

TO: Historic Landmarks Commission

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

FROM: Kimberli Fitzgerald, Historic Preservation Officer

HEARING DATE: September 15, 2022

CASE NO.: Historic Design Review Case No. HIS22-23

APPLICATION 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).

LOCATION: 1510 Davidson Street SE

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).

APPLICANT: Mark Hstand

APPROVAL CRITERIA: Salem Revised Code (SRC) 230.65 General Guidelines for contributing buildings and Chapter 230.025(i) Accessory Structures in Residential Historic Districts

RECOMMENDATION: APPROVE

BACKGROUND

On August 4, 2022, the applicant submitted materials for a Major Historic Design Review for a proposal to relocate and reconstruct the front walkway and parking pad, construct a new 10' by 20' by 8' shed and replace the existing patio roof cover on the Runkel House (c.1910) (**Attachment A**). The application was deemed complete for processing on August 24, 2022.

Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on August 25, 2022. 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

virtual public hearing for the case on September 15, 2022 at 5:30 p.m.
(<https://bit.ly/planningpublicmeetings>).

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is December 22, 2022, unless an extension is granted by the applicant.

PROPOSAL

The applicant is requesting approval to 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). The applicant's proposal includes three projects:

1. **Walkways and Parking Pad.** The applicant is proposing to remove the existing flagstone on the walkway from Davidson Street SE to the western (primary entrance) and replace with concrete brick pavers in a herringbone pattern. The applicant is proposing to reroute the walkway from Leffelle Street SE to lead to the main entrance of the house on the western (primary) facade. This new walkway is proposed to be comprised of 5"8" concrete brick pavers in a herringbone pattern. The applicant is proposing to replace the existing gravel parking pad with 12" by 12" concrete pavers. The footprint of the parking pad will not be altered.
2. **Shed.** The applicant is proposing to replace the existing 8' x12' x7' shed with a new 10' by 20' by 8' shed in the same general location as the existing shed (in the southeastern corner of the property). The proposed shed will match the design and materials of the house with cedar shakes on the bottom and lap siding on the gable ends, with trim (1' by 5" with a back band). The roof will be black architectural style asphalt shingles.
3. **Patio roof/cover.** The applicant is proposing to replace the existing 16' x 20' roof (which is in poor condition) with a new, smaller roof, 16' by 12' in size. The columns will be replaced with square columns with a simple capital, built of wood and painted to match the square columns on the front porch. (**Attachment C**).

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: 22 116226 PLN.

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 contributing buildings and Chapter 230.025 (i) Accessory Structures 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

More research is needed to confirm the construction date as well as the date this house was relocated. According to National Register nomination documents, this house was constructed in 1910 in the Arts and Crafts style and moved from its original location adjacent to the St. Paul's church at 540 Chemeketa Street NE. Virginia Green, Salem historian and author of the Salem Heritage Network (<https://shineonsalem.org/about/>), in her [summary](#) of the history of the property states that this house was originally the St. Paul's Rectory and was possibly built in 1923 (**Attachment B**). This resource is historic contributing to Salem's Gaiety Hill/Bush's Pasture Park Historic District.

3. Neighborhood and Citizen Comments

The subject property is located within the South-Central Association of Neighbors (SCAN). Jon Christensen, Chair of the SCAN Historic Preservation Parks and Gardens Committee, provided comments stating that he did not receive notice of the proposal. City records (the Affidavit of Mailing) confirm that all property owners and tenants within Salem's Gaiety Hill/Bush's Pasture Park Historic District as well as property owners and tenants within 250 feet of the subject property were mailed notification of the proposal on August 26, 2022 pursuant to Salem Revised Code (SRC) requirements. Notice was also provided to the Neighborhood Association, which includes Mr. Christensen. Signs were also posted on the subject property on September 4, 2022.

SRC 300.800 states the following regarding notice:

Notice of land use approval under the procedures of this chapter shall be deemed to have been satisfied as follows:

(a) Compliance. The requirements for notice shall be deemed satisfied for any person who, prior to the public hearing and in any manner, obtains actual knowledge of the date, time, place, and subject matter of the hearing. Requirements for the provision of mailed, posted or published public hearing notice shall be deemed satisfied as follows:

(1) Mailed notice. Mailed notice shall be deemed to have been provided upon the date the notice is deposited in the mail. Failure of the addressee to receive such

notice shall not invalidate the proceedings if it can be demonstrated by affidavit that such notice was deposited in the mail.

(2) Posted notice. Posted notice shall be deemed to have been provided upon the date when the sign is first posted. Subsequent removal of or damage to the sign by anyone other than the applicant or an officer of the City shall not invalidate the proceeding.

(3) Published notice. Published notice shall be deemed to have been provided upon the date when the notice appears within a newspaper of general circulation within the City.

(b) Waiver of notice. The appearance or provision of testimony or comments on an application by any person subsequent to the initiation of the application or prior to the close of the record after a public hearing shall be deemed a waiver of such person to any claim of defect in the provision of notice.

As evidenced by the City's affidavit of mailing, Mr. Christensen's was mailed notice. And based on his submittal (**Attachment D**), he has "prior to the public hearing and in any manner, obtain[ed] actual knowledge of the date, time, place, and subject matter of the hearing." Upon receiving Mr. Christensen inquiry on September 6, 2022, staff made a hard copy of the notice and application materials available to him. Mr. Christensen can still provide written comments on the application up to hearing and can testify at the hearing.

Richard Pine submitted comments stating that it looks like a good plan and has no objections (**Attachment D**). The notice was posted online at:

<https://www.cityofsalem.net/government/public-notices-and-hearings/planning-notices-and-decisions> Notice of public hearing was also posted on the subject property.

4. City Department and Public Agency Comments

Building and Safety Division indicates that the applicant must obtain required permits and they have no concerns provided the appropriate setbacks have been met. The Planning Division states that the required setbacks have been met for the proposed replacement accessory structure, and the Fire Department did not have any concerns with the proposal.

5. Historic Design Review

Salem Revised Code (SRC) 230.065 *General Guidelines for contributing buildings and structures* and Chapter 230.025(i) *Accessory Structures in Residential Historic Districts* are the criterion applicable to the evaluation of this proposal (**Attachment C**). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable standards.

