

NOTICE OF DECISION

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



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503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS22-16

APPLICATION NO.: 22-110330-DR

NOTICE OF DECISION DATE: May 19, 2022

SUMMARY: A proposal to replace the brick chimney on the east facade of the Clark House (1911).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to replace the brick chimney on the east facade of the Clark House (1911) on property .14 acres in size, zoned RM2 (Multiple Family Residential), and located at 1561 Chemeketa St. NE, 97302 (Marion County Assessor's Map and Tax Lot number: 073W26BA07400).

APPLICANT: Ryan Riggs

LOCATION: 1561 Chemeketa St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters SRC230.025(a) - Standards for historic contributing buildings in residential historic districts.

FINDINGS: The findings are in the attached Decision dated May 19, 2022.

DECISION: The **Historic Preservation Officer** (a Planning Administrator designee) **APPROVED** Minor Historic Design Review Case No. HIS22-16 based upon the application materials deemed complete on May 18, 2022 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by May 20, 2024, or this approval shall be null and void.

Application Deemed Complete:	<u>May 18, 2022</u>
Notice of Decision Mailing Date:	<u>May 19, 2022</u>
Decision Effective Date:	<u>May 20, 2022</u>
State Mandate Date:	<u>September 16, 2022</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS22-16)
1561 CHEMEKETA ST NE) May 19, 2022**

In the matter of the application for a Minor Historic Design Review submitted by Ryan Riggs, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to replace the brick chimney on the east facade of the Clark House (1911).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to replace the brick chimney on the east facade of the Clark House (1911) on property .14 acres in size, zoned RM2 (Multiple Family Residential), and located at 1561 Chemeketa St. NE, 97302 (Marion County Assessor's Map and Tax Lot number: 073W26BA07400).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

FINDINGS

Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a 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.

PROPOSAL

The applicant is proposing to replace the existing chimney, which failing with a new chimney designed to match the existing, with the exception of painting the brick. The existing metal chimney strap will also be replaced, to further ensure the future stability of the chimney. The applicant is proposing to replace the existing siding adjacent to the chimney, should it be determined through the project that the siding is in poor condition and requires replacement. The siding will be replaced with wood clapboard siding of the same design and profile and will be painted to match the existing siding throughout the house. *230.025 (a) Standards for Contributing Resources in Residential Historic Districts, Siding, exterior trim and minor architectural features* are applicable to this project.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; 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; an excerpt is included as **Attachment B** 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) 230.025 (i) *Standards for Contributing Resources in Residential Historic Districts, New Accessory Structures*, are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. 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. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their 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

The Clark House was originally constructed by Jefferson A. Pooler in 1911 in the Craftsman architectural style. Pooler was a builder who constructed a number of similar houses in the District including his own house next door and three other houses. The original siding is clapboard with wide molded corner boards and the structure has a hipped roof with hipped dormers and unenclosed eave overhangs with exposed rafter ends cut in a curved and notched pattern. The Poolers sold the house to the Clarks in 1913 for \$3500. Nellie Clark lived in the house until 1949. A rear deck was added in the early 1980s, otherwise the house retains excellent historic integrity.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from *230.025 Standards for Contributing Resources in Residential Historic Districts*, are applicable to this project.

FINDINGS:

Sec. 230.025. - Standards for historic contributing buildings in residential historic districts

(a) Siding, exterior trim and minor architectural features.

(1) *Materials.* *The replacement materials are the same type and quality as the original siding, exterior trim or minor architectural feature, or duplicate, to the greatest degree possible, the appearance and structural qualities of the material being replaced.*

Findings: The applicant is proposing to replace the existing chimney and may need to replace portions of the siding adjacent to the chimney if required. The siding will be replaced with wood clapboard siding of the same design and profile and will be painted to match the existing siding throughout the house. While the existing brick and mortar chimney is original to the structure, the brick has been painted, and therefore it is not feasible to easily determine the exterior color and appearance of the original brick. The applicant is proposing to replace the failing brick and mortar chimney with new brick (H.C. Muddox) and mortar (Type S). While the proposed new materials will not exactly match the existing since the new brick will not be painted, overall the replacement chimney will duplicate to the greatest degree feasible the appearance and structural qualities of the material being replaced, therefore staff finds that SRC 230.025(a)(1) has been met for the proposal.

