

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.: HIS21-17

APPLICATION NO.: 21-113667-DR

NOTICE OF DECISION DATE: September 29, 2021

SUMMARY: A proposal to repair and replace three(3) staircases on the exterior of the John & Edith Rand House (c1892).

REQUEST: Class 2 Minor Historic Design Review of a proposal to repair and replace three(3) staircases on the exterior of the John & Edith Rand House (c.1892) a historic contributing resource in the Court Chemeketa National Register Historic District located at 1391 Court Street NE (Marion County Assessor Map and Tax Lot Number: 073W27CA01600).

APPLICANT: Hector Garcia

LOCATION: 1391 Court St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(a) – Siding, Exterior Trim & Minor Architectural Features

FINDINGS: The findings are in the attached Decision dated September 29, 2021.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Minor Historic Design Review Case No. HIS21-17 subject to the following conditions of approval:

Condition 1: The applicant shall ensure that the posts at the base of the stairwell on the south side of the resource are replaced with turned posts that match the material of the original. Pressure treated wood shall not be utilized.

Condition 2: The applicant shall provide the Historic Preservation Officer a mockup of a small section (panel) of the new engineered handrail with the attached salvaged turned spindles for preliminary inspection, prior to installation of the spindles on all of the exterior stairwells.

The rights granted by the attached decision must be exercised, or an extension granted, by October 15, 2023, or this approval shall be null and void.

Application Deemed Complete:	<u>August 31, 2021</u>
Notice of Decision Mailing Date:	<u>September 29, 2021</u>
Decision Effective Date:	<u>October 15, 2021</u>
State Mandate Date:	<u>December 29, 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. Thursday, October 15, 2021. 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 Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission 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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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS21-17
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS21-17)
1391 COURT STREET NE) September 29, 2021**

In the matter of the application for a Minor Historic Design Review submitted by Hector Garcia, 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 repair and replace three(3) staircases on the exterior of the John & Edith Rand House (c1892).

REQUEST: Class 2 Minor Historic Design Review of a proposal to repair and replace three(3) staircases on the exterior of the John & Edith Rand House (c.1892) a historic contributing resource in the Court Chemeketa National Register Historic District located at 1391 Court Street NE (Marion County Assessor Map and Tax Lot Number: 073W27CA01600).

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

DECISION

APPROVED based upon the application materials deemed complete on August 31, 2021 and the findings as presented in this report with the following CONDITIONS of APPROVAL:

- Condition 1:** The applicant shall ensure that the posts at the base of the stairwell on the south side of the resource are replaced with turned posts that match the material of the original. Pressure treated wood shall not be utilized.
- Condition 2:** The applicant shall provide the Historic Preservation Officer a mockup of a small section (panel) of the new engineered handrail with the attached salvaged turned spindles for preliminary inspection, prior to installation of the spindles on all of the exterior stairwells.

FINDINGS

1. 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 proposes to repair and replace three staircases on the exterior of the John & Edith Rand House. As stated within the applicant's written narrative, the applicant is proposing to repair and/or replace portions of the stairs, handrails and decking that are in poor condition. The stair repair has been designed by an engineer to ensure that it meets all requirements for structural safety as required under the building code while still ensuring that all significant historic architectural features are maintained. Specifically, the applicant is proposing to attach the existing character defining spindles to the exterior of the new engineered stair rails. The applicant is proposing to secure the spindles to the top and bottom rails utilizing metal fasteners. The applicant is proposing to retain the turned posts or replace these features in kind, matching the design of the existing. The applicant's proposed materials for the replacement posts and engineered rail will be of wood (**Attachment C**).

A stop work order was issued on September 15, 2020 and an investigation fee charged by the Building and Safety Division for work on the front stair, deck and handrail without first obtaining the required permits. Subsequently Building and Safety Division staff, Compliance staff and Historic Preservation staff coordinated with the applicant to ensure that both the appropriate submittals and required engineering were submitted for both the building permit submittal and the required historic design review submittals. On the front stair, the original turned post at the base of the stairwell have been replaced with a square pressure treated post, which does not replicate the design of the original historic turned posts in this location (**Attachment D**).

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, which a portion of is included 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: **Criteria: 230.025(a)** *Siding, exterior trim and minor architectural features* are applicable to this project.

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 John and Edith Rand House was constructed in 1892 in the vernacular Queen Anne style most likely by Willard w. Green who also constructed the Witzel-Watters House which is closely similar in design. The house is significant for its association with Oregon Supreme Court Justice John Langdon Rand. Rand served on the Oregon Supreme Court from 1921-1942. Justice Rand lived in this house on Court Street throughout his term on the Supreme Court until his death.

3. Neighborhood and Citizen Comments

The subject property is located within the Northeast Neighbors Association (NEN). A Request for Comments was sent to the neighborhood association, and surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on August 31, 2021. Comments were received from Heidi Grew, Joan Lloyd and Jaime White (**Attachment E**). Concerns were expressed regarding the appropriate use of period materials and ensuring that the decorative railing elements are preserved.

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required permits. The Planning Division has reviewed the proposal and has no concerns. The Fire Department stated that they have no concerns. The Public Works Department has no concerns.

5. Historic Design Review

SRC Chapter SRC **Criteria: 230.025(a)** *Siding, Exterior trim and minor architectural features* are applicable to this project. Table 230-1 defines this activity as a Class 2 Minor Historic Design Review. Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable criterion.

230.025. Standards for Historic Contributing Buildings and Features within 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.*

Finding: The applicant's proposed materials for the replacement posts and engineered rail will be of wood. The applicant is proposing to salvage the existing historic wooden spindles and secure these to the top and bottom rails utilizing metal fasteners. The turned posts will be retained or the posts will be replaced with in kind materials. Staff finds that in order to better meet SRC 230.025(1) the follow CONDITION of approval is adopted:

Condition 1: The applicant shall ensure that the posts at the base of the stairwell on the south side of the resource are replaced with turned posts that match the material of the original. Pressure treated wood shall not be utilized.

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

Finding: The applicant proposes to repair and replace three staircases on the exterior of the John & Edith Rand House with the intention of both ensuring the safety of these stairwells is improved as well as ensuring the historic integrity of the character defining features of the posts and turned spindles are maintained. While the applicant's written narrative and submitted engineered plans detail the intention to ensure the appearance of the stairwell and handrails is maintained by attaching the decorative spindles to the exterior of the engineered wooden rails, it is unclear how well this replacement will reproduce the appearance of these architectural features to the greatest degree feasible. Therefore, prior to final historic inspection on the associated Building Permit, the applicant shall coordinate with the Historic Preservation Officer to make any necessary corrections to ensure that the replacement and repair work reproduces the design character defining features of the original handrail and spindles to the greatest degree feasible. Therefore, staff adopts the following CONDITION of approval to ensure that SRC 230.025(a)(2) is better met:

Condition 2: The applicant shall provide the Historic Preservation Officer a mockup of a small section (panel) of the new engineered handrail with the attached salvaged turned spindles for preliminary inspection, prior to installation of the spindles on all of the exterior stairwells.

- (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.*

Finding: The applicant has not proposed any improvements relating to energy efficiency therefore this standard is not applicable to the evaluation of this proposal.

DECISION

APPROVED based upon the application materials deemed complete on August 31, 2021 and the findings as presented in this report with the following CONDITIONS of APPROVAL:

- Condition 1:** The applicant shall ensure that the posts at the base of the stairwell on the south side of the resource are replaced with turned posts that match the material of the original. Pressure treated wood shall not be utilized.
- Condition 2:** The applicant shall provide the Historic Preservation Officer a mockup of a small section (panel) of the new engineered handrail with the attached salvaged turned spindles for preliminary inspection, prior to installation of the spindles on all of the exterior stairwells.

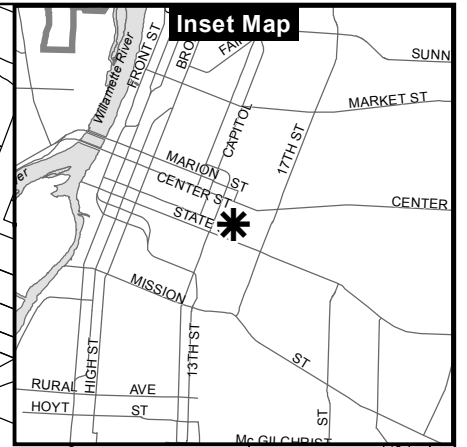
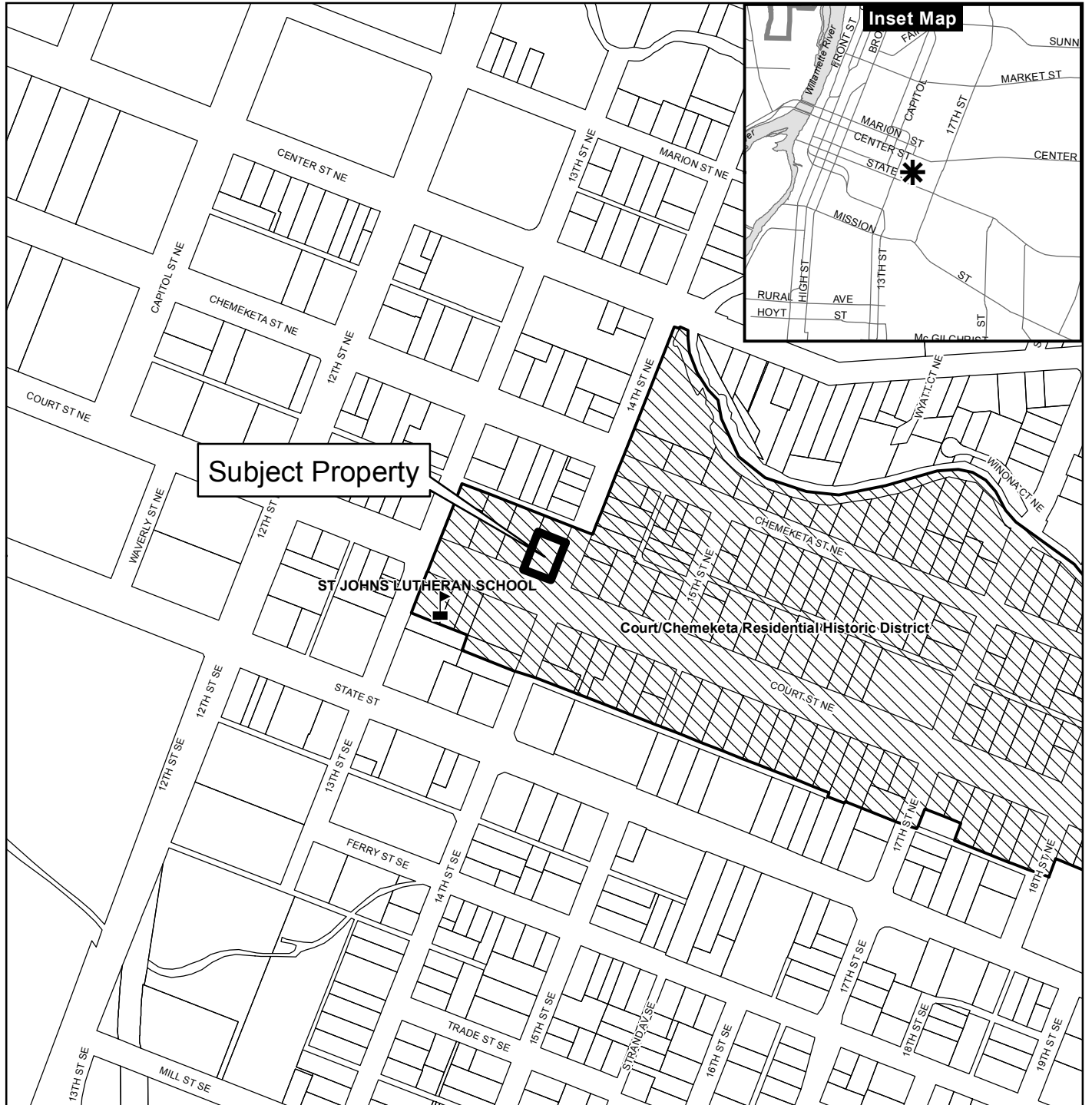


