

# NOTICE OF DECISION

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



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503-588-6173*

## DECISION OF THE HISTORIC PRESERVATION OFFICER

**MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS22-17**

**APPLICATION NO.: 22-110450-DR**

**NOTICE OF DECISION DATE:** June 2, 2022

**SUMMARY:** A proposal to repair the original hopper windows on the south facade of the Pooler House (1920).

**REQUEST:** A Class 1 Minor Historic Design Review of a proposal to repair the original hopper windows within the dormer on the east side second story of the south facade of the Pooler House (1920), a historic non-contributing resource within the Court-Chemeketa National Register Historic District, on property .1 acre in size, zoned RM2 (Multiple Family Residential), and located at 1527 Chemeketa St. NE, 97302 (Marion County Assessors Map and Tax Lot number: 073W26BA07200).

**APPLICANT:** Stacey Goodwin

**LOCATION:** 1527 Chemeketa St NE, Salem OR 97302

**CRITERIA:** Salem Revised Code (SRC) Chapters SRC 230.030(b) - Windows

**FINDINGS:** The findings are in the attached Decision dated June 2, 2022.

**DECISION:** The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Minor Historic Design Review Case No. HIS22-17 based upon the application materials deemed complete on May 31, 2022 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by June 3, 2024, or this approval shall be null and void.

Application Deemed Complete:	<u>May 31, 2022</u>
Notice of Decision Mailing Date:	<u>June 2, 2022</u>
Decision Effective Date:	<u>June 3, 2022</u>
State Mandate Date:	<u>September 30, 2022</u>

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

This decision is final.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM**

**DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS22-17 )  
1527 CHEMEKETA ST NE ) June 2, 2022**

In the matter of the application for a Minor Historic Design Review submitted by Stacey Goodwin, 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 repair the original hopper windows on the south facade of the Pooler House (1920).

**REQUEST:** A Class 1 Minor Historic Design Review of a proposal to repair the original hopper windows within the dormer on the east side second story of the south facade of the Pooler House (1920), a historic non-contributing resource within the Court-Chemeketa National Register Historic District, on property .1 acre in size, zoned RM2 (Multiple Family Residential), and located at 1527 Chemeketa St. NE, 97302 (Marion County Assessor's Map and Tax Lot number: 073W26BA07200).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

**FINDINGS**

**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.

**PROPOSAL**

The applicant is proposing to repair the south facing hopper windows which are paired within the dormer on the east side of the south facade of the Pooler House. The repair will include taking the existing sashes, stops, post and casings to a commercial paint stripping service and then treated with linseed oil, primer and paint to match the existing trim on the exterior of the resource. The applicant is proposing to manufacture a new windowsill matching the original in material and design to replace the existing which is too deteriorated to repair. A new divider post may require replacement as well if this is in poor condition. The old glazing will be removed and refilled and the existing broken glass pane will be repaired. The applicant has

also replaced two windows on the east façade of the resource with new windows. This portion of the proposal is not subject to design review per SRC 230.020 as they are located on a secondary façade of the resource. *230.030 (b) Standards for Non-Contributing Resources in Residential Historic Districts*, windows are applicable to the portion of the project on the primary façade of the resource.

## **SUMMARY OF RECORD**

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; 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; an excerpt is included as **Attachment B** 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) *230.030 (b) Standards for Non-Contributing Resources in Residential Historic Districts, Windows*, are the applicable criteria for evaluation of this proposal.

## **FACTS & FINDINGS**

### **1. Historic Designation**

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. 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. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their 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 Clark House was originally constructed by Jefferson A. Pooler in 1911 in the English Cottage architectural style. Pooler was a builder who constructed a number of similar houses in the District after he bought a strip of land on the south bank of Mill Creek in 1910. Each is

side-gabled with an exterior chimney on the east end with an attached entry porch with a side-facing doorway. While the house has been remodeled compromising its historic integrity and it is not currently contributing to the Court Chemeketa Historic District, the two sets of paired hopper windows on the second story primary façade of the house are original to the resource and reflective of the original English Cottage style with their unique diamond patterned grid divided lights.

### **3. Analysis of Minor Historic Design Review Approval Criteria**

Staff determined that the following standards from *230.030 Standards for Non-Contributing Resources in Residential Historic Districts*, are applicable to this project.

#### **FINDINGS:**

#### **Sec. 230.030. - Standards for historic non-contributing buildings in residential historic districts**

##### **(b)Windows**

**(1) *Materials.*** *The replacement window shall be constructed with materials that duplicate, to the greatest degree possible, an appearance and structural qualities consistent with windows in buildings in the district.*

**Findings:** The applicant is proposing to repair a majority of the components of the existing paired hopper windows within the dormer on the east side of the primary façade. Where it is necessary to replace components of these windows due to their poor condition, such as the windowsill and the divider post, these will be replaced with wood, matching the original. Overall the repair of these windows will ensure that any replacement materials will duplicate to the greatest degree feasible the appearance and structural qualities of the material being replaced, therefore staff finds that SRC 230.030(b)(1) has been met for the proposal.

