

NOTICE OF DECISION

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

DECISION OF THE HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO.: HIS21-02

APPLICATION NO.: 21-104993-DR

NOTICE OF DECISION DATE: April 16, 2021

SUMMARY: A proposal to construct a new two story house.

REQUEST: Major Historic Design Review of a proposal to construct a new two story house within the Gaiety Hill/Bush's Pasture Park National Register Historic District on property zoned RS (Single Family Residential) and located at 1500 Summer Street SE, (Marion County Assessors Map and Tax Lot number: 073W34AB00600).

APPLICANT: Sarah Harris on behalf of Michael Davis

LOCATION: 1500 Summer St SE, Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapters 230.035 Standards for New Construction in Residential Historic Districts

FINDINGS: The findings are in the attached Decision dated April 16, 2021

DECISION: The **Historic Landmarks Commission APPROVED** Major Historic Design Review Case No. HIS21-02 based upon the application materials deemed complete on March 25, 2021 and the findings as presented in this report subject to the following conditions of approval:

Condition 1: In order to reduce the potential adverse effect of the construction on the existing oak trees proposed for retention on the eastern portion property, the applicant shall utilize a pier style foundation under the eastern porch instead of a traditional foundation wall or slab so the building pressure exerted on the tree root system is limited to these pier locations.

Condition 2: The proposed retaining walls shall be terraced, so that no section of the retaining wall exceeds 4' in height.

VOTE:

Yes 8 No 0 Absent 1 (French)

Tracy Schwartz
Chair, Historic Landmarks Commission

This Decision becomes effective on May 4, 2021. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

The rights granted by the attached decision must be exercised, or an extension granted, by May 4, 2023, or this approval shall be null and void.

Application Deemed Complete:	<u>March 25, 2021</u>
Public Hearing Date:	<u>April 15, 2021</u>
Notice of Decision Mailing Date:	<u>April 16, 2021</u>
Decision Effective Date:	<u>May 4, 2021</u>
State Mandate Date:	<u>July 23, 2021</u>

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

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Monday, May 3, 2021. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 230. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

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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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO.: Historic Design Review Case No. HIS21-02

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of April 15, 2021 the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.035 as follows:

FINDINGS

SRC 230.035 Standards for New Construction in Residential Historic Districts

New buildings may be constructed in residential historic districts, subject to the following standards:

(a)Materials. Materials shall be similar in scale, proportion, texture, and finish to those found on nearby historic structures.

Finding: The applicant is proposing to utilize wood composite (LP Smartside), architectural asphalt shingles and brick on the exterior. Windows will be wood clad. The HLC finds that these materials are similar in scale, proportion and finish to those found on residential historic resources within the Gaiety Hill/Bush's Pasture Park Historic District and that SRC 230.035(a) has been met.

(b)Design.

(1) The design shall be compatible with general character of historic contributing buildings in the historic district. Factors in evaluating compatibility include, but are not limited to:

(A)The height, width, proportions, size and scale is consistent with those used in similar historic contributing buildings in the district generally.

Finding: The applicant is proposing a two-story Craftsman Bungalow style residence. Houses within the Gaiety Hill/Bush's Pasture Park are typically two stories in height. In particular, the residences in the district along the west side of High Street fronting Bush's Pasture Park are all two stories in height with front porches and dormers typical of the Craftsman Bungalow style. Therefore, the HLC finds that the proposed new building is similar in height and style and consistent with historic contributing buildings in the district generally thereby meeting SRC 230.035(b)(1)(A).

(B)The new building is similar in size and scale to other buildings in the district such that a harmonious relationship is created in relationship to the district.

Finding: The HLC finds that this proposed structure is slightly larger in scale than a majority of residential Craftsman Bungalows within the surrounding district; however; through a unique approach to design (i.e. the subterranean garage), and the location on the sloped

site, the impact of both the scale and height of the proposed structure have been minimized. Therefore, the HLC finds that SRC 230.035 (b)(1)(B) has been met.

(C)The design reflects, but does not replicate, the architectural style of historic contributing buildings in the district.

