

TO: Historic Landmarks Commission

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

FROM: Kimberli Fitzgerald, Historic Preservation Officer

HEARING DATE: April 20, 2023

CASE NO.: Historic Design Review Case No. HIS23-04

APPLICATION SUMMARY: A proposal to add a new side dormer, window, skylights and door on the exterior of the Haag House (1929) garage.

LOCATION: 1889 Court Street NE

REQUEST: A Class 3 Major Historic Design review of a proposal to add a new side dormer, window, skylights and door on the exterior of the Haag House(1929) garage, a historic contributing accessory structure in the Court Chemeketa Historic District in the RS (Single Family Residential) zone, and located at 1889 Court Street NE- 97301 (Marion County Assessor Map and Tax Lot Number: 073W26AC04800).

APPLICANT: Josh Edelman

APPROVAL CRITERIA: Salem Revised Code (SRC) 230.025(g) Alterations and Additions; and 230.025(e)(3)Skylights

RECOMMENDATION: APPROVE

BACKGROUND

On March 17, 2023, the applicant submitted materials for a Major Historic Design Review for a proposal to add a new side dormer, window, skylights and door on the exterior of the Haag House(1929) garage (**Attachment A**). The application was deemed complete for processing on March 29, 2023.

Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on March 31, 2023. 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 April 20, 2023 at 5:30 p.m. in Council Chambers, Civic Center at 555 Liberty Street SE, Room 240. (<https://bit.ly/planningpublicmeetings>).

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is July 27, 2023, unless an extension is granted by the applicant.

PROPOSAL

The applicant is requesting approval to modify the existing garage for use as an Accessory Dwelling Unit (ADU). The exterior modifications include proposed installation of two skylights, one on the southern facing roof, and one on the northern facing roof as well as the addition of a new projecting dormer on the northern plane of the roof with a new dormer window; a new sliding glass door on the first floor with a projecting covered awning over the opening.

Specifics of the proposal are as follows:

North Façade (Rear):	No alterations proposed
West Façade (Side):	Velux modular skylight 22 12" by 46 ½" in size (fiberglass/composite) installed flush within the roof
South Façade(Front):	No Alterations proposed
East Façade (Interior Side):	New projecting dormer with a double hung window (Jeld Wen Wood Clad (3 over 2); Velux modular skylight – 22 12" by 46 ½" in size (fiberglass/composite) will be installed flush within the roof; Proposed new 72" x 80" Sliding Patio Door (MP – Composite, 15 lite); New Projecting Door Awning extending over this door opening with simple square pressure treated wood posts, painted to match. Both the projecting dormer roof and the door awning roof will be clad with composite shingles to match the existing roof. The cedar shake shingles will be installed on the dormer with in-kind cedar shake shingles, and painted to match the existing.

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 23 106370 PLN.

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) 230.025(g) *Alterations and Additions*; and 230.025(e)(3) *Skylights* are 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 project's 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 Haag House is a Cross-Gabled English Cottage residence constructed c. 1929 for AC and Olga Haag who purchased the property in 1927. Nomination documents state that the garage, which is set back from the street at the end of the driveway on the west side of the house was designed to complement the picturesque effect of the English Cottage style house, with the roofline having the same exaggerated steep pitch as the gables of the house, and the fascia boards having the same detailing. Mr. Haag owned a farm machinery company at 17th Street and Silverton Road and was also the Director of the Board of Salem Memorial Hospital from 1946-54. In 1954 he was given the First Citizen of Salem Award for his work improving hospitalization services in the City of Salem (**Attachment B**). This resource is historic contributing to Salem's Court Chemeketa Historic District.

3. Neighborhood and Citizen Comments

The subject property is located within the Northeast Neighbors Neighborhood Association (NEN). All property owners and tenants within Salem's Court Chemeketa Historic District as well as property owners and tenants within 250 feet of the subject property were mailed notification of the proposal on March 29, 2023 pursuant to SRC requirements. Signs were also posted on the subject property pursuant to SRC 300.800. On March 30, 2023, Connie Strong provided comments in support of the proposal (**Attachment D**).

4. City Department and Public Agency Comments

Building and Safety Division indicated that building permits are required for the change of use as well as for the addition of the dormer and projecting door awning. The Planning Division indicated that the conversion of the garage to the ADU is an allowed use in the RS zone and the proposal meets the provisions of SRC 700.007. The Fire Department did not have any concerns with the proposal. Public Works stated that the subject property is in a regulatory Special Flood Hazard Area and subject to SRC Chapter 601. However, the structures on the property meet the historic structure definition in SRC 601.005. Therefore, improvements to the structure are not subject to the substantial improvement requirements provided that the alteration will not preclude the structure's

continued designation as a "historic structure." The applicant is advised to take proactive measures to ensure potential adverse impacts from water intrusion are mitigated.

5. Historic Design Review

Salem Revised Code (SRC) 230.025(g) *Alterations and Additions*; and 230.025(e)(3) *Skylights* are the criterion applicable to the evaluation of this proposal. Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable standards.

FINDINGS

230.025(g) Alterations and Additions

(1) Materials.

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

Findings: The applicant is proposing to add cedar shake shingles to the exterior of the new dormer with in-kind cedar shake shingles, and painted to match the existing. The proposed new window will be wood clad with dimensions similar to the existing double hung windows on the Haag House. The proposed sliding glass door will be of wood composite material and the door frame has similar dimensions to existing doors on the Haag House. Staff recommends that the HLC find that the proposed building materials have traditional dimensions and 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.*

Findings: The applicant is proposing to add cedar shake shingles to the exterior of the new dormer with in-kind cedar shake shingles which are the same type, quality and finish as the existing shingles on the exterior of the garage. The proposed new window will be wood clad which is similar to the wood material of the existing double hung windows on the exterior of the Haag House. The proposed sliding glass door will be of wood composite material which is similar to the material of the existing exterior doors on the Haag House. Staff recommends that the HLC find that SRC 230.025(g)(1)(B) has been met.