FINDINGS

New Walkway and Patio Cover:

230.065. GENERAL GUIDELINES FOR HISTORIC CONTRIBUTING RESOURCES

(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape

design, entrance(s), height, footprint, fenestration, or massing.

Finding: The applicant is not proposing to alter the use of the resource or the site as a single-family residence. The proposed removal of the existing flagstone path from Leffelle Street to the secondary entry on the north façade and relocation of the front walkway to the primary entry off of Davidson St. SE will correct an existing problem with the overall site design, where the current primary walkway leads to a secondary entry on the side of the house. The proposed change in walkway and parking pad materials from flagstone to concrete and brick, while a change in design, do not alter significant character defining features of this resource.

The proposed replacement patio cover is smaller than the existing cover and will not alter any character defining features of the primary resource on the rear facade. Staff recommends that the HLC find that SRC 230.065(a) has been met.

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

Finding: The applicant is not proposing to repair or restore any historic materials or distinctive features of the primary resource on the site; therefore, staff recommends that the HLC find this guideline is not applicable to the evaluation of this proposal.

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

Finding: The applicant is not proposing to repair, restore or alter any distinctive stylistic features of the primary resource on the site; therefore, staff recommends that the HLC find this guideline is not applicable to the evaluation of this proposal.

(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 historic features therefore, staff recommends that the HLC find 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: There are no alterations proposed to historic features that have acquired significance, therefore staff recommends that the HLC find that this guideline is not applicable to the evaluation of this proposal.

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

Finding: The proposed walkways and parking pad will not alter any portion of the existing primary structure. The proposed replacement patio cover has been designed to be smaller than the existing patio cover, which is in poor condition. The new patio cover will be attached to the rear of the house, in the same location as the existing cover, minimizing any changes to any original features of the primary 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: The proposed walkways and parking pad will not result in the loss of historic materials or significant features. The proposed replacement patio cover is located at the rear of the resource and will be installed in the same location as the existing, below the second story windows, and above the first story windows. No significant character defining features will be obscured, damaged or destroyed by the proposal. Staff recommends that the HLC find that SRC 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 is proposing to replace the existing patio cover which is in poor condition. This patio cover will be smaller than the existing, and when reconstructed the applicant has proposed to construct replacement columns which more closely match the square columns on the front porch of the resource, ensuring that the structural deficiencies are corrected as well as improving the visual compatibility of the patio cover structure. 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 could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Finding: While a minor amount of excavation and regrading is required in order to install the new pathway, this work is below the threshold that would require a grading permit and is not expected to cause the foundation of the primary resource on the site to shift, fail or settle. Staff recommends that the HLC find that SRC 230.065(i) has been met.

New Accessory Structure

SRC 230.025(i) New accessory structures. New accessory structures may be built on the site of historic contributing buildings.

*(1) **Materials.** New accessory structures shall have the same siding material as the resource on the site.*

Finding: The proposed accessory structure will be constructed of wood, with siding materials that match the primary resource on the site (cedar shingles and lap siding). Staff recommends that the HLC find that SRC 230.025(i)(1) has been met.

*(2) **Design.** New accessory structures shall:*

A. *Be located at the rear of the site.*

Finding: The proposed accessory structure is located at the rear of the property in the southeast corner, the same location as the existing shed. Staff recommends that the HLC find that SRC 230.025(i)(2)(A) has been met.

B. *Be no taller than one story.*

Finding: The proposed accessory structure is one story in height. Staff recommends that the HLC find that SRC 230.025(i)(2)(B) has been met.

C. *Be similar in character to those built during the period of significance.*

Finding: The proposed accessory structure is designed in the Craftsman style, simplified in a way that is typically found on Craftsman accessory structures throughout the Gaiety Hill/Bush's Pasture Park Historic District. Staff recommends that the HLC find that SRC 230.025(i)(2)(C) has been met.

D. *Be subordinate to the primary structure in terms of mass, size and height.*

Finding: The proposed accessory structure is 200 square feet in size and 8' in height, smaller in mass, size and height than the two story 2,500 square foot primary resource on the site. Staff recommends that the HLC find that SRC 230.025(i)(2)(D) 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

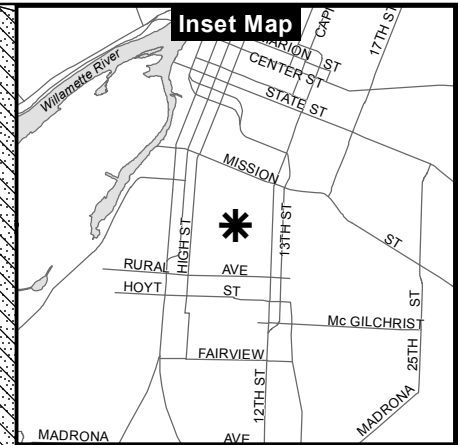
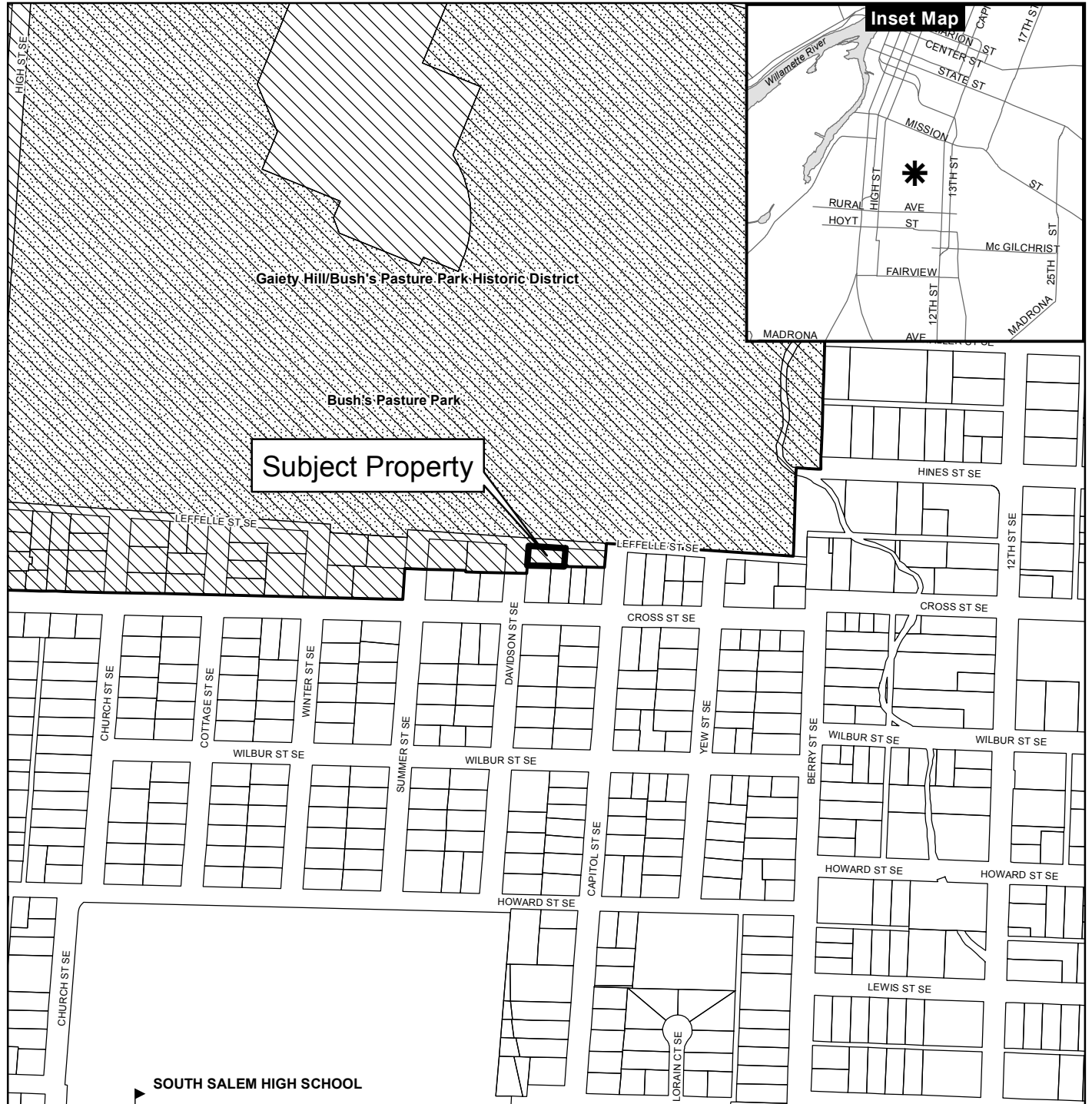
1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

