

# NOTICE OF DECISION

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



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

## DECISION OF THE HISTORIC PRESERVATION OFFICER

**MINOR HISTORIC DESIGN REVIEW CASE NO.:** HIS20-33

**APPLICATION NO.:** 20-118825-DR

**NOTICE OF DECISION DATE:** January 21, 2021

**SUMMARY:** A proposal to replace existing windows and doors on the rear of the historic contributing Canfield House (c.1920).

**REQUEST:** Minor Historic Design Review of a proposal to replace existing windows and doors at the rear of the historic contributing Canfield House (c.1920) in the Gaiety-Hill Bushfts Pasture Historic District in the RD (Duplex Residential) zone, and located at 1694 Court Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CD00100).

**APPLICANT:** Richard Berger

**LOCATION:** 1105 High St SE, Salem OR 97302

**CRITERIA:** Salem Revised Code (SRC) Chapters 230.025(b) Historic Contributing Buildings in Residential Historic Districts

**FINDINGS:** The findings are in the attached Decision dated January 21, 2021

**DECISION:** The **Historic Preservation Officer** (a Planning Administrator designee) **APPROVED** Historic Design Review HIS20-33 based upon the application materials deemed complete on December 23, 2020 and the findings as presented in this report.

This Decision becomes effective on February 6, 2021. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

The rights granted by the attached decision must be exercised, or an extension granted, by February 6, 2023, or this approval shall be null and void.

Application Deemed Complete:	<u>December 23, 2020</u>
Notice of Decision Mailing Date:	<u>January 21, 2021</u>
Decision Effective Date:	<u>February 6, 2021</u>
State Mandate Date:	<u>April 22, 2021</u>

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

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at [planning@cityofsalem.net](mailto:planning@cityofsalem.net), no later than 5:00 p.m., Friday, February 5, 2021. The notice of appeal must contain the

information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 230. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review 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>

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

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

**HISTORIC DESIGN REVIEW CASE NO. HIS20-33  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS20-33 )  
1105 HIGH STREET NE ) January 21, 2021**

In the matter of the application for a Minor Historic Design Review submitted by Richard Berger, 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 replace existing windows and doors on the rear of the historic contributing Canfield House (c.1912).

**REQUEST:** Minor Historic Design Review of a proposal to replace existing windows and doors at the rear of the historic contributing Canfield House (c.1912) in the Gaiety-Hill Bush's Pasture Historic District in the RD (Duplex Residential) zone, and located at 1694 Court Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CD00100).

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

**DECISION**

**APPROVED** based upon the application materials deemed complete on December 23, 2020 and the findings as presented in this report.

**FINDINGS**

1. 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 replace existing windows and doors at the rear of the historic contributing Canfield House (c. 1920). (**Attachment B**).

## **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, 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 Standards for Historic Contributing Buildings in Commercial Historic Districts (b) Windows and (c) Doors** 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**

According to nomination documents the Canfield House is a Craftsman Bungalow that was constructed in 1920. However, additional research confirms that the construction date of this house is actually 1912. Clarence Lee Canfield moved to Salem in 1912 when he purchased the property and constructed the house, where he lived with his wife Mary until he passed away in 1954. Canfield owned and operated a barber shop in the basement of the Hubbard Building from 1914-1940, and later worked for the State Industrial Accident Commission until

his retirement in 1951. Canfield was a member of the Men's Garden club, active in the Salem Garden Council and also served as the president of the Salem Rose Society. 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 (SCAN). A Request for Comments was sent to the neighborhood association, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on December 23, 2020. 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. The Planning Division has no concerns. The Fire Department and Public Works Department have no concerns.

### 5. Historic Design Review

SRC Chapter 230.025(b) *Windows and (c)Doors* specifies the standards applicable to this project. The applicant is proposing replace four windows and one door at the rear of the resource, a secondary façade. Table 230-1 defines this activity as a Class 2 Minor Historic Design Review. Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable criterion.

