

FOR THE MEETING OF: June 21, 2018
AGENDA ITEM: 4.c

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: June 21, 2018

CASE NO.: Historic Design Review Case No. HIS18-15

APPLICATION SUMMARY: A proposal to replace 14 windows, the rear door, garage door, and install a new deck rail, driveway gate and fence on the Norman Farmhouse (1938).

LOCATION: 470 Leslie St. SE

REQUEST Major Historic Design Review of a proposal to replace 14 windows, the rear door, garage door, and install a new deck rail, driveway gate and fence on the Kohne Farmhouse (1938), a historic contributing resource within the Gaiety-Hill/Bush's Pasture Park National Register District, on property zoned RS (Single Family Residential) and located at 470 Leslie Street (Marion County Tax Assessor's Number 073W27CA00400).

APPLICANT(S): Nervin Fanous

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230
230.065 General Guidelines for Historic Contributing Buildings

RECOMMENDATION: **APPROVE with the following CONDITION:**
Condition 1: The replacement windows on the rear façade shall replicate the sash size and overall design of the original historic windows.

BACKGROUND

The applicant completed installation of a new driveway on the site in the spring of 2017 without historic design review. At this time the applicant also began work on repairing the deck at the rear of the house. After receiving a complaint and completing an initial site visit, the Historic Preservation Officer issued a historic enforcement letter on May 17, 2017 (**Attachment D**).

The deck repair and replacement was determined to be exempt under SRC 230, as ordinary repair and maintenance. Initially the applicant submitted for historic design review for retroactive approval of the new driveway (HIS17-28). Subsequently, the applicant withdrew their application and committed to restore the original driveway during the dry season in 2018. The applicant expects to complete the driveway restoration this summer.

On May 7, 2018, the applicant submitted materials for a Major Historic Design Review for a number of proposed new alterations to the house and site. The application was deemed complete for processing on May 31, 2018.

Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on May 31, 2018 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620.

The City of Salem Historic Landmarks Commission will hold a public hearing for the case on June 21, 2018 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is September 28, 2018, unless an extension is granted by the applicant.

PROPOSAL

The applicant is proposing to replace windows throughout the Kohne Farmhouse (1938). Additionally, the applicant is proposing to replace the non-original rear door, the garage door, and install a new deck rail, driveway gate and fence. Their full proposal can be found in **Attachment C**.

Windows

The applicant is proposing to replace fourteen windows on the secondary facades (west, east and south) of the resource. Four the windows located at the rear of the house are original and the remainder (10) are not original to the resource. They were replaced by the previous owner. The applicant is proposing to the replace the windows with Milgard fiberglass dual glazed Vintage ¾" exterior grid windows. The applicant is proposing to match the design of the existing windows, with the exception of the four original windows on the southern façade, which have a different sash dimension than the proposed replacement windows. No changes are proposed for the windows on the front façade.

Doors

The applicant is proposing to replace the existing non-original rear deck French doors with new Pella French doors that match the design of the existing. These doors will also have an exterior metal screen security door. A new metal exterior screen door will be installed on the exterior of the existing historic door leading from the kitchen to the deck as well. Both doors are located at the rear of the resource.

The applicant is also proposing to replace the existing wooden garage door which is in poor condition, deteriorated, and suffering from dry rot. The proposed new garage door will be of metal, and will be custom designed to match the appearance of the existing garage door.

Deck Rail

The applicant is proposing to install a 3' high black aluminum deck railing around the exterior of the existing raised deck at the rear of the resource.

Fencing and Gates

The applicant is proposing to install a new metal driveway gate (6' high and 14' long) of powder-coated galvanized steel. A new 6' cedar picket fence is proposed for installation along the western rear property line.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and 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 is included in its entirety 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 (SRC) Chapter 230.065 *General Guidelines for Historic Contributing Buildings* is the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the projects conformity with the criteria. 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. The HLC shall render its 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 Kohne Farmhouse was constructed in 1938 and is a Norman style residence with a steeply pitched cross gable roof with composition shingles and boxed eaves. The primary façade (north) has the most character defining features of this resource. The foundation is comprised of common bond brick and a central eighteen over twenty-eight segmental arch casement window is the most character defining feature on the main floor of this facade. The upstairs windows on the primary façade include a pair of diagonal paned casement windows. The site includes a detached historic garage. This resource is historic contributing to the Gaiety Hill/Bush's Pasture Park Historic District.

