

TO: Historic Landmarks Commission

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

FROM: Kimberli Fitzgerald, Historic Preservation Officer

HEARING DATE: May 18, 2023

CASE NO.: Historic Design Review Case No. HIS23-06

APPLICATION SUMMARY: A proposal to replace the existing front walkway, porch steps and handrail on the Cashatt House (c. 1925).

LOCATION: 1015 High Street SE

REQUEST: Class 3 Historic Review of a proposal to replace the existing front walkway, porch steps and handrail on the Cashatt House (c.1925), a contributing resource within the Gaiety Hill/Bush's Pasture Park Historic District, on property approximately 0.18 acres in size, zoned RS (Residential Single Family), and located at 1015 High Street SE (Marion County Assessors Map and Tax Lot number: 073W27CA-02900).

APPLICANT: Karen Arabas

APPROVAL CRITERIA: Salem Revised Code (SRC) 230.025(d) Porches; and 230.025(l) Site Features

RECOMMENDATION: APPROVE

BACKGROUND

On April 24, 2023, the applicant submitted materials for a Major Historic Design Review for a proposal to replace the existing front walkway, porch steps and handrail on the Cashatt House (c.1925) (**Attachment A**). The application was deemed complete for processing on April 25, 2023.

A Request for Comments was sent internally to City Departments on April 26, 2023. Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on April 28, 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 May 18, 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 August 24, 2023, unless an extension is granted by the applicant.

PROPOSAL

The applicant is requesting approval to replace the existing front walkway, porch steps and porch handrail on the Cashatt House (c.1925). Specifics of the proposal are as follows:

Front Porch (East Façade): Porch Steps: Replace existing non-original flagstone porch steps with concrete.

Handrail: Replace non-original metal center handrail with wooden handrail with square spindels reflecting the design of the existing porch rail.

Site Features (East): Front Walkway: Replace existing non-original walkway with new concrete pavers edged with a narrow brick paver border.

Front Walkway Steps: Replace existing non-original flagstone steps with concrete to match the porch steps. Remove the existing non-original metal handrail.

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 108797.

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(d) *Porches*; and 230.025(l) *Site Features* 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 Cashatt House (c.1925) is a one and ½ story Craftsman Bungalow, originally constructed by Dr. Carl and Cleo Cashatt, who lived in the residence until 1942 (**Attachment B**). This resource is historic contributing to Salem's Gaiety Hill/Bush's Pasture Park Historic District. Dr. Carl E. Cashatt, a graduate of Willamette University, served as a physician for the Salem schools, the State prison, and the Southern Pacific railroad, as well as the City of Salem's Health Officer.

Notably, Dr. Cashatt worked for the Salem school district during the Influenza epidemic of 1918-1919. The January 26, 1919 Oregon Statesman reported the following policy established by Dr. Cashatt:

"No children will be required to wear masks, but the teachers are to observe any children who cough or sneeze. Each morning at 9 o'clock every teacher shall inspect the pupils of his or her room. Each principal is to determine the condition of health of the teachers regarding colds. No pupil or teacher is to be admitted to school after absence except on permit from the school doctor, Dr. Cashatt. Dr. Cashatt will be in his office every morning, early... The teachers shall conduct a health quiz in her or his room each morning, giving a report from pupils in regard to sickness in their own immediate family... Twenty minutes at the beginning of each day will be devoted to health and health problems .. (questions included)..Has any of your immediate family had the flu? If so, how long has it been since the quarantine has been lifted? If the quarantine has not been lifted for more than two weeks, these children shall be sent out until the principal of the building shall have obtained from the school doctor a statement as to the safety of this case."

3. Neighborhood and Citizen Comments

The subject property is located within the South Central Association of Neighbors (SCAN). All property owners and tenants within Salem's Gaiety Hill/Bush's Pasture

Park Historic District as well as property owners and tenants within 250 feet of the subject property were mailed notification of the proposal on April 28, 2023 pursuant to SRC requirements. Signs were also posted on the subject property pursuant to SRC 300.800. On May 3, 2023, Jon Christenson provided comments in support of the proposal on behalf of the SCAN Historic Preservation, Parks and Gardens Committee which included several historic photo of the Cashatt House (**Attachment D**).

4. City Department and Public Agency Comments

Building and Safety Division indicated that building permits are required for the proposed changes, and they noted that the new 2022 OSSC allows historic stair and guard designs that are structurally sound to be compliant with current code. The removal of the walkway handrail is allowed under current building code. Planning, Public Works and Fire Departments had no concerns with the proposal.

5. Historic Design Review

Salem Revised Code 230.025(d) *Porches*; and 230.025(l) *Site Features* are the applicable criteria for evaluation of this proposal. Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable standards.

FINDINGS

230.025(d) Porches

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

Findings: The applicant is proposing to replace the existing non-original flagstone porch material with concrete. Historic photos of the Cashatt House confirm that the original porch steps were concrete, therefore staff recommends that the HLC find that the proposed building materials will be replaced with material that duplicates to the greatest degree possible the appearance and structural qualities of the original porch stairs and that SRC 230.025(d)(1) has been met.

