



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Class 3 Major Historic Design Review Case No. HIS22-23
PROPERTY LOCATION:	1510 Davidson St SE, Salem OR 97302
SUMMARY:	A proposal to relocate and reconstruct the front walkway and parking pad, construct a new shed and replace the existing patio roof cover on the Runkel House (c.1910).
HEARING INFORMATION:	<p><u>Historic Landmarks Commission on September 15, 2022, at 5:30 p.m. held virtually via Zoom</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p><i>Note: Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</i></p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Zachery Cardoso at zcardoso@cityofsalem.net or 503-540-2315 by <u>the date of the hearing at 3:00 p.m.</u> to receive instructions.</p>
CASE MANAGER:	Kimberli Fitzgerald, Historic Preservation Officer , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net .
NEIGHBORHOOD ASSOCIATION:	<p><i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i></p> <p>South Central Association of Neighbors (SCAN), Roz Shirack, Land Use Chair; Email: rozshirack7@gmail.com. South Central Association of Neighbors (SCAN), Jon Christenson, Historic Preservation, Parks & Gardens, Chair, Email: friendsofhistoricsalem@gmail.com.</p>
STAFF REPORT:	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/planning-notices .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) SRC 230.065 Guidelines for Historic Contributing Structures and SRC 230.025(i) Accessory Structures</p> <p>Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src. Type in the chapter number(s) listed above to view the applicable criteria.</p>

OWNER(S):	Mark Histan
APPLICANT / AGENT(S):	Mark Histan
PROPOSAL / REQUEST:	Class 3 Major Historic Design Review of a proposal to relocate and reconstruct the front walkway and parking pad, construct a new 10ft by 20ft by 8ft shed and replace the existing patio roof cover on the Runkel House (c.1910). historic contributing resource within the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 1510 Davidson Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W34AA02700).
HEARING PROCEDURE:	<p>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. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>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.</p> <p>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 virtually or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22 116226 . Paper copies can be obtained for a reasonable cost.
NOTICE MAILING DATE:	August 26, 2022