3. Neighborhood and Citizen Comments

The subject property is located within the South Central Association of Neighbors Neighborhood Association (SCAN). Notification of the public hearing was sent to the neighborhood association, all property owners within the Gaiety-Hill/Bush's Pasture Park National Register District, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on May 31, 2018. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required building permits.

5. Historic Design Review

SRC Chapter SRC 230.065 specify the standards applicable to this project. The applicable criteria and factors are stated below in **bold** print. Following each criterion is a response and/or finding relative to the amendment requested.

FINDINGS

Criteria 230.030 Standards for Non-Contributing Buildings and Structures in Residential Historic Districts.

(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

Finding: The property shall continue to be used as a residence, its historic purpose. The height, massing, and building footprint will not be altered. The windows on the front façade will not be altered, and no new window openings are proposed. Staff recommends that the HLC find that this guideline has been met.

(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.

Finding: The applicant is proposing to rehabilitate the resource, including replacement of four original windows and the historic garage door that have deteriorated beyond repair. The proposal does not include any plans for repair, therefore staff recommends that this guideline is not applicable to the evaluation of this proposal.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Finding: The applicant is proposing to retain the distinctive, character defining windows on the front façade of the resource. The applicant is proposing to replicate the design of the original historic garage door. However, the proposed new replacement windows on the rear façade of the house do not replicate the unique design and sizing of the sashes of these windows, which are not uniform.

While they are one over one, double hung windows, these windows have a much larger lower sash and a narrow sash above. In order to better meet this guideline, staff recommends that the HLC adopt the following Condition:

Condition 1: The replacement windows on the rear façade shall replicate the sash size and overall design of the original historic windows.

(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

Finding: Staff recommends that the HLC find that there are no historic features proposed for reconstruction utilizing physical or photographic evidence and that Guideline 230.065(d) is not applicable to the evaluation of this proposal.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Finding: Staff recommends that the HLC find that there are no features proposed for removal or alteration that have acquired significance, and that this guideline is not applicable to the evaluation of this proposal.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Finding: The applicant is proposing to replace a total of fourteen windows. Ten of these windows are not original to the resource, and all are located on secondary

facades, not easily visible from the right of way. The four original windows and the original historic door have all deteriorated beyond repair, and provided the HLC adopts the recommended condition, the replacement windows will replicate the design of the original windows. The proposed replacement garage door will be custom designed to replicate the historic door. The proposed replacement French doors and security doors are compatible with the resource, and once installed will not be visible from Leslie St. SE and therefore, will not adversely impact the resource or the surrounding historic district.

The applicant is proposing to install cedar fencing along the rear (west) edge of the site. The applicant is proposing to install a new metal driveway gate. This gate and fencing is compatible with the resource and the surrounding historic district, and no fencing or hardware will be attached to the resource. The applicant is proposing to install a metal deck rail. This deck rail will not be attached to the resource, and located at the rear of the resource, so it will not be visible. Staff recommends that the HLC find that the SRC 230.065(f) has been met.

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Finding: The applicant is proposing to replace four original historic windows, and one historic door, which have all deteriorated beyond repair. Provided the HLC adopts the recommended condition of approval, the design of these historic features will be replicated, minimizing the adverse effect to the resource. No changes are proposed to the front façade of the resource. No character defining features will be obscured, damaged, or destroyed by the installation of the proposed new gate, fence, or deck rail. Staff recommends that the HLC find that SRC 230.065(g) has been met.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Finding: The proposal does not include any work intended to correct structural deficiencies, therefore staff recommends that the HLC find that Guideline 230.065(h) does not apply to the evaluation of this proposal.

(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Finding: The applicant is not proposing to excavate or regrade the site as part of this proposal, therefore staff recommends that the HLC find that Guideline 230.065(i) is not applicable to the evaluation of this proposal.

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review,

and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal with the following Condition of Approval.

Condition 1: The replacement windows on the rear façade shall replicate the sash size and overall design of the original historic windows.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific standard(s).
3. DENY the proposal based on noncompliance with identified standards in SRC 230, indicating which standard(s) is not met and the reason(s) the standard is not met.

