



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	Historic Design Review Case No. HIS19-22
AMANDA APPLICATION NO:	19-113215-DR
HEARING INFORMATION:	<u>Historic Landmarks Commission, Thursday, September 19, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	565 Leffelle St S, Salem, OR 97302
OWNER(S):	David and Jody Rowell
APPLICANT / AGENT(S):	Forrest Good of Nathan Good Architects
DESCRIPTION OF REQUEST:	<p>SUMMARY: A proposal to remove the existing carport and construct a new garage and breezeway on Historic design review for new garage, covered patio at the Fry House (1934).</p> <p>REQUEST: Major Historic Design Review of a proposal to remove a non-original carport and construct a new garage and breezeway with a new patio at the Fry House (1934) an individually listed Local Landmark located at 565 Leffelle St. South, (Marion County Tax Lot 073W27CC12500).</p>
CRITERIA TO BE CONSIDERED:	<p>230.025. Standards for Historic Contributing Buildings in Residential Historic Districts. Modifications to historic contributing buildings in residential historic districts shall comply with this section.</p> <p>(g) Alterations and Additions. Additions to and alterations of the historic contributing building is allowed.</p> <p>(1) Materials. Materials for alterations or additions:</p> <ul style="list-style-type: none">(A) Building materials shall be of traditional dimensions.(B) Material shall be of the same type, quality and finish as original material in the building.(C) New masonry added to a building shall, to the greatest extent feasible, match the color, texture and bonding pattern of the original masonry.(D) For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible. <p>(2) Design. Alterations or additions shall:</p> <ul style="list-style-type: none">(A) Be located at the rear, or on an inconspicuous side, of the building.(B) Be designed and constructed to minimize changes to the building.(C) Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.(D) Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.(E) Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.(F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building(G) Be constructed with the least possible loss of historic materials.(H) Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical

evidence shall not be added to the building.

- (I) Be designed in a manner that makes it clear what is original to the building, and what is new.
- (J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.
- (K) Preserve features of the building that has occurred over time and has attained significance in its own right.
- (L) Preserve distinguishing original qualities of the building and its site.

HOW TO PROVIDE TESTIMONY:

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

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 ORGANIZATION:

South Central Association of Neighbors (SCAN), Jon Christenson, Historic Land Use Chair; Email: edscannewsletter@gmail.com.

DOCUMENTATION AND STAFF REPORT:

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

<https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx>

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

August 29, 2019

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

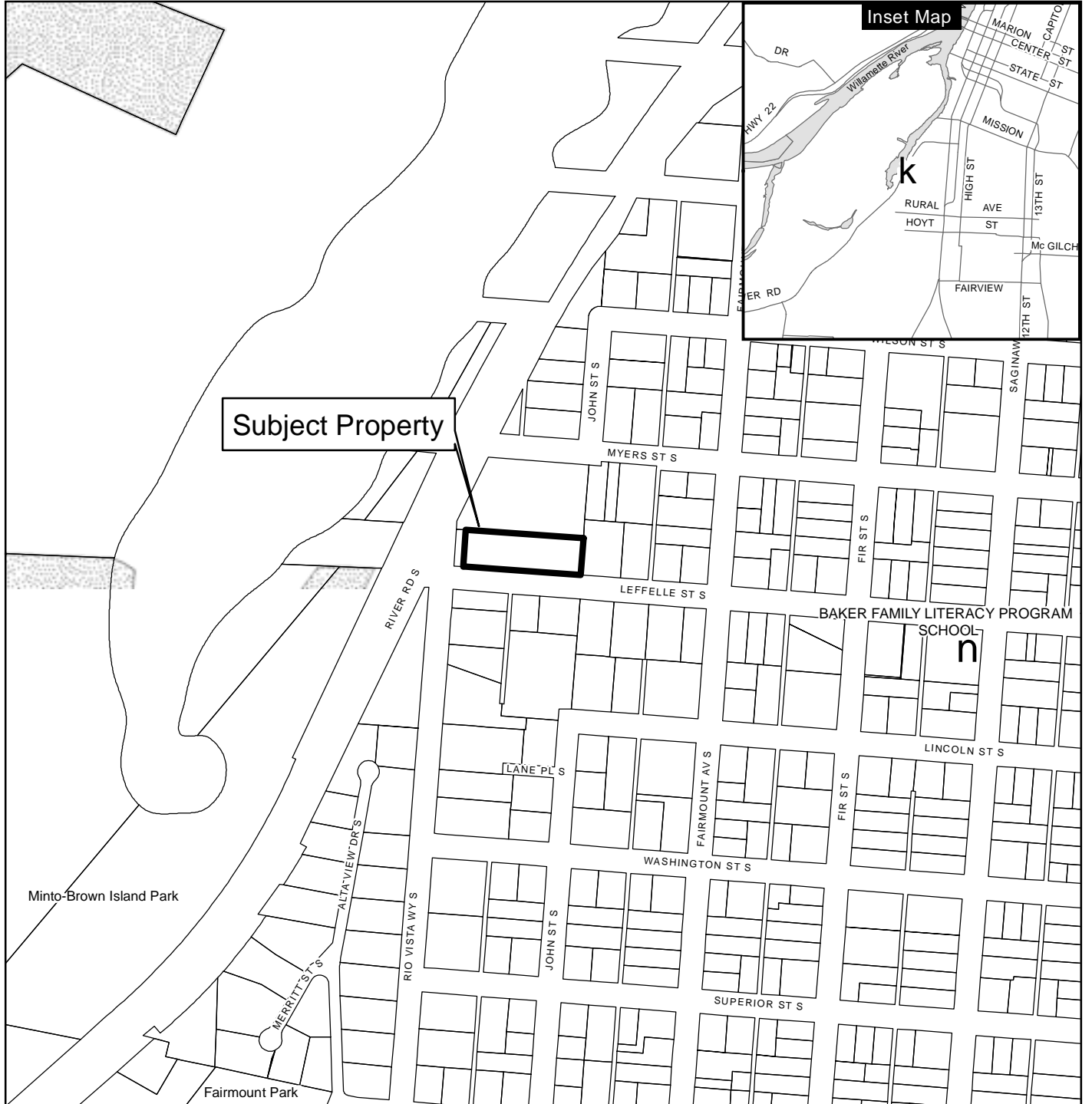
For more information about Planning in Salem:

