

NOTICE OF DECISION

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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 16-23 / Amanda No. 16-113999-DR

NOTICE OF DECISION DATE: October 12, 2016

REQUEST: Minor Historic Design Review of a proposal to replace the existing back porch, stairs, balcony support posts, patio and cement walkway with a new two-level deck, stairs, balcony support posts and brick walkway on a contributing resource within the Gaiety Hill/Bush's Pasture Park national Register Historic District, zoned RS (Residential Single Family), and located at 555 Mission Street SE, 97302; Marion County Assessor's Map and Tax Lot number: 073W27DB-00800.

APPLICANT: Paul and Kerry Balmer

LOCATION: 555 Mission Street SE, 97301

CRITERIA: Salem Revised Code Chapter 230.025 (h) Alterations & Additions; 230.025(h) decks; 230.025 (l) Site Features

DECISION: Based upon the application materials deemed complete on October 11, 2016, and the findings as presented in this report, the application is APPROVED.

FINDINGS: The applicant is proposing to replace the existing back porch, stairs, balcony support posts, patio and cement walkway with a new two-level deck, stairs, balcony support posts and brick walkway. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

Proposed Decks

The applicant is proposing to remove the existing back deck, stairs and patio, and cement walkway leading to the garage and construct the following: 1) a new 4' x 15' wood composite (Trex) deck, the width of the existing balcony on the second story. 2) a new 4' x 5' landing (Trex) two steps down from the new deck; 3) a second 10' x 10' wood composite Trex deck with a bowed edge on the west side and step down to the existing flagstone patio level and 4) a new 3' x 28' brick walkway to the garage, (within the existing concrete walkway). There will be a total of three 7" risers that will lead from the lower level deck to the patio level on the west side and the new brick walkway on the east. A metal railing system consisting of cedar top rails with galvanized 4" square metal panels will be utilized on the top deck.

Criteria: SRC 230.025(h) Decks. Replacement and addition of decks in historic contributing buildings is allowed.

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

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(1) **Materials.** The deck shall be constructed of wood, a wood composite, or a material available during the period of significance.

Finding: The proposed new decks and posts will be constructed of wood composite, thereby meeting SRC 230.025 (h)(1).

(2) **Design.** The deck shall:

(A) Be located off the rear of the resource.

Finding: The proposed new deck system will be located off the rear of the resource, thereby meeting SRC 230.025 (h)(1).

(B) Not obscure any significant architectural features of the resource.

Finding: The proposed new deck will be slightly larger than the existing deck, but will not obscure any significant features of the resource, thereby meeting SRC 230.025 (h)(1).

(C) Be of a reasonable size and scale in relationship to the resource.

Finding: The proposed new decks will be 4' x 15' in size, and 10' x 10' in size respectively and the height of the uppermost deck will be 10' high off the ground. The proposed new deck system is of a reasonable size and scale to the resource thereby meeting SRC 230.025 (h)(1).

(D) Shall not extend beyond the width of the existing footprint of the resource

Finding: The proposed new two level deck system will not exceed 10' in width. The existing resource is 28' wide. The proposed new deck system will not extend beyond the width of the existing footprint of the resource thereby meeting SRC 230.025 (h)(1).

Proposed Rear Walk Replacement

The applicant is proposing to replace the existing non-original, non-historic concrete walk with a new brick walkway.

230.025(l) Site Features. Replacement or alteration of site features of a historic contributing building that are identified as significant features on the historic resource inventory for the district, including, but not limited to, driveways, sidewalks, gardens, significant trees, or geological features is allowed, unless the replacement or alteration would materially alter or destroy the features.

(1) **Materials.** Materials shall duplicate, to the greatest degree possible, the appearance and physical qualities of the original materials. Example: Rhododendron hedge planted during the period of significance is replanted with heritage varieties available during the period of significance.

Finding: The proposed sidewalk replacement will be constructed of brick, a material available during the period of significance, thereby meeting SRC 230.025 (l)(1).