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee








- Attachments: A. Vicinity Map
B. Site Plan
C. Applicant's Submittal Materials-Excerpt
D. Historic Code Violations
E. Neighborhood Comments

Vicinity Map

1391 Court Street NE (073W26BA11200)



Legend

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

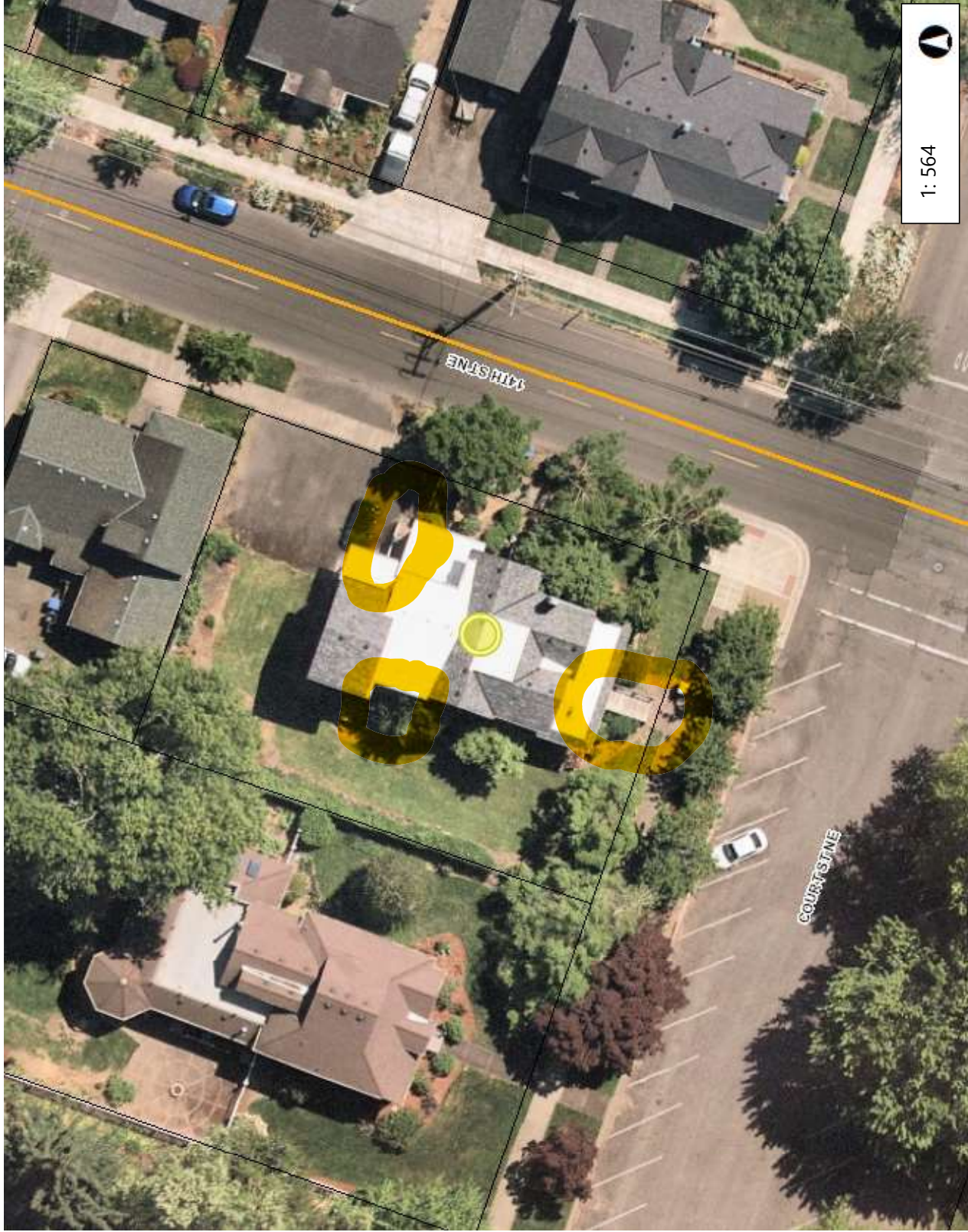


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1391 Court Street NE



1: 564



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

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

Notes

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HIS21-17

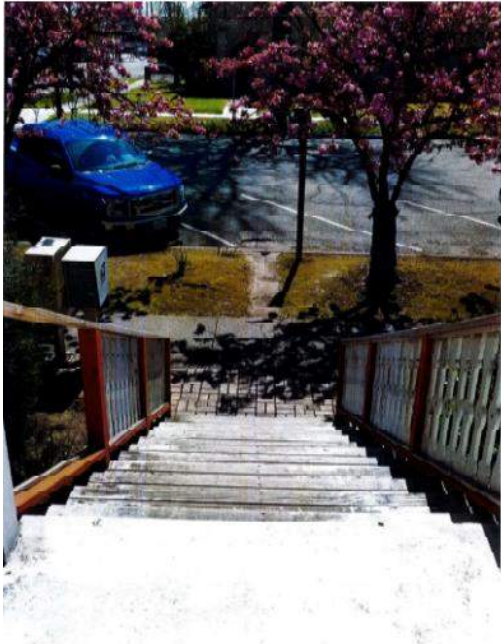
1391 Court Street NE



Eastern Staircase (fronting 14th Street NE).



Western Staircase (interior)



Front Staircase

PROJECT INFORMATION

LOCATION: 1391 COURT ST NE; SALEM, OR 97301
CLIENT: HECTOR GARCIA

BUILDING CODE

BUILDING CODE: 2019 OSSC
BASIC DESIGN WIND SPEED: 96 MPH
WIND EXPOSURE: B
SEISMIC ZONE: D
SOIL BEARING: 1.5 KSF
SNOW LOAD: 25 PSF
LIVE LOAD: 100 PSF
DEAD LOAD: 10 PSF
CONSTRUCTION LOAD: 20 PSF
OCCUPANCY: R-2
CONSTRUCTION TYPE: V-B

DRAWING INDEX

DWG-01: COVER SHEET
DWG-02: STAIR #1
DWG-03: STAIR #2
DWG-04: STAIR #3
DWG-05: STAIR & LANDING DETAILS
DWG-06: GUARDRAIL DETAILS

DESCRIPTION OF WORK

AT THE EXISTING HOUSE LOCATED AT 1391 COURT ST NE IN SALEM, OREGON, THE CONTRACTOR SHALL REMOVE THE EXISTING EXTERIOR WOODEN STAIRCASES ON THE SOUTH, WEST, AND EAST FACING EXTERIOR WALLS. A NEW CODE-COMPLIANT STAIRCASE AND GUARDRAIL SYSTEM SHALL BE INSTALLED AT EACH OF THESE LOCATIONS AS SPECIFIED IN THESE DRAWINGS.

MISC. GENERAL NOTES

- 1. ALL FASTENERS DRIVEN INTO, OR STEEL CONNECTORS EXPOSED TO, PRESSURE TREATED WOOD SHALL BE HOT-DIP GALVANIZED, STAINLESS STEEL, OR APPLIED WITH MANUFACTURER'S PROPRIETARY CORROSION RESISTIVE COATING.
2. PROTECTIVE COVERING OR COATING SHALL BE PROVIDED FOR ALL UNTREATED WOOD AND NON-GALVANIZED FASTENERS.
3. CONTRACTOR TO VERIFY MINIMUM FROST DEPTH REQUIREMENTS WITH LOCAL CODES FOR ALL FOOTINGS AND EXPOSED CONCRETE EDGES.
4. CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON PLANS & SITE CONDITIONS, THEN NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS PRIOR TO CONSTRUCTION.
5. SOIL PREPARATION - PRIOR TO SLAB AND/OR FOUNDATION POUR, PROOF ROLL SUB GRADE AND PROBE FOOTING LOCATIONS, REMOVE SOFT SPOTS & BACKFILL WITH COMPACTED CRUSHED ROCK. ALL CONCRETE FOOTINGS SHALL BE INSTALLED IN UNDISTURBED NATIVE SOIL
6. UNLESS NOTED OTHERWISE, ALL CONCRETE f'c SHALL BE 2500 PSI MINIMUM AT 28 DAYS. THE CONCRETE SHALL BE MIXED IN THE CORRECT PROPORTIONS PRIOR TO PLACEMENT. NO SPECIAL INSPECTION IS REQUIRED.
7. ALL ANCHOR BOLTS SHALL BE EMBEDDED 4" (MIN) INTO CONCRETE. EMBEDMENT DEPTH SHALL START AT TOP OF MAIN FOOTING/SLAB.
8. ALL REINFORCING STEEL SHALL BE ASTM 615, GR 60, PLACED IN ACCORDANCE WITH ACI 318. REQUIRED LAP SPLICE LENGTH: 50 DIAMETERS OR NOTED ON PLANS.
9. INSTALL ALL SIMPSON STRONG-TIE HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
10. ALL SAWN ENDS OF PRESSURE TREATED WOOD MUST BE COATED WITH (2) (MIN) COATS OF COPPER NAPHTHENATE. ALLOW FIRST COAT TO DRY BEFORE APPLYING SECOND COAT.
11. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR THE REINFORCEMENT:
A) CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH: 3" (MIN)
B) CONCRETE EXPOSED TO EARTH OR WEATHER (#5 & SMALLER): 1-1/2" (MIN)
C) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: 1" (MIN)

STAIR GENERAL NOTES

- 1. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36" (SEE 2019 OSSC SECTION 1011.2).
2. STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80" MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING (SEE 2019 OSSC SECTION 1011.3).
3. STAIR RISER HEIGHTS SHALL BE 7" MAXIMUM AND 4" MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11" MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING. A NOSING PROJECTION NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11" (SEE 2019 OSSC SECTION 1011.5.2).
4. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS (SEE 2019 OSSC SECTION 1011.5.4).
5. NOSINGS SHALL HAVE A CURVATURE OR BEVEL OF NOT LESS THAN 1/16" BUT NOT MORE THAN 9/16" FROM THE FOREMOST PROJECTION OF THE TREAD. RISERS SHALL BE SOLID AND VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE OF NOT MORE THAN 30 DEGREES FROM THE VERTICAL (SEE 2019 OSSC SECTION 1011.5.5).
6. THE LEADING EDGE (NOSINGS) OF TREADS SHALL PROJECT NOT MORE THAN 1 1/4" BEYOND THE TREAD BELOW (SEE 2019 OSSC SECTION 1011.5.5.1).
7. NOSING PROJECTIONS OF THE LEADING EDGES SHALL BE OF UNIFORM SIZE, INCLUDING THE PROJECTIONS OF THE NOSING'S LEADING EDGE OF THE FLOOR AT THE TOP OF A FLIGHT. (SEE 2019 OSSC SECTION 1011.5.5.2).
8. RISERS SHALL BE SOLID. RISERS ARE NOT REQUIRED PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A SPHERE WITH A DIAMETER OF 4" (SEE 2019 OSSC SECTION 1011.5.5.3).
9. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS, MEASURED PERPENDICULARLY TO THE DIRECTION OF TRAVEL, SHALL BE NOT LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH, MEASURED PARALLEL TO THE DIRECTION OF TRAVEL, EQUAL TO THE WIDTH OF THE STAIRWAY OR 48", WHICHEVER IS LESS. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7" INTO A LANDING (SEE 2019 OSSC SECTION 1011.6).
10. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING, EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION (SEE 2019 OSSC SECTION 1011.7).
11. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL NOT BE SLOPED STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE) IN ANY DIRECTION. STAIRWAY TREADS AND LANDINGS SHALL HAVE A SOLID SURFACE. FINISH FLOOR SURFACES SHALL BE SECURELY ATTACHED. OPENINGS IN STAIR WALKING SURFACES SHALL BE A SIZE THAT DOES NOT PERMIT THE PASSAGE OF 1/2"-DIAMETER SPHERE. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DIRECTION OF TRAVEL (SEE 2019 OSSC SECTION 1011.7.1).
12. OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES (SEE 2019 OSSC SECTION 1011.7.2).
13. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS (SEE 2019 OSSC SECTION 1011.8).

