

TO: Historic Landmarks Commission

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

FROM: Jake Morris, Preservation Planner

HEARING DATE: October 17, 2024

CASE NO.: Historic Design Review Case No. HIS24-23

APPLICATION SUMMARY: A proposal to construct a new residence to replace one destroyed by fire.

LOCATION: 1598 Court Street NE

REQUEST: A proposal to construct a replacement primary residence to replace the historic Robertson-McLaughlin House, which was destroyed by fire, in Salem's Court Chemeketa Residential Historic District, zoned RS (Single Family Residential), and located at 1598 Court St NE, Salem Oregon 97301; Marion County Assessor's Map and Tax Lot number: 073W26BD02400.

APPLICANT: Work With Miller LLC (Matthew Miller)

APPROVAL CRITERIA: Salem Revised Code (SRC) 230.035 Standards for new construction in residential historic districts.

RECOMMENDATION: APPROVE the proposal.

BACKGROUND

On September 3, 2024, the applicant submitted materials for a Major Historic Design Review for a proposal to construct a replacement primary residence to replace the historic Robertson-McLaughlin House, which was destroyed by fire, in Salem's Court Chemeketa Residential Historic District (**Attachment B**). Staff requested additional information on September 17, 2024, which was provided September 19, 2024. The application was deemed complete for processing on September 25, 2024.

Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on September 27, 2024. Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620. The City of Salem Historic Landmarks Commission will hold a public hearing for the case on October 17, 2024 at 5:30 p.m. in Council Chambers, Civic Center at 555 Liberty Street SE, Room 240. (<https://bit.ly/planningpublicmeetings>).

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is January 23, 2025, unless an extension is granted by the applicant.

PROPOSAL

The applicant is requesting approval to construct a new residence in the former location of the Robertson-McLaughlin House, which was destroyed by fire. Specific elements of the proposal are as follows:

- Location: The house is proposed to be constructed in the approximate location of the previous house. Front setback is 14 feet. The primary façade is oriented to the north.
- Plan: The proposed design is roughly rectangular in plan, measuring approximately 26' by 41' overall.
- Form: The proposed house is two-stories, with a cross gable roof. The main roof pitch is 10:12, or approximately 40 degrees, and the cross gable is 5:12 pitch, or roughly 23 degrees. Front and rear one-story porches feature shed roofs with 5:12 pitch.
- Roof material: The proposed roof material is composition architectural grade shingles.
- Wall material: The cladding material is painted smooth flat fiber-cement horizontal clapboards with 7" reveal.
- Openings: Proposed windows schedule calls for rectangular wooden units. The primary elevation contains a single window centered on the second floor. The first floor contains a single door to the east, and a picture window to the west. The east elevation contains a single second story window, two first story windows, and a window midway between, at the height of the interior stair landing. The west elevation contains three first story windows, and one second floor window. The rear elevation contains single windows flanking the porch, and a single window on the second floor.
- Projections: The proposed design calls for an open front porch centered on the primary façade. The porch design is 4 feet narrower, leaving two feet on each side. Proposed material is cedar, with a simple undadorned railing and a shed roof supported by four columns. A single three-step staircase is centered on the porch. The rear porch is enclosed, 14.5 feet wide, somewhat offset to the north, and clad with the same material as the house.

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at

<https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 24 119378.

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 in **Attachment B** 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

The National Register Nomination form for the Court-Chemeketa Historic District indicates that the c. 1875 Robertson-McLaughlin House was the primary historic resource on this property. It was recently completely destroyed by fire. It was a one-and-a-half story, wood frame, clapboarded vernacular house with a temple front porch featuring an open pediment and exposed rafters. In the main roof gable above, rafters extended to the outer edge of the overhanging roof. A cornice and corner boards framed the front of the house. Oriel windows were located on the east and west sides.

This rear of the property contains the c. 1905 Spayd-Anderson Cottage, a contributing one-story Queen Anne cottage which stands to the rear of 1598 Court. It has a full front porch and a small windowless gable with decorative shingles. It stood originally on the lot where the William and Nora Anderson House now is situated at 1577 Court. The Andersons purchased the cottage in its original location from Fannie E. Spayd and her husband in 1909 and lived in it until the 1920's, when they built their new house. At this time, Grace McLaughlin moved the cottage across Court Street to land behind her house (conversation with Pat Cherrington, January 1986). Mrs. Spayd and her husband had purchased the cottage in 1906 for \$1,250 from August Wilhelm, who bought the property in 1903 for \$250 and presumably built the cottage.

3. Neighborhood Association and Public Comments

The subject property is located within Northeast Neighbors (NEN) Neighborhood Association.

Neighborhood Association Comment: Notice of the application was provided to the neighborhood association pursuant to SRC 300.620(b)(1)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. No comments on behalf of NEN regarding the proposal have been received by the time of this report.

Homeowners Association: The subject property is not located within a Homeowners Association.

Public Comment: Notice was also provided, pursuant to SRC 300.620(b)(1)(B), to all property owners and tenants within 250 feet of the subject property and all property owners within the historic district. At the time of writing this staff report, no public comments have been received.

Public Comment: Notice of public hearing was also posted on the subject property.

4. City Department and Public Agency Comments

Building and Safety Division – Reviewed the proposal and commented that building permits are required for this project.

Planning Division – Reviewed the proposal had no objections.

Development Services Division – Did not provide any comments regarding the proposal.

Public Works Department – Did not provide any comments regarding the proposal.

Fire Department – Did not provide any comments regarding the proposal.

5. Historic Design Review

Salem Revised Code (SRC) 230.035 *Standards for new construction in residential historic districts* are the criterion applicable to the evaluation of this proposal. Historic Landmarks Commission staff reviewed the project proposal and have the following findings for the applicable standards.

