

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta información, por favor llame
503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 1 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS23-10

APPLICATION NO.: 23-112750-PLN

NOTICE OF DECISION DATE: July 5, 2023

SUMMARY: A proposal to replace the front porch decking on the Moore (Deminna) House (c.1920).

REQUEST: Class 1 Minor Historic Design Review of a proposal to replace the front porch decking on the Moore (Deminna) House (c.1920), a historic contributing resource in the Gaiety/Hill & Bush's Pasture Park National Register Historic District, on property within the RS (Single Family Residential District), and located at 635 Church Street SE (Marion County Assessors Map and Tax Lot number 073W27AC02300).

APPLICANT: Patricia Deminna

LOCATION: 635 Church St SE

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(d) – Porches.

FINDINGS: The findings are in the attached Decision dated July 5, 2023.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 1 Minor Historic Design Review Case No. HIS23-10 based on the application deemed complete on July 5, 2023.

The rights granted by the attached decision must be exercised, or an extension granted, by July 6, 2025, or this approval shall be null and void.

Application Deemed Complete:	<u>July 5, 2023</u>
Notice of Decision Mailing Date:	<u>July 5, 2023</u>
Decision Effective Date:	<u>July 6, 2023</u>
State Mandate Date:	<u>November 2, 2023</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>

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. HIS23-10)
635 HIGH ST SE) July 5, 2023

In the matter of the application for a Minor Historic Design Review submitted by Roger and Patricia Deminna, 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 front porch decking on the D'Arcy-Moore (Deminna) House (c.1920).

REQUEST: Class 1 Minor Historic Design Review of a proposal to replace the front porch decking on the Moore (Deminna) House (c.1920), a historic contributing resource in the Gaiety/Hill & Bush's Pasture Park National Register Historic District, on property within the RS (Single Family Residential District), and located at 635 Church Street SE (Marion County Assessors Map and Tax Lot number 073W27AC02300).

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 wooden front porch tongue and groove decking (8' x 12'), which is in poor condition with a new wooden decking. The replacement decking will match the original door in material and design. The edges of the outside boards will be rounded to match the look of the existing and nails will be 15 gauge, installed through the tongue and most will be hidden.

230.025 (d) Standards for Contributing Resources in Residential Historic Districts, Porches are applicable to this project.

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: 23 112750.

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 (d) *Standards for Contributing Resources in Residential Historic Districts, Porches*, 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 one and ½ story Bungalow style residence was constructed by W.W. Moore. According to the December 30 1911 Capitol Journal, W.W. Moore obtained a permit to construct a new dwelling at 635 Church. W.W. Moore ran the Josse and Moore furniture store in downtown Salem on Court Street. Nomination documents state that the structure was constructed in 1920, however additional research needs to be completed to confirm the actual construction date.

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

(d) Porches

(1) Materials. *All features of the porch shall be replaced with material that duplicate, to the greatest degree possible, the appearance and structural qualities of the original porch.*

Findings: The applicant is proposing to replace the existing wooden front porch tongue and groove decking (8' x 12'), which is in poor condition with a new vertical grain Doug fir tongue and groove decking. Overall, the replacement decking will duplicate to the greatest degree feasible the appearance and structural qualities of the material being replaced, therefore staff finds that SRC 230.025(d)(1) has been met for the proposal.

(2) Design. *The overall design of the porch shall reproduce, to the greatest degree possible, the appearance of the original porch.*

Findings: The existing porch decking is wood, tongue and groove and is in poor condition. The applicant is proposing to replicate the existing form and design of the existing tongue and groove decking, including rounding the edges of the new decking boards to create rounded edges, and using 15-gauge nails installed through the tongue so that they will be hidden. Staff finds that SRC 230.025(d)(2) has been met for the proposal.

