

TO: Historic Landmarks Commission

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

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: September 19, 2019

CASE NO.: Historic Design Review Case No. HIS19-22

APPLICATION 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 1930).

LOCATION: 565 Leffelle St. S

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 1930) an individually listed Local Landmark located at 565 Leffelle St. South, (Marion County Tax Lot 073W27CC12500).

APPLICANT: Forrest Good, Nathan Good Architects for David and Jody Rowell

APPROVAL CRITERIA: Salem Revised Code (SRC) 230.065. General Guidelines for Historic Contributing Resources.

RECOMMENDATION: APPROVE

BACKGROUND

On June 7, 2019, the applicant submitted materials for a Major Historic Design Review for removal of an existing carport and construction of a new garage. The application was deemed complete for processing on June 21, 2019.

Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on June 27, 2019. However, on June 27, 2019 the applicant requested that the hearing be rescheduled for the September HLC Hearing. Therefore a second public notice was sent out on August 29, 2019 (**Attachment A**). The applicant has requested that the proposal be reviewed under the Guidelines SRC 230.065. While the first notice cited the correct criterion, the second notice incorrectly indicated the

standards (SRC 230.025). 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 September 19, 2019 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The original state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case was October 19, 2019. The applicant has granted an extension until December 19, 2019.

PROPOSAL

The applicant is proposing to demolish an existing 1950 carport which is in poor condition and construct a new 880 square foot covered outdoor room/breezeway directly to the east of the existing 1930 Fry House, and a new 1,000 square foot garage and workshop to the east of the outdoor room/breezeway. The following is a summary of their proposal:

Site

1. **Driveway**. The applicant is proposing to relocate the existing driveway to the east, to align with the new garage. A minimal amount of grading (cut) and fill will be required to construct the new driveway.
2. **Pedestrian Path**. The applicant is proposing to install a new pedestrian path, which will be flanking by low accent lighting, that will lead to the covered outdoor room/breezeway.
3. **Outdoor Patio**. The applicant is proposing to install new pavers throughout the existing south patio, adjacent to the new outdoor room.
4. **Fencing/Wall**. A new concrete wall will be installed adjacent to the southeast corner of the new garage. This wall will be topped with new metal fencing (Corten steel mesh).
5. **Iron Railing**. A new metal railing (Corten steel mesh) will be installed adjacent to the northwestern corner of the new outdoor room, just to the east of the existing concrete walkway and iron railing to the north of the existing Fry House.

New Additions

1. **Outdoor Room/Breezeway**. The new 880 square foot outdoor room will be covered by a metal and glass roof, with a pyramid shaped skylight with a black steel frame. The south (primary) façade of this outdoor room will include a metal sliding gate (Corten steel mesh). The north (rear) façade will be comprised of a large chimney with a plaster finish (Kendall Charcoal) with a dark bronze chimney cap at the center flanked by low metal sliding doors (Corten steel mesh).
2. **New Garage/Workshop**. The new 1000 square foot garage will be constructed of wood and clad in brick with brick quoins to match the exterior cladding of the Fry House. Three one over one windows (Fiberglass clad, dark bronze) will be installed on the north (rear) façade. The roof will be clad in composition shingles to match the existing Fry House. The western façade (interior to the outdoor room) includes three pairs of wooden French doors, matching the design of the French doors on the exterior of the existing Fry House. The garage door on the south (primary) façade will be of steel frame powder coated dark bronze with dark opaque glass panels. Due to the slope of the site,

the garage will have a basement at the northern end. This level on the western (interior) facade includes a pair of wooden doors, with the exterior clad in Hardi-Board Lap siding.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

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 as **Attachment C** 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) **Salem Revised Code (SRC) 230.065. General Guidelines for Historic Contributing Resources** 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 projects 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

According to nomination documents, the Fry House was constructed in 1930 (**Attachment B**). While the Oregon Historic Sites database indicates that the Fry House was constructed in 1934 for *David* Fry Jr. and his wife Rita, research has verified that it was constructed in 1930 for *Daniel J.* Fry Jr. and his wife Rita. Daniel J. Fry Jr. was the son of the well-known Salem pharmacist and banker Daniel J. Fry, Sr. He took over his father's pharmacy business, then located at 280 N Commercial St, with his brother Orris in 1923. The original address for this house was 375 W Leffelle. The house was designed by Portland architect Jamieson Parker. The carport was added in 1950. The Fry House was designated as an individually listed Local Landmark in 1993.

3. Neighborhood and Citizen Comments

The subject property is located within the South Central Association of Neighbors (SCAN). Notification of the public hearing was sent to the neighborhood association, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on June 27, 2019 and August 29, 2019. Notice of public hearing was also posted on the subject property. The SCAN Historic Preservation Parks and Gardens Committee has submitted testimony in support of the proposal (**Attachment D**)

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required permits. Public Works has stated that the applicant must obtain necessary permits to relocate the driveway.

5. Historic Design Review

In lieu of the standards, the applicant may make changes to a historic contributing building or structure, regardless of the type of work, which conforms to the guidelines set forth in SRC 230.065. Accordingly, Historic Landmarks Commission staff reviewed the proposal and has the following findings for the applicable guidelines.

FINDINGS

Criteria 230.065 General Guidelines for Historic Contributing Resources

- (a) ***Except as otherwise provided in [SRC Chapter 230], the property shall be used for its historic purpose, for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.***

Finding: The applicant does not propose to change the use of the property from its existing use as a single family residence. Available records provide no indication that the subject property has been used for any other purpose than a single family residence. Staff recommends that the HLC find that the proposal meets SRC 230.065(a).

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

Finding: No character defining original historic material has been proposed for alteration or removal. The applicant is proposing to remove the 1950 carport, which is in poor condition. The new roof for the outdoor room will abut the eastern façade of the Fry House in the same location as the 1950 carport minimally impacting the eastern façade of the Fry House. The carport is not original to the resource, is structurally failing, and is in poor condition. Staff recommends that the HLC find that this guideline has been met.