##### **(2) *Design.***

**(A)** *Window openings shall maintain a similar size to the existing windows in the building.*

**(B)** *Window styles and types shall be similar to the styles and types of buildings in the district.*

**(C)** *Windows should be simple in shape, arrangement, and detail.*

**(D)** *Windows shall be finished with trim elements in a manner consistent with buildings in the district.*

**(E)** *The number of different window styles in the building shall be limited.*

**Findings:** The applicant is not proposing to alter the size of the window openings or change the style, finish or trim elements. Any replacement components of the windows will be manufactured to match the design of the original. Overall, the repair of the windows will ensure that the appearance and design of the original English Cottage style hopper windows will be retained and restored. Staff finds that SRC 230.030(b)(2)(A)-(E) has been met for the proposal.

**(3) Energy efficiency.**

*(A) The use of weather-stripping, insulation, or materials to either repair or improve the energy efficiency of shall be evaluated as means to achieve the desired energy efficiency objectives prior to seeking authorization to replace a window.*

*(B) If an owner wishes to improve the energy efficiency of windows in a non-contributing resource, this is allowed provided the proposed improvements are compatible and do not permanently alter any historic contributing features of the resource.*

**Findings:** The applicant is not proposing any improvements to improve energy efficiency therefore staff finds that SRC 230.030(b)(3) is not applicable to the evaluation of this proposal.

**DECISION**

Based upon the application materials deemed complete on May 31, 2022 and the findings as presented in this report, the application for HIS22-17 is **APPROVED**.



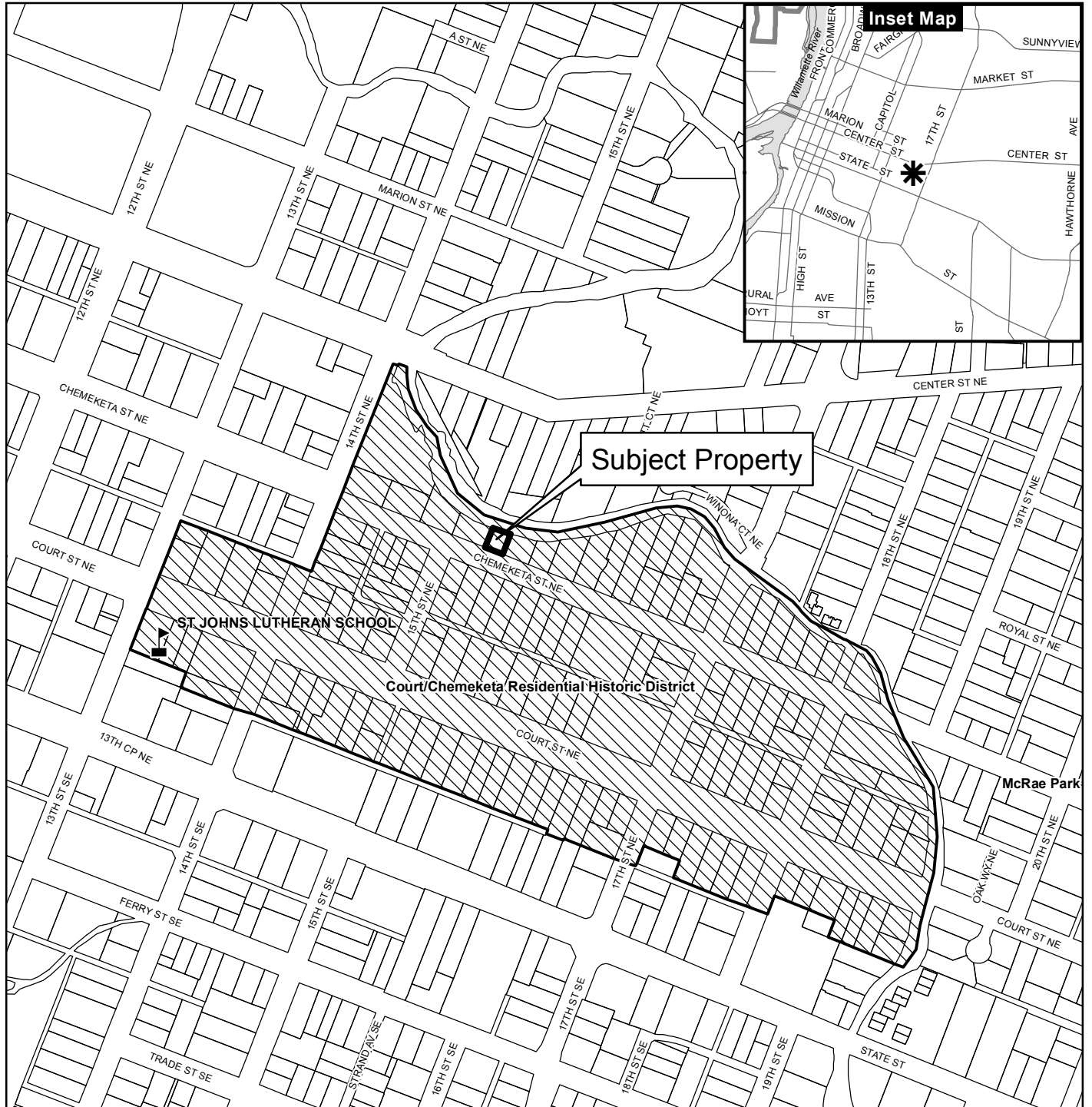
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Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee