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








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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

Vicinity Map 565 Leffelle St S



Legend

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



0 100 200 400 Feet



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ROWELL RESIDENCE GARAGE ADDITION

PROJECT PLAN SUBMITTAL FOR HISTORIC DESIGN REVIEW - MAJOR

PROPERTY IDENTIFICATION

ACCOUNT NO: R73444
 ADDRESS: 565 LEFFELLE ST S
 SALEM, OR 97302
 MAP TAX LOT: 073W27CC12500
 OWNER: JODY A ROWELL LT &
 ROWELL, DAVID
 LEGAL DESCRIPTION: FAIRMOUNT PARK ADD LOTS 5-6 & FR LOTS 7-8 BLK
 23 ALSO FR VAC & STREET
 SUBDIVISION: 26679 FAIRMOUNT PARK ADDITION

PROPERTY DETAILS

ACREAGE 0.735
 PROPERTY CODE R67V
 PROPERTY CLASS 101
 ZONING RS

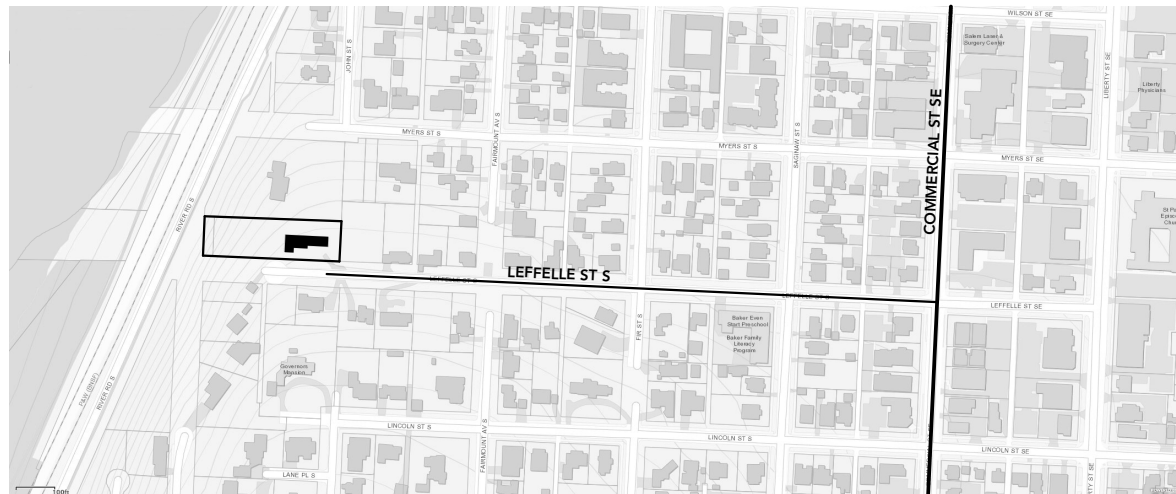
PROJECT DESCRIPTION

The property owners of 565 Leffele St S propose the addition of a one-story 1,000 square foot garage and workshop and 880 square foot covered outdoor room to the east side of the existing home where a carport currently exists. According to public records, the home was built in 1930 and the carport was added in 1950. In 1993, the home was individually listed as a historic building. The property is not part of a historic district.