Attachments: A. Hearing Notice and Vicinity Map
B. Excerpt from National Register Historic Resource Documents
C. Applicant's Submittal Materials
D. Historic Enforcement Letter

Prepared by Kimberli Fitzgerald, Historic Preservation Officer



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	Historic Design Review Case No. HIS18-15
AMANDA APPLICATION NO:	18-109926-DR
HEARING INFORMATION:	Historic Landmarks Commission, Thursday, June 21, 2018, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301
PROPERTY LOCATION:	470 Leslie Street SE, Salem, OR 97301
OWNER(S) / APPLICANT(S):	Nervin Fanous
AGENT(S):	David Say, Lowes
DESCRIPTION OF REQUEST:	<p>Summary: A proposal to replace 13 windows, the rear door, garage door, and install a new deck rail and fence on the Kohne Farmhouse (1938).</p> <p>Request: Major Historic Design Review of a proposal to replace 13 windows, the rear door, garage door, and install a new deck rail and fence on the Kohne Farmhouse (1938), a historic contributing resource within the Gaiety-Hill/Bush's Pasture Park National Register District, on property zoned RS (Single Family Residential) and located at 470 Leslie Street (Marion County Tax Assessor's Number 073W27CA00400).</p>
CRITERIA TO BE CONSIDERED:	<p><u>MAJOR HISTORIC DESIGN REVIEW</u></p> <p>General Guidelines for Historic Contributing Resources</p> <p>Pursuant to SRC 230.065, an application for a Major Historic Design Review proposing changes to a contributing building or structure may be approved if the proposal conforms to the following guidelines:</p> <ul style="list-style-type: none"> (a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing. (b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored. (c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity. (d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence. (e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected. (f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource. (g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed. (h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities. (i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

HOW TO PROVIDE TESTIMONY:

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

CASE MANAGER:

Kimberli Fitzgerald, Case Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net

NEIGHBORHOOD ORGANIZATION:

South Central Association of Neighbors (SCAN), Jon Christenson, SCAN Historic Preservation Parks and Gardens Committee Chair; Email: edscannewsletter@gmail.com

DOCUMENTATION AND STAFF REPORT:

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website: www.cityofsalem.net/notices

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

May 31, 2018

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

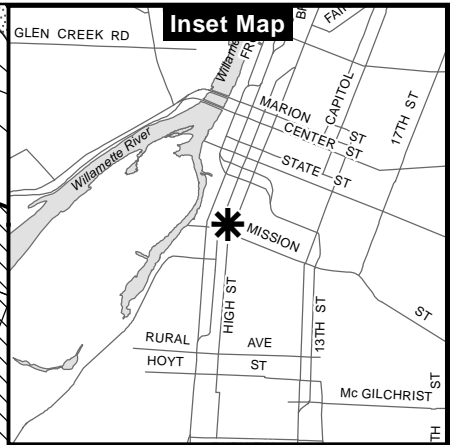
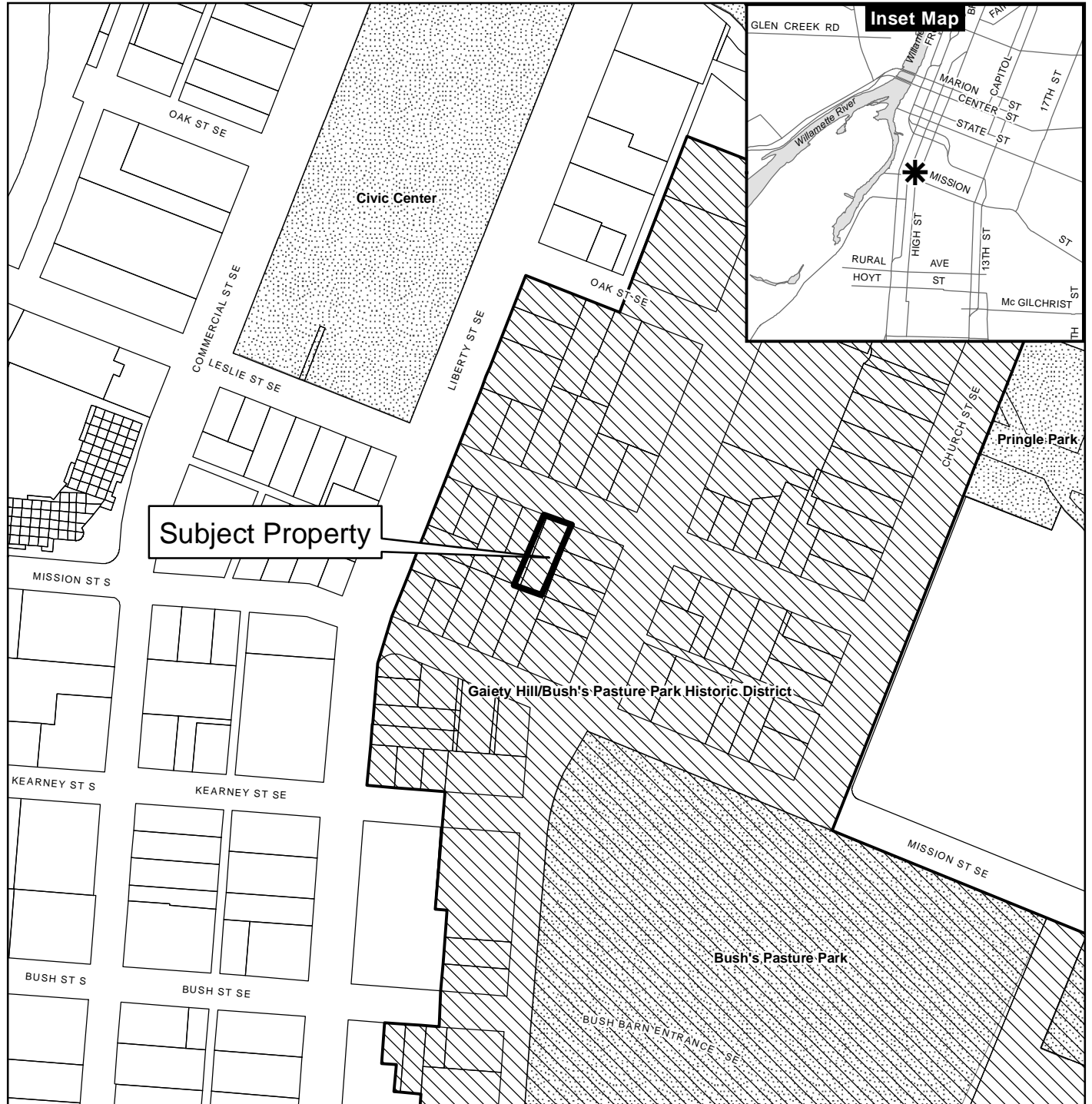
For more information about Planning in Salem:

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

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

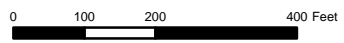
TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map 470 Leslie St SE



Legend

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



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36. Norman Farmhouse Residence, 470 Leslie Street SE SECONDARY
Assessor's Map 27CA073W 073W-27CA-00400; Tax Lot 1-84870-020
Owner: Wilmar A. and Karen L. Kohne, 490 Oak Street SE, Salem, OR 97301

Description: Norman Farmhouse - Ca. 1938; a one and one-half story, square, wood structure with a steeply pitched cross gable roof of composition shingles and with boxed eaves. The street facade is covered with common bond brick from the foundation to weatherboarding which graduates to bevel siding at the roof peaks. There is an outside end chimney. There is a central eighteen-over-twenty-eight segmental arch casement window on the main floor, set in architrave trim. The upstairs windows are a pair of seventeen diagonal-pane casement windows set in architrave trim. The entrance is a recessed one bay porch.

Case No. _____

Historic Alteration Review - General Resource Worksheet

Site Address: 470 Leslie St SE 97301 Resource Status: Contributing
 Individual Landmark Non-Contributing

Type of Work Activity Proposed

Major Minor

RECEIVED
MAY 31 2018
COMMUNITY DEVELOPMENT

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck Rail
- Door
- Exterior Trim
- Porch
- Roof
- Siding

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure
- Sign
- Awning

Window(s) Number of windows: 13
 Other architectural feature (describe) Repair Replace Dry Rot & Rotten Beam
Dry Rot on Part of Deck.

