

# 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 HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO. HIS17-34

APPLICATION NO. : 17-113355-DR

NOTICE OF DECISION DATE: **SEPTEMBER 22, 2017**

**SUMMARY:** A proposal to replace the front porch, deck and windows at the Falk House (1876).

**REQUEST:** Major historic design review of a proposal to replace the front porch, deck and windows at the Falk House (1876), a locally listed resource, on property within RS (Single Family Residential) zoning, and located at 210 Candalaria Blvd. S (Marion County Assessors Map and Tax Lot number: 073W34CC04400).

**APPLICANT:** Matt Sturzinger, CBI Development Inc. for Mary Placek

**LOCATION:** 210 Candalaria Blvd. S

**CRITERIA:** Salem Revised Code (SRC) Chapter 230.080 Individually Listed Resources and 230.025 Standards for Historic Contributing Buildings in Residential Districts (g)Alterations and Additions.

**FINDINGS:** The findings are in the attached Decision dated September 22, 2017.

**DECISION:** The Historic Landmarks Commission **APPROVED** Historic Design Review Case No. HIS17-34.

**VOTE:** Yes 7      No 0      Abstain 0      Absent 2 (Morris, Larson)

Kevin Sund, Chair  
Historic Landmarks Commission

*This Decision becomes effective on **October 10, 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).*

The rights granted by the attached decision must be exercised, or an extension granted, by **October 10, 2019** or this approval shall be null and void.

Application Deemed Complete:	<u>July 26, 2017</u>
Public Hearing Date:	<u>September 21, 2017</u>
Notice of Decision Mailing Date:	<u>September 22, 2017</u>
Decision Effective Date:	<u>October 10, 2017</u>
State Mandate Date:	<u>November 23, 2017</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, October 9, 2017.** Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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

**DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION**

**CASE NO.** Historic Review Case No. HIS17-34 / AMANDA No. 17-113355-DR

**FINDINGS:** Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of September 21, 2017, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.025 as follows:

***Criteria: 230.025 (g) Standards for Historic Contributing Buildings in Residential Districts (g)Alterations and Additions***

**FINDINGS**

***230.025(g) Alterations and Additions.*** *Additions to and alterations of the historic contributing building is allowed.*

***(1) Materials.*** *Materials for alterations or additions:*

***(A)*** *Building materials shall be of traditional dimensions.*

**Finding:** The HLC finds that the applicant is proposing to utilize building materials that include concrete, wood, glass and weather resistant wood composite, which have traditional dimensions. The HLC finds that SRC 230.025(g)(1)(A) has been met.

***(B)*** *Material shall be of the same type, quality and finish as original material in the building.*

**Finding:** The HLC finds that materials such as the concrete, wood and glass are similar to the original material in the building. The weather resistant composite materials, while not available during the period of significance for this resource, have a similar quality and finish as this original material. The HLC finds that SRC 230.025(g)(1)(B) has been met.

***(C)*** *New masonry added to a building shall, to the greatest extent feasible, match the color, texture and bonding pattern of the original masonry.*

**Finding:** The HLC finds that the applicant is not proposing to add any new masonry to the building itself and that the proposed new retaining wall is of concrete, matching the material utilized in the retaining wall located on the western perimeter of the site. The HLC finds that SRC 230.025(g)(1)(C) has been met.

***(D)*** *For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.*

**Finding:** The HLC finds that the applicant is proposing to replace or remove 12 of the building's 32 windows, due to their poor condition, and that the applicant will be retaining and restoring the original material on the exterior of the frames for all of these windows. Two additional windows

will be removed on the south façade, to be replaced with French doors. The HLC finds that this façade is not visible from the right of way, minimizing the adverse impact of this alteration. The HLC finds that SRC 230.025(g)(1)(D) has been met.

**(2) Design.** *Alterations or additions shall:*

**(A)** *Be located at the rear, or on an inconspicuous side, of the building.*

**Finding:** The HLC finds that the only alteration work the applicant is proposing is located at the rear of the building, and includes removal of two windows and the installation new French doors on the ground floor of the south façade. The remaining work relates to replacing existing features throughout the building which are in poor condition. The HLC finds that SRC 230.025(g)(2)(A) has been met.

**(B)** *Be designed and constructed to minimize changes to the building.*

**Finding:** The HLC finds that the applicant is proposing to replace doors and windows which are in poor condition, and to reconstruct the rear deck and trellis. No new alterations are proposed which will increase the overall building footprint of the resource. An existing window opening at the rear of the resource will be enlarged to accommodate a new French door. The HLC finds that this alteration is located at the rear of the building, minimizing its impact. The HLC finds that SRC 230.025(g)(2)(B) has been met.

**(C)** *Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.*

**Finding:** The HLC finds that the applicant is proposing alterations that are limited in size and scale and that no new alterations are proposed which will increase the overall building footprint of the resource. The HLC finds that the alterations proposed to the building are located at the rear of the resource, and will be minimal and that SRC 230.025(g)(2)(C) has been met.

**(D)** *Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.*

**Finding:** The HLC finds that the applicant is proposing to replace doors and windows which are in poor condition and reconstruct the rear deck and trellis. All new features will replicate the design of the original. The HLC finds that no significant architectural features of the building will be obscured, damaged or destroyed and that SRC 230.025(g)(2)(D) has been met.

**(E)** *Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.*

**Finding:** The HLC finds that the applicant is proposing one alteration that is located at the rear of the building, and includes removal of two windows and the installation of new French doors on the ground floor of the south façade. The remaining work relates to replacing existing features throughout the building which are in poor condition. All the proposed new site work, including installation of new fencing, gate, and the retaining wall, are located at the rear and

perimeter of the site, and are compatible with the building. HLC finds that SRC 230.025(g)(2)(E) has been met.

*(F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.*

**Finding:** The HLC finds that the applicant is proposing to replace doors and windows which are in poor condition, and to reconstruct the rear deck and trellis. While two existing window openings at the rear of the resource will be removed in order to accommodate a new French door, these windows are not distinctive, and this alteration is located at the rear of the building, minimizing the adverse impact. HLC finds that SRC 230.025(g)(2)(F) has been met.

*(G) Be constructed with the least possible loss of historic materials.*

**Finding:** The HLC finds that the applicant is proposing to replace or remove 12 of the building's 32 windows, due to their poor condition. The applicant will be retaining and restoring the original material on the exterior of the frames for all of these windows, minimizing the loss of the historic material associated with these windows. HLC finds that SRC 230.025(g)(2)(G) has been met.

*(H) Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence shall not be added to the building.*

**Finding:** The HLC finds that the Falk House has an addition located at the southern end of the building that was constructed in 1994. The replacement deck and trellis material in this location are of bamboo wood composite, which are compatible with the resource, but serve to clearly demonstrate that this portion of the resource was not constructed within the historic period. HLC finds that SRC 230.025(g)(2)(H) has been met.

*(I) Be designed in a manner that makes it clear what is original to the building, and what is new.*

**Finding:** The HLC finds that the applicant is proposing to replace doors and windows which are in poor condition. The replacement of two windows with a new French door and the reconstruction of the rear deck and trellis utilizes materials that are compatible with the resource, yet clearly new. HLC finds that SRC 230.025(g)(2)(I) has been met.

*(J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.*

**Finding:** The HLC finds that the reconstruction of the deck and trellis at the rear of the resource do not replicate the Queen Anne architectural style of the original resource, yet their style and design are compatible with the remainder of the resource. HLC finds that SRC 230.025(g)(2)(J) has been met.

*(K) Preserve features of the building that has occurred over time and has attained significance in its own right.*

**Finding:** The HLC finds that the building does not have any features that have attained historical significance, as the newer addition and alterations to the building were constructed in 1994. HLC finds that SRC 230.025(g)(2)(K) is not applicable to the evaluation of this proposal.