The proposed addition entails demolition of the structurally failing carport, constructing a new covered outdoor room in its place that spans from the existing building to the new garage. The new outdoor room and garage are to be relatively level with the existing home. The garage is to be constructed of wood over a concrete foundation and clad in brick to match the historic character of the home. The floor of the outdoor room is to be constructed of concrete and supported by columns where necessary. The design and construction of the proposed structures shall adhere, when applicable, to SRC Sec. 230.065.- General guideline for historic contributing resources.



VIEW FROM DRIVEWAY



VICINITY MAP



VIEW FROM SOUTH-EAST



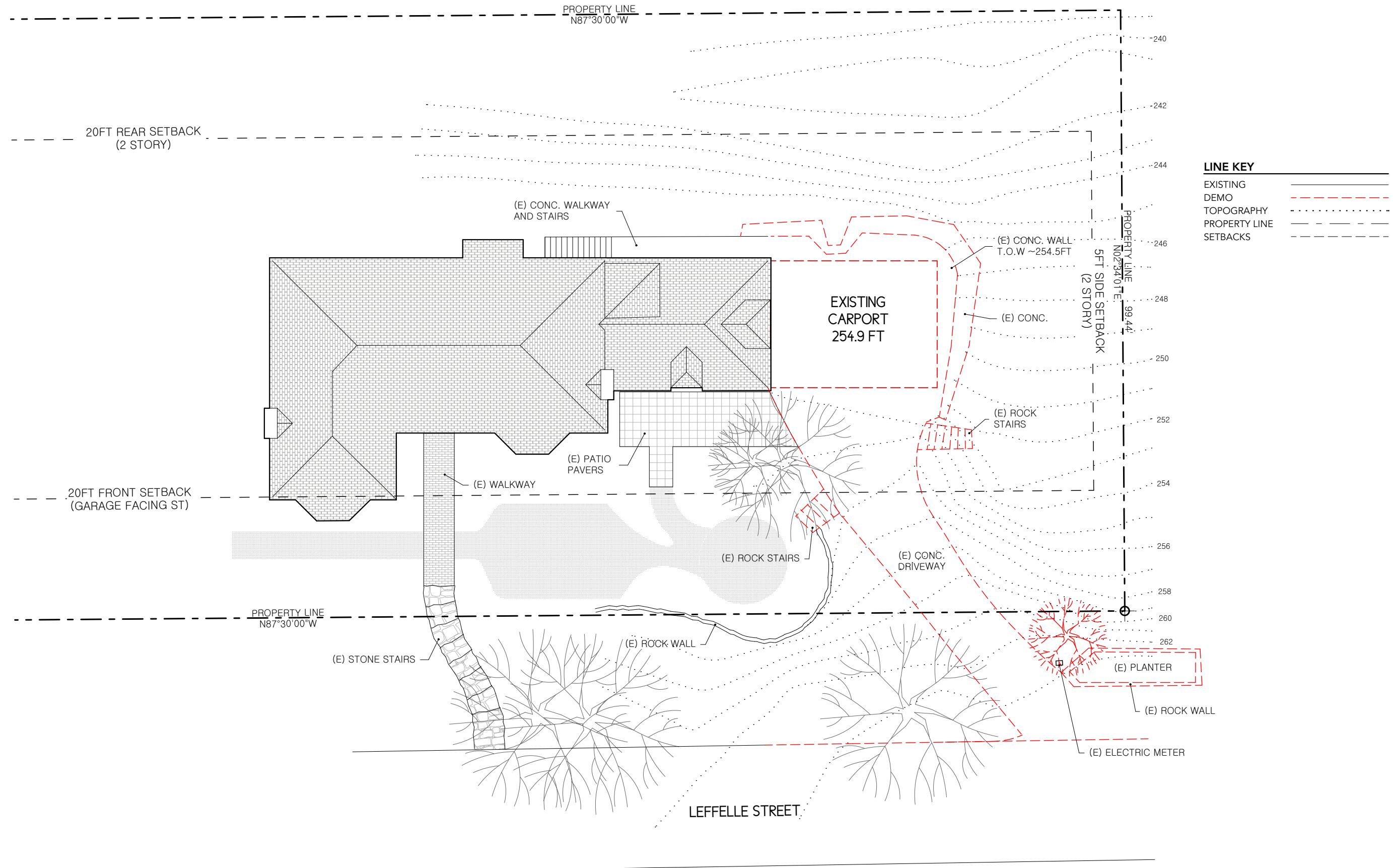
VIEW FROM NORTH-EAST

ROWELL RESIDENCE | GARAGE ADDITION

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

565 LEFFELE ST S

Wednesday, July 31, 2019

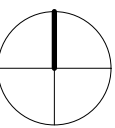
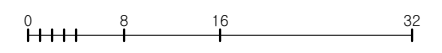


LINE KEY

EXISTING	—
DEMO	- - - -
TOPOGRAPHY
PROPERTY LINE	- - - -
SETBACKS	- - - -

Existing/Demolition Site Plan

SCALE: 1/16" = 1'-0"

