

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 LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO.: HIS19-07

APPLICATION NO. : 19-105226-DR

NOTICE OF DECISION DATE: MARCH 22, 2019

SUMMARY: A proposal to add a new greenhouse, front rail, walkway lighting, HVAC and associated equipment, and replace three existing windows and fencing on the Henry Kloepping House (1909).

REQUEST: Major Historic Design Review of a proposal to add a new greenhouse, front rail, walkway lighting, HVAC and associated equipment, and replace three existing windows and fencing on the Henry Kloepping House (1909), a contributing resource within the Court/Chemeketa National Register Historic District, on property zoned RD (Duplex Residential) and located at 1566 Court St. NE, (Marion County Tax Assessor Number: 073W26BD02600).

APPLICANT: John Poole and Juliana Inman

LOCATION: 1566 Court St NE

CRITERIA: Salem Revised Code (SRC) Chapter 230.065

FINDINGS: The findings are in the attached Decision dated March 22, 2019.

DECISION: The **Historic Landmarks Commission APPROVED** Historic Design Review HIS19-07 based upon the application materials deemed complete on February 27, 2019 and the findings as presented in this report.

VOTE:

Yes 7 No 0 Absent 2 (French, Schwartz)

Russell Schutte, Vice-Chair
Historic Landmarks Commission

This Decision becomes effective on April 9, 2019. 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 April 9, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>February 27, 2019</u>
Public Hearing Date:	<u>March 21, 2019</u>
Notice of Decision Mailing Date:	<u>March 22, 2019</u>
Decision Effective Date:	<u>April 9, 2019</u>
State Mandate Date:	<u>June 27, 2019</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Monday, April 8, 2019. Any person who presented evidence or testimony at the hearing may appeal the decision. 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 230. The appeal must be filed in duplicate with the City of Salem Planning Division. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer 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 at the Planning Division office, 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

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS19-07

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of March 21, 2019, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.045 as follows:

Salem Revised Code (SRC) Chapter 230

230.065 General Guidelines for Historic Contributing Resources

FINDINGS

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

Finding: The applicant will continue to use the property as a residence, which is its historic purpose. The HLC finds that guideline has been met.

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

Finding: The applicant is proposing to remove an existing kitchen vent on the west facade and relocate it on this same façade. The applicant is proposing to repair the hole created by the removed vent by installing siding that will match adjacent siding, and painting it to match. The HLC finds that Guideline 230.065 (b) has been met.

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

Finding: The HLC finds that there are no distinctive stylistic features proposed for removal, reconstruction, or repair and Guideline 230.065 (c) does not apply to the evaluation of this proposal.

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

Finding: The applicant is proposing to remove three non-historic windows and install new custom designed wood windows within the existing openings. The HLC finds that the design of the front porch window is based upon historic photographic evidence. The HLC finds that Guideline 230.065 (d) has been met for this proposal.

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

Finding: The HLC finds that there are no distinctive historic materials or features that have acquired significance in their own right within the scope of this project and that SRC 230.065 (e) does not apply.

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

Finding: The applicant is proposing a number of alterations to the Kloepping House in order to upgrade the power to the house and make improvements to the kitchen. The HLC finds that the proposed alterations are compatible with the size and scale of the Kloepping House, and that SRC 230.065(f) has been met.

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

Finding: The applicant is proposing to add a new brown metal and glass greenhouse to the site, as well as new HVAC equipment, fencing and lighting and a railing adjacent to the front walkway. The proposed new greenhouse will be 9'6" in height and include a 32" masonry knee wall. The greenhouse will be located at the rear of the site adjacent to the garage and alley and the HLC finds that it will not obscure, damage or destroy any character defining features of the Kloepping House. The proposed new HVAC equipment will be located adjacent to the east façade of the house and will be screened from view. The HLC finds that no character defining features of the resource or the site will be adversely effected by the installation of the HVAC. The HLC finds that the proposed wood fencing, walkway railing and lighting are of compatible materials and design and will be installed so that no historic materials will be adversely effected. In addition, the applicant indicated at the hearing that the walkway lighting will have a dark brown finish as opposed to gold. The HLC finds that the proposed alterations are compatible with the size and scale of the Kloepping House, and that SRC 230.065(g) has been met.

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

Finding: The HLC finds that the proposal does not include any plans to correct structural deficiencies, and that Guideline 230.065 (h) does not apply to the evaluation of this proposal.

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

Finding: The HLC finds that the proposal does not include any plans for excavation or regrading, and that Guideline 230.065 (i) does not apply to the evaluation of this proposal.

DECISION: The Historic Landmarks Commission **APPROVES THE PROPOSAL.**

VOTE: Yes 7 No 0 Absent 2 (French, Schwartz) Abstain 0

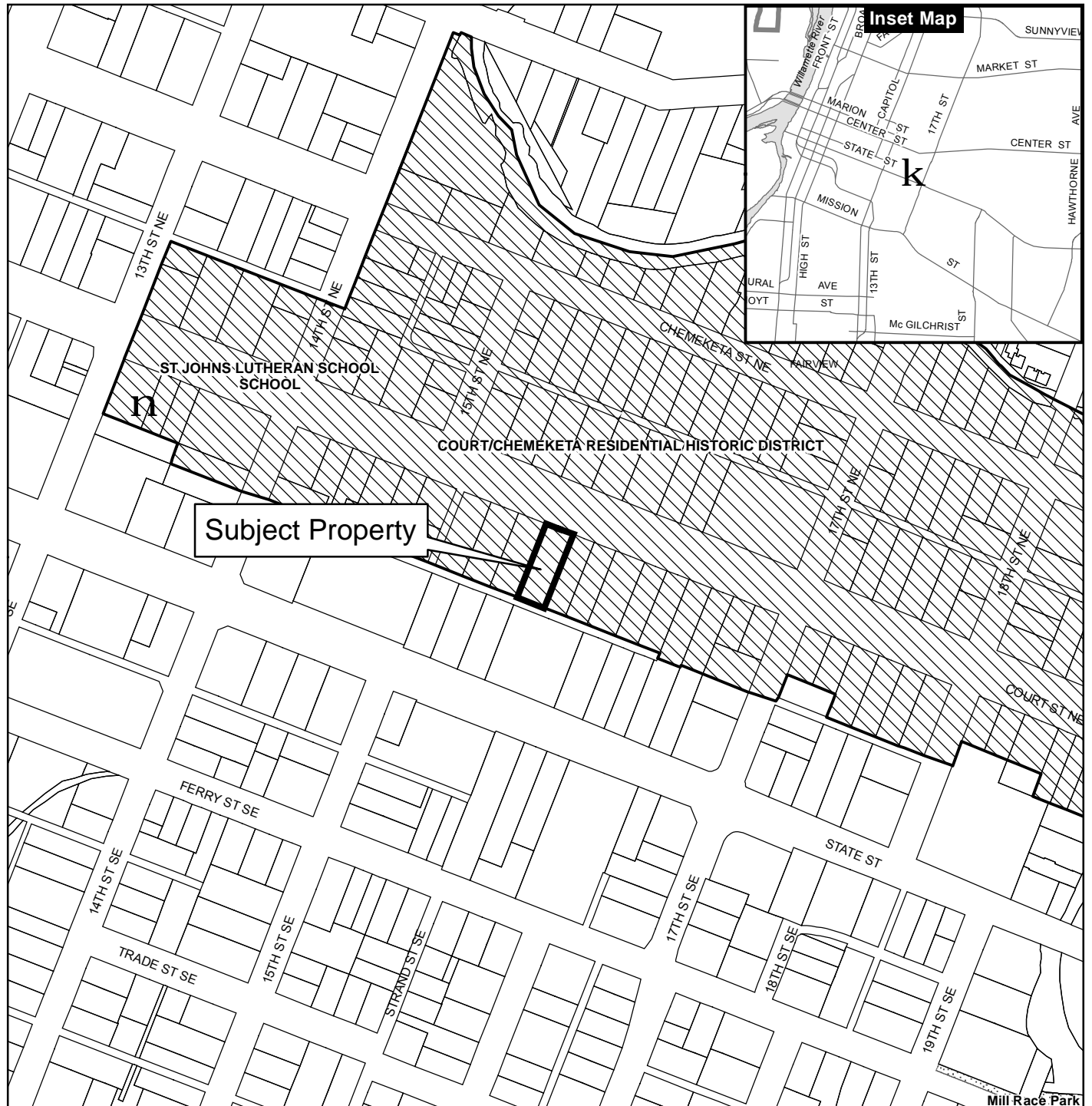
Attachments: A. Vicinity Map
 B. Excerpt from National Register Historic Resource Document
 C. Applicant's Submittal Materials
 D. Comments Submitted