FINDINGS

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: Composition shingles are proposed for the roofing material. The horizontal siding will be flat, smooth painted finish, with an approximately 7” reveal. In addition, the proposed plan includes the installation of wood windows. The exterior trim for the windows and doors will be constructed of wood in a simple flat profile. These materials are all similar to the overall historic craftsman elements found in the design and style of neighboring structures in the district. Therefore, staff recommends that the HLC find 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 proposed residence will be two stories tall, with the main facade being 26’ wide. This is similar to the majority of contributing historic buildings are also two stories tall with a similar proportionally scaled facade. Based on this analysis, staff recommends that the HLC find that SRC 230.035 (b)(1)(A) has been met.

(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.*

Finding: The proposed residence will be two stories tall, with the main facade being 26 feet wide. Typical neighboring homes are also two stories tall with similarly proportionate facades, therefore the proposed residence will form a harmonious relationship within the neighborhood. 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: The proposed construction is of a simplified Craftsmen form and design. Many historic contributing buildings in the district contain Craftsman style elements, such as deep overhangs, clapboard siding, prominent front porches, and eave bracketry. The proposed design uses the same siding profile, exterior trim style, and some eave overhang, but does not use the bracketry so that the proposed house, while it will blend in harmoniously with the style of the neighborhood, will not be confused with a historically built home. The overall roof form is a traditional open gable, which is commonly found in the district on historic contributing buildings in the district. The porch columns and railing are of a traditional material, and relatively evenly spaced, which is consistent with contributing buildings in the district, but the columns are less robust and simple, so the porch reflects the architectural style, but does not replicate it. The first floor windows unit proportions consistent with the style of those found in the district, but the placement is generally a little less regular, allowing them to reflect, but not replicate the style of historic contributing buildings. Therefore, staff recommends that the HLC find that SRC 230.035(b)(1)(C) has been met.

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

Finding: Some of the architectural elements that will be used that are similar to those found on historic contributing buildings in the district are window trims, craftsman style headers, wood windows, simple cedar front porch and baluster design. Therefore, 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 proposed design has a covered front porch leading to the front door with a large front window next to it. There is a single front dormer in the roof above. The combination of these elements creates a front entrance design that appears symmetrical, balanced is similar to those on existing historic houses in the district. The front stairs are centered on the porch, which is relatively common. Therefore staff recommends that 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: At two stories in height, the proposed house is of a pedestrian scale. The covered front porch brings proportion and balance to the overall approach to the front entrance of the home. The balanced design of the porch, front door and front window, as well as the upper centered dormer window bring a proportion to the home that is comfortable and fits in with the scale and proportions of surrounding homes. Like many neighboring homes in the district, it is three steps up the covered porch in order to approach the front door. Therefore, staff recommends that the HLC find that SRC 230.035(b)(1)(F) has been met.

(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 proposed house faces Court Street and is centered on the lot between an existing driveway and set-back 5 feet from the neighboring lot on the east. The front of the house, including the front porch, is set-back 14 feet from the right-of-way, similar to the lot placement of historic buildings in the vicinity. Additionally, the placement of the house in the same location to the previous one restores the property's historic spatial relationship between primary house and historic cottage. Therefore, Staff recommends that the HLC find that SRC 230.035(b)(1)(G) is met.

(H) Manufactured dwelling units are prohibited.

Finding: The applicant is not proposing a manufactured dwelling unit; therefore, Staff recommends that the HLC find that this guideline is not applicable to the evaluation of this proposal.

(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 is not proposing changes to topography, and special geologic features or trees will not be harmed in the making of this home, therefore staff recommends that the HLC find that SRC 230.035(2) has been met.

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 condition:

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
 B. Applicant's Submittal Materials
 B. Comments

Prepared by Jake Morris, Historic Preservation Planner

Vicinity Map 1598 Court Street NE



Legend

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

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

0 100 200 400 Feet



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- ### Legend
- Centerline (Labels)
 - Historic Buildings
 - Annexations (delayed)
 - Taxlots
 - Creeks
 - 50 - 200
 - 200 - 640
 - 640 - 6400
 - GT 6400
 - Hydrology
 - Street Class
 - Future Minor Arterial
 - Future Collector
 - Major Arterial
 - Minor Arterial
 - Parkway
 - Collector
 - Highway/Freeway
 - Overlay Zones
 - Overlay Zones
 - Compact Development Overlay Zor
 - Mixed-Use Overlay Zone
 - Urban Growth Boundary
 - City Limit

Notes
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0.03 0 0.01 0.03 Miles

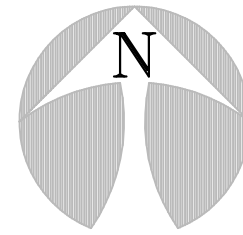
WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