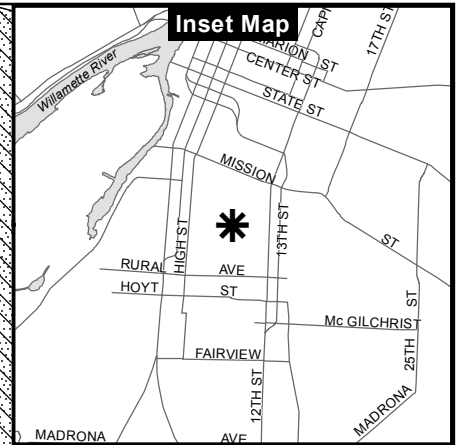
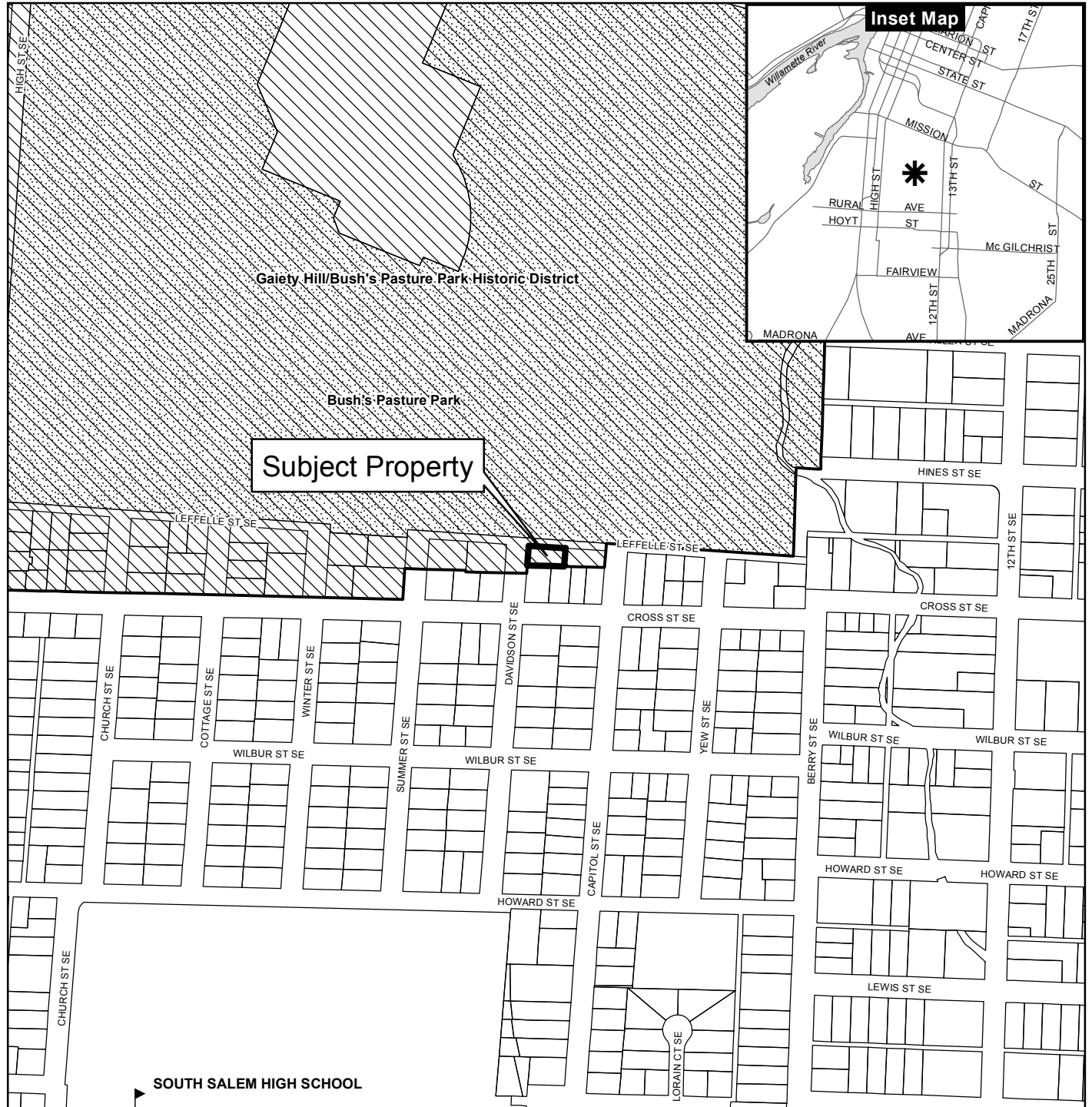
PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.








