



NOTICE of FILING

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.

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| CASE NUMBER: | Class 2 Minor Historic Design Review Case No. HIS22-26 |
| PROPERTY LOCATION: | 540 Leffelle St SE, Salem OR 97302 |
| NOTICE MAILING DATE: | September 30, 2022 |
| PROPOSAL SUMMARY: | A proposal to repair windows and the chimney, replace siding, roof shingles, the driveway and front walkway at the Stovall House (c.1920). |
| COMMENT PERIOD: | All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, October 14, 2022. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number. |
| CASE MANAGER: | Kimberli Fitzgerald, Historic Preservation Officer , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net |
| NEIGHBORHOOD ASSOCIATION: | <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> South Central Association of Neighbors (SCAN), Roz Shirack, Land Use Chair; Email: rozshirack7@gmail.com . South Central Association of Neighbors (SCAN), Jon Christenson, Historic Preservation, Parks & Gardens, Chair, Email: friendsofhistoricsalem@gmail.com . |
| ACCESS: | The Americans with Disabilities Act (ADA) accommodations will be provided on request. |
| CRITERIA TO BE CONSIDERED: | Salem Revised Code (SRC) Chapter(s) SRC 230.065 – General Guidelines for Historic Contributing Resources 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. |

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|-----------------------------|--|
| PROPERTY OWNER(S): | Kathleen Tinsley |
| APPLICANT(S): | Kathleen Tinsley |
| PROPOSAL REQUEST: | A Class 2 Minor Historic Design Review of a proposal to repair windows and the chimney, replace siding, roof shingles, the driveway and front walkway at the Stovall House (c.1920) a historic contributing resource located in the Gaiety Hill/Bush's Pasture Park Historic District on property approximately 0.12 acres in size, zoned RS (Residential Single Family), and located at 540 Leffelle Street SE (Marion County Assessors Map and Tax Lot number: 073W34AB-02700). |
| APPLICATION PROCESS: | <p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period 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> |
| MORE INFORMATION: | All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22 118764. Paper copies can be obtained for a reasonable cost. |

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

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Class 2 Minor Historic Design Review Case No. HIS22-26

PROJECT ADDRESS: 540 Leffelle St SE, Salem OR 97302

AMANDA Application No.: 22-118764-PLN

COMMENT PERIOD ENDS: October 14, 2022

SUMMARY: A proposal to repair windows and the chimney, replace siding, roof shingles, the driveway and front walkway at the Stovall House (c.1920).

REQUEST: A Class 2 Minor Historic Design Review of a proposal to repair windows and the chimney, replace siding, roof shingles, the driveway and front walkway at the Stovall House (c.1920) a historic contributing resource located in the Gaiety Hill/Bush's Pasture Park Historic District on property approximately 0.12 acres in size, zoned RS (Residential Single Family), and located at 540 Leffelle Street SE (Marion County Assessors Map and Tax Lot number: 073W34AB-02700).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of 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. Friday, October 14, 2022, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. 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, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; 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 THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

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



NO POSTAGE
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UNITED STATES

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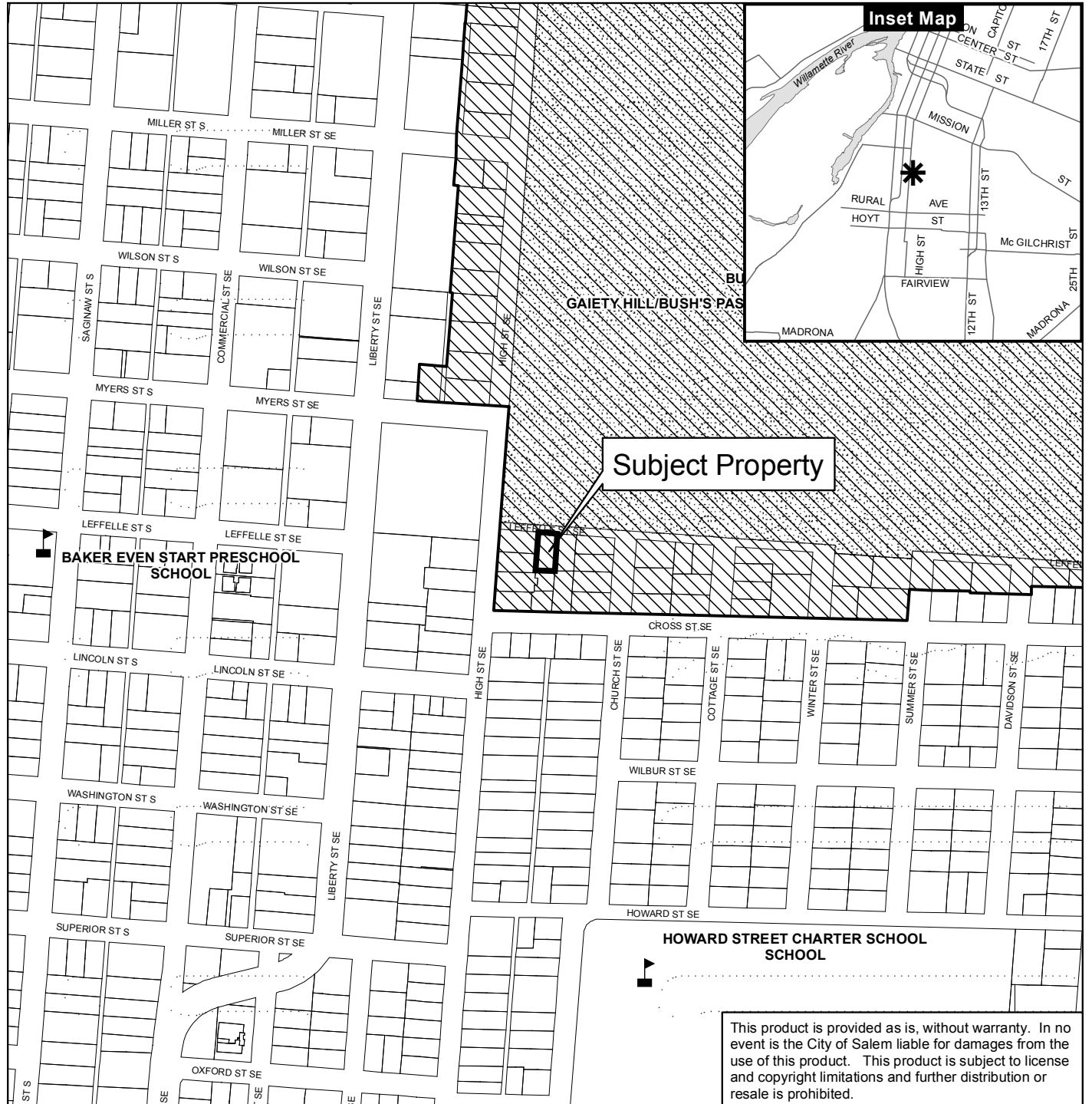
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CITY OF SALEM RM 305
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SALEM OR 97301-9907