HANDRAIL GENERAL NOTES

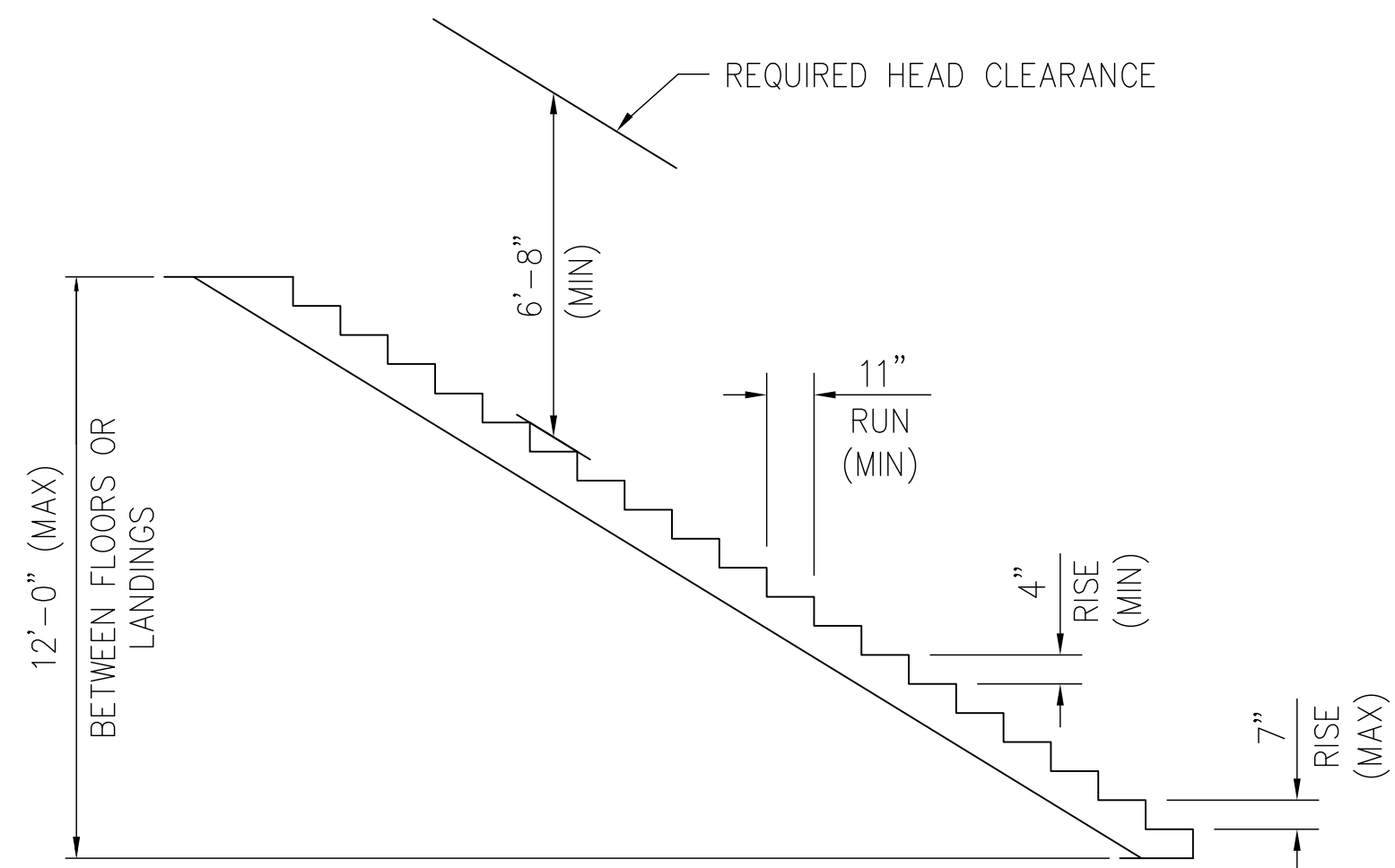
- 1. HANDRAILS SHALL BE BY OTHERS, AND SHALL BE PLACED ON EACH SIDE OF STAIRWAY, CONTINUOUS FROM THE FIRST RAIL SUPPORT POST AT THE BASE OF THE STAIR RUN, TO THE LAST RAIL SUPPORT POST AT THE TOP OF THE STAIR RUN, AND SHALL NOT BE INTERRUPTED BY RAIL POSTS OR NEWEL POSTS (SEE 2019 OSSC SECTION 1014.4).
2. HANDRAILS BY OTHERS MAY BE ATTACHED TO THE INSIDE FACE OF THE GUARD SIDE RAIL OR THE TOP OF THE GUARD TOP RAIL AS REQUIRED BY THE HOMEOWNER/CONTRACTOR, PROVIDED THEY MEET THE CRITERIA OUTLINED IN THESE GENERAL NOTES.
3. HANDRAIL TYPE I: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL BE NO LESS THAN 1-1/4" IN DIAMETER, AND NO GREATER THAN 2" IN DIAMETER. WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6-1/4" WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2-1/4" AND A MINIMUM CROSS-SECTIONAL DIMENSION OF 1". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01" (SEE 2019 OSSC SECTION 1014.3.1).
4. HANDRAIL TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8" TO A LEVEL THAT IS NOT LESS THAN 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1-1/4" TO NOT GREATER THAN 2-3/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01" (SEE 2019 OSSC SECTION 1014.3.2).
5. THE TOP OF THE HANDRAILS SHALL BE NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE FINISHED LANDING AND NOSING OF EACH STAIR TREAD (SEE 2019 OSSC SECTION 1014.2).
6. HANDRAILS MOUNTED TO THE INSIDE FACE OF THE GUARDRAIL SHALL HAVE NO LESS THAN A 1-1/2" (CLEAR) GAP BETWEEN THE GUARD SIDE RAIL AND THE HANDRAIL. BOTH THE GUARD SIDE RAIL, AND THE HANDRAIL, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS (SEE 2019 OSSC SECTION 1014.7).
7. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" INTO THE REQUIRED 36" WIDTH OF THE STAIRWAY (SEE 2019 OSSC SECTION 1003.3.3).
8. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS (SEE 2019 OSSC SECTION 1014.5)
9. HANDRAILS SHALL RETURN TO THE RAIL POST AT THE BASE OF THE STAIR RUN, AND SHALL RETURN TO THE EXISTING PORCH POST AT THE TOP OF THE STAIR RUN (SEE 2019 OSSC SECTION 1014.6).
10. HANDRAILS BY OTHERS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT, AND A CONCENTRATED LOAD OF 200 POUNDS (SEE 2019 OSSC SECTIONS 1607.8.1 & 1607.8.1.1).
11. HANDRAILS SHALL BE PAINTED OR TREATED AS REQUIRED TO WITHSTAND THE ELEMENTS. ALL FASTENERS SHALL BE HOT-DIP GALVANIZED, STAINLESS STEEL, OR APPLIED WITH MANUFACTURER'S PROPRIETARY CORROSION RESISTIVE COATING.

GUARDRAIL GENERAL NOTES

- 1. ALL WOOD USED FOR THE INSTALLATION OF THE NEW GUARDRAIL SHALL BE PRESSURE TREATED TO WITHSTAND THE ELEMENTS. ALL FASTENERS SHALL BE HOT-DIP GALVANIZED, STAINLESS STEEL, OR APPLIED WITH MANUFACTURER'S PROPRIETARY CORROSION RESISTIVE COATING.
2. THE TOP OF GUARDRAILS SHALL BE NO LESS THAN 36" ABOVE THE FINISHED LANDING AND NOSING OF EACH STAIR TREAD (SEE 2019 OSSC SECTION 1015.3).
3. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE BALUSTERS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH (SEE 2019 OSSC SECTION 1015.4).
4. THE TRIANGULAR OPENINGS FORMED BY TREAD, RISER AND BOTTOM ELEMENT OF GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A 6" SPHERE CANNOT PASS THROUGH (SEE 2019 OSSC SECTION 1015.4).
5. ALL INTERMEDIATE BALUSTERS OR ORNAMENTAL PATTERN MEMBERS SHALL BE DESIGNED TO WITHSTAND A CONCENTRATED LOAD OF 50 POUNDS (SEE 2019 OSSC SECTION 1607.8.1.2). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ANY EXISTING ORNAMENTAL BALUSTERS THAT WILL BE REINSTALLED ARE ABLE TO WITHSTAND THE CONCENTRATED LOAD NOTED ABOVE. IF EXISTING ORNAMENTAL BALUSTERS ARE UNABLE TO RESIST THE CONCENTRATED LOAD, THE CONTRACTOR SHALL INSTALL 2"x2" (MIN NOMINAL) P.T. #2 H-F BALUSTERS WITH (2) #10 X 2-1/2" (MIN) LONG WOOD SCREWS AT TOP AND BOTTOM IN ORDER TO ACHIEVE STRUCTURAL ADEQUACY.

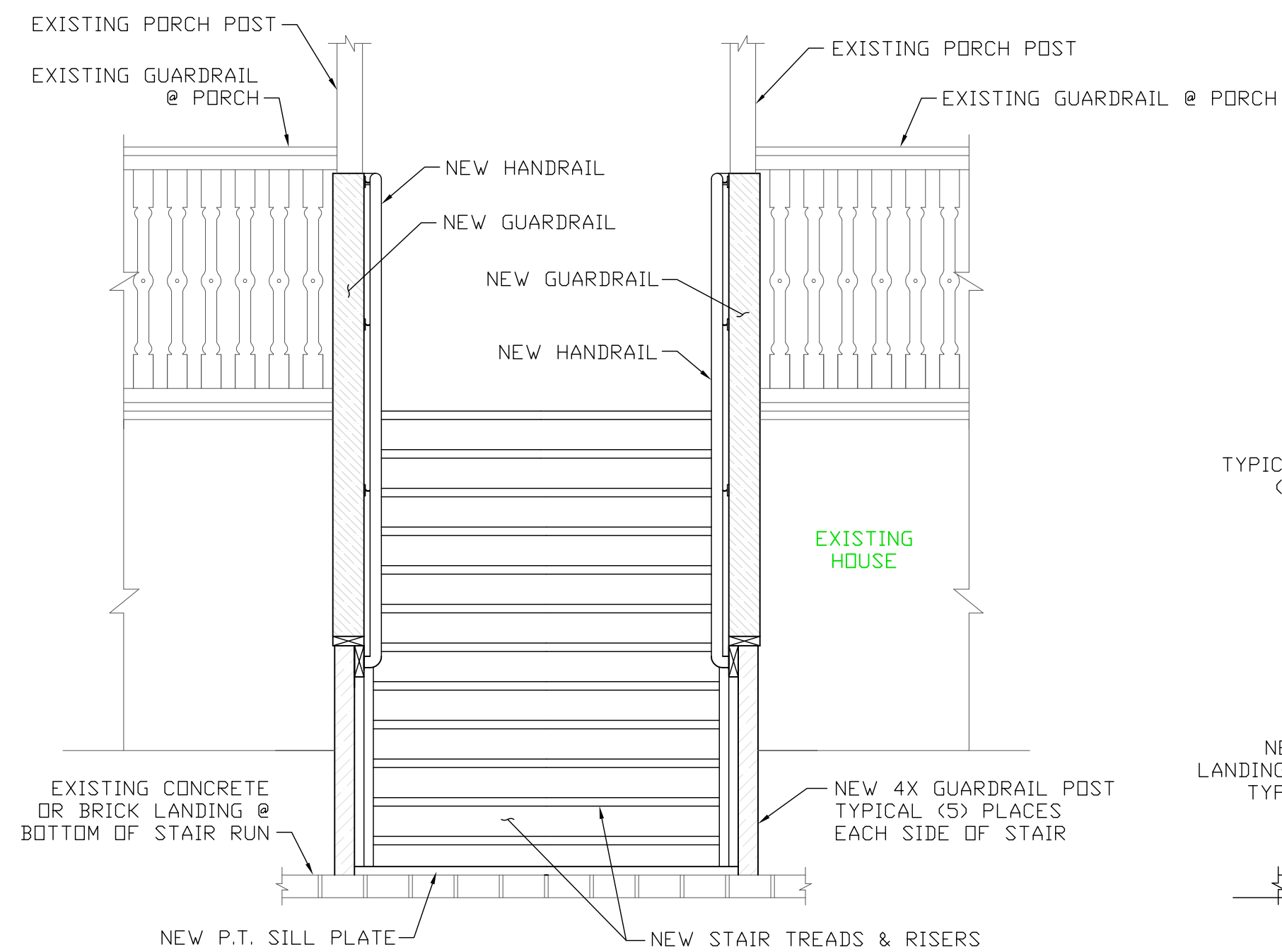
ABBREVIATIONS

CL = CENTER LINE
DWG = DRAWING
HDG = HOT-DIP GALVANIZED
H-F = HEMLOCK FIR
(MIN) = MINIMUM
O.C. = ON CENTER
P.T. = PRESSURE TREATED
PLCS = PLACES
(REF) = REFERENCE
REQ'D = REQUIRED
W/ = WITH