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

Findings: The applicant is not proposing to add any new masonry to the exterior of the existing garage; therefore, staff recommends that the HLC find that SRC 230.025(g)(1)(C) is not applicable to the evaluation of this proposal.

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

Findings: The applicant has proposed to convert the existing garage to an ADU and as part of this conversion is proposing to install two new skylights on the existing roof, a new projecting dormer with a window and a new door opening on the eastern interior

façade of the existing garage. While these proposed alterations will result in the loss of original material from the existing roof and siding on the eastern façade, these alterations are proposed on the interior secondary facades of the resource, and are obscured, minimizing the visual adverse effect of these changes. Staff recommends that the HLC find that original material has been retained to the maximum degree feasible and that SRC 230.025(g)(1)(D) has been met for this proposal.

(2) Design.

(A) Additions shall be located at the rear, or on an inconspicuous side, of the building.

Findings: The proposed alterations will be located on the western and eastern (secondary) side facades of the Haag House garage and will not be easily visible from the right of way. Staff recommends that the HLC find that SRC 230.025(g)(2)(A) has been met.

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

Findings: The applicant has designed the proposed alterations to ensure that the primary façade of the garage, and the garage door will be retained. All alterations are proposed along secondary facades of the Haag garage building. Staff recommends that the HLC find 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.

Findings: The proposed alterations are limited in size and scale compared to the existing garage and the primary two-story Haag Building on the site. Staff recommends that the HLC find 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.

Findings: While the proposed alterations will result in a minimal amount of original material being removed, and the proposed roof dormer will have a visual impact, the overall footprint and form of the garage will be retained. The proposed new door opening will result in the loss of original siding material; however, this new opening and the addition of the proposed projecting awning will not result in any loss of significant architectural features. The proposed location of these new alterations on the interior secondary façade will minimize the adverse visual impact of these alterations. There are no significant historical, architectural or cultural features on the exterior of the resource which will be obscured, damaged or destroyed by these proposed alterations. Staff recommends that the HLC find 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.

Findings: The proposed alterations are limited in size and scale with the Haag House garage. The proposed alterations are designed to be compatible with this residential

resource and the surrounding Court Chemeketa Historic District. Staff recommends that the HLC find 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.

Findings: While the proposed alterations will result in the loss of some original material due to the creation of the new dormer, projecting awning and new window and door openings, these proposed alterations will be located on secondary facades of the Haag garage and obscured from view. Further, there are no distinctive materials, features, finishes and construction techniques or examples of craftsmanship in this area on the exterior of the resource which will be obscured, damaged or destroyed by the proposed alterations. Staff recommends that the HLC find that SRC 230.025(g)(2)(F) has been met.

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

Findings: The applicant has proposed to create a new side dormer, projecting awning and new window and door openings on the exterior of the Haag House garage. While original material will be removed from the existing western and eastern slopes of the garage roof, the composition shingles on this roof are not original to this structure. While original material will be removed to create the new sliding glass door opening on the eastern façade of the garage, the first story of the building where the alteration is proposed is facing an interior side yard and obscured from view. The primary façade of the garage, fronting Court Street, has been retained. Staff recommends that the HLC find that the addition has been constructed with the least possible loss of historic materials and that SRC 230.025(g)(2)(G) has been met for this proposal.

(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.

Findings: The applicant has not introduced features that would appear to have been part of the original garage during the period of significance. The design and materials of this addition are clearly new while being compatible with the Haag House garage. Staff recommends that the HLC find 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.

Findings: The applicant has designed the proposed alterations in a manner that clearly differentiates the new portion of the garage building from the original. The material and design of the proposed new door and windows are comprised of wood composite, which is a compatible material, but clearly new. Staff recommends that the HLC find 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.

Findings: The proposed garage alterations do not replicate the residential architectural design of the Haag House; however, it does reflect the architectural style, with the design of the sloped roof projecting dormer and awning. The exterior cladding and trim will match these materials on the existing garage and house. Staff recommends that the HLC find 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.

Findings: There are no features impacted by the proposal that have acquired significance in their own right, therefore staff recommends that the HLC find that this criterion is not applicable to the evaluation of this proposal.

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

Findings: The distinguishing original qualities of the Haag House garage have been retained. Any potential adverse effects due to the proposed alterations resulting from the conversion of use to an ADU have been minimized due to the location on the interior side(s) of the resource, and the minimal impact to original materials. Staff recommends that the HLC find that SRC 230.025(g)(2)(L) has been met.

230.025 (e)(3) Solar Panels, Rooftop Mechanical Devices, and Skylights

(A) Materials.

- (i) Non-reflective glass and metal panels are allowed.*
- (ii) Reflective glass and plastic frames are prohibited.*

Findings: The applicant is proposing to install two new skylights (Velux Fixed curb style skylight with tempered low E3 glass). The proposed skylights are 22.5"x46.5" in size to fit between existing roof rafters. The proposed skylights will be made of aluminum with a neutral gray finish with glass that is non-reflective. Staff recommends that the HLC find that SRC 230.025(e)(3) has been met.

(B) Design.

- (iii) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.*

Findings: The proposed skylights are not of the bubble type, but are low profile, parallel to the roof. While the frame of the installed skylights will be visible roughly 1 3/4" from finished roof, overall, the existing form and profile of the roof will not be altered. Staff recommends that the HLC find that SRC 230.025(e)(3) has been met.

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.