DECISION

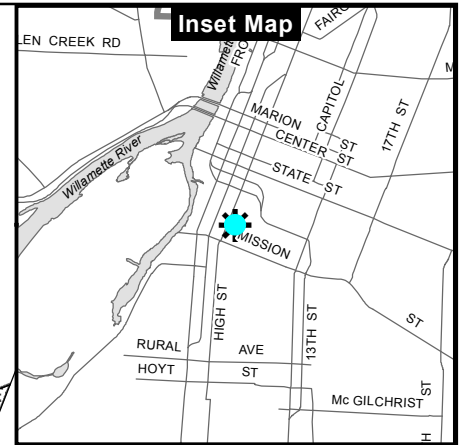
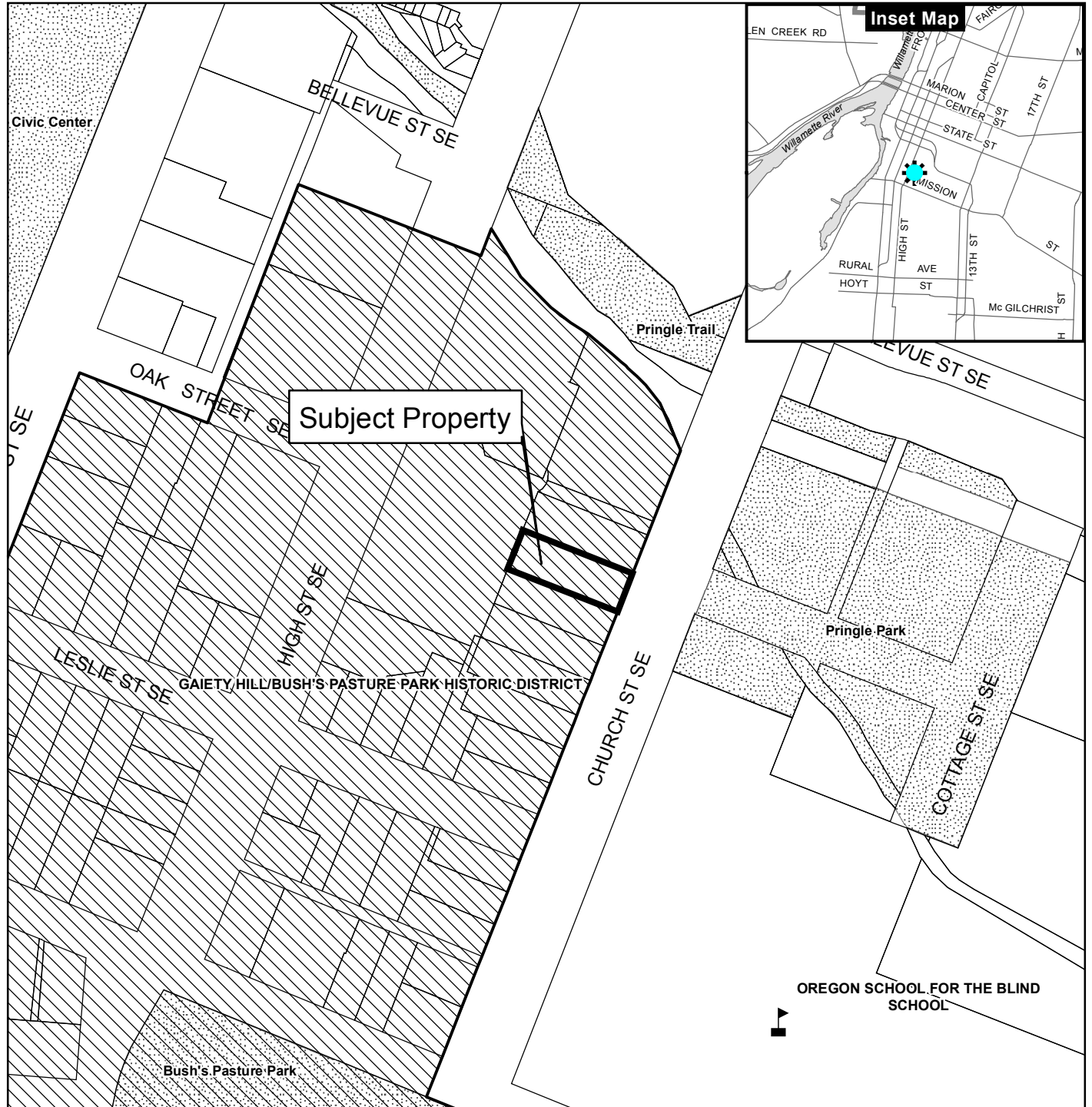
Based upon the application materials deemed complete on July 5, 2023 and the findings as presented in this report, the application for HIS23-10 is **APPROVED**.