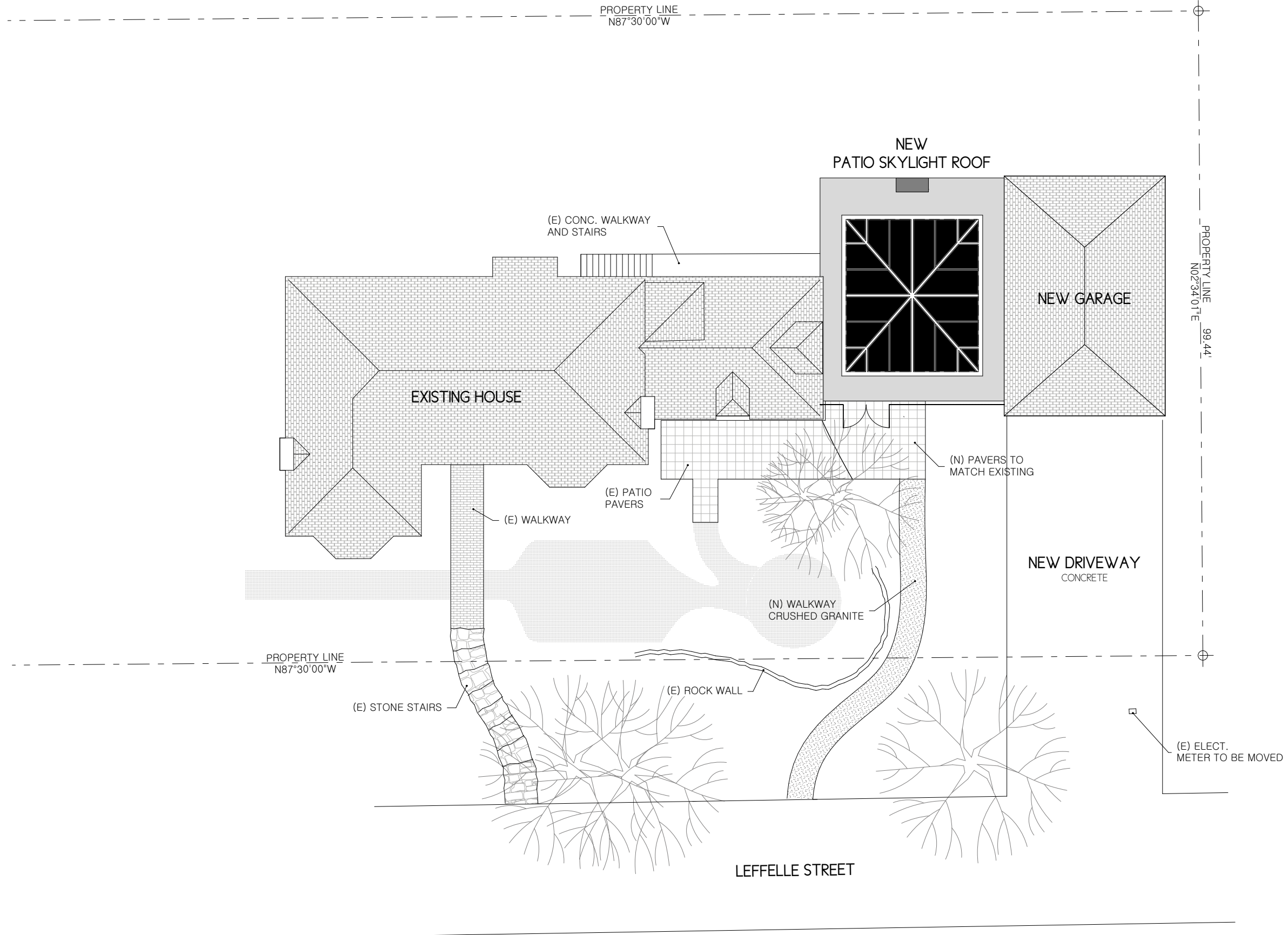


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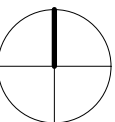
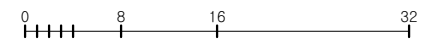
565 LEFFELE ST S

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Proposed Site Plan

SCALE: 1/16" = 1'-0"

