

NOTICE OF DECISION

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



*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS20-18

APPLICATION NO.: 20-112499-DR

NOTICE OF DECISION DATE: AUGUST 7, 2020

SUMMARY: A proposal to add a new garage at the rear of the Smith-Ohmart House (1870).

REQUEST: Minor Historic Design Review of a proposal to add a new one story 24 x 22 (528 square foot) garage at the southeast (rear) of the site of the Smith-Ohmart House (1870), individually listed on the National Register of Historic Places and located at 2655 East Nob Hill Street SE - 97302; Marion County Assessor Map and Tax Lot number: 073W34CA08400.

APPLICANT: Cindy Burns

LOCATION: 2655 East Nob Hill St SE - 97302

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(i) Standards for Historic Contributing Buildings and Features within Residential Historic Districts

FINDINGS: The findings are in the attached Decision dated August 7, 2020

DECISION: The **Historic Preservation Officer** (a Planning Administrator Designee), **APPROVED** Historic Design Review HIS20-18. This Decision becomes effective on August 25, 2020. 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 August 25, 2022 or this approval shall be null and void.

Application Deemed Complete:	<u>August 7, 2020</u>
Notice of Decision Mailing Date:	<u>August 7, 2020</u>
Decision Effective Date:	<u>August 25, 2020</u>
State Mandate Date:	<u>December 3, 2020</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 by 5:00 p.m., August 24, 2020. **PLEASE NOTE: Due to the COVID-19 pandemic, City of Salem Offices are closed to the public until further notice.** The notice of appeal can be submitted electronically at planning@cityofsalem.net. 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. For access to case related documents during the closure of City Hall to the public because of the Covid-19 pandemic, please contact the Case Manager.

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

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503-588-6173***

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS20-18
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS20-18)
2655 EAST NOB HILL ST. SE) AUGUST 7, 2020**

In the matter of the application for a Minor Historic Design Review submitted by Cindy Burns, 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 add a new garage at the rear of the Smith-Ohmart House (1870).

REQUEST: Minor Historic Design Review of a proposal to add a new one story 24' x 22' (528 square foot) garage at the southeast (rear) of the site of the Smith-Ohmart House (1870), individually listed on the National Register of Historic Places and located at 2655 East Nob Hill Street SE - 97302; Marion County Assessor Map and Tax Lot number: 073W34CA08400.

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 7, 2020 and the findings as presented in this report.

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.

2. Analysis of Minor Historic Design Review Approval Criteria

Summary and Background: The applicant is proposing to add a new 24' x 22' (528 square foot) garage to the southeast of the Smith-Ohmart House (1870). The proposed garage will be one story, and approximately 14' in height (at the peak). The height of the existing two-story Smith-Ohmart House at the peak is 27'. The proposed new garage bay will be clad in Hardiplank lap siding over plywood sheathing to match the horizontal shiplap siding on the exterior of the Smith-Ohmart House. The roof will be clad with architectural composition shingles over plywood roof sheathing. The garage bay will have a wood Northwest (#B-E106S) carriage style garage door with a band of windows stretching along the top, and there will be a single wood (Doug Fir Rogue Valley Door (#4644) entry door with a three by three multipaned window matching the style of the entry door located on the east end of the north façade of the Smith-Ohmart House. Multi-paned wood framed Pella Reserve double hung windows (5'-0" by 3'-6") in size), reflecting the design of the windows on the east façade of the addition, are proposed on the north and south garage facades. To reflect the style of the primary resource on the site, the doors and windows will be trimmed in cedar with a three-piece radius crown molding style header. Additionally, the roof includes decorative gable brackets under the roof eaves, reflecting the architectural style of the main resource on the site. Staff determined that the following standards from SRC 230.025(i) *(i)New accessory structures* are applicable to this project.

Criteria: 230.025 Standards for historic contributing buildings in residential historic districts.

(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 applicant is proposing to utilize HardiBoard lap siding to replicate the exterior appearance of the type of siding on the exterior of the Smith-Ohmart House. The new siding is compatible with the resource and matches the appearance of the existing original siding on the primary resource on the site. Staff finds that SRC 230.25(i)(1) has been met.

(2)Design. New accessory structures shall:

(A)Be located at the rear of the site.

Finding: The applicant is proposing to construct the new garage structure at the rear of the site, to the southeast of the primary structure, the Smith-Ohmart House. This new accessory structure will be constructed in the same location as a non-original carport that was removed in 2018. Staff finds that SRC 230.25(i)(2)(A) has been met.

(B) Be no taller than one story.

Finding: The proposed garage will be approximately 14' in height (at the peak). The proposed structure is not taller than one story. Staff finds that SRC 230.25(i)(2)(B) has been met.

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

Finding: The primary resource on the site is constructed in the Italianate Bracketed style. The roof includes decorative gable brackets under the roof eaves, reflecting the architectural style of the main resource on the site. Staff finds that SRC 230.25(i)(2)(C) has been met.

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

Finding: The proposed garage will be approximately 14' in height (at the peak). The height of the primary resource at the peak is 27'. The proposed garage is subordinate in mass, size and height to the Smith-Ohmart House. Staff finds that SRC 230.25(i)(2)(D) has been met.