DECISION ALTERNATIVES

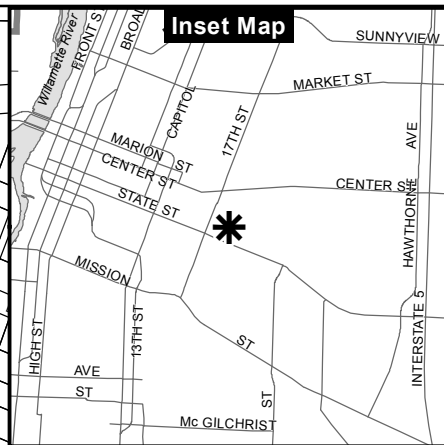
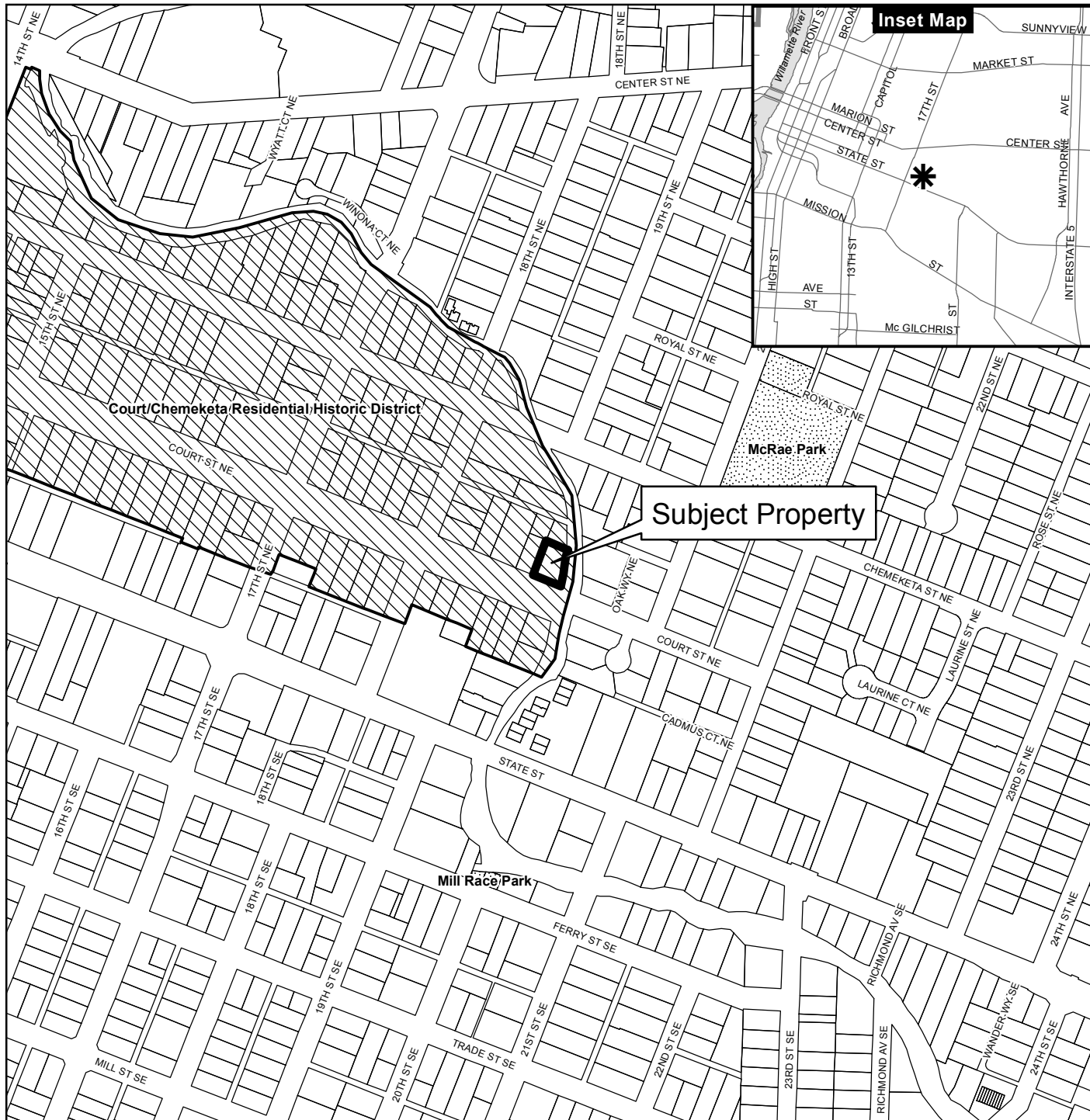
1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s)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

Attachments: A. Vicinity Map
B. Excerpt from Oregon Historic Sites database
C. Applicant's Submittal Materials
D. Connie Strong (NEN) testimony





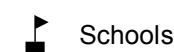

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map

1889 Court Street NE (073W26AC04800)



Legend

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



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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 56

ren, Bessie, Lois, and Victor (a student), continued to live in the house, by then numbered 1780 Court. Alice Simpson and her children sold cottages #64 and #65 in 1917. (For information on the Simpsons, see: Hendricks, Oregon Statesman, Oct. 10, 1935, and Lockley, Oregon Journal, April 9, 1938, p. 4.)

66 Duplex (1984)

1896-1898 Court Street, NE; Assessor's Map 26AC 7-3W; Tax Lots 55318-001 and -000
Owner: James and Beverly Reiman (1898 Court; 55318-001)
Marylou Obloy and Pauline Mills (1896 Court; 55318-000)

Incompatible

(Non-Contributing) Description: This duplex is in a modern Northwest style.

67 A. C. and Olga Haag House (1929)

1889 Court Street, NE; Assessor's Map 26AC 7-3W; Tax Lot 84400-340
Owner: Eugene V. Johnson, 1889 Court Street, NE, Salem, OR 97301

Secondary

(Contributing)

(2)

Description: This is a cross-gabled English Cottage situated on the west bank of Mill Creek at the end of Court Street. A side entry porch is recessed into the house at the southeast corner, toward the creek. The porch has its own gabled pediment, and the front and side porch openings are flatly arched. Roofs all are steeply pitched. An exterior brick chimney rises up the west gabled wall. Siding is modern shingles.