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

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

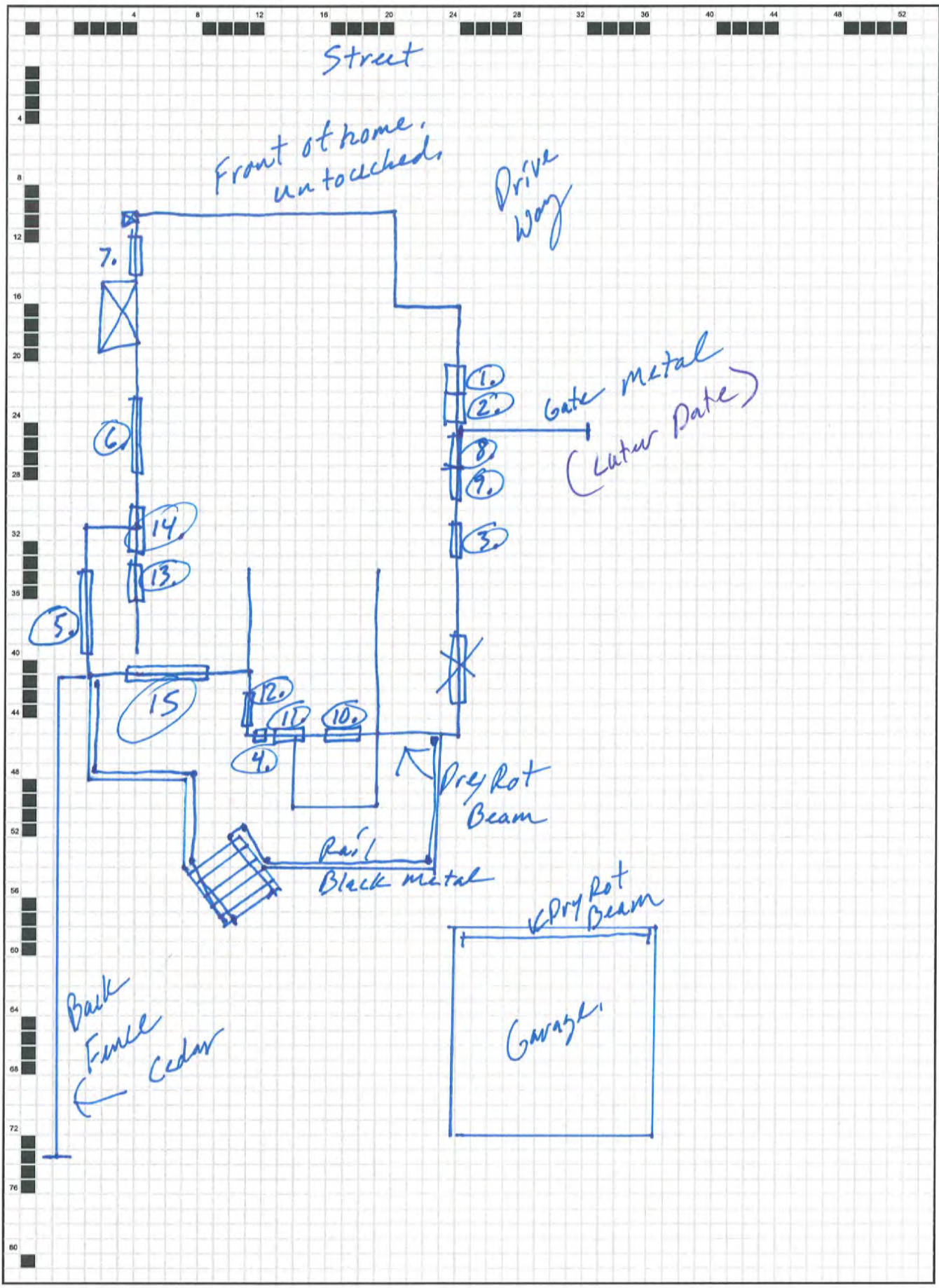
Project Description

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:

Window & Door Replacement, Replace 4 Each original windows, 9 Each modern windows, 1 Each modern Door.
Use Vintage Design Frame & Grid Patterns, Maintain Home Design. Repair Dry Rot, Add Fence & Gate, Deck Rail, Repair Beam over Garage Door, Additional at Later Date.

[Signature]
Signature of Applicant

30 May 2018
Date Submitted/Signed

















East Façade – 1st Floor- Window #1, 2



East Façade – 1st Floor – Window 3



South Façade – 1st Floor- Window 4 (Historic)



West Façade – 1st Floor – Window 5



West Façade- 1st Floor – Window 6



West Façade – 1st Floor –Window 7



East Façade – 2nd Floor- Window 8, 9



South Façade – 2nd Floor – Window 10, 11, historic



Southwest Façade – 2nd Floor – Window 12, historic



West Façade- Second floor – Windows 13, 14



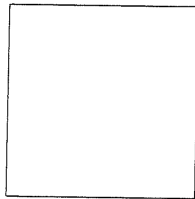
ULTRATM SERIES

Durable, Beautiful Fiberglass
Tough Against the Elements
Upscale Contemporary Style