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

Finding: The carport is proposed for removal, however this structure is not original to the resource, nor is it character defining. The original and distinctive stylistic features on the eastern façade of the Fry House will be minimally impacted by the construction of the new addition to the east. The proposed new roof for the outdoor room will abut the eastern façade in the same location as the existing carport roof minimally impacting the eastern façade of the resource. Character defining features on the exterior of the eastern façade of original Fry House will be retained, including the brick clad exterior, the original windows and doors. Staff recommends that the HLC find that this proposal meets SRC 230.065(c).

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

Finding: The applicant is not proposing to restore or reconstruct any features based upon historic evidence. Staff recommends that the HLC find that 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 changes made to the resource after its original construction, including the construction of the 1950 carport are not character defining, and have not acquired significance in their own, therefore staff recommends that the HLC find that this guideline is not applicable to the evaluation of this proposal.

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

Finding: The applicant's proposed removal of the carport and addition of the outdoor room will minimally impact the original Fry House on the eastern façade. The western edge of the roof of the one-story outdoor room will abut the Fry House in the same location as the existing carport roof, thereby minimizing any adverse effect to character defining features on this façade. Overall, the height of the outdoor room and garage will not exceed the height of the Fry House and are compatible with the original resource in design and material. Since the current proposal minimizes changes to the historic resource, staff recommends that the HLC find 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: No original historic materials are proposed for alteration or removal, and no significant features will be obscured, damaged or destroyed as part of this proposal. Staff

recommends that the HLC find that 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 applicant has proposed to remove the structurally failing non-original carport. This correction will not change the overall form or design of the original Fry House. Staff recommends that the HLC find 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 would cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.*

Finding: The applicant is proposing minimal grading (cut and fill) which is necessary to relocate the driveway. The driveway will be relocated further to the east of the original Fry House, thereby minimizing any potential adverse effects to the foundation of the Fry House. Staff recommends that the HLC find that SRC 230.065(i) 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.

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. Hearing Notice and Vicinity Map
B. Excerpt from Individual Resource Designation
C. Applicant's Submittal Materials
D. SCAN Historic Preservation Parks and Gardens Committee testimony

Prepared by Kimberli Fitzgerald, Historic Preservation Officer



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> <p>(A) Building materials shall be of traditional dimensions.</p> <p>(B) Material shall be of the same type, quality and finish as original material in the building.</p> <p>(C) New masonry added to a building shall, to the greatest extent feasible, match the color, texture and bonding pattern of the original masonry.</p> <p>(D) For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.</p> <p>(2) Design. Alterations or additions shall:</p> <p>(A) Be located at the rear, or on an inconspicuous side, of the building.</p> <p>(B) Be designed and constructed to minimize changes to the building.</p> <p>(C) Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.</p> <p>(D) Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.</p> <p>(E) Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.</p> <p>(F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building</p> <p>(G) Be constructed with the least possible loss of historic materials.</p> <p>(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</p>

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.

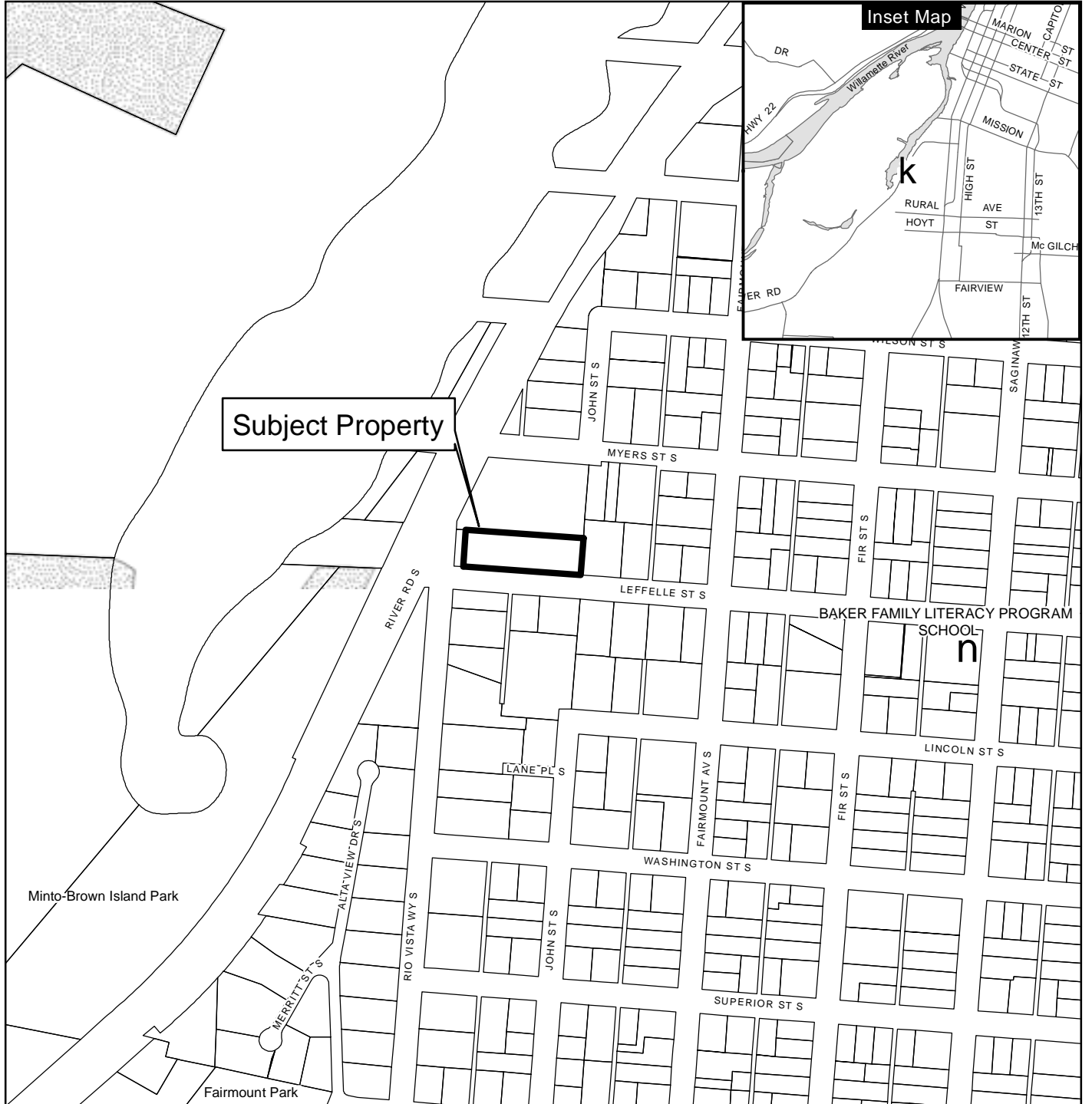
For more information about Planning in Salem:

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

\\Allcity\amanda\AmandaForms\4430Type3-4HearingNotice.doc

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



Subject Property

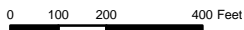
Inset Map

Legend

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



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.



Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	565 Lefelle St S Salem, Marion County	historic name:	Fry, Daniel & Rita, House
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	/ 073W27CC12500
		twshp/rng/sect/qtr sect:	7S 3W 27
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	2.0
elig evaluation:	eligible/contributing	total elig resources:	1
prim constr date:	1934	NR Status:	
	second date:	date indiv listed:	
primary orig use:	Single Dwelling	orig use comments:	
second orig use:		prim style comments:	Neo-Georgian
primary style:	Georgian	sec style comments:	
secondary style:		siding comments:	
primary siding:	Brick:Other/Undefined	architect:	Parker, Jamison
secondary siding:		builder:	
plan type:			
comments/notes:			
Locally listed			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Fairmount Survey Area	Survey & Inventory Project		2007
Salem Inventory Update RLS 2009	Survey & Inventory Project		2009
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	01/24/2007	Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
This house was built for Daniel Jr. and Rita Fry. Mr. Fry was a pharmacist in Salem. The house was designed by Portland architect Jamieson Parker. Mr. Parker was a native of Portland who graduated in architecture from the University of Pennsylvania. He returned to Portland to practice and was noted for his Classical buildings, particularly St. Mark's Episcopal Church in the Romanesque style and the Georgian First Unitarian Church.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:		University Library:	
Historical Society:		Other Respository:	
Bibliography:			
Biographical Dictionary of American Architects; Salem Inventory, 1987; Salem City Directories; Marion County Tax Assessor records; Ticor Title Company			