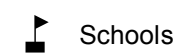

Attachments: A. Vicinity Map  
B. Applicant's Submittal Materials- Excerpt

# Vicinity Map

## 1527 Chemeketa Street NE (073W26BA07200)



**Legend**

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



0 100 200 400 Feet



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**Historic Alteration Review Worksheet**Site Address: 1527 Chemeketa St NE Salem OR 97301Resource 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: 1

**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: 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:

I also replaced 2 non-visible windows as well. Pictures emailed 5/17/22. they are wood.

Signature of Applicant

Date Submitted/Signed





Legend

- Centerline (Labels)
- Taxlots
- Creeks
  - 50 - 200
  - 200 - 640
  - 640 - 6400
  - GT 6400
- Hydrology
- Street Class
  - - Future Minor Arterial
  - - Future Collector
  - - Major Arterial
  - - Minor Arterial
  - - Parkway
  - - Collector
  - - Highway/Freeway
- Urban Growth Boundary
- City Limit

1:399



0.01 0 0.01 0.01 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Salem, Oregon

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter notes here...



## Kimberli Fitzgerald

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**From:** Stacey Goodwin <staceygoodwin01@gmail.com>  
**Sent:** Thursday, May 26, 2022 8:38 PM  
**To:** Kimberli Fitzgerald; Stephanie Wile  
**Subject:** Fwd: 1527 Chemeketa St NE

update

----- Forwarded message -----

From: **Jeffrey Franz** <[jeffreyfranzrepairs@gmail.com](mailto:jeffreyfranzrepairs@gmail.com)>  
Date: Thu, May 26, 2022 at 6:56 PM  
Subject: 1527 Chemeketa St NE  
To: Stacey Goodwin <[staceygoodwin01@gmail.com](mailto:staceygoodwin01@gmail.com)>

Stacey Goodwin  
1527 Chemeketa St NE  
Salem OR 97301  
1-530-448-4178

### Estimate/Contract

Repair of south-facing hopper windows in the master bedroom includes taking the existing sashes, stops, post and casings to a commercial paint stripping service. The broken pane will be repaired.

The missing window sill will be manufactured as will a new divider post if it is found to be weak from decay.

The old glazing will be removed and refilled with new. After a linseed oil application, primer and paint will be applied to the exterior and interior components.

All pieces will be installed in such a way as to allow the windows to operate with new hinges, but with the existing chains and locks.

The above services are priced at \$2,500. A period of six weeks is average for the completion time of this type of project, but could run longer due to manufacturing wait times.

In the case that there is rot, decay, or missing wood beneath the sill or with any component in the house that adjoins the parts mentioned that has not yet been seen, and that makes up the structure that the above-mentioned parts attach to, there will be charges in addition to the charges listed above, so that the contractor can purchase or order the parts needed, and install them.

Payment terms are that a down payment of \$1250 is due when the parts are taken from the home, with a final payment of \$1250 when they are installed. Additional parts and work, if needed, will be discussed and agreed to, along with a payment schedule that pertains to them before that work proceeds.

No painting or repair is included in components in the house that are not mentioned in this contract.

The contractor is licensed with the Oregon CCB. There is no arbitration clause in the contract. The owner has the right to file a complaint with the CCB.

due May 27th

### Window Assessment – Exterior

Date: 5/24

Building: 1527 CHEMEKETA



Click to insert photo

Location: \_\_\_\_\_

Window Description:  
TWO HOPPER WINDOWS

Sill: \_\_\_\_\_

Remove paint

Repair

Replace ALREADY REPLACED

Frame/Trim: \_\_\_\_\_

Remove paint

Repair

Replace ALREADY REPAIRED

Sash/Muntins/Leading: \_\_\_\_\_

Remove paint

Repair ONE PANE

Replace

Glazing Putty: \_\_\_\_\_

% to repair 1

% to replace 100

Dimensions of window:  
25 x 28 (2)

Glazing: PUTTY

Old

New

Broken

Remarks:

Hardware Description: GOOD

Remove paint

Missing

Overall Condition:



Primary Façade of Jeanette Pooler House (1920) NC to Court Chemeketa District



Existing sash and trim in poor condition





Existing window removed from frame





New windows on secondary façade(east)—replaced- not subject to review