

# 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*

## ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 17-25 / Amanda No. 17-111017-DR

NOTICE OF DECISION DATE: July 17, 2017

**SUMMARY:** A proposal to replace the side porch and handrails on the south façade of the Deepwood Carriage House.

**REQUEST:** Minor Historic Design Review of a proposal to replace the porch and handrails on the south façade of the Carriage House at Deepwood (1894), individually listed on the National Register and a contributing resource to the Gaiety Hill/Bush's Pasture Park National Register District, located at 1116 Mission Street SE (Marion County Assessors Map and Tax Lot number: 073W27DD00100).

**APPLICANT:** Brian Boock for City of Salem Facilities

**LOCATION:** 1116 Mission Street SE

**CRITERIA:** Salem Revised Code Chapter 230.025(d) Porch.

**DECISION:** Based upon the application materials deemed complete on July 17, 2017, and the findings as presented in this report, the application is APPROVED.

**FINDINGS:** The applicant is proposing to replace the existing non-historic porch and associated handrails on the south facade of the Deepwood Carriage House which is in poor condition. This porch was originally constructed most likely in the early 2000s, and is currently suffering from dry rot throughout. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

### Siding

**230.025(a) (d) Porches.** *Replacement of porches on historic contributing buildings shall be allowed only where the owner has attempted to repair the original porch, but repair was not feasible due to the poor condition of the original materials. If the porch is not original then every effort shall be made to replicate the original porch; the effort shall be substantiated by historic, physical, or pictorial evidence. If the porch cannot be replicated then it should be of a compatible design and material.*

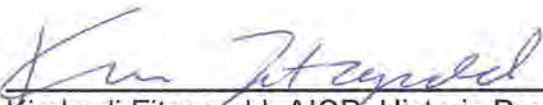
**(1) Materials.** *All features of the porch shall be replaced with material that duplicate, to the greatest degree possible, the appearance and structural qualities of the original porch.*

**Finding:** The applicant is proposing to replace the existing wooden porch surface with tongue and groove cedar, which duplicates to the existing material of the porch which is wood. Staff finds that SRC 230.25(d)(1) has been met.

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

**Finding:** The applicant is proposing to replace the top deck of the existing wooden porch with wood (tight-knot clear cedar), reproducing the appearance of the original porch to the greatest degree possible. The applicant is proposing to replace the entire deck top with tongue and groove cedar, reproducing the design of the porch rail and posts with trim that matches the existing. Additionally the applicant will structurally reinforce the deck frame underneath the floor by adding joist hangers, and is proposing to add an extra board on both the west and eastern edges of the interior deck frame, which together with the new rim joists will ensure the new deck is structurally sound and secure. The interior deck frame will be covered by wood cedar skirting, replicating the appearance of the skirting on the existing porch. Staff finds that SRC 230.025(d)(2) has been met.

**DECISION:** Based the application upon materials deemed complete on July 17, 2017 and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, AICP, Historic Preservation Officer  
Planning Administrator Designee

[kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net), Phone: (503)540-2397

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

*This Decision becomes effective on, **August 1, 2017**. 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).*