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

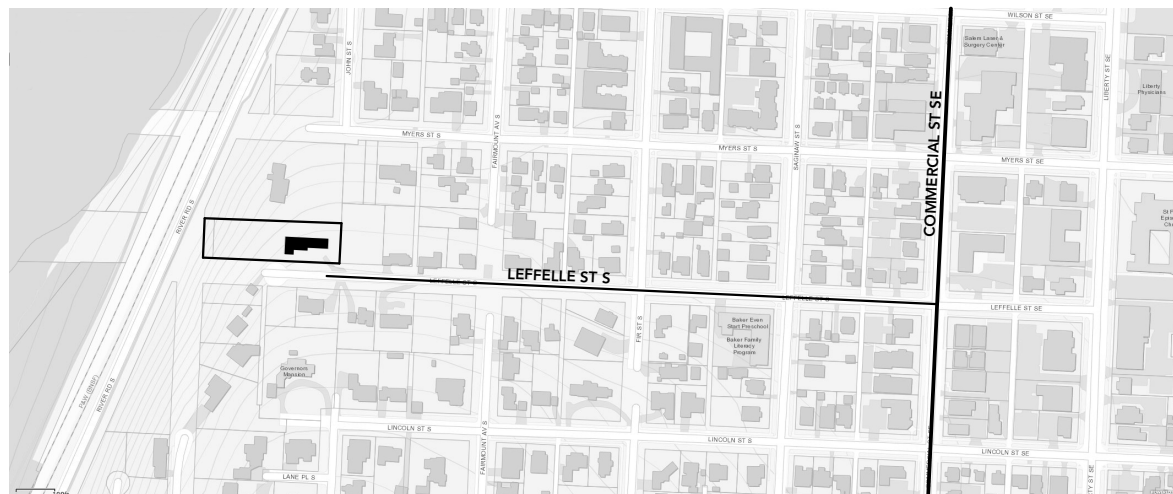
PROJECT DESCRIPTION

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



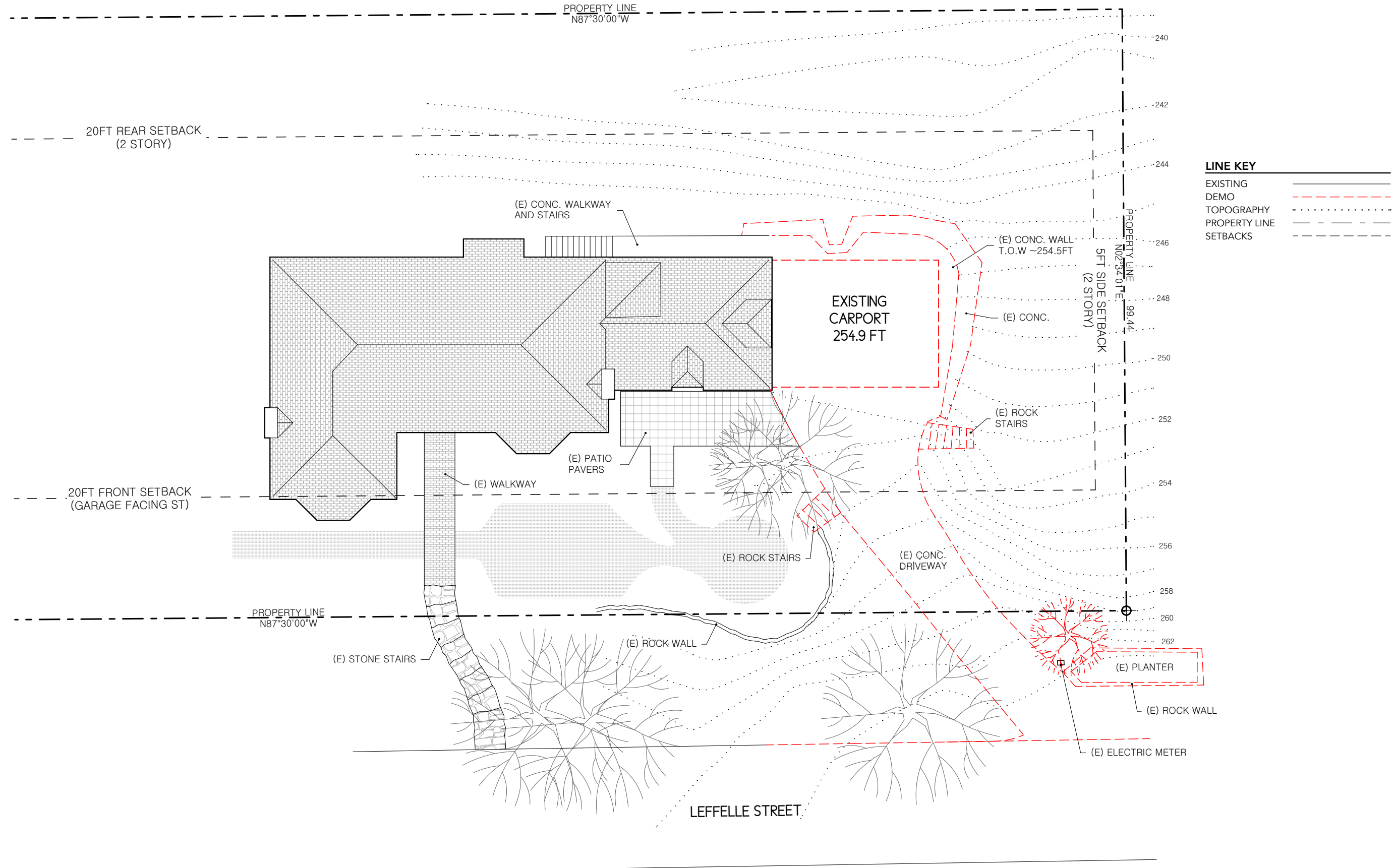
VIEW FROM NORTH-EAST

ROWELL RESIDENCE | GARAGE ADDITION

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

565 LEFFELLE ST S

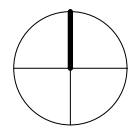
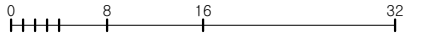
Wednesday, July 31, 2019



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

Existing/Demolition Site Plan

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

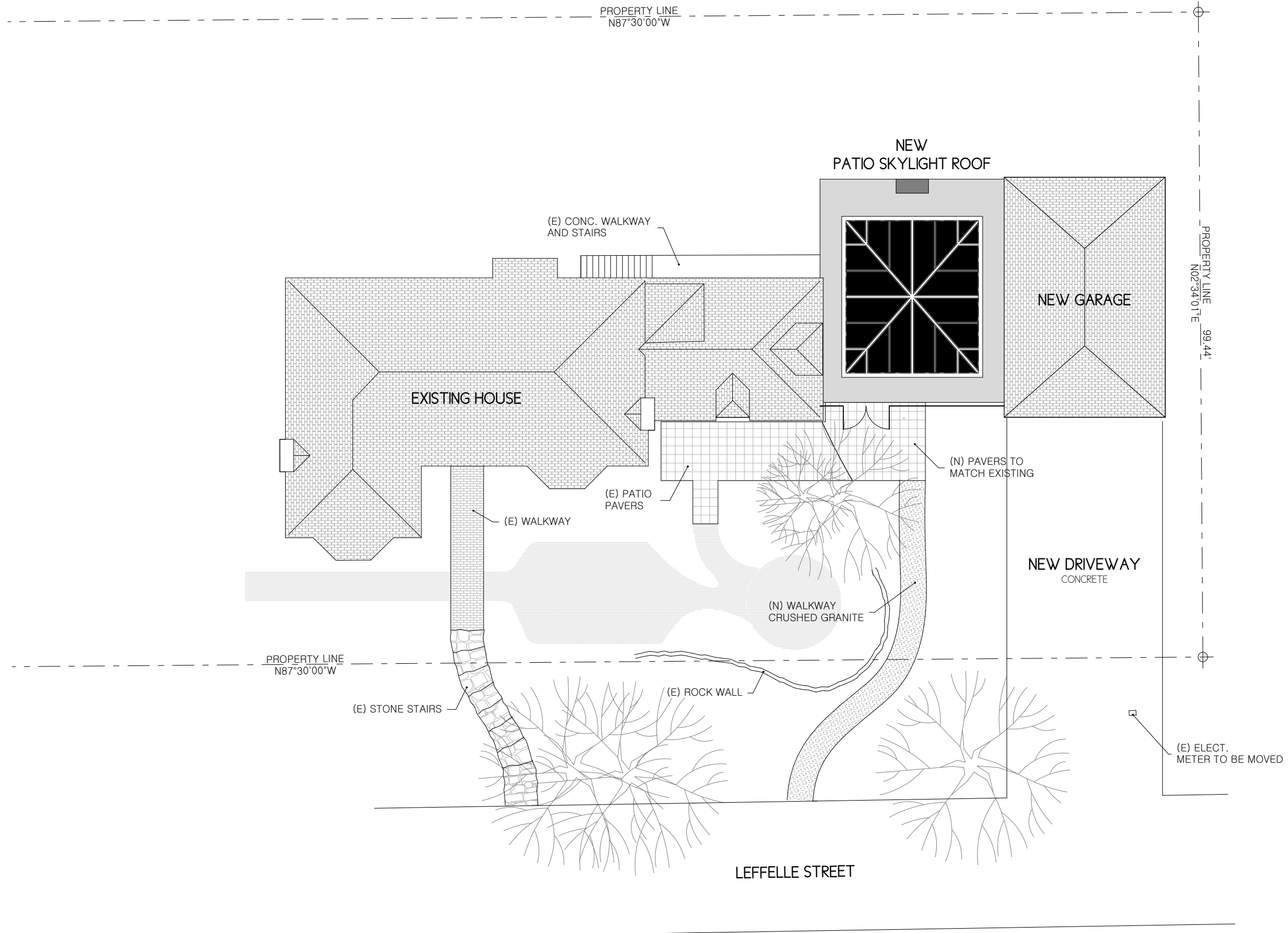


ROWELL RESIDENCE | GARAGE ADDITION

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

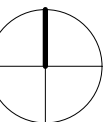
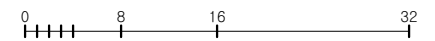
565 LEFFELE ST S