Vicinity Map 540 Leffelle Street SE

Taxlot: 073W34AB02700



Legend

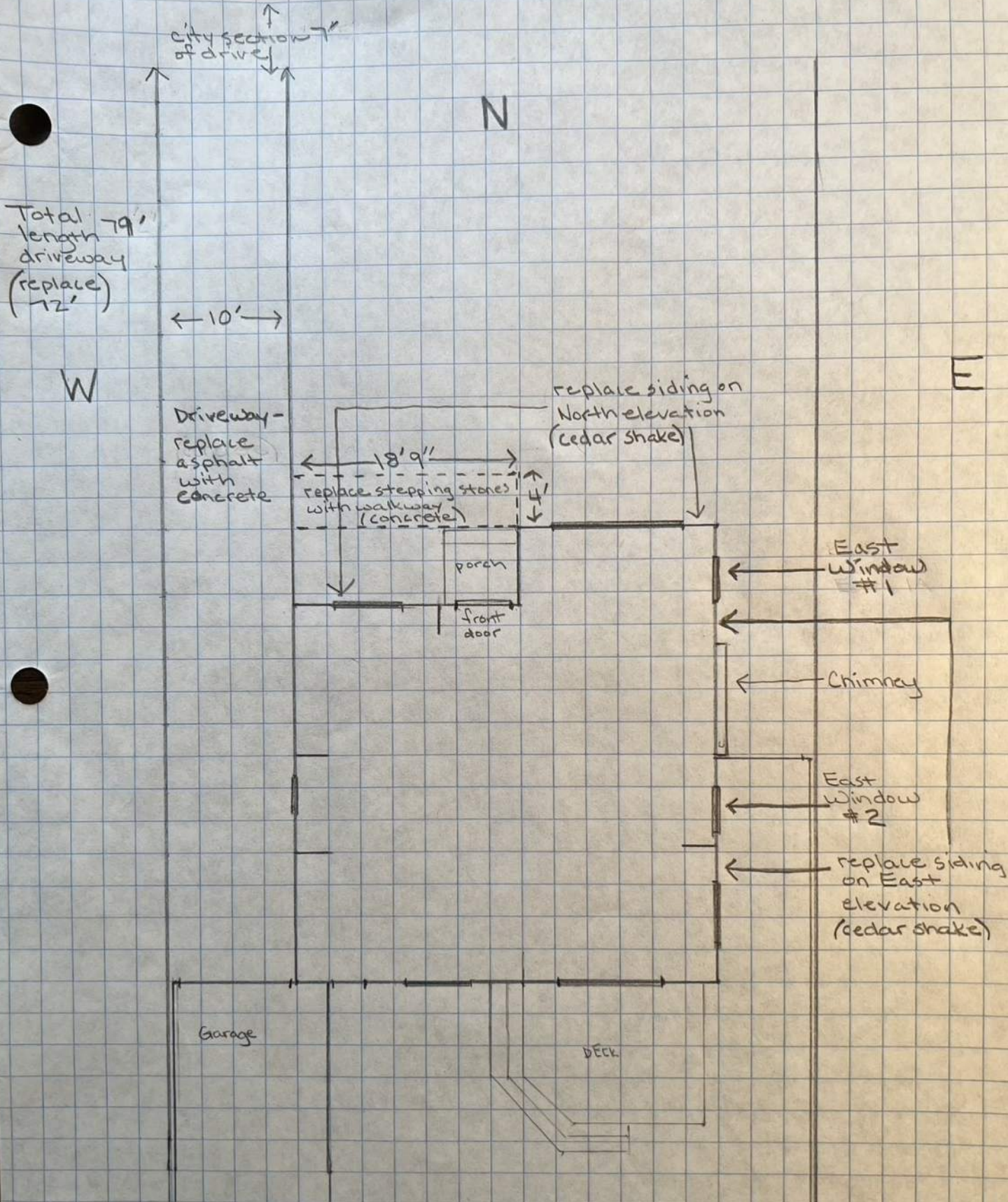
-  Outside Salem City Limits
-  Historic District
-  Urban Growth Boundary
-  Schools
-  Taxlots
-  Parks