#### **FINDINGS:**

**230.025 (b)Windows.** Replacement or installation of awnings and canopies on contributing buildings is allowed.

#### **WINDOWS**

**Criteria: 230.025(b) Windows.** *Replacement of windows in historic contributing buildings shall be allowed only where the owner has attempted to repair the original window, but repair was not feasible due to the poor condition of the original materials. If the window is not original then every effort shall be made to replicate the original window; the effort shall be substantiated by historic, physical, or pictorial evidence. If the window cannot be replicated then it should be of a compatible design and material.*

**Finding:** The applicant is proposing to replace four (3) non-original aluminum windows and one (1) vinyl window with new Marvin Essential Fiberglass windows designed to fit within the existing original window openings on the north and west facades of the Canfield House. No trim currently exists on these windows, allowing water intrusion, therefore the four new replacement windows will be trimmed to match windows with existing trim on the resource.

**(1) Materials.** *All features of the window, including the window frame, sash, stiles, rails, muntins, lamb's tongues and glass, are replaced with materials that duplicate, to the greatest degree possible, the appearance and structural qualities of the original.*

**Finding:** The applicant is proposing to replace the existing non-original aluminum and vinyl windows with paintable fiberglass slider windows. The original windows on the resource are no longer extant, having been replaced over time with aluminum and vinyl. While the proposed new windows are not designed to replicate, to the greatest degree possible, the material of the original windows, which are no longer extant, they are of a compatible material (fiberglass) which is paintable, thereby meeting this standard.

**(2) Design.** *Overall design of the window profile of all parts of the window shall reproduce the appearance of the original window.*

**Finding:** The four original windows are no longer extant, and therefore it is not possible to reproduce the appearance of the original windows in this location. However, the applicant's proposed new windows are designed to fit within the existing openings and are of a compatible design. Staff finds that this standard has been met.

**(3) Improvements to Create 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.*

**Finding:** The applicant is proposing to evaluate the energy efficiency of the new windows and install weather stripping as appropriate, thereby meeting this standard.

**(B)** *If an owner wishes to improve the energy efficiency of windows located on the primary façade, only energy efficiency measures that are removable and do not permanently alter the resource, including, but not limited to, exterior storm windows and weather-stripping, shall be used on the primary façade.*

**Finding:** The applicant is not proposing any additional energy efficiency improvements on the primary facade, therefore this standard is not applicable to the evaluation of this proposal.

**(C)** *If an owner wishes to improve the energy efficiency of windows located on a façade other than the primary façade, measures that are removable and do not permanently alter the resource, including, but not limited to, exterior storm windows and weather-stripping, shall be used. Reuse of the original window frame and sash with replacement by glass that maintains the overall design and appearance of the window is allowed. Example: Replacement of single pane glass with new energy efficient double-paned glass is permissible, so long as the window is in satisfactory condition, muntins are wide enough to hold the double-paned glass, the double paned glass can be inserted into the original window sash, there are only minor alterations to the overall design of the window, and the double-paned glass is not visibly tinted or reflective.*

**Finding:** The applicant is not proposing any additional energy efficiency improvements on the secondary facade; therefore, this standard is not applicable to the evaluation of this proposal.

### **SRC 230.025(c) Doors**

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

**Finding:** The applicant is proposing to replace the existing non-original wood door at the rear of the Canfield House with a new fiberglass door. While the original door is not extant, and it is not possible to replicate the original, the proposed new door fits within the existing opening and is of compatible, paintable material. Staff finds that SRC 230.025(c)(1) has been met.

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

**Finding:** The applicant is proposing to replace the existing non-original garage door due to the poor condition of the existing door, which is cracked and no longer seals shut within the existing frame. While the proposed fiberglass door is not a reproduction of the original, which is no longer extant, the proposed door fits within the existing opening and is of a compatible design. Staff finds that SRC 230.025(c)(2) has been met.

### **DECISION**

Based upon the application materials deemed complete on December 23, 2020 and the findings as presented in this report, the application for HIS20-33 is **APPROVED**.