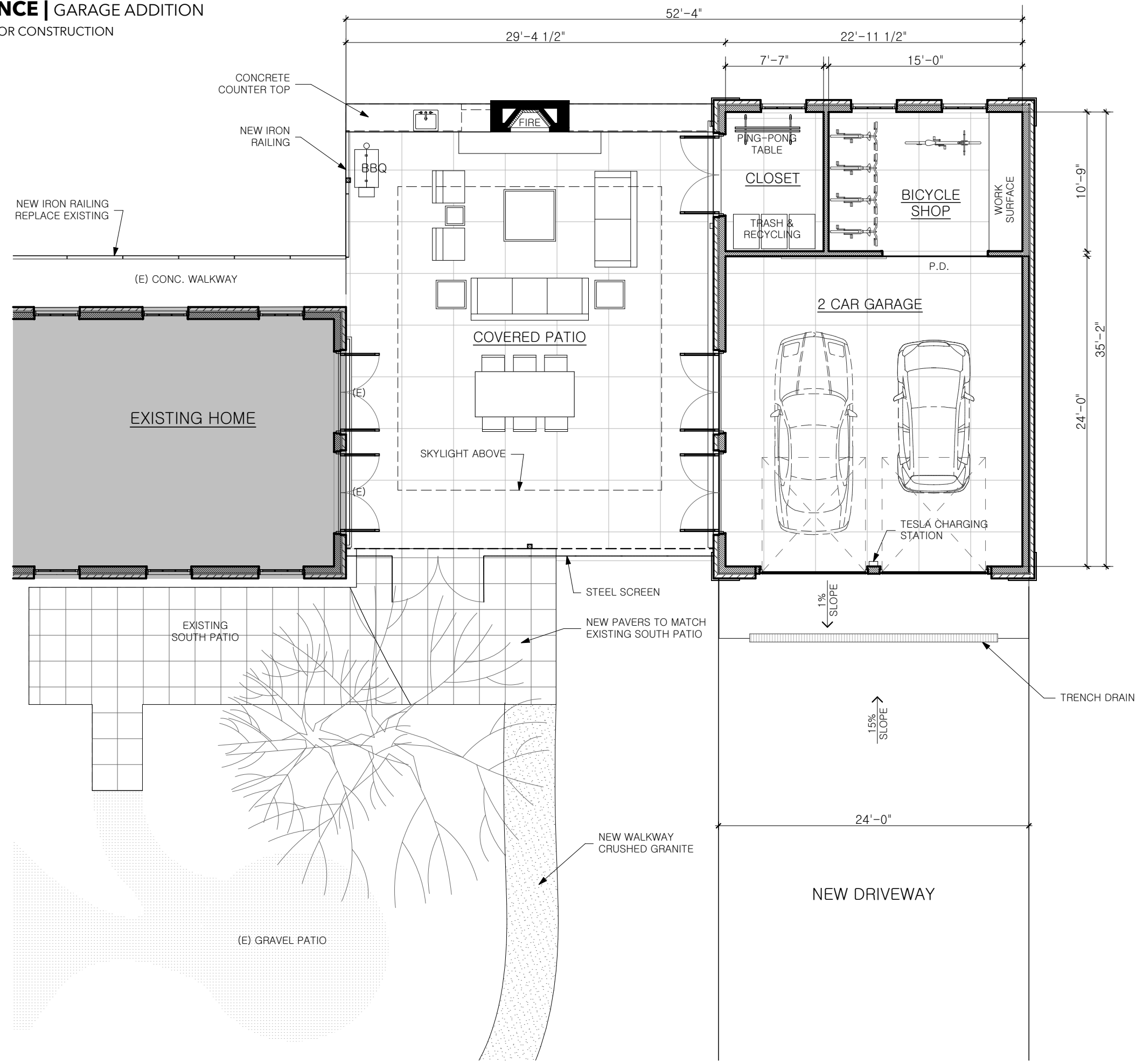


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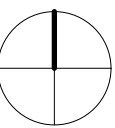
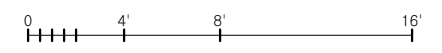
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Floor Plan

SCALE: 1/8" = 1'-0"