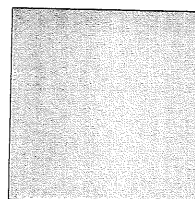


It's all in the *Details*

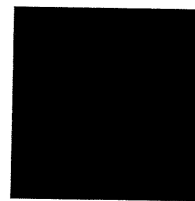
Interior Colors



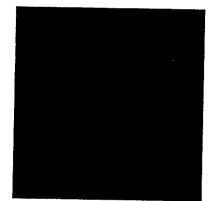
White with any exterior color



Harmony with Harmony exterior only



Bark with Bark exterior only

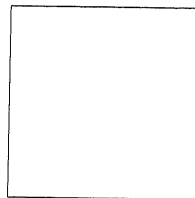


Black Bean with Black Bean exterior only

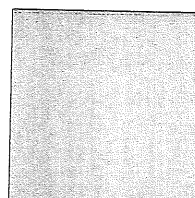
Exterior Colors

Choose from seven standard exterior colors. All colors come with white interiors.

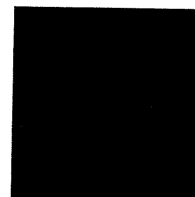
Harmony, Bark and Black Bean can be color matched interior and exterior.



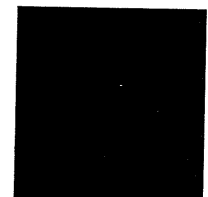
Frost



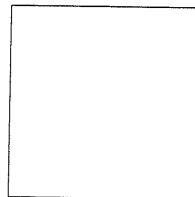
Harmony



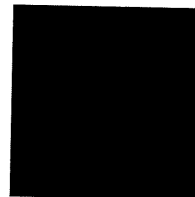
Bark



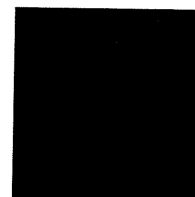
Black Bean



Sand



Fern



Cinnamon

SunCoat® & SunCoatMAX®

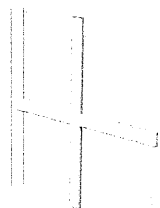
Low-E coatings allow visible light through but block heat-bearing and fabric-fading portions of the solar spectrum. The result is less solar gain and UV protection against fading fabrics and furnishings. SunCoat Low-E2 glass comes standard on all Ultra Series windows and patio doors.

Decorative and Tinted Glass

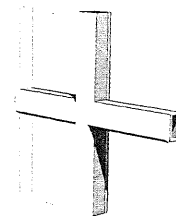
Add privacy or a touch of flair with our many styles of decorative glass. Tinted glass provides additional shading from direct sunlight and warm conditions.

Grids

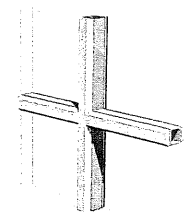
Express your creativity and dramatically increase your home's curb appeal with our virtually endless grid options. Choose grids inside our insulated glass units for easy cleaning or Simulated Divided Lites (SDL).



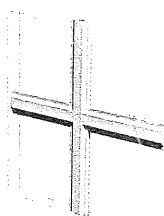
Flat grid inside glass



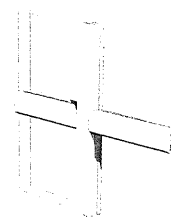
1-1/8" Vintage SDL



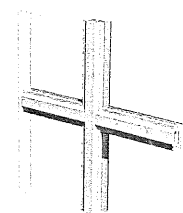
3/4" Vintage SDL



Sculptured grid inside glass



1-1/8" Craftsman SDL



1-1/8" Legacy SDL



Garage door

Proposed new door to match original.

[Back to Quote](#)



LOWE'S HOME CENTERS, LLC #1600
1930 TURNER ROAD SOUTHEAST
SALEM, OR 97302-2003
USA
(503) 589-4333



Project #: 543058969 Description: PSE Door
Customer Name: NERVIN** FANOUS
Customer Phone: (541) 226-7798
Customer Address: 470 LESLIE ST SE
SALEM, OR 97301
USA