**(L)** *Preserve distinguishing original qualities of the building and its site.*

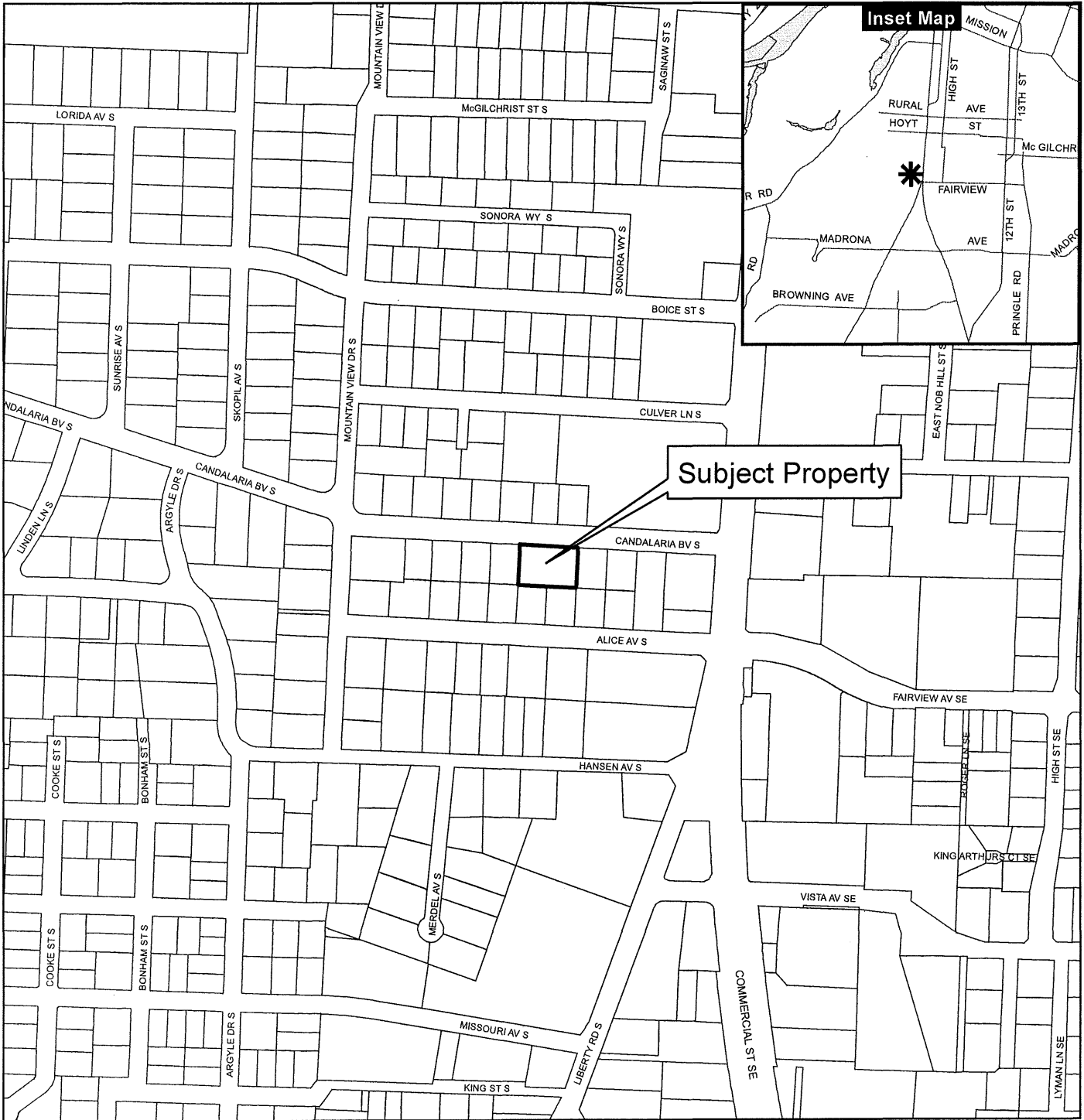
**Finding:** The HLC finds that overall, the proposal is intended to restore features of the resource that are in poor condition, retaining and restoring the distinguishing architectural features of the Falk House. No new alterations are proposed which will increase the overall building footprint of the resource. The alterations proposed to the site are located at the rear of the resource, and will be minimal. HLC finds that SRC 230.025(g)(2)(L) has been met.

**DECISION:** The Historic Landmarks Commission APPROVES the HIS17-34 proposal.

**VOTE:            YES 7    NO 0            ABST 0            ABSENT 2 (Larson, Morris)**

Attachments: A.    Vicinity Map  
                  B.    Excerpt from National Register Historic Resource Document  
                  B1.   Historic Photo  
                  C.    Applicant's Submittal Materials

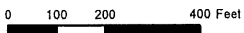
# Vicinity Map 210 Candalaria Blvd. S.



**Legend**

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

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



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

OREGON INVENTORY OF HISTORIC PROPERTIES  
 HISTORIC RESOURCE SURVEY FORM  
 COUNTY: Marion

**HIST. NAME:** Falk House  
**COMMON NAME:**  
**ADDRESS:** 210 Candalaria Blvd. South  
**CITY:** Salem, OR 97302  
**OWNER:** Elizabeth Ray  
 1670 Liberty St. SE; Salem, OR 97302  
**T/R/S:** 7S\3W\34  
**MAP NO:** 34CC **TAX LOT:** 4400  
**ADDITION:** Mountain View  
**BLOCK:** 2 **LOT:** 6 & 7 **QUAD:** Salem  
**TAX ACCOUNT NUMBER:** 83580-140

**DATE OF CONSTRUCTION:** c1876  
**ORIGINAL USE:** residence  
**PRESENT USE:** residence  
**ARCHITECT:**  
**BUILDER:**  
**THEME:** 19th C Arch  
**STYLE:** Classic Revival  
**BLDG:** X **STRUC:** **DIST:** **SITE OBJ:**

**PLAN TYPE/SHAPE:** rectangular, symmetrical  
**FOUNDATION MATERIAL:** brick  
**ROOF FORM & MATERIALS:** hipped with deck & gable wood shingles  
**WALL CONSTRUCTION:** wood frame  
**STRUCTURAL FRAME:** stud  
**PRIMARY WINDOW TYPE:** narrow 1/1 double-hung wood frame, some in pairs, first floor with pointed arch trim; segmental arches in brick basement  
**EXTERIOR SURFACING MATERIALS:** shiplap siding  
**DECORATIVE FEATURES:** two interior brick chimneys with elaborate corbelling;  
**OTHER:** unusual wooden cresting with alternating (see following page)  
**CONDITION GOOD:** **FAIR:** **POOR:** **MOVED:** **(DATE):**

**EXTERIOR ALTERATIONS/ADDITIONS (DATED):** breezeway on west to garage; new addition on south elevation (1994)

**NOTEWORTHY LANDSCAPE FEATURES:** mature native shrubs and trees

**ASSOCIATED STRUCTURES:** double garage to west

**KNOWN ARCHEOLOGICAL FEATURES:**

**SETTING:** house faces west on large, sloping lot in hilly, residential area; house is much earlier than surrounding buildings.

**STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates events, persons, contexts)**

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". (see following page)

**SOURCES:** 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

**NEGATIVE NO.:**  
**SLIDE NO.:**

**RECORDED BY:** Marianne Kadas  
**DATE:** July 1994

**SHPO INVENTORY NO.:**



**ADDRESS:** 210 Candalaria Blvd.

**DECORATIVE FEATURES:** with alternating fleur-de-lis and scalloped pattern at roof deck, roof of addition on south side, and entry porch roof; open eaves with brackets and corner boards; entry porch with flat roof supported by four posts with brackets; balustrade with simple balusters; dog-leg stairs from porch dividing at landing into two perpendicular stair runs. At some point the orientation of the house was changed; the main entry was put on the north side of the house facing Candalaria Blvd. The present owner is returning the entry porch and entry orientation of the house to its original location on the east side overlooking the Willamette Valley and Cascade Mountains.