ROWELL RESIDENCE | GARAGE ADDITION

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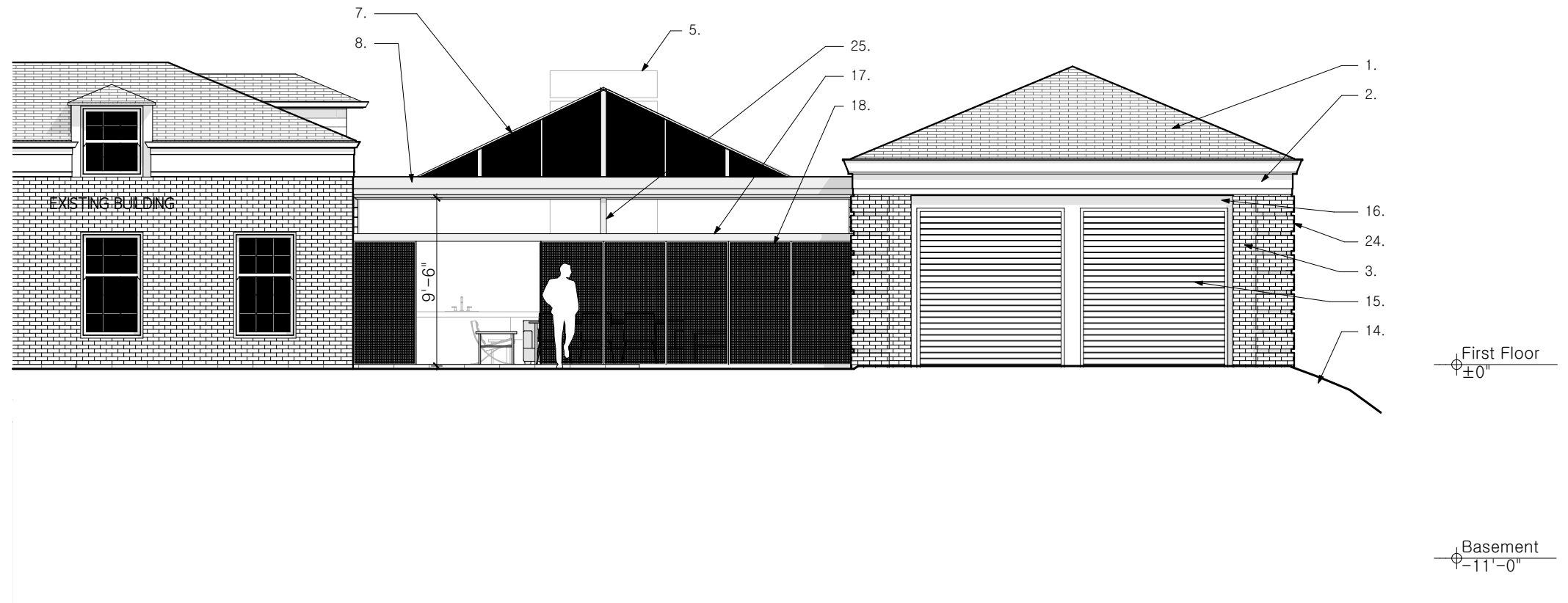
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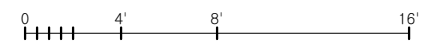
MATERIAL KEY

1. COMPOSITION SHINGLES TO MATCH EXISTING
2. WOOD FASCIA AND GUTTER. PAINT COLOR TO MATCH EXISTING
3. BRICK TO MATCH EXISTING SIZE AND COLOR
4. WINDOWS TO MATCH EXISTING MATERIAL AND COLOR
5. DARK BRONZE METAL CHIMNEY CAP
6. SMOOTH CAST PLASTER, COLOR BENJAMIN MOORE: KENDALL CHARCOAL
7. SKYLIGHT, CLEAR GLASS AND BLACK STEEL FRAME
8. FASCIA BOARD PAINTED BENJAMIN MOORE: BLACK BEAN SOUP
9. NEW IRON RAILING, POWDER COATED FLAT BLACK, ROUND BALUSTERS
10. WOOD PAINTED TO MATCH EXISTING TRIM COLOR
11. CONCRETE FOUNDATION/RETAINING WALL
12. CONCRETE PAD
13. METAL DOWNSPOUT PAINTED DARK BRONZE
14. FILL DIRT AND LANDSCAPING
15. WOOD GARAGE DOORS - WALNUT WITH SEALER, MATT FINISH
16. WOOD TRIM, WALNUT WITH SEALER, MATT FINISH
17. CORTEN STEEL FRAME.
18. CORTEN STEEL GRATE.
19. WOOD DOORS AND HARDWARE TO MATCH EXISTING PATIO DOORS
20. WOOD TRIM PAINTED TO MATCH EXISTING TRIM COLOR
21. CONCRETE COUNTERTOP
22. HARDI-BOARD LAP SIDING, PAINTED TO MATCH EXISTING TRIM COLOR
23. WOOD DOOR PAINTED DARK BRONZE.
24. BRICK QUOINS TO MATCH EXISTING HOME QUOINS
25. PAINTED STEEL, FLAT BLACK



South Elevation

SCALE: 1/8" = 1'-0"