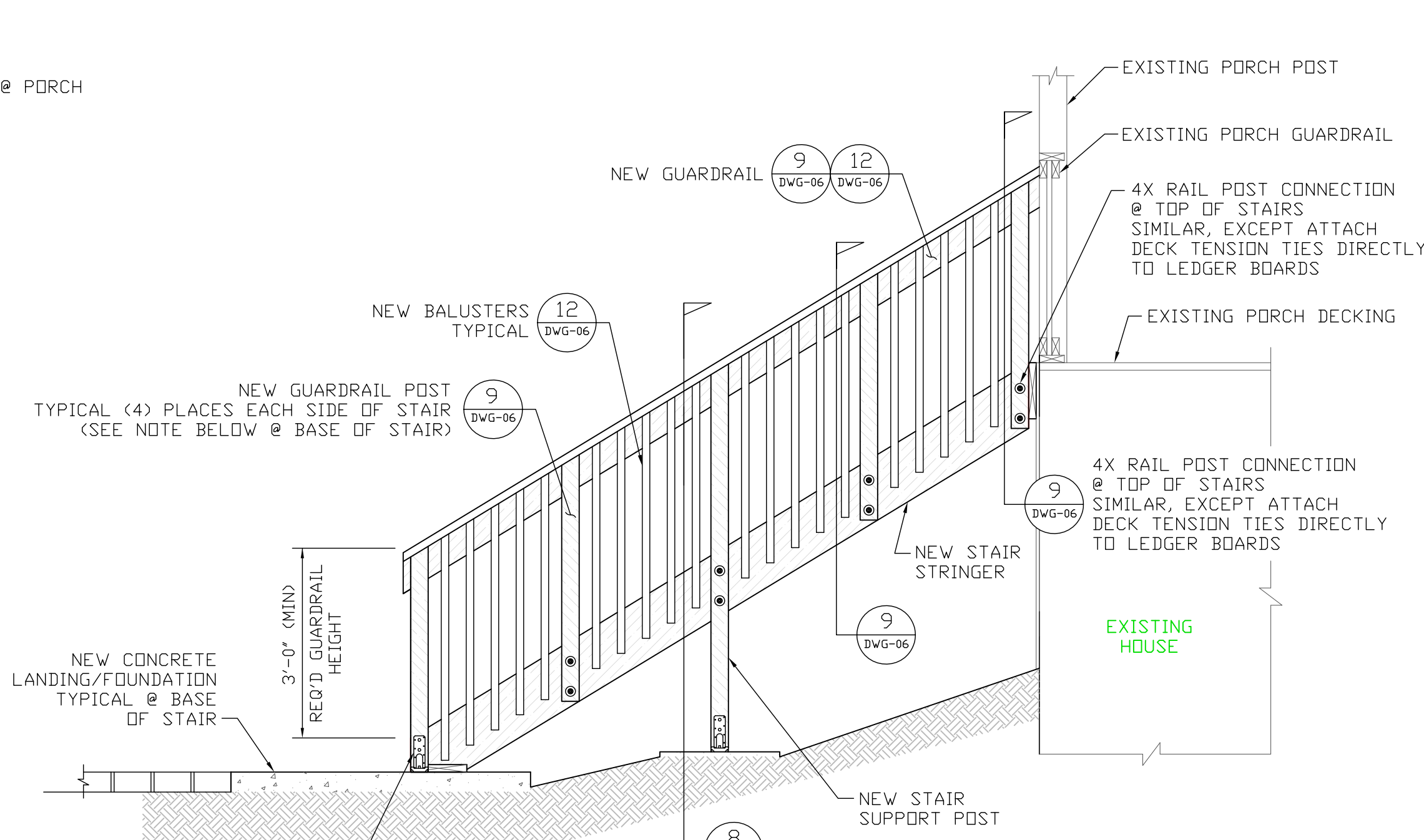


61
Designed by
Nicolás Clay Jasper
17984PE
CFE 28888
OREGON
25. 6/18/2021
EXPIRES:

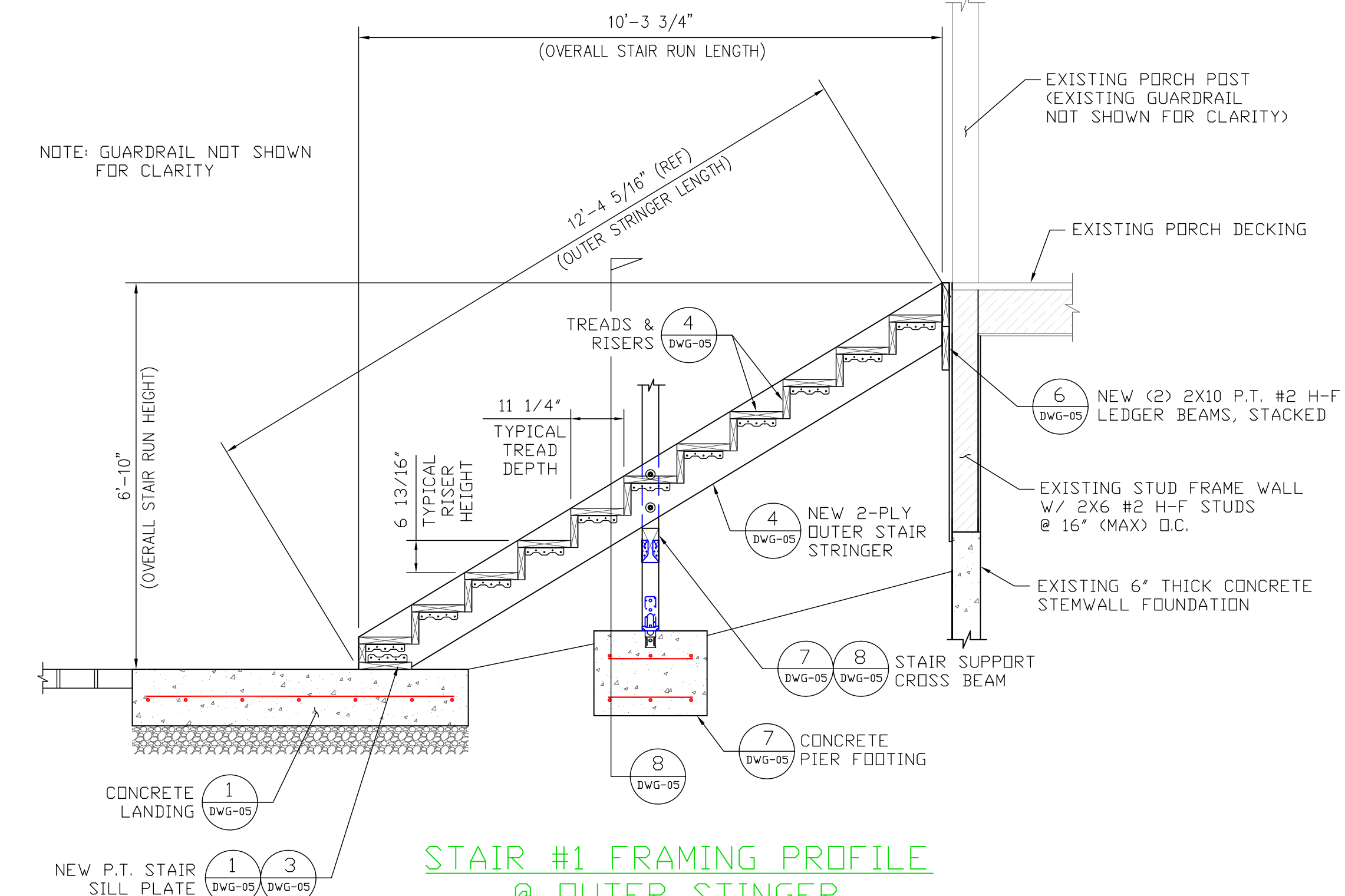
COVER SHEET
AE ALLIANCE ENGINEERING aeOregon.com
Specialists in Post Frame Engineering
CLIENT: HECTOR GARCIA
OWNER / BUILDING LOCATION: HECTOR GARCIA 1391 COURT ST NE SALEM, OR 97301
DATE: 11 JUN 21 DWG. NO.: DWG-01 of 06 JOB NO.: GS1604121 REV. 0



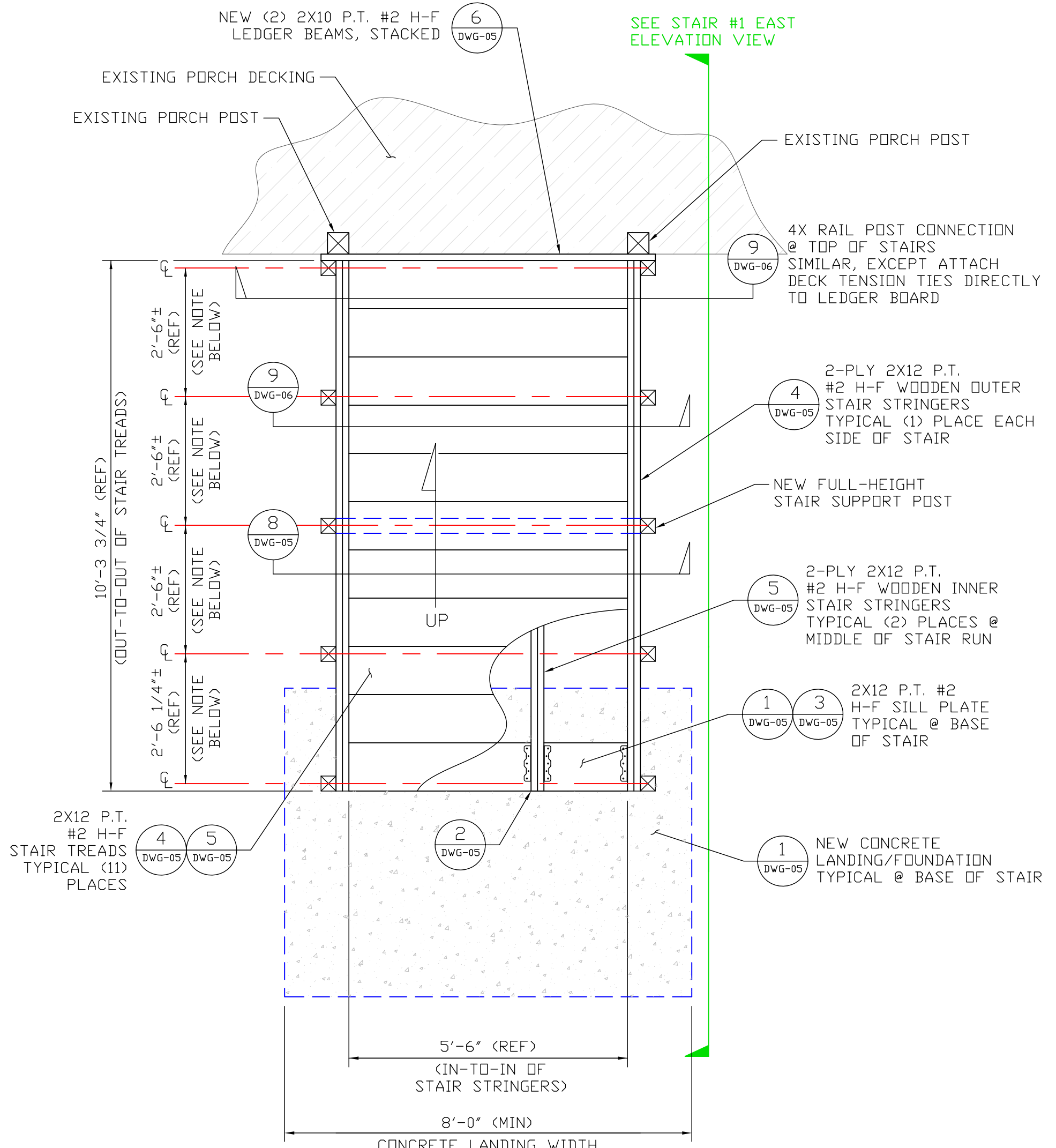
STAIR #1 SOUTH ELEVATION VIEW
(FRONT VIEW)
SCALE: 1/2" = 1'-0"