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

Findings: The applicant is proposing to replace the existing non-original flagstone porch steps with new concrete porch steps that reproduce the appearance of the original porch steps. The applicant is proposing to remove the existing non-original central metal handrail on the steps leading to the porch with a new wooden handrail with square spindles reflecting the design of the porch rail. While historic photos confirm that there was no handrail on these steps originally, current building code requires a handrail, and the proposed design and material of the handrail reflects the design and material of the original porch rail. Staff recommends that the HLC find that SRC 230.025(d)(2) has been met.

230.025 (I) Site Features.

(1) Materials. *Materials shall duplicate, to the greatest degree possible, the appearance and physical qualities of the original materials. Example: Rhododendron hedge planted during the period of significance is replanted with heritage varieties available during the period of significance.*

Findings: The applicant is proposing to replace the existing non-original flagstone steps and non-original walkway with new concrete steps and concrete pavers to duplicate to the greatest degree possible the appearance of the original walkway steps, which historic photos confirm were concrete. The addition of the brick paver border, while not replicating an original, is a material that is compatible with the original materials found throughout the Cashatt House. Staff recommends that the HLC find that SRC 230.025(I)(1) has been met.

(2) Design. *The design shall reproduce, to the greatest extent possible, the appearance of the original site feature. Example: If the site contains a Lord and Schryver garden, the replacements shall be allowed provided the original design and location of plantings of the historical garden are retained.*

Findings: The existing walkway is not from the historic period of significance for either the Cashatt House or the Gaiety Hill/Bush's Pasture Park Historic District. While the proposed design of the front walkway will be slightly different than the design of the original walkway, the applicant is not proposing to alter the footprint of the front walkway or walkway steps, and the proposed design of the walkway and steps will restore to a large degree the overall appearance of these original site features. Staff recommends that the HLC find that SRC 230.025 (I)(2) 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.

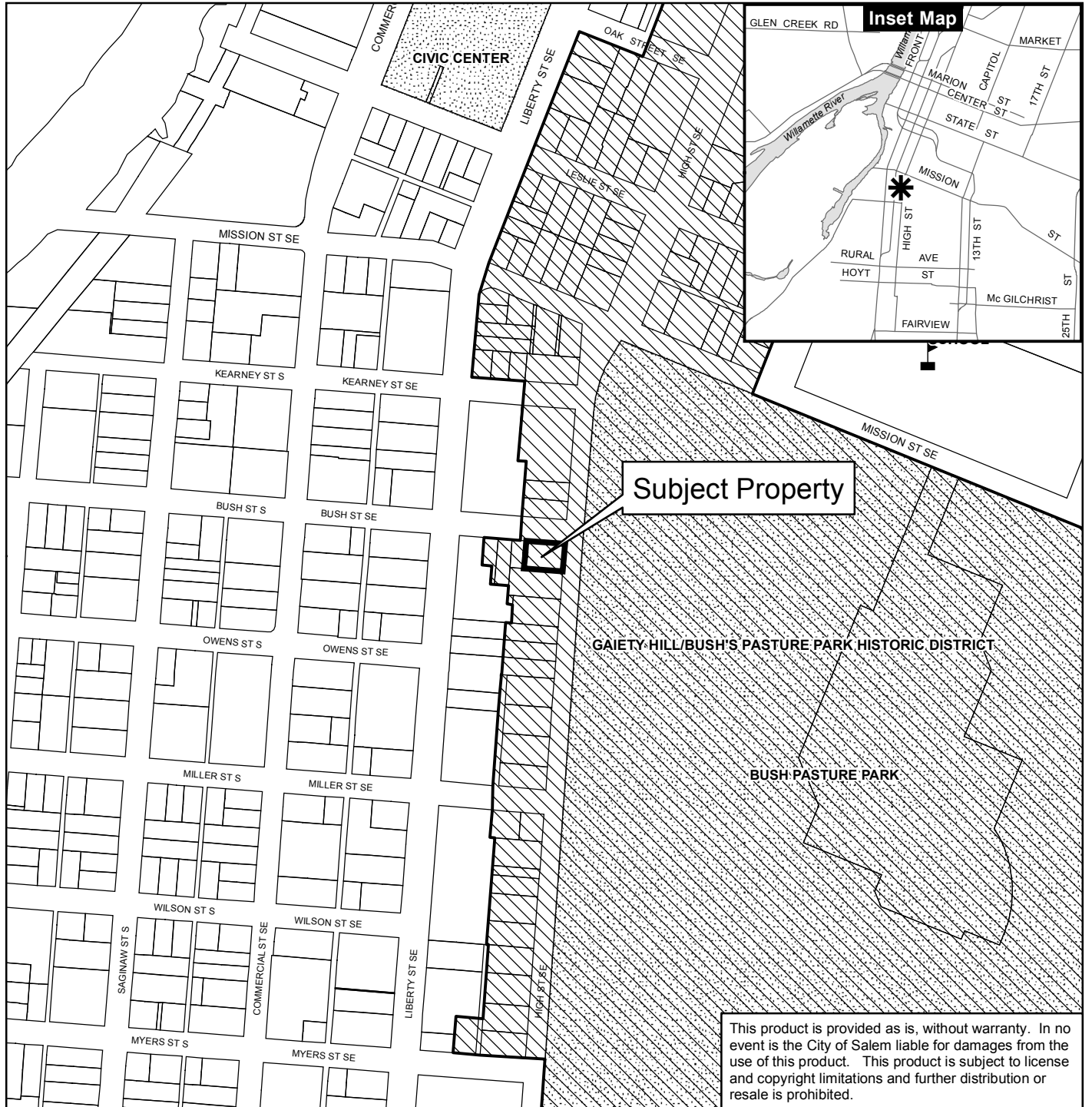
DECISION ALTERNATIVES

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 National Register Nomination
C. Applicant's Submittal Materials
D. SCAN testimony