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

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Vicinity Map 1566 Court St NE

ST



Legend

- Taxlots
- Urban Growth Boundary
- City Limits

- Outside Salem City Limits
- Historic District
- Schools

- Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet



25. HENRY KLOEPPING HOUSE (c. 1909) PRIMARY (Contributing)

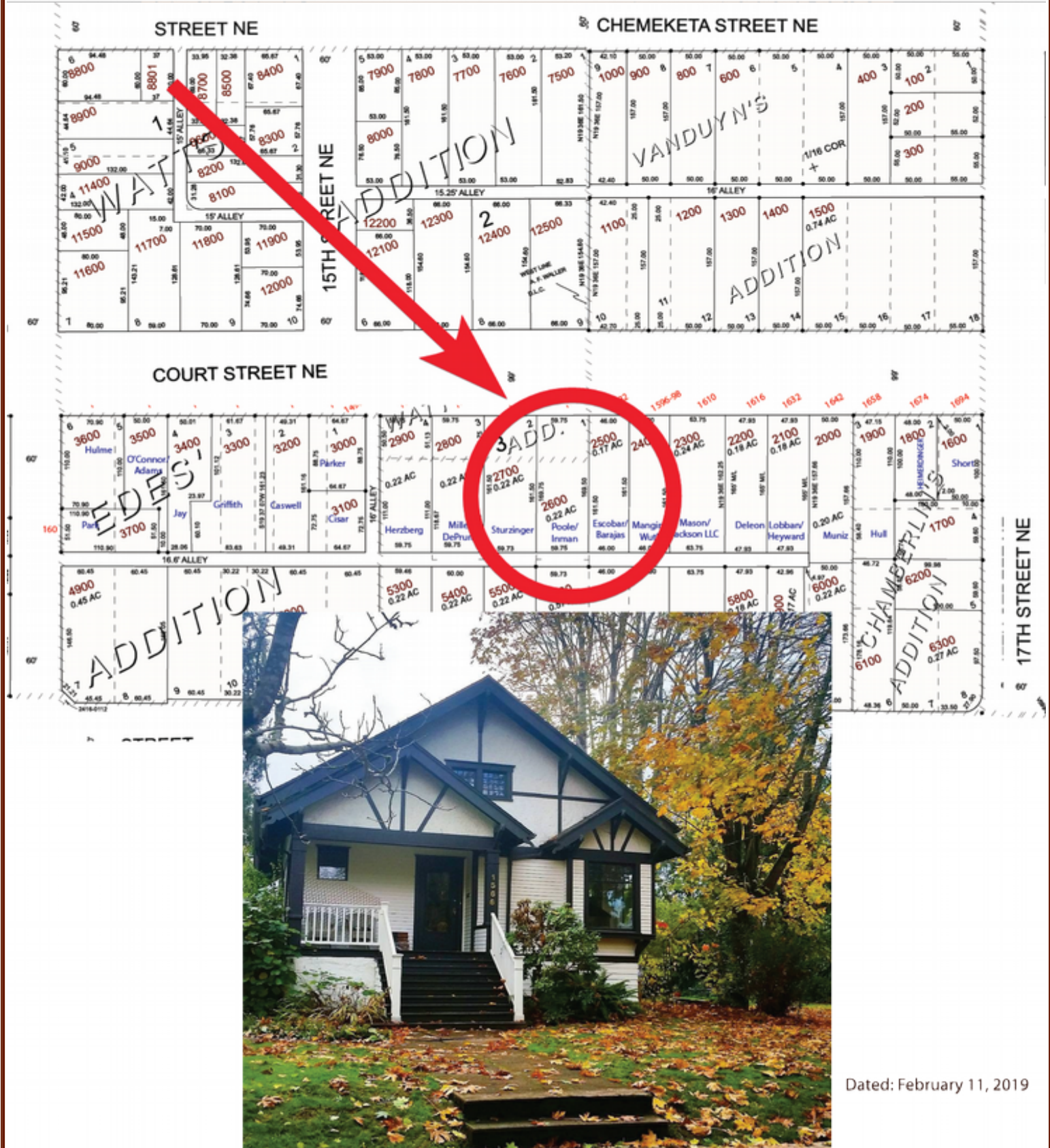
1566 Court Street NE; Assessor's Map 26BD073W; 073W-26BD-02600; Tax Lot 1-55432-000

Owners: Robert S. & Helen H. Moore, 1566 Court Street NE, Salem, Oregon 97301

Description: The Kloepping House is a Craftsman Bungalow with three front-facing gables: the main roof, the front porch, and a small gable roof over a front-facing oriel window. In addition, there is a side-facing gable on the west. The house has false bevelled drop siding below the belt course and stucco with half-timbered detailing above the belt in each of the gables. The front steps originally extended across the full width of the recessed, single-bay porch but have been modified to about half that width. Interior changes have been made since 1975, and a modern addition was added to the back of the house in 1984-85.

Cultural Data: The Kloepping family purchased the property on which this house stands in 1908, and H. H. Kloepping built the house at a cost of \$3,000 in 1909 (Oregon Statesman, Jan. 1, 1910, section 4). The City Directory for 1909-10 lists Johanna Kloepping (the widow of Fred Kloepping) and H. H. Kloepping, a student, residing here. Henry Kloepping later became a Deputy Clerk with the Oregon Supreme Court, and he and his wife, Laura, lived in the house for many years. It remained in the Kloepping family until 1963. Since 1975, the house has been owned and occupied by Robert Moore, Salem City Manager in the 1970's.