Attachments: A. Vicinity Map
B. Historic Materials, Excerpt from National Register Historic Resource Document and SHINE webpage
C. Applicant's Submittal Materials
D. Jon Christenson (SCAN) written response; Richard Pine testimony

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

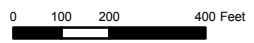
Vicinity Map

1510 Davidson Street SE (073W34AA02700)



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.

135 Arts and Crafts Residence, 1510 Davidson Street
S.E.; Assessor's Map 34AA073W-073W-34AA-02700
 Owner: Ross R. Runkel, 1510 Davidson Street S.E.,
 Salem, OR 97302

10-900*

OMB No. 1024-0018
 Expires 10-31-87

United States Department of the Interior
 National Park Service

National Register of Historic Places
Inventory—Nomination Form



Information sheet

Item number 7

Page 85

Primary

Description: Arts and Crafts (Remodeled) - Ca. 1910; a rectangular, two-story, wood frame structure with a gable roof and open eaves supported with simple brackets. The gable roof extends over the front porch which is supported by two columns. The Leffelle Street facade has a bay extension covered with a shed roof. The windows are double hung sash. There is shingle siding on the main floor and bevel siding on the second story. Plain trim is around the doors and windows. The house was moved to the site in the non-historic period.

St. Paul's Rectory, 1510 Davidson Street SE in SCAN



A 1953 photograph of Fr. George H. Swift and his wife Alice shows them standing in front of this St. Paul's Episcopal Church Rectory, possibly built in 1923. It was located adjacent to the new church at 540 Chemeketa St. NE. The church has moved and so has the rectory, now a private residence in the Gaiety Hill/Bush's Pasture Park Historic Residential District. None of the exterior features seem to have changed and the bright blue paint gives the bungalow a cheerful, contemporary appearance without forgetting its important place in our community's past.

(SCAN)

Historic Alteration Review WorksheetSite Address: 1570 Davidson St. SE, Salem, OR 97302Resource 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 *Patio roof/cover*
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe)
Replace and change location of walkways to house & add pavers to parking pad/drive

New:

- Addition
- Accessory Structure *shed*
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from **any** public right-of-way? Yes NoProject's Existing Material: flagstone (walkway) Project's New Material: concrete brick pavers (walkway)
*see attached for shed & patio cover***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:

see attached

Lucy Bollinger (Lucy Bollinger) *Mark Hestand* (Mark Hestand) 8/4/2022
Signature of Applicant Date Submitted/Signed