DECISION

Based upon the application materials deemed complete on August 7, 2020 and the findings as presented in this report, the application for HIS20-18 is **APPROVED**.

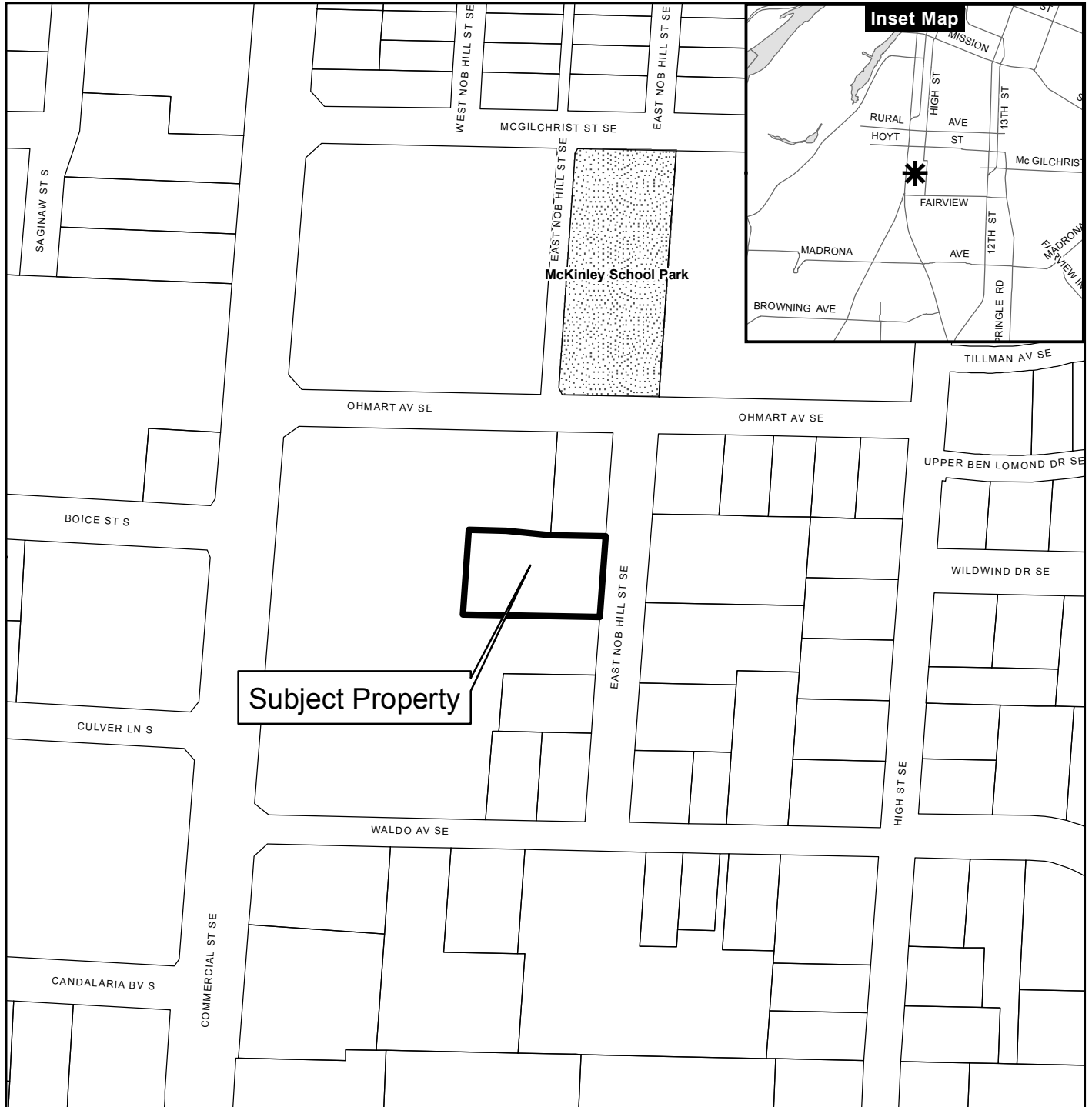


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Excerpt from National Register Historic Resource Document
C. Applicant's Submittal Materials

Vicinity Map

2655 East Nob Hill St SE










Subject Property

McKinley School Park

Inset Map

Legend

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



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United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Smith-Ohmart House

and/or common

2. Location

street & number 2655 East Nobb Hill SE not for publication

city, town Salem vicinity of congressional district 2nd

state Oregon code 41 county Marion code 047

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Charles and Karen Dunn

street & number 2655 East Nobb Hill SE

city, town Salem vicinity of state Oregon 97302

5. Location of Legal Description

courthouse, registry of deeds, etc. Marion County Clerk (Recorder)