(2) *Design.* *The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.*

Findings: Should it be necessary to replace a portion of the siding, wood clapboard siding of the same design and profile and will be painted to match the existing siding throughout the house reproducing this feature to the greatest degree feasible. The applicant is proposing to replicate the existing form and design of the existing chimney which is original to the 1911 Clark House. A metal strap, not original to the structure, has been added to help ensure the stability of the top of the chimney is maintained, which will also be replaced to further ensure the stability of the chimney. Staff finds that SRC 230.025(a)(2) has been met for the proposal.

(3) Energy efficiency. Improvements to improve energy efficiency are allowed, provided the exterior appearance of the historic resource is preserved to the greatest extent possible. Example: Adding additional insulation to attics, crawl spaces or basements.

Findings: The applicant is not proposing any improvements to improve energy efficiency therefore staff finds that SRC 230.025(a)(3) is not applicable to the evaluation of this proposal.

DECISION

Based upon the application materials deemed complete on May 18, 2022 and the findings as presented in this report, the application for HIS22-16 is **APPROVED**.

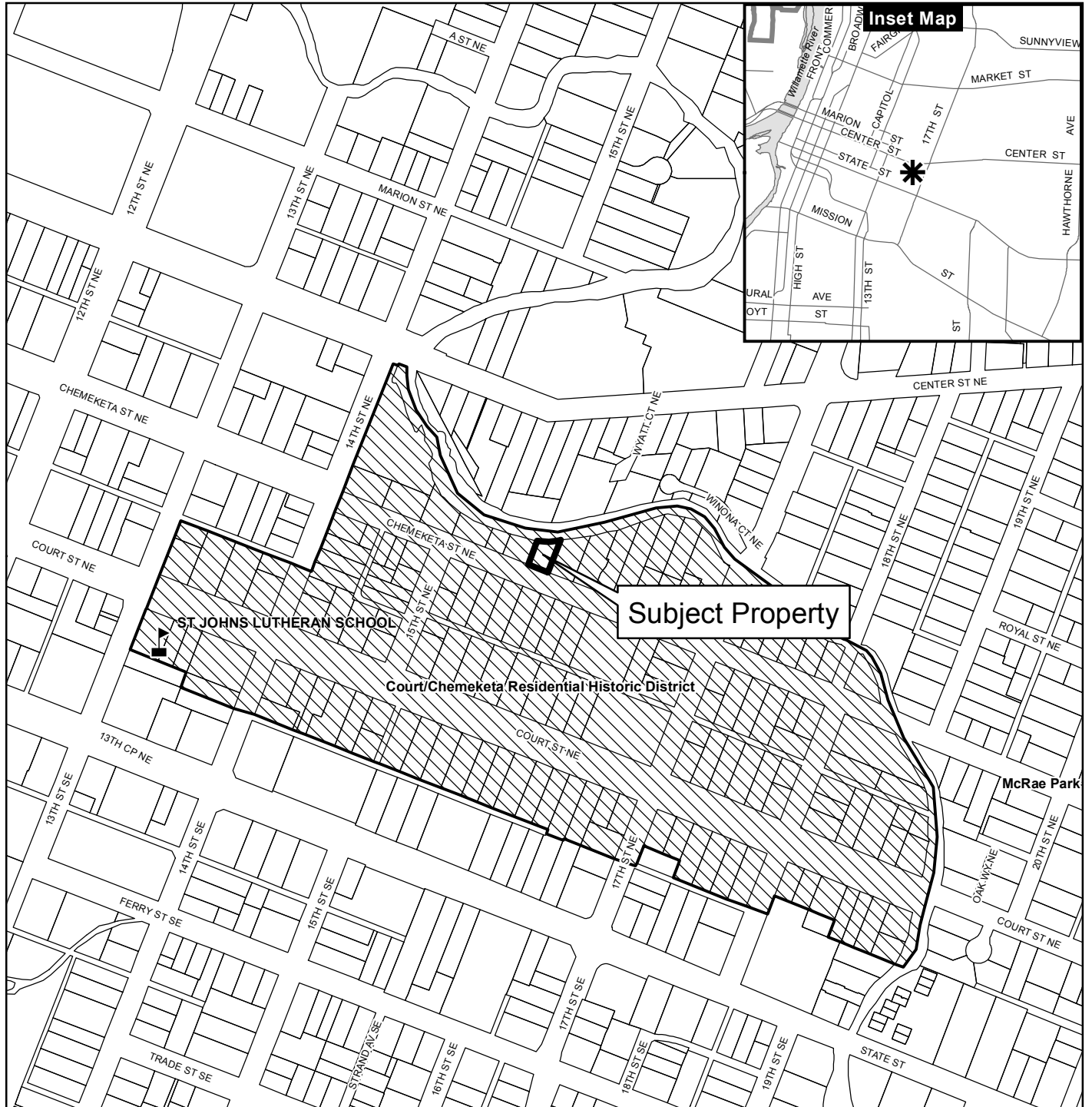


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

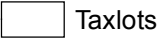




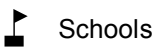