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 1015 High Street SE (taxlot 073W27CA02900)



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Legend

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

0 100 200 400 Feet



United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 7

Page 62

- 84 Craftsman Bungalow Residence, Dr. Carl and Cleo Cashatt House, 1015 High Street S.E.; Assessor's Map 27CA073W 073W-27CA-02900
Owner: James E. and Patricia Hanns, 1015 High Street S.E., Salem, OR 97302

Secondary

Description: Craftsman Bungalow - 1925; a one and one-half story square wood structure with shingle siding and a broad bellcast gable roof of composition shingles. On the front there is a full front porch and an elongated shed dormer with windows. On the side there is a projecting bay with a shed roof. The windows are 24-over-one casement windows with plain trim, symmetrically situated on either side of the front door which is a four pane window over wood panel, one leaf, rectangle door. Within the peak of the side gable is an open wood triangular pediment. Historically, this residence was owned by Dr. Carl and Cleo Cashatt from the time it was built until 1942.

- 85 Italianate Residence, Benjamin F. Harding House, 1043 High Street S.E.; Assessor's Map 27CA073W 073W-27CA-03000
Owner: David M. and Loretta A. Haberman, 1043 High Street S.E., Salem, OR 97302

Primary

Description: Italianate - 1884; a two and one-half story, wood frame house is an example of Italianate architecture. The house is square in plan with north side porch, centered in the rear, on the west elevation. The main block house has hipped roof of moderate pitch and a central brick chimney. The cornice and a wide frieze board are finished with molding but otherwise undecorated. Elongated window openings are fitted with one-over-one double hung sash windows. Weather-board siding is found on all elevations except the south, where shingles cover the main block. The hip-roofed front porch is supported by four chamfered posts with molded necking and caps.



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

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...

230.025(d) Porches

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

Applicant RESPONSE:

Old photographs (included with this proposal) show that the original porch steps were concrete and that there was no handrail on the original steps. The current porch steps (from the 1990s) are rocked and will be replaced with concrete. We will replace the modern green metal handrail (from the 1990s) with a wooden one that mimics the design and proportions of the porch railings. We will replace the modern green metal handrail with a wooden one that mimics the design and proportions of the porch railings.

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

Applicant RESPONSE:

As shown in old and current photographs included with this proposal, the overall design and appearance of the porch (with exception of the steps) has been retained over time. We propose to return the steps to their original appearance.

230.025(l) Site Features

(1) Materials. Materials shall duplicate, to the greatest degree possible, the appearance and physical qualities of the original materials. Example: Rhododendron hedge planted during the period of significance is replanted with heritage varieties available during the period of significance.

Applicant RESPONSE:

- 1) Walkway: Old photographs suggest the original walkway connecting the porch steps to the street steps was concrete. When we purchased the home in 2001 the walkway had been expanded and the concrete walkway replaced by broken concrete pieces. We replaced the broken concrete walkway with landscaping blocks due to a drainage issue in the early 2000s. We propose to remove the modern looking elements of the walkways (broken concrete, landscaping blocks) and replace them with simple and more historically accurate (although clearly not original) dimensional concrete pavers bordered by narrow clay brick pavers, a material typically found throughout the historic district during the period of significance.

- 2) Steps to Sidewalk: Old photograph show that the original steps to the sidewalk were concrete, and that there was no handrail. In the 1990s the original steps were replaced with rocked steps (like the porch steps) and a modern green metal handrail was installed. We propose to return the steps to concrete. Code does not require a handrail and so we will not install one.

(2) Design. The design shall reproduce, to the greatest extent possible, the appearance of the original site feature. Example: If the site contains a Lord and Schryver garden, the replacements shall be allowed provided the original design and location of plantings of the historical garden are retained.

Applicant RESPONSE:

- 1) Walkway: The walkway follows the current design.
- 2) Steps to Sidewalk: This proposal follows the original design.



ALL INTRODUCED ELEMENTS IN THIS
CONCEPT ARE TO BE INTERPRETED
AND VERIFIED TO SITE CONDITIONS
BY INSTALLER.

TITLE

ARABAS L2 NEW ENTRY
VIEW 1

DRAWING NUMBER

1

ACCOUNT NUMBER

20220793 - 1015 HIGH
STREET SE

DRAWN BY

ANDREW WALKER

DATE

4/21/2023

THIS PRELIMINARY DESIGN PRODUCT
ILLUSTRATES PROPOSED NEW SPATIAL
COMPOSITIONS + CONCEPTUAL HARDSCAPE
LAYOUT.
THIS PRODUCT IS PRELIMINARY IN NATURE, IS
UNFINISHED, AND MAY NOT SHOW ALL
EXISTING SITE DETAILS.
ALL DIMENSIONS NEED TO BE VERIFIED BY
CONTRACTOR AND ARE SUBJECT TO CHANGE
DUE TO SITE CONDITIONS AND MATERIALS
AVAILABLE.