TTD/TTY telephone 503-588-6439 is also available 24/7

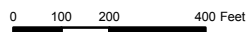
Vicinity Map

1510 Davidson Street SE (073W34AA02700)



Legend

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



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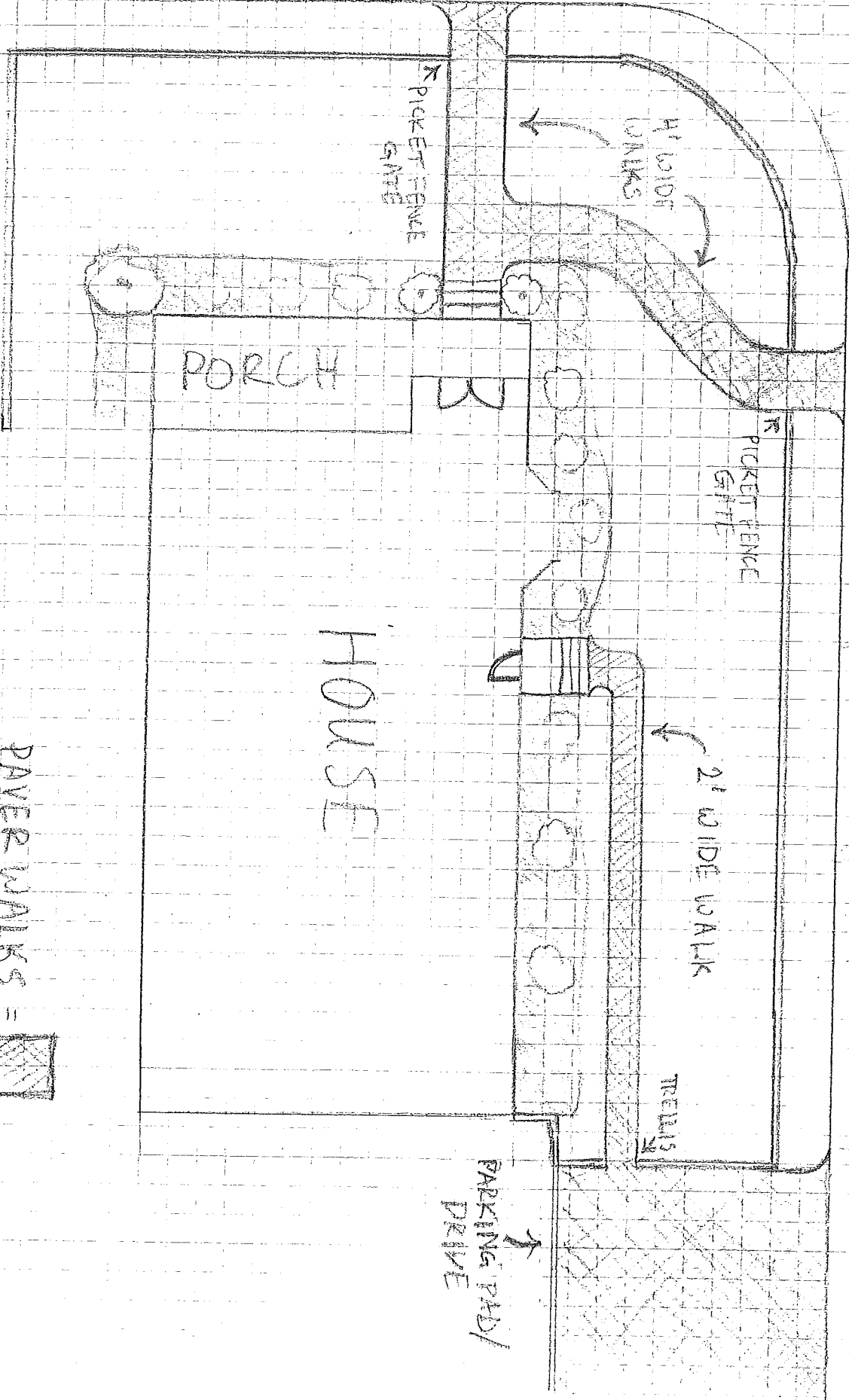
**Proposed
Patio
Cover- 16'
by 12'—**

Safety Hill/Bush's Pasture Park Historic District

**Proposed
Shed- 10'
by 20'—200
square
feet-2' from
side; 1'
from rear.
8' high**

DAVIDSON ST.

EFFELLE ST.



HOUSE

PORCH

PICKET FENCE GATE

PICKET FENCE GATE

2' WIDE WALK

TRELLIS

PARKING PAD/ DRIVE

4' WIDE WALKS

PAVER WALKS =



PICKET FENCE =



~ 2 SQUARE FEET



Project Description

1) Walkways/Parking Pad:

The current walkways are flagstone stepping stones. We would like to replace the flagstone with 4"x8" concrete brick pavers in a herringbone pattern. We would also like to change the path of one walkway so that it leads to the main entrance to the house instead of to the side door of the house. We would also like to replace the current gravel parking pad/drive with square 12"x12" concrete pavers. The location of the parking pad will stay the same. See attached photos/documents for location of current walkways and parking pad and proposed new walkway location as well as example of herringbone pattern paver walkway and square paver parking pad.