street & number Marion County Courthouse

city, town Salem vicinity of state Oregon 97301

6. Representation in Existing Surveys

title -- has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Smith-Ohmart House is a two-story frame building, rectangular in plan, in the Italian Bracketted Style. Oriented to the west, it has a porch with deck and railing across the facade. The hipped roof has overhanging eaves supported by large console brackets with drop ornaments arranged in pairs along the wide, plain frieze board in alignment with the outer corners of each second story window opening. Fenestration is regular, and tall openings are fitted with double hung sash with six over six and six over one lights and trimmed with molded lintel caps. The central opening in the three-bay second-story facade is a door opening from the stair hall onto the porch deck. The original deck railing with its turned posts and balusters was lost and replaced by the present owners with a railing slightly taller (to meet code requirements) and with membering of square posts and balusters, but which is generally in tune with the facade nonetheless. Porch uprights are posts with jigsaw cut-out decoration bridged by a bracketted and scalloped fascia board. Siding on the wall plane protected by the porch is vertical tongue-and-groove, whereas the body of the house is clad with horizontal shiplap. Corner boards and porch posts have molded caps. The central entry in the ground story is a four panel door with arched top panels having transom and sidelights. The door frame is crowned by a simple but well-proportioned classical entablature. A single-story gable-roofed ell extending from the center of the rear, or east face, has been remodeled internally. In earlier days, it had a water tower on the south side and a gable-roofed wood shed off the southeast corner. The water tower is no longer extant, and the woodshed was moved westerly of its original site to serve as a bathroom, thus making an L-shaped configuration of the rear wing. In recent years a carport with deck railing to match that placed on the front porch was added off the southeast corner of the rear wing.

Since its construction c. 1870, the "pleasant home" of Fabritus Smith commanded "a magnificent view for miles of the surrounding country: the Cascade Range crowned with Mts. Hood, Jefferson, Rainier and the other grand snow peaks, the Coast Range lying to the westward and Salem, the 'City of Peace', nestling in the valley northward." (Oregon Statesman, June 9, 1886). The house still stands on the top of Nob Hill in South Salem, surrounded by the remains on an ancient oak and madrona grove and other plantings, in a completely private setting, which now includes a formal English garden being developed by the present owners. The original approach from Commercial Street was cut away by commercial development in 1929, and that area is now screened from the garden by fence and plantings. At present, access to the house is from East Nob Hill Street to the rear, and there is a drive from the street into the carport that was erected on the site of the old woodshed. To the east there is a settled residential district; to the north, a school park has just been developed with the consequence of blocking through traffic at the south end of East Nob Hill Street. To the south, in the valley, there are apartment house developments.

Interior spaces of the main block of the house are arranged around a central stair hall and include a parlor and dining room, both of which have their original fireplaces with wooder mantel pieces sharing a common chimney on the central wall. An arch was added to make a single larger area of the small front bedchamber and the parlor behind it. Upstairs, there are three bedrooms and a bath off the central hall. The L-shaped kitchen ell at the back of the house at present includes a family room, bathroom, a long kitchen space on the north, and a second family room in the leg of the L, on the south.

Window and door trim and mop boards in the main portion of the house are intact, but--a reversible condition--modern wainscot has been added in the stair well and in one bedroom upstairs. Original flooring is refinished. There was a second chimney for a stove in the downstairs front bedroom on the northwest corner, but it has been removed from the room above.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Smith-Ohmart House

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

Upstairs, there are vents for stove pipes in the main chimney stack. Remaining traces of original or early trim in the single-story ell include built-in cabinet with glass doors and a porch door with colored glass, and some window and door trim. It is reported that in 1938 the sills and siding on the south side were replaced. The sills were found to be put together with wooden pegs. The water tower which stood on the south side of the ell is gone, and the woodshed beside it was moved west to the site of the water tower to create a bathroom. The bathroom upstairs was created out of an unheated maid's room.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates c. 1870

Builder/Architect

Statement of Significance (in one paragraph)

The Italian Bracketted farmhouse built about 1870 for Fabritus Smith, Oregon Trail pioneer of 1846 and state legislator, predates by several years the Italianate house of Asahel Bush, a National Register property and best-known of historic homes in Salem. The former property--one of the earliest developed in all of South Salem--is comfortably buffered by its oak and evergreen-shaded yard atop a knoll. For 73 years, it was the "home place" for the families of Fabritus R. Smith, his daughter Velleda Smith (Mrs. Adam Ohmart), and the patriarch's grandson, Roy V. Ohmart. Inevitably, the city grew out to encompass the Smith claim, and the house is now the barrier between strip development along South Commercial Street, route of the old Pacific Highway, on the west, and a residential neighborhood east of the house which was developed between the 1920s and the Post War period on land sold off from the original claim. The Smith-Ohmart House is significant to Salem as a well-preserved example of the Italian Bracketted Style in which the main volume is virtually unaltered. It is significant also for its association with Fabritus Smith and his family who were its occupants for nearly three-quarters of a century.

Agriculture

The Smith-Ohmart House was the third farm home of successful farmer Fabritus R. Smith on his Donation Land Claim of 635 acres. The first, a log cabin built in 1849, stood over a mile away on the east edge of the property near the only road to the south, now 12th Street SE. The second--a frame house, built in the early 1850s--stood a few yards west of the present house and was lost to fire.