Application for Improvements
at 1566 Court Street NE, Salem, Oregon,
Before the Historic Landmarks Commission, City of Salem



Dated: February 11, 2019

Table of Contents

1. Greenhouse.....	1
2. Electricity Panel.....	5
3. Kitchen Exhaust.....	7
4. Air Conditioning Condenser Pad.....	7
5. Front stair rail.....	9
6. Front walkway lighting.....	9
7. Window replacements (3).....	9
7A. Kitchen Window.....	11
7B. Front Porch Window.....	13
7C. Back Bedroom Window.....	16
8. Back yard fencing.....	18

Table of Illustrations

Illustration 1: Greenhouse Site Plan.....	1
Illustration 2: Geenhouse Elevations.....	2
Illustration 3: Arcadia Glasshouse Sample Engineering Drawing #1.....	2
Illustration 4: Arcadia Glasshouse Sample Engineering Drawing #2.....	3
Illustration 5: Arcadia Glasshouse - Similar model (extra ridge ornamentation).....	3
Illustration 6: Arcadia Glasshouse - Similar model (wider).....	4
Illustration 7: Arcadia Glasshouse - similar size end: 12' with no door.....	4
Illustration 8: Existing Electric Meter, West Side of House Off Kitchen.....	5
Illustration 9: Electric Panel: B-Line 324 N meter base.....	5
Illustration 10: Proposed location of new electric meter.....	6
Illustration 11: Vent-A-Hood Replacement Vent Specifications.....	7
Illustration 12: Existing Kitchen Vent On West Wall.....	7
Illustration 13: Air Conditioning Condenser Site Plan.....	7
Illustration 14: Air Conditioner Condenser Clearances.....	8
Illustration 15: Air Condition Condenser - 4 Ton.....	8
Illustration 16: Air Conditioning Condensor Location.....	8
Illustration 17: 1456 Court Street NE - single railing at sidewalk stairs.....	9
Illustration 18: 1566 Court Street NE - stairs from sidewalk.....	9
Illustration 19: Stayton Windows Shop Drawing - details.....	10
Illustration 20: Kitchen Vinyl Window On Western Facade.....	11
Illustration 21: Kitchen Window - Stayton Windows Shop Drawing.....	12
Illustration 22: 1566 Court Street, shortly after built in 1910 – Original Front Porch Window.....	13
Illustration 23: Current Front Porch Window (February 9, 2019) – Replaced after 1970 with Plexiglass fixed window,.....	14
Illustration 24: Front Porch Window - Stayton Windows Shop Drawing.....	15
Illustration 25: Back Bedroom Vinyl Window.....	16
Illustration 26: Back Bedroom Window - Stayton Windows Shop Drawing.....	17
Illustration 27: Backyard Fence on Alley looking west.....	18
Illustration 28: Backyard Fence on Alley Looking East.....	19
Illustration 29: Backyard Fence Site Plan.....	20

1. Greenhouse

A 12' x 22' freestanding greenhouse framed in brown powder-coated aluminum with a 32" high knee wall. A sample of the aluminum with the brown powder coating is available. The knee wall will be blocks with a facade of stucco or stone veneering. The side glass glazing will be 3/16" clear glass and roof glazing will be 8mm double-wall polycarbonate. During summer months there will be a green or black shade cloth draped over the top of the greenhouse roof. Engineering drawings from Arcadia Glasshouse with an Oregon Engineering stamp will be submitting after approval by the Historic Landmark Commission. The manufacturer is: Arcadia Glasshouse of Madison, OH. At the south end of the greenhouse will be a swamp cooler on its own pad.