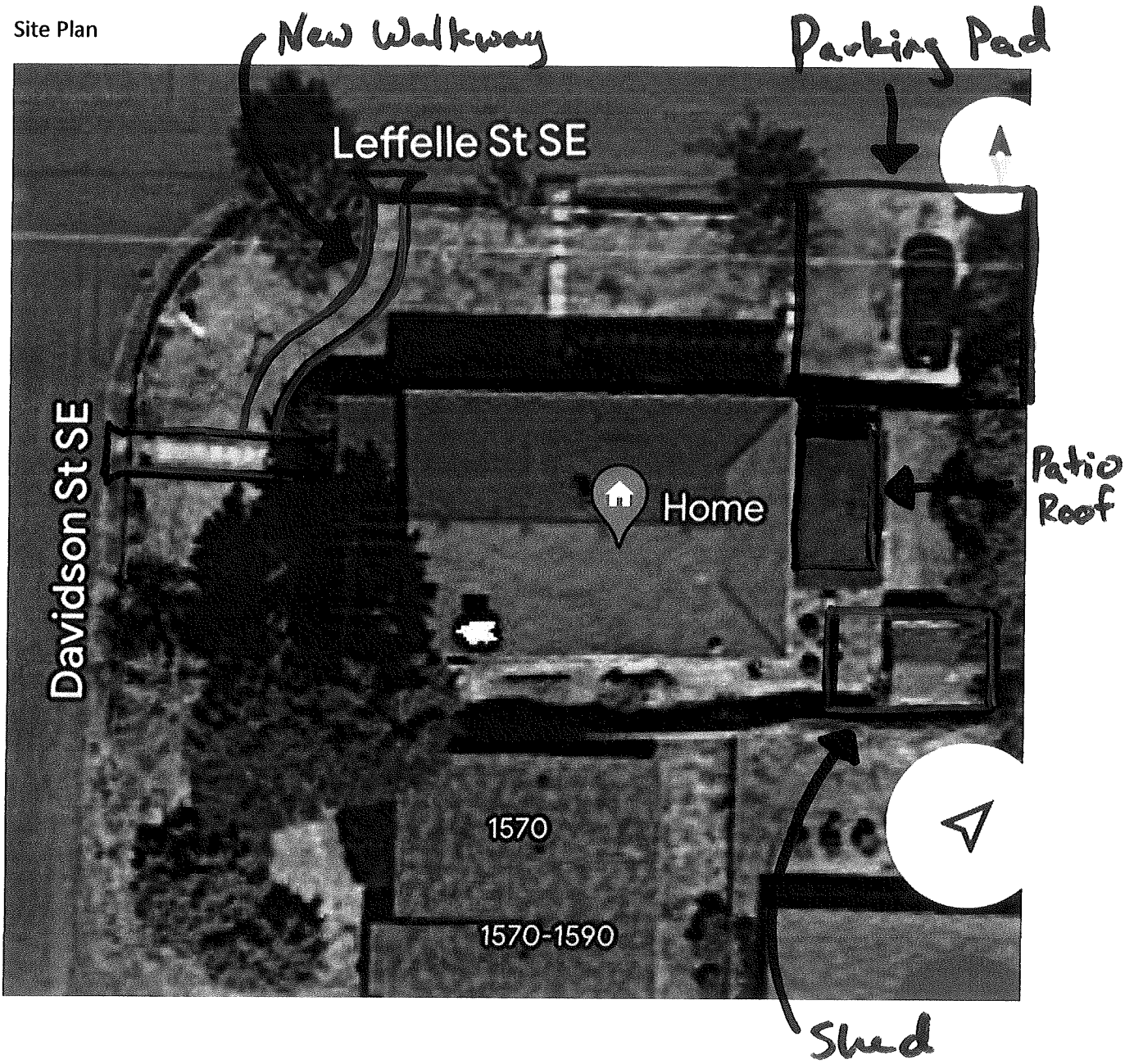
2) Shed:

The current shed in the backyard is 8'Wx12'Lx7'H. We would like to build a new shed that will measure 10'Wx20'Lx8'H. The new shed will be located in the same SE corner of the property. The siding will match exactly to the same specs as the house, cedar shakes on the bottom and lap siding on the gable ends. The trim will also match the house exactly, 1"x5" with back band. The roof will be black architectural style asphalt shingles like the house. The shed will be painted in the same color scheme as the house. See attached photos/documents of existing shed and new proposed shed.