Set back from the street at the end of a driveway on the west side of the house is a garage which was designed to complement the picturesque effect of the English Cottage style house. The gable end contains the south-facing garage entrance. The roofline has the same exaggerated steep pitch as the gables of the house, and the fascia boards have the same detailing.

Cultural Data: The lot changed hands three times in the 1920's. The house is said to have been built for A. C. and Olga Haag, who purchased the property in 1927 and, according to the Salem Inventory of Historic Places, built the house in 1929.* Mr. Haag owned a farm machinery company at 17th Street and Silverton Road and was prominent in civic activities. He was director of the board of Salem Memorial Hospital from 1946-54 and in 1954 was given the First Citizen of Salem Award as the "one largely responsible for improving hospitalization in the City of Salem." From 1937 to 1946, the house was owned by Mary and Linn C. Smith, a banker. In 1940-41, Mr. Smith was listed as assistant vice-president of the U. S. National Bank of Portland in the Ladd and Bush Salem branch. He later became vice-president and in other ways was prominent in regional banking, serving as director of Salem Federal Savings and Loan Assoc. and as president of the Marion-Polk Counties Bankers Assoc. (obituary, Oregonian, Dec. 14, 1952, Section 8, pp. 3-4).

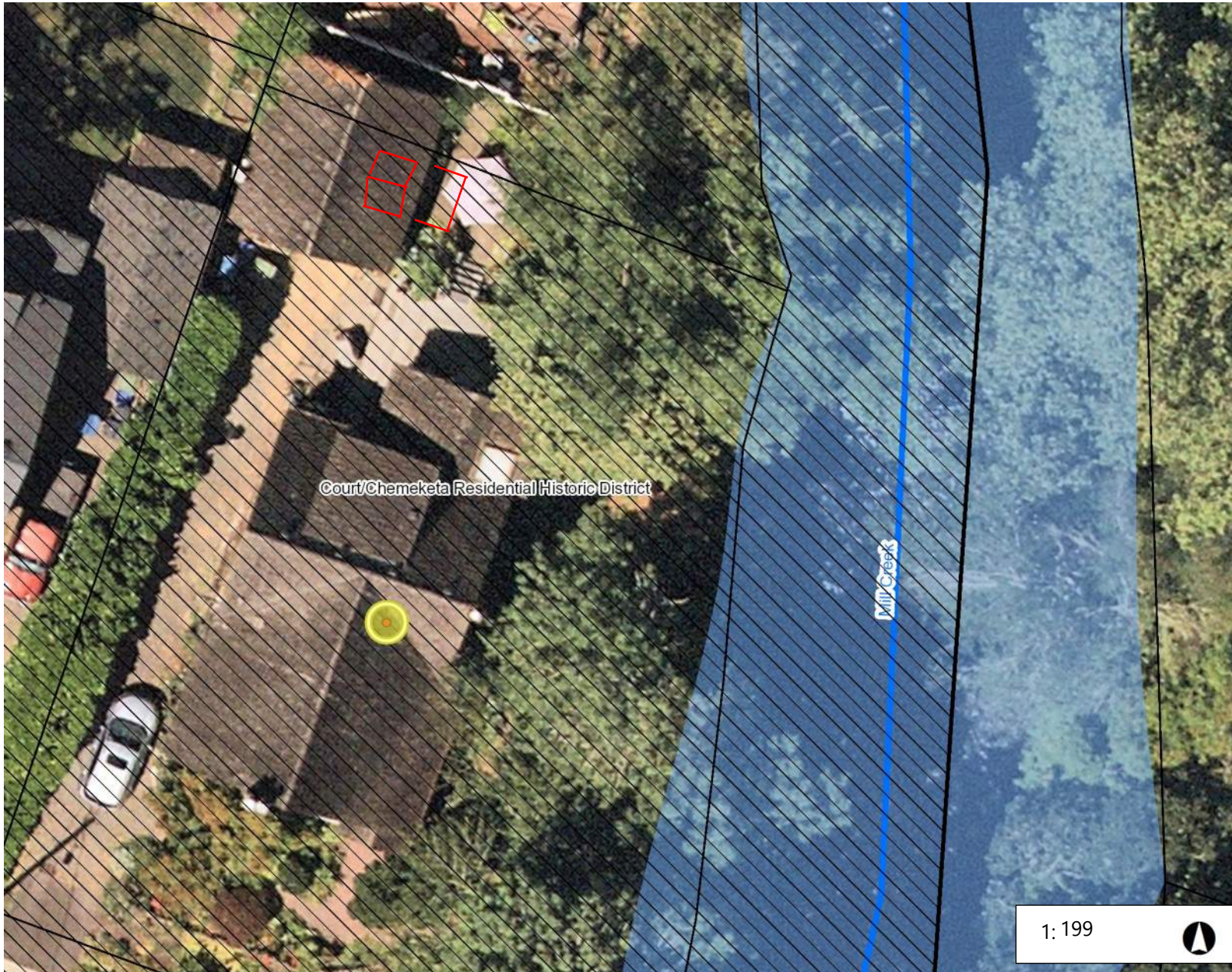
*The Haags' grandson, Carl Myers, confirmed this in a conversation Oct. 23, 1986.

68 Dwelling (1983)

250 18th Street, NE; Assessor's Map 26AC 7-3W; Tax Lot 84400-355 and 84400-347
Owner: Judy Ferguson, N. 7316 Colton Street, Spokane, WA 99208

Incompatible

(Non-Contributing) Description: This residence is in a modern Northwest style.