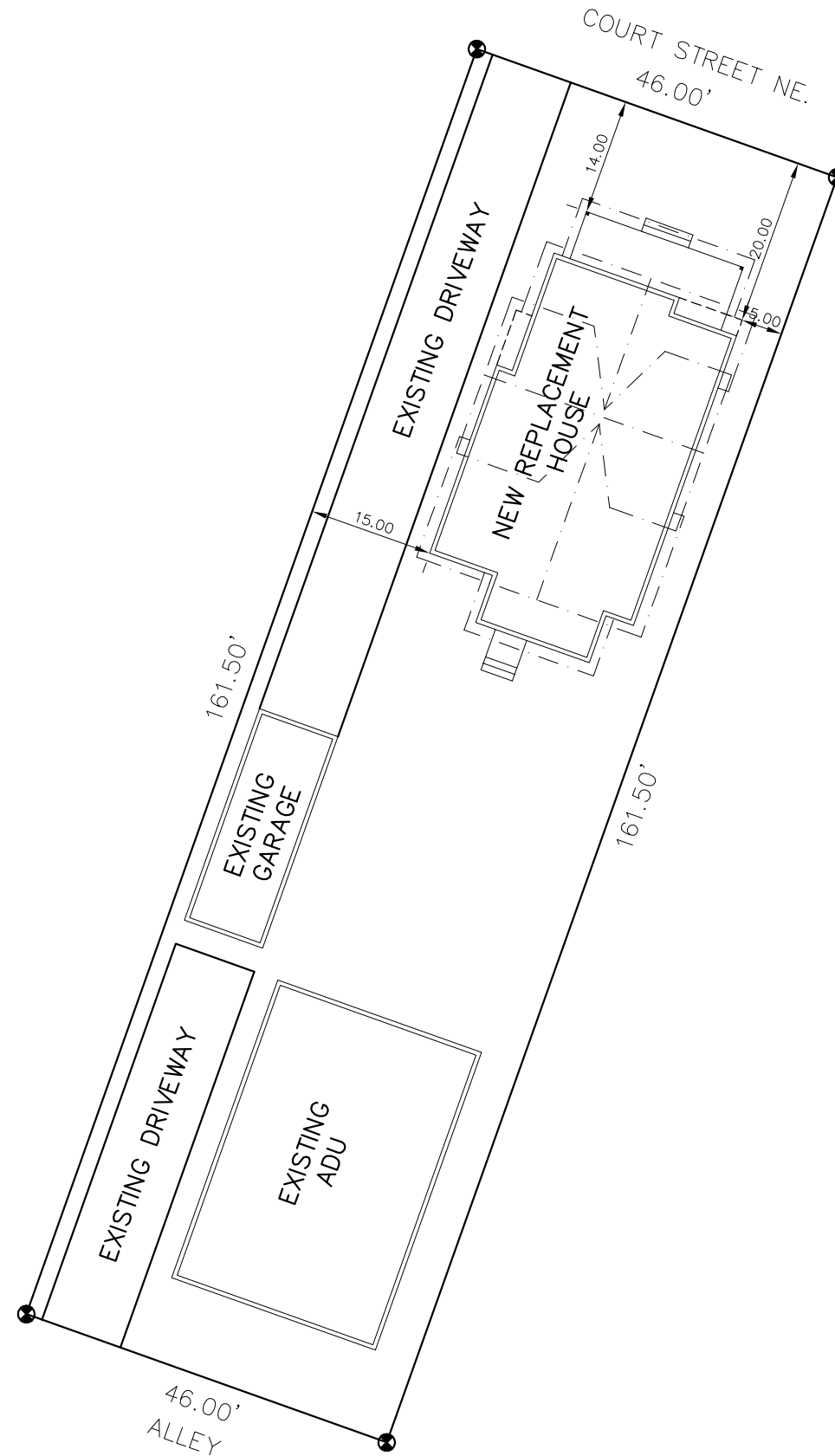
THIS MAP IS NOT TO BE USED FOR NAVIGATION

SITE PLAN

CONTRACTOR:
MIKE RIDDLE CONST.
(971) 237-3445



1" = 20'



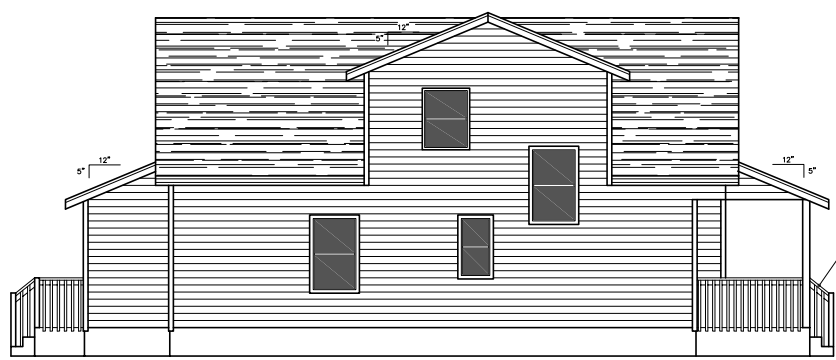
SITE PLAN
1598 COURT ST. NE.
SALEM, OR 97301
SCALE: 1" = 20.00'

SUBDIVISION: _____ LOT: ____ BLK: ____
 NAME: _____ PH. # _____
 ADDRESS: _____ CDA: _____
 ASBUILT # _____ MAP # _____
 STORM DRAINAGE: _____
 WATER SERVICE LEVEL: _____ CODE: ____ PS: ____
 SIDEWALK: _____

APPROVAL STAMPS

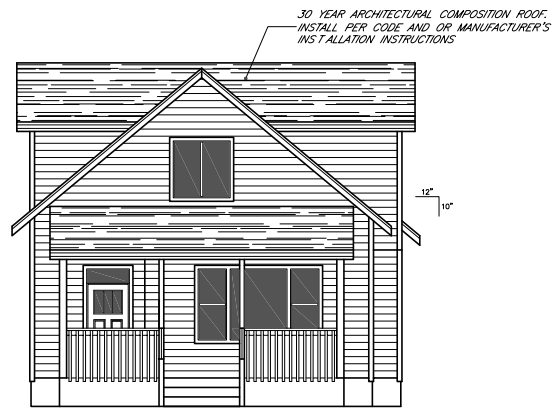
- * CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD*
- * ALL UTILITY LOCATIONS ARE TO BE DETERMINED BY CONTRACTOR.*
- * ALL PROPERTY ELEVATIONS ARE TO BE DETERMINED BY CONTRACTOR.*

NOTE:
 DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS. THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED CONSTRUCTION PROFESSIONAL. THESE PLANS ARE INTENDED TO BE GUIDELINES FOR CONSTRUCTION. THE CONTRACTOR RESERVES THE RIGHT TO MAKE SUCH MINOR DEVIATIONS AS DEEMED NECESSARY AS LONG AS SUCH DEVIATIONS PROMOTE THE OVERALL EFFICACY AND AESTHETICS OF THE PLAN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES OR VARIATIONS OF AND FROM THESE DRAWINGS PRIOR TO WORK ON THE JOB.