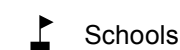

Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

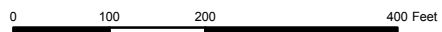
Attachments: A. Vicinity Map
B. Applicant's Submittal Materials- Excerpt

Vicinity Map 635 Church St. SE



Legend

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



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Historic Alteration Review Worksheet

Site Address: 635 Church St. SE, Salem OR 97301

Resource 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 } *Front porch floor*
- 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 No

(?) Project's Existing Material: _____ Project's New Material: Douglas fir-vertical grain tongue and groove

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:

Project entails replacement of entire front porch floor. The floor measures 8'x12'. The existing boards are installed tongue and groove. In the last 10 years, floor has been painted and caulked 3 times, but continued deterioration requires replacement of entire floor. There are 2 pillars on the front corners of the porch, which require no work. The steps leading up to the porch require no work. Other than the pillars, there is nothing structural attached to the porch floor, including the absence of railings. The replacement of the floor will duplicate as closely as possible the appearance and quality of the existing porch floor. The material used will be in-kind wood species, installed tongue and groove. The edges of the outside boards will be rounded to match the look of the existing boards. All nails will be 15 gauge, installed through the tongue, and most will be hidden.

Signature of Applicant _____

Date Submitted/Signed _____

Site plan with
Location of
FRONT PORCH

1/16" = 1'

SHARED GARAGE

56'