Legend

- Centerline (Labels)
- Historic Buildings
- ▨ Historic Districts
- ▭ Annexations (delayed)
- 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
- Overlay Zones
 - ▨ Overlay Zones
 - ▨ Compact Development Overlay Zor
 - ▨ Mixed-Use Overlay Zone
 - ▭ Urban Growth Boundary
 - ▭ City Limit

Notes

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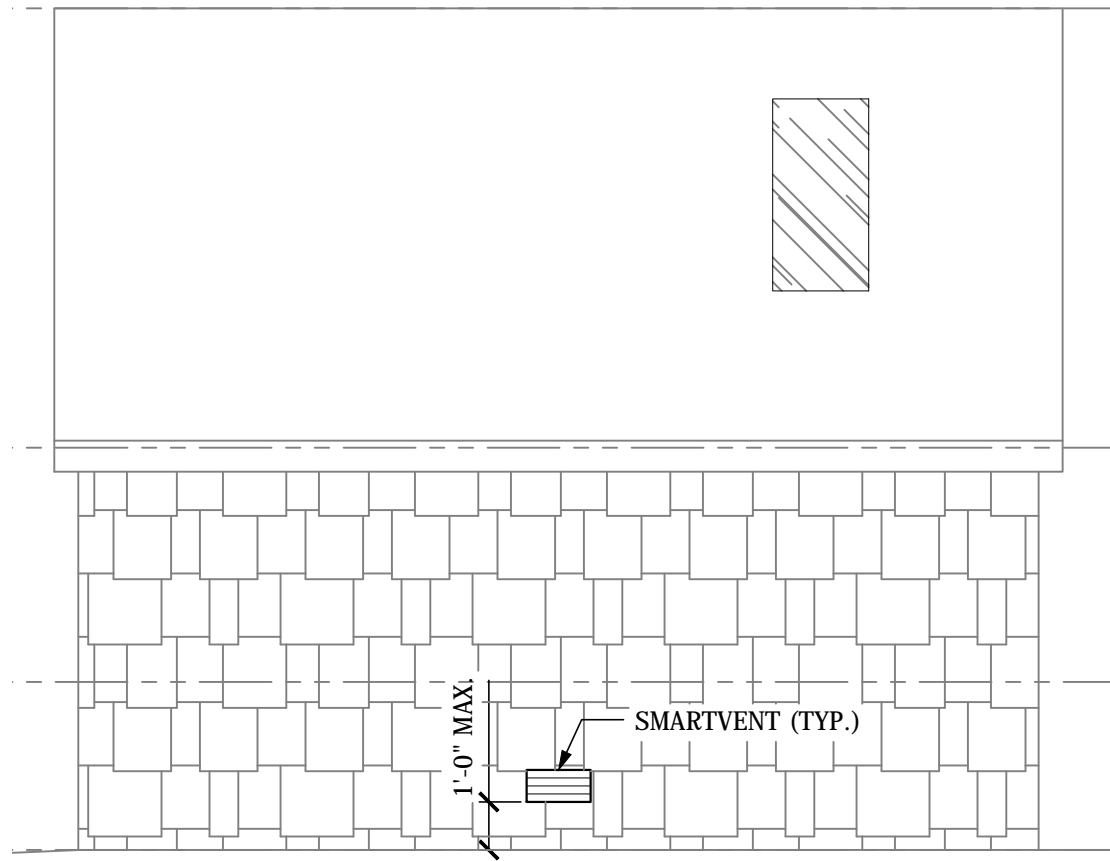
WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon

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.

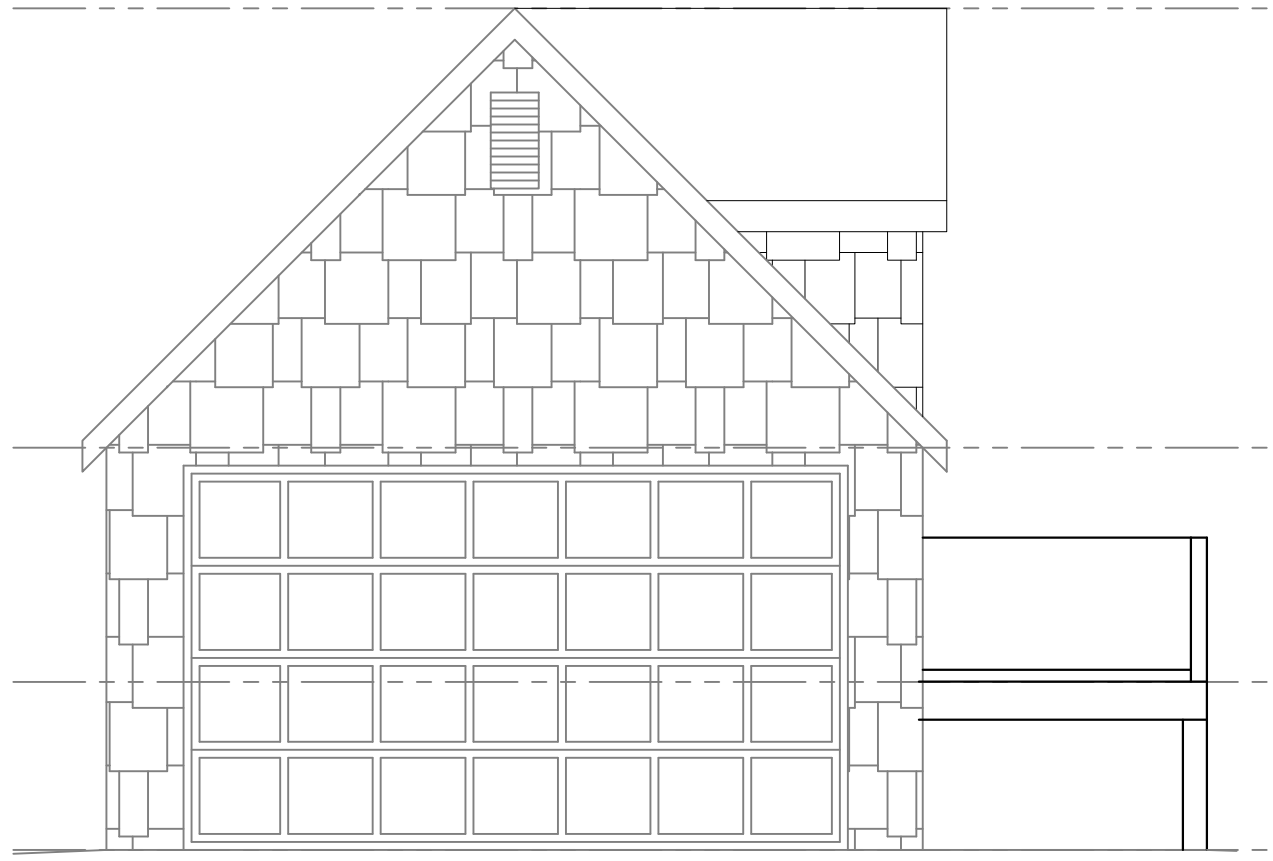
THIS MAP IS NOT TO BE USED FOR NAVIGATION