LEFT ELEVATION SCALE: 1/4" = 1'-0"

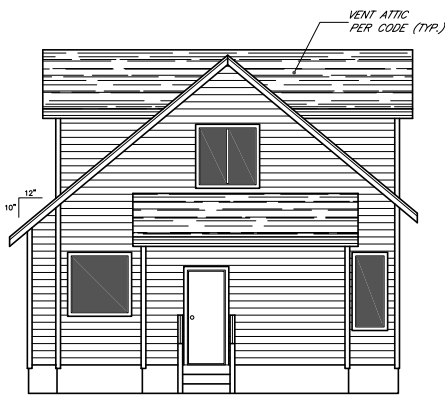
GUARDRAIL DESIGN PER CONTRACTOR. GUARDRAIL POST ATTACHMENT, GUARDRAIL RAILING AND PICKET ATTACHMENT TO BE PER CODE & MANUFACTURER'S REQUIREMENTS (TYP.)



FRONT ELEVATION SCALE: 1/4" = 1'-0"

INSTALLATION OF SIDING, HOUSE WRAP, AND WINDOWS TO BE PER CODE REQUIREMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.



REAR ELEVATION SCALE: 1/4" = 1'-0"



RIGHT ELEVATION SCALE: 1/4" = 1'-0"

HARDI PLANK SIDING OVER APPROVED HOUSE WRAP. INSTALL SIDING/HOUSE WRAP AND WINDOWS PER CODE & MANUFACTURER'S INSTALLATION INSTRUCTIONS

ELEVATIONS ARE ARTISTIC RENDERINGS ONLY

NOTICE
 ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.



WHITE RESIDENCE
 1598 COURT ST. NE,
 SALEM, OREGON 97301

CONTRACTOR: MIKE RIDDLE CONST.
 (971) 257-3445

DATE: 06-13-24
 SCALE: 1/4" = 1'-0"
 DRAWN BY: ALEX VESA
 PHONE #: 503-508-5773
 SHEET: - OF -
 ELEVATIONS



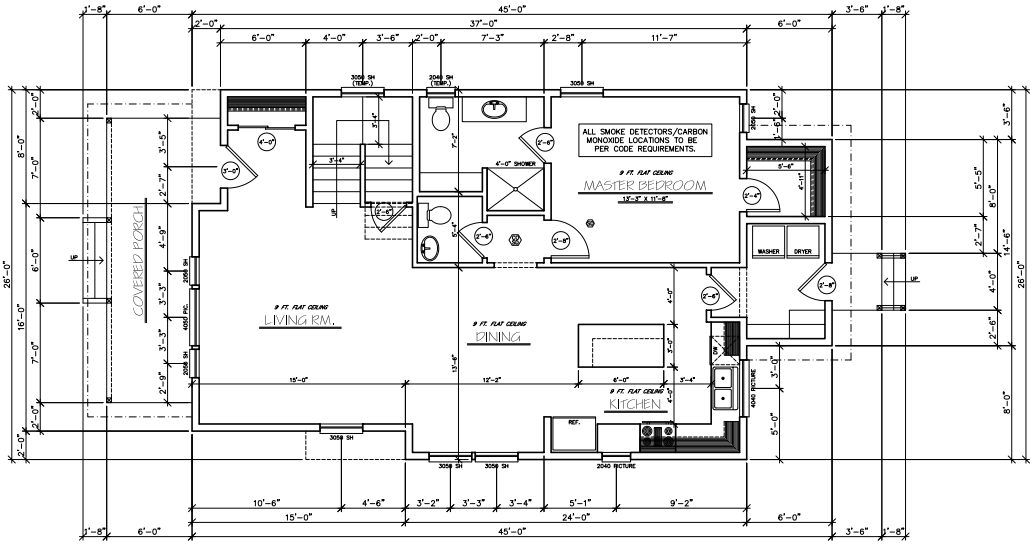
WHITE RESIDENCE
1598 COURT ST. NE.
SALEM, OREGON 97301

CONTRACTOR: MIKE RIDDLE CONST.
(971) 257-3445

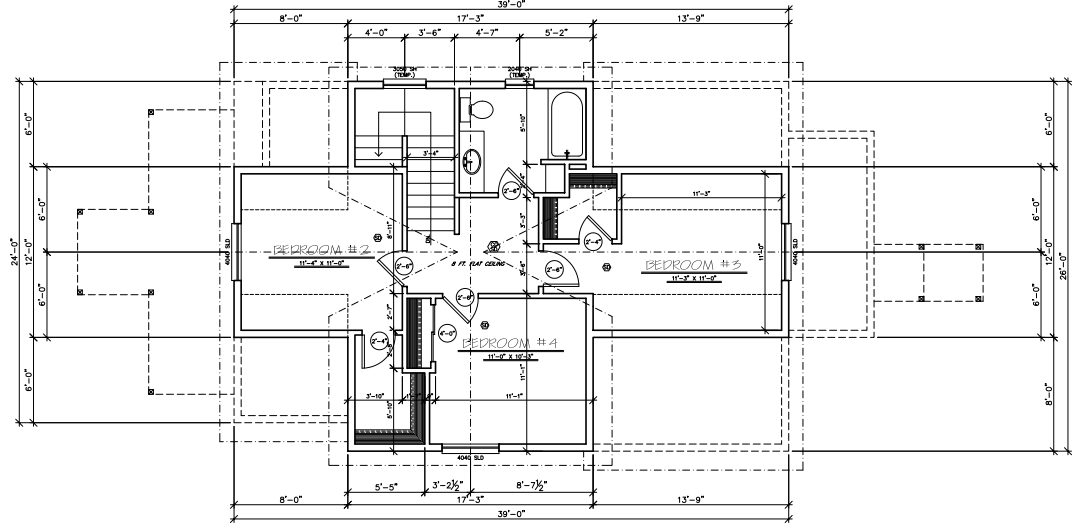
DATE: 06-13-24
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VEGA
PHONE #: 503-308-8773
SHEET: - OF -
FLOOR PLANS

NOTICE
ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.

MAIN FLOOR	1055 SQ. FT.
UPPER FLOOR	646 SQ. FT.
TOTAL LIVING	1701 SQ. FT.