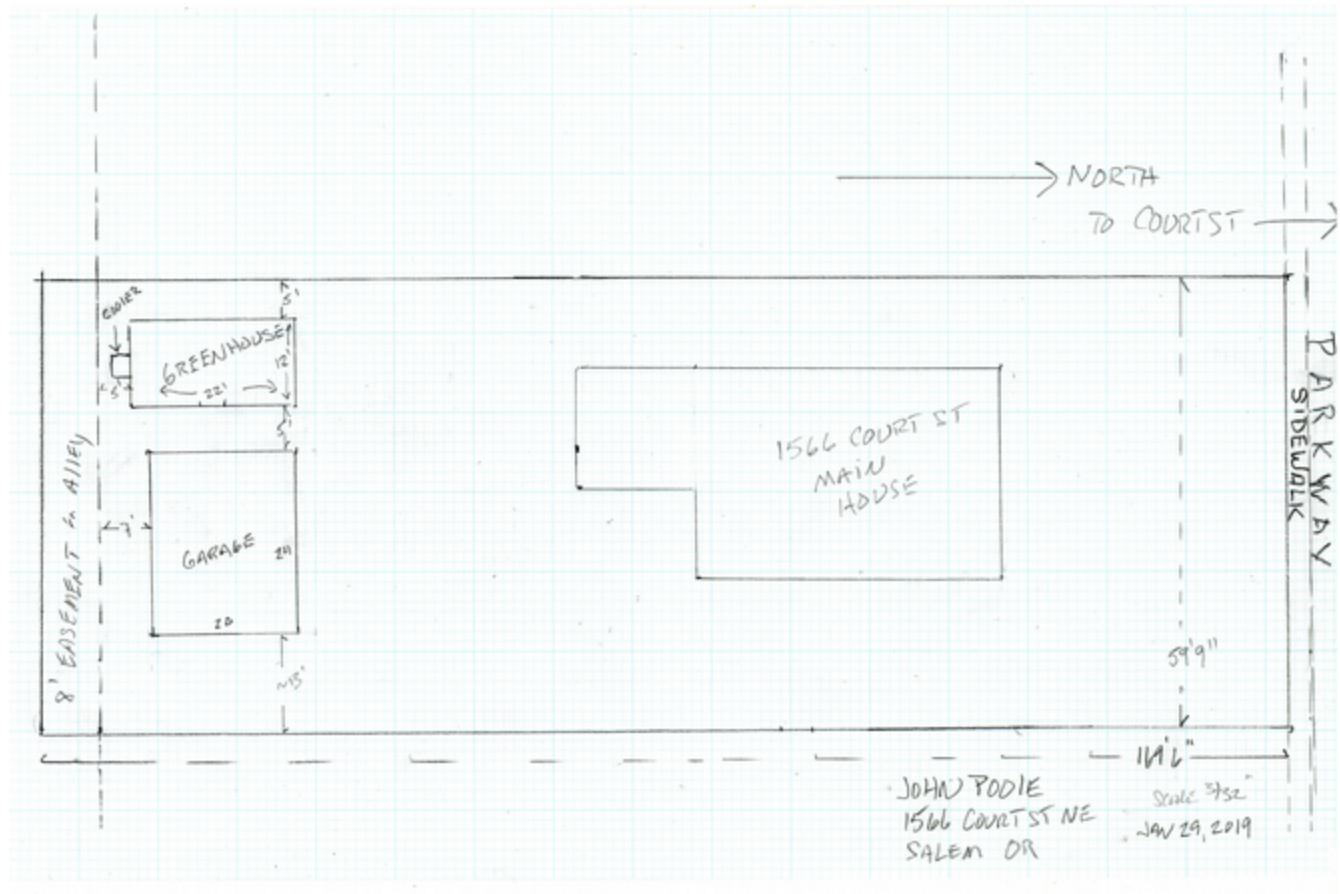


Illustration 1: Greenhouse Site Plan

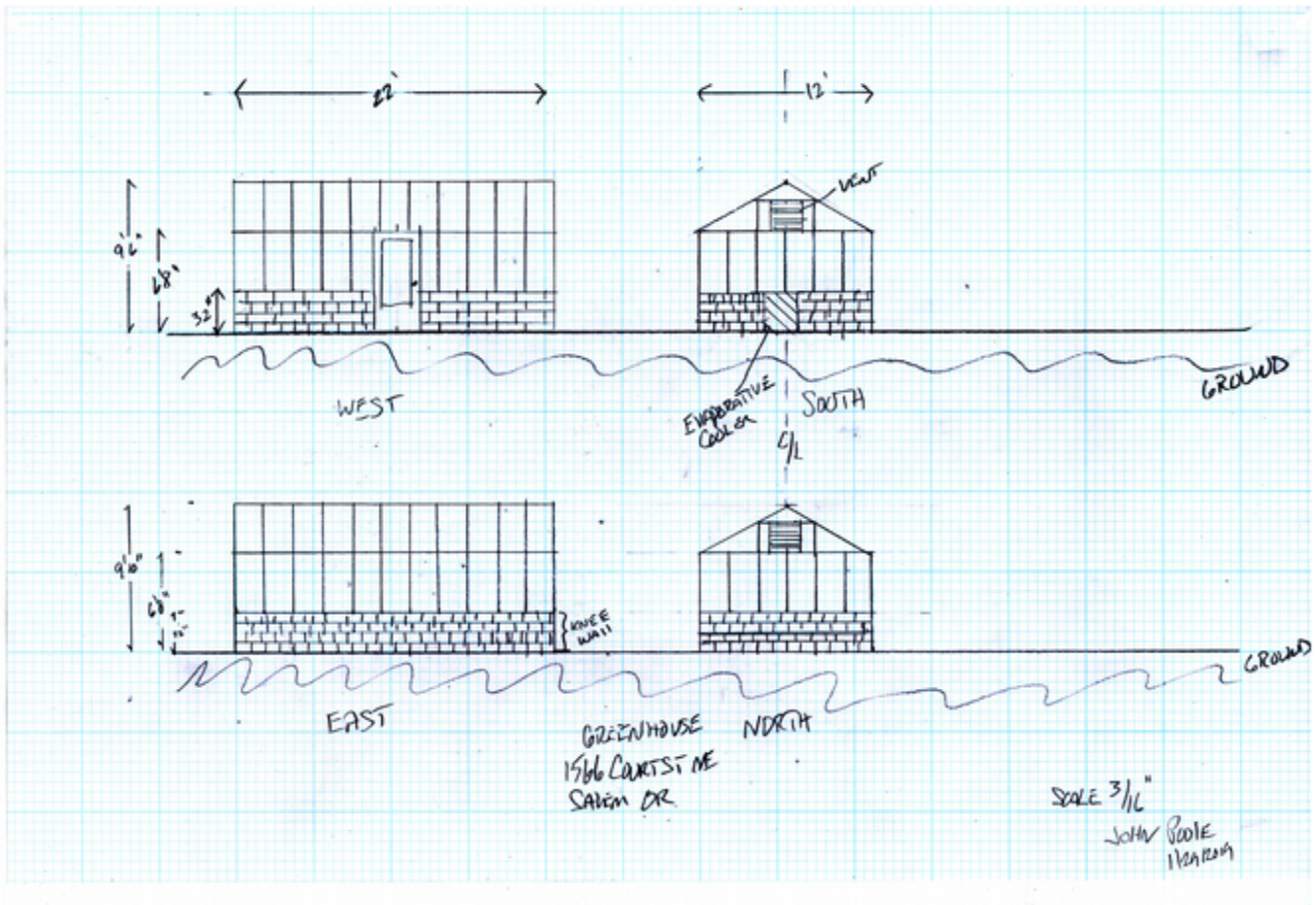


Illustration 2: Geenhouse Elevations

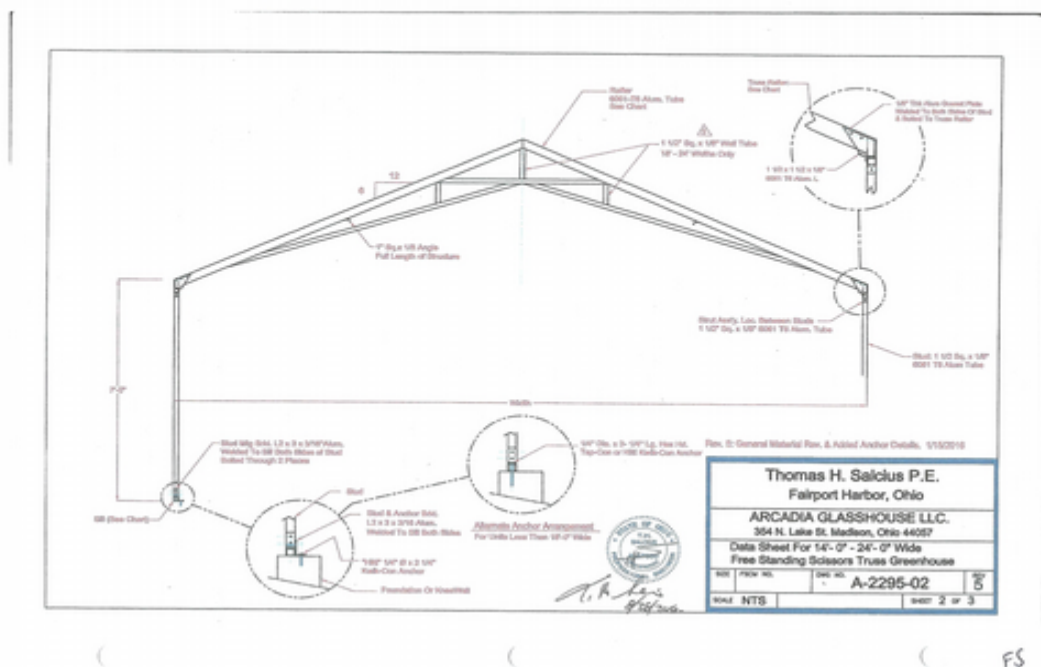
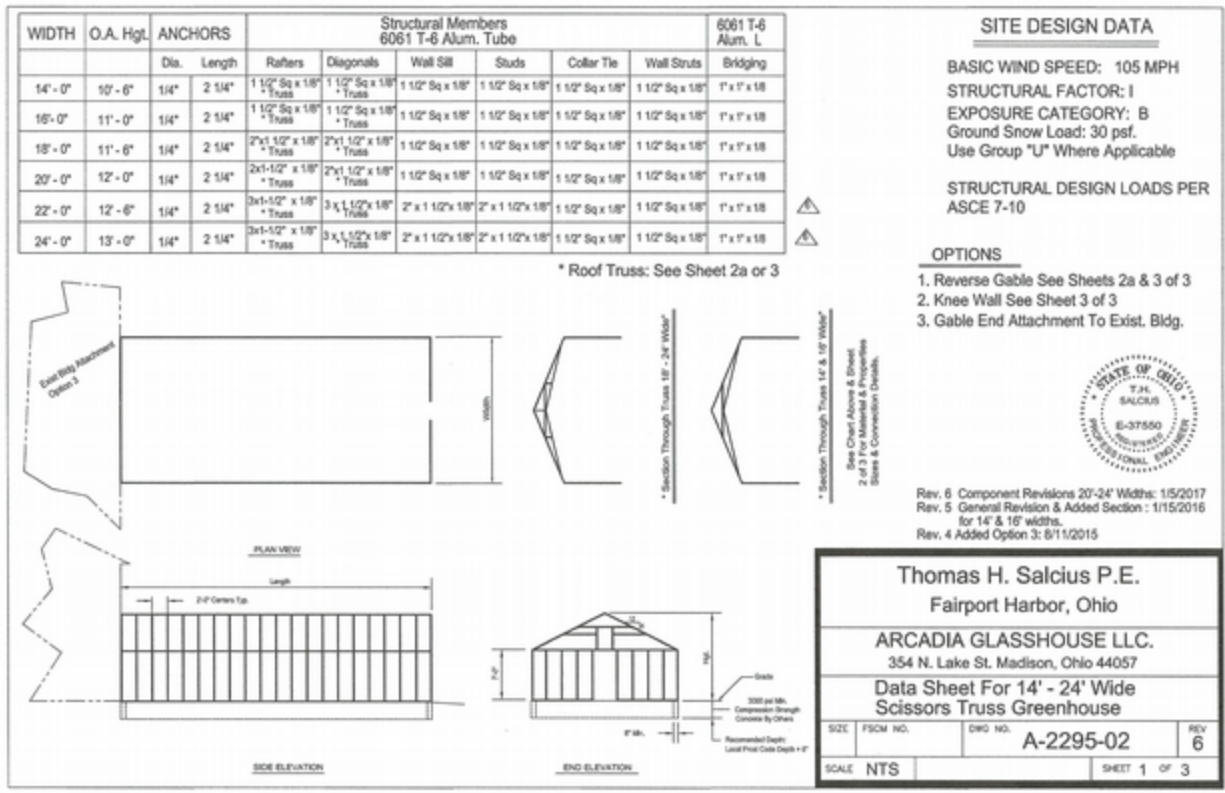


Illustration 3: Arcadia Glasshouse Sample Engineering Drawing #1



GA
FS

Illustration 4: Arcadia Glasshouse Sample Engineering Drawing #2

Sample photos provided by Arcadia Glasshouse of similarly looking greenhouses:

A smaller version of the model proposed, Illustration 5 features a ridge ornamentation that will not be on applicant's. Brown powder coating is missing in the photo.