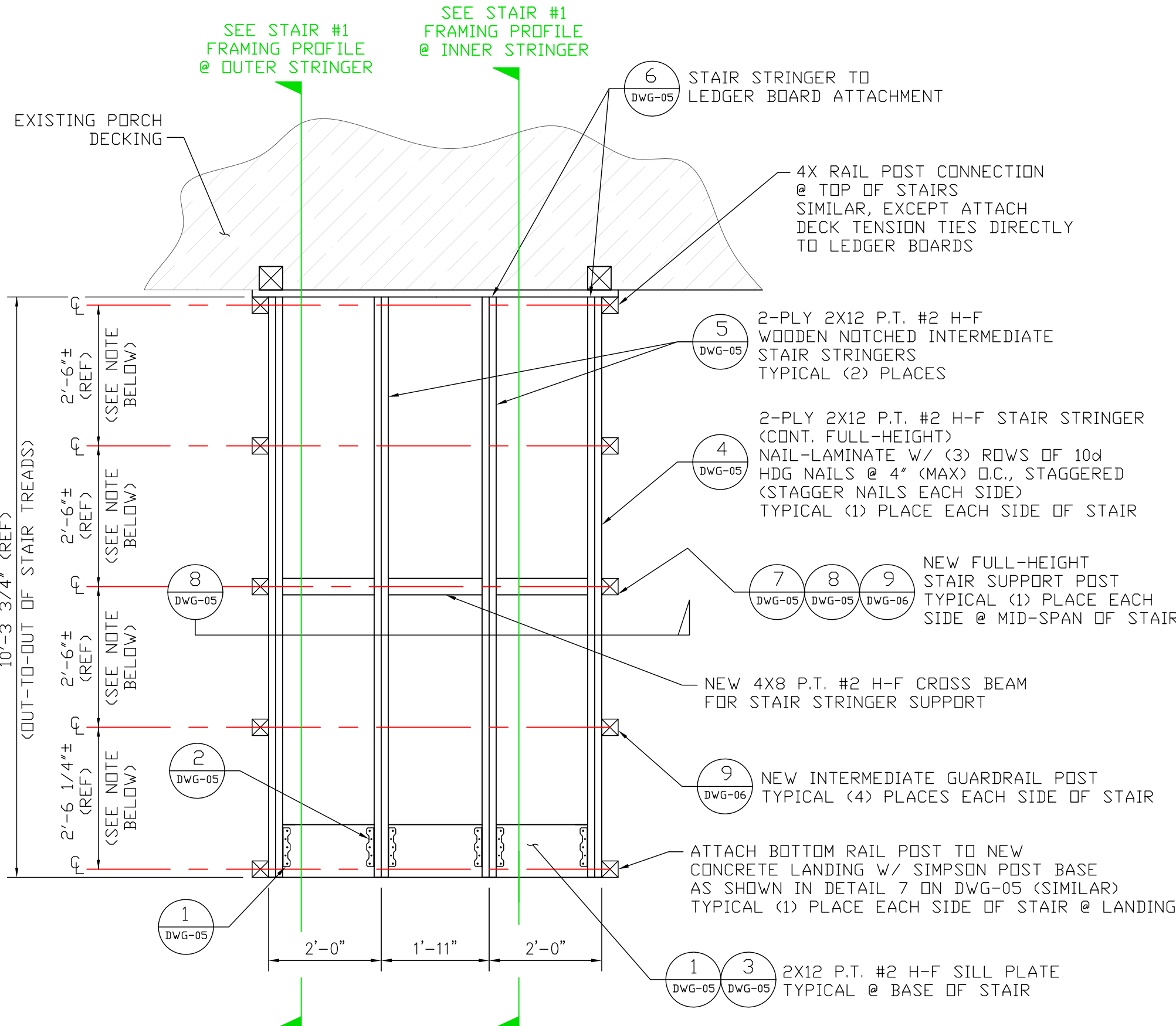
STAIR #1 EAST ELEVATION VIEW
(SIDE VIEW - WEST ELEVATION SIMILAR)
SCALE: 1/2" = 1'-0"



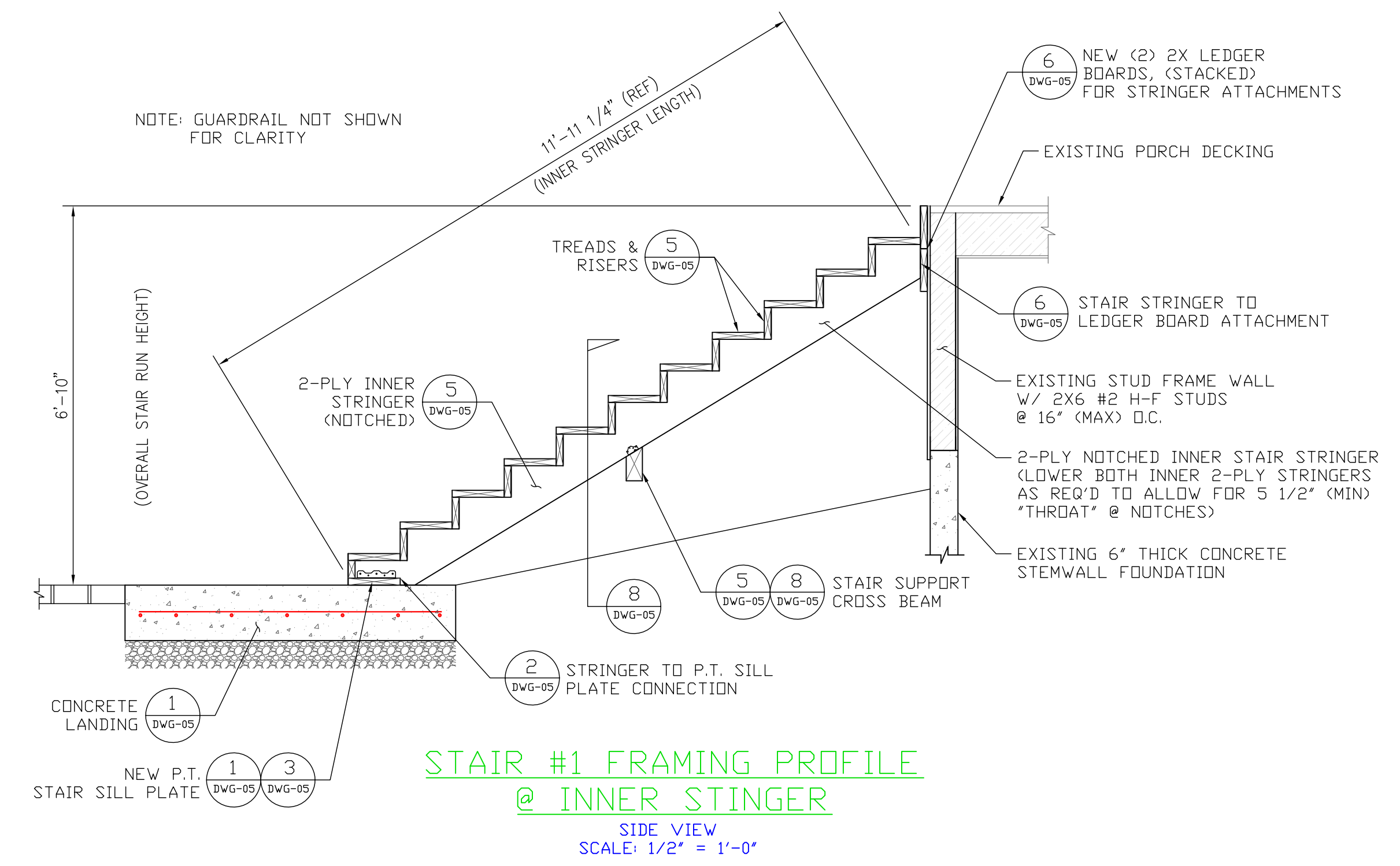
STAIR #1 FRAMING PROFILE @ OUTER STRINGER
SIDE VIEW
SCALE: 1/2" = 1'-0"



STAIR #1 PLAN (W/ TREADS SHOWN)
(TOP VIEW)
SCALE: 1/2" = 1'-0"



STAIR #1 PLAN (W/ TREADS OMITTED)
(TOP VIEW)
SCALE: 1/2" = 1'-0"



STAIR #1 FRAMING PROFILE @ INNER STRINGER
SIDE VIEW
SCALE: 1/2" = 1'-0"

NOTE: CONTRACTOR MUST FIELD VERIFY ALL (REF) DIMENSIONS. CONTRACTOR MAY NEED TO MAKE ADJUSTMENTS IN THE FIELD TO 4X RAIL POST SPACING IN ORDER TO ENSURE PROPER INSTALLATION @ SOLID RISER BLOCK/TREAD LOCATIONS