Finding: The HLC finds that while the proposed design of the building utilizes Craftsman detailing such as knee braces, deep eaves and brackets typical of a Craftsman Bungalow, the proposed form of the building is not typical of a historic era Bungalow found within the District. For example, the proposed porch is not limited to the front façade, but instead wraps around the building to the north. The HLC finds that while the detailing of the proposed house reflects the architectural style, the form does not replicate it, which is consistent with this design criterion. The HLC further finds that the proposal reflects, but does not replicate the style of historic contributing Craftsman Bungalows within the Gaiety Hill/Bush's Pasture Park Historic District, thereby meeting SRC 230.035(b)(1)(C).

(D)Architectural elements are used that are similar to those found on historic contributing buildings in the district.

Finding: The HLC finds that the applicant has proposed architectural elements similar to those found on Craftsman style houses within the district. In addition to knee braces and under eave brackets, the applicant has proposed vertical attic vents, a Porte cochere and window band groupings that reflect architectural elements found throughout the Gaiety Hill/Bush's Pasture Park Historic District. The HLC finds that SRC 230.035 (b)(1)(D) has been met.

(E)Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district.

Finding: The HLC finds that the applicant has proposed architectural elements that include a porch that wraps around two sides of the home. Proposed windows are multi-light casement or double-hung and grouped in bands of two or three. The HLC finds that overall, the architectural elements found throughout the proposed residential structure reflect the spacing, placement and scale of similar architectural elements found on resources throughout the Gaiety Hill/Bush's Pasture Park Historic District. The HLC finds that SRC 230.035 (b)(1)(E) has been met.

(F)The front facade is designed with human-scaled proportions that are compatible with adjacent buildings and the district as a whole.

Finding: The HLC finds that the front façade of the proposed new residential structure faces Summer Street SE and is designed with human scaled proportions typical of a residential building in the Gaiety Hill/Bush's Pasture Park Historic District. The front façade is set upon the natural grade at Summer Street SE, with the second story and garage located at the rear of the site and set into the slope. The HLC finds that visual details such as the Porte Cochere and the wrap around porch are design elements that ensure the front façade is human scaled and typical of a residential structure. The HLC finds that SRC 230.035 (b)(1)(F) has been met for this proposal.

(G)The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.

Finding: The HLC finds that the building meets the existing setbacks for the underlying zone, and its orientation on the site, and spacing from adjacent buildings within the immediate vicinity are typical for residential resources found within the Gaiety Hill/Bush's Pasture Park District. Therefore, the HLC finds that SRC 230.035(b)(1)(G) has been met.

(H)Manufactured dwelling units are prohibited.

Finding: The HLC finds that the applicant has not proposed a manufactured dwelling, therefore the HLC finds that SRC 230.035(b)(1)(H) has been met.

(2) New buildings shall be designed so that the overall character of the site, including, but not limited to, its topography, special geologic features and trees are retained.

Finding: The HLC finds that the applicant has made a concerted effort to ensure that the proposed house is designed to fit on this steeply sloped lot in a way that allows it to fit within the existing neighborhood. There are two oak trees proposed for retention located on the eastern portion of the site abutting Summer Street. The applicant is proposing to install the driveway within the dripline of these trees. The grade of this driveway will be two feet above the existing grade, in order to meet the existing grade at Summer Street SE, therefore no additional excavation will be required to install the driveway, therefore the HLC finds this minimizes the adverse effect to these trees. However, the installation of the porch foundation on the eastern end of the house is also within the dripline of these trees and has the potential to impact the long-term health of these trees. In order to better meet this criterion and ensure that these oak trees have a better chance of survival, the HLC adopts the following Condition of Approval:

Condition 1: In order to reduce the potential adverse effect of the construction on the existing oak trees proposed for retention on the eastern portion property, the applicant shall utilize a pier style foundation under the eastern porch instead of a traditional foundation wall or slab so the building pressure is limited to these pier locations.

(c)Accessory structures. Accessory structures may be built on the site of new construction.

Finding: The HLC finds that there are no accessory structures proposed as part of this proposal and SRC 230.035 (c) does not apply to the evaluation of this proposal.

(d)Fences. Fences may be included in new construction.