Education

For many years, Fabritus Smith served as Vice-President of the Board of Trustees of Willamette University. His first wife, Virginia Pringle Smith, taught at the first school in Salem, outside of the University and its Academy, and her grandmother is credited with founding Pacific University at Forest Grove. Other members of the family who have resided in the house have also been teachers.

Exploration/Settlement

As the third farmhouse, the house represents the growing prosperity of an agricultural family who came over the Oregon Trail in 1846, the consumation of the dream which inspired that first large migration to Oregon. Fabritus, a native of Rochester, New York, earned his way to Oregon by driving an ox team and wagon for Joseph Waldo. His wife, Virginia Pringle, came with her family by the disasterous southern route and arrived in Salem barefooted and sodden by rain and snow on Christmas Day, 1846, when Fabritus first saw her outside the Jason Lee House, where he boarded. Some of their children married into other pioneer families.

Political/Government

Fabritus served two terms in the Oregon legislature in 1876 and 1878. He also served on the local school board. Other family members have also served in similar capacities. Fabritus was also coroner for Marion County in 1866.

Religion

Fabritus Smith was an early member and leader in the First Methodist Church of Salem, now the United First Methodist Church.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property less than one (185x115.07')

Quadrangle name Salem West, Oregon

Quadrangle scale 1:24000

UMT References

A

1	1	0
Zone	Easting	Northing

B

Zone	Easting	Northing

C

Zone	Easting	Northing

D

Zone	Easting	Northing

E

Zone	Easting	Northing

F

Zone	Easting	Northing

G

Zone	Easting	Northing

H

Zone	Easting	Northing

Verbal boundary description and justification NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 32 T7S, R3W, W.M. Tax Lot 32228-001 in Block of Ohmart Tracts between Ohmart and Waldo Streets and South Commercial and East Nob Hill SE. Beginning at a point 140' south of the NE corner of said block on the east line, thence West 185', thence south 115.07'; thence east 185'; thence north 115.07' to the point

List all states and counties for properties overlapping state or county boundaries of beginning.

state code county code

state code county code

11. Form Prepared By

name/title David C. Duniway

organization date April 27, 1979

street & number 1365 John St. S telephone 503/581-2338

city or town Salem state Oregon 97302

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature David Duniway

title SHPO date September 27, 1979

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u>Carol Ashwell</u>	date <u>11-16-79</u>
Keeper of the National Register	
Attest: <u>Kristin O'Connell</u>	date <u>11/16/79</u>
Chief of Registration	

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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Smith-Ohmart House

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

Williams, Edgar & Co. Illustrated Historical Atlas Map of Marion & Linn Counties, Oregon,
1878, p. 36 (map), 46, 98, 104.

Genealogical Forum of Portland, Oregon. Genealogical Material in Oregon Donation Land
Claims. Vol. 1, p. 4, Oregon City Claim No. 80.

Oregon Statesman, Salem, Oregon

June 9, 1886 and March 14, 1889 -- Elizabeth Smith 100th Birthday and obituary
Oct. 4, 1898 -- Fabritus R. Smith obituary
April 6, 1927, Nov. 13, 1929, Aug. 7, 1943 -- Valeda Smith Ohmart and Adam Ohmart,
50th wedding anniversary and obituaries
Oct. 7, 1929 -- Roy V. Ohmart, retirement from the Thomas Kay
Woolen Mill.

Hendricks, R.J. "Bits for Breakfast" in Oregon Statesman, Salem, Oregon.