ROWELL RESIDENCE | GARAGE ADDITION

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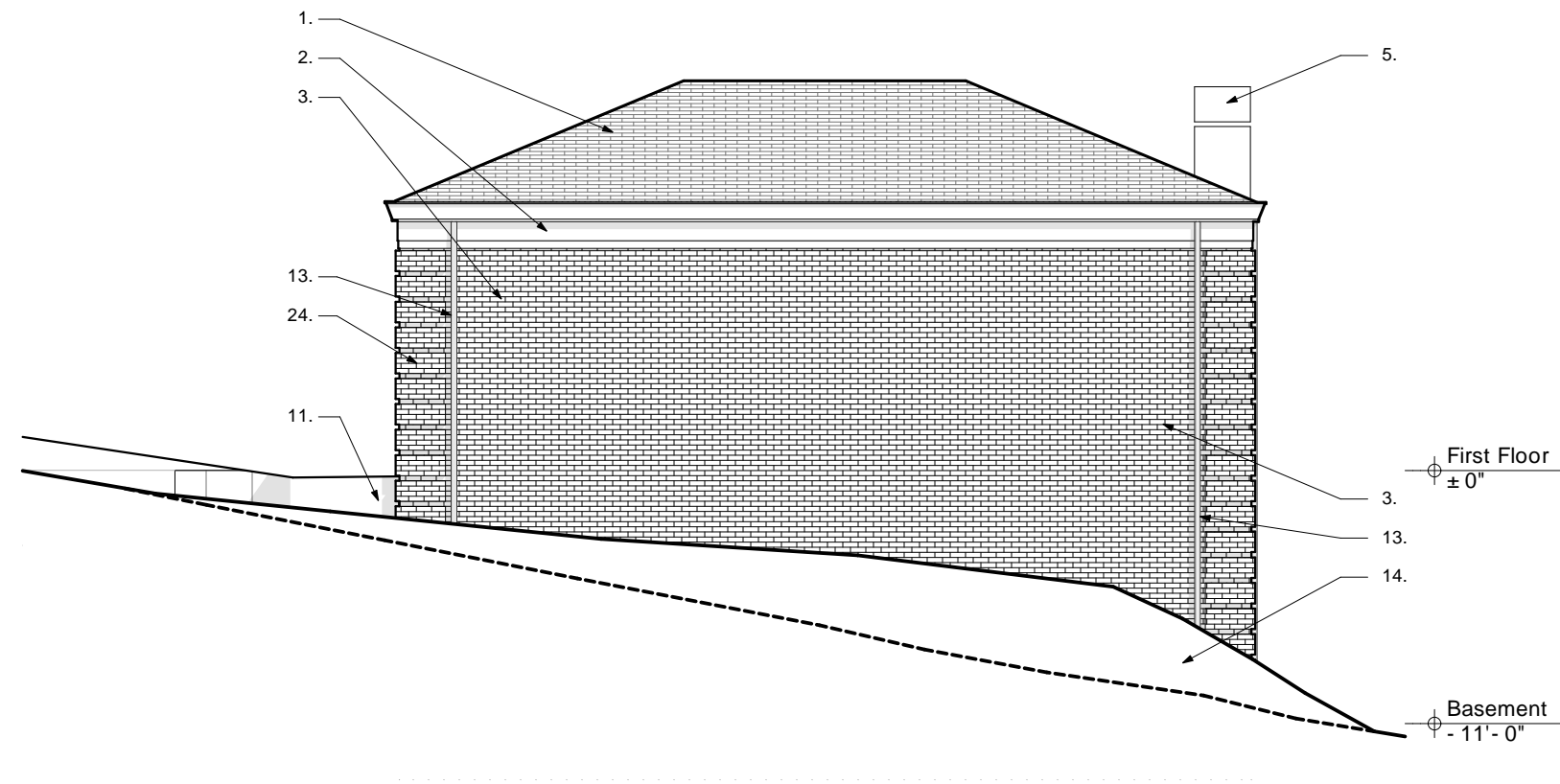
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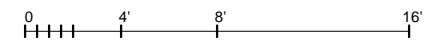
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East Elevation

SCALE 1/8" = 1'-0"



ROWELL RESIDENCE | GARAGE ADDITION

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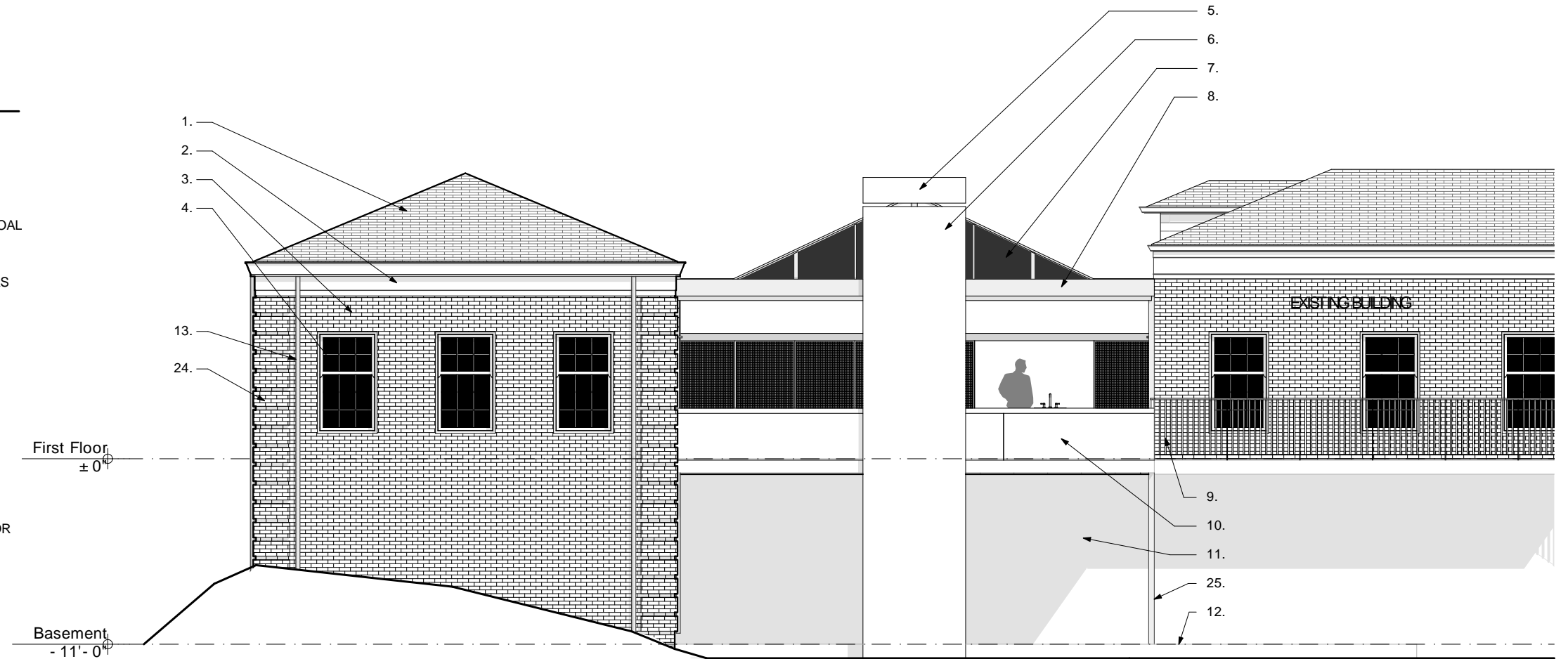
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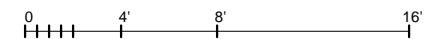
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North Elevation