**Existing
Patio
Cover- 16'
by 20' -**

**Existing
Shed- 8' by
12'—96
square
feet-2' from
side; 1'
from rear.
7' high**

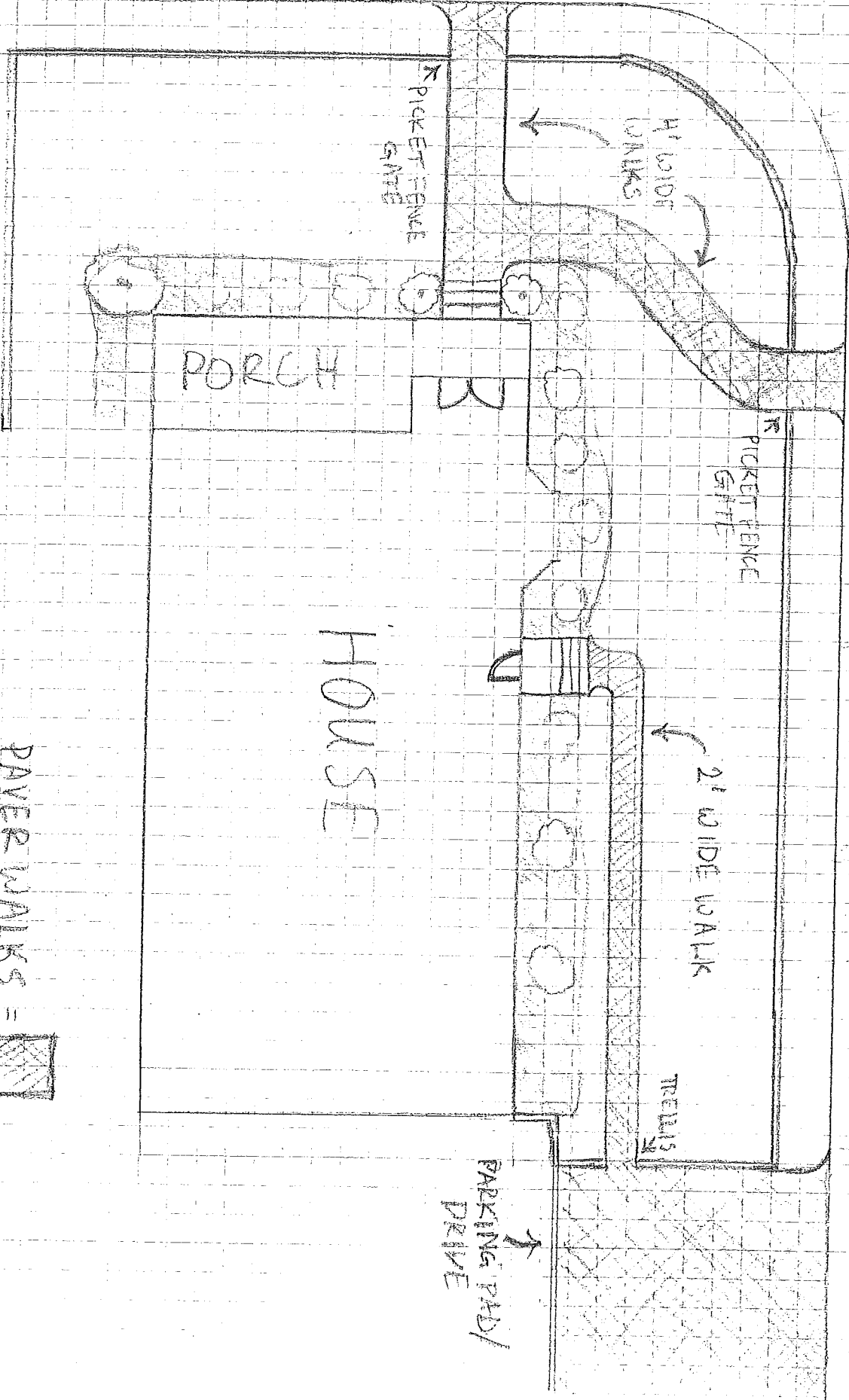


**Proposed
Patio
Cover- 16'
by 12' -**

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

DAVIDSON ST.

EFFELLE ST.



PORCH

HOUSE

PICKET FENCE GATE

PICKET FENCE GATE

2' WIDE WALK

4' WIDE WALKS

TRELLIS

PARKING PAD/ DRIVE

PAVER WALKS =



PICKET FENCE =



~ 2 SQUARE FEET



Roof Coverage

Site Plan



Total Lot Area: 5,180 square ft.

Proposed Work Total Roof Coverage Plus House: 2,556 sq. ft.

Total Roof Coverage on Lot: 49%

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.

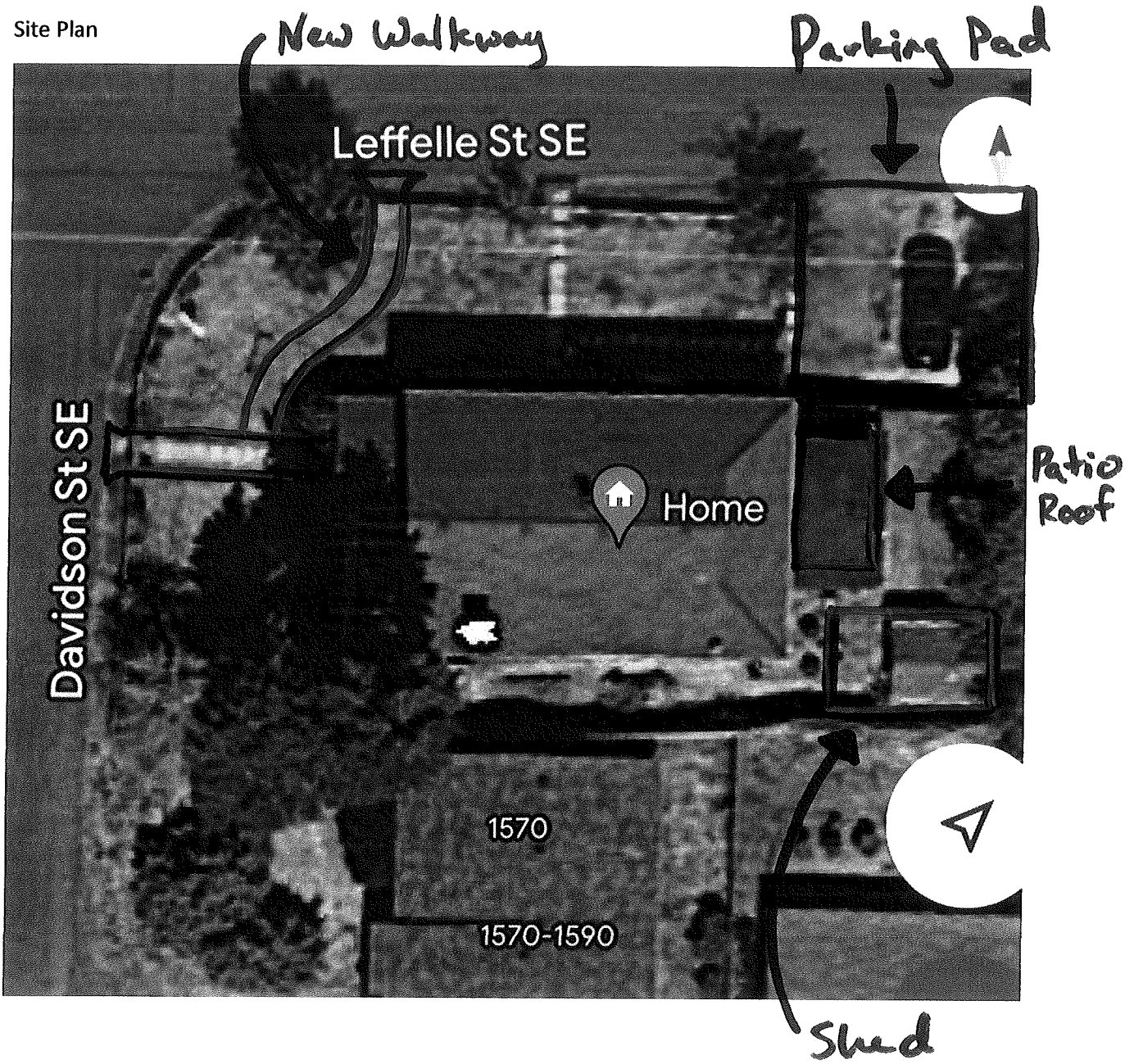
2) Shed:

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 ↗



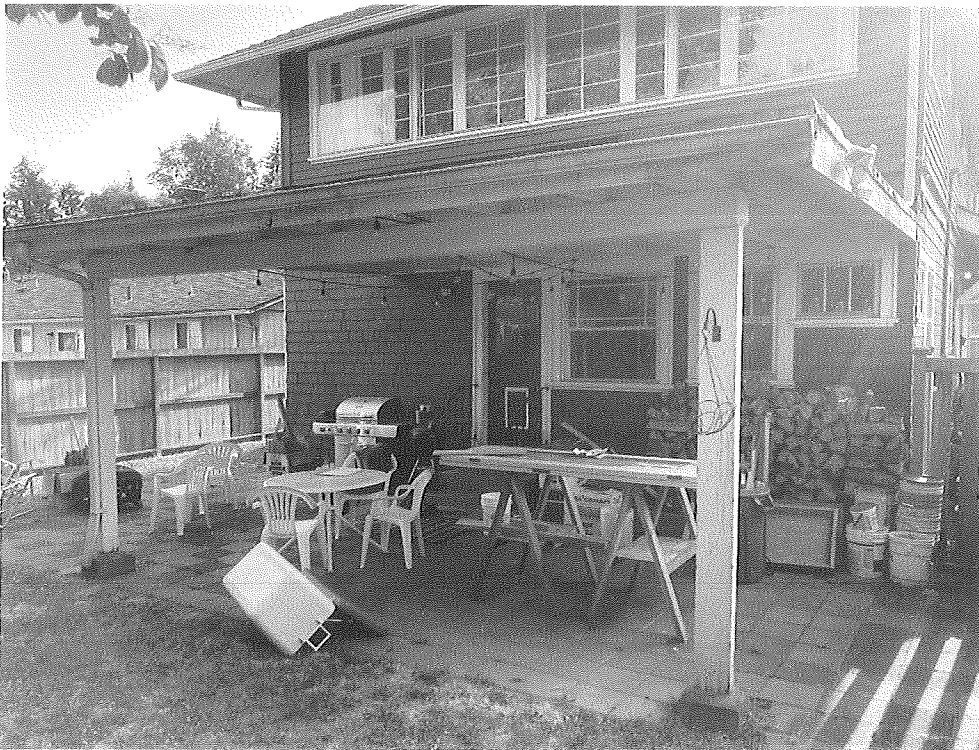
Proposed pavers

2



Current shed

3



Current patio roof / cover

(3)

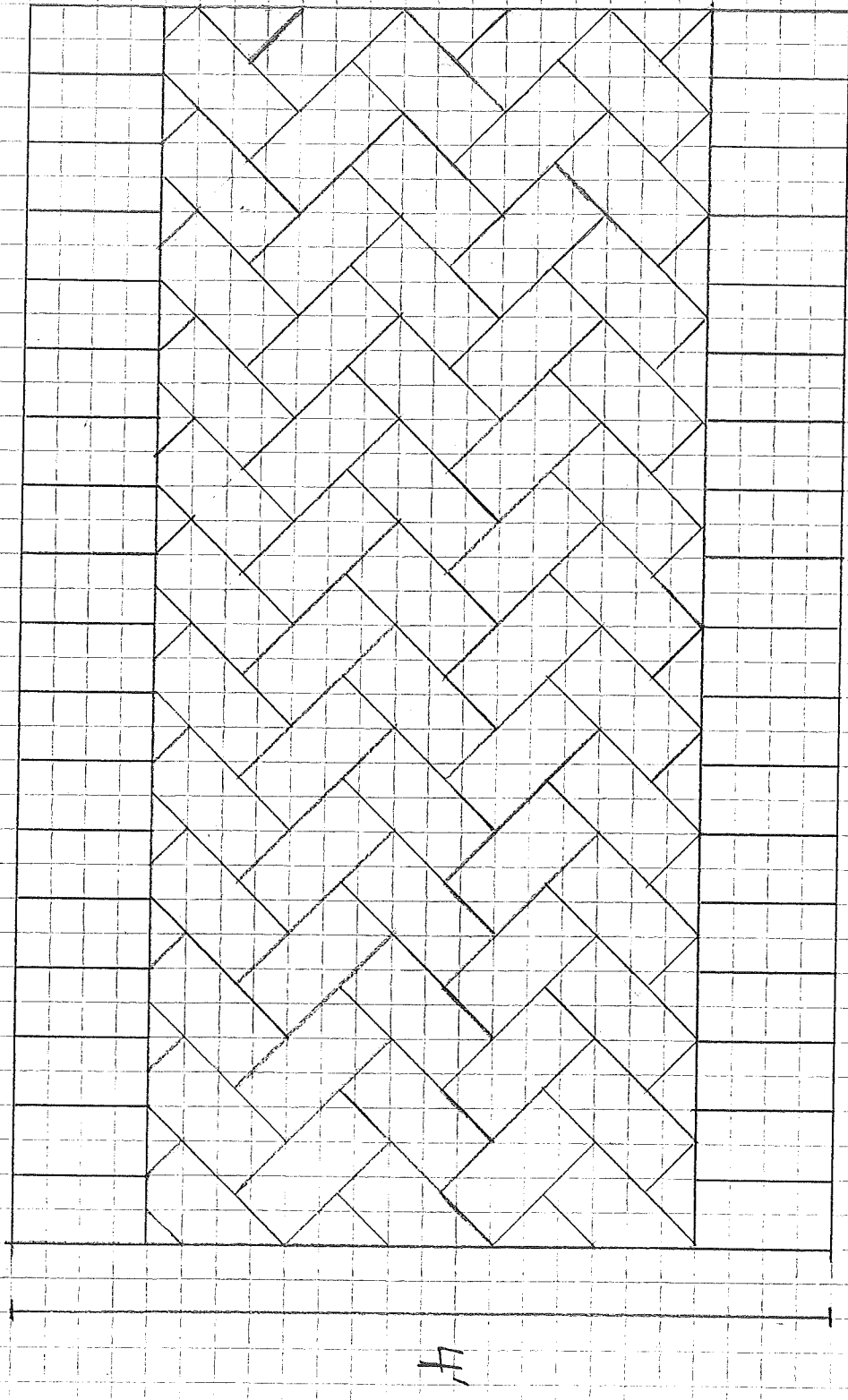


current patio roof/cover (side view)