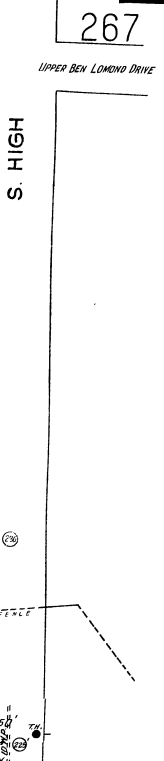
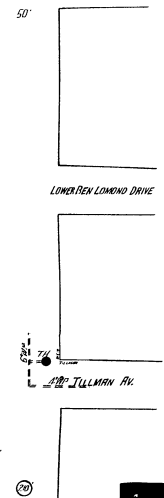
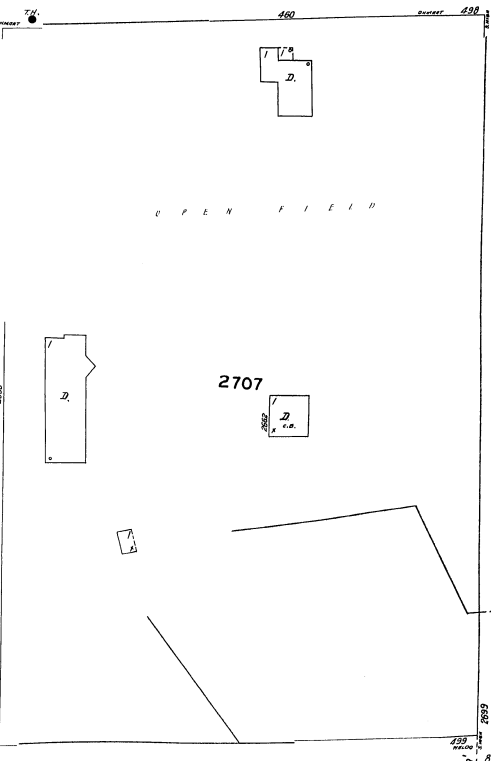
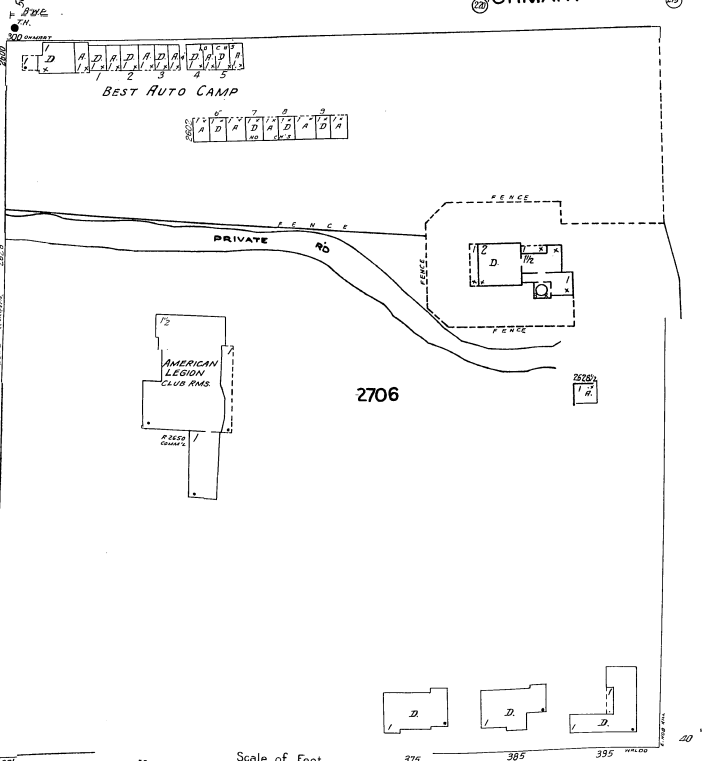
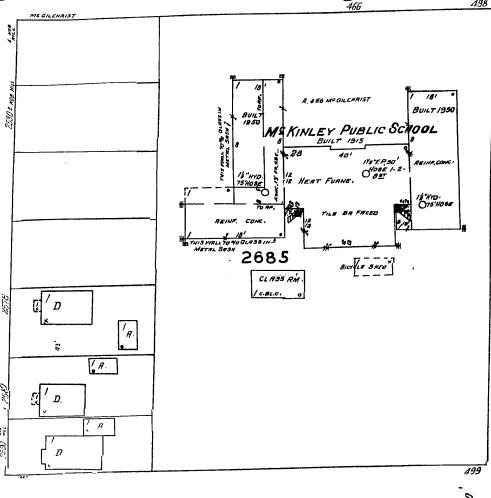
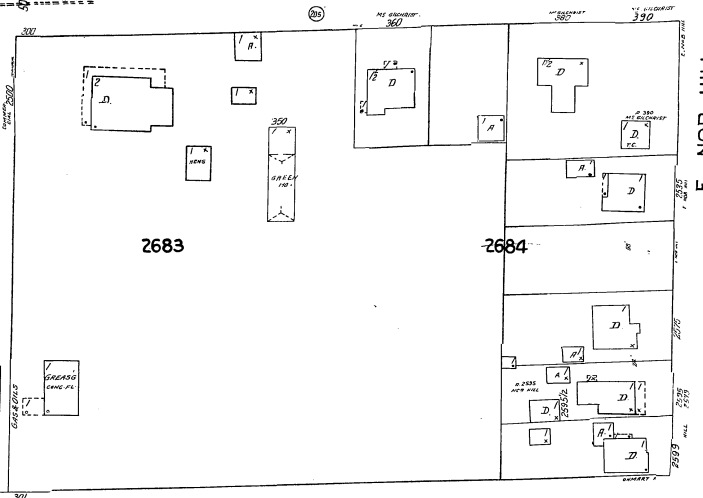
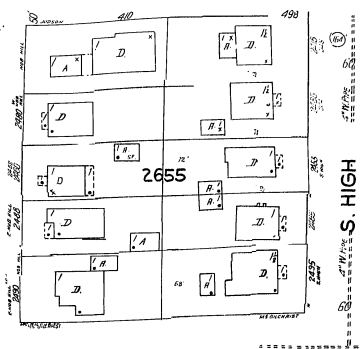
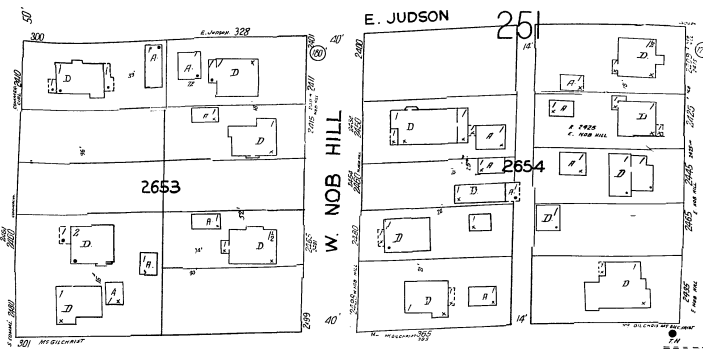
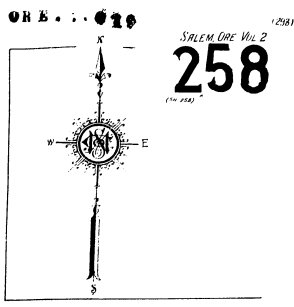
Jan. 22-25, 1935, Feb. 3-8, 1939 -- interviews with Valeda Smith Ohmart