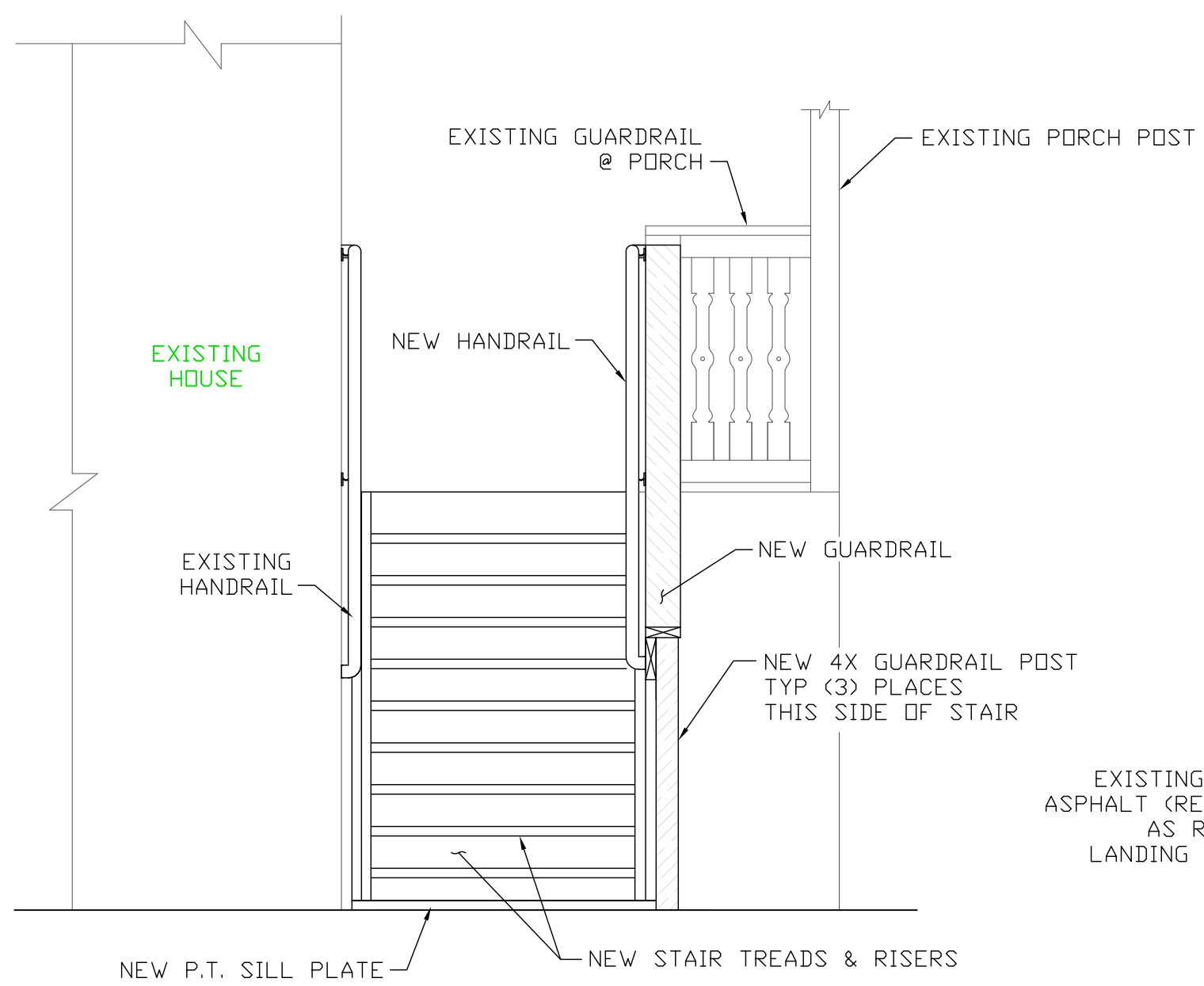
61
Designed by
Michael S. Thompson
CREATED BY
OREGON 6/18/2021
25

EXPIRES:

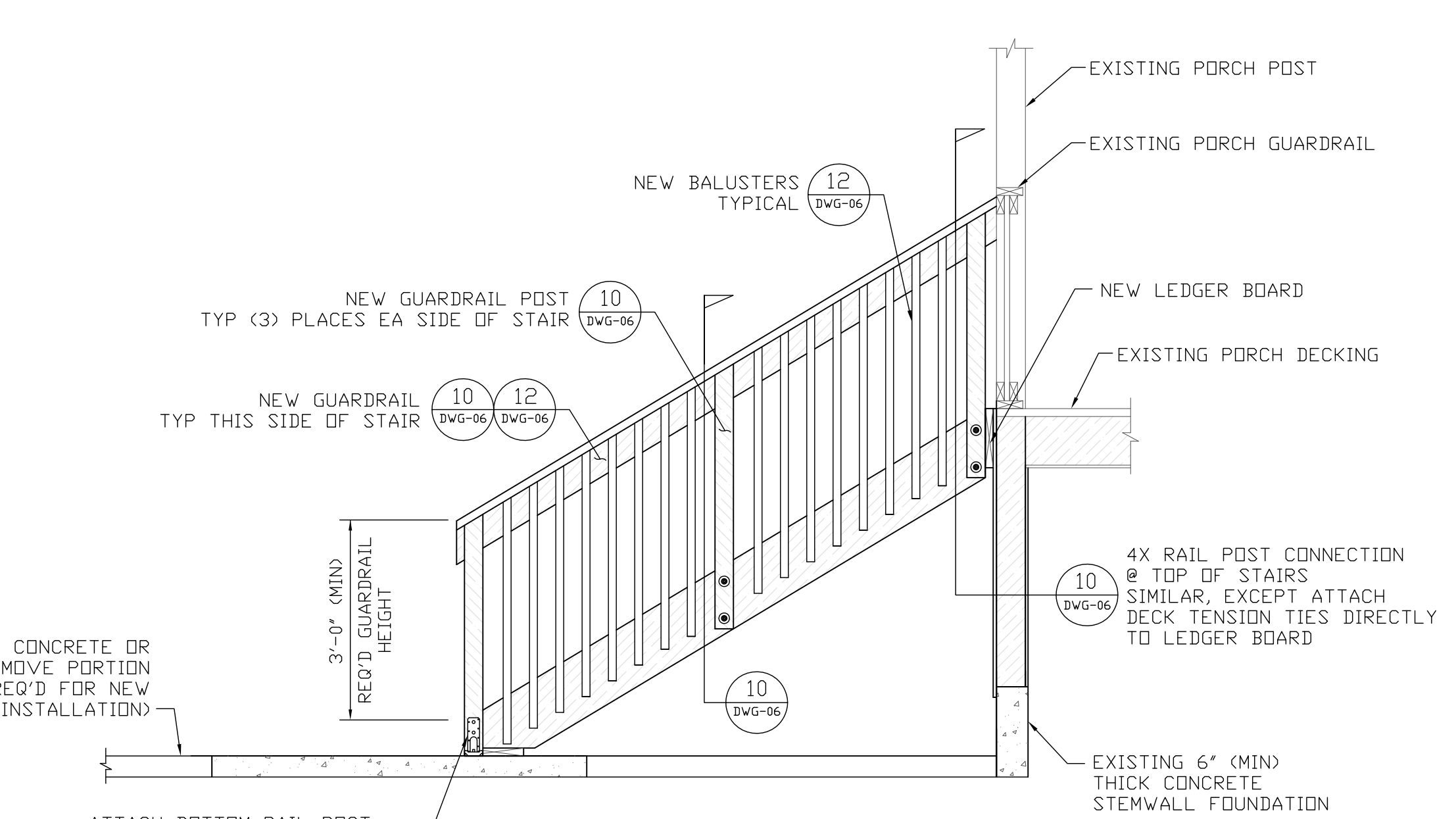
STAIR #1

AE ALLIANCE ENGINEERING aeOregon.com
Specialists in Post Frame Engineering

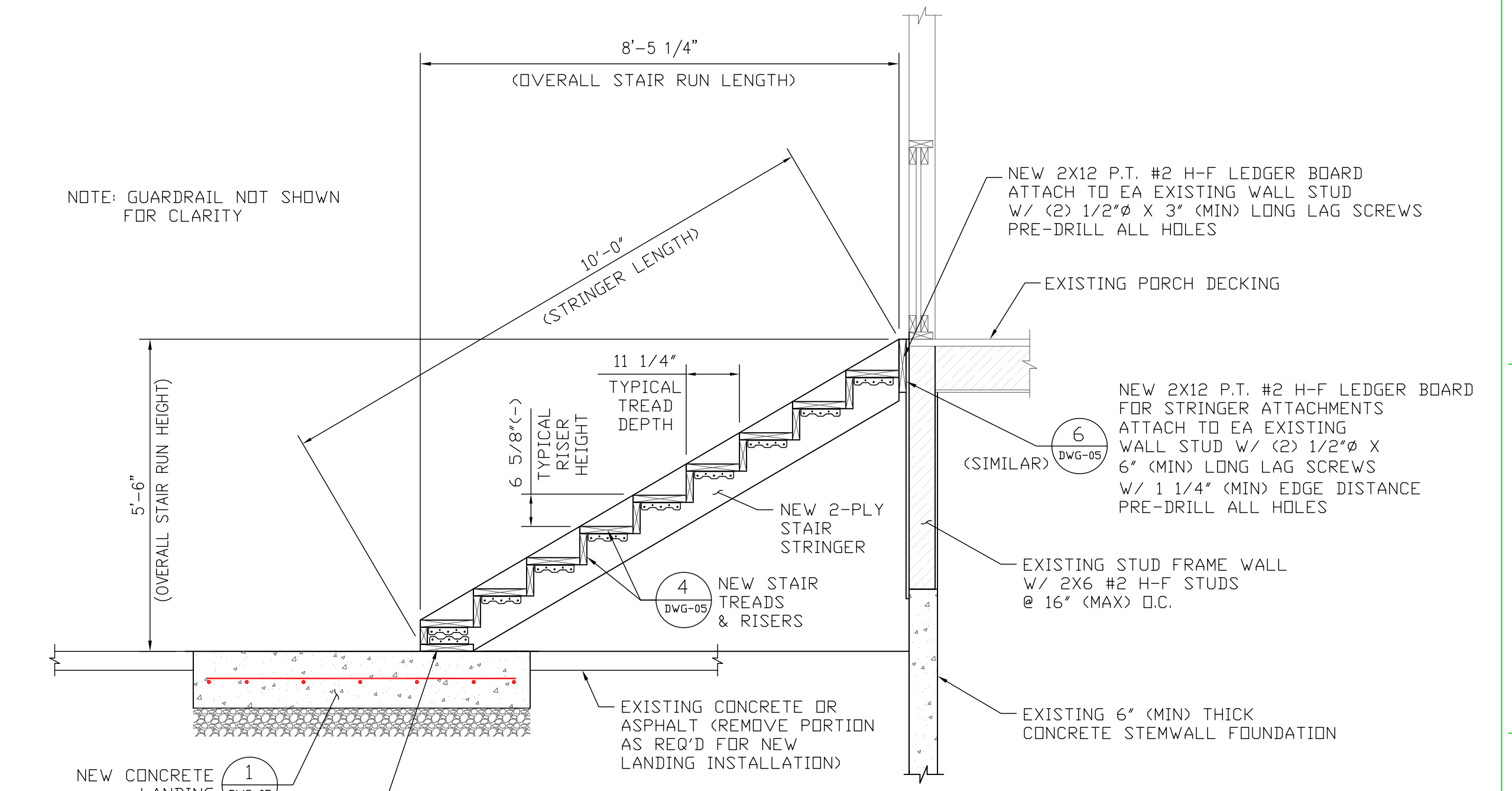
CLIENT	OWNER / BUILDING LOCATION
HECTOR GARCIA 1291 14TH AVE NW SALEM, OR 97304	HECTOR GARCIA 1391 COURT ST NE SALEM, OR 97301
DATE: 11 JUN 21	DWG. NO.:
DRAWN BY: RC	PLOT @: 24
	JOB NO.:
	REV.:
	DWG-02 of 06
	GS1604121