ELIZABETH POWERS, LCP
PRINCIPAL SITE DESIGNER

ELLEN SELANDER
HORTICULTURIST/
PERMACULTURIST

ANDREW WALKER
BIO-ECOLOGICAL
SYSTEMS ENGINEER

THE GARDEN ANGELS
PO BOX 3313 - 910
MADRONA AVENUE SE



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TITLE
**ARABAS 3D EXISTING
 VIEW 1**

DRAWING NUMBER
8

ACCOUNT NUMBER

DRAWN BY
ANDREW JAMES WALKER

DATE
7/28/2022

NOTE THESE SKETCHES ILLUSTRATES APPROXIMATE CONDITIONS AND LOCATION OF EXISTING SITE ELEMENTS PRIOR TO DESIGN OR CONSTRUCTION.

NOT A CERTIFIED SITE SURVEY.

SITE DETAILS, PROPERTY LINES, SETBACKS, UTILITIES, STRUCTURES, GRADE CONTOURS, TREES AND/OR OTHER LANDSCAPE ELEMENTS ETC. NOT PREPARED WITH THE AID OF A PROFESSIONAL LAND SURVEYOR, TECHNICIAN OR PRODUCTS.

ALL DATA COLLECTED BY DESIGN TEAM IS INTENDED TO BE SUITABLE FOR DEVELOPMENT OF FUTURE LANDSCAPING ELEMENTS, NOT FOR CONSTRUCTION OF PERMANENT STRUCTURES.

**ELIZABETH POWERS, LCP
 PRINCIPAL SITE DESIGNER**

**ELLEN SELANDER
 HORTICULTURIST/
 PERMACULTURIST**

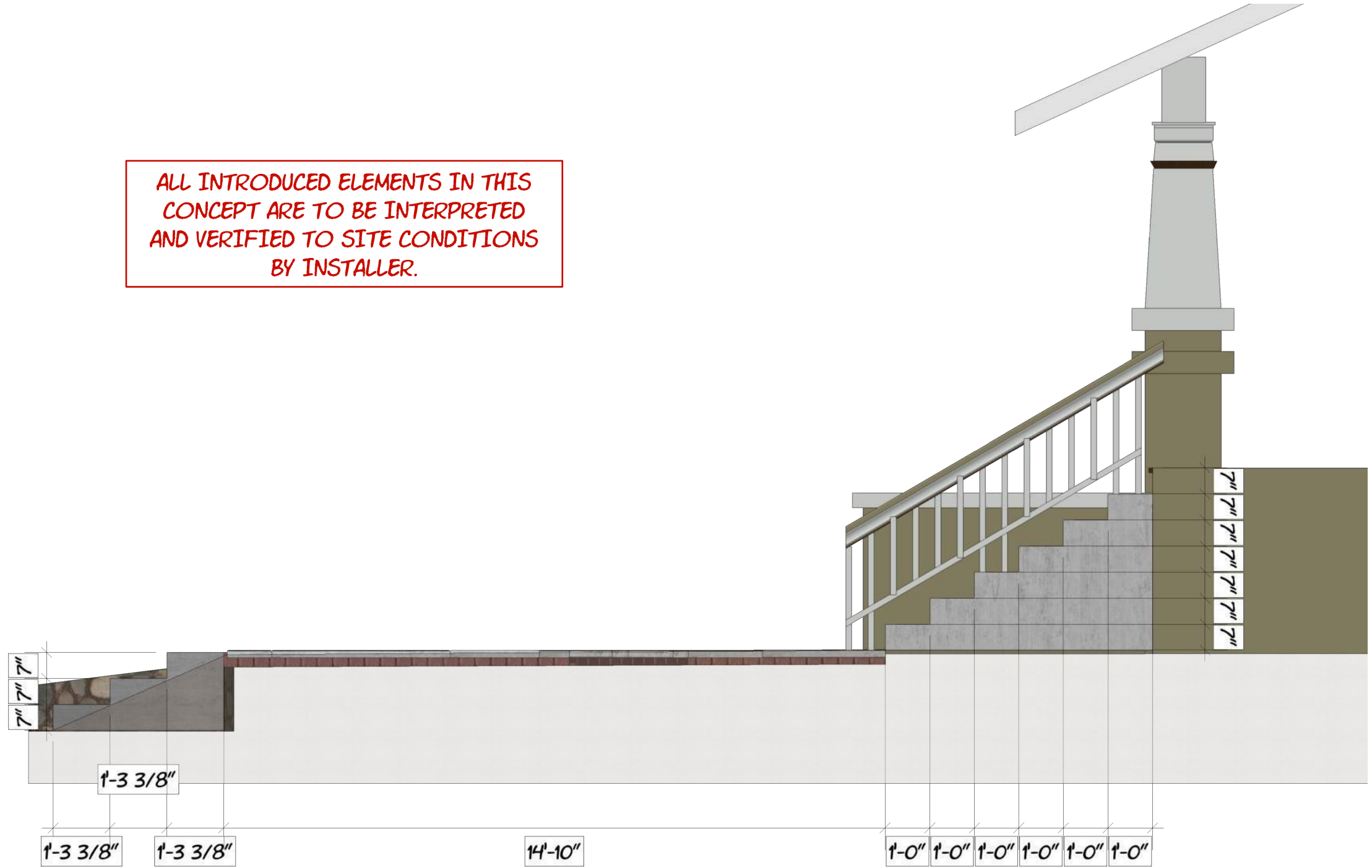
**ANDREW WALKER
 BIO-ECOLOGICAL SYSTEMS
 ENGINEER**