**STATEMENT OF SIGNIFICANCE:** 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.

OREGON INVENTORY OF HISTORIC PROPERTIES  
 HISTORIC RESOURCE SURVEY FORM - O

NAME: Falk House  
 ADDRESS: 210 Candelaria Blvd.  
 Salem, OR 97302

T/R/S: 7S\3W\34  
 MAP NO: 34CC TAX LOT: 4400  
 QUADRANGLE: Salem

\*\*\*\*\*

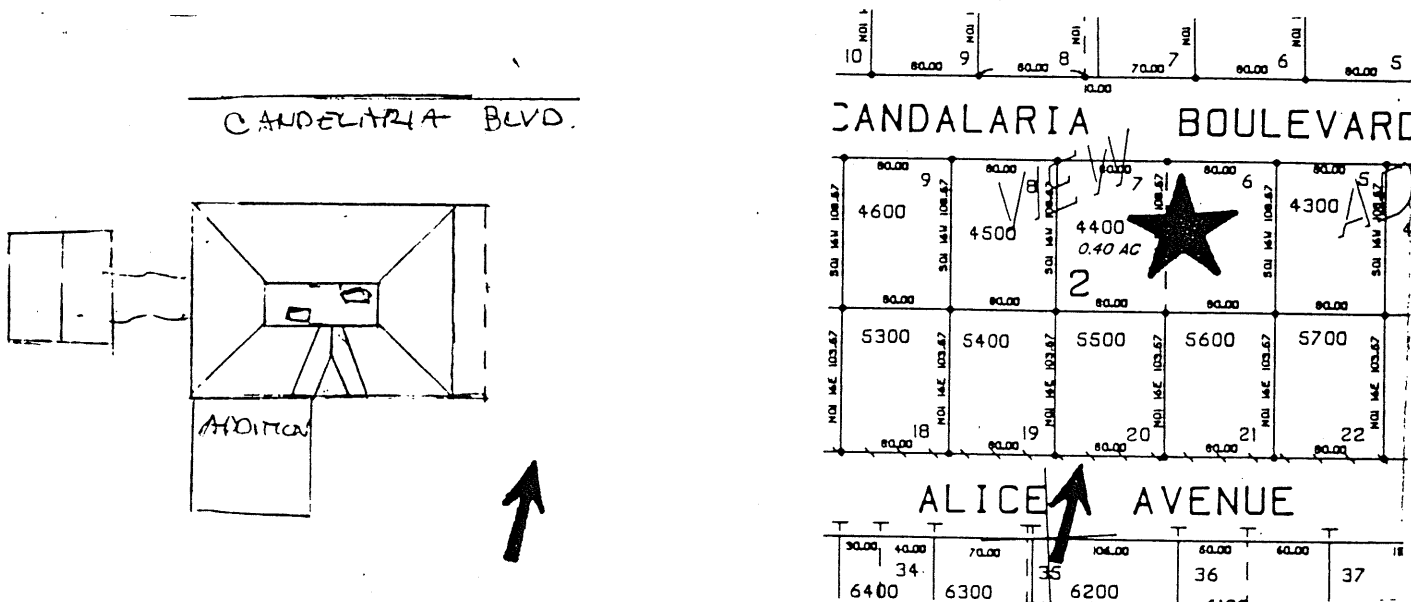


\*\*\*\*\*

NEGATIVE NO. :

SLIDE NO. :

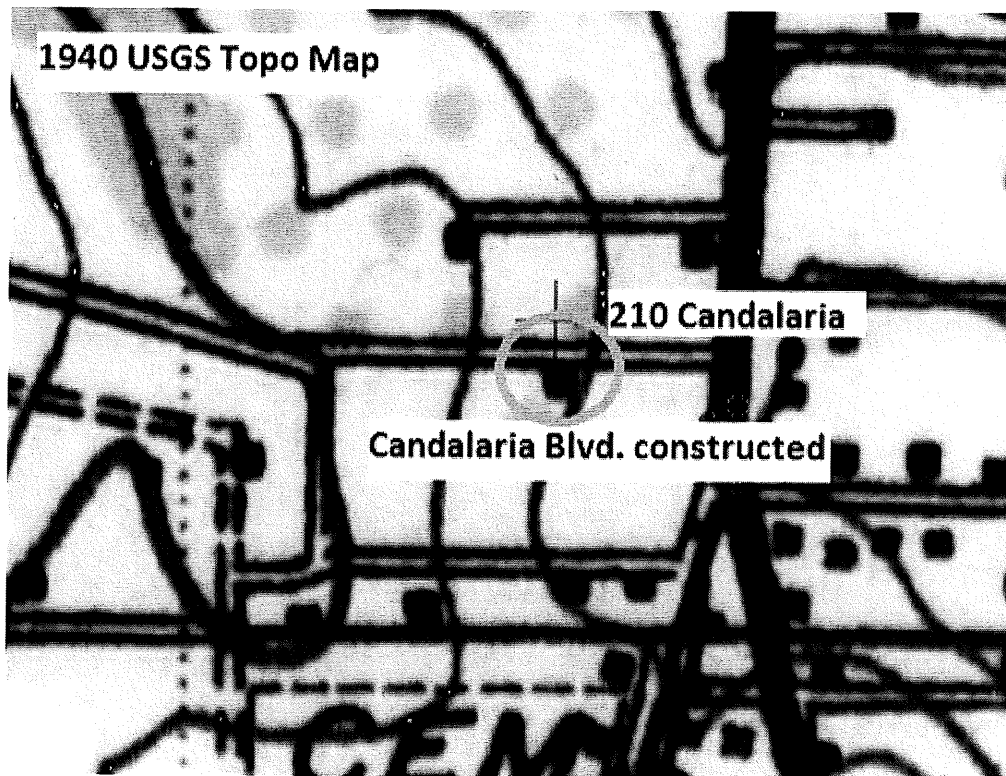
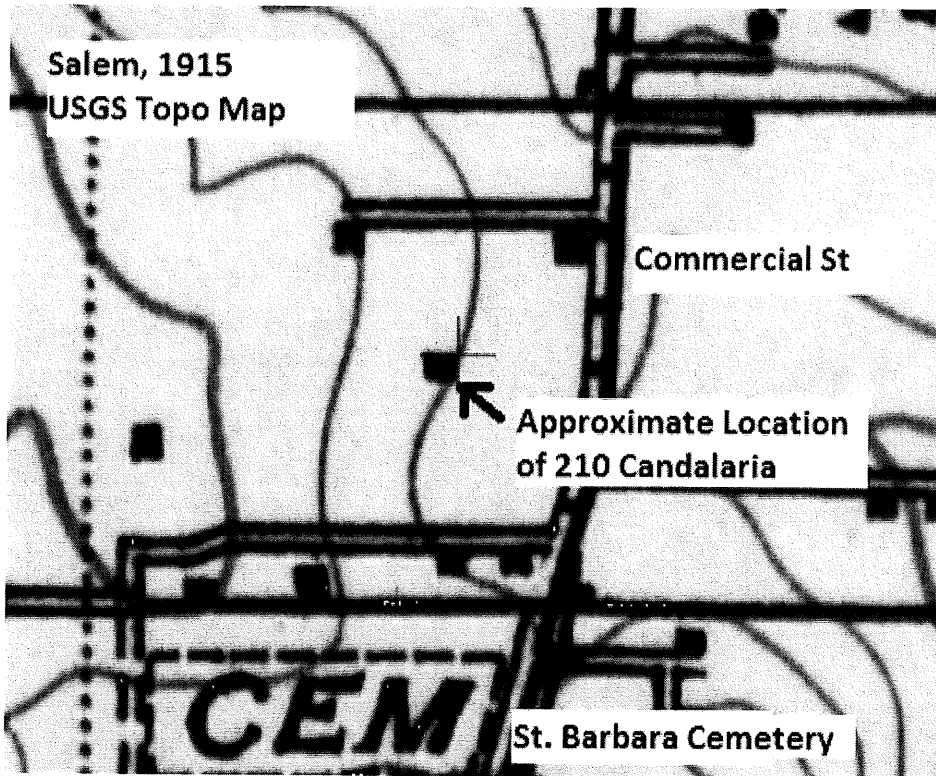
\*\*\*\*\*