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials- Excerpt

Vicinity Map

1561 Chemeketa Street NE (073W26BA07400)



Legend

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



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Case No. HIS22-16**Historic Alteration Review Worksheet**Site Address: 1561 Chemeketa St NE Salem OR 97301Resource 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
 Roof/Cornice
 Masonry/Siding
 Storefront
 Window(s) Number of windows: _____

Landscape Feature:

- Fence
 Streetscape
 Other Site feature (describe) _____

New:

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

Will the proposed alteration be visible from any public right-of-way? Yes NoProject's Existing Material: Brick + Mortar Project's New Material: Brick + Mortar**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: -mortar- Spec mix type S-

Cement Brick chimney needs to be rebuilt. The materials + design will be the same. No change in footprint or shape. -in-kind -no longer painted
Plans + photos have been submitted - see attached
Correcting structural deficiencies as noted on plans + photos
- see spec sheet for brick info

Karrin Rupp
 Signature of Applicant

5-16-2022
 Date Submitted/Signed



Legend

- Centerline (Labels)
- Taxlots
- Creeks
 - 50 - 200
 - 200 - 640
 - 640 - 6400
 - GT 6400
- Hydrology
- Street Class
 - - Future Minor Arterial
 - - Future Collector
 - Major Arterial
 - Minor Arterial
 - Parkway
 - Collector
 - Highway/Freeway
- Urban Growth Boundary
- City Limit

