

# NOTICE OF DECISION

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



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

## DECISION OF THE PLANNING ADMINISTRATOR

**HISTORIC DESING REVIEW CASE NO.:** HIS19-14

**APPLICATION NO. :** 19-107852-DR

**NOTICE OF DECISION DATE:** APRIL 19, 2019

**SUMMARY:** A proposal to construct new porch posts on the exterior of the Falk House (c1876).

**REQUEST:** Minor Historic Design Review of a proposal to construct new porch posts on the east façade of the Falk House (c1876), an individually listed historic in the RS (Single Family Residential District) zone, and located at 210 Candalaria Blvd - 97301 (Marion County Assessor Map and Tax Lot Number: 073W34CC04400).

**APPLICANT:** Sam Rhoades on behalf of Brandon and Mary Placek

**LOCATION:** 210 Candalaria Blvd S

**CRITERIA:** Salem Revised Code (SRC) Chapters 230.080 and 230.025(a)

**FINDINGS:** The findings are in the attached Decision dated April 19, 2019.

**DECISION:** The Historic Preservation Officer, a Planning Administrator designee, **APPROVED** Historic Design Review HIS19-14 based upon the application materials deemed complete on April 17, 2019 and the findings as presented in this report.

*This Decision becomes effective on May 7, 2019. 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 7, 2019 or this approval shall be null and void.

Application Deemed Complete:	<u>April 17, 2019</u>
Notice of Decision Mailing Date:	<u>April 19, 2019</u>
Decision Effective Date:	<u>May 7, 2019</u>
State Mandate Date:	<u>August 15, 2019</u>

**Case Manager:** Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net), 503-540-2397

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Monday, May 6, 2019. 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 230. The appeal must be filed in duplicate with the City of Salem Planning Division. 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 at the Planning Division office, 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. HIS19-14  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS19-14 )  
210 CANDALARIA BLVD )  
) April 19, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Sam Rhoades on behalf of Brandon and Mary Placek, 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 construct new porch posts on the exterior of the Falk House (c1876).

**REQUEST:** Minor Historic Design Review of a proposal to construct new porch posts on the east façade of the Falk House (c1876), an individually listed historic in the RS (Single Family Residential District) zone, and located at 210 Candalaria Blvd - 97301 (Marion County Assessor Map and Tax Lot Number: 073W34CC04400).

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 April 17, 2019 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

**Finding:** The applicant is proposing to construct five (5) new posts on the porch on the south façade of the Falk House. The porch replacement was originally approved in 2017 (HIS17-34), as part of a larger restoration project for the Falk House. The applicant is not proposing to change the location or overall number of the columns for the porch on this façade, however they are proposing to change in the design (**Attachment C**). Staff determined that the following standards from SRC 230.080 *Individually Listed Resources*, and 230.025(a) *Standards for Contributing Resources in Residential Historic Districts, Siding, Exterior Trim and Minor Architectural features* are applicable to this project.

### **FINDINGS:**

**Criteria: 230.080 Individually Listed Resources.** *Historic preservation activity on an individually listed resource shall comply with the standards for historic contributing buildings for this type of resource.*

**Finding:** The Falk House was individually listed as a Salem Local Landmark in 1991. This resource was constructed as a single family residence, therefore SRC 230.025 Standards for Historic Contributing Buildings in Residential Districts are applicable to the evaluation of this proposal. Staff finds that this standard has been met.

**Criteria: 230.025(a) Siding, exterior trim and minor architectural features.** *Replacement of siding, exterior trim, and minor architectural features of historic contributing buildings shall be allowed only where the owner has attempted to repair the original siding, exterior trim or minor architectural feature, but repair was determined to be unfeasible due to poor condition of the original materials. If the trim or siding is not original then every effort shall be made to replicate the original trim or siding; the effort shall be substantiated by historic, physical, or pictorial evidence. If the trim and siding cannot be replicated then it should be of a compatible design and material.*

**Finding:** The original columns are a minor architectural feature which are no longer extant therefore it is not feasible to repair these columns. A photograph of the resource from the 1990s of the southeastern façade shows what appear to be narrow wooden porch columns (**Attachment C1**).

(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 original columns are no longer extant, however based upon the available pictorial evidence, it appears that these columns were of wood. The proposed new columns will be made of wood, matching the material of the original columns. Staff finds that this standard has been met.