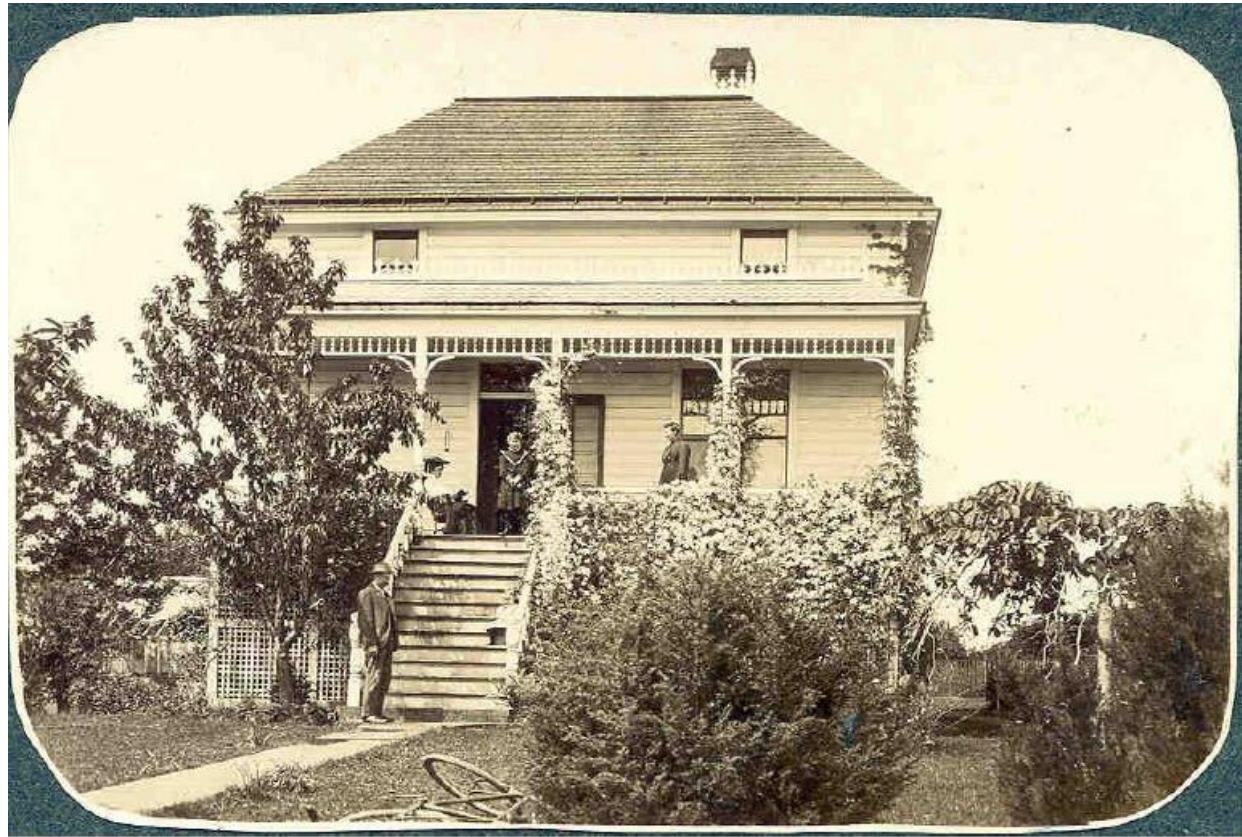


\*\*\*\*\*

GRAPHIC AND PHOTO SOURCES: Community Development, City of Salem

SHPO INVENTORY NO.:







Case No. HIS 17-34

**Historic Alteration Review - General Resource Worksheet**

Site Address: 260 Condoneria Blvd S 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: 12
- Other architectural feature (describe) \_\_\_\_\_

**Landscape Feature:**

- Fence
- Retaining wall
- Other Site feature
- Streetscape

**New Construction:**

- Addition
- New Accessory Structure
- Sign
- Awning

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

Project's Existing Material: Wood Project's New Material: Wood

**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:

Install New Deck + Patio Cover similar to Original. Replacement of 12 windows with like kind windows.



Signature of Applicant

6/13/17

Date Submitted/Signed

8/10/17

Historic Commission

This letter is in support of the application to replace the selected windows at 210 Candalaria Blvd S.

Approximately 20 years ago, two thirds of the house's windows were updated. This boosted the energy and safety of those rooms. Our renovation would update the windows that received no attention in the past.

Our home has some unique features, on the second floor two of the windows are at ground level (less than 6 inches off the ground). These windows were designed to only open from the bottom, are single paned and contain non-tempered glass. This poses a serious safety risk for our young children should they bump into these windows with even minimal force. This is compounded by the fact that those two windows are located in our oldest son's room. This problem must be rectified by replacing the windows with double paned windows with tempered safety glass which will greatly reduce the risk of the windows breaking. The new windows will also open from the top which will greatly reduce the risk of children falling out of the open window. Additionally, these windows are so loosely fit in their frames that we continually have flies and other insects entering through the gaps in the window frame. New windows with properly fit screens will eliminate this problem.

We plan to update five windows on the main floor. Of these five, only three are able to open however for two these windows the weights which hold the windows open are missing or broken. While all of these windows pose a safety risk if broken because they are non-tempered, the risk of the two functioning windows are even greater, because they are prone to slamming shut with an enormous amount of force.

During rain storms a few of these windows leak water and wind causes the windows to rattle and shake, highlighting their energy inefficiency. The glass itself in most of the windows has sagged, pitted and/or cracked in several places.

Our basement is a daylight basement, and designed to be an area that is used frequently. While three of the four windows in the basement of our home currently open, the same safety and energy concerns are still valid. Likewise proper air circulation and ventilation are of a greater priority due to the location of our gas powered furnace and risk of mould.

Below is a list of specific concerns with each window.

### **Main Floor**

#### **North Wall**

2 windows guest bedroom

- only 1 window opens
- missing hardware, locks, weights and handles are missing
- glass is sagging, pitted and cloudy
- single pane, non-tempered glass extreme safety hazard
- missing screens
- rattle when wind blows, extremely drafty

1 window living room

- broken hardware, ropes holding weight is broken therefore will not stay open

- glass is sagging, pitted and cloudy
- single pane, non-tempered glass extreme safety hazard
- missing screen
- rattle when wind blows, extremely drafty

### **East Wall**

2 window living room

- only 1 window opens
- handles are broken and non functional
- glass is sagging, pitted and cloudy
- single pane, non-tempered glass extreme safety hazard
- missing screens
- rattle when wind blows, extremely drafty

### **Second Floor**

#### **North Wall**

1 window bedroom

- glass is sagging, pitted and cloudy
- missing handle, lock and weights to hold window open
- single pane, non-tempered glass extreme safety hazard
- missing screens
- window is extremely loose and drafty, allows easy entry for insects

#### **East Wall**

1 window bedroom

- window does not open
- missing hardware, lock, handle and weights are absent
- glass is sagging, pitted and cloudy
- single pane, non-tempered glass extreme safety hazard
- missing screens
- window is extremely loose and drafty, allows easy entry for insects

1 window stairway

- window does not open
- glass is sagging, pitted and cloudy
- single pane, non-tempered glass extreme safety hazard
- missing screens
- window is extremely loose and drafty, allows easy entry for insects

### **Basement**

#### **North Wall**

2 windows bedroom

- windows open but will not stay open on their own and must be supported
- missing hardware, locks and weights are absent
- single pane, non-tempered glass extreme safety hazard
- missing screens
- window is extremely loose and drafty, allows easy entry for insects

1 window dining room

- window opens but will not remain open and must be supported



- single pane, non-tempered glass extreme safety hazard
- missing screen

1 window dining room  
-missing screen

As you can judge, the windows we are asking to replace are in extremely poor condition, highly energy inefficient and pose serious safety risks to the occupants and visitors to the home. We bought this home because of its historic nature and wish to maintain its historic value whenever possible. However, these windows are simply unfit to be in any occupied home, historic or otherwise. Given all of the problems listed here, the safety concern being of paramount importance, we feel full replacement of the windows is not only the best option but the only option to adequately address the problems listed in this letter.