SCALE 1/8" = 1'-0"



ROWELL RESIDENCE | GARAGE ADDITION

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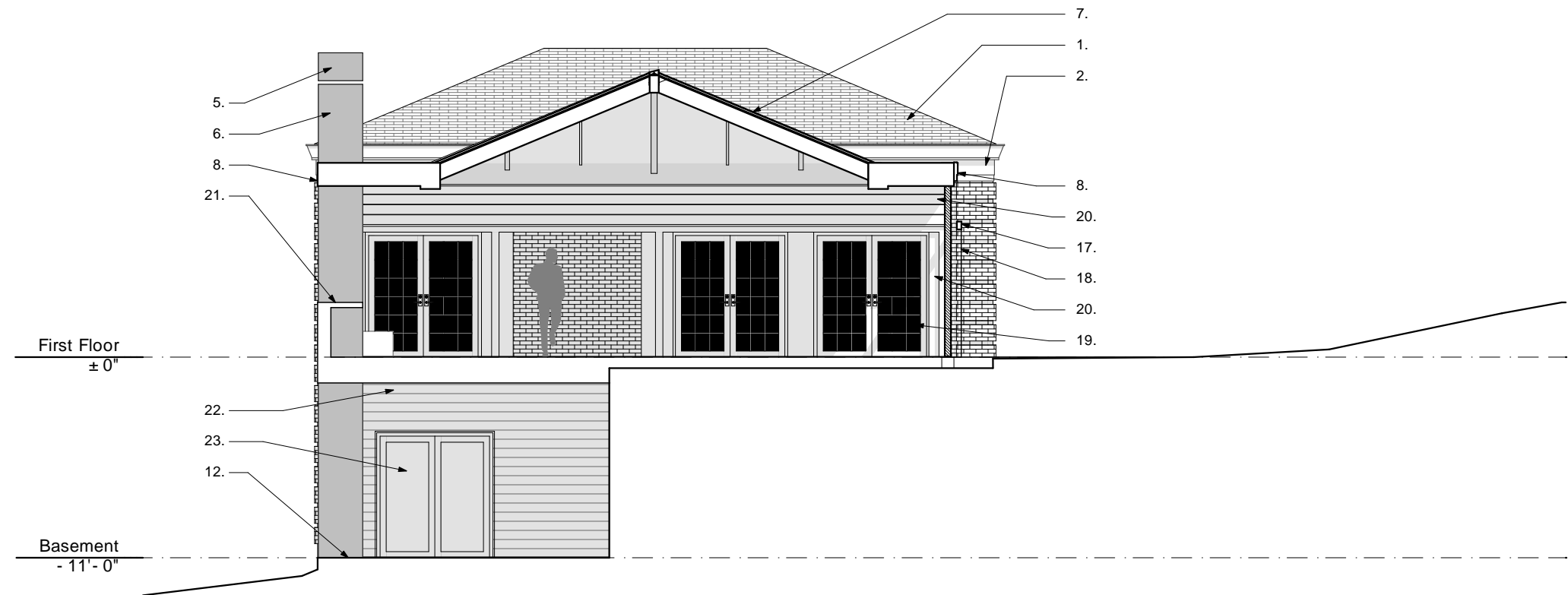
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West Elevation / Covered Patio Section

SCALE 1/8" = 1'-0"