Wednesday, July 31, 2019



Proposed Site Plan

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

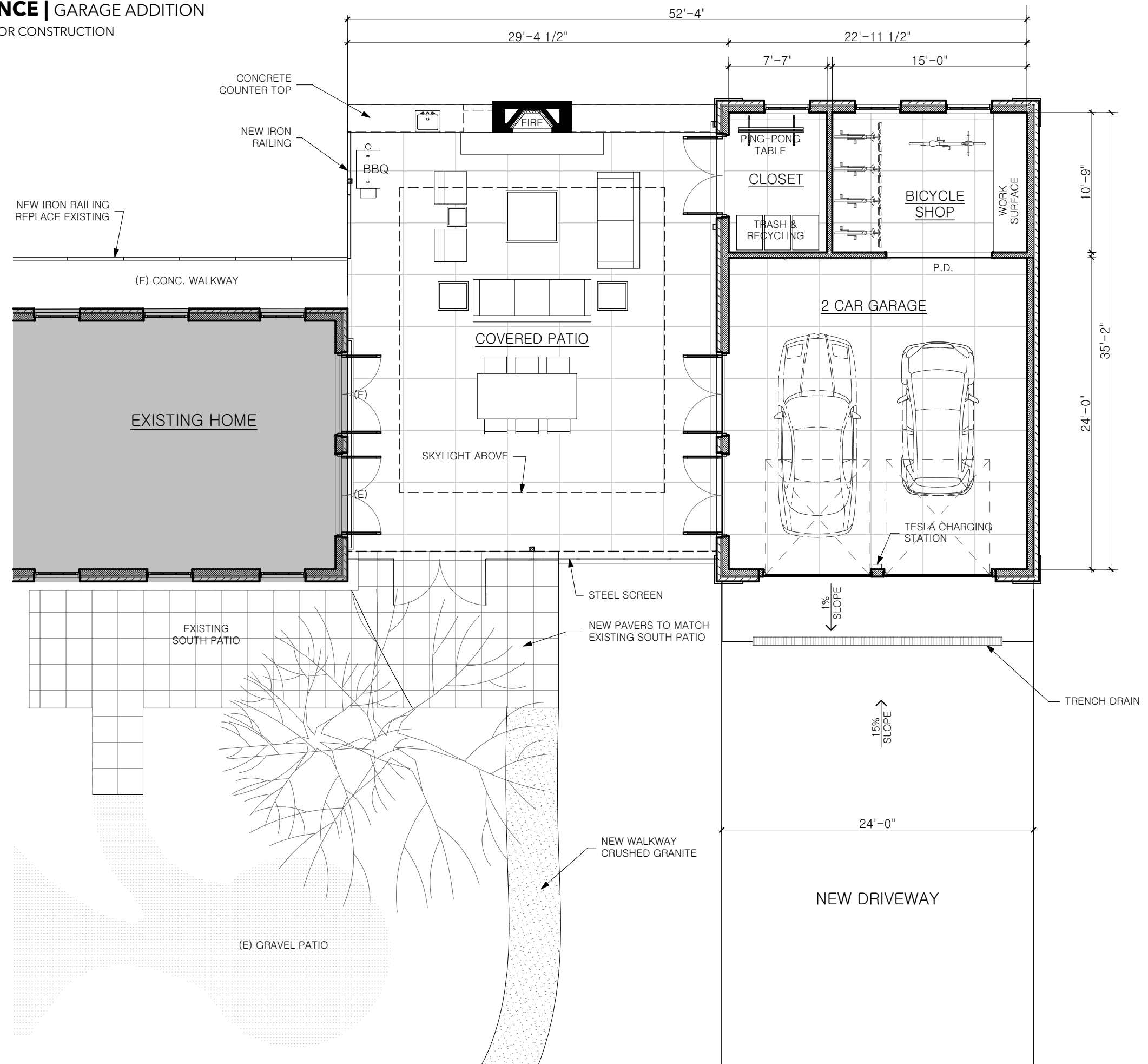


ROWELL RESIDENCE | GARAGE ADDITION

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

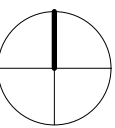
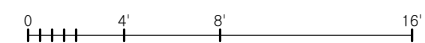
565 LEFFELE ST S