Thank you for your time and consideration.

Sincerely

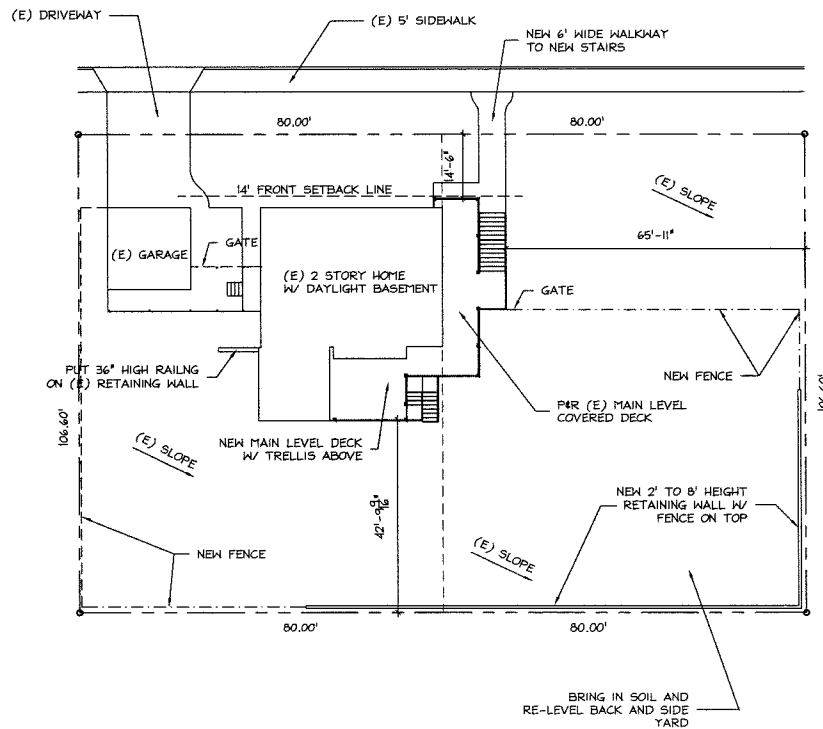
Brandon and Mary Placek

## SHEET INDEX

1. NOTES/ SITE PLAN
2. NORTH ELEVATION
3. EAST ELEVATION
4. SOUTH ELEVATION
5. EXISTING MAIN FLOOR
6. PROPOSED MAIN FLOOR
7. EXISTING UPPER FLOOR
8. PROPOSED UPPER FLOOR

## GENERAL NOTES

1. FRAMER TO VERIFY ALL DIMENSIONS. DISCREPANCIES OF MORE THAN 2" + OR - REQUIRE CONSULTATION WITH DESIGNER.
2. ALL ROUGH AND FINISH FLOORS IN NEWLY CONSTRUCTED SPACES TO BE SET FLUSH WITH EXISTING FLOORS. VERIFY EXISTING FLOOR HEIGHT FOR FOUNDATION AND SECOND STORY AND ADJUST WALL HEIGHT AND FLOOR JOIST AS NEEDED.
3. REFER TO MANUFACTURE'S LITERATURE FOR DETAILS AND SPECIFICATIONS FOR PROPER USAGE AND INSTALLATION OF "TRUSS JOIST," "SIMPSON," AND OTHER PROPRIETARY ITEMS.
4. REFER TO "2014 OREGON RESIDENTIAL SPECIALTY CODE" FOR PROPER NAILING AND FASTENING OF ALL FRAMING MEMBERS INCLUDING BRACE PANELS AND ALTERNATIVE BRACE PANELS.
5. ALL MEASUREMENTS ARE FACE OF STUD, UNLESS OTHERWISE NOTED.



PROPOSED SITE PLAN

SCALE 1"=20'-0"

REVISIONS

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

**PAUL G. WILLETTS**

**DESIGN/DRAFTING**  
REMODELING & NEW CONSTRUCTION PLANS  
pm4design@yahoo.com  
503-932-5973

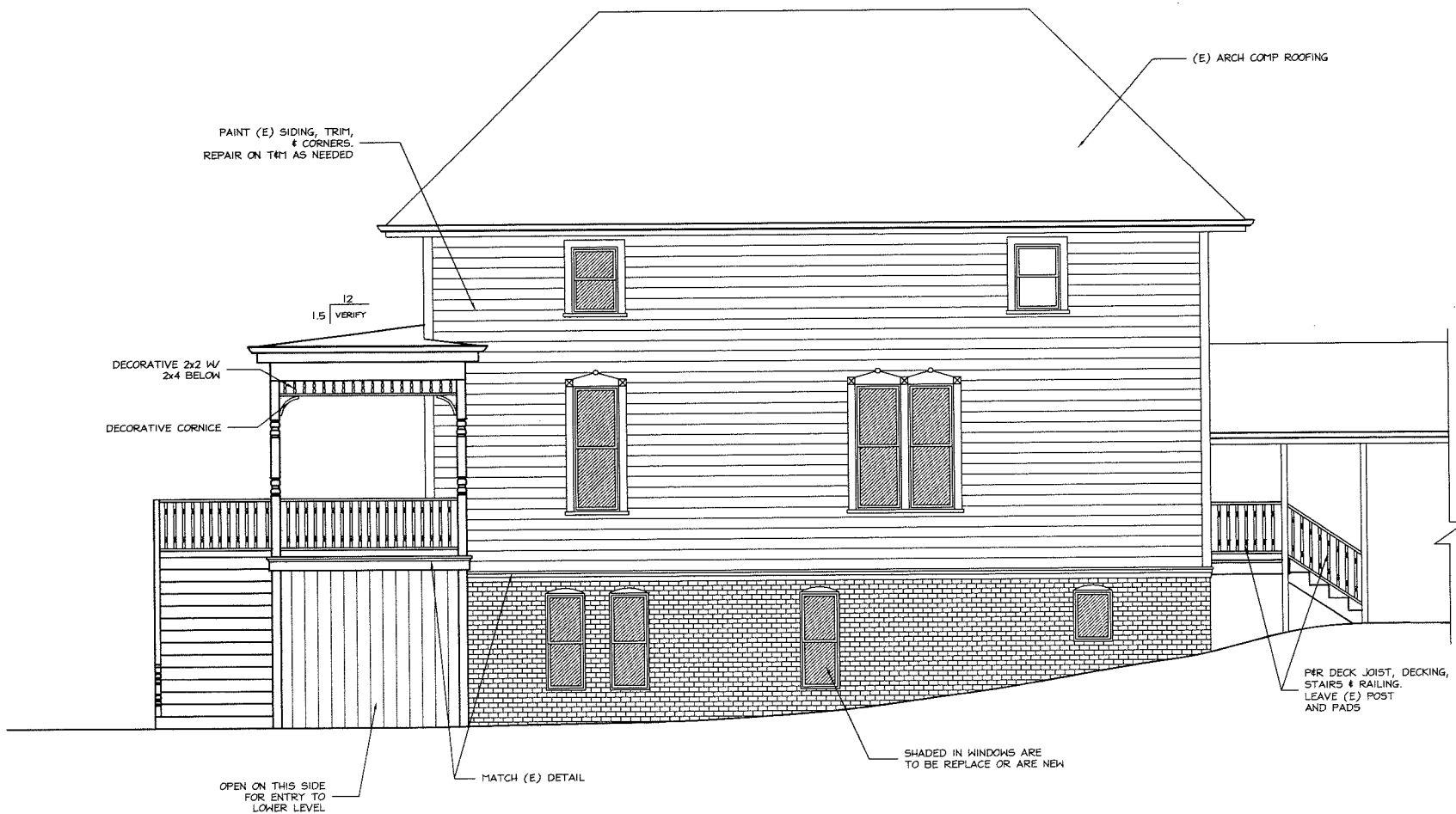
**PLACEK**  
**210 CANDALARIA BLVD S**  
**SALEM, OR 97302**