(2) Design. The design shall reproduce, to the greatest extent possible, the appearance of the original site feature. Example: If the site contains a Lord and Schryver garden, the replacements shall be allowed provided the original design and location of plantings of the historical garden are retained.

Finding: The proposed new walk will be constructed of brick, and will be installed within the same area as the existing concrete walk. No new impervious surfaces will be created through the installation of the new walkway thereby meeting SRC 230.025 (l)(2).

DECISION: Based upon the application materials deemed complete on October 11, 2016, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, AICP, Historic Preservation Officer
Planning Administrator Designee

kfitzgerald@cityofsalem.net; Phone: 503-540-2397

*This Decision becomes effective on **October 27, 2016**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

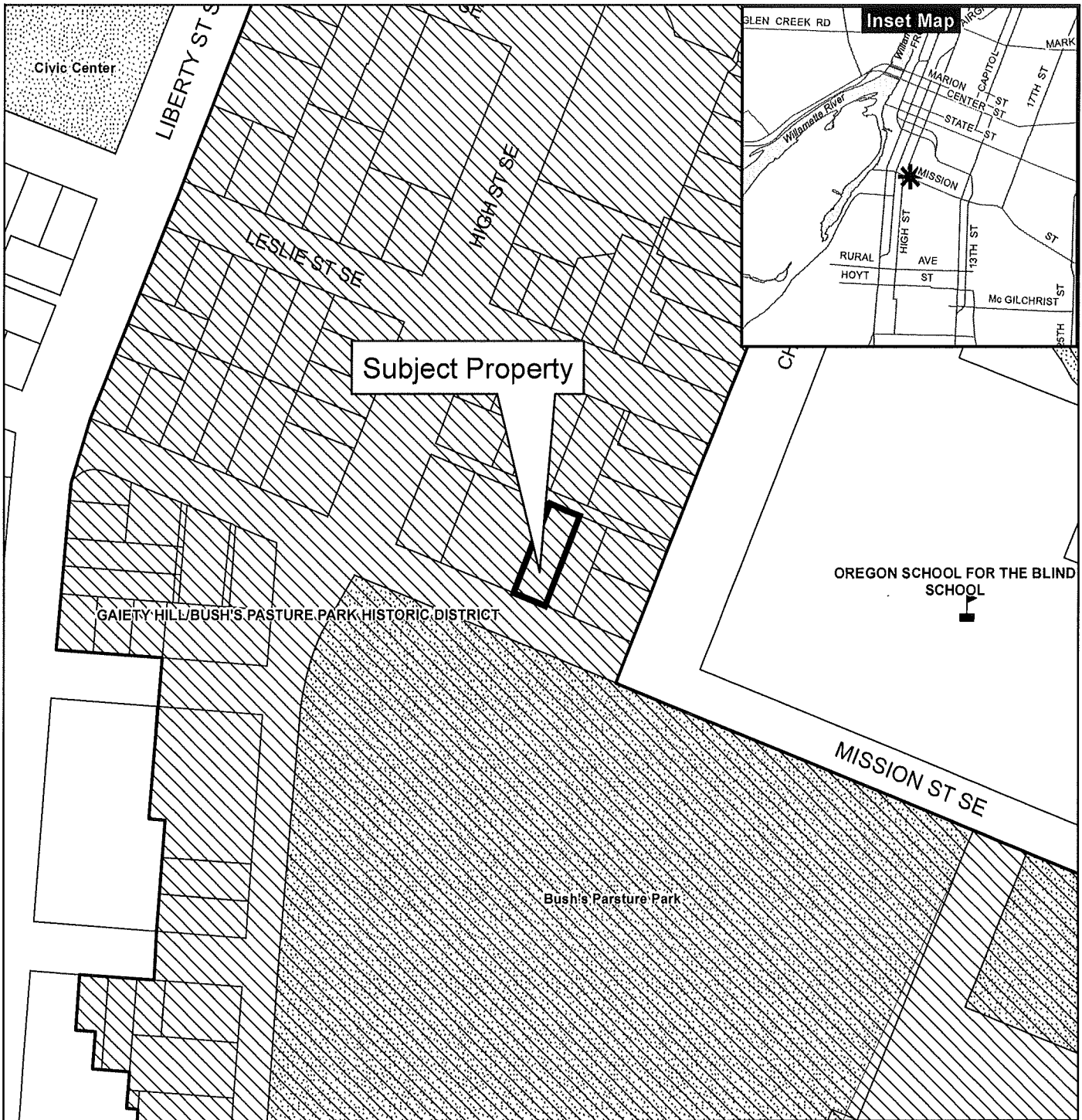
The rights granted by this decision must be exercised by October 27, 2018, or this approval shall be null and void.