SHARED
DRIVE

FRONT
PORCH

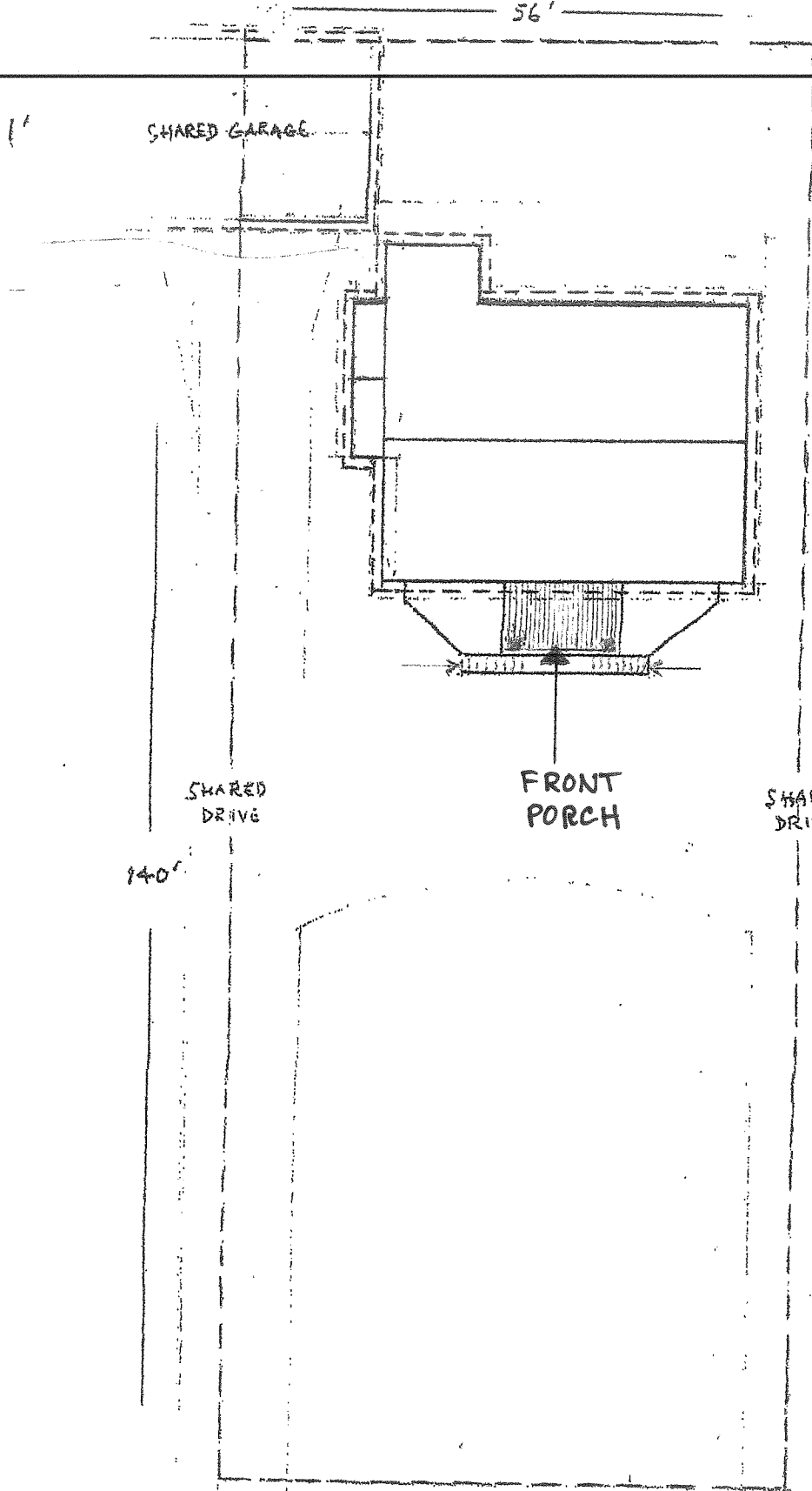
SHARED
DRIVE

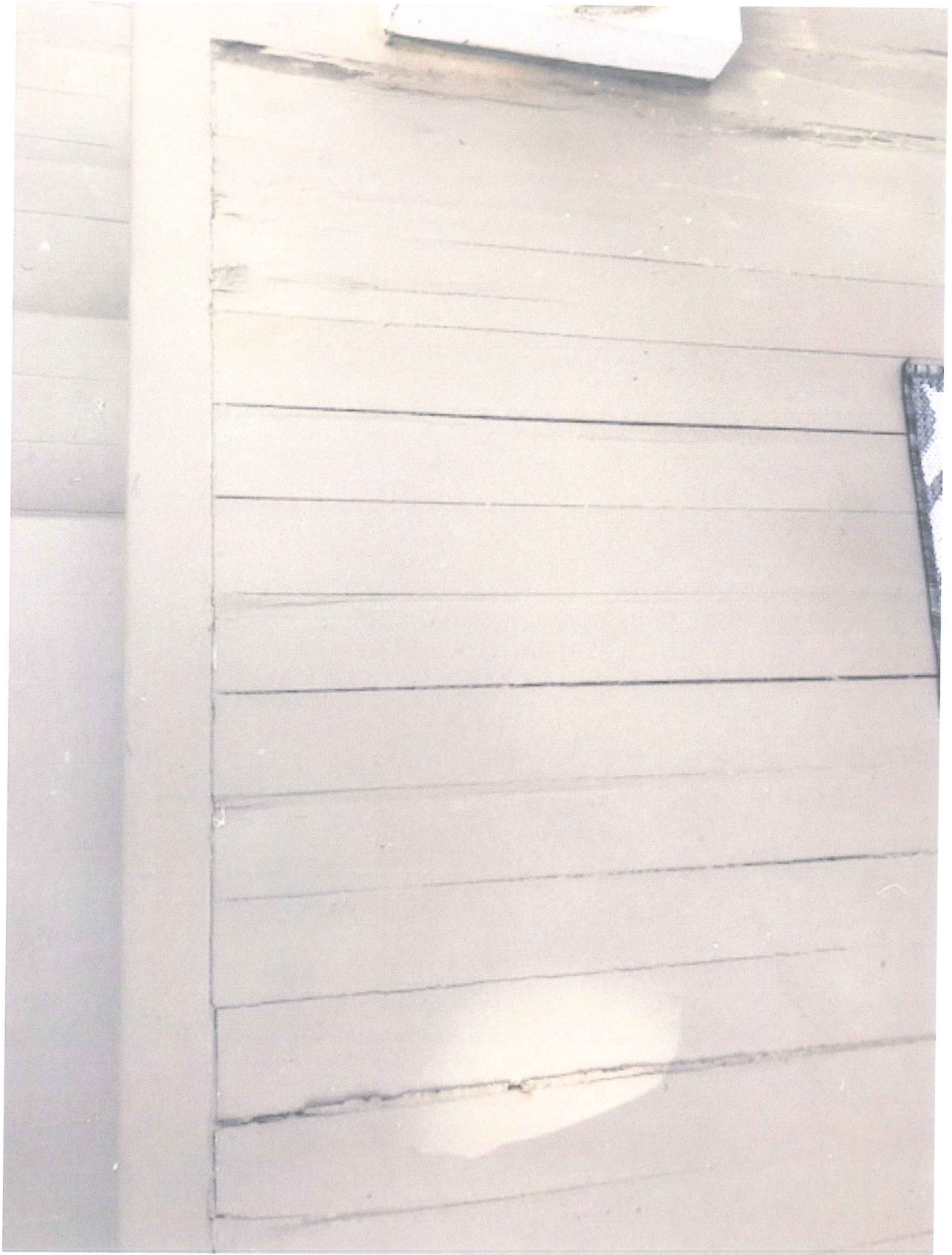
140'