- Chimney

1:399



0.01 0 0.01 0.01 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

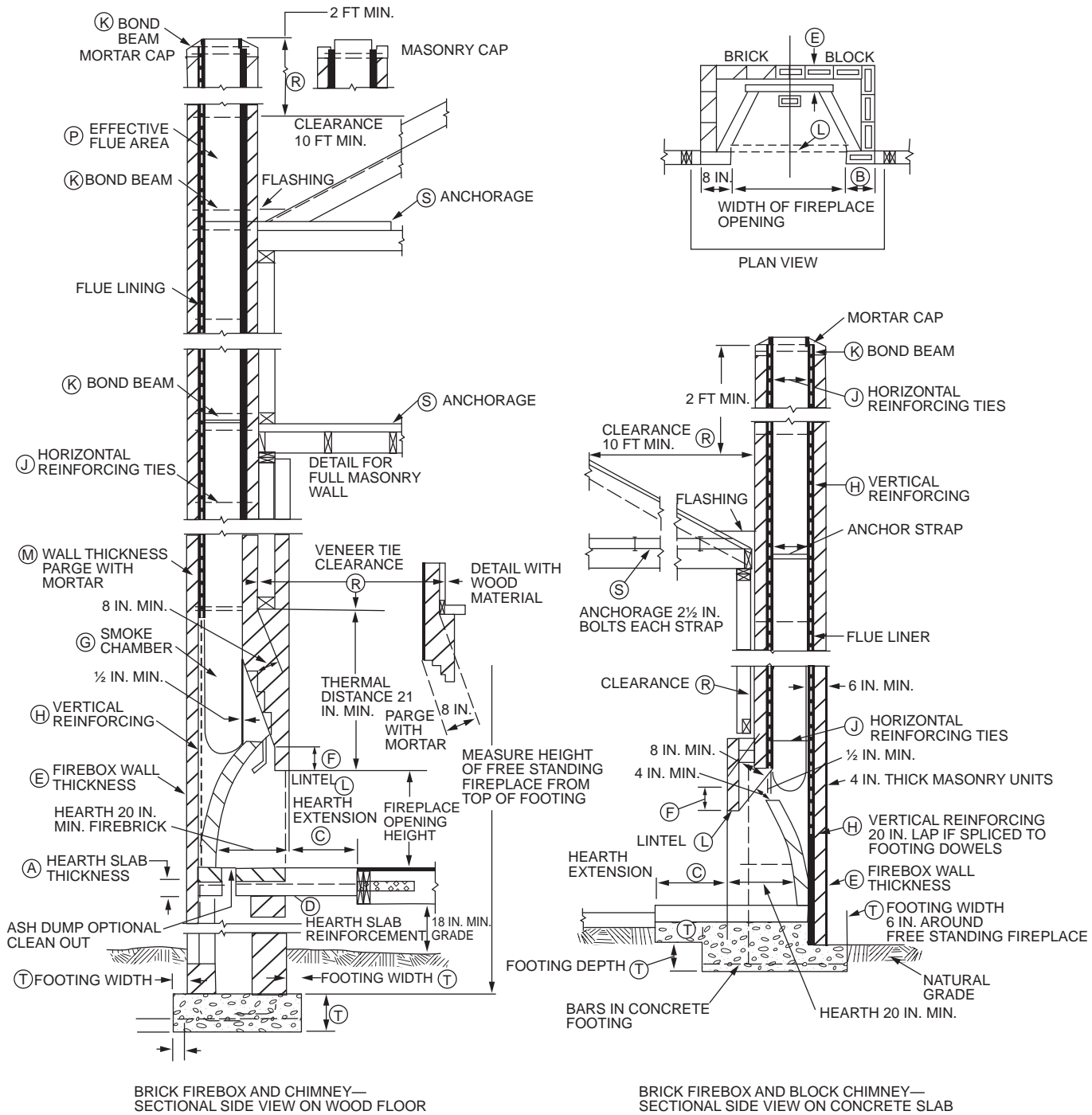
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter notes here...

R1001.4.1 Anchorage. Two $\frac{3}{16}$ -inch by 1-inch (5 mm by 25 mm) straps shall be embedded not less than 12 inches (305 mm) into the chimney. Straps shall be hooked around the outer bars and extend 6 inches (152 mm) beyond the bend. Each strap shall be fastened to not less than four floor ceiling or floor joists or rafters with two $\frac{1}{2}$ -inch (12.7 mm) bolts.