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

**Finding:** The original columns are no longer extant, however based upon the available pictorial evidence, these columns were narrow with a simplified design. The proposed new replacement columns will be narrow and with a fluted detail and are compatible in design with the Falk House. Staff finds that this standard has been met.

(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 is not proposing any improvements to improve energy efficiency as part of this proposal. Staff finds that this standard is not applicable to the evaluation of this proposal.

## DECISION

Based upon the application materials deemed complete on April 17, 2019 and the findings as presented in this report, the application for HIS19-14 is **APPROVED**.



Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

Attachments: A. Vicinity Map  
B. Oregon State Historic Preservation Office Site Record  
C. Applicant's Submittal Materials  
C1. Photo of Falk House, circa 1990

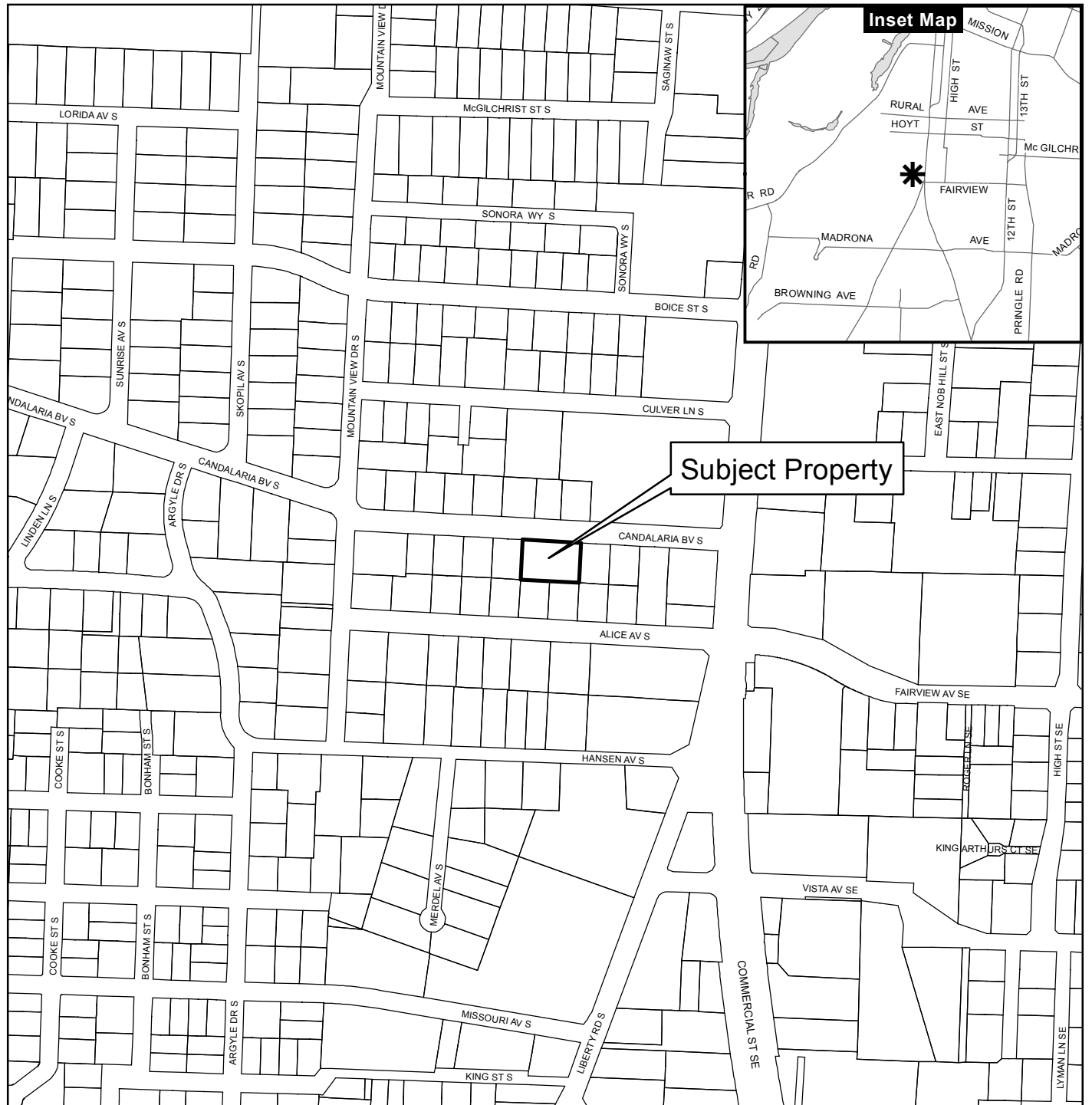
Application Deemed Complete:	<u>April 17, 2019</u>
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


The rights granted by this decision must be exercised by **May 7, 2021** or this approval shall be null and void.