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

4" x 8" PAVEMENT =



BACKYARD SHED ELEVATIONS

ROOF SLOPE = 7/12 to match house

SIDING = Cedar Shakes to match house

TRIM = 1x5 with bevel band to match house

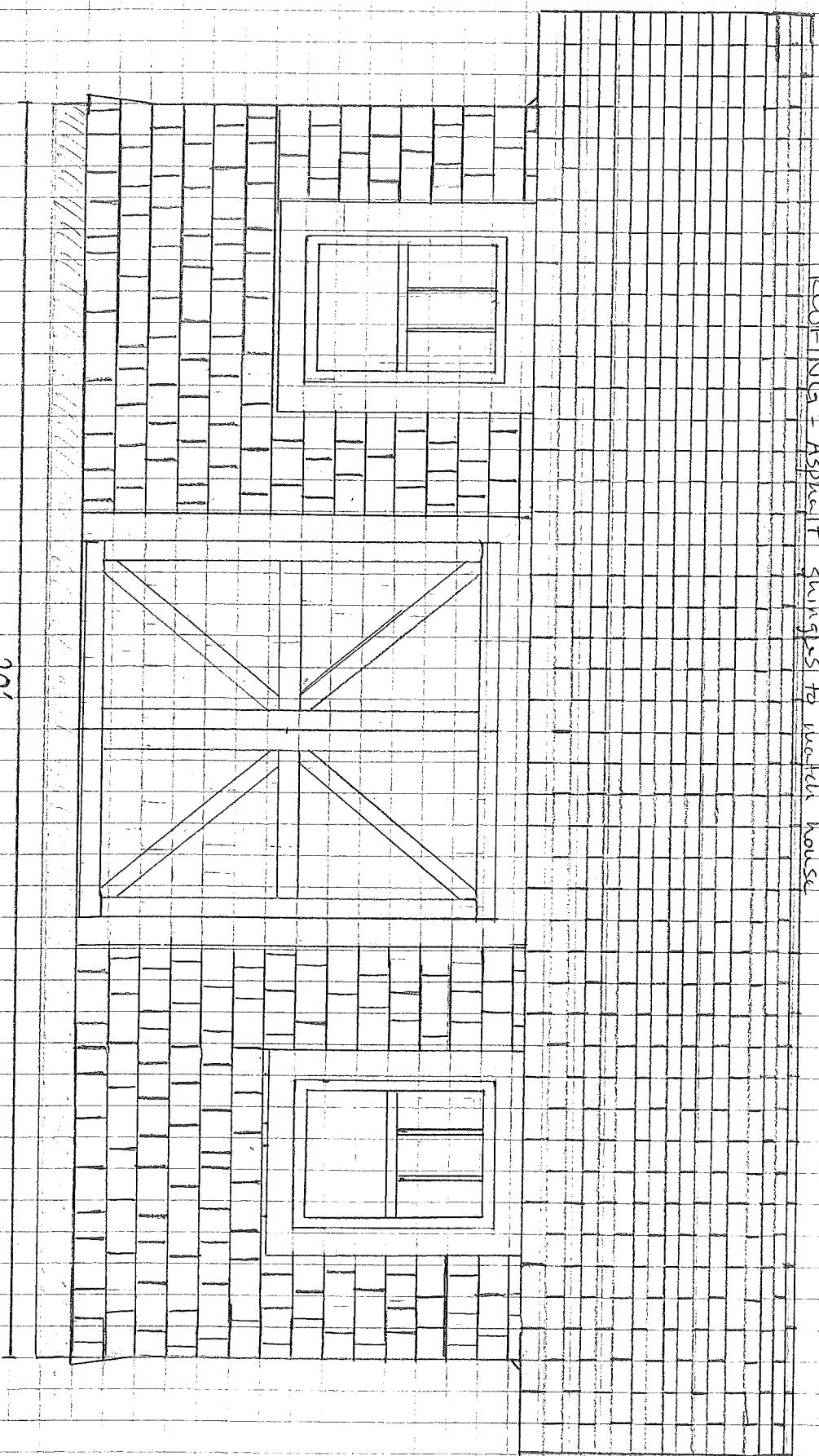
ROOFING = Asphalt shingles to match house



= 1 sq. foot

20'

12'
1 1/2"