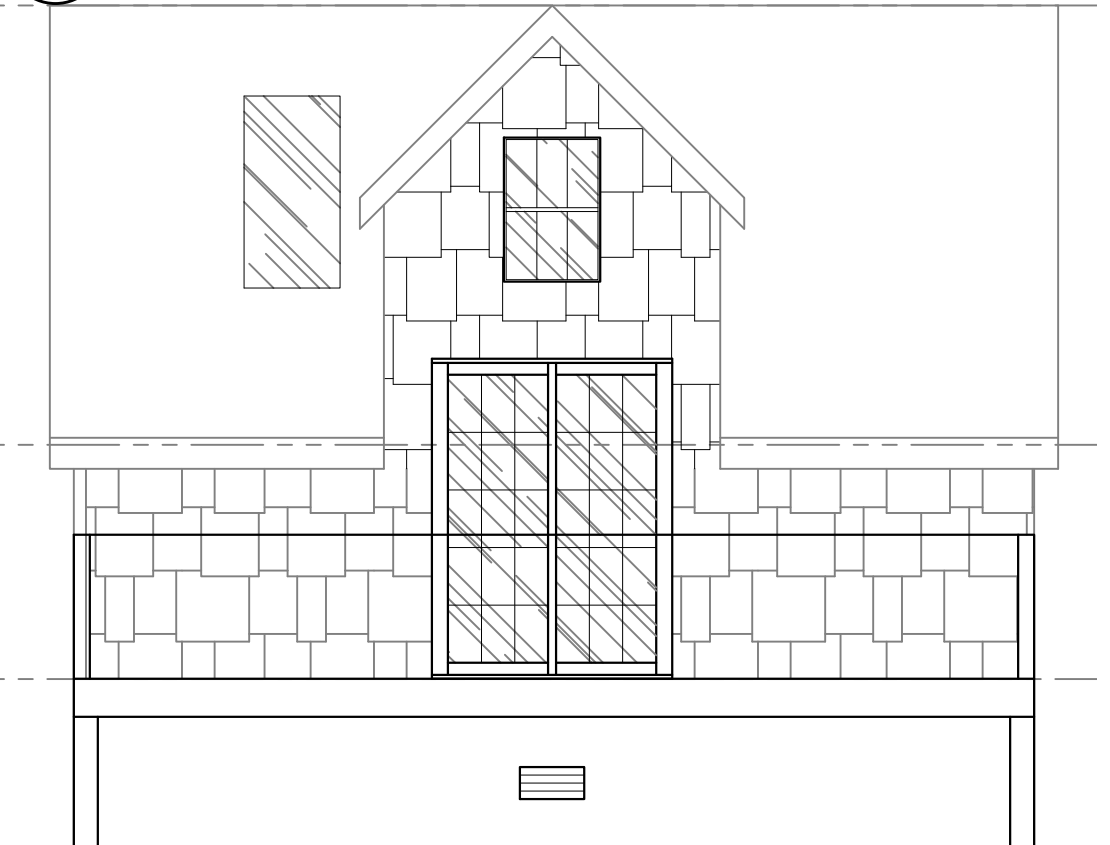
1889 Court St NE- View from Court Street NE