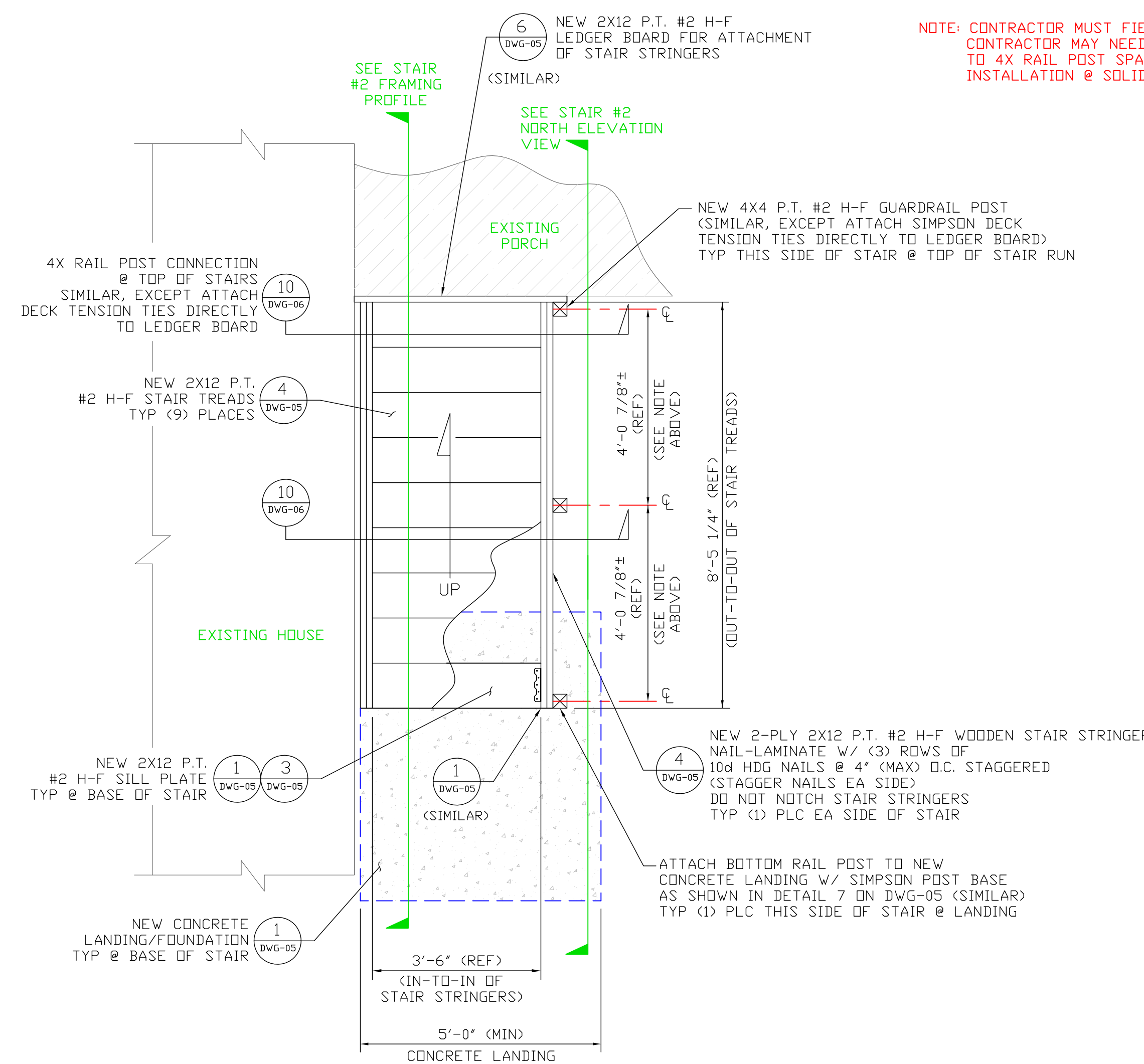
STAIR #2 EAST ELEVATION VIEW
SCALE: NOT TO SCALE



STAIR #2 NORTH ELEVATION VIEW
(SOUTH ELEVATION SIMILAR)
SCALE: NOT TO SCALE



STAIR #2 FRAMING PROFILE
(INNER SIDE VIEW)
SCALE: NOT TO SCALE



STAIR #2 PLAN
(TOP VIEW)
SCALE: NOT TO SCALE

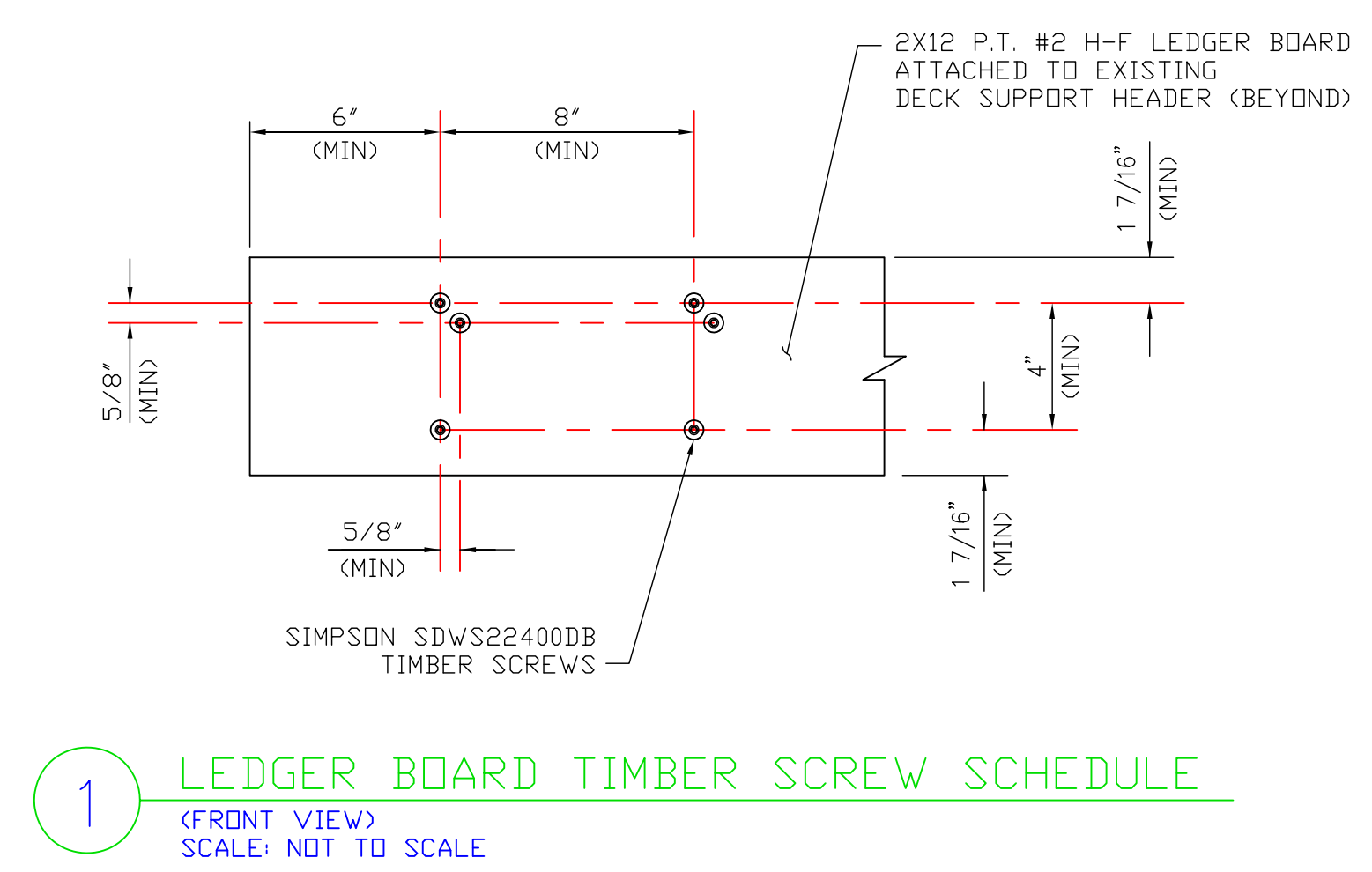
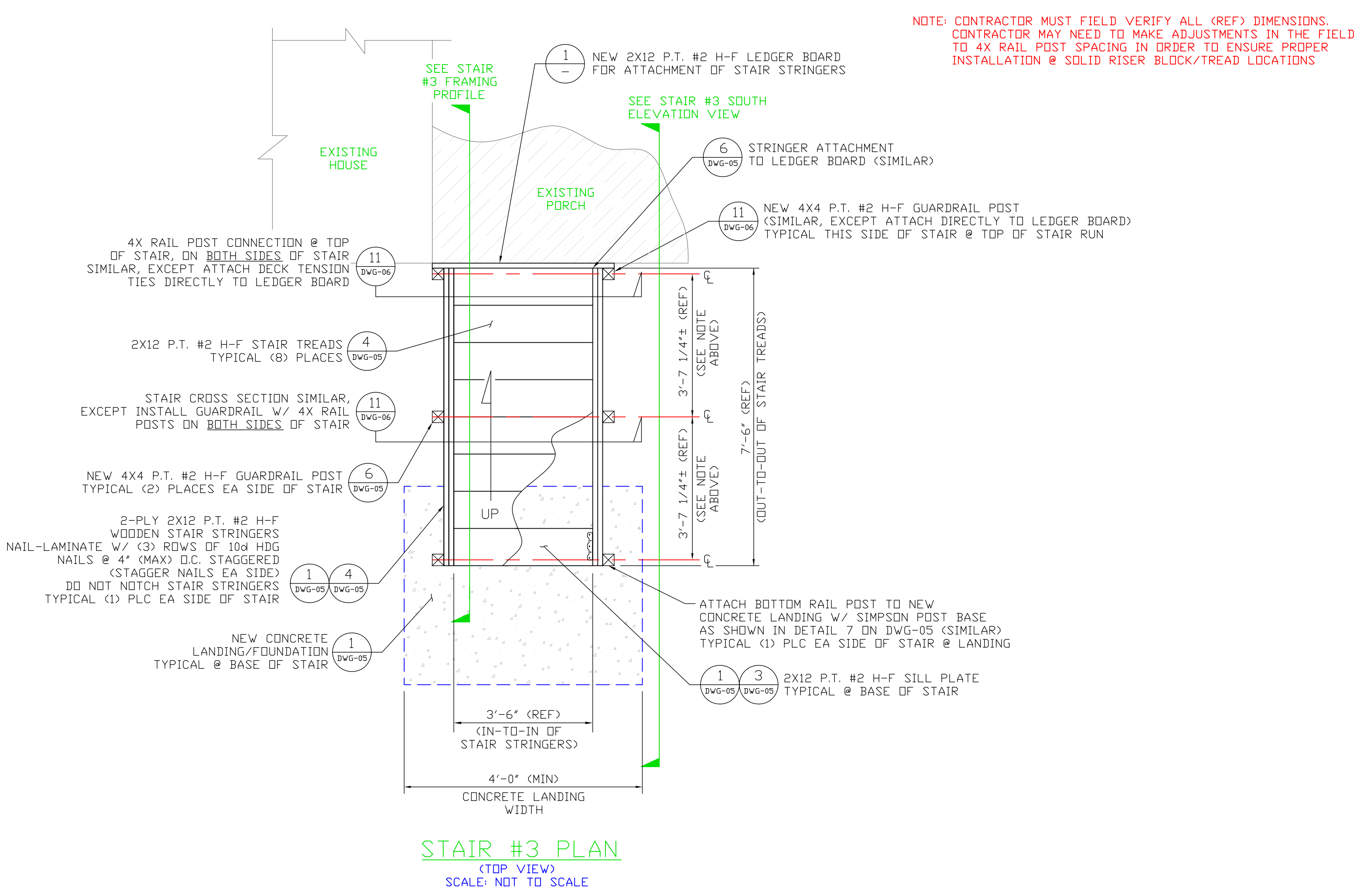
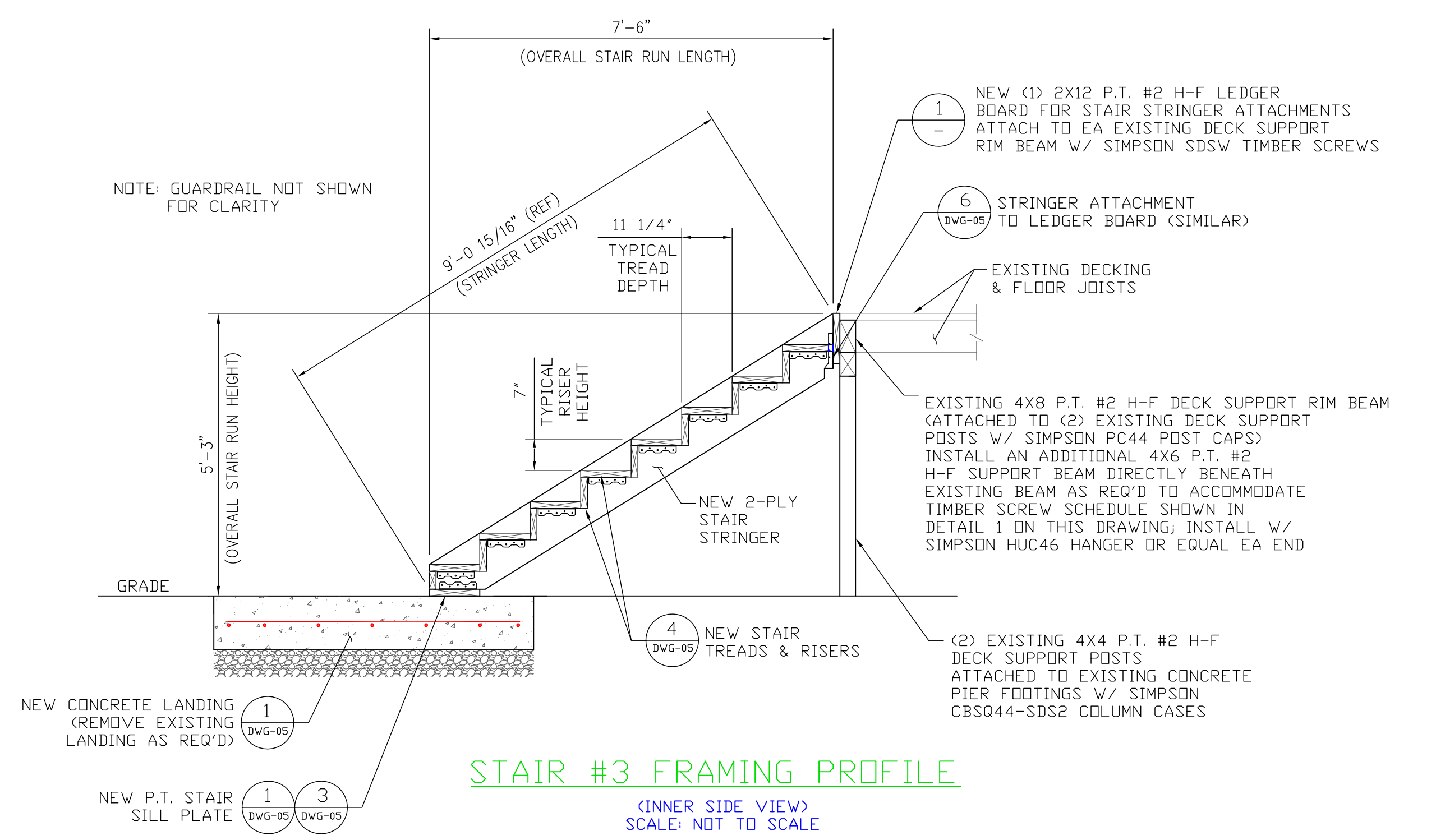
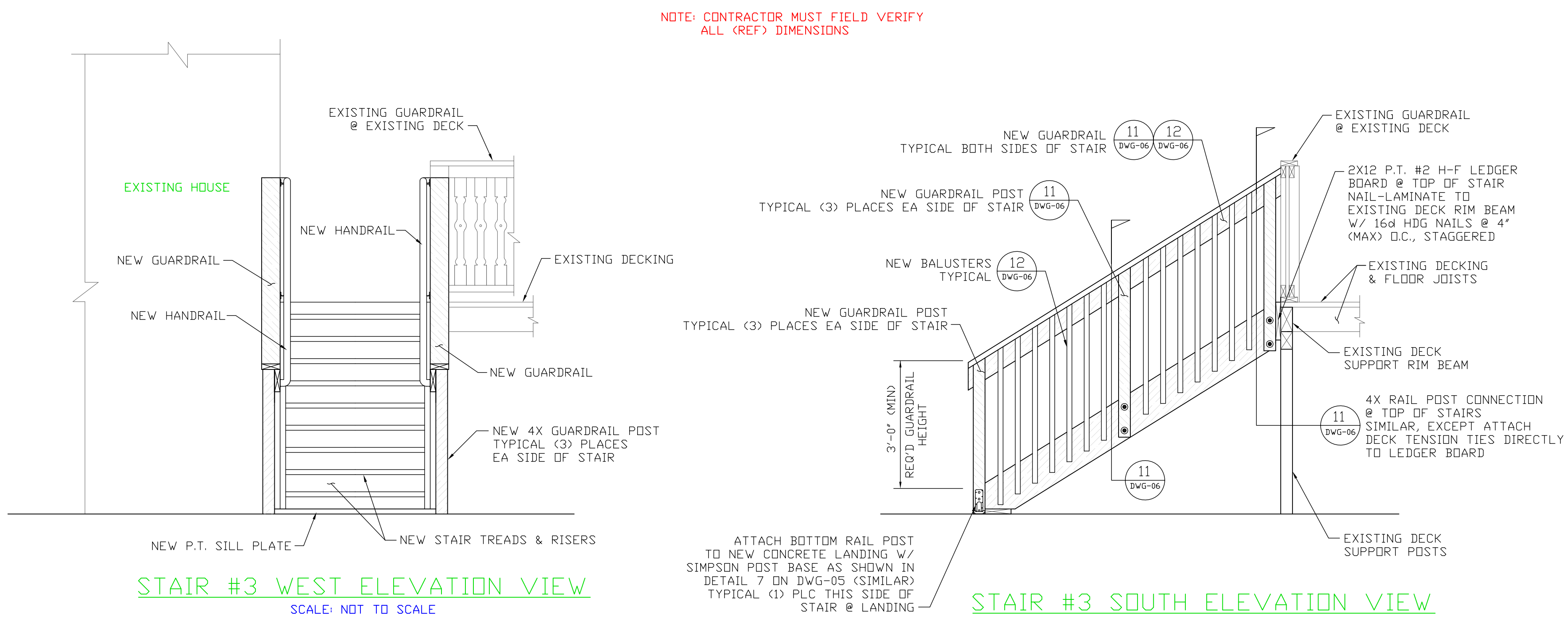
NOTE: CONTRACTOR MUST FIELD VERIFY ALL (REF) DIMENSIONS. CONTRACTOR MAY NEED TO MAKE ADJUSTMENTS IN THE FIELD TO 4X RAIL POST SPACING IN ORDER TO ENSURE PROPER INSTALLATION @ SOLID RISER BLOCK/TREAD LOCATIONS