Illustration 5: Arcadia Glasshouse - Similar model (extra ridge ornamentation)



Illustration 6: Arcadia Glasshouse - Similar model (wider)

A wider version (14 feet vs. 12) with a double door at the end. The proposed greenhouse will have the entry on the side. Brown powder coating is missing in the photo.



Illustration 7: Arcadia Glasshouse - similar size end: 12' with no door

2. Electricity Panel



Illustration 8: Existing Electric Meter, West Side of House Off Kitchen

The proposed alternative in Illustration 10 is closer to the pole and subject to fewer tree branches and can be placed against the house with the least amount of intrusion. Bids were obtained to go underground, but the cost was approximately \$4,800. Therefore, the same aerial approach will be used. The contractor is Connections Electric.

Service upgrade to 400/320 Amps will come from the pole in the parkway where the existing service starts. The upgrade will require a larger meter panel that is 32" tall. The problem we face is that the location of the existing meter panel cannot accommodate the larger replacement panel. Illustration 8 shows the existing electric meter panel where a bay with an original double-hung window exists to the left, the gas meter it is close by, and the downspout comes within inches. The available area coupled with the PGE requirements that the meter be within a specified height window make it impossible to place the meter at the existing location.



Illustration 9: Electric Panel: B-Line 324 N meter base

A 2 1/2 inch rigid metal conduit riser will go up and penetrate the roof on the second story. The riser will come down to a B-Line 324 N meter base (Illustration 9). Due to requirements of PGE as the placement of meters, the meter base will be located on Unistruts which will allow mounting the panel up to about 1 1/2 inches from the surface of the house. Mounting on Unistruts will allow the panel to exist over the brown band without removing the wood of the brown band or tearing into the frame.

From the B-Line 324 N meter base a conduit line would traverse towards the ground and then enter the basement for the main panel. The conduit line would be painted to match existing white and browns.



Illustration 10: Proposed location of new electric meter

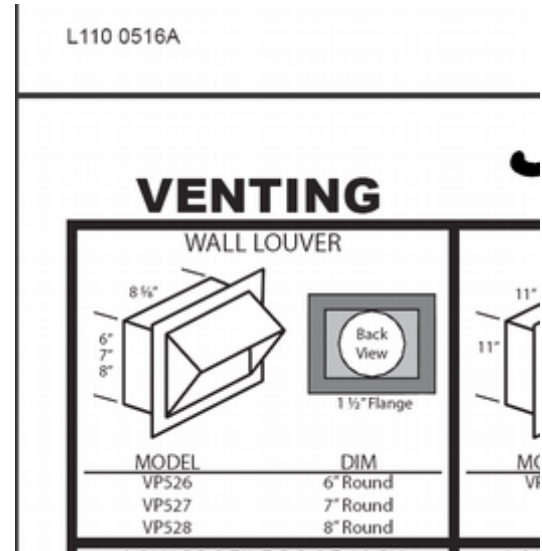
3. Kitchen Exhaust



*Illustration 12:
Existing Kitchen
Vent On West Wall*

The current exhaust vent for the kitchen stove measures approximately 6" high by 12" wide.

The replacement exhaust vent (Illustration 11) will be slightly smaller and it will be set up higher on the wall than the existing vent (Illustration 12). The replacement vent will be centered between windows to the extent existing studs allow. Venting would be painted brown to approximate the color of the house's brown banding. The existing hole would be replaced with siding matching adjacent siding and painted to match existing color.



*Illustration 11: Vent-A-Hood
Replacement Vent Specifications*

4. Air Conditioning Condenser Pad

An area of 3 feet by 3 feet is needed for the placement of an air conditioning condenser. Applicant proposes to place the condenser in the area near the front yard/back yard fence and kitchen. There would be a pad upon which the

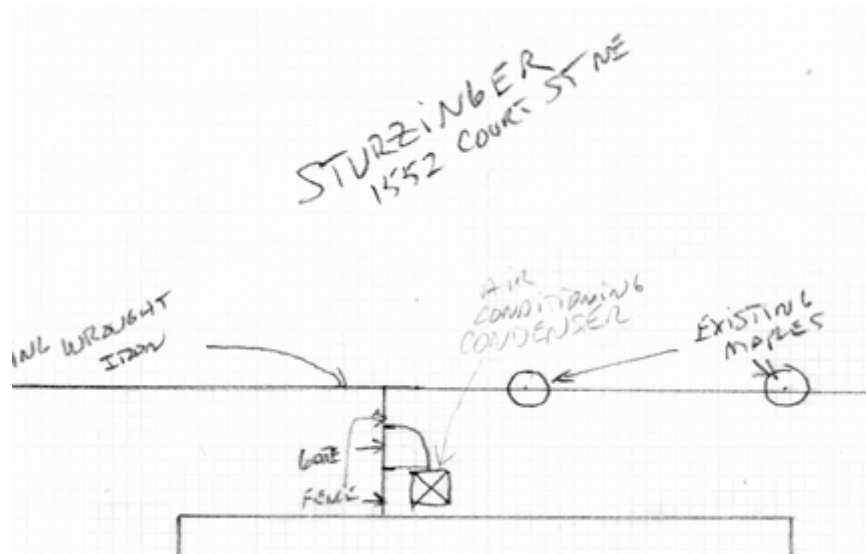
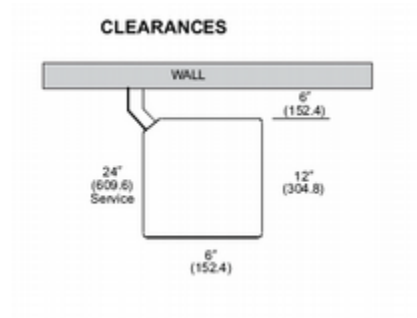


Illustration 13: Air Conditioning Condenser Site Plan

condenser sits. Shrub screening would be along the north-south border and then a shrub to the north with sufficient space between the shrub and unit for servicing, yet hide the unit's visibility.



*Illustration 15: Air
Condition Condenser - 4
Ton*



*Illustration 14: Air Conditioner
Condenser Clearances*



Illustration 16: Air Conditioning Condensor Location

5. Front stair rail



Illustration 18: 1566 Court Street NE - stairs from sidewalk

A single railing to flank the existing stone steps, of similar design as the one at 1456 Court Street. A single rail with a scalloped profile erected on two square poles with *no balusters*. The railing would be on east side of stairs.



Illustration 17: 1456 Court Street NE - single railing at sidewalk stairs

6. Front walkway lighting

Lighting would be 12-24 volt system with buried cables. The existing step to the sidewalk is uneven and needs illumination at night. In addition, the existing concrete has moved causing an uneven surface and needs illumination at night.