BACKYARD SHED ELEVATIONS

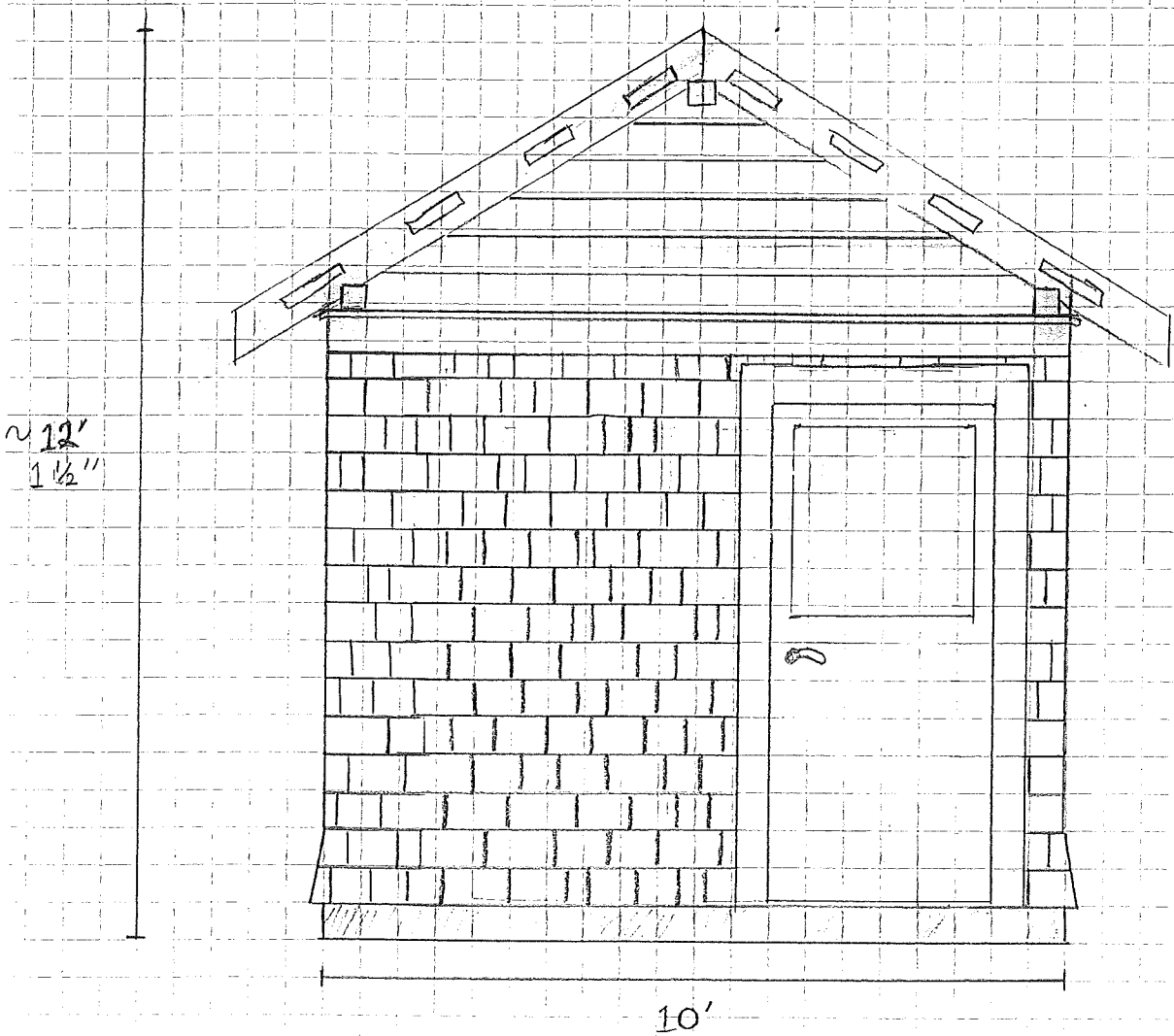
ROOF SLOPE = 7/12 to match house

SIDING = Cedar shakes and lap siding to match house

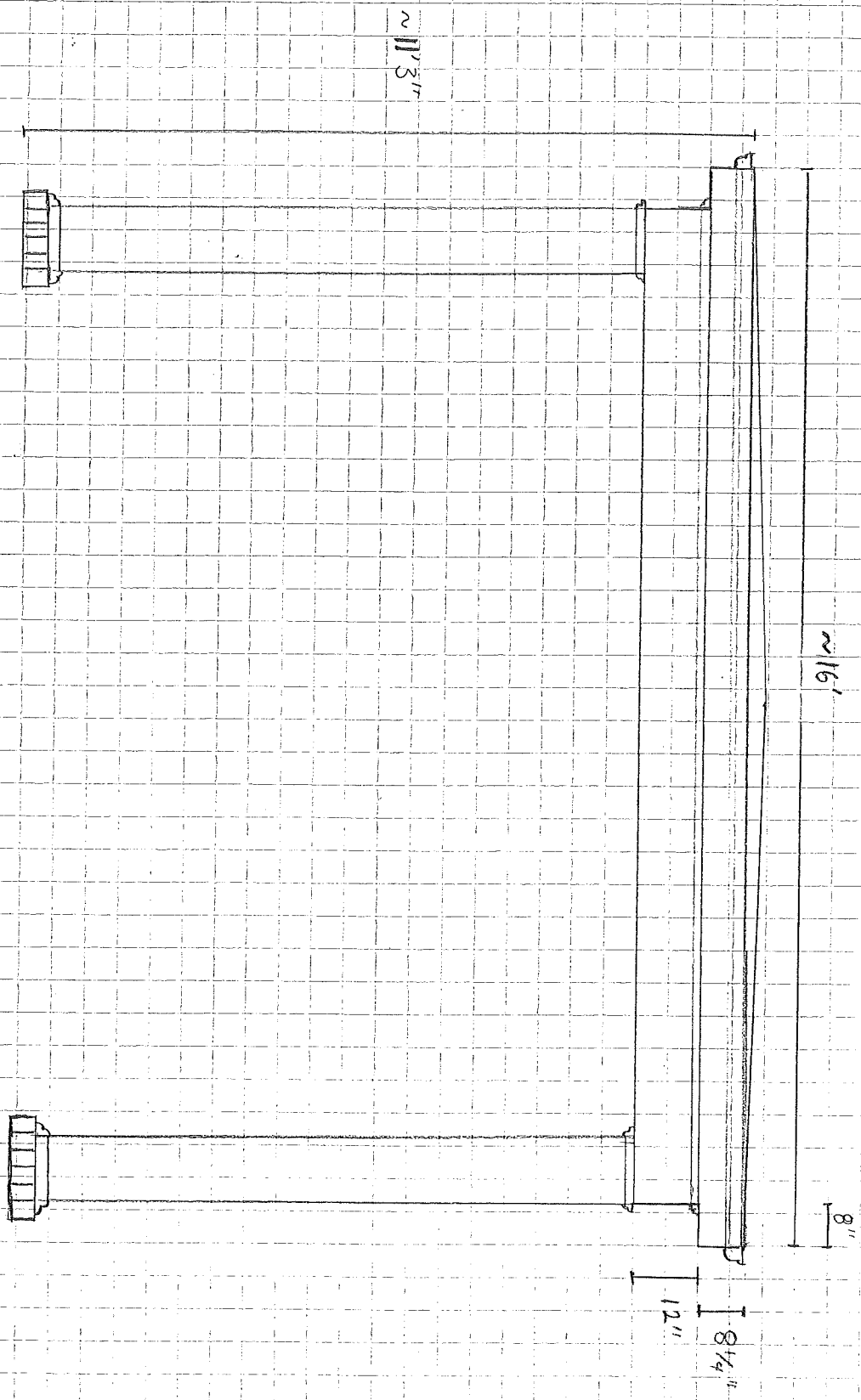
TRIM = 1x5 with back band to match house