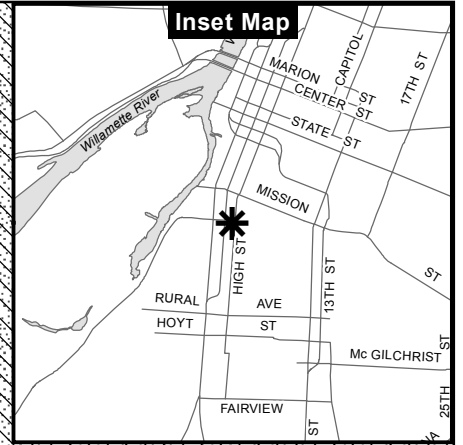
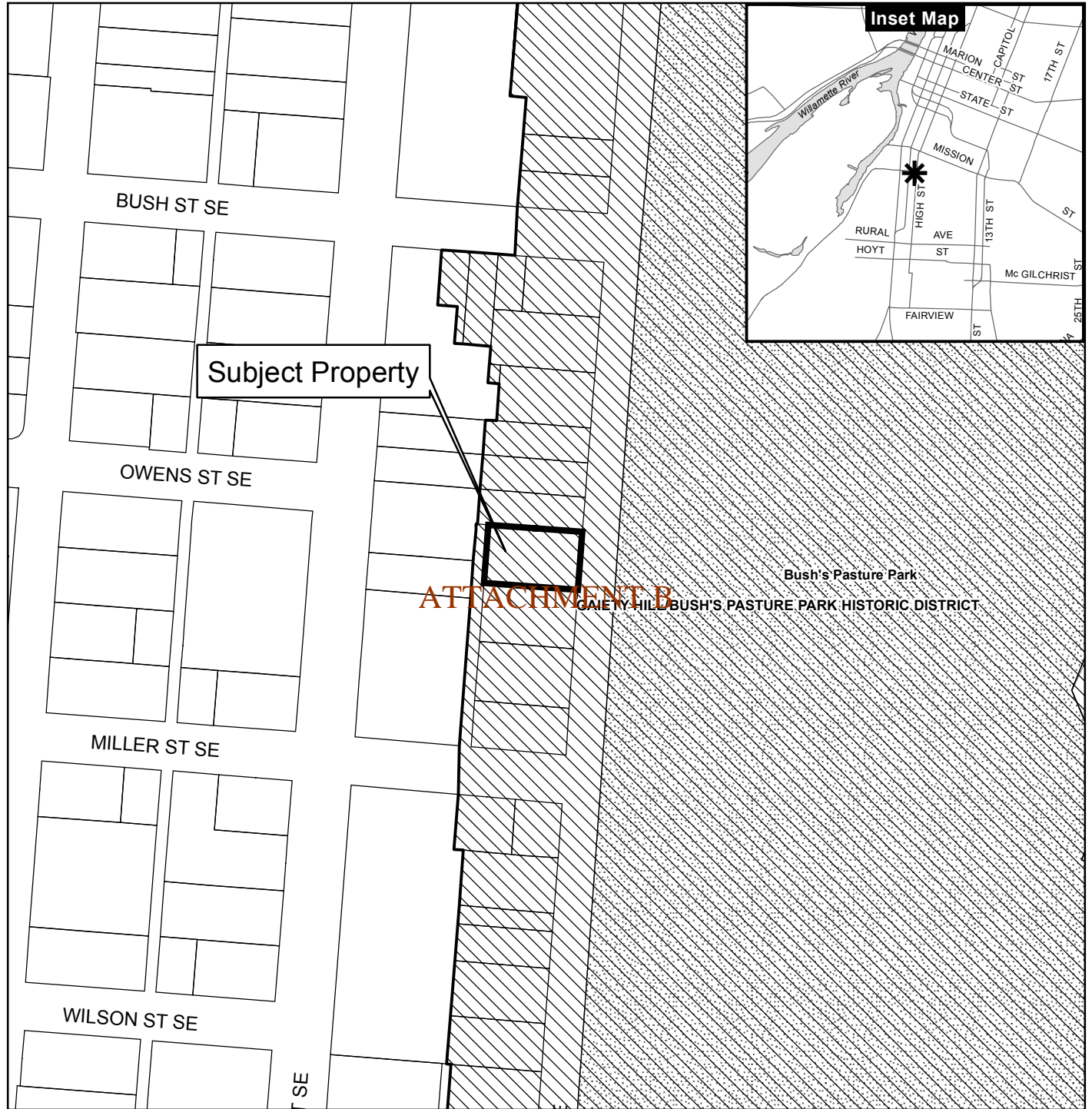