Application Deemed Complete: October 11, 2016
Notice of Decision Mailing Date: October 12, 2016
Decision Effective Date: October 27, 2016
State Mandated Decision Date: February 8, 2017








This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m., October 26, 2016**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division. 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 Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

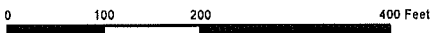
Vicinity Map 555 Mission Street SE



Legend

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


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 Community Development Dept.



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Historic Alteration Review Worksheet

Site Address: 555 Mission St, SE, Salem 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
- Other architectural feature deck
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) Walkway

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 minimally No see photo

Project's Existing Material: Painted wood Project's New Material: Wood; Deck surface: "Trex" composite

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: Remove existing back porch, stairs, patio, cement walkway. Replace posts supporting current balcony. (Balcony is attached to posts, new posts would go under the balcony deck for better support (see photo)) Build new porch (deck) as same level as present porch, but extending under the balcony to be same size as balcony. Two steps down from porch build approx 4'x5' landing, then two steps lower approx 10'x10' deck with 2 more steps down to ground level. New brick walkway from deck to garage.

Paul Brown
Signature of Applicant

9/07/16
Date Submitted/Signed

LAUREL CONSTRUCTION AND DESIGN COMPANY LLC.

Po Box 3074 Salem, Oregon 97302 *503-510-5788* CCB-193120

7/2/16

RE; Scope and Contract for rear deck and patio

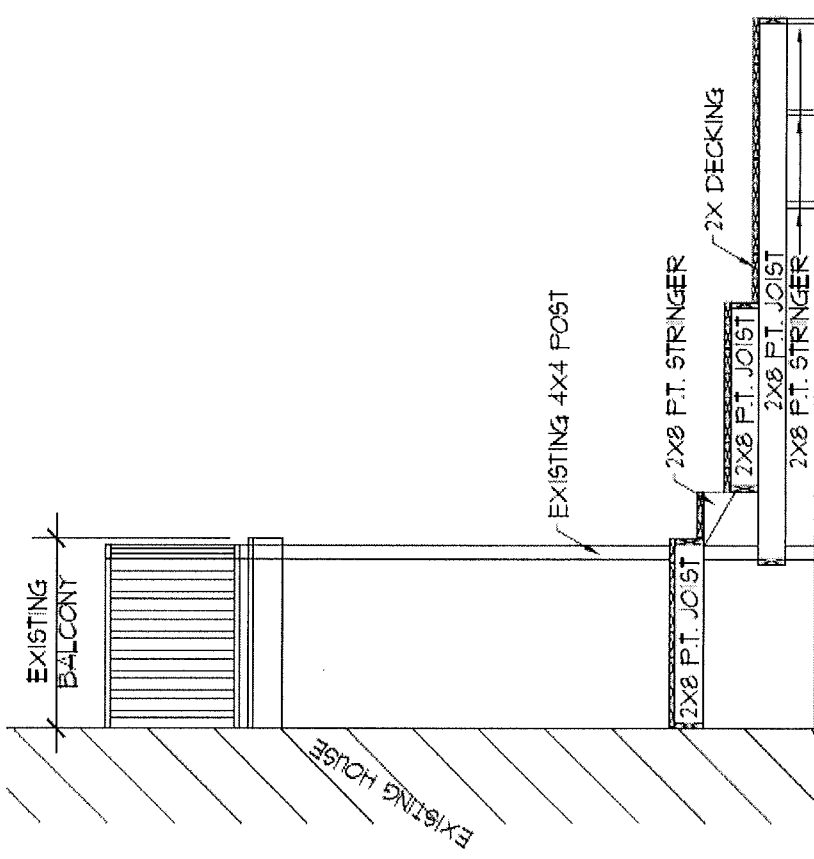
Paul and Kerry Balmer
555 Mission St SE
Salem, Oregon 97302