3) Patio Roof/Cover:

The existing patio roof/cover is beginning to rot and is in need of rebuilding. We would like to rebuild it but change the dimensions which will better accommodate the larger shed. The current dimensions are 16'x20' and the proposed new dimensions will be 16'x12'. It will be built to better match the original front porch style (i.e. columns and trim will be the same) and will be built of wood and painted white like it currently is. See attached photos/documents of existing patio cover, new proposed patio cover, and existing front porch.

Site Plan



4



Current yard & walkways



↑ proposed paver pattern



Side door



Front door

1



Current parking area w/ gravel ↗



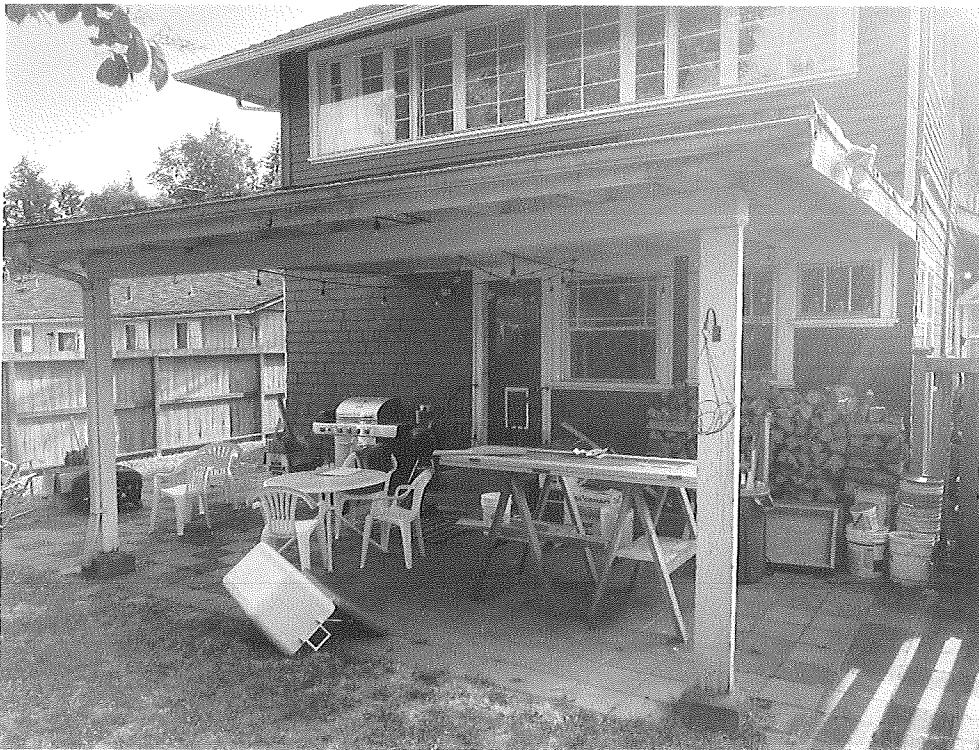
Proposed pavers

2



Current shed

3



Current patio roof / cover

(3)



current patio roof/cover (side view)



Front porch
Columns & trim
(will build new
cover to match)