Lockley, Fred, "Impressions and Observations of the Journal Man" in Oregon Journal,
Portland, Oregon.

March 1, 1934 -- interview with Valeda Smith Ohmart

Statesman-Journal, Salem, Oregon. October 17, 1977, article by Cathy Beckham with pic-
tures on Smith-Ohmart House.

Ohmart, Valeda Smith. Scrapbook in possession of Valeda Ohmart Lizburg of Portland.



Scale of Feet. 0 50 100 150
Copyright 1925 by the Sanborn Map Co

WALDO AV 263

257
S. COMMERCIAL
259
E. CLAVER ST

W. NOB HILL

E. JUDSON

Mc GILCHRIST

E. NOB HILL

OHMART AV.

S. HIGH

S. HIGH

LOWER BEN LOMOND DRIVE

TULLMAN AV.

UPPER BEN LOMOND DRIVE

W

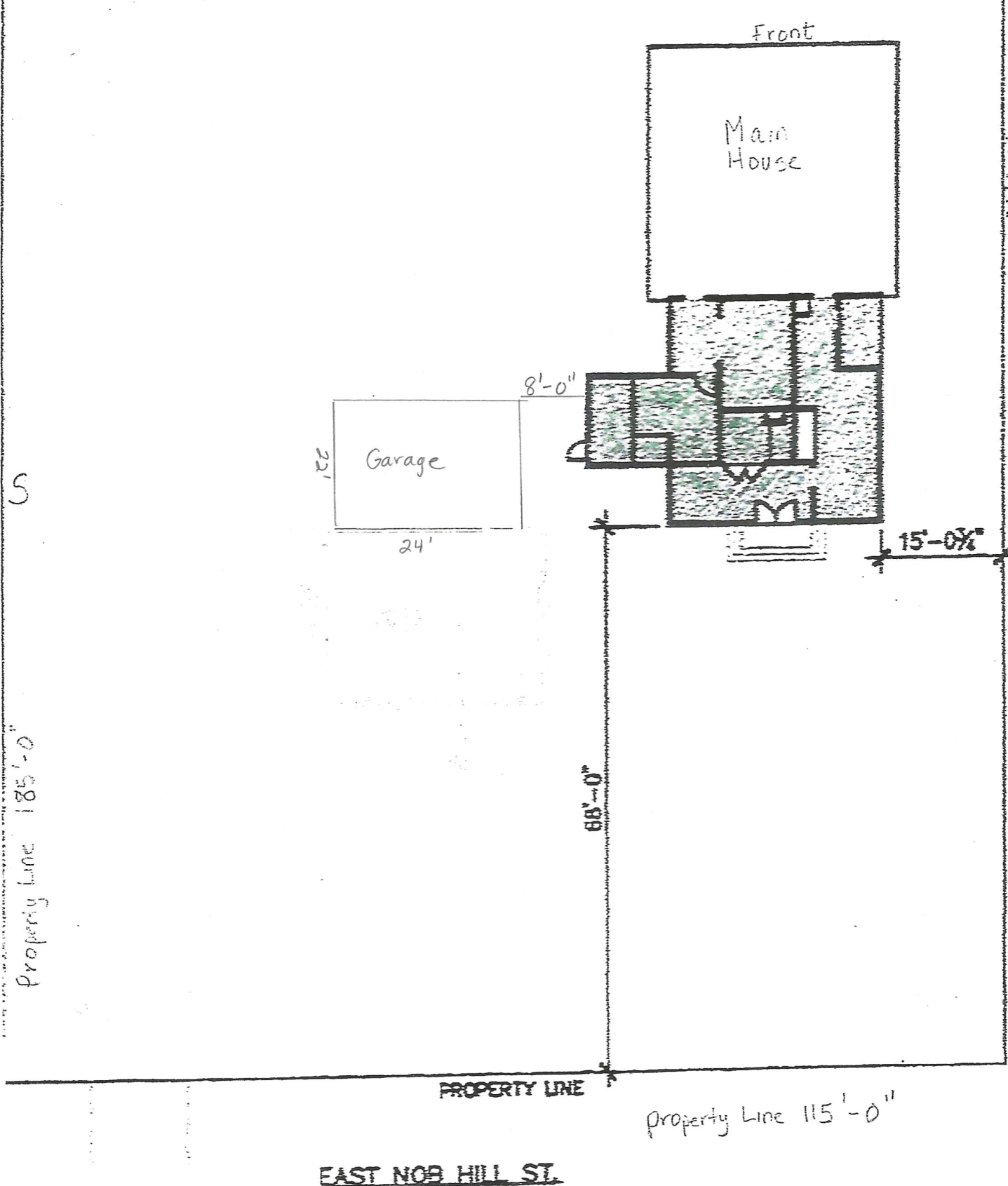
ATTACHMENT C

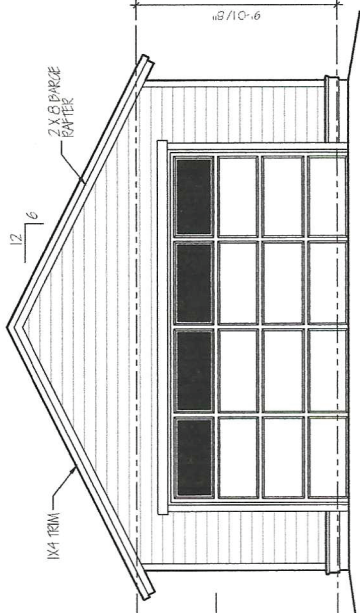
Setbacks:

Front Yard: 12'-0"

Rear Yard: 20'-0"

Side Yard: 3'-0"



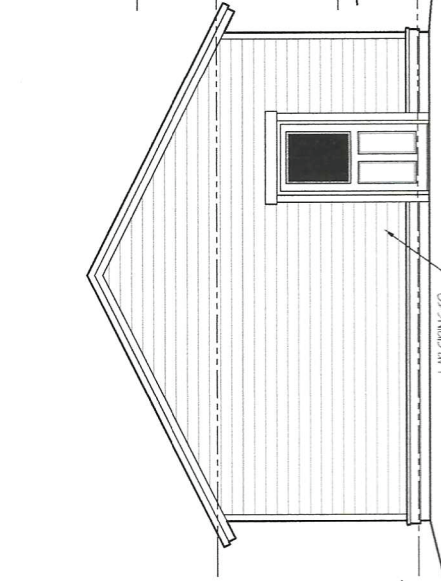


FRONT ELEVATION

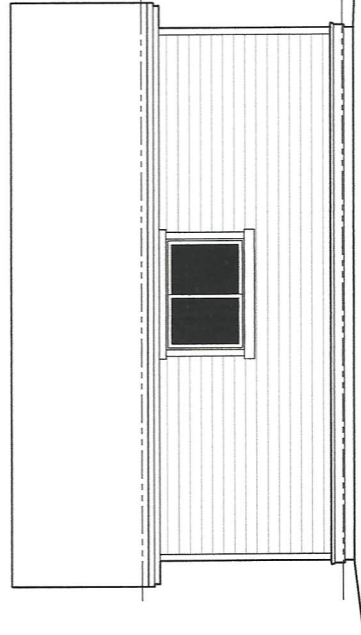
BUILDING COMPONENTS:	
MAXIMUM ALLOWABLE AREA	NO LIMIT
WINDOW GLASS	U = 0.28
DOORS, OTHER THAN ENTRY	U = 0.20
MAIN ENTRY DOOR (MAX. 24 SQ. FT.)	U = 0.20
WALL INSULATION	R-21
UNDER FLOOR INSULATION	R-58
FLAT CEILING	R-48
VAULTED CEILING	R-50