Scope of Work and Pricing for rear deck and patio

- As per EPA and CCB requirements, test for lead based paint as needed
- Preparation for demolition and debris removal
- Remove all existing wood components of the lower deck (decking, framing/posts and steps etc.)
- Inspect house siding that was under existing deck framing for any water damage. Document and notify homeowners on findings and potential remedies as needed
- Remove existing concrete patio to the brick seating area and remove the sidewalk to the garage (leaving the concrete surfaces at the garage/gate areas).
- Set concrete pads as needed for support of PT posts and beams
- Attach new supporting brackets and posts as needed to correct post framing for upper deck
- Frame deck structure with Pressure Treated lumber to frame door level deck area, a mid-level landing that steps on to a transition deck which steps down to ground level.
- Each step will have a maximum of two risers at approximately 7 inches
- Railing systems will consist of 2x4 cedar top rails with galvanized 4" square metal panels
- Toe kicks and side fascia using Trex decking
- Deck surface and steps with Trex Select product line (color TBD)
- Install red brick paver walkway at 36" width from existing brick seating area to rear garage area concrete. Exact width TBD.
- All work to be done to a minimum of the current building code
- Daily clean-up and complete debris removal upon completion
- Deck design to be built as attached design

Total Contract price \$17265.65

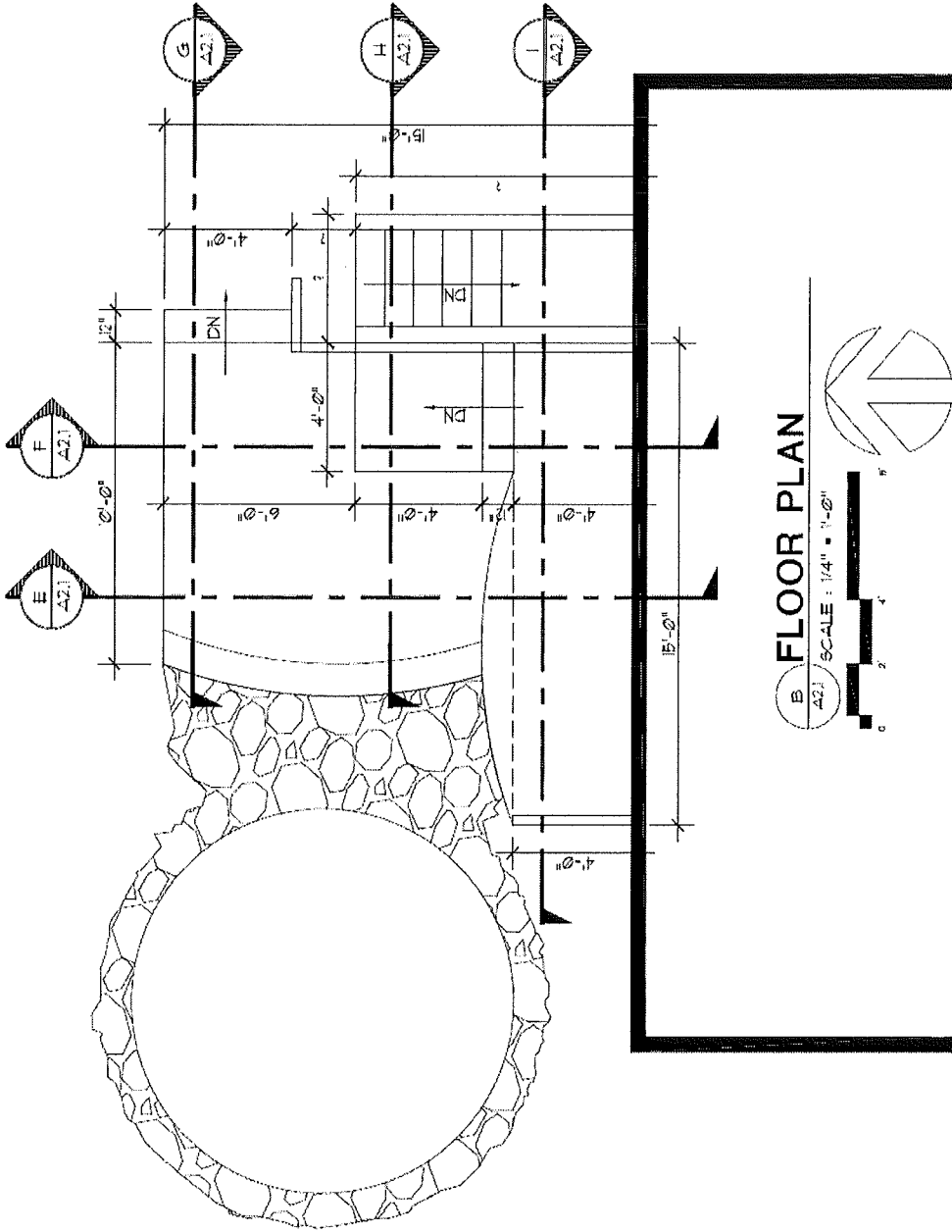
Kerry and Paul Balmer
555 Mission Street SE