There would be no more than six lanterns or a very simple design with light directed towards the ground.

7. Window replacements (3)

Applicant proposes to replace manufactured vinyl windows with wood sash windows to match existing windows. The Manufacturer of the windows is a local vendor: Stayton Windows in Stayton, Oregon.

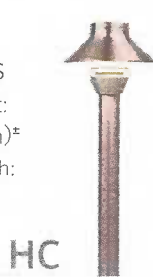
Petite **DESIGNER PREMIUM**

DIMENSIONS
Overall Height:
15.5" (394 mm)*
Exposed Width:
4.7" (119 mm)



BD

DIMENSIONS
Overall Height:
15.5" (394 mm)*
Exposed Width:
3.6" (92 mm)



HC

DIMENSIONS
Overall Height:
15" (381 mm)*
Exposed Width:
4.0" (102 mm)



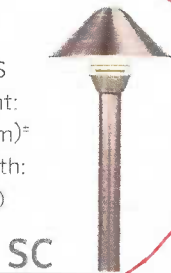
PF

DIMENSIONS
Overall Height:
14.7" (374 mm)*
Exposed Width:
3.8" (97 mm)



PR

DIMENSIONS
Overall Height:
15.5" (394 mm)*
Exposed Width:
4.7" (119 mm)



SC



TOP ASSEMBLY



RISER ASSEMBLY

PATH LIGHT FINISH CHART

Component (Base Metal)	CU	Powder Coat	AB/AT	NP
Finial (Brass)	Natural Brass	Powder Coated	Antiqued	Nickel Plated
Top (Copper)	Natural Copper	Powder Coated	Antiqued	Nickel Plated
Reducer (Brass)	Natural Brass	Natural Brass	Antiqued	Nickel Plated
Riser (Copper)	Natural Copper	Powder Coated	Antiqued	Nickel Plated

Top Assembly	Top Finish	Riser Type	Luxor Option	LED Configuration	Riser Height	Finish
BDLEDTA	BZ DG WI SB	P°	[blank] Zone	1LED 19-39 Lumens*	8RA 8" (200 mm)	BZ DG WI SB FB WG* FW*† AL*† SV*† CU AB* AT* NP*†
HCLEDTA	FB WG*† FW*†	(Petite)		2.0W/2.4VA		
PFLEDTA	AL*† SV*† CU		ZD Zone/ Dim		12RA 12" (300 mm)	
PRLEDTA	AB* AT* NP*†				18RA 18" (450 mm)	
SCLEDTA					24RA* 24" (600 mm)	
					36RA* 36" (900 mm)	

ORDERING EXAMPLE: ▶ **HCLEDTA-CU + P-ZD-1LED-18RA-CU** = TOP ASSEMBLY-TOP FINISH + RISER TYPE- LUXOR OPTION-LED-RISER HEIGHT-FINISH

°Includes Long Slot Spike (250015840000)

ACCESSORIES: Specify Separately

Name	Code	Name	Code	Name	Code
SJ-Box	SJ-XX**	VersaBox	VB-050-XX**	Ground Mount	GM-XX**
Post Mount	PM-XX**	ProAim Ratcheting Spike	PARS	3-Prong Spike	250020020000



GM-XX



LISTED



P-1LED-12RA-CU
HC-LED-TA-CU

BRONZE

Powder Coat - Standard

Powder Coat - Specialty

Metal



BZ



DG



WI



SB



FB



WG



FW



AL



SV



CU



AB

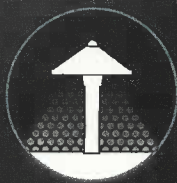


AT



NP

*Not retunable *Fluxes specified with ZDC Technology are available only in non circuit board configurations. Do not specify a number of LEDs when ordering.
†May require longer lead time **Finish code ††With 12" Riser



Proton® Area Light Elements™ Series

Addition to section 6, lighting

The Proton® fixture features a five inch shroud and is the perfect selection for every intimate garden space, planter area or pathway.

Order pre-lamped with
FLEX GOLD™ Series LED
T3 Micro 1W



Optional Finish
BZ - Bronze

Optional Finish
BK - Black

Optional Finish
TT - Tucson Tan

**A360
ALLOY**

**360°
BEAM
SPREAD**

**82+
CRI**

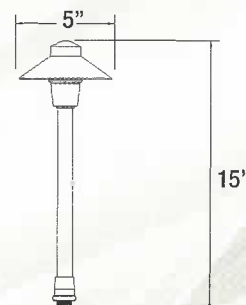
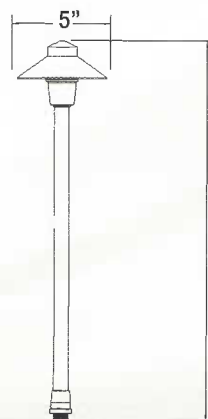
**FLEX™
WIRE
LEAD**

AMC

HUB READY

Specifications & Features:

- Marine grade A360 alloy construction
- Borosilicate glass lens
- 1' FLEX™ Auxiliary wire lead
- 15' direct burial cable
- AMC - Anti-Moisture Connections
- White reflection panel under shroud for greater luminence
- Available in 12" and 18" stem lengths
- 2W max. LED lamp / 20W max. halogen
- Large composite stake with brass threaded insert
- Limited 10 year warranty



HOW TO ORDER

Fixtures come with 15' wire lead standard unless specified by fixture type.
Please refer to list price sheet for additional part numbers and options.

Pre-Lamped Fixtures

- PR12-L130-BZ (Proton12, 12V, LED, 1W, 3000K, bronze)
- PR12-L130-BK (Proton12, 12V, LED, 1W, 3000K, black)
- PR12-L130-TT (Proton12, 12V, LED, 1W, 3000K, tucson tan)
- PR18-L130-BZ (Proton18, 12V, LED, 1W, 3000K, bronze)
- PR18-L130-BK (Proton18, 12V, LED, 1W, 3000K, black)
- PR18-L130-TT (Proton18, 12V, LED, 1W, 3000K, tucson tan)

Non-Lamped Fixtures

- PR12-NL-BZ (Proton12, no lamp, bronze)
- PR12-NL-BK (Proton12, no lamp, black)
- PR12-NL-TT (Proton12, no lamp, tucson tan)
- PR18-NL-BZ (Proton18, no lamp, bronze)
- PR18-NL-BK (Proton18, no lamp, black)
- PR18-NL-TT (Proton18, 12V, no lamp, tucson tan)

Powder Coated Finishes

Not available for this fixture



UL 2108:2004 R12.07
CSA C22.2:9.0-96 (R2006)

SPECIFICATION	
FRAME	
FRAME DEPTH:	
FRAME:	
W/AMP INS. THK:	
OPERATOR:	
FIN. COLOR:	
SCRM STOP:	
SCREEN TYPE:	
SCREEN MESH:	
EXTERIOR TRIM	
STILE:	
RAIL PROF:	
RAIL HORN:	
RAIL FACE:	
DOOR/ SASH	
SCRM THK:	
STILE FACE:	
TOP RAIL FACE:	
BTM RAIL FACE:	
BEADING TYPE:	
BEADING SIZE:	
GLAZING	
TYPE/CLS:	
GLASS THICKNESS:	
LOW E SURFACE:	
SPACER GASE:	
IGU METHOD:	
TAPE COLOR:	
W/STRIP COLOR:	

Illustration 19: Stayton Windows Shop Drawing - details

7A. Kitchen Window

This would be a wooden replacement of the same dimension as the existing vinyl window.