DATE: 5-25-2017  
SITE: PLACEK  
OWNER: MATT S.  
CBI REMODELING

SHEET

**1**

OF 8 SHEETS



NORTH ELEVATION/ STREET VIEW

SCALE 1/8"=1'-0"

REVISIONS

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

**PAUL G. WILLETTTS**

**DESIGN / DRAFTING**  
REMODELING & NEW CONSTRUCTION PLANS  
pgw@designpro.com  
503-932-5473

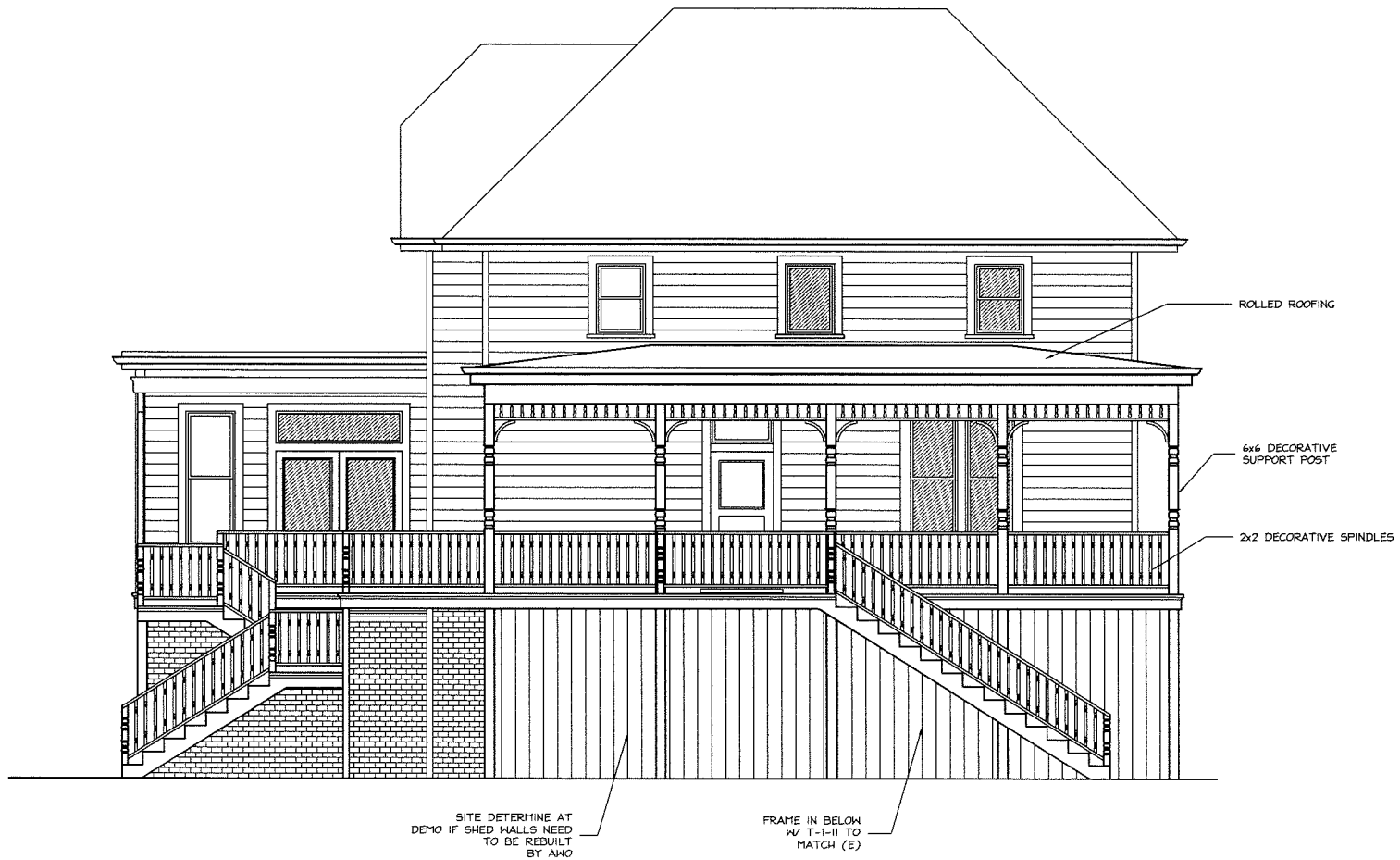
**PLACEK**  
210 CANDALARIA BLVD S  
SALEM, OR 97302

DATE: 5-25-2017  
BY: PLACEK  
DATE: MATT S  
CBI REMODELING

SHEET

**2**

OF 8 SHEETS



EAST ELEVATION

SCALE 1/8"=1'-0"

REVISIONS

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

**PAUL G. WILLETTTS**  
 DESIGN/DRAFTING  
 REMODELING & NEW CONSTRUCTION PLANS  
 503-932-5473  
 pgw4designs@yahoo.com

**PLACEK**  
 210 CANDALARIA BLVD S  
 SALEM, OR 97302

DATE: 5-25-2017  
 CLIENT: PLACEK  
 CLIENT: MATT S  
 CBI REMODELING

SHEET  
**3**  
 OF 8 SHEETS



REMOVE 2 (E) WINDOWS  
 AND INSTALL NEW FRENCH DOORS  
 SITE DETERMINE SIZES  
 ADD NEW 3.5x9 GLU LAM  
 HEADER

SOUTH ELEVATION

SCALE 1/8"=1'-0"

REVISIONS

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

**PAUL G. WILLETTTS**

**DESIGN / DRAFTING**

REMODELING & NEW CONSTRUCTION PLANS  
 503-932-5473  
 pgwdesigns@yahoo.com

**PLACEK**  
 210 CANDALARIA BLVD S  
 SALEM, OR 97302

DATE: 5-25-2017

BY: PLACEK

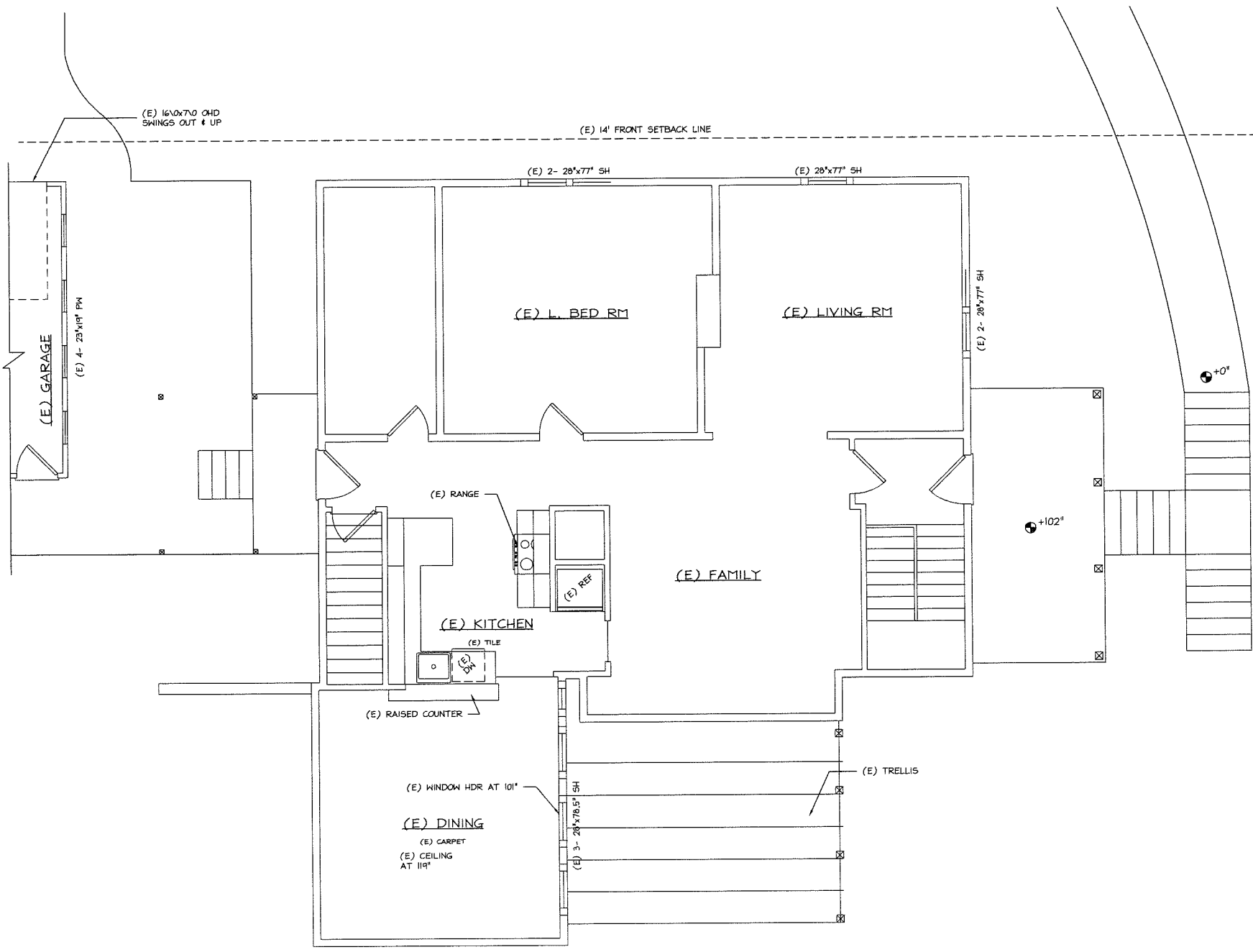
CLIENT: MATT S.