F
A2J
SHEET NAME

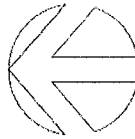
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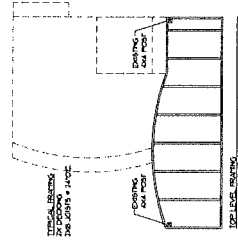
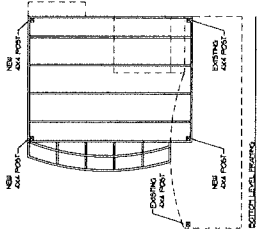
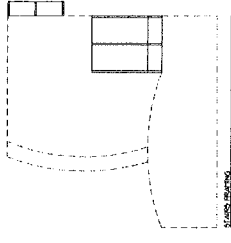


B FLOOR PLAN

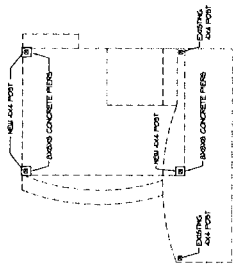
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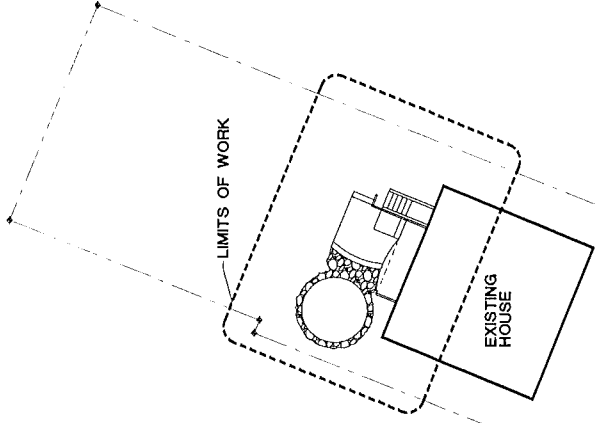
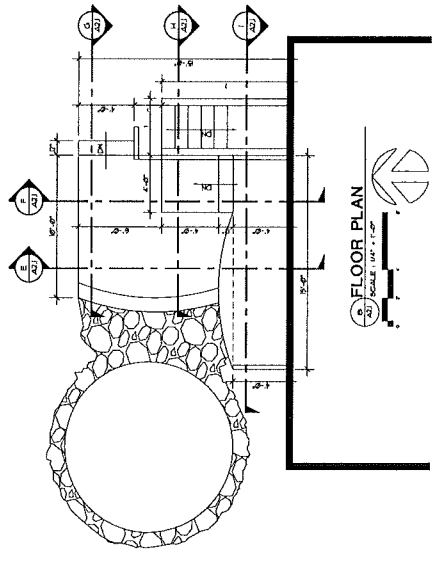
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FRAMING PLAN
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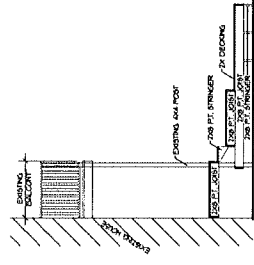