**THE GARDEN ANGELS
 PO BOX 3313 - 910
 MADRONA AVENUE SE**



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ON 11" X 17" PAPER:
4 New Entry Section
 Scale: 3/8" = 1'-0"

TITLE
ARABAS L2 SECTION VIEW

DRAWING NUMBER
4

ACCOUNT NUMBER
20220793 - 1015 HIGH STREET SE

DRAWN BY
ANDREW WALKER

DATE
4/21/2023

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ELIZABETH POWERS, LCP
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ELLEN SELANDER
 HORTICULTURIST/
 PERMACULTURIST

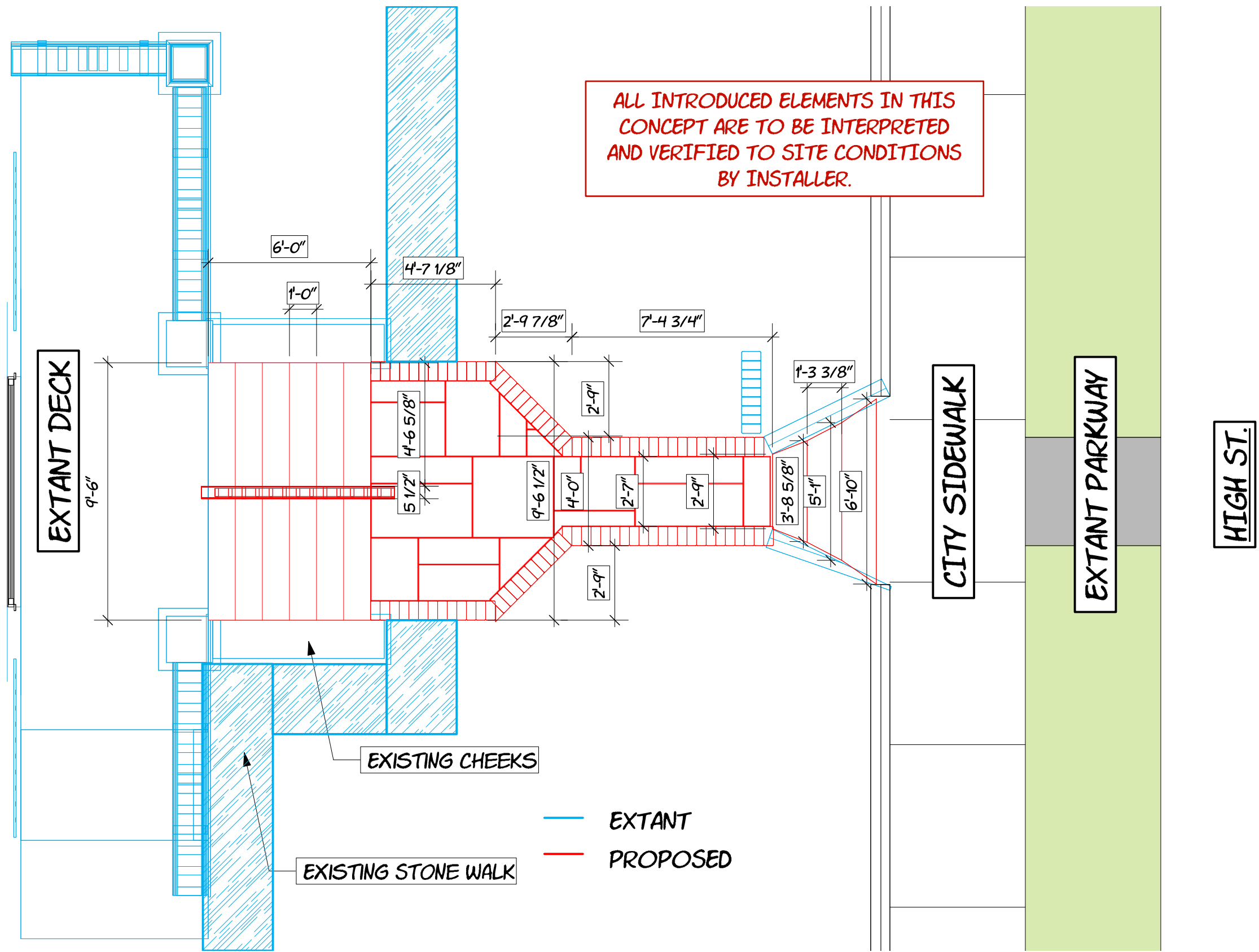
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The Garden Angels
 HEAVENLY LANDSCAPE DESIGN

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ON 11" X 17" PAPER:
2 New Entry Dimensions
 Scale: 1/4" = 1'-0"