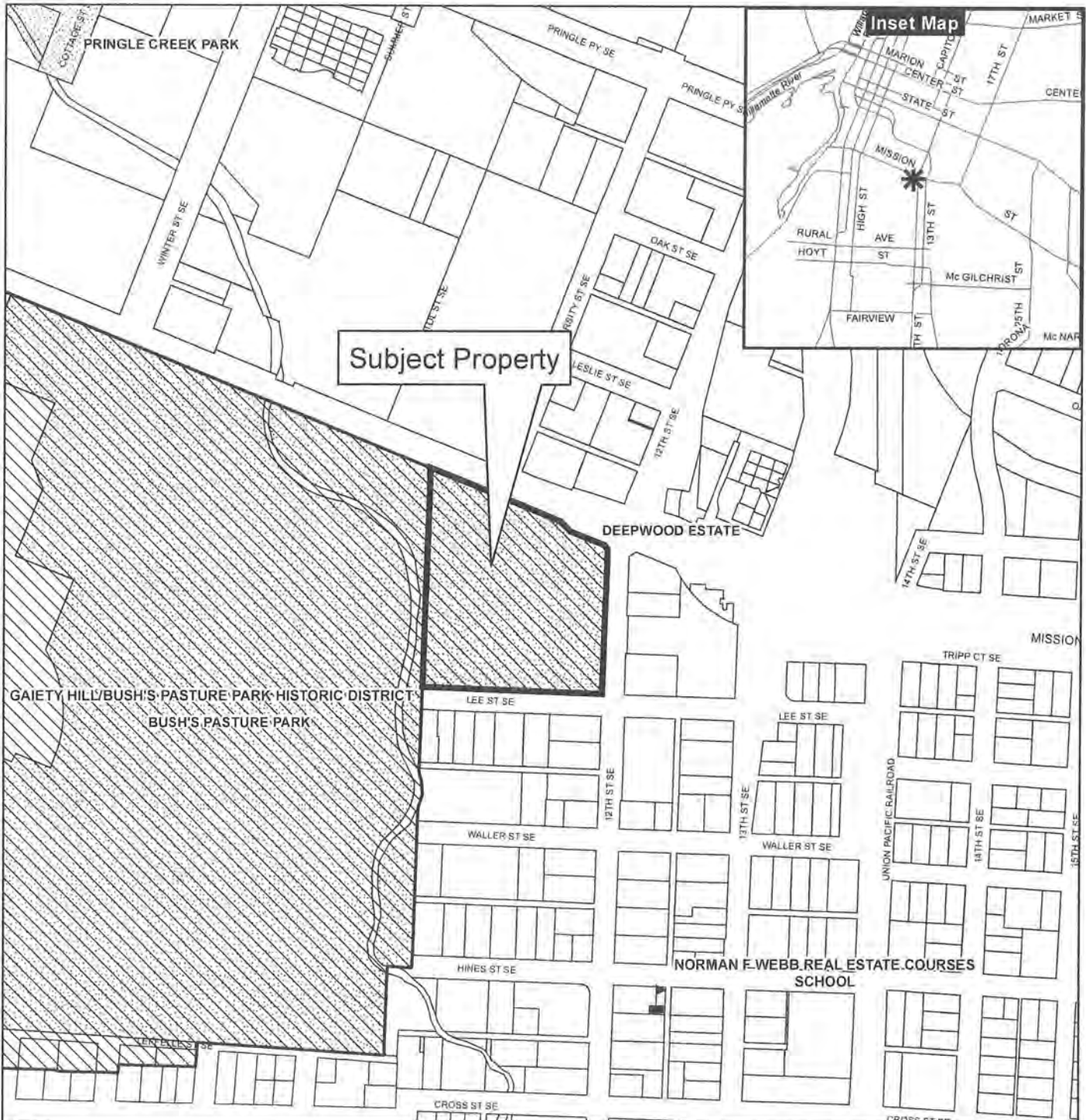
Application Deemed Complete: July 17, 2017  
Notice of Decision Mailing Date: July 17, 2017  
Decision Effective: August 1, 2017  
State Mandated Decision Date: October 26, 2017

The rights granted by this decision must be exercised by **August 1, 2019** 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., July 31, 2017**. 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

## 1116 Mission Street SE



### Legend

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

**CITY OF Salem**  
 AT YOUR SERVICE  
 Community Development Dept.

0 100 200 400 Feet



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## Historic Alteration Review - General Resource Worksheet

Site Address: 1116 Mission St SE

Resource Status:  Contributing

Individual Landmark  Non- Contributing

### Type of Work Activity Proposed

Major  Minor

### Replacement, Alteration, Restoration or Addition of:

#### Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: \_\_\_\_\_
- Other architectural feature (describe) \_\_\_\_\_

#### Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

#### New Construction:

- Addition
- New Accessory Structure
- Sign
- Awning

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Will the proposed alteration be visible from any public right-of-way?  YES  NO

Project's Existing Material: \_\_\_\_\_ Project's New Material: \_\_\_\_\_

**In-kind replacement of porch & handrail on South side of Deepwood carriage**

### 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:

**See Attached**



March 17, 2007: [Placepages.blogspot.com](http://Placepages.blogspot.com) "Historic Salem#11: Deepwood Estate"















Kimberli F. Site Visit

6.26.2017



Kimberli  
F. Site  
Visit  
6.26.2017



Kimberli F. Site Visit

6.26.2017



Placespages.blogspot.org; March 17, 2007

“Historic Salem #11: Deepwood Estate”