DocuSigned by:
Nicholas Clay
6/18/2021
OREGON
EXPIRES:

STAIR #2

AE ALLIANCE ENGINEERING
Specialists in Post Frame Engineering
aeOregon.com

CLIENT	OWNER / BUILDING LOCATION
HECTOR GARCIA 1291 14TH AVE NW SALEM, OR 97304	HECTOR GARCIA 1391 COURT ST NE SALEM, OR 97301
DATE: 11 JUN 21	DWG. NO.:
DRAWN BY: RC	JOB NO.:
PLOT @: 24	REV.:
DWG-03 of 06	GS1604121



STAIR #3

AE ALLIANCE ENGINEERING aeOregon.com
Specialists in Post Frame Engineering

CLIENT	OWNER / BUILDING LOCATION
HECTOR GARCIA 1291 14TH AVE NW SALEM, OR 97304	HECTOR GARCIA 1391 COURT ST NE SALEM, OR 97301
DATE: 11 JUN 21	DWG. NO.: GS1604121
DRAWN BY: RC	JOB NO.: 25
PLOT @: 24	REV.: 0

Designed by:
Nicholas Clay Jasper
17984PE
OREGON 6/18/2021
EXPIRES:

Hector Garcia
1291 14th Ave NW
Salem, OR 97304

August 23, 2021

Plan Review

Alliance Engineering Job No.: GS1604121
Building Owner: Hector Garcia
Building Address: 1391 Court St NE
Salem, OR 97301
Permit #: 20-115661 BP

Dear Albert Rossi,

Concerning the exterior staircases located at the address above:

The contractor may re-install the existing decorative balusters, or fabricate new decorative balusters to match the existing ones, in order to maintain the desired appearance as required for historical preservation of the property. Installation of the decorative balusters is permitted provided that they are installed to the exterior side of the structural 2x balusters shown in the drawings. Structural 2x balusters shown on the drawings may not be modified in any manner, except to allow for the attachment of the decorative balusters.

If you have any questions, please contact me.

Sincerely,


Nicholas Jasper, PE
Civil Engineer/Principal





2021 (June)



2012

1391 Court Street NE is designated as a historic contributing resource to the National Register listed Court Chemeketa Historic District. It is known as the John & Edith Rand House, constructed in 1892 and is significant as a vernacular example of a Queen Anne style house. Of note is the decorative woodwork throughout, including the decorative balusters supporting the porch rail and front entry stair handrails.

The applicant replaced the decorative posts/handrail on the front stair rail without historic design review in violation of **SRC 230.020(a)**: *..no exterior portion of a local historic resource, contributing building, non-contributing building or new construction in a local historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted.*

A Class 3 Major Historic Design Review is required per SRC 230.020(c) and the applicant must demonstrate the standards in **SRC 230.025** or the guidelines in **SRC 230.065** have been met for the alterations.

Additionally it has been noted by a site inspection by Building & Safety Division staff that the stairs are currently not built to current building code and are potentially unsafe. **SRC 230.100 (b)(1)** states that no owner of a historic contributing building shall allow: *Faults, defects or other conditions which render the building or resource structurally unsafe..*

Kimberli Fitzgerald

From: Heidi Grew <hpgrew@gmail.com>
Sent: Wednesday, September 15, 2021 4:14 PM
To: Kimberli Fitzgerald
Subject: 1391 Court Street NE comments

Hi Kimberli,

I understand the multi-unit apt/house at 1391 Court Street NE seeks to replace staircases. I hope the final decision includes that period materials should be used and, ideally, replacement is mindful of preserving or restoring decorative railing elements that are true to that house.

Heidi Preuss Grew
1568 Chemeketa St NE, Salem, OR 97301

Heidi Preuss Grew
International Academy of Ceramics member since 2007
www.heidpreussgrew.com

Kimberli Fitzgerald

From: noreply@cityofsalem.net on behalf of Jaimescwhite@gmail.com
Sent: Wednesday, September 15, 2021 9:42 PM
To: Kimberli Fitzgerald
Subject: Contact Kimberli Fitzgerald
Attachments: ATT00001.bin

Your Name	Jaime White
Your Email	Jaimescwhite@gmail.com
Your Phone	503-910-0701
Street	1456 Court St NE
City	Salem
State	OR
Zip	97301
Message	In regards to case HIS 21-17. The property located at 1391 Court St NE. I think that while the owner is repairing the handrail, it should be restored back to a more decorative post. The way it looked in the photos from 40 years ago.

This email was generated by the dynamic web forms contact us form on 9/15/2021.

Kimberli Fitzgerald

From: Jaimes White <jaimescwhite@gmail.com>
Sent: Wednesday, September 15, 2021 1:34 PM
To: courtchemeketa@groups.io
Cc: Kimberli Fitzgerald
Subject: Re: [courtchemeketa] Case No. HIS21-17 1391 Court St. NE

The railing should be restored back to the way it was with the decorative railing.

Jaime White
McCully Realty
Principle Broker licensed in Oregon

On Sep 15, 2021, at 11:46 AM, Joan Lloyd <jello879@gmail.com> wrote:

The replacement of the staircases for 1391 Court St. NE should not be allowed because some of the materials are not period acceptable.

Ryan Chase, an engineer with Alliance Engineering with whom I had a conversation, told me that they recommended using pressure treated wood for the project as they do for all exterior projects because of its longevity.

Joan Lloyd

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[Your Subscription](#) | [Contact Group Owner](#) | [Unsubscribe](#) [Jaimescwhite@gmail.com]

Kimberli Fitzgerald

From: Joan Lloyd <jello879@gmail.com>
Sent: Wednesday, September 15, 2021 11:46 AM
To: Kimberli Fitzgerald
Subject: Case No. HIS21-17 1391 Court St. NE

The replacement of the staircases for 1391 Court St. NE should not be allowed because some of the materials are not period acceptable.

Ryan Chase, an engineer with Alliance Engineering with whom I had a conversation, told me that they recommended using pressure treated wood for the project as they do for all exterior projects because of its longevity.

Joan Lloyd