BACKYARD SHED ELEVATIONS

ROOF SLOPE = 7/12 to match house

SIDING = Cedar Shakes to match house

TRIM = 1x5 with bevel band to match house

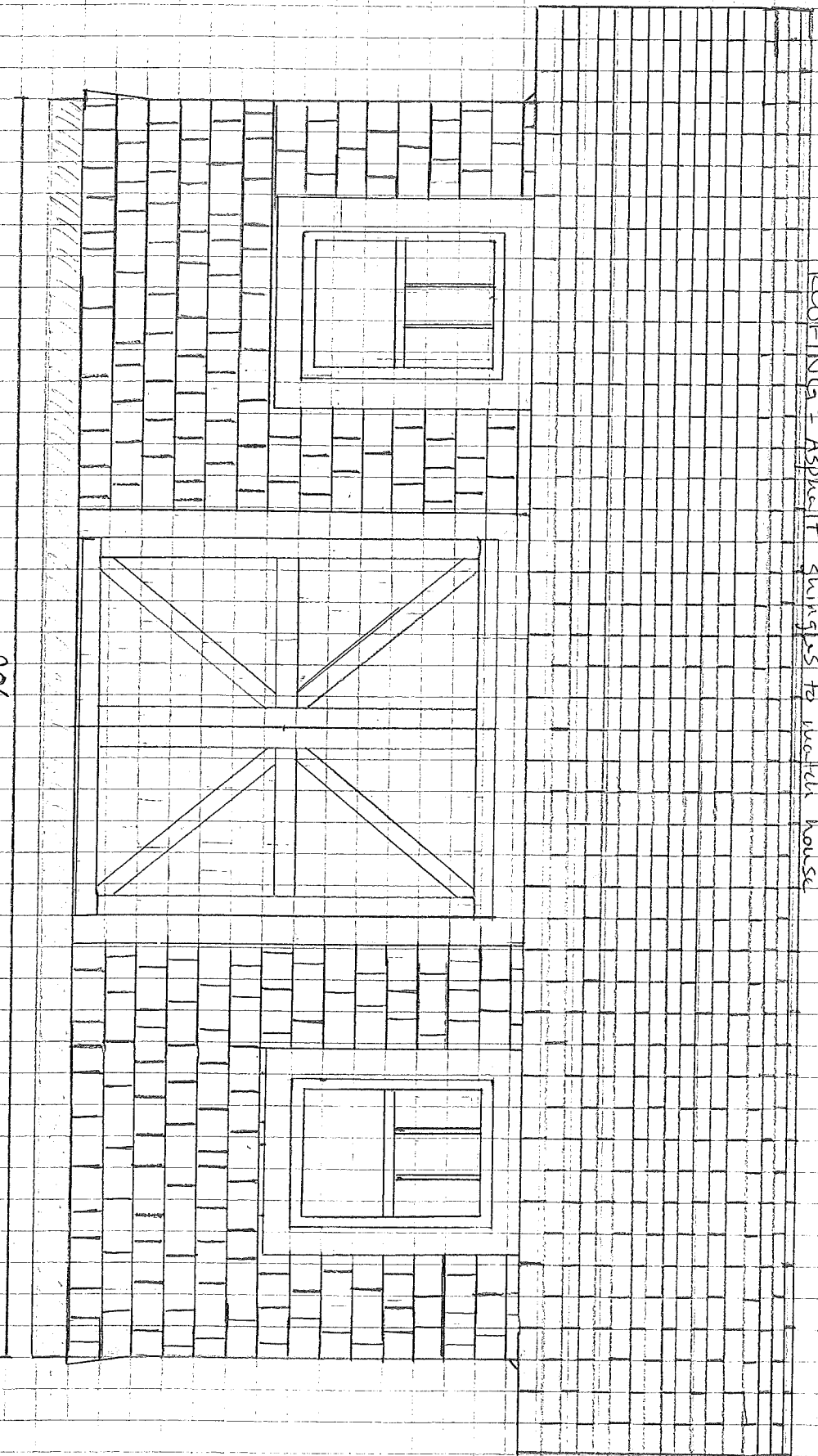
ROOFING = Asphalt shingles to match house



= 1 sq. foot

20'

12'
1 1/2"