Wednesday, July 31, 2019



Floor Plan

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



ROWELL RESIDENCE | GARAGE ADDITION

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

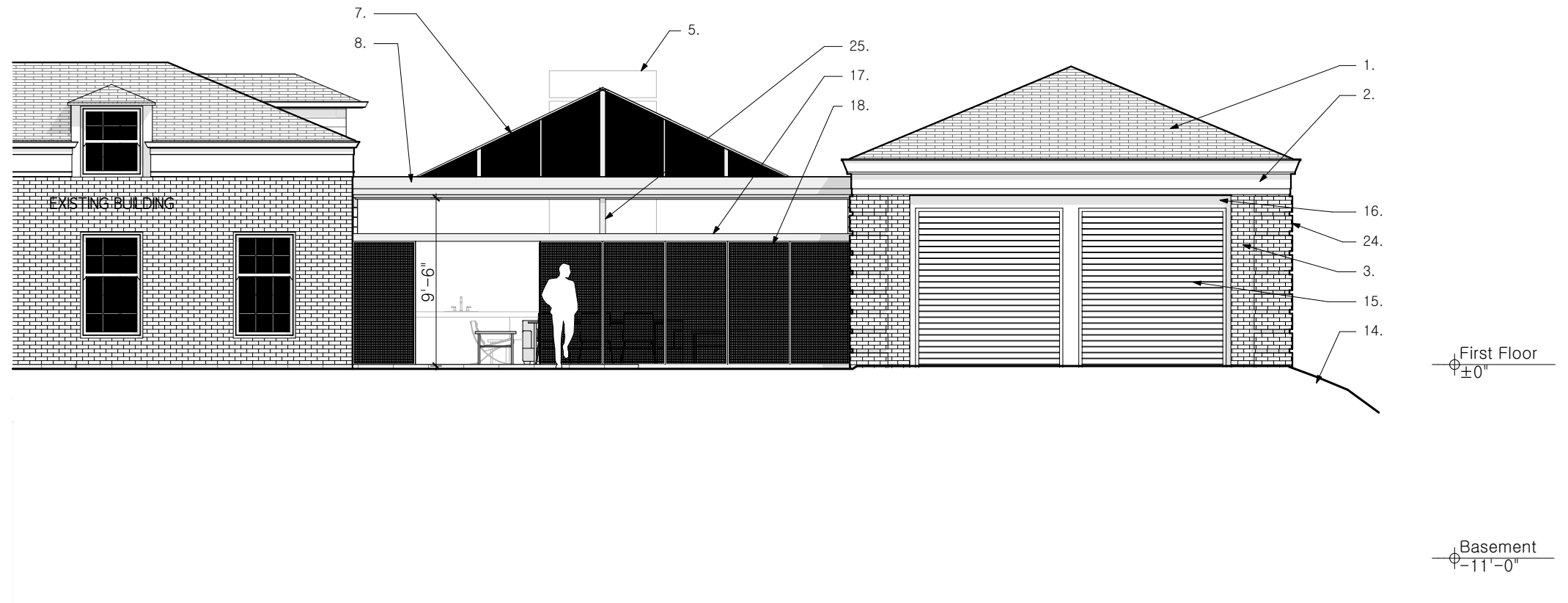
565 LEFFELE ST S

Wednesday, July 31, 2019



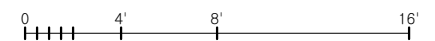
MATERIAL KEY

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

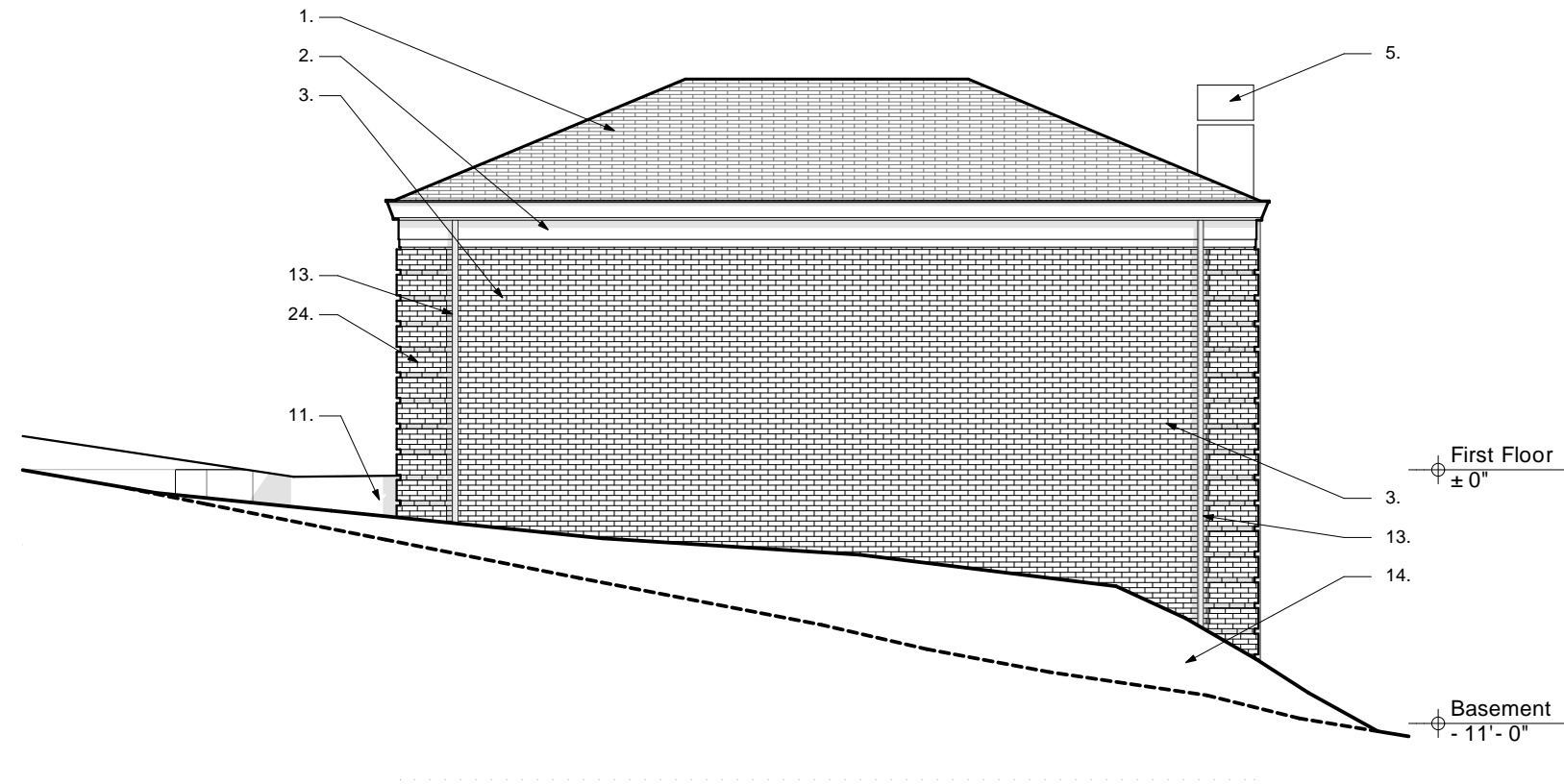
SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

565 LEFFELE ST S

Wednesday, July 31, 2019

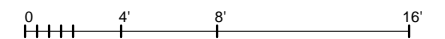
MATERIAL KEY

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



East Elevation

SCALE 1/8" = 1'-0"



ROWELL RESIDENCE | GARAGE ADDITION

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

565 LEFFELE ST S

Wednesday, July 31, 2019



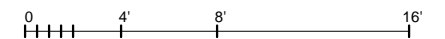
MATERIAL KEY

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



North Elevation

SCALE 1/8" = 1'-0"