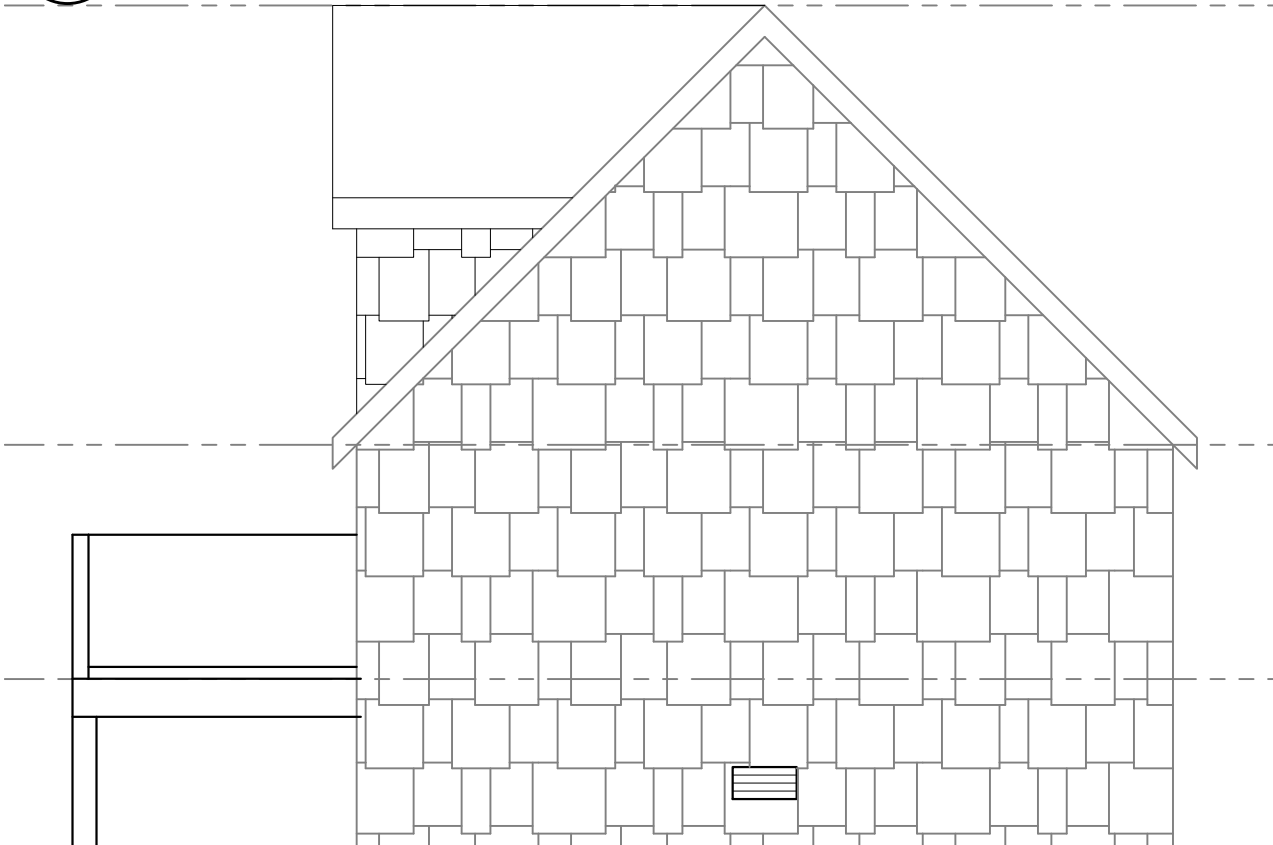
1 LEFT ELEVATION
1 SCALE 1/4" = 1'-0"



2 FRONT ELEVATION
1 SCALE 1/4" = 1'-0"



3 RIGHT ELEVATION
1 SCALE 1/4" = 1'-0"



4 REAR ELEVATION
1 SCALE 1/4" = 1'-0"

DRAFTING:
 Corvalls CAD Services
CCS COMPUTER-AIDED
 DRAFTING AND DESIGN
 P.O. Box 2237
 Corvallis, Oregon 97339
 Phone: (541) 734-2714
 email: ccs@ccsds.com

PROJECT #: 223422075

BUILDER:
 D & D Custom Construction

PO Box 641
 Albany, Oregon 97321
 Phone: 503-871-6739 Fax:
 email: fawcett@bbn.com

PROJECT: SHEET:

1889 Court Street NE ADU Conversion

Elevations

PROJECT LOCATION:
 Map 073W26AC Tax Lot 4800
 1889 Court Street NE
 Marion County
 Salem, Oregon 97301

DRAWING STATUS:
 DRAWINGS WITH A "PRELIMINARY" STATUS
 ARE NOT TO BE USED FOR CONSTRUCTION

DESIGN OF THIS STRUCTURE IS INTENDED
 TO COMPLY WITH THE CURRENT OREGON
 RESIDENTIAL SPECIALTY CODE. BUILDER
 SHALL ENSURE THAT ALL CONSTRUCTION
 CONFORMS TO THIS AND ANY OTHER
 ADDITIONAL CODES THAT APPLY.

SHEET #
1

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.*

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

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

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

Applicant RESPONSE: No new masonry is proposed as part of this alteration, so 230.025(g)(C) does not apply. While a small amount of original material will be removed to create openings for the new skylight and the new access door, overall original material will be retained to the maximum extent possible, meeting 230.025(g)(1)(D).

The proposed materials associated with the alterations to the historic contributing garage include:

1. New side slider. The new door will be made of composite wood material and manufactured by MP Doors. This door meets 230.025(g)(1)(A) as its dimensions are 72” by 80”, which is a traditional dimension for a residential slider.
2. New porch covering and porch. The new porch awning will be custom designed and made of wood. The new porch will be custom designed and made of wood/cedar. Both the porch and porch awning meet 230.025(g)(1)(B) as the proposed material can be found on the exterior of the main house, and throughout the Court Chemeketa Historic District.

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

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

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

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

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

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

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

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

(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.*

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

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

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

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

Applicant RESPONSE:

The proposed new porch and entry door are located on the interior side façade of the garage, meeting 230.025(g)(2)(A). While a small amount of original material will be lost to create the new openings for the door and the skylight, these are located on a secondary façade and an interior facing roof slope, no significant features will be impacted and these alterations will be minimally visible from Court Street NE, meeting 230.025(g)(2)(B),(D),(F),(G)and (L). The alterations will not increase the building footprint or the garage height, maintaining the garage's harmonious relationship with the main house and the overall historic district, meeting 230.025(g)(2)(C) and (E). The existing garage door will remain in place. No alteration.

The proposed new side entry, porch and porch cover, while compatible alterations are clearly new additions to the historic garage, as this type of feature was not a typical design feature of garages that were constructed during the period of significance for the district, meeting 230.025(g)(2)(H) and (I).

230.025 (e)(3) Solar Panels, Rooftop Mechanical Devices, and Skylights. *Solar panels and other rooftop mechanical structures may be added to historic contributing buildings.*

(A) Materials.

- (i) Non-reflective glass and metal panels are allowed.*
- (ii) Reflective glass and plastic frames are prohibited.*

Applicant Response: Install 2 skylights. Velux Fixed curb style skylight with tempered low E3 glass. Clad type is aluminum with a neutral gray finish. Glass is non-reflective. 22.5"x46.5" finished size to fit between existing roof rafters.