---








Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

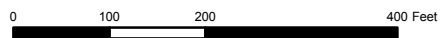
Attachments: A. Vicinity Map  
B. Applicant's Submittal Materials

# Vicinity Map 1105 High Street SE



**Legend**

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



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



**Historic Alteration Review Worksheet**Site Address: 1105 High Street SE Salem, Oregon 97302Resource 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: 4

**Landscape Feature:**

- Fence  
 Streetscape  
 Other Site feature (describe) \_\_\_\_\_

**New:**

- Addition  
 Accessory Structure  
 Sign  
 Mural  
 Accessibility Ramp  
 Energy Improvements  
 Mechanical Equipment  
 Primary Structure

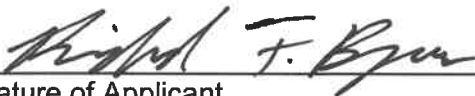
Will the proposed alteration be visible from any public right-of-way?  Yes  NoProject's Existing Material: Metal and aluminum Project's New Material: fiberglass**Project Description**

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:

Replacing four non-original windows on a historic building and addition trim work to the windows. None of these windows are on the primary façade. The windows are all on the back or side wall of the house behind the back fence of the house. None of the windows are visible from the right of way. Three of the current windows are aluminum and one of the windows is metal. The metal windows are a metallic color, and the vinyl window is white. All the windows are to be replaced with white fiberglass. The trim will match the wood trim design that matched the historic trim design and matches the trim that was approved by the historic landmarks commission for when another window was added to the hose several years ago. A picture of each of the existing windows is attached. Also attached is a picture of the latest window added to the hose which the trim work will be made to match.

In addition, a non-original door will also be replaced. This door is not on the primary façade and is not visible from any right-of-way. This door is cracking and is not original to the building.

Signature of Applicant



Date Submitted/Signed

12/8/2020

## Site Plan:

Arrows point to the location of alterations



## Picture 1:

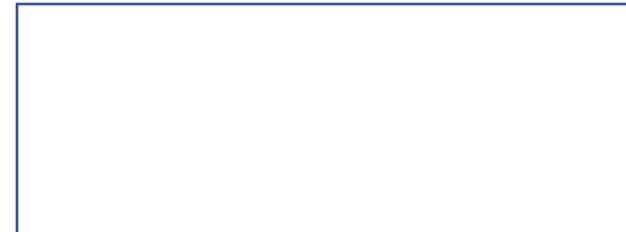
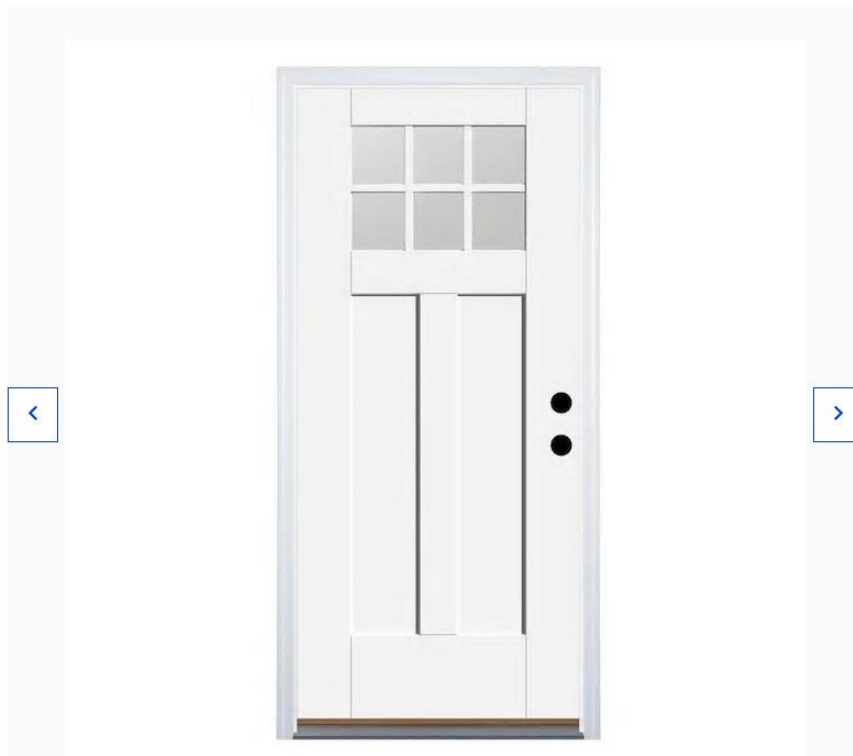
The window and door to be replaced. West (back) side of the house.