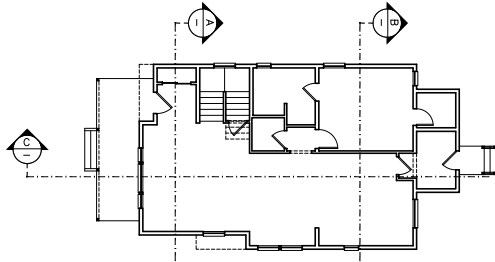
MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"



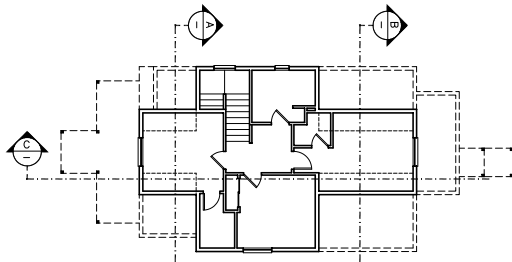
UPPER FLOOR PLAN SCALE: 1/4" = 1'-0"

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.

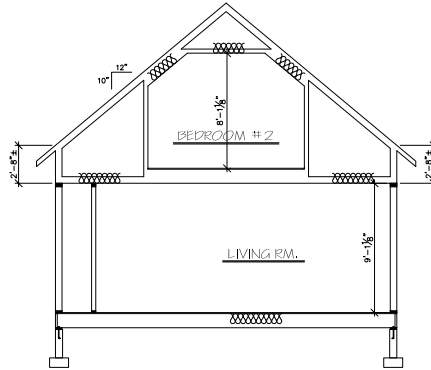
DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR



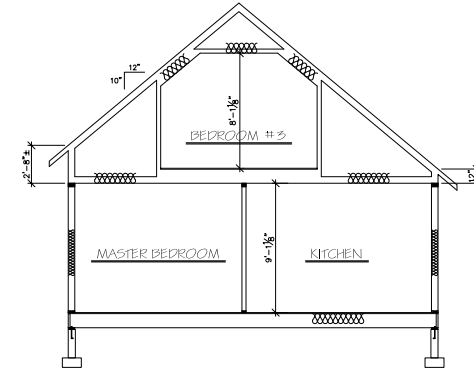
MAIN FLOOR PLAN SCALE: 1/8" = 1'-0"



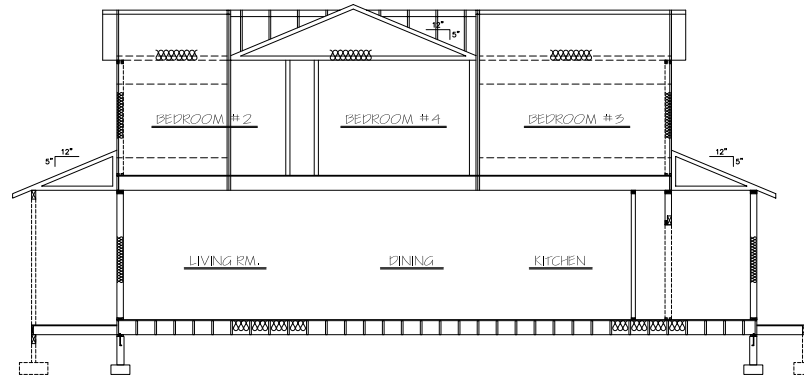
UPPER FLOOR PLAN SCALE: 1/8" = 1'-0"



BUILDING SECTION "A" SCALE: 1/4" = 1'-0"



BUILDING SECTION "B" SCALE: 1/4" = 1'-0"



BUILDING SECTION "C" SCALE: 1/4" = 1'-0"

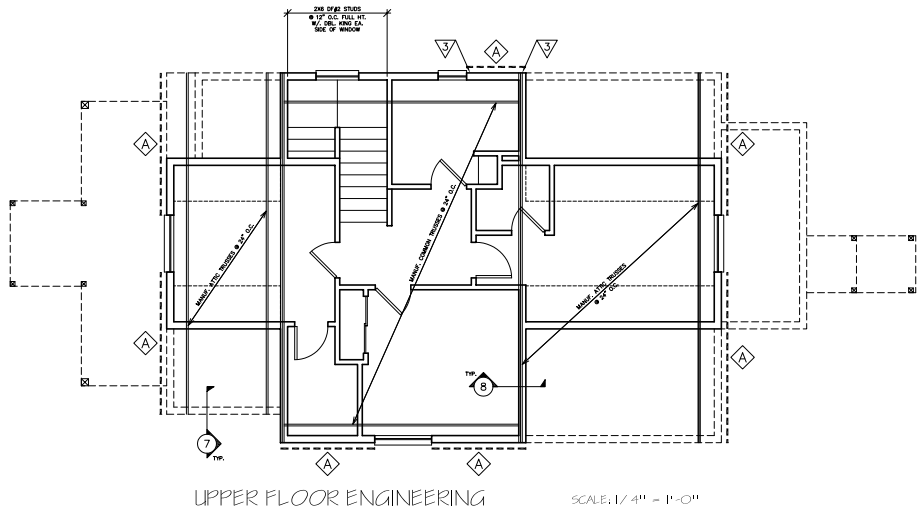
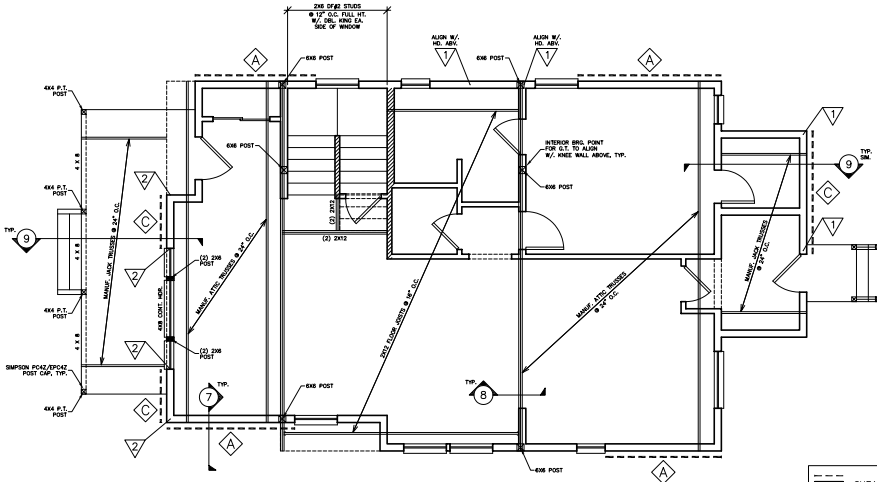
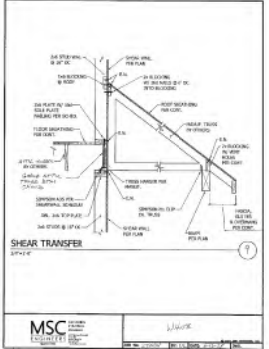
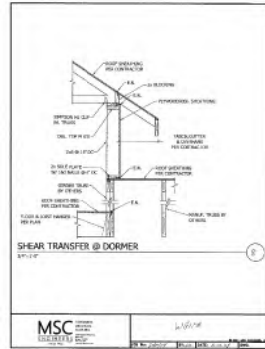
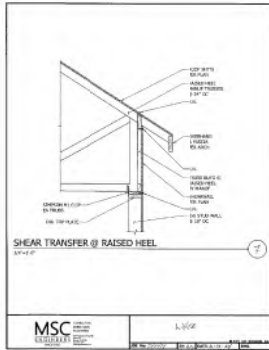
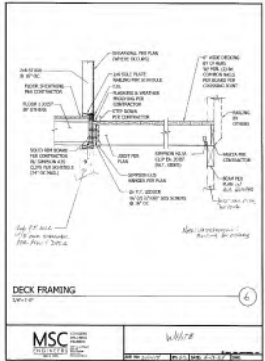
ROOF VENTILATION PER SECTION R806
 THE MINIMUM NET FREE VENTILATING AREA
 SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
 VENT LOCATIONS TO BE DETERMINED BY CONTRACTOR
 IN FIELD AND BE INSTALLED PER CODE REQUIREMENTS.