CBI REMODELING

SHEET

**4**

OF 8 SHEETS



REVISIONS

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

**PAUL G. WILLETTTS**  
 DESIGN / DRAFTING  
 REMODELING & NEW CONSTRUCTION PLANS  
 503-932-5473  
 pgw@designpghome.com

**PLACEK**  
 210 CANDALARIA BLVD S  
 SALEM, OR 97302

DATE: 5-25-2017  
 JOB: PLACEK  
 CLIENT: MATT S  
 CBI REMODELING

SHEET

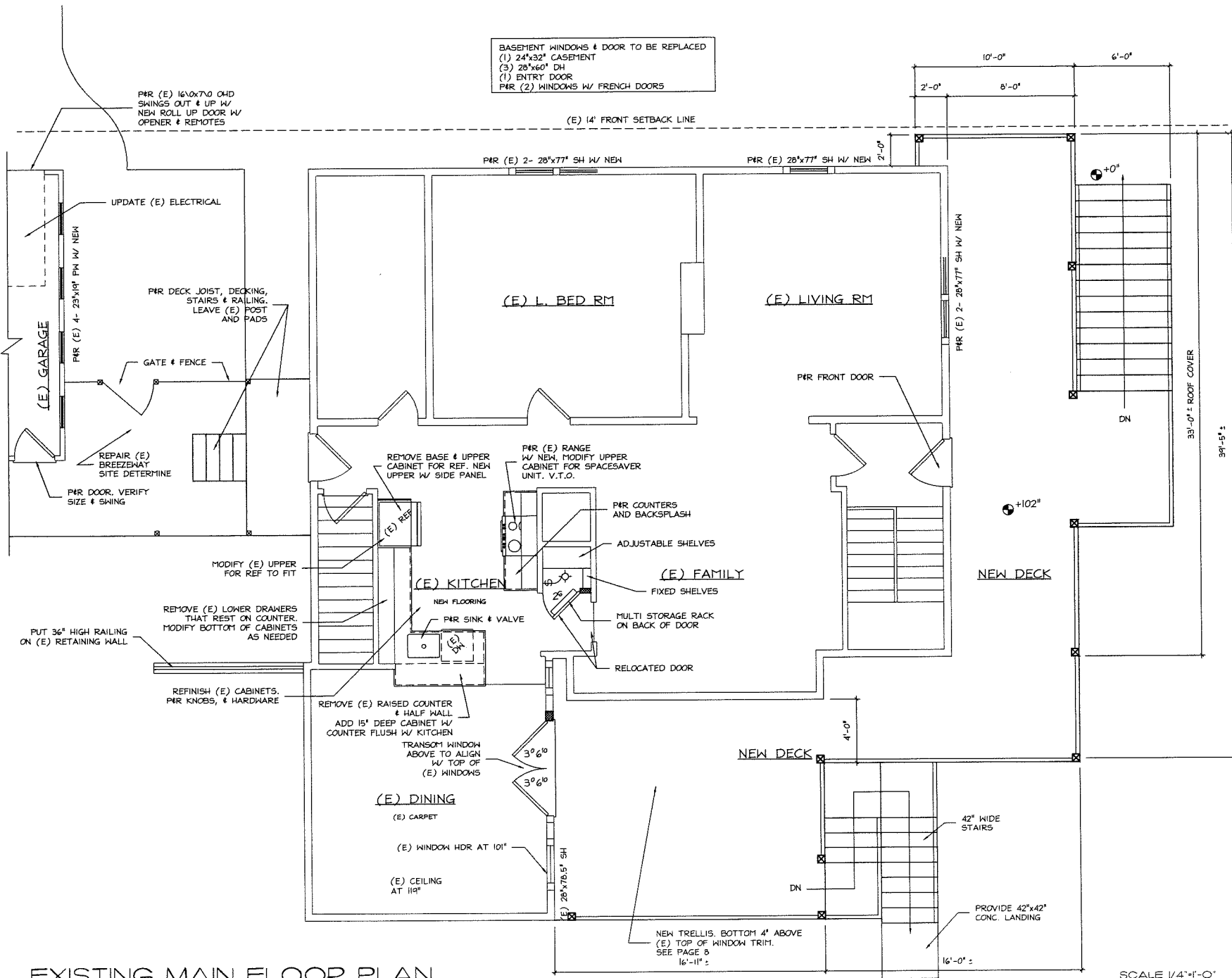
**5**

OF 8 SHEETS

EXISTING MAIN FLOOR PLAN

SCALE 1/4"=1'-0"

BASEMENT WINDOWS & DOOR TO BE REPLACED  
 (1) 24"x32" CASEMENT  
 (3) 28"x60" DH  
 (1) ENTRY DOOR  
 PER (2) WINDOWS W/ FRENCH DOORS



EXISTING MAIN FLOOR PLAN

SCALE 1/4"=1'-0"