TITLE
ARABAS L2 PLAN DIMENSIONS

DRAWING NUMBER
2

ACCOUNT NUMBER
20220793 - 1015 HIGH STREET SE

DRAWN BY
ANDREW WALKER

DATE
4/21/2023

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ELIZABETH POWERS, LCP
 PRINCIPAL SITE DESIGNER

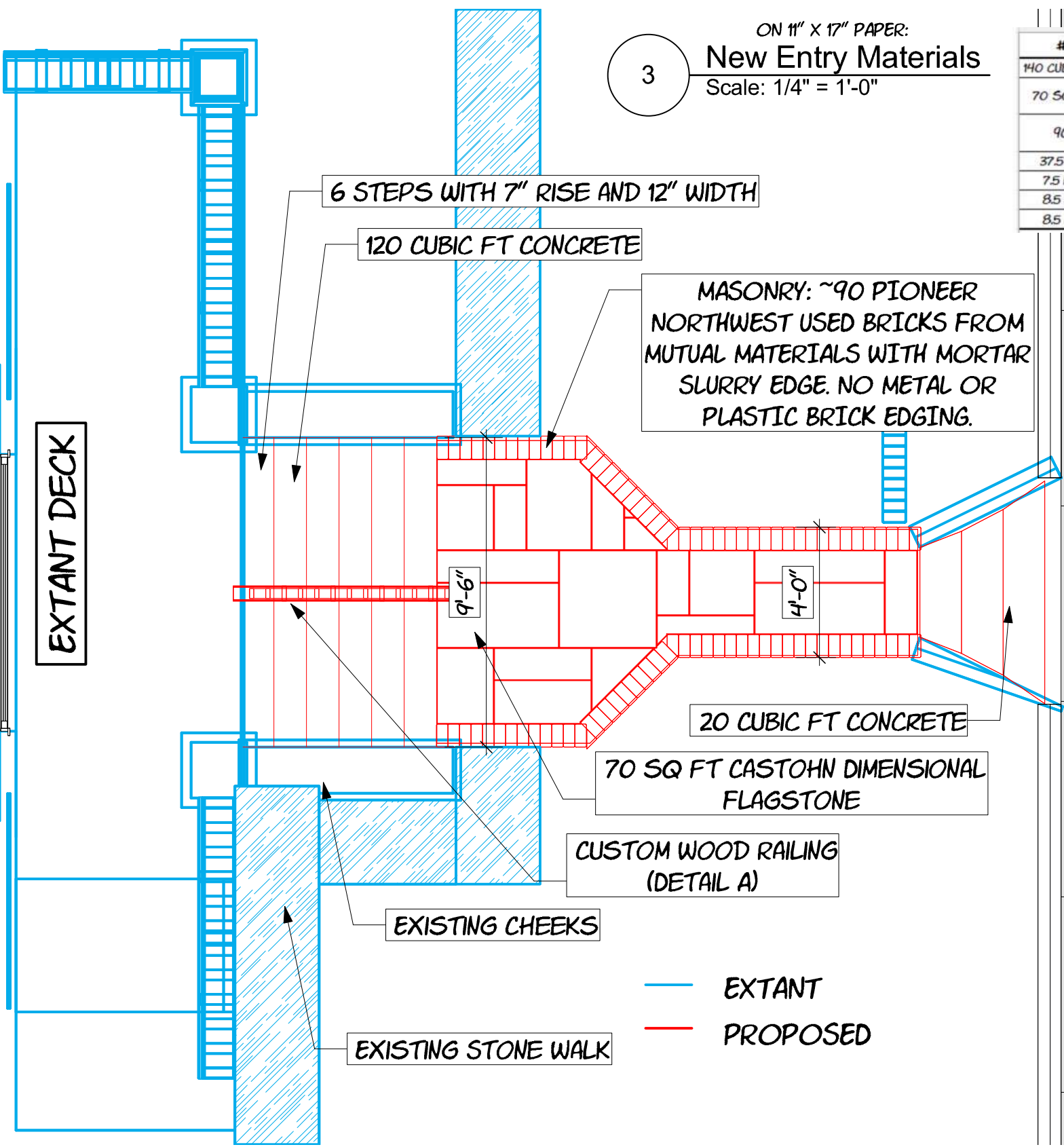
ELLEN SELANDER
 HORTICULTURIST/
 PERMACULTURIST

ANDREW WALKER
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ON 11" X 17" PAPER:
3 **New Entry Materials**
 Scale: 1/4" = 1'-0"

#	MATERIAL	LINK
140 CUBIC FT	CONCRETE	
70 SQ FT	CASTOHN DIMENSIONAL FLAGSTONE	HTTPS://WWW.CASTOHN.COM/PRODUCTS-WEST/DIMENSIONAL-FLAGSTONE
90	PIONEER NORTHWEST USED BRICKS WITH MORTAR SLURRY	HTTPS://WWW.MUTUALMATERIALS.COM/PRODUCTS/CLAY-BRICK-PAVERS/
37.5 FT	2" X 4" BOARDS	
7.5 FT	2" X 6" BOARDS	
8.5 FT	6" X 6" BOARD	
8.5 FT	1" X 6" BOARD	

CITY SIDEWALK

EXTANT PARKWAY

HIGH ST.