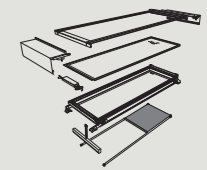
(B) Design.

- (iii) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.*

Applicant Response: Finished skylight will only stick up roughly 1 3/4" from finished roof. Very low profile skylight.

Attach Design rendering and spec sheet for proposed skylight(s).

Velux fixed skylight. Model # FCM 2246 0005



Frame & Sash

The main structural profiles of VELUX modular skylights consist of pultruded composite, containing approximately 80% continuous fibreglass threads and 20% two-component polyurethane resin.

The composite guarantees high heat insulating performance (graph 1) and thermal stability (graph 2) as well as excellent profile stiffness (graph 3) and strength (graph 4). In combination, the characteristics of the VELUX composite gives the slim profiles self-supporting strength and an ability to support installations of considerable size.

In addition the material is maintenance-free, non-corrosive and electrical non-conductive.

In combination with low-energy glazing units the VELUX modular skylights are able to achieve one of the lowest overall U-values for frame and glazing assembly within the skylight market. The inner surface is treated with white paint as standard. Other colours are available to special order.



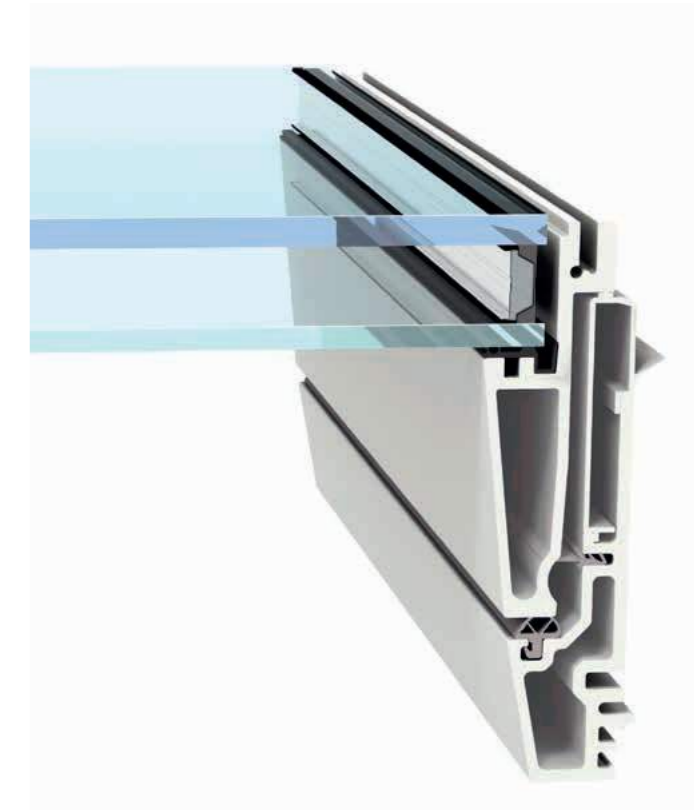
Frame and sash assembled

Frame & Sash



HFC

Frame for fixed skylight module



HVC

Frame and sash for venting skylight module



MP Doors

72 in. x 80 in. Smooth White Left-Hand Composite Sliding Patio Door with 15-Lite GBG

★★★★★ (1683) Questions & Answers (1796)



Details

Exterior Color/ Finish	Hartford Green	Exterior Color/Finish Family	Green
Features	Argon Gas Filled, Egress, Insect Screen, Integrated Nail Fin, Paintable/Stainable	Frame Material	Wood Clad
Frame Type	Nail Fin	Glass Type	Energy Efficient Glass, Insulated Glass, Low-E Glass
Glazing Type	Double-Pane	Grid Pattern	Colonial
Grille Type	Grille Between Glass	Hardware Color/Finish Family	Bronze
Included	Grid, Screen	Interior Color/Finish Family	Unfinished Wood
Lock Type	Cam Action	Number of Grids	3 Wide 2 High
Number of Locks	1	Product Weight (lb.)	53.43 lb
Returnable	90-Day	Solar Heat Gain Coefficient	0.19
U-Factor	0.25	Window Type	Other
Window Use Type	New Construction, Replacement		

JELD-WEN

33.375 in. x 60 in. W-2500 Series Green Painted Clad Wood Double Hung Window w/ Natural Interior and Screen

★★★★★ (14) Questions & Answers (33)



Hover Image to Zoom

[Ply_Gem](#)

Cedar Dimensions Shingle 24 in. Polypropylene Siding Sample in Shaded Gray

★★★★★ (40) Questions & Answers (65)



New Dormer – Shingle siding

TruDefinition Duration Driftwood Algae Resistant Laminate Architectural Roofing Shingles (32.8 sq. ft. Per Bundle)

★★★★★ (18384) Questions & Answers (9)



New Dormer- shingles

Kimberli Fitzgerald

From: Connie Strong <conniestrong@gmail.com>
Sent: Thursday, March 30, 2023 3:55 PM
To: Kimberli Fitzgerald
Subject: Fwd: Request for Comments - Case No. HIS23-04 for 1889 Court St NE

REGARDING: Class 3 Major Historic Design Review Case **AMANDA NO.:** 23-106370-PLN No. HIS23-04

PROJECT ADDRESS: 1889 Court St NE, Salem OR 97301

Dear Kimberli,

I have reviewed the application and support the changes. They adhere to the style of the neighborhood and improve the property. Moreover, the owners of this property provide regular front-line response to illegal camping, illegal trespass, and illegal dumping along Mill Creek. Their ongoing defense of this neighborhood and our local waterway warrants all reasonable support from neighbors and city staff.

Connie Strong
650-964-2014
296 14th Street NE
Salem, OR 97301