WHITE RESIDENCE
 1598 COURT ST. NE.
 SALEM, OREGON 97301

CONTRACTOR: MIKE RIDDLE CONST.
 (971) 257-3445

DATE: 06-13-24
 SCALE: 1/4" = 1'-0"
 DRAWN BY: ALEX VEGA
 PHONE #: 503-508-8773
 SHEET: - OF -
 CROSS SECTIONS



- SHEARWALL
- INTERIOR BEARING WALL
- SHEATH ENTIRE WALL ABOVE & BELOW OPENINGS PER SHEARWALL SCHEDULE
- SHEARWALL TYPE
- HOLDDOWN TYPE/LOCATION

MSC Engineers, Inc. Job # 30414 Date: 6/13/04 Sheet # T.1
 Project: White Designer: CTC Client: BRC

SHEARWALL CONSTRUCTION SCHEDULE

Wall Type	Structural Panel	Edge Nailing	Field Nailing	Remarks	Side Plate Connection	Shear Value (psi)	Shear Value (kips)
A	7/8" OSB or 15/32" Plywood	5/16" Dia x 2.5" Nails @ 7" O.C.	5/16" Dia x 2.5" Nails @ 12" O.C.	1 1/2" C/C Double Top Plate Conn. ^a	1 1/2" Dia x 10" Long	280	320
B	7/8" OSB or 15/32" Plywood	5/16" Dia x 2.5" Nails @ 7" O.C.	5/16" Dia x 2.5" Nails @ 12" O.C.	1 1/2" C/C	2" x 4" C.C. ^b	280	480
C	7/8" OSB or 15/32" Plywood	5/16" Dia x 2.5" Nails @ 7" O.C.	5/16" Dia x 2.5" Nails @ 12" O.C.	1 1/2" C/C	2" x 4" C.C. ^b	480	600

Notes:
 1. Shear all edges of sheathing (U.O.N.)
 2. Do not break sheathing joints in panel drawing walls.
 3. This is as required to avoid splitting, etc.
 4. Nails should be installed 5/8" clear of panel edges.
 5. Use Simpson A35 clips to attach blocking or gable end studs. At roof line use Simpson H-1 clips in place of the A35 clips at each truss (U.O.N.)
 6. Values of other standard construction features will require spacing adjustments and must be approved by the engineer of record.
 7. Use hot-dipped galvanized nails at all exterior applications.
 8. C-C, C-C sheathing, gyp-board, and other grades covered in AIA Plywood Design Specifications.
 9. Sheathing fasteners can be installed perpendicular or parallel to wall studs, provided studs are spaced a maximum of 16" O.C.
 10. 2" x 2" x 1/4" washers required at each A.B. (Extend to within 1/2" of finished slab)
 11. All blocking members requiring edge nailing from standing panels shall not be less than 2" x 4" unless an engineer of record specifies otherwise. (See notes on e.c. staggered Panel nailing chart by staggered)

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.

DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR

NOTE:
 -TYP. TRUSS/WALL CONN. TO BE SIMPSON H1 CLIP U.O.N.
 -TYP. FRAMING TO BE DF#2 U.O.N.
 -TYP. HDR. TO BE 4X8 DF#2 U.O.N.