BACKYARD SHED ELEVATIONS

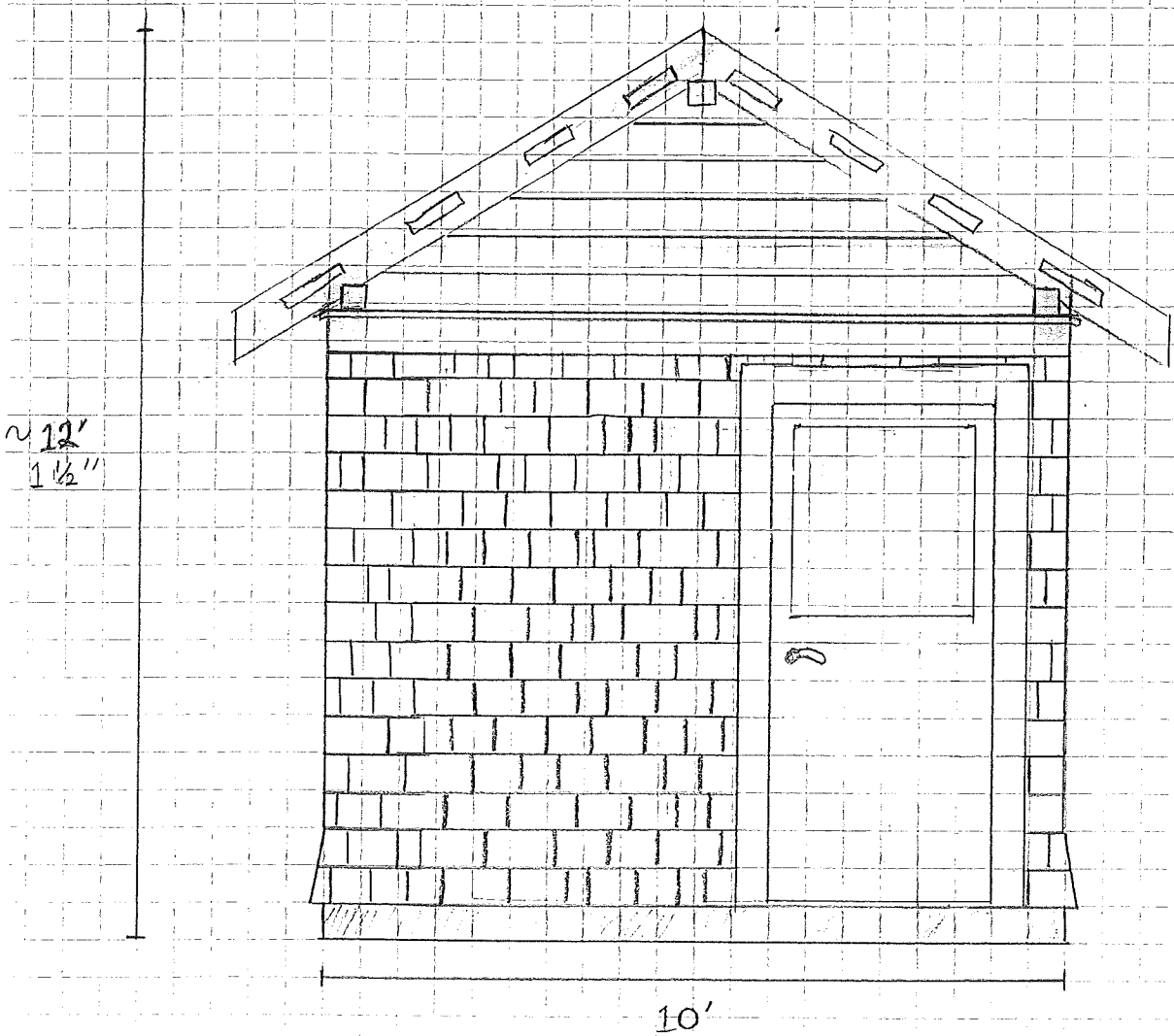
ROOF SLOPE = 7/12 to match house

SIDING = Cedar shakes and lap siding to match house

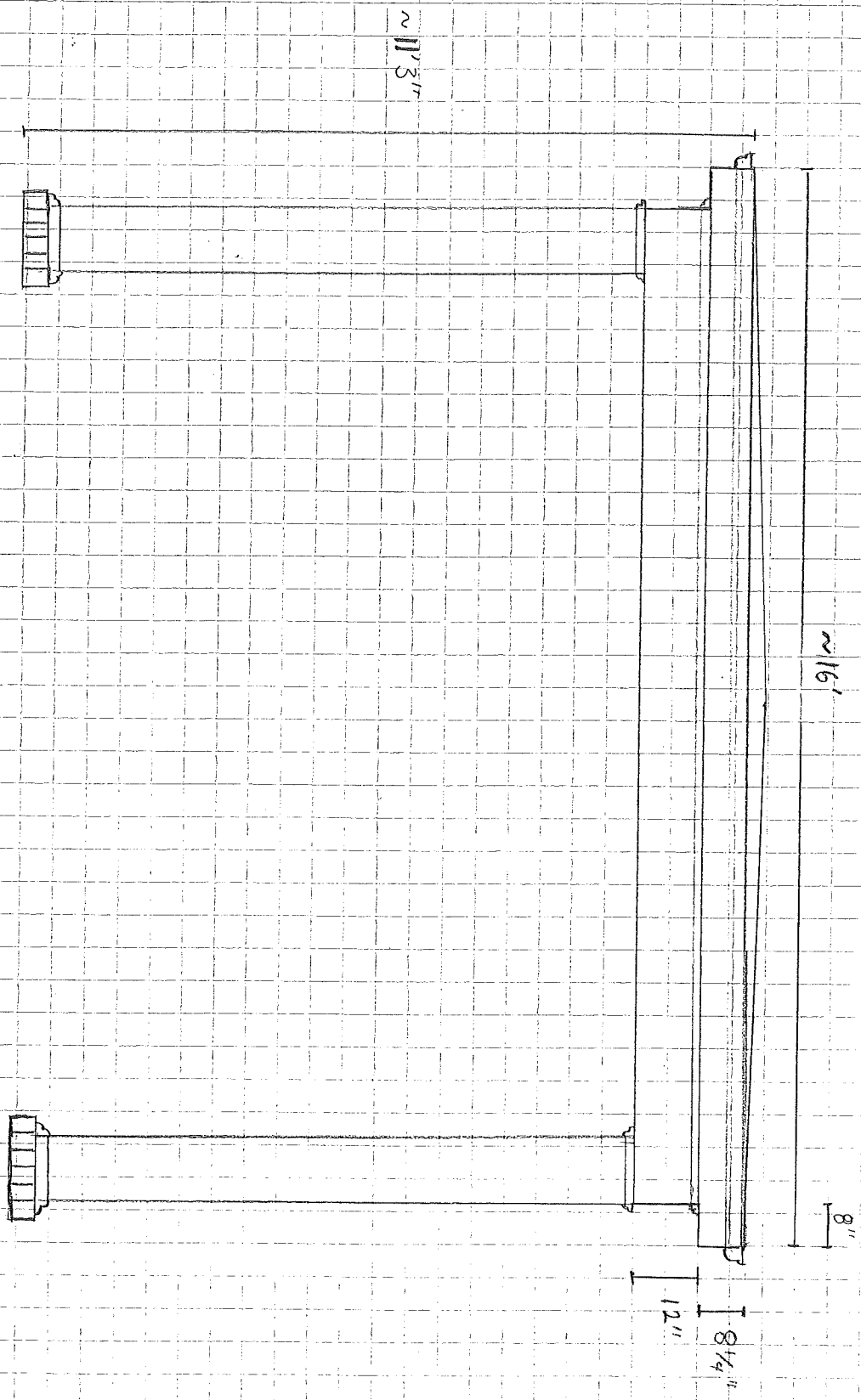
TRIM = 1x5 with back band to match house

ROOFING = Asphalt shingles to match house

 = 1 sq. foot



PATIO ROOF/COVER ELEVATIONS



FOUNDATION: Concrete piers wrapped in brick

PILLARS: 1x12 box to match front porch pillars

BEAMS: 1x12 boxed beam to match front porch

TRIM: Mouldings to match front porch mouldings