FOUNDATION PLAN
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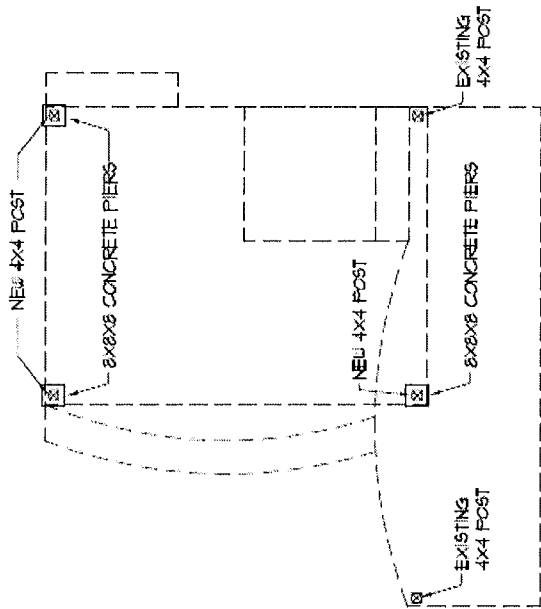
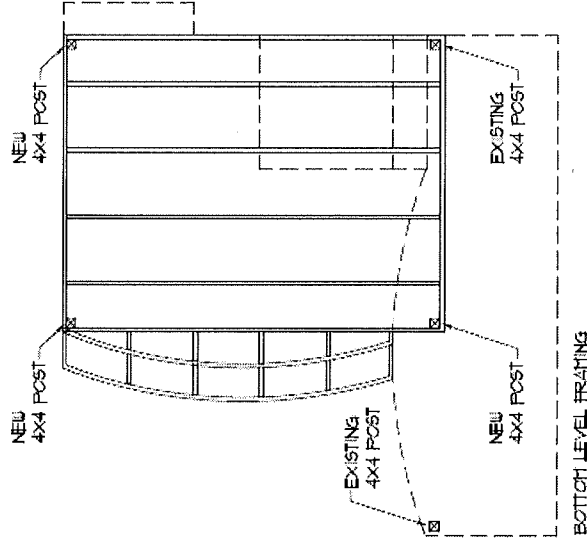
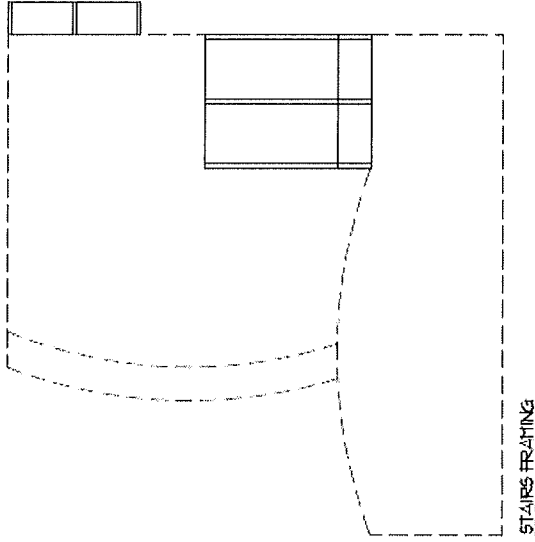
SITE PLAN
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MISSION STREET