Finding: The HLC finds that there are fences proposed as part of this proposal and SRC 230.035 (c) does not apply to the evaluation of this proposal.

(e) Retaining walls. *Retaining walls may be included in new construction, provided the retaining wall will not result in the removal or destruction of site features identified as significant on the historic resource inventory for the district.*

(1) Materials. *The retaining wall shall be constructed of traditional materials that were available during the period of significance. Example: If the period of significance is 1920-1940 the materials that were available included, but were not limited to, rusticated stone, formed concrete, poured concrete, and brick.*

Finding: The HLC finds that the applicant is proposing to construct the retaining walls of concrete, a material available during the period of significance within the Gaiety Hill/Bush's Pasture Park Historic District, therefore SRC 230.035(e)(1) has been met.

(2) Design. *Retaining walls shall be no taller than two feet in the front and four feet on the side and rear yard.*

Finding: The HLC finds that the applicant has proposed two main retaining walls both of which are proposed at the rear of the property. The southern retaining wall ranges in height from 2' to 12' where it meets the garage. The western retaining wall ranges in height from 4'6" to 11" in height where it meets the garage. In order to better meet this criterion, the HLC adopts the following Condition of Approval:

Condition 2: The proposed retaining walls shall be terraced, so that no section of retaining wall exceeds 4' in height.

(f) Solar panels, rooftop mechanical devices, and skylights. *Solar panels and other rooftop mechanical structures may be included in new construction.*

Finding: The HLC finds that there are no solar panels, rooftop mechanical devices or skylights proposed as part of this proposal, therefore SRC 230.035 (f) does not apply to the evaluation of this proposal.

The Historic Landmarks Commission **APPROVES** HIS 21-02 with the following CONDITIONS of APPROVAL:

Condition 1: In order to reduce the potential adverse effect of the construction on the existing oak trees proposed for retention on the eastern portion property, the applicant shall utilize a pier style foundation under the eastern porch instead of a traditional foundation wall or slab so the building pressure exerted on the tree root system is limited to these pier locations.

Condition 2: The proposed retaining walls shall be terraced, so that no section of the retaining wall exceeds 4' in height.