ROWELL RESIDENCE | GARAGE ADDITION

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

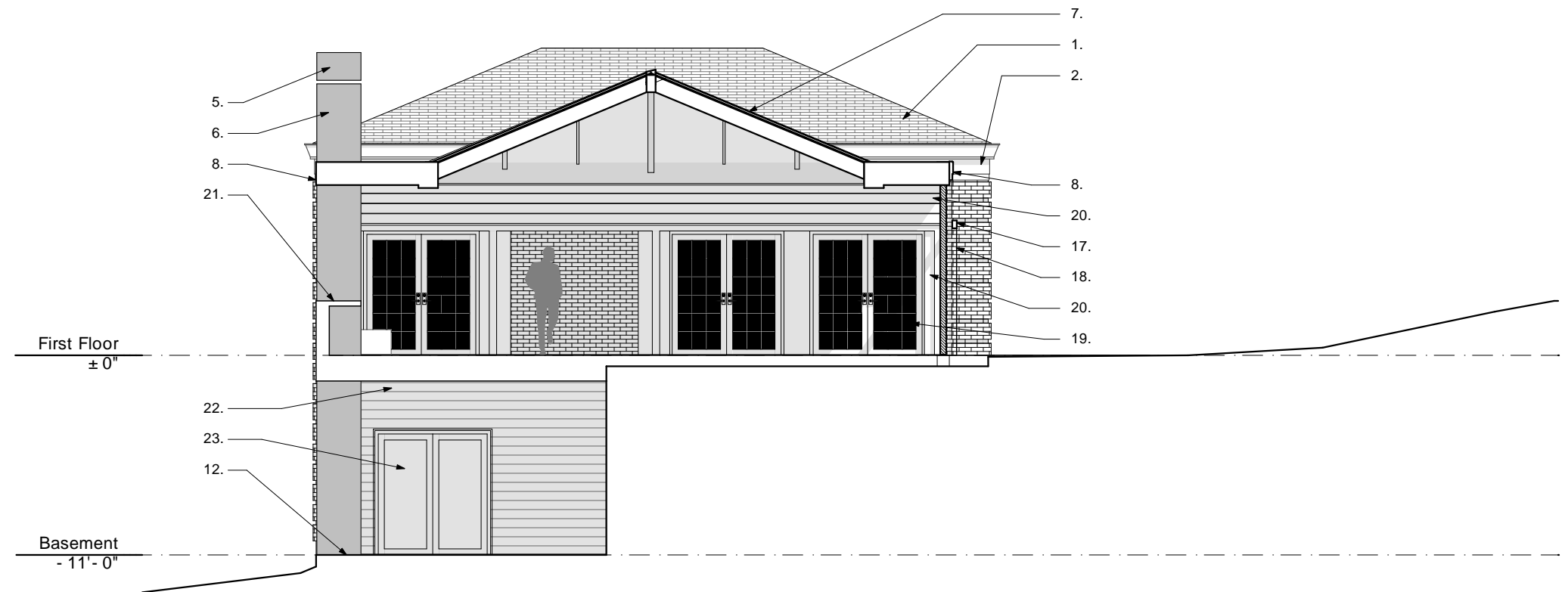
565 LEFFELE ST S

Wednesday, July 31, 2019



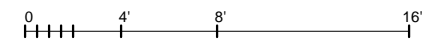
MATERIAL KEY

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



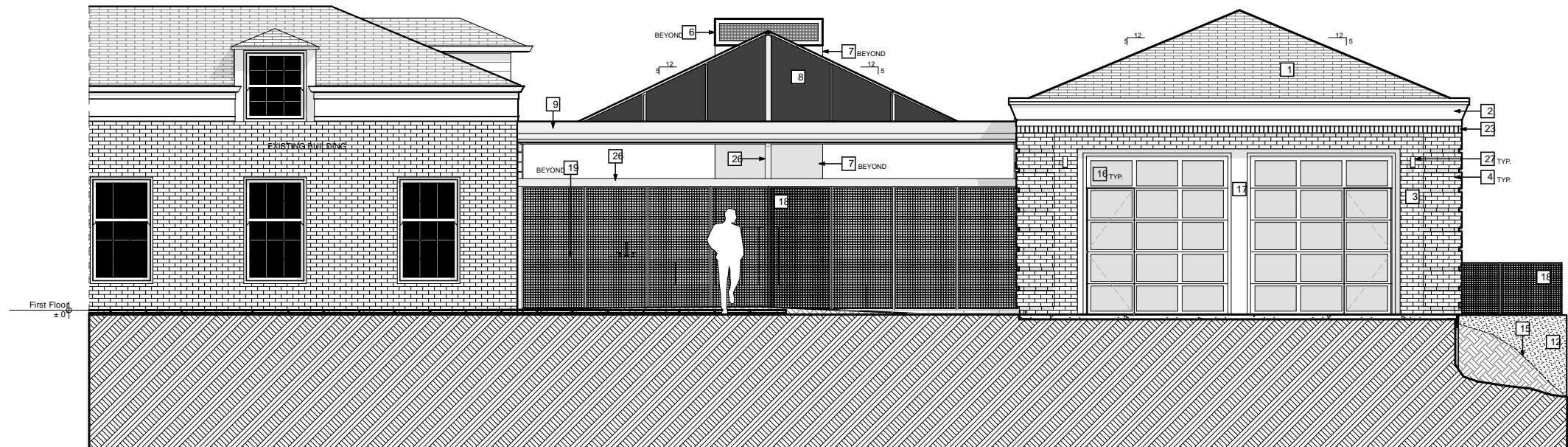
West Elevation / Covered Patio Section

SCALE 1/8" = 1'-0"