WHITE RESIDENCE
 1598 COURT ST. NE,
 SALEM, OREGON 97301

CONTRACTOR: MIKE RIDDLE CONST.,
 (971) 257-5445

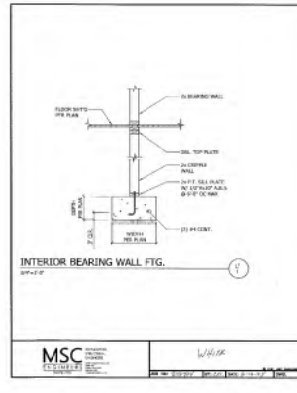
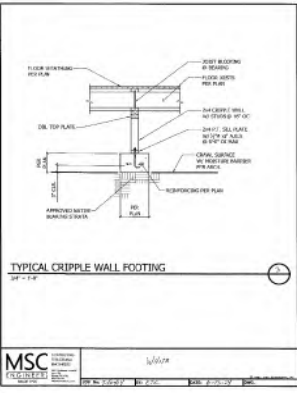
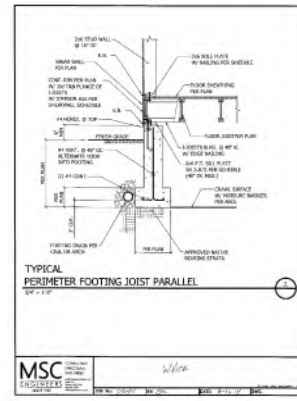
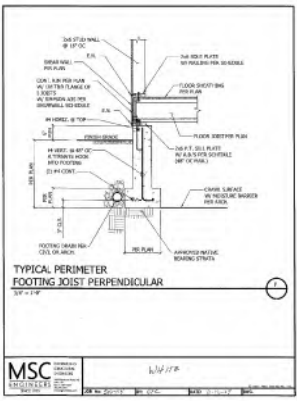
DATE: 06-13-04
 SCALE: 1/4" = 1'-0"
 DRAWN BY: ALEX VEGA
 PHONE: # 503-508-0773
 SHEET: - OF -
 ENGINEERING



WHITE RESIDENCE
1598 COURT ST. NE.
SALEM, OREGON 97301

CONTRACTOR: MIKE RIDGLE CONST.,
(971) 257-5445

DATE: 06-13-24
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX WEAVER
PHONE #: 503-508-8732
SHEET: - OF -
FOUNDATION PLAN



NOTE: LOCATE FND. VENTS 12" CLR. (MIN.) FROM HD. A.B.'S

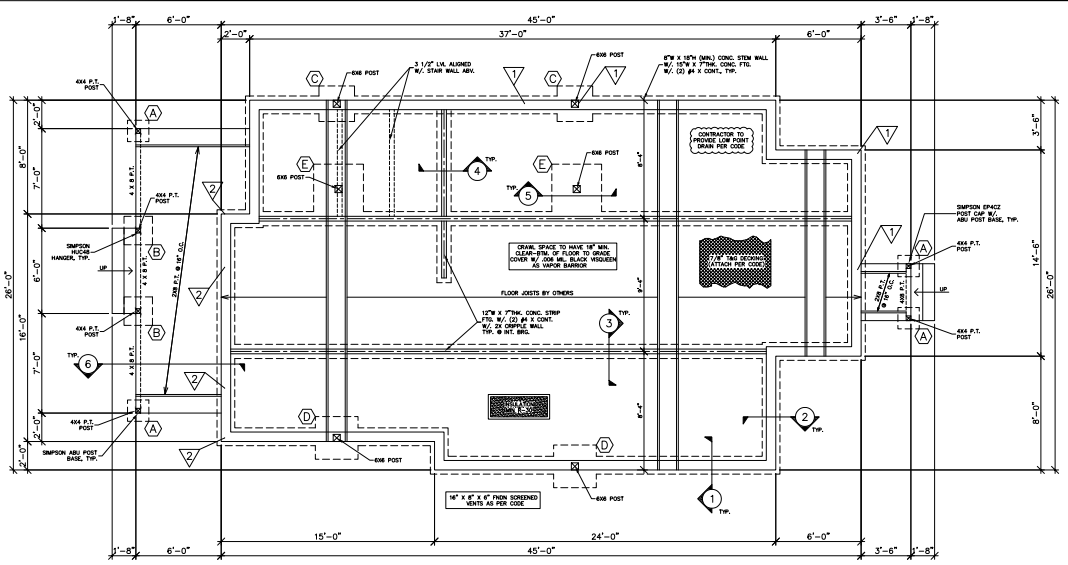
UNDERFLOOR SPACE VENTILATION PER SECTION R408 THE MINIMUM NET FREE AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDERFLOOR SPACE AREA.

VENT LOCATIONS TO BE DETERMINED BY CONTRACTOR IN FIELD AND BE INSTALLED PER CODE REQUIREMENTS.

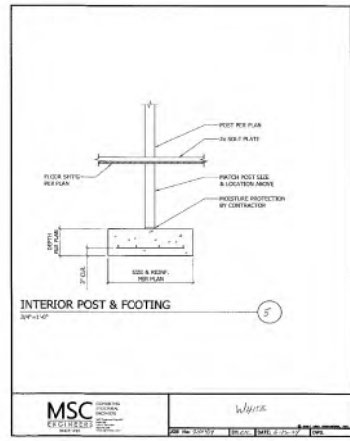
EXPANSIVE SOILS OR OTHER SOIL ISSUES MAY BE PRESENT ON YOUR PROPERTY (BUILDING SITE). THE OWNER OR PERMIT HOLDER IS RESPONSIBLE TO VERIFY IF ANY SOIL CONDITIONS ARE PRESENT PRIOR TO FOUNDATION/ FOOTING INSTALLATION.

ALL CONNECTIONS & FASTENER'S TO BE PER CODE REQUIREMENTS

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.