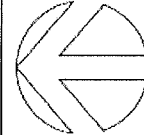
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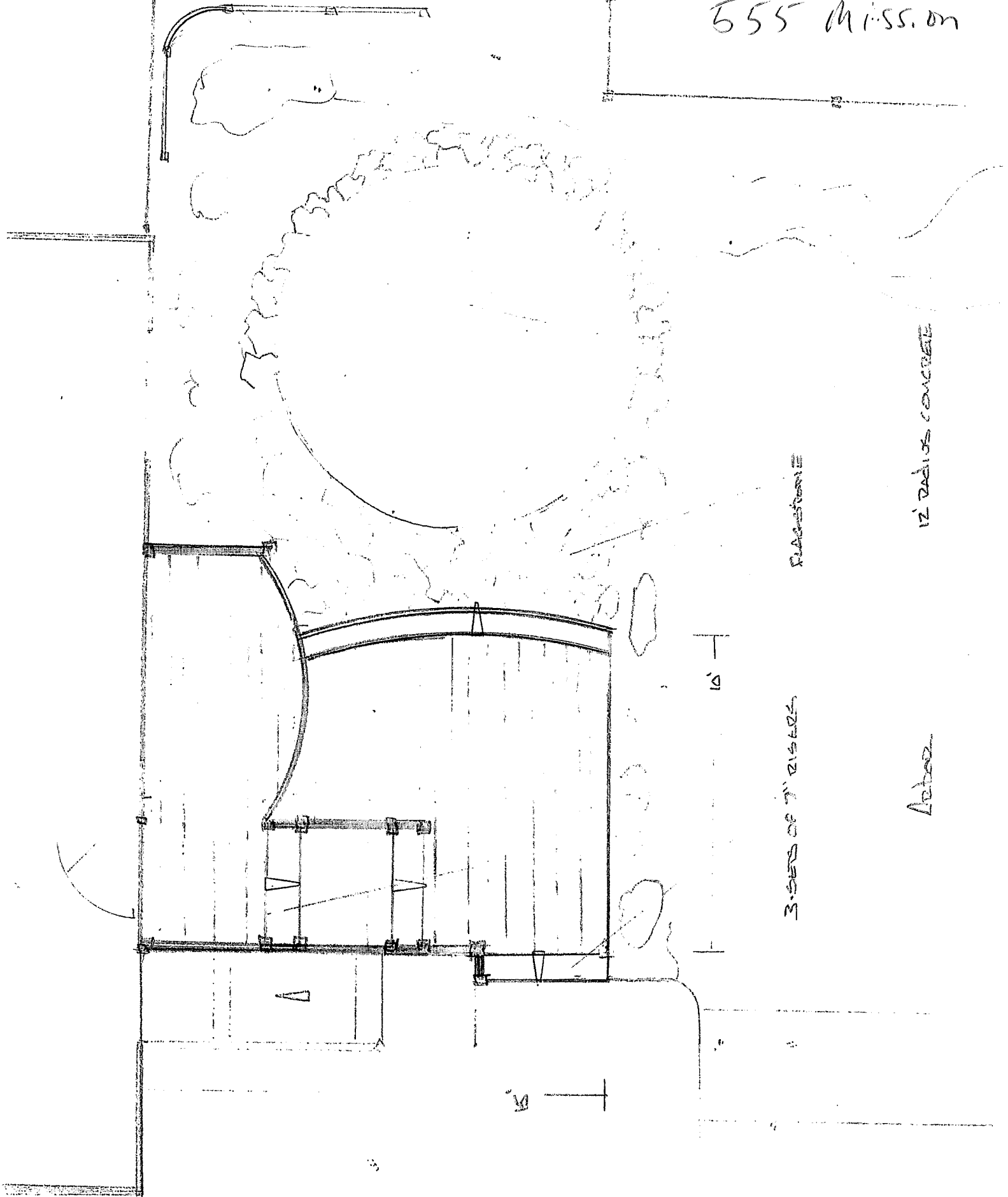
FOUNDATION PLAN

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



C
A2.1

555 Mission



FLACSTONE

12' RADIUS CONCRETE

3.5" RADIUS

Arched

10'

8'

555 Mission St.



current porch and stairs



Detail of balcony. Note balcony does not sit on post, but is attached to it.

555 Mission St.



view of porch from Alley.