Pictures 1 a & b:  
Damage to door



Windows & Doors / Exterior Doors / Front Doors



**Therma-Tru Benchmark Doors** 36-in x 80-in Fiberglass Craftsman Left-Hand Inswing Ready to paint Unfinished Prehung Single Front Door with Brickmould

Item #833538 Model #BMTT626364

- Add curb appeal and create a versatile look for your home with this contemporary interpretation of the Shaker movement
- Flush-glazed glass is built directly into the door and provides a clean, seamless appearance that allows more natural light into your home
- Fiberglass doors are low-maintenance and high-performance; unlike wood or steel doors, durable fiberglass is resistant to cracking,

Handing  
Left-Hand Inswing >

- 1 +  
Qty

Hurry, Low in Stock



## Picture 2:

The window to be replaced.  
West (back) side of the house.



### Picture 3:

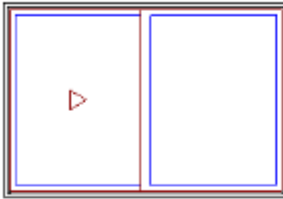
Windows to be replaced.  
South side of the house.



The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:			
Qty: 1				

**MARVIN** 



As Viewed From The Exterior

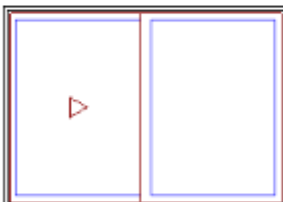
**FS** 59" X 39"  
**RO** 59 1/2" X 39 1/2"  
**Egress Information**  
 Width: 26 17/32" Height: 35 1/8"  
 Net Clear Opening: 6.47 SqFt  
**Performance Information**  
 U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.33  
 Visible Light Transmittance: 0.57  
 Condensation Resistance: 58  
 CPD Number: MAR-N-363-00230-00001  
 ENERGY STAR: NC

Stone White Exterior  
 Stone White Interior  
 Essential Glider - XO  
 Frame Size 59" X 39"  
 Rough Opening 59 1/2" X 39 1/2"  
 Left Sash  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Protective Film on Exterior/Interior  
 Right Sash  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Protective Film on Exterior/Interior  
 White Sash Lock  
 Exterior Half Screen  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 2" Jambos  
 Nailing Fin

\*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit:			
Qty: 1				

**MARVIN** 



As Viewed From The Exterior

**FS** 56 1/2" X 39"  
**RO** 57" X 39 1/2"  
**Egress Information**  
 Width: 25 9/32" Height: 35 1/8"  
 Net Clear Opening: 6.17 SqFt  
**Performance Information**  
 U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.33  
 Visible Light Transmittance: 0.57  
 Condensation Resistance: 58  
 CPD Number: MAR-N-363-00230-00001  
 ENERGY STAR: NC

Stone White Exterior  
 Stone White Interior  
 Essential Glider - XO  
 Frame Size 56 1/2" X 39"  
 Rough Opening 57" X 39 1/2"  
 Left Sash  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Protective Film on Exterior/Interior  
 Right Sash  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Protective Film on Exterior/Interior  
 White Sash Lock  
 Exterior Half Screen  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 2" Jambos  
 Nailing Fin

\*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.  
 \*\*\*Note: Unit Availability and Price is Subject to Change