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TITLE
ARABAS L2 MATERIALS

DRAWING NUMBER
3

ACCOUNT NUMBER
 20220793 - 1015 HIGH STREET SE

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ELIZABETH POWERS, LCP
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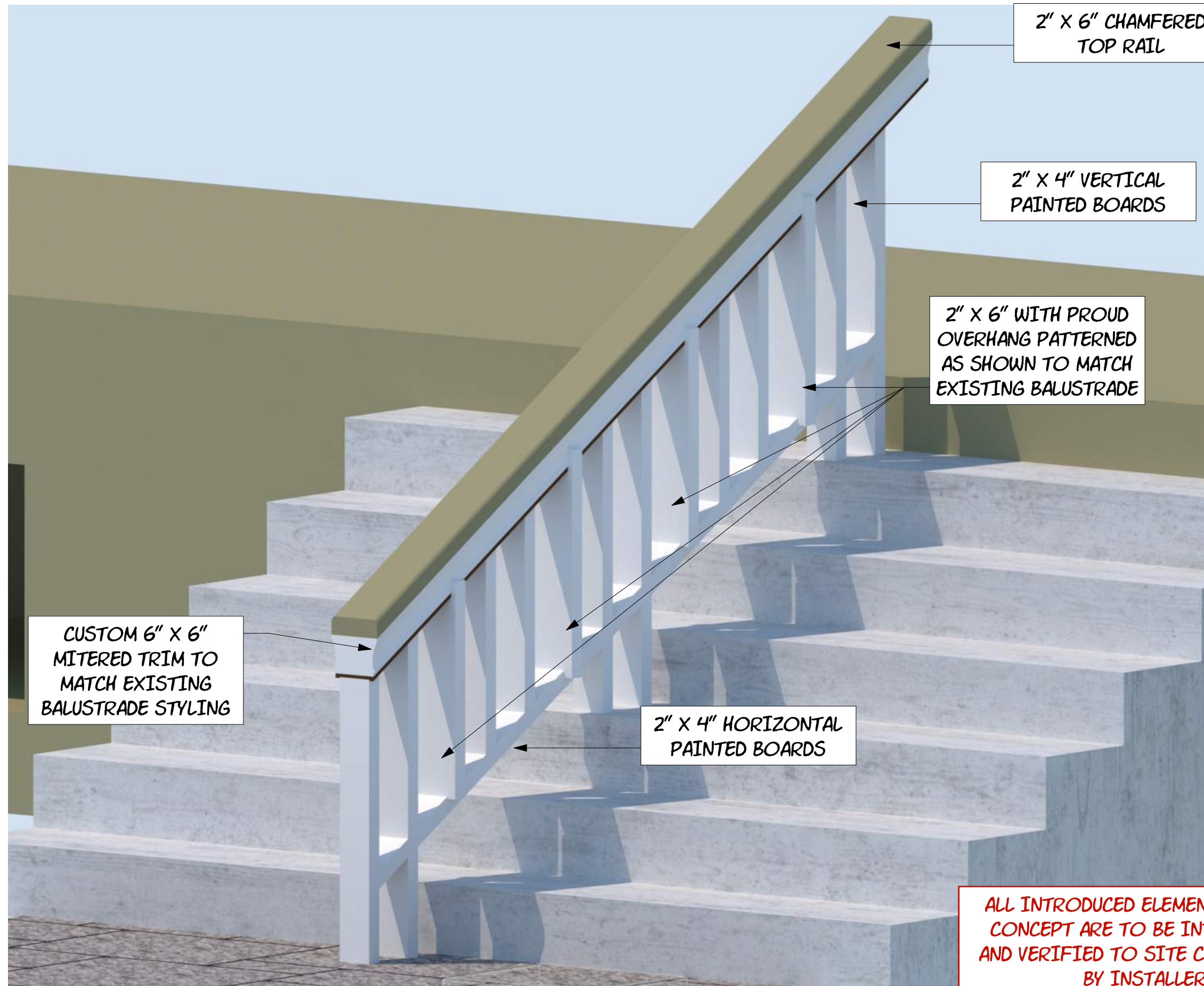
ELLEN SELANDER
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 PERMACULTURIST

ANDREW WALKER
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 SYSTEMS ENGINEER

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 HEAVENLY LANDSCAPE DESIGN

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TITLE	DETAIL A: ARABAS L2 RAILING
DRAWING NUMBER	1
ACCOUNT NUMBER	20220793 - 1015 HIGH STREET SE
DRAWN BY	ANDREW WALKER
DATE	4/21/2023
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<p>ELIZABETH POWERS, LCP PRINCIPAL SITE DESIGNER</p> <p>ELLEN SELANDER HORTICULTURIST/ PERMACULTURIST</p> <p>ANDREW WALKER BIO-ECOLOGICAL SYSTEMS ENGINEER</p>	
<p>THE GARDEN ANGELS PO BOX 3313 - 910 MADRONA AVENUE SE</p> <p> <i>The Garden Angels</i> HEAVENLY LANDSCAPE DESIGN</p> <p>MADRONA POCKET SALEM, OR 97302 503-932-5840 THEGARDENANGELS.COM</p>	

Features

- Authentic, natural, slate texture
- 6 unique shapes, 24 unique stone textures
- All sizes on every pallet = simple installation
- Uniform thickness and accurate dimensions = Fast installation and a beautiful end result
- Natural appearance due to slight color variations
- Consistent 2" thickness.