FOUNDATION PLAN SCALE: 1/4" = 1'-0"



- ▽ HOLDOWN TYPE/LOCATION
- Ⓐ FTG. MARK

MSC Engineers, Inc. Job # 24844 Project: White Date: 6/13/2024 Designer: CTC Sheet # T.2 Client: MRC

HOLDOWN SCHEDULE 12344
(Not all holdown types shown may be used on project)

Mark	Holdown	Anchor Height	Anchor Diameter	Embedment Length	Minimum Shearwall Width	Connection to Boundary Member	Allowable Loads (Wind)		Allowable Loads (Seismic)	
							Mid-Wall	Cornor/End	Mid-Wall	Cornor/End
1	HDU2	SSTB16	5/8"	12 5/8"	6"	(2) 2x6	8075#	3075#	2550#	2550#
2	HDU4	SSTB20	5/8"	18 5/8"	6"	(2) 2x6	4145#	1880#	3145#	2900#
3	MSTC40	N/A	N/A	N/A	N/A	(2) 2x6	2800#	100 Common	2800#	2800#

Notes:
1. Holdowns by Simpson Strong Tie Company, Inc. See Simpson catalog for proper installation.
2. Hardware all holdown anchors prior to concrete pour.
3. Edge nail spacing to all posts or boundary members at holdowns.
4. Locate HD within 6" of end of shear panel.
5. Install holdown members 5' clear from corner.
6. Langerer studs with 180 nails at 12" on center staggered. Check top of nails.
Use Simpson SD6 1/4" diameter wood screws.

MARK	FOOTING SIZE	FOOTING REINFORCEMENT
(A)	1'-6" X 1'-6" X 10"	(2) #4 X 1'-0" EA. WAY
(B)	2'-0" X 2'-0" X 10"	(3) #4 X 1'-6" EA. WAY
(C)	2'-6" X 2'-6" X 10"	(3) #4 X 2'-0" EA. WAY
(D)	3'-0" X 3'-0" X 10"	(4) #4 X 2'-6" EA. WAY
(E)	3'-6" X 3'-6" X 12"	(4) #4 X 3'-0" EA. WAY

NOTE: THICKEN FTGS. AT EXTERIOR AS REQ'D FOR FROST DEPTH (12" MINIMUM)

REVIEW CRITERIA WORKSHEET

Sec. 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.

RESPONSE: The materials used will be similar in scale, proportion and texture. For instance the reveal on the horizontal siding will be approximately 7” which is in keeping with the design and look of many other homes in the district. In addition, the proposed plan includes the installation of wood windows, matching the wood windows used in the original historic homes of this neighborhood. The exterior trim for the windows and doors will be constructed in a simple craftsman style similar to those constructed in the early 1900’s contributing to the overall historic craftsman style of the home and blending in with the design and style of neighboring homes in the district.

(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.

RESPONSE: The size of the new home will be consistent with those used in similar historic contributing buildings in the district. The proposed residence will be two stories tall, with the main facade being 26’ wide. The design will be compatible with the neighboring buildings in the district, as typical contributing historic houses are also two stories tall with a similar proportionally scaled facade.

(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.

RESPONSE: The proposed residence is designed to fit well on the lot, as well as reflect a similar design and scale of other residences in the neighborhood. The proposed residence will be two stories tall, with the main facade being 26 feet wide. Typical neighboring homes are also two stories tall with similarly proportionate facades, therefore the proposed residence will form a harmonious relationship within the neighborhood. The design is compatible with existing neighborhood houses and will blend in well with the current craftsmen style homes so predominant in the vicinity.

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

RESPONSE: The design of the proposed residence will look quite at home among the historical buildings from which it draws its inspiration. Most of the houses in the district are craftsman

style with deep overhangs, clapboard siding, covered front porches, and eave bracketry. The proposed design uses the same siding profile, exterior trim style, and some eave overhang, but does not use the bracketry so that the proposed house, while it will blend in harmoniously with the style of the neighborhood, will not be confused with a historically built home.

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

RESPONSE: Some of the architectural elements that will be used that are similar to those found on historic contributing buildings in the district are window trims, craftsman style headers, wood windows, simple cedar front porch and baluster design, etc.

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

RESPONSE: The spacing, scale, orientation and proportion of the proposed house design will reflect the style of the majority of other homes in the district. It has a covered front porch leading to the front door with a large front window next to it. There is a single front dormer in the roof above. The combination of these elements creates a front entrance design that appears symmetrical, balanced and welcoming as you approach the front of the house. These design elements are similar to those on existing historic houses in the district.

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

RESPONSE: The proposed house is of a pedestrian scale. It is a two story home, with a covered front porch that brings proportion and balance to the overall approach to the front entrance of the home. The balanced design of the porch, front door and front window, as well as the upper centered dormer window bring a proportion to the home that is comfortable and fits in with the scale and proportions of surrounding homes. Like many neighboring homes in the district, it is three steps up the covered porch in order to approach the front door.

(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.

RESPONSE: The proposed house faces Court Street and is centered on the lot between an existing driveway and set-back 5 feet from the neighboring lot on the east. The front of the house, including the front porch, is set-back 14 feet from the right-of-way, similar to the lot placement of historic buildings in the vicinity.

(H) Manufactured dwelling units are prohibited.

RESPONSE: There will be NO mobile home, manufactured home, home on wheels, or home home on the range at this site. The only home that will be constructed here will be stick built in a very similar manner to the buildings of the period (with the noted exceptions of the lack of balloon framing and the inevitable usage of a crane to set the trusses.)

(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.

RESPONSE: No topography, special geologic features or trees will be harmed in the making of this home.

REQUEST FOR COMMENTS

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

REGARDING: Class 3 Major Historic Design Review No. HIS24-23 **AMANDA NO.:** 24-119378-PLN

PROJECT ADDRESS: 1598 Court St NE, Salem OR 97301 **HEARD BY:** Historic Landmarks Commission

SUMMARY: A proposal to construct a new residence to replace one destroyed by fire.

REQUEST: A proposal to construct a replacement primary residence to replace the historic Robertson-McLaughlin House, which was destroyed by fire, in Salem's Court Chemeketa Residential Historic District, zoned RS (Single Family Residential), and located at 1598 Court St NE, Salem Oregon 97301; Marion County Assessor's Map and Tax Lot number: 073W26BD02400.

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. Wednesday, October 9, 2024, will be considered in the staff report. Comments received after this date will be provided to the review body. *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, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

CASE MANAGER: Jacob Morris, Historic Preservation Planner, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2417; E-Mail: jjmorris@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:

Building permits required

Name/Agency: AL - DR:

Address: City of Salem

Email: Building and Safety

Phone No.: _____

Date: _____

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