0 100 200 400 Feet



CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

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.



Site Plan
 540 Leffelle St. SE
 Salem, OR 97302

Historic Alteration Review Worksheet

Site Address: 540 Leffelle St. SE, Salem, OR 97302

Resource Status: Contributing Non- Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

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

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel ^{Window sills & frame (2)}
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe)
Driveway & walkway from driveway to porch

New:

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

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

Project's Existing Material: Roof - comp. shingle
Siding - cedar shake
Window Trim - wood
Chimney - brick
Driveway - asphalt

Project's New Material: Roof - same = shingle
Siding - same = cedar shake
Window trim - repair & restore original
Chimney - replace missing mortar, same brick
Driveway - concrete

Project Description

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

Please see attached statement describing work proposed, materials to be used, and alignment with design criteria in SRC 230.

Kathleen J. Lindley
Signature of Applicant

09-08-2022
Date Submitted/Signed

Statement addressing applicable approval criteria (SRC 230)

230.025 – A

Siding on the North and East sides of the exterior of the home will be replaced due to deterioration. Raked cedar shake siding that is to the greatest degree possible the same in type, quality, and appearance to the original siding will be used. The siding on the East is not visible from the front of the home. The siding on the North is visible from the front of the home.

230.025 – A

The exterior window frames and sills of two windows on the East side of the home will be repaired and restored. These windows are original to the home. They are not visible from the front of the home.

230.025 - E

Current entire shingle roof of approximately 25 years old will be replaced due to deterioration. A shingle roof product of similar type and appearance but of higher quality will be used. No change to design. Roof is visible from front of home.

230.025 – L

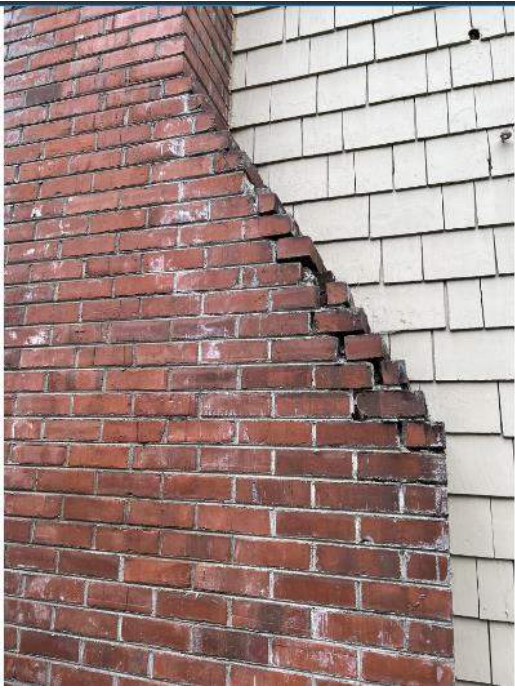
Current asphalt driveway will be replaced due to multiple cracks and deterioration. Concrete will be used for replacement material. Concrete is more durable and longer lasting and attractive than asphalt. Concrete will blend with the small section of the driveway that abuts the sidewalk and was installed by City of Salem in conjunction with city sidewalk replacement. A concrete walkway from the driveway to the porch will replace stepping pavers that have shifted and become unsafe.

Masonry Repair

A small section of the exterior chimney will be repaired. This will primarily require replacing mortar. If any bricks are needed, bricks that are to the greatest degree possible the same in type, quality, and appearance to the current bricks will be used. The portion of the chimney in need of repair is not visible from the front of the home.

Exterior Paint

Paint exterior – siding and trim



Chimney: Existing Conditions



East Elevation: Chimney with Window detail (showing corner/bottom sill in need of repair)



East Elevation: South of Chimney



North Elevation: showing flagstone walkway/path proposed for replacement.

Window Details: East Façade



Window first floor, just north of chimney



Window first floor; just south of chimney



Driveway: Existing condition



Driveway existing with concrete installed by City of Salem; Proposed new driveway and walkway to match existing



Siding Detail



Proposed Replacement siding



Roofing



Proposed new shingling