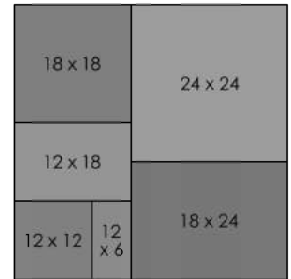
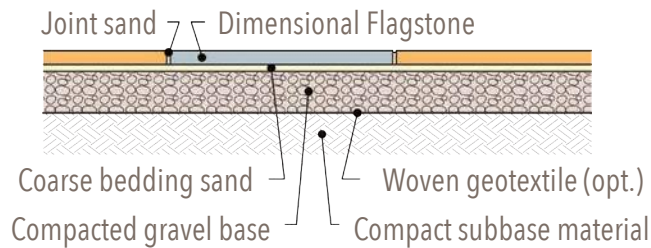
Product Data

- Six pieces per layer
- One layer = 1 pattern (12.25 sq ft)
- One layer = 42" x 42" x 2"

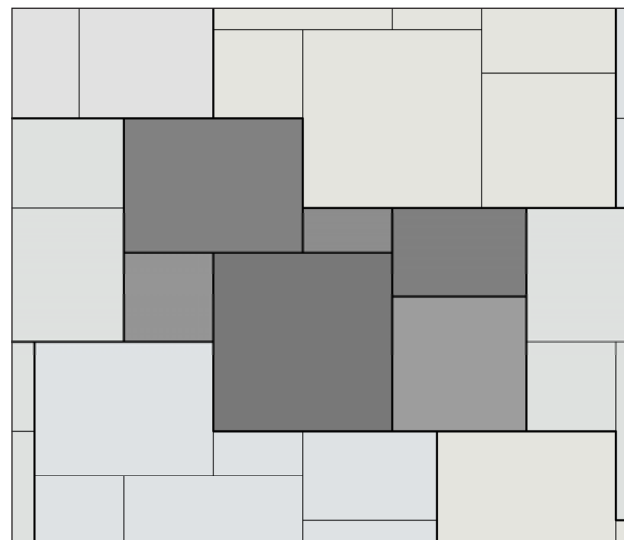
Pallet

- Pallet weight = ±2,375 pounds
- 98 square feet per pallet
- 48 pieces per pallet in 8 layers shown below

Typical Installation



Patio Layout



Available Colors* - West Region



Silver Legacy



Western Buff



Pacific Mist

Made to Order:

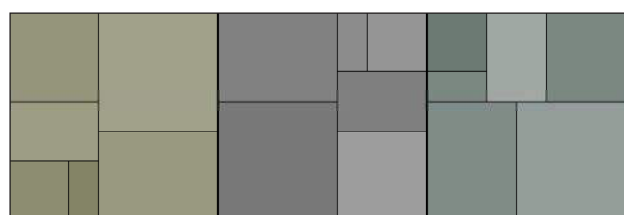


Bluestone (premium price)

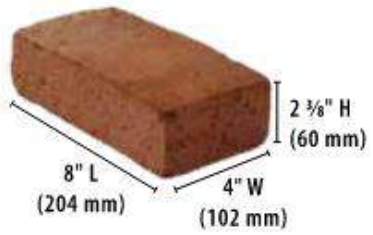
*colors may vary,
see actual pallets



Walkway Layout



ROMAN CLAY PAVERS: 8" L x 4" W x 2 3/8" H



Kimberli Fitzgerald

From: HPPG <scanparks2023@gmail.com>
Sent: Wednesday, May 3, 2023 4:22 PM
To: Kimberli Fitzgerald
Cc: Zachery Cardoso
Subject: CASE 3 Major Historic Design Review -- # HIS23-06 -- 1015 High Street SE

HISTORIC LANDMARKS COMMISSION

City of Salem

ATTN: Kimberli Fitzgerald, HPO, Case Mgr.

555 Liberty St., SE, Rm. 305

RE: CASE 3 MAJOR HISTORIC DESIGN REVIEW - CASE No. HIS23-06

Chair & Commissioners:

The Hearing Notice for proposed development was received and distributed for review to the 9 person SCAN Historic Preservation, Parks & Gardens Committee, and discussed at our May 3, 2023 meeting.

We have been contacted by Dr. Karen Arabas, applicant [SRC 300.310 (b)(3)}. Communications have been very courteous.

Our Committee is in full support of the project and recommends City staff concurrence and Commission approval.

We find the proposal to be in compliance with SRC 230.025 (d) Porches and (I) Site Features. Very attractive.

For the record, we include photographs that we received from Evan West, M.A., a member of the SCAN HPPG Committee.

The photographs are from the personal collection of Edward and Karen Arabas. Illustrating the original concrete steps.

Mr. and Ms. Arabas are only the third ever owners of the house, extraordinary given its age and prime location fronting the beautiful Bush's Pasture and close proximity to the CBD.

We are advised that the current owners have photos that were taken of the house by its first owners/builders -- and several others of High Street SE, in an era of a pioneering use of concrete materials. Very clean appearance.

You can see from the attached photos that the original front steps were actually poured and formed concrete.

So the proposed development plan will actually take this house back to a more authentic look.

Thank you for the opportunity to comment. **We strongly recommend Commission approval.**

Respectfully,

Jon Christenson MURP
Chair, SCAN Historic Preservation, Parks & Gardens Committee

cc: Evan West, M. A.



