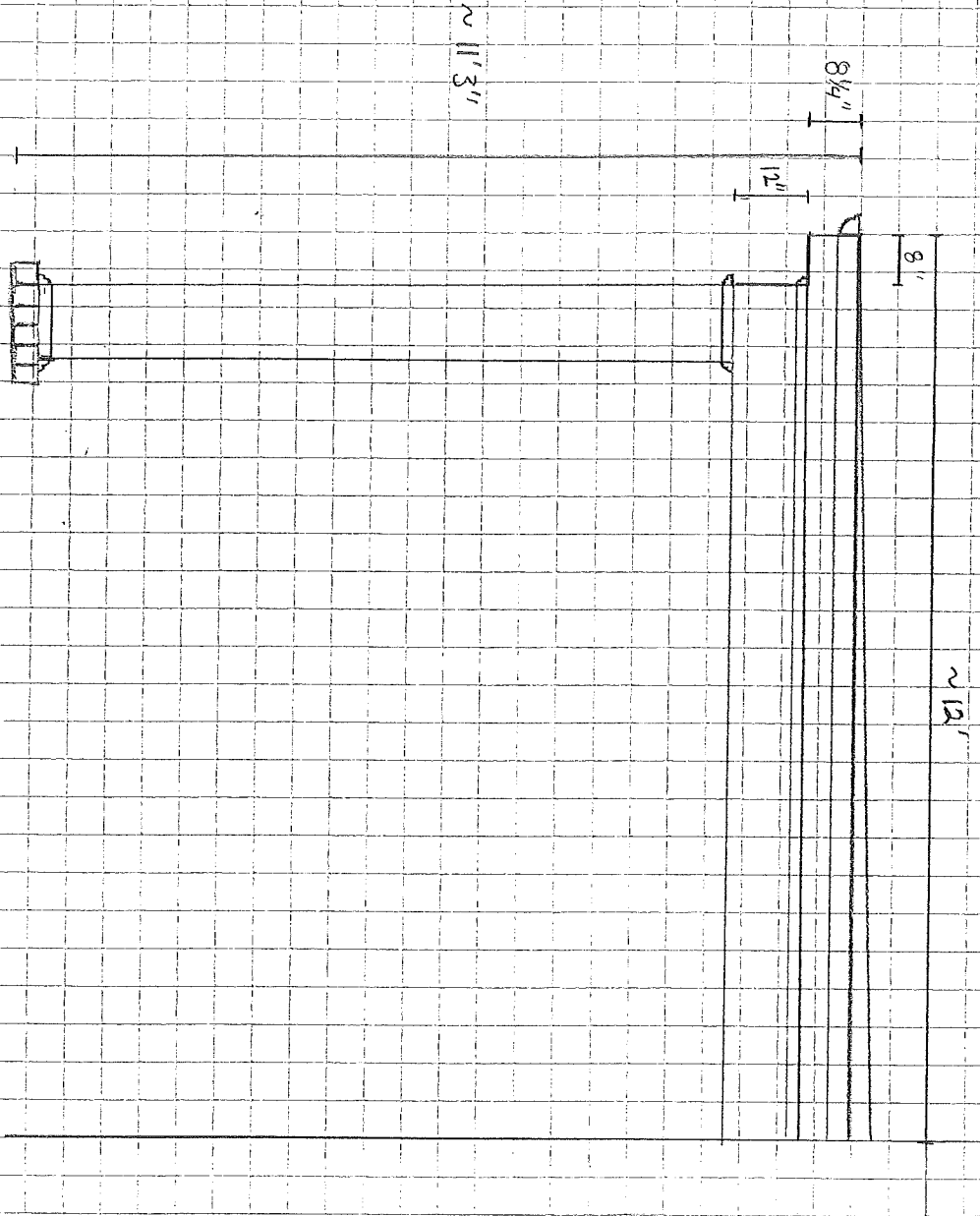
FOUNDATION: Concrete piers wrapped in brick

PILLARS: 1x12 box to match front porch pillars

BEAMS: 1x12 boxed beam to match front porch

TRIM: Mouldings to match front porch mouldings

PATIO ROOF/COVER ELEVATIONS



HOUSE