SIDEWALK

635 CHURCH ST. SE.

CURB







503-851-2172
 rex@broadleafconstruction.co
 m



ADDRESS

Patricia and Roger
 635 Church St.
 Salem, Oregon

DATE
 05/15/2023

TOTAL
 \$4,309.00

EXPIRATION
 DATE
 06/16/2023

ACTIVITY	QTY	RATE	AMOUNT
The project is located on the front patio.			
Misc.:Notes All work will be on a contract or have the estimate signed. Half down and half upon completion required unless otherwise specified. Any additional damage found will be extra. The changes will be added to a change order with an agreed price. The change order will need to be signed before proceeding. All material will be close to matching and be new or in a like-new condition. If painted all paint will be close to matching. All caulking will be Quad max. All debris will be disposed of properly. Material is rising and falling at rates we cannot predict. This is what material costs today. We will double check material 2 weeks before starting the project. This may increase the price. We do our best to maintain a schedule but unforeseen events happen. Emails will be sent out every couple weeks with an update on the schedule.	1	0.00	0.00
Exterior:Lead Based Paint Due to the age of the home we will test the siding for lead based paint. If lead is present in the home we will need to do basic lead remediation practices. This includes taping off all windows and doors with a plastic cover, applying plastic on the ground to catch all debris and wrapping all the debris into plastic and dump properly. If no lead is present then this fee will be removed from the estimate.	1	150.00	150.00
Exterior:Demo Remove the existing deck boards on the front patio. We will put tarps in the soil next to the patio to catch any falling debris. Cut all nails flush to the joists. Price is per s.f.	96	3.25	312.00
Exterior:Decking Install new clear 3/4x4 vertical grain Doug-fir tongue and groove decking. This will have the edges installed like the existing, we will router the edges of the boards to create the round look. All nails will be a 15 gauge nail, installed through the tongue. Most of the nails will be hidden. Material: \$850	96	32.00	3,072.00
Misc.:Service If accessible on the front step cut the nails from the decking and shim the decking up. This will prevent the front step from pooling water. Please note we will do our best to make it level but instead of a low spot it may become a slight high spot.	1	225.00	225.00