SKYLIGHT GLASS	U = .050
SKYLIGHT AREA	LESS THAN 2%
BASEMENT WALLS	R-21
STAIR FLOOR EDGE INSULATION	R-15
FORCED AIR DUCT INSULATION	R-8

GENERAL NOTES

- THE INTENT OF THESE PLANS IS TO PROVIDE THE CONTRACTOR WITH A GUIDE FOR A FULL, COMPLETE AND WORKABLE PROJECT. IN SO FAR AS THE DRAWINGS SHOW AND THE SPECIFICATIONS CALL FOR, THESE PLANS ARE INTENDED FOR USE BY PEOPLE WITH KNOWLEDGE OF BUILDING CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL ONE AND TWO FAMILY DWELLING CODE, AND ANY APPLICABLE LOCAL OR COUNTY JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- HEATING/COOLING SPECIFICATIONS AND DRAWINGS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR AS REQUIRED BY BUILDING OFFICIALS.
- PLUMBING AND ELECTRICAL SPECIFICATIONS SHALL BE PROVIDED BY THE RESPECTIVE TRADES AS REQUIRED BY BUILDING OFFICIALS.
- HEATING, LOSS AND ENERGY CALCULATIONS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR OR OTHER QUALIFIED PROFESSIONAL AS REQUIRED BY BUILDING OFFICIALS.
- TRUSS MANUFACTURE SHALL PROVIDE ALL DRAWINGS, SPECIFICATIONS AND ENGINEERING AS REQUIRED BY BUILDING OFFICIALS.