R1001.2 Footings and foundations. Footings for masonry fireplaces and their chimneys shall be constructed of concrete or *solid masonry* not less than 12 inches (305 mm) thick and shall extend not less than 6 inches (152 mm) beyond the face of the fireplace or foundation wall on all sides. Footings shall be founded on natural, undisturbed earth or engineered fill below frost depth. In areas not subjected to freezing, footings shall be not less than 12 inches (305 mm) below finished *grade*.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R1001.1

TABLE R1001.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS

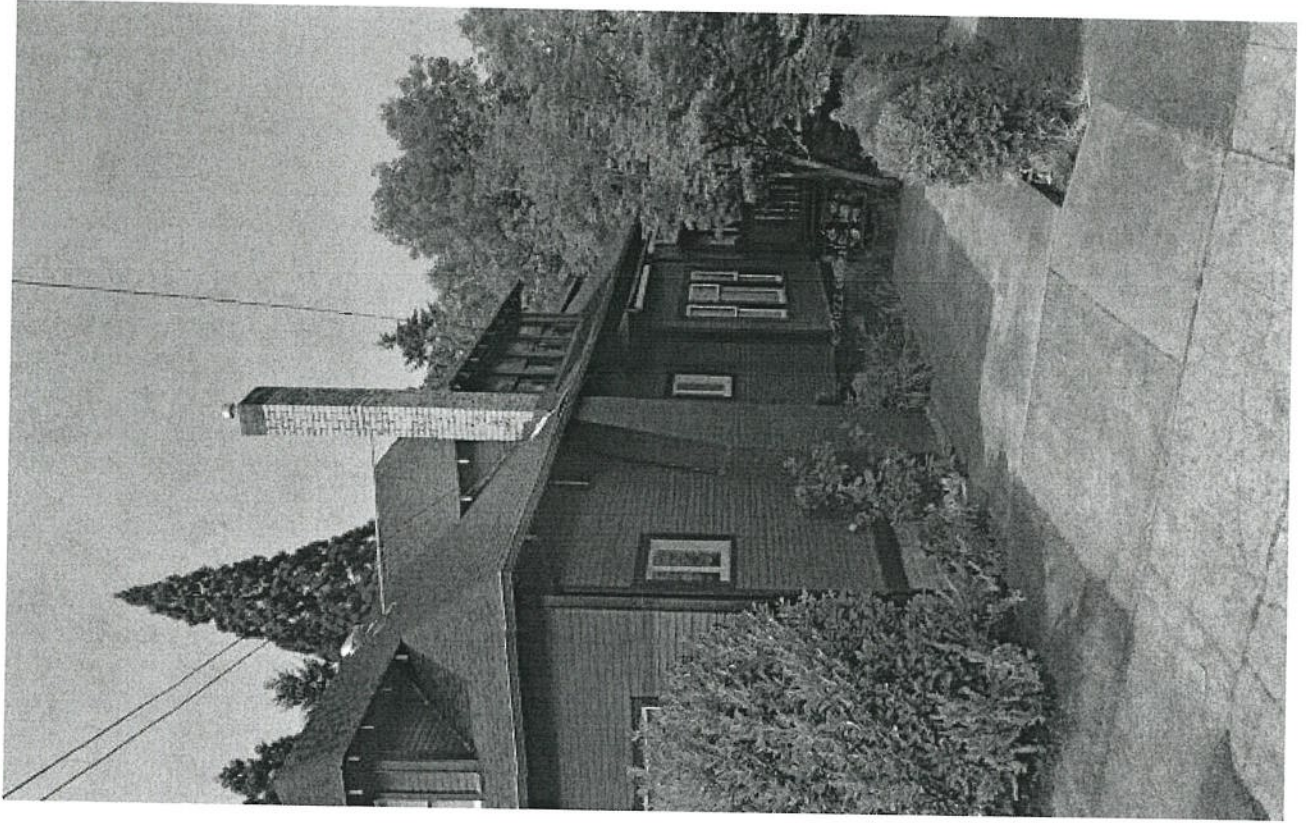
ITEM	LETTER ^a	REQUIREMENTS
Hearth slab thickness	A	4"
Hearth extension (each side of opening)	B	8" fireplace opening < 6 square feet. 12" fireplace opening ≥ 6 square feet.
Hearth extension (front of opening)	C	16" fireplace opening < 6 square feet. 20" fireplace opening ≥ 6 square feet.
Hearth slab reinforcing	D	Reinforced to carry its own weight and all imposed loads.
Thickness of wall of firebox	E	10" solid brick or 8" where a firebrick lining is used. Joints in firebrick $\frac{1}{4}$ " maximum.
Distance from top of opening to throat	F	8"
Smoke chamber wall thickness Unlined walls	G	6" 8"
Chimney Vertical reinforcing ^b	H	Four No. 4 full-length bars for chimney up to 40" wide. Add two No. 4 bars for each additional 40" or fraction of width or each additional flue.
Horizontal reinforcing	J	$\frac{1}{4}$ " ties at 18" and two ties at each bend in vertical steel.
Bond beams	K	No specified requirements.
Fireplace lintel	L	Noncombustible material.
Chimney walls with flue lining	M	Solid masonry units or hollow masonry units grouted solid with not less than 4-inch nominal thickness.
Distances between adjacent flues	—	See Section R1003.13.
Effective flue area (based on area of fireplace opening)	P	See Section R1003.15.
Clearances Combustible material Mantel and trim Above roof	R	See Sections R1001.11 and R1003.18. See Section R1001.11, Exception 4. 3' at roofline and 2' at 10'.
Anchorage ^b Strap Number Embedment into chimney Fasten to Bolts	S	$\frac{3}{16}$ " × 1" Two 12" hooked around outer bar with 6" extension. 4 joists Two $\frac{1}{2}$ " diameter.
Footing Thickness Width	T	12" min. 6" each side of fireplace wall.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