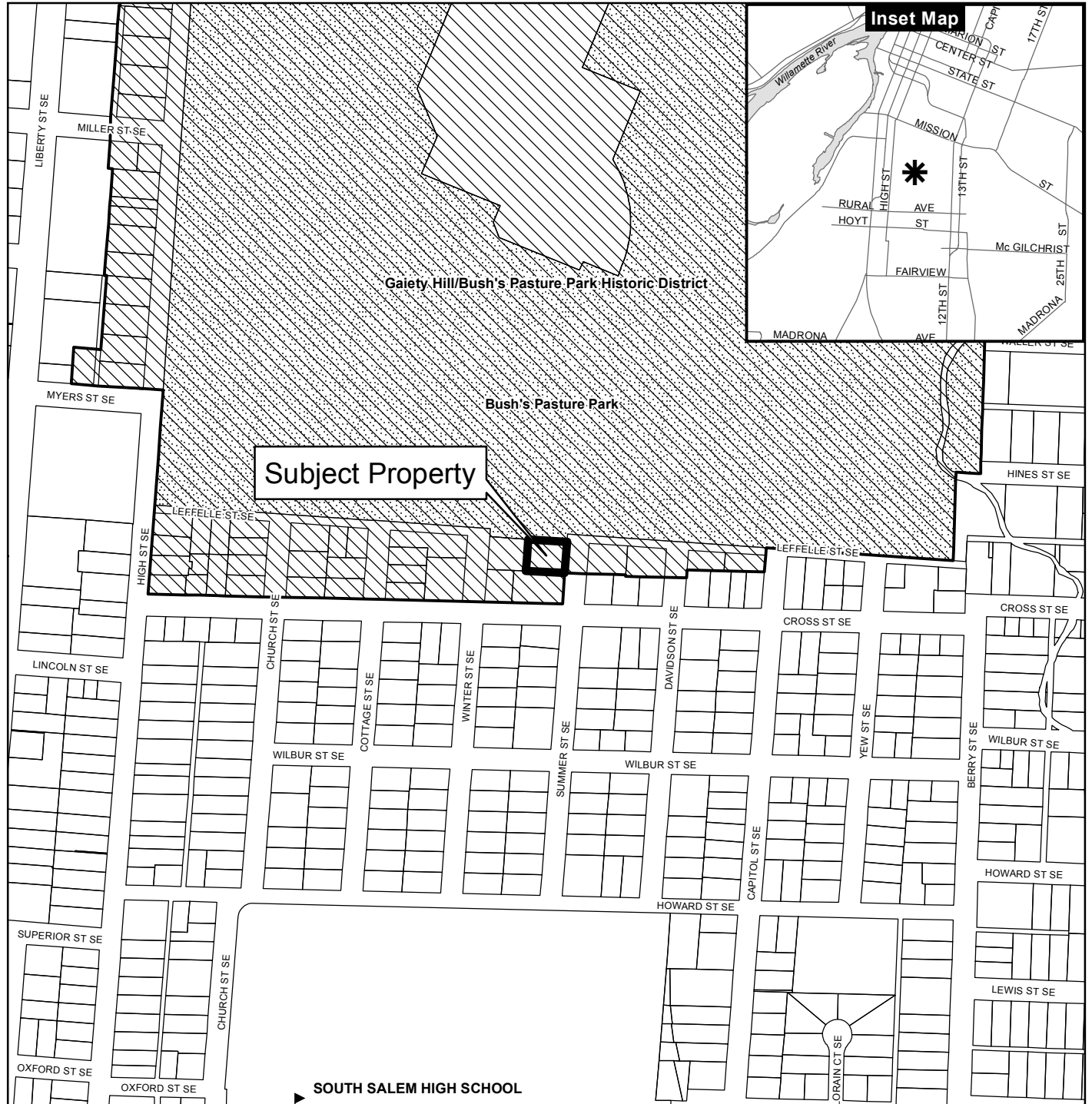
VOTE: Yes 8 No 0 Absent 1(French) Abstain 0

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

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map

1500 Summer Street SE (073W34AB00600)



Legend

Taxlots	Outside Salem City Limits	Parks	 Community Development Dept.
Urban Growth Boundary	Historic District		
City Limits	Schools	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.	

Attachment B

SITE INFORMATION:

PARCEL ZONE - RS

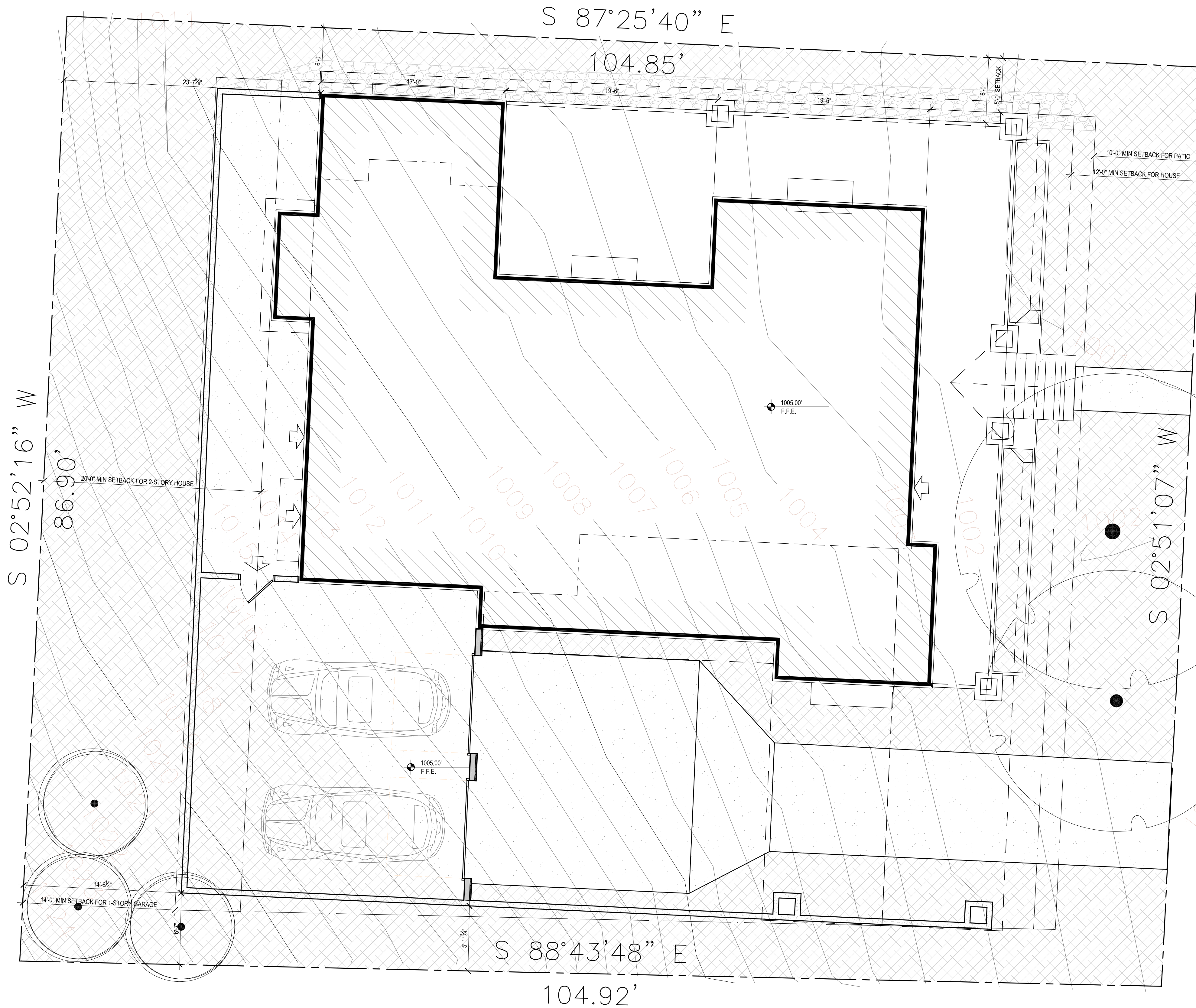
TOTAL SITE AREA -	8,820.00 SF
TOTAL REDEVELOPED SITE AREA -	8,820.00 SF
NEW BUILDING FOOTPRINT:	
HOUSE:	2,315.00 SF
GARAGE:	376.65 SF (NOT SUBTERRANEAN)
PORCH:	866.55 SF
HARD SURFACE AREA:	1,366.45 SF
TOTAL IMPERVIOUS AREA:	4,924.65 SF (55.8% COVERAGE)
LANDSCAPED AREA:	3,895.35 SF

SITE PLAN LEGEND:

	BUILDINGS		CONCRETE PAVEMENT
	LANDSCAPE AREA		RAIN GARDEN

SITE PLAN KEY NOTES:

- 1 LINE OF SECOND FLOOR.
- 2 LINE OF GROUND FLOOR ROOF.