ROOFING = Asphalt shingles to match house

 = 1 sq. foot



PATIO ROOF/COVER ELEVATIONS



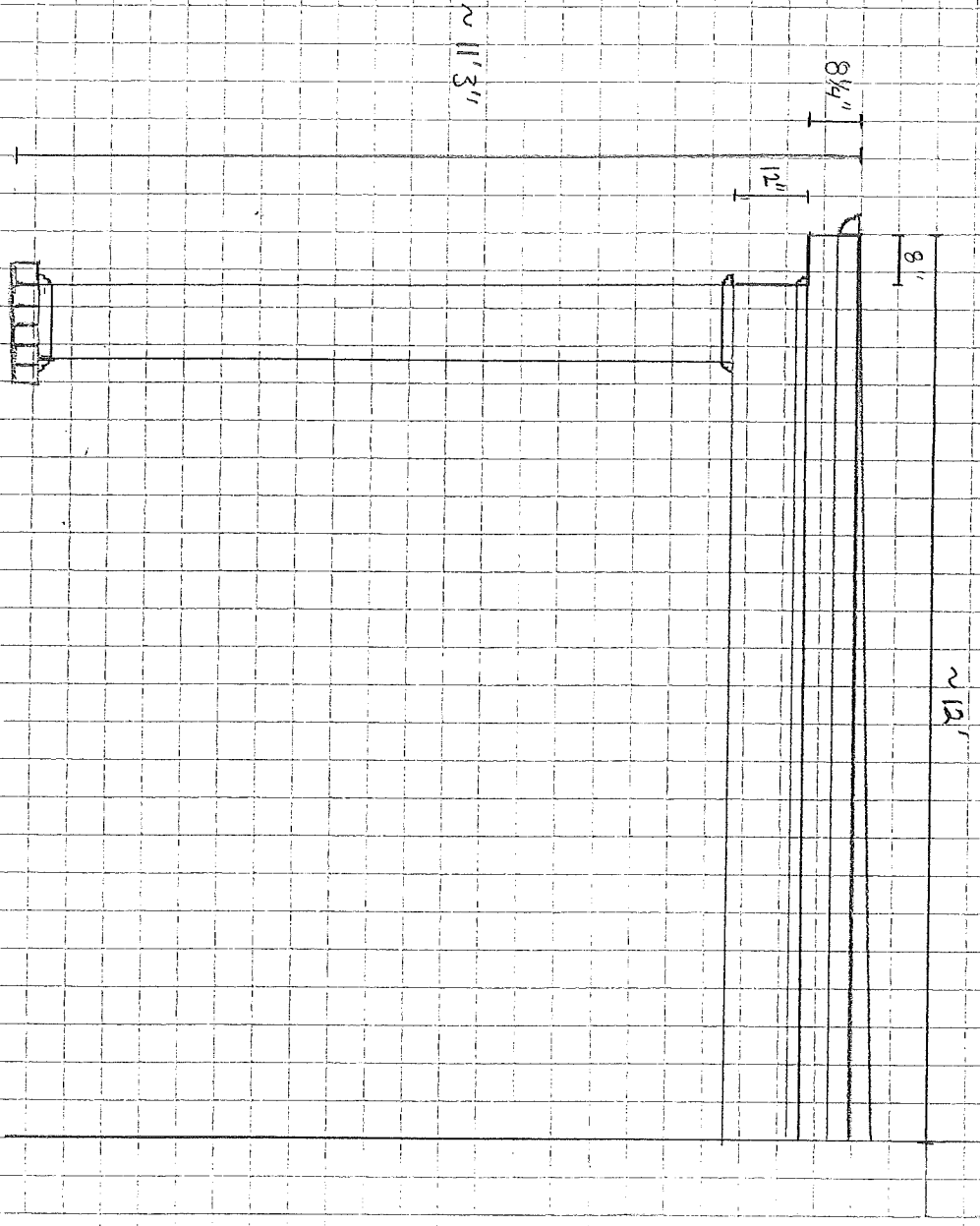
FOUNDATION: Concrete piers wrapped in brick

PILLARS: 1x12 box to match front porch pillars

BEAMS: 1x12 boxed beam to match front porch

TRIM: Moldings to match front porch moldings

PATIO ROOF/COVER ELEVATIONS



HOUSE

RECEIVED

AUG 30 2022



CITY OF SALEM
OFFICE OF CITY MANAGER'S OFFICE

South Central Association of Neighbors
555 Liberty Street SE room 300 Salem, OR 97301
Salem, Oregon

23

CASE NUMBER:

Historic Design Review Case No. HIS22-

PROPERTY LOCATION:

at DAVIDSON +
LEFFELLE STREETS
HIS22-23 GH/BPP
NHD

REGARDING:

Historic Design Review Case No. HIS22-

PROJECT ADDRESS:

1510 DAVIDSON (RUNKEL RESIDENCE) (Historic PARSONAGE HOUSE)

CASE MANAGER: Kimberli Fitzgerald, Historic Preservation Officer, City of Salem, Planning Division;
555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2397; E-Mail:
kfitzgerald@cityofsalem.net.

PLEASE CHECK THE FOLLOWING THAT APPLY:

1. We reviewed the proposal and have no objections to it.

2. I reviewed the proposal and have the following comments: I HAVE NOT

RECEIVED THE NOTICE OF FINDING
OR FOR THE PUBLIC HEARING YET
CALLED THE CITY 8/29

Name/Agency:

PO BOX 534
SALEM, OR.
97308

JON CHRISTENSON, CHAIR
SCAN HISTORIC PRESERVATION, PARKS + GARDENS
COMMITTEE

Address:

Phone: 503-400-4731

Date: AUGUST 30, 2022

Kimberli Fitzgerald

From: Richard Pine <rpine@opineco.com>
Sent: Tuesday, August 30, 2022 6:54 AM
To: Kimberli Fitzgerald
Subject: Historic Design Review Case HIS22-23

I reviewed the proposal and walked by the site. It looks like a good plan and I have no objections

Richard Pine
1630 Summer St SE, Salem, OR 97302