Illustration 20: Kitchen Vinyl Window On Western Facade

SPECIFICATION	
FRAME	
JAMB DEPTH:	6"
JAMB:	
W/JAMB TNG THK:	
OPERATOR:	Double Hung Pullman Balance
R/W COLOR:	100
SASH STOP:	pb
SCREEN TYPE:	
SCREEN MESH:	
EXTERIOR TRIM	
STYLE:	
SILL PROF:	2"
SILL HORN:	
SILL FACE:	
DOOR/ SASH	
SASH THK:	1 3/4"
STILE FACE:	2"
TOP RAIL FACE:	2"
BTM RAIL FACE:	3"
BEADING TYPE:	100
BEADING SIZE:	1/2" x 1/2"
GLAZING	
TYPE/SE:	Tempered
GLASS THICKNESS:	4mm / 1/2"
LOW E SURFACE:	Coated 272
SPACER BAR:	Super Spacer
AIR METHOD:	Argon
TAPE COLOR:	Liquid Glazed
W/STRIP COLOR:	


 STAYTON WOOD WINDOWS Very Good Windows & Doors		REF. # : CUSTOMER: Inman SALESMAN: Mackenzie Strawn LOCATION: Court St	REV. : 2.23.18 QTY :	SPECIES: Douglas Fir FINISH : SERIES: Double Hung SCALE: 1"=1'	DATE: 12/18/2016
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Illustration 21: Kitchen Window - Stayton Windows Shop Drawing

7B. Front Porch Window

The original front porch window contained ten lights – 2 rows of 5. A picture taken shortly after the house was built in 1910 shows the original window to the left of the front porch screen door. The original window was moved to the east wall and can be seen through the window in Illustration 23.



Illustration 22: 1566 Court Street, shortly after built in 1910 – Original Front Porch Window



Illustration 23: Current Front Porch Window (February 9, 2019) – Replaced after 1970 with Plexiglass fixed window,

SPECIFICATION	
FRAME	
JAMB DEPTH:	6"
JAMB:	
W/JAMB TING THK:	
OPERATOR:	FIXED
H/W COLOR:	TRD
SASH STOP:	JD
SCREEN TYPE:	
SCREEN MESH:	
EXTERIOR TRIM	
STYLE:	
SILL PROJ:	2"
SILL HORN:	
SILL FACE:	
DOOR/ SASH	
SASH THK:	1 3/8"
STILE FACE:	2"
TOP RAIL FACE:	2"
BTM RAIL FACE:	3"
BEADING TYPE:	
BEADING SIZE:	
GLAZING	
TYPE(S):	Tempered
GLASS THICKNESS:	1/8"
LOW E SURFACE:	
SPACER BAR:	
AIR METHOD:	
TAPE COLOR:	
W/STRIP COLOR:	

The drawing includes a cross-section of the window frame and sash assembly, showing the internal components and the placement of the glass. Below this is a perspective view of the window, which is a double-hung style with a fixed sash. The dimensions are indicated as 2'-6 1/2" for the height and 4'-8 1/2" for the width.


 STAYTON WOOD WINDOWS Very Good Windows & Doors	REF. # :		SPECIES :	Douglas Fir		
	CUSTOMER :	Inman	FINISH :			
	SALESMAN :	Mackenzie Strawn	REV. :	2.23.18	SERIES :	FIXED SASH
	LOCATION :	Court St	QTY :		SCALE :	1"=1'
					DATE :	12/18/2016

Illustration 24: Front Porch Window - Stayton Windows Shop Drawing

7C. Back Bedroom Window

Another vinyl window (on the right) on the south wall of the original structure to be replaced with wood sash window matching existing windows.



Illustration 25: Back Bedroom Vinyl Window

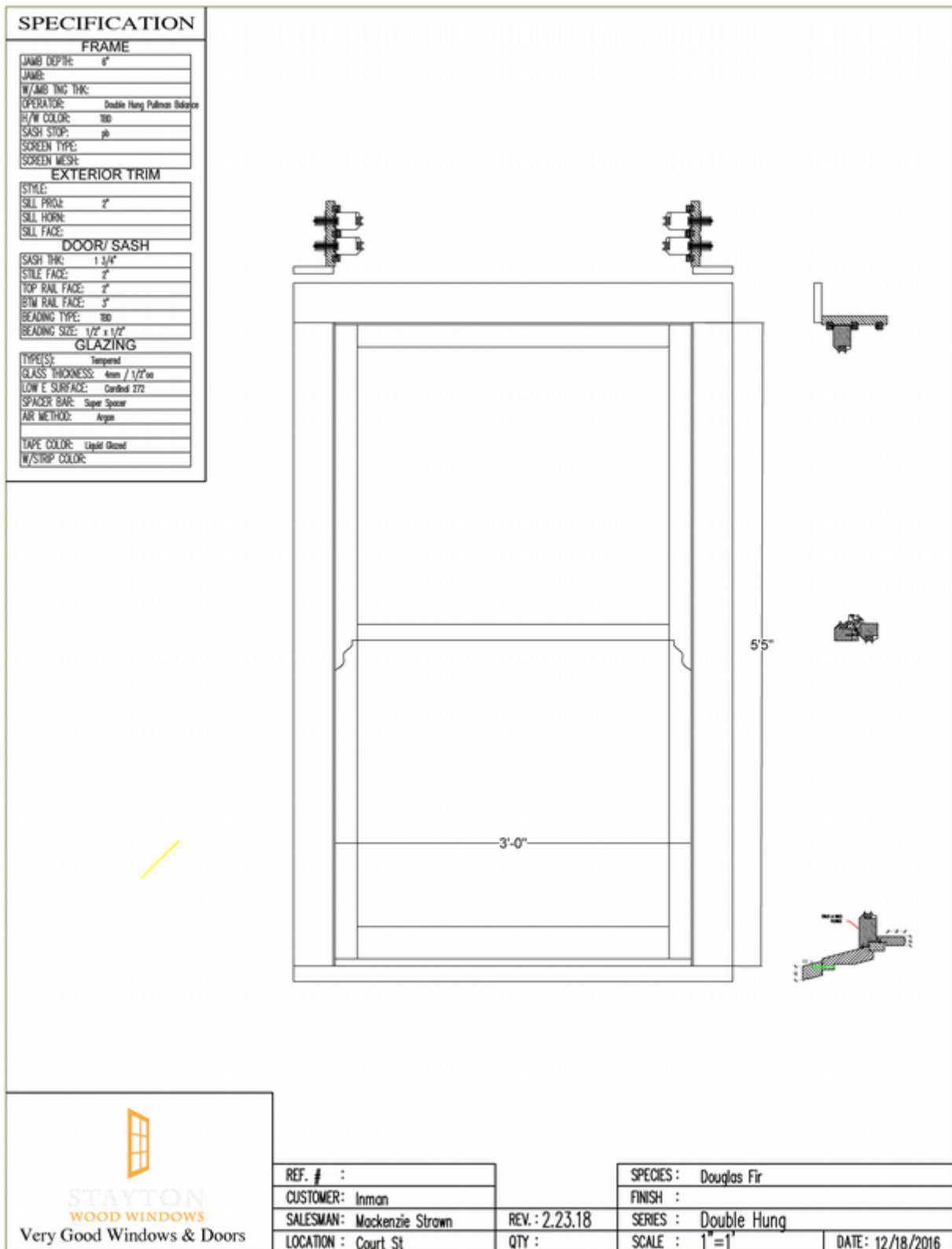


Illustration 26: Back Bedroom Window - Stayton Windows Shop Drawing

8. Back yard fencing

The existing wooden fencing would be replaced with tight-fitting cedar boards facing away from the interior of the property. The access gate on the east end of the garage would be replaced with an access gate at the west end of the garage. Illustration 29 depicts the following segments:

A – from the southeast corner of 1552 Court Street NE (Sturzinger) to a corner set 7' south of the garage

A¹ – 2-3 feet running north from the western corner of Segment A into the wrought iron fence

B – from the southwestern area of the garage to the corner in the alley, approximately 7'. There will be a gate on this segment

C – from the southeast face of the garage approximately 7' south to the alley. There currently is a gate here and the new fence may or may not have a gate here.