RED HOUSE GREEN DESIGNS

P.O. Box 8024
SALEM, OR 97303
P: 503-363-1368
E: SHarris@RHGD@gmail.com

DESIGNED BY: SARAH HARRIS
DESIGNED FOR: TRAVIS KERNS
503-871-8277
PROJECT # 2020-004
DATE: 3 JULY 2020
REVISIONS

HISTORIC DESIGN REVIEW
SUMMER STREET HOUSE
1500 SUMMER STREET SE
SALEM, OREGON ID# 586125





1 PROPOSED NORTHEAST VIEW (BUSH'S PASTURE PARK AND LEFFELLE ST SE)

NTS



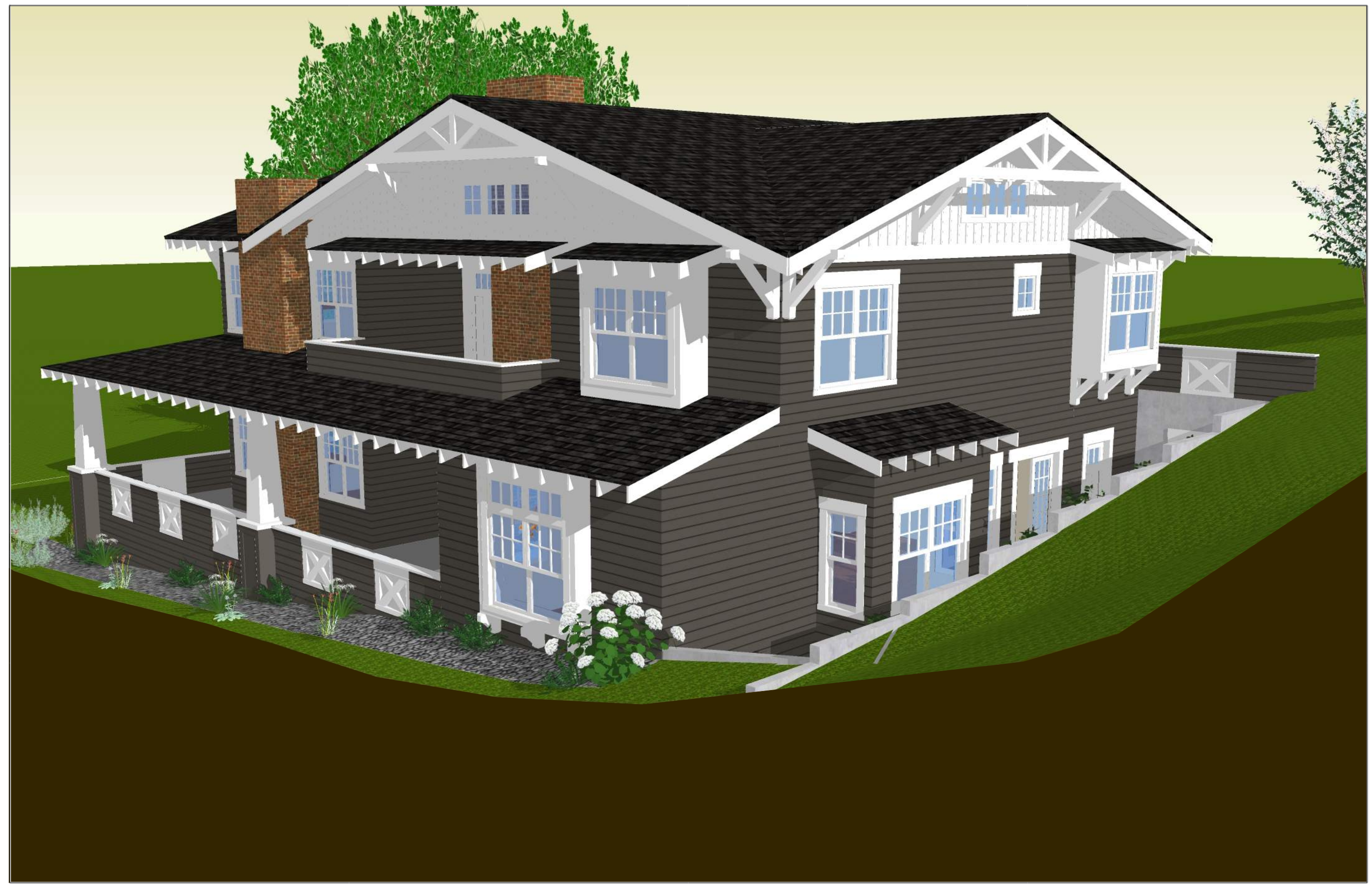
2 PROPOSED SOUTHEAST VIEW (SUMMER STREET)

NTS



3 PROPOSED SOUTHWEST VIEW

NTS



4 PROPOSED NORTHWEST VIEW

NTS



**RED HOUSE
GREEN DESIGNS**

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DESIGNED BY: SARAH HARRIS
DESIGNED FOR: TRAVIS KERNS
PROJECT #: 2020-004
DATE: 3 JULY 2020
REVISIONS

H I S T O R I C D E S I G N R E V I E W
SUMMER STREET HOUSE
1 5 0 0 S U M M E R S T R E E T S E
S A L E M , O R E G O N I D # 5 8 6 1 2 5

SHEET

HLC8