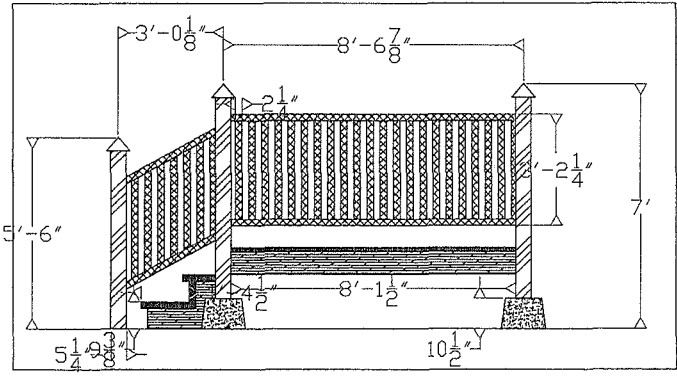
**NOTICE**

ALL CONSTRUCTION TO COMPLY WITH THE 1992 EDITION OF THE COUNCIL OF AMERICAN BUILDING OFFICIALS (CABO) AND WITH THE 1993 OREGON AMENDMENTS, INCLUDING THE 1994 OREGON RESIDENTIAL ENERGY CODE. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.

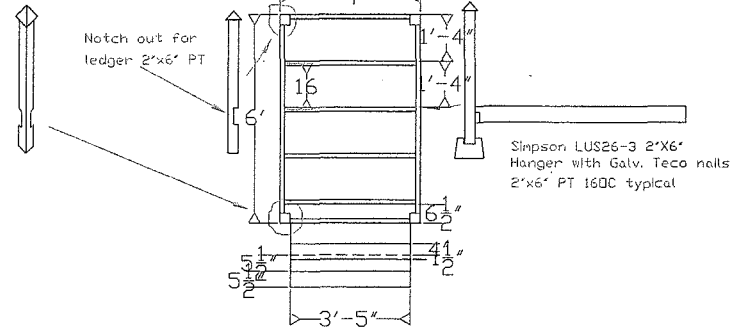
NOTE: DIMENSIONS TAKE PRECEDENCE OVER SCALE

NOTE: DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL.

REVISIONS	BY

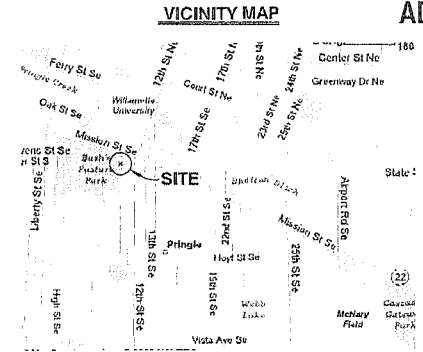
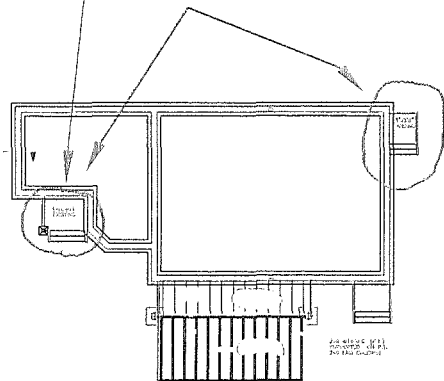


Front left 4x4 post notched out for front ledger and side ledger

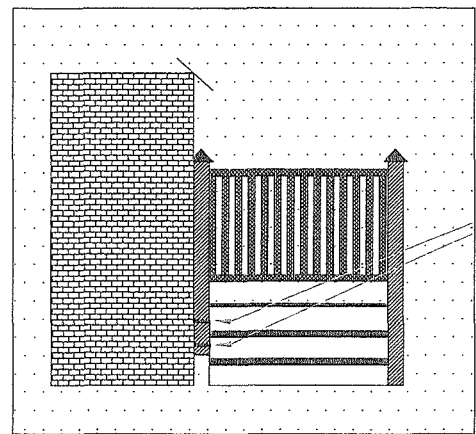


Replace 2"x6" PT steps as needed

Area of work



**ADMIN**



Attach with 4' 3/8" Lag bolts and Fender Washers 16' OC leger to Building

**17 113772 BP**  
 1116 MISSION ST SE  
 REPLACE DRY ROT ON TWO EXTERIOR PORCHES. NEW STAIR TREADS. NEW DECKING AND REPLACE RIM JOISTS ON

CITY OF SALEM / GENERAL SERVICES / FACILITIES  
 1580 - 20th St. SE / BLDG. # 24  
 SALEM, OREGON 97302

DRAWN FOR:

DATE:	11-14-2017
SCALE:	AS SHOWN
DRAWN:	L.M.H.A.P.F.
APP:	162-1429
SHEET:	PAGE