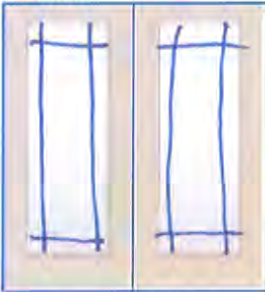
Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0004 Size = 32-in W x 81-in H	Manufacturer: Gatehouse Division: Millwork Product: Doors Type: Security Manufacturer: Gatehouse Product Line: Security Doors Product Configuration: Single Security Door Model Number: Gibraltar Max Item Number: 775963 Door Style: Security Custom or Standard Size: Standard Actual Width: 35-in Actual Height: 81 3/4-in Fits Opening Width: 31 7/8-in - 32 3/8-in Fits Opening Height: 80-in - 81-in Location of Lock box: Center Color: Black Screen Type: Perforated Mesh Installation Feature: Do-It-Yourself Handle: Not Included Material Type: Steel Hinge Side: Reversible Lead Time: 28 Days 9184332X81 Thank You for Ordering Gatehouse Security Products			
		\$188.19	1	\$188.19
0005 Size = 72-in W x 81-in H	Manufacturer: Gatehouse Division: Millwork Product: Doors Type: Security Manufacturer: Gatehouse Product Line: Security Doors Product Configuration: Double Security Doors Model Number: Gibraltar Max Item Number: 775973 Door Style: Security Custom or Standard Size: Standard Actual Width: 75-in			
		\$466.00	1	\$466.00

Actual Height: 81 3/4-in
Fits Opening Width: 72-in
Fits Opening Height: 80-in - 81-in
Location of Lock box: Center
Color: Black
Screen Type: Perforated Mesh
Installation Feature: Do-It-Yourself
Handle: Not Included
Material Type: Steel
Double Door Kit: Yes
Hinge Side: Left Operating Door
Lead Time: 28 Days
91843F72X81

Thank You for Ordering Gatehouse Security Products

0001

Size = 74 7/8-in W x 81 3/4-in H



Manufacturer: Pella (R) Entry

Pella (R) Entry Doors feature our exclusive AdvantagePlus (TM) protection system.

Division: Millwork

Product: Doors

Type: Entry/Exterior

Manufacturer: Pella (R) Entry

Will This Product Be Installed By Lowe's (R)?: Installed By Lowe's (R)

Quote Unit Type: Configure Unit

Energy Star (R) Qualified Products Only: No - I would like to view all available product offering.

Room Location: Other 1

Brand: Pella (R) Brand Entry Doors

Panel Configuration: Double Door

Operation / Venting: Active/Inactive Inswing

Sill Type: Standard Sill

Panel Fire Rating: No Fire Rating

Frame Fire Rating: No Fire Rating

Actual Call Width: 72-in

Actual Call Height: 80-in

Panel Cut Down: No Cut Down

Actual Frame Width: 74 7/8-in

Actual Frame Height: 81 3/4-in

Fits Opening Width: 75 5/8-in

Fits Opening Height: 82 1/4-in

Panel Style: Full Light

Glass Strength: Tempered

Door Insulated Glass Options: Low-E

Grille Type: Simulated-Divided-Light Grilles

Actual Grille Bar Profile: 7/8-in Contour

Door Grille Interior Color: White

Door Grille Exterior Color: Black

Grille Pattern: Prairie

Panel Material: Smooth

Exterior Frame Material: Clad

Exterior Paint Grade: Standard EnduraClad (R)

Door Exterior Panel Finish: Painted

Door Exterior Panel Color: Black

Door Interior Panel Finish: Painted

Door Interior Panel Color: White

Interior Frame Material: Wood

Exterior Frame Color: White

Interior Frame Finish: White

Active Panel Boring Options: Latch Bore With Deadbolt

Inactive Panel Boring Options: No Bore

\$3,640.78

1

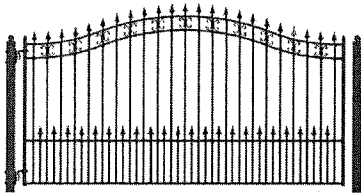
\$3,640.78

Skip Navigation



Home / Lawn & Garden / Fencing / Gates /

ALEKO St Petersburg Style Ornamental Iron Wrought Single Swing 14' Driveway Gate



Sold by: GudCr or shop from \$1149

\$1

Get \$15.99 CASH in points

Other offers available: 2 new from \$1149

add to list add to registry

Description Item # 4YWDG14STPSSW Model # DG14STPSSW

Specification:

ALEKO® high quality gate, specially designed for DIY installation. Great combination of strength, corrosion resistance, and affordable price! Duplex System (powder paint is applied to galvanized steel) Galvanized Steel (protects the steel from rust and corrosion) Posts and Hinges Included! Color: Black Dimensions: Gate 14ft NO WELDING REQUIRED! **Description:**

View Alaska/Hawaii Pricing

Are you seeking high quality ornamental wrought iron gates without the high price? We have the perfect alternative for you. We offer designs you will not find anywhere else! All of our gates capture the classic elegance of wrought iron gate designs and offer affordable prices. Our quality gates are all powder coated and galvanized for years of trouble free good looks and security. 2 Posts and 4 Hinges Included! Replacement warranty 10 years. We use Duplex System when make our gates: Galvanized Steel and Powder Coated Paint.

What is Duplex System?

When powder paint is applied to galvanized steel, this is referred to as the Duplex System. The Duplex System is the best process used today to protect against any weathering affects of our environment on steel. The powder coating actually increases the life of the galvanized steel. The paint slows the process of at which the zinc is being consumed.

What is Galvanized Steel?



Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Item # 5447 Model # 63023

Alta Forest Products (Common: 5/8-in x 5-1/2-in x 6-ft; Actual: 0.57-in x 5.5-in x 6-ft) Natural Western Red Cedar Dog Ear Fence Picket

4 Ratings

 3.0 Average

50%
 Recommend this product

Community Q&A
[View Now](#)



Product sold in individual pieces

\$2.58 Was \$2.87

SAVE 10% thru 05/30/2018

- The fence industry's classic all natural picket combining ageless beauty and...
- Naturally resistant to mildew, rot and decay
- Western red cedar is harvested from sustainably managed forests in the...



FREE Store Pickup

- ✓ 1024 available today at McMinnville Lowe's!



Delivery

- ✓ Delivery available

Aisle GC , Bay W



Opens at 6AM tomorrow!
Cincinnati Lowe's ✓

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Item # 444511 Model #
73013139

*to
Coke*

Freedom (Assembled: 8-ft x 3-ft) VersaRail Black Aluminum Deck Railing Kit

4 Ratings



3.5 Average

100%

Recommend this product



Community Q&A
[View Now](#)



In-use/lifestyle images - accessories not included

\$151.53

Hurry! Low in stock.

- Rail kit comes unassembled and includes top rail, bottom rail, line...
- Easy to assemble panel with patented Snap&Stay technology that snaps and...
- Made of durable, low maintenance, powder coated aluminum



**Ships to Store
FREE**

- ✓ Ready for pickup:
Estimated by
06/14/2018



Delivery

- ✓ Ready for delivery:
Estimated on
06/14/2018



COMMUNITY DEVELOPMENT DEPARTMENT

555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • (503) 588-6173 • (503) TTY 588-6353 • (503) Fax 588-6005

May 17, 2017

Nervin Fanous
470 Leslie St SE
Salem, OR 97301

SUBJECT: Replacement Driveway
(Historic Contributing Norman Farmhouse, ca. 1938)

Dear Ms. Fanous:

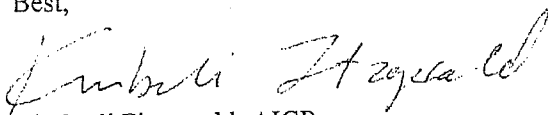
Your property at 470 Leslie Street SE is located within the Gaiety Hill/Bush's Pasture Park Residential Historic District and is a historic contributing resource within this district, which is listed on the National Register of Historic Places. Subsequent to receipt of a complaint lodged by a resident who observed the driveway had been replaced, I visited the subject property on May 15, 2017. Salem Revised Code (SRC) 230 requires that any alteration of the exterior of any historic resource must first receive historic design review.

As we discussed on the phone on May 16, 2017, you will be required to remove the new driveway and restore it to its original appearance, or you must submit an application for retroactive historic design review approval as required by SRC 230, within thirty days, by **June 16, 2017**.

Please be advised that based upon my site visit, the driveway does not appear compatible in design or appearance with the resource and historic district. Therefore, should you wish to retain this driveway, evidence must be presented to the Historic Landmarks Commission that the material, design, and color of the driveway are based upon either physical or photographic evidence and that the new driveway is a restoration of its historic appearance.

If you have any further questions, please call me at 503-540-2397.

Best,



Kimberli Fitzgerald, AICP
Historic Preservation Officer

cc Brent Hedrick, Compliance Services
Christopher Green, AICP