REVISIONS

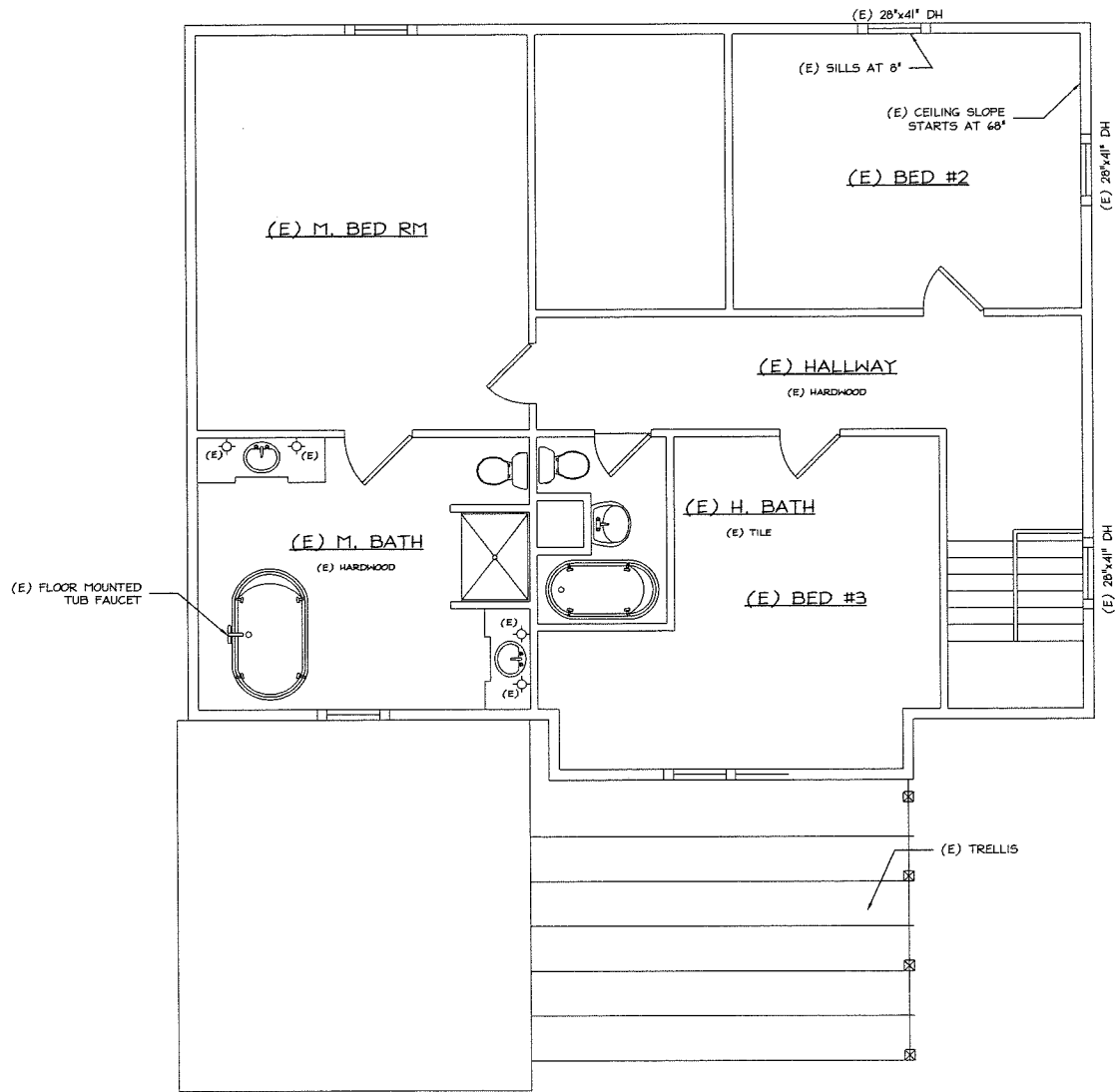
NOTE: DESIGNER IS NOT AN ARCHITECTURAL ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL.

**PAUL G. WILLETTTS**  
 DESIGN / DRAFTING  
 REMODELING & NEW CONSTRUCTION PLANS  
 paul@designs@yahoo.com  
 503-932-5473

**PLACEK**  
 210 CANDALARIA BLVD S  
 SALEM, OR 97302

DATE: 5-25-2017  
 CLIENT: PLACEK  
 CLIENT: MATT S.  
 CBI REMODELING

SHEET  
**6**  
 OF 8 SHEETS

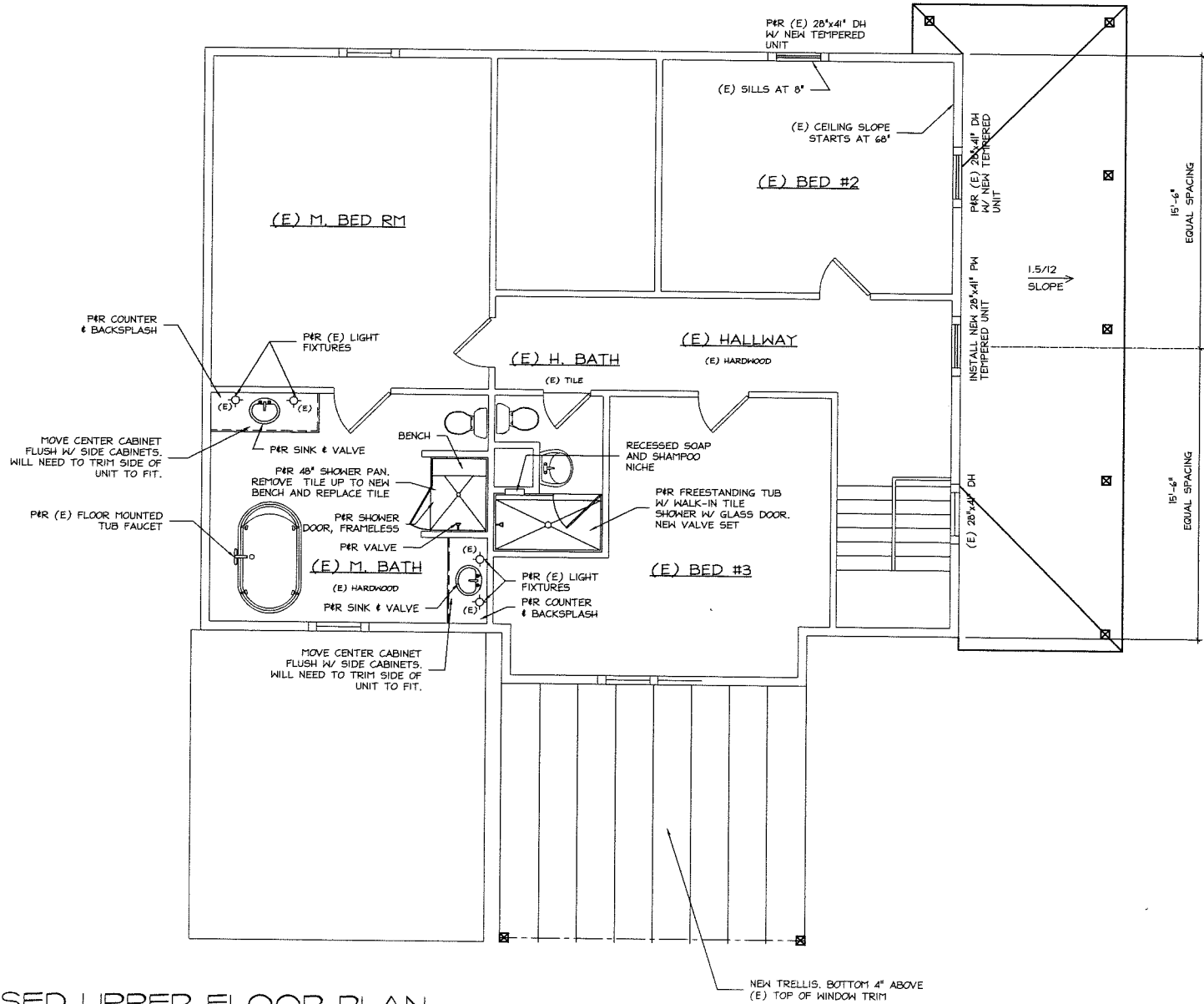


EXISTING UPPER FLOOR PLAN

SCALE 1/4"=1'-0"

REVISIONS	
<p>NOTE: DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL.</p>	
<p><b>PAUL G. WILLETTTS</b>          DESIGN / DRAFTING          REMODELING &amp; NEW CONSTRUCTION PLANS          503-932-5473          paul@designpgh.com</p>	<p><b>PLACERK</b>          210 CANDALARIA BLVD S          SALEM, OR 97302</p>
<p>DATE: 5-25-2017          BY: PLACERK          CHECKED: MATT S.          CBI REMODELING</p>	<p>SHEET  <b>7</b>          OF 8 SHEETS</p>





PROPOSED UPPER FLOOR PLAN

SCALE 1/4"=1'-0"

REVISIONS

---

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

---

**PAUL G. WILLETTTS**  
DESIGN/ DRAFTING  
REMEDIATION & REPAIR CONSTRUCTION PLANS  
503-932-5473  
pwwdesigns@yahoo.com

---

**PLACEK**  
210 CANDALARIA BLVD S  
SALEM, OR 97302

---

DATE: 5-25-2017  
BY: PLACEK  
REV: MATT S  
CBI REMODELING

---

SHEET  
**00**  
OF 8 SHEETS