Note: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure R1001.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

a. The letters refer to Figure R1001.1.

b. Not required in Seismic Design Category A, B or C.



Same

Shape

Same color brick

same placement

Same footprint

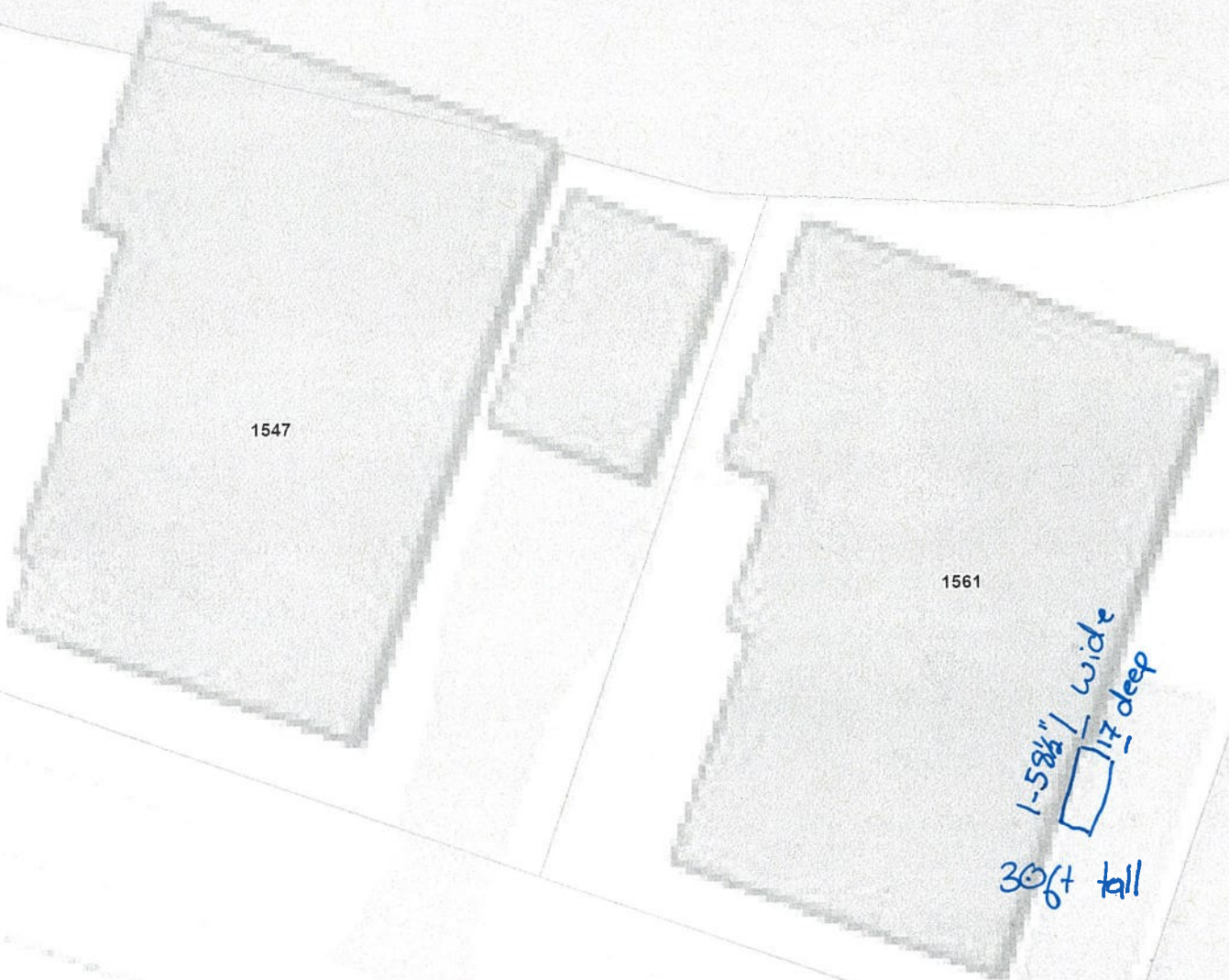
See measurements

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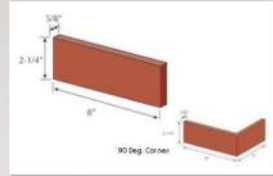
1-5 1/2" wide
 1 1/2" deep
 30ft tall

Gick + mortar
 b-vent lining

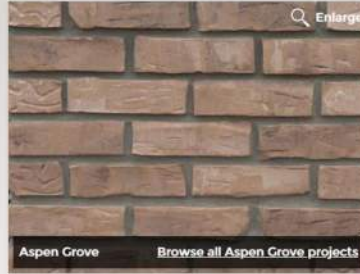


Craftsman Series

- Residential
- Commercial
- Structural
- Pavers
- Residential Thin Brick
 - Standard
 - Mini Mod
 - Norman
 - Jumbo
 - Lintel Corner Thin Brick
 - Craftsman Series
 - Modular
- Commercial Thin Brick
- Fireplace Products
- Related Products



Create your own outdoor oasis with the Craftsman landscape Series from H.C. Muddox. Each Craftsman brick is green tumbled, capturing the old world charm of European cobblestone. This versatile brick collection can be built vertically as a wall, or used as a paver to create elegant walkways or patios.

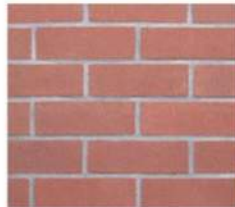


Available Colors

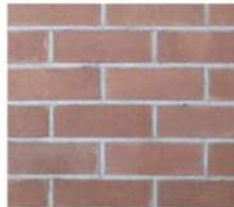
Click on any of the colors below to see details and project photos:



STRUCTURAL, FACE & THIN BRICK COLORS



Mountain Rose



Bronze Ridge



Monterey Bay Flashed



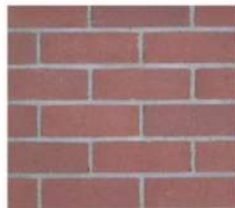
Mission Common



Old Sacramento Blend



Iron Spot



Old Town Red



Burnt Rose



Iron Mountain

COLORS



1561 Chemeketa St. NE