D – from the southwest corner of 1582 Court Street NE (Escobar/Barrajas) north to the corner where Segment C meets. This segment will consist of two swinging gates that open south to allow for occasional ingress and egress of equipment.

E – from the southwest corner of 1582 Court Street NE (Escobar/Barrajas) along the property line approximately 29'. There is an existing walnut tree in the path of this fence.

F – From the northwest corner of the garage directly east until meeting Segment E. This segment will consist of 2 swinging gates opening north.

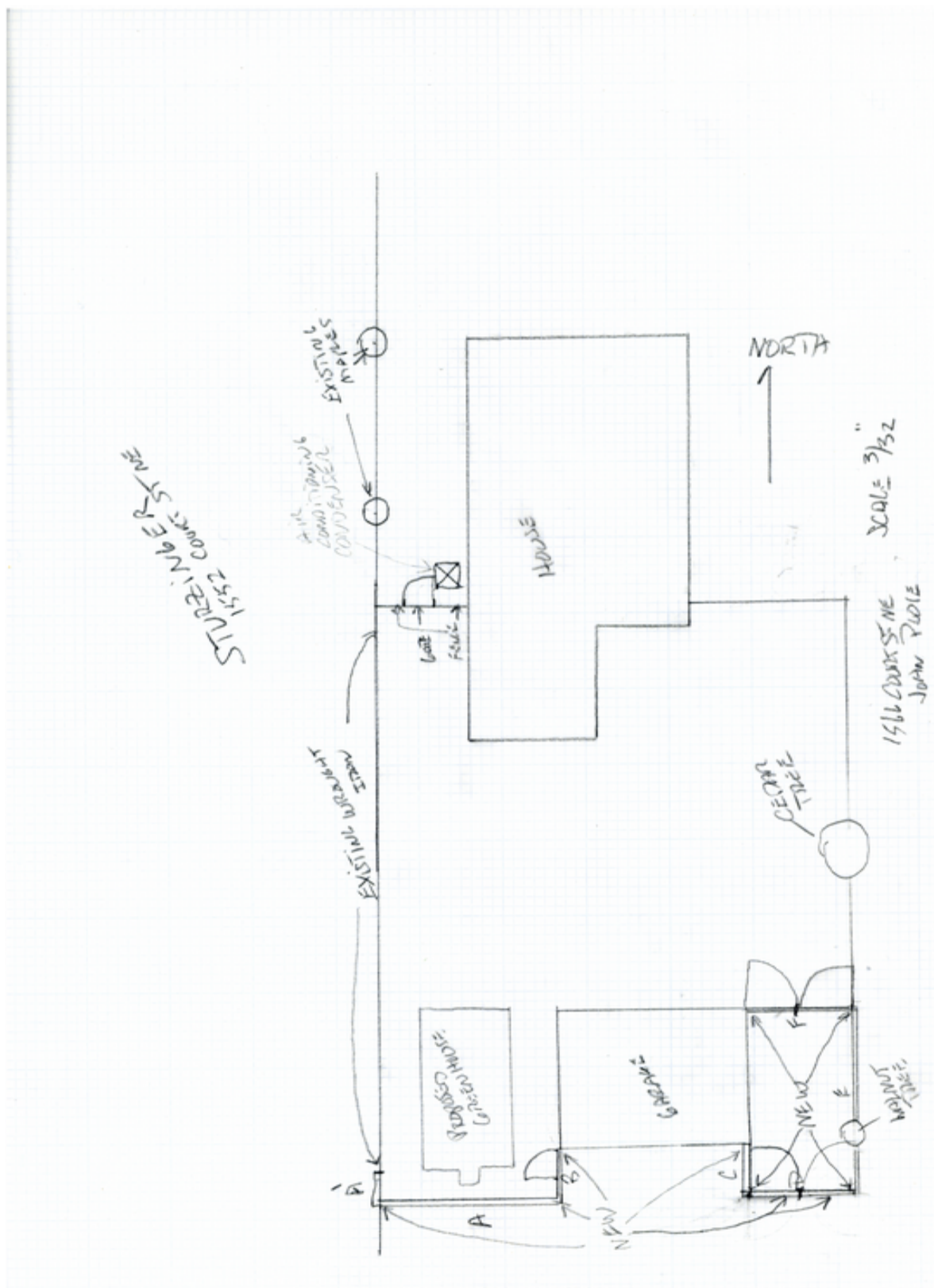
The material will be cedar either left natural, treated or painted white. The height will be 7 feet; there will be no lattice.



Illustration 27: Backyard Fence on Alley looking west



Illustration 28: Backyard Fence on Alley Looking East





From: Aaron Panko
Sent: Wednesday, February 27, 2019 2:05 PM
To: Kirsten Straus
Cc: Kimberli Fitzgerald
Subject: RE: Request for Comments for Case No. HIS19-07 for 1566 Court St NE

Assessor's records indicate the main building is approximately 1,852 square feet. In the RD zone, the maximum floor area for all accessory structures is 50 percent of the main building gross area. For this property, the maximum floor area allowance is 926 sf, the existing detached garage is approximately 624 sf, and the proposed greenhouse is approximately 264 sf, for a total of 888sf, less than the maximum.

The maximum rear lot coverage for accessory structures is 25 percent, the rear yard is approximately 4,276 square feet, the maximum rear yard coverage allowance is 1,069 sf. Lot coverage is okay. The height and setbacks are okay too.

Let me know if you have any questions,

Aaron Panko

Planner III

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Historic Design Review Case No. HIS 19-07

Historic Landmarks Commission:

On Tuesday, April 19, 2019 the Northeast Neighbors Neighborhood Association Board voted unanimously to support the application submitted for 1566 Court Street NE which was approved by City of Salem staff.

Joan Lloyd, NEN Historic Design Review Chair

TO: Historic Landmarks Commission

FROM: Bonnie and Roger Hull

SUBJECT: Historic Design Review Case No. HIS19-07

DATE: March 18, 2019

We write in complete support of the application of John L. Poole and Julian Inman to undertake historic renovations and systems upgrades on their house at 1566 Court Street, NE, the Henry Kloepping House (1909) in the Court-Chemeketa Residential Historic District.

We commend the replacement of several modern, unsuitable windows with wood frame windows in keeping with the historic nature of the house. We support safety upgrades, such as the railing and lighting proposed for the steps leading from the public sidewalk to the walkway leading to the front porch. And we support the proposed HVAC improvements.

Further, we are in favor of the proposed addition of the greenhouse at the rear of the property. The siting of this next to the existing garage, and aligning it with the garage to parallel the alley directly behind the property, is sensible and low-impact. A greenhouse is appropriate to the historic district, which has a number of well-tended historic gardens and a history of gardening. Poole and Inman are themselves ardent gardeners, contributing to the beauty of Court Street with their plantings.

The application's proposal for historic renovation and enhancement in combination with practical HVAC upgrades is compelling, and we offer our support of the proposal and the projects described within it.

Thanks for your consideration, and for your work to protect historic structures and districts in Salem.