BACK ELEVATION



LEFT ELEVATION

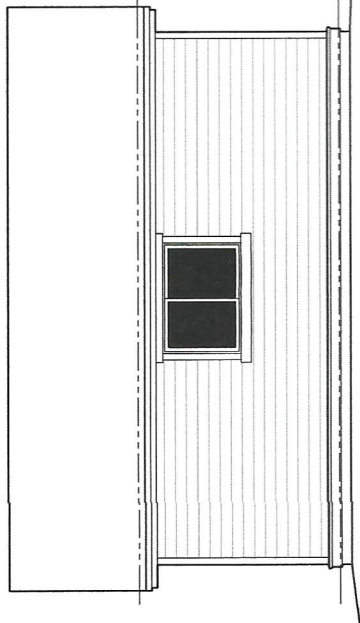
BUILDING INFORMATION	
APPLICABLE CODES:	INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS
PROJECT TYPE:	NEW SINGLE FAMILY RESIDENCE
AREA	528 SQ. FT.
GARAGE AREA	624 SQ. FT.
ROOF DRAINAGE AREA	
DESIGN LOADS	
A. ROOF LIVE LOAD	= 25 P.S.F.
B. WIND LOAD	= 120 MPH EXPOSED B
C. SEISMIC ZONE	= CATEGORY D1
D. FROST DEPTH	= 12"
E. SOIL BEARING	= 1500 P.S.F.

APPROVED ADDRESS NUMBERS SHALL BE PAINTED OR AFFIXED TO THE FRONT OF THE BUILDING IN A CONTRASTING AND HIGHLY VISIBLE COLOR, NOT LESS THAN 4" IN HEIGHT FOR RESIDENTIAL USE. THE NUMBERS SHALL BE AFFIXED PRIOR TO FINAL INSPECTION. (S1B) (UFC 10-300) (ORD774)

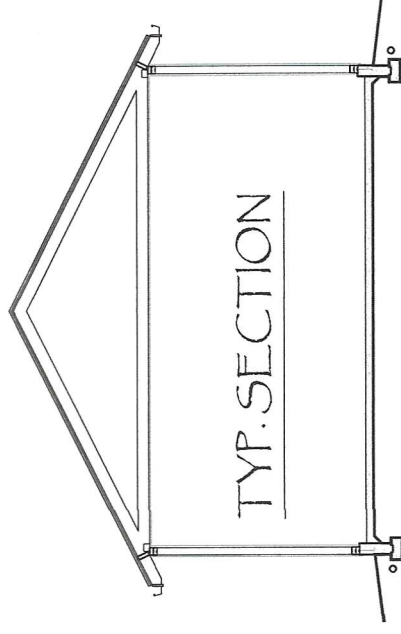
A REVERSE MARKER SHALL BE PLACED AT THE ACCESS POINT WITH ADDRESS NUMBERS IN A CONTRASTING AND HIGHLY VISIBLE COLOR, NOT LESS THAN 3" IN HEIGHT.

ALL EXTERIOR MATERIALS AND FINISHES ARE FOR PRESENTATION PURPOSES ONLY.

NOTE:
 ACTUAL FINISHED GRADES MAY VARY FROM FINISHED GRADES SHOWN ON ELEVATIONS AND PLANS.



RIGHT ELEVATION



TYP. SECTION

Burns Garage Specs

Exterior cladding to be HardiPlank Branded smooth cementuous horizontal lap siding with 5"reveal to match orientation of existing historical structure. Door and window casing to be 1x4 cedar trim with 3 piece radius crown moulding style header. Cedar corbels/gable brackets will be replicated from original site and added to new structures gable. ~~Vinyl~~ windows to be Pella Reserve Double Hung Wood window with Contoured Grids to match existing windows. Side Door to be Rogue Valley Door Traditional #4644 Doug Fir Door with matching contoured window grids. Overhead garage door to be Northwest Door wood carriage house #B-E106S with matching contour grids on windows (no decorative hardware) Siding to be painted yellow with color matched Sherwin Williams Superpaint with satin sheen finish. Trim and doors to be painted white with color matches Sherwin Williams Superpaint.

1 of 2



The **Builder Collection**™ Natural Wood Carriage Style Garage Doors



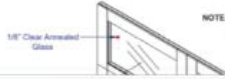
The Builder Collection has been uniquely engineered with the builder in mind. It has been designed to be a reasonably priced alternative to our fully customized wood Carriage Style garage Doors. This is a natural wood product that is insulated and has a polystyrene core (6:18 R-Value). The window grid has been uniquely engineered for easy removal for applying finish paint or just normal cleaning. A large selection of designs are available with standard sizes up to 18 feet wide and 9 feet high. All designs are available in Stainable and Paintable versions with your choice of either Western Red Cedar or Meranti Mahogany overlay both having a Luan Mahogany plywood face. Prime painting is also available for your convenience.

The Builder Collection is quality crafted by America's leading wood garage door manufacturer. The allure of natural wood combined with its beautiful styling will add curb appeal and value to your home.

www.NorthwestDoor.com

The **Builder Collection**™

CONSTRUCTION:
Door frames are constructed using 1-1/8" thick finger-jointed West Coast kiln dried Hemu/Fir heavy stile and rails. Torus & Crown weather joint at



NOTE: Wood garage doors must be finished prior to installation and protected from moisture at all times until the finish has been applied to the door.