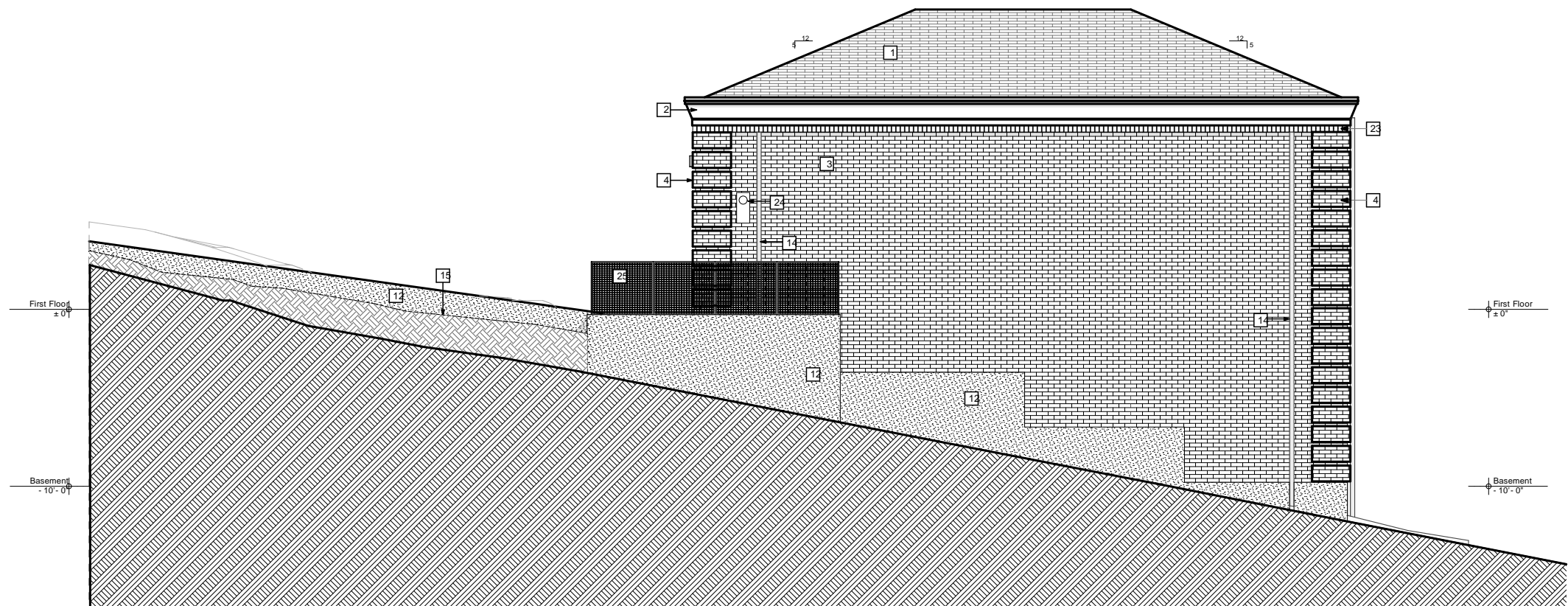
GENERAL SHEET NOTES

- 1 COMPOSITION SHINGLES TO MATCH EXISTING
- 2 WOOD FASCIA AND GUTTER, PAINT TO MATCH EXISTING
- 3 BRICK TO MATCH EXISTING SIZE AND COLOR
- 4 BRICK QUOINS, MATCH HOME FIREPLACE WALL
- 5 NEW FIBERGLASS MARVIN WINDOWS, BRONZE FINISH
- 6 STEEL CHIMNEY CAP, POWDER COATED DARK BRONZE
- 7 PLASTER FINISH, BENJAMIN MOORE: KENDALL CHARCOAL
- 8 SKYLIGHT, CLEAR GLASS W, DARK BRONZE STEEL FRAME
- 9 FASCIA BOARD PAINTED BENJAMIN MOORE: MIDNIGHT OIL
- 10 EXISTING IRON RAILING
- 11 ASPHALT DRIVEWAY
- 12 EXPOSED CONCRETE FOUNDATION/ RETAINING WALL
- 13 HANOVER CONCRETE PAVERS, PREST SUPER BLACK
- 14 METAL DOWNSPOUT, DARK BRONZE
- 15 FILL DIRT AND LANDSCAPING
- 16 WalkThru FULLVIEW GARAGE DOORS, DARK BRONZE FRAME, GRAY ACRYLIC PANELS
- 17 WOOD TRIM, PAINT TO MATCH GARAGE DOORS
- 18 RETRACTABLE CORTEN STEEL GREAT DOORS
- 19 SALVAGED DOUG FIR BEAM COUNTER FROM CARPORT, CLEAR COAT
- 20 WOOD DOORS AND HARDWARE TO MATCH EXISTING
- 21 WOOD TRIM PAINTED TO MATCH EXISTING TRIM COLOR
- 22 HARDI-BOARD LAP SIDING, PAINTED PER OWNER
- 23 BRICK, SOLDIER COURSE
- 24 NEW, RELOCATED ELECTRIC METER
- 25 CORTEN STEEL RAILING
- 26 STEEL, POWDER COATED DARK BRONZE
- 27 WALL SCONCE, TEKNA SPREADERLIGHT, LED, DARK BRONZE



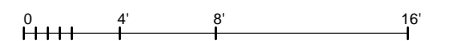
South Elevation

SCALE 1/8" = 1'-0"



East Elevation

SCALE 1/8" = 1'-0"



Kirsten Straus

From: Kimberli Fitzgerald
Sent: Wednesday, September 11, 2019 8:51 AM
To: Kirsten Straus
Subject: FW: Historic Design Review -- Case No. HIS19-22 for 565 Leffelle Street S / 97302

Follow Up Flag: Follow up
Flag Status: Flagged

From: ed scan <edscannewsletter@gmail.com>
Sent: Sunday, September 08, 2019 3:48 PM
To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Subject: Historic Design Review -- Case No. HIS19-22 for 565 Leffelle Street S / 97302

Kimberli Fitzgerald, ACIP
Historic Preservation Officer/Case Manager
555 Liberty Street SE
Room 305
Salem, Oregon 97301

RE: MAJOR HISTORIC DESIGN REVIEW CASE No.HIS19-22 - 565 Leffelle Street South - Fry/Rowell Residence

Dear Ms. Fitzgerald (Kimberli):

Our Committee has reviewed the proposal to remove a non-original carport and to construct a new garage and workshop and outdoor space to the east side of the existing historic resource.

The Committee has no objection. The project conforms to SRC Chapter 230, in size, scale, material and character.

The design is masterful, innovative, and yet respectful of the original structure.

The design carefully weaves contemporary materials, harmoniously, and in a manner, spatially appropriate, e.g., moving the driveway eastward.

We support the application.

Our compliments to the design firm, Nathan Good Architects, Forrest Good, and to the owners, David and Jody Rowell.

Thank you for the opportunity to comment.

Respectfully,

Jon Christenson
Chair
SCAN Historic Preservation, Parks & Gardens Committee