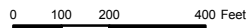
This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, OR 97301, no later than **5:00 p.m., Monday, May 6, 2019.** The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division. 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 Salem 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.

# Vicinity Map 210 Candalaria Blvd. S.



**Legend**

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



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## Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	210 Candalaria Blvd S Salem, Marion County	historic name:	Falk House
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	
		twshp/rng/sect/qtr sect:	7S 3W 34
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	1.5
elig evaluation:	eligible/contributing	total elig resources:	1
prim constr date:	c.1876	NR Status:	
		date indiv listed:	
primary orig use:	Single Dwelling	orig use comments:	
second orig use:		prim style comments:	
primary style:	Vernacular	sec style comments:	
secondary style:		siding comments:	
primary siding:	Horizontal Board	architect:	
secondary siding:	Wood:Other/Undefined	builder:	
plan type:			
comments/notes:			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Salem Inventory Update RLS 2009	Survey & Inventory Project		2009
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	07/13/2009	Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Large piece of property, property probably originally faced Commercial. Bad condition/ does not look inhabited. Brick foundation.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
The Falk house was reportedly built around 1876 by a member of a Smith family. The property has ties to the Fabritus Smith family and to Samuel Clarke, both early farmers in the area. In 1891 Samuel A. Clarke is noted in the Salem City Directory as residing west of Commercial Street, one and one-half miles south of the Willamette Hotel (in downtown Salem). Samuel Clarke was a noted journalist, author of "Pioneer Days of Oregon History", editor of the Oregonian for a short time, editor of the Oregon Statesman for several years, and editor and owner of a newspaper called the Willamette Farmer for many years when that journal had a larger circulation than any other agricultural paper ever published in Oregon. Clarke is believed to have named his fruit farm in the area "Candalaria". : When the area was platted, the name continued to be used as the name of a subdivision and the name of a major street in the area. Clarke is shown as living at this location for only a short time. A later resident was Adam Ohmart, son-in-law of Fabritus Smith, who lived there in 1902. Long-time owners Conrad and Nellie Falk are shown living here in 1909; the Falks had a prune orchard on the property and continued to live there through the late 1940s. Mrs. Falk sold the property to Candalaria Investments who later sold it to Klony Smith. Other owners were Freeman and Maria Holmer in the 1950s.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:		University Library:	
Historical Society:		Other Respository:	
Bibliography:			
: Salem Inventory, 1987; Marion County Tax Assessor records; Ticor Title Company; Gaston, Centennial History of Oregon, vol I, pg 622; Marion County Historical Society, Vol 6, 1960, pg 25; interview with Elizabeth Ray, 4/21/94			



**Historic Alteration Review Worksheet**Site Address: 210 CANDALARIA BLVD.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  
 Masonry/Siding  
 Storefront  
 Window(s) Number of windows: \_\_\_\_\_

**Landscape Feature:**

- Fence  
 Streetscape  
 Other Site feature (describe) \_\_\_\_\_

**New:**

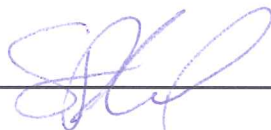
- Addition  
 Accessory Structure  
 Sign  
 Mural  
 Accessibility Ramp  
 Energy Improvements  
 Mechanical Equipment  
 Primary Structure

Will the proposed alteration be visible from **any** public right-of-way?  Yes  NoProject's Existing Material: \_\_\_\_\_ Project's New Material: WOOD - PAINTED**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:

DESIGN CHANGE TO MAKE POST DETAIL VARY FROM APPROVED SET OF PLANS. POST ARE TO BE NARROW AND WITH A FLUTED DETAIL. PICTURE ATTACHED  
 PERMIT # 19-104827-00 DESIGN REVIEW # 17-113355-00  
 CONSTRUCTED USING 6X6 PT POST WRAPPED WITH CLEAR FIR 5/4 x 8 CVG.

Signature of Applicant



Date Submitted/Signed

3/25/19



210 Candalaria

ATTACHMENT C1  
HIS19-14



circa 1990