

# 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 PLANNING ADMINISTRATOR

**HISTORIC DESIGN REVIEW CASE NO.: HIS19-33**

**APPLICATION NO.: 19-116318-DR**

**NOTICE OF DECISION DATE: OCTOBER 3, 2019**

**SUMMARY:** A proposal to replace a garage door and four windows on the exterior of the Mabel Wood House (c. 1920).

**REQUEST:** Minor Historic Design Review of a proposal to replace the garage door and four windows on secondary facades on the exterior of the Mabel Wood House (c. 1920) a historic contributing building in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 1089 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CA03400).

**APPLICANT:** Cesie Delve Scheuermann

**LOCATION:** 1089 High St SE

**CRITERIA:** Salem Revised Code (SRC) Chapter 230.025(g)

**FINDINGS:** The findings are in the attached Decision dated October 2, 2019.

**DECISION:** The **Historic Preservation Officer**, a Planning Administrator Designee, **APPROVED** Historic Design Review HIS19-33 based upon the application materials deemed complete on September 26, 2019 and the findings as presented in this report.

*This Decision becomes effective on October 19, 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 October 19, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>September 26, 2019</u>
Notice of Decision Mailing Date:	<u>October 2, 2019</u>
Decision Effective Date:	<u>October 19, 2019</u>
State Mandate Date:	<u>January 24, 2020</u>

Case Manager: Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto: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., October 18, 2019. 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 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 at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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

**HISTORIC DESIGN REVIEW CASE NO. HIS19-33  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS19-33 )  
1089 HIGH STREET SE )  
) October 3, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Doug Lethin on behalf of Tom and Cesie Scheuermann, 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 a garage door and four windows on the exterior of the Mabel Wood House (c. 1920).

**REQUEST:** Minor Historic Design Review of a proposal to replace the garage door and four windows on secondary facades on the exterior of the Mabel Wood House (c. 1920) a historic contributing building in the Gaiety Hill/Bush's Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 1089 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CA03400).

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 September 26, 2019 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.

## 2. Analysis of Minor Historic Design Review Approval Criteria

**Finding:** The applicant is proposing to replace the failing garage door with a new steel door, Clopay 9130 (Elegant Short) in Grey. Additionally, the applicant is proposing to replace four basement level windows on the north and western facades which are in poor condition. The applicant is proposing to install new Jeld-Wen Sitrine Clad Casement Windows in Auralast Pine (**Attachment B**). These windows will have exterior muntins, to reflect the design of the original windows. Staff determined that the following standards from SRC 230.025(g) *Standards for Contributing Resources in Residential Historic Districts, Alterations and Additions* are applicable to this project.

### **FINDINGS:**

#### **GARAGE DOOR** **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 garage door with a new steel door. While the original garage door is not extant, and it is not possible to replicate the original, the proposed new door fits within the existing opening of the garage and is of compatible 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 with a new garage door. While the proposed 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.

#### **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 historic, casement, wood windows on the north and western secondary façades, at the basement level, with wood (pine) casement windows designed to replicate the design of the existing or original windows. The original historic windows are in poor condition and suffering from deterioration and dry rot and cannot

be repaired. One window has been altered to accommodate a dryer vent, which will be relocated. The exterior window frame and trim will also be replaced to replicate the existing trim and painted to match the windows throughout the house.

**(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 four existing historic windows with Siteline Clad Casement pine windows designed to replicate, to the greatest degree possible, the material of the original windows, 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 applicant is proposing to replace the existing historic windows which are in poor condition with windows designed to replicate, to the greatest degree possible, the design and appearance of the existing windows, thereby meeting this standard.

**(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 to alter the windows on the primary façade, 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 proposing to install insulated, low-e, double paned glass within each of the windows in order to improve energy efficiency. The original openings will not need to be widened to accommodate the minor change in design. The double paned glass will not be visibly tinted or reflective. Staff finds that the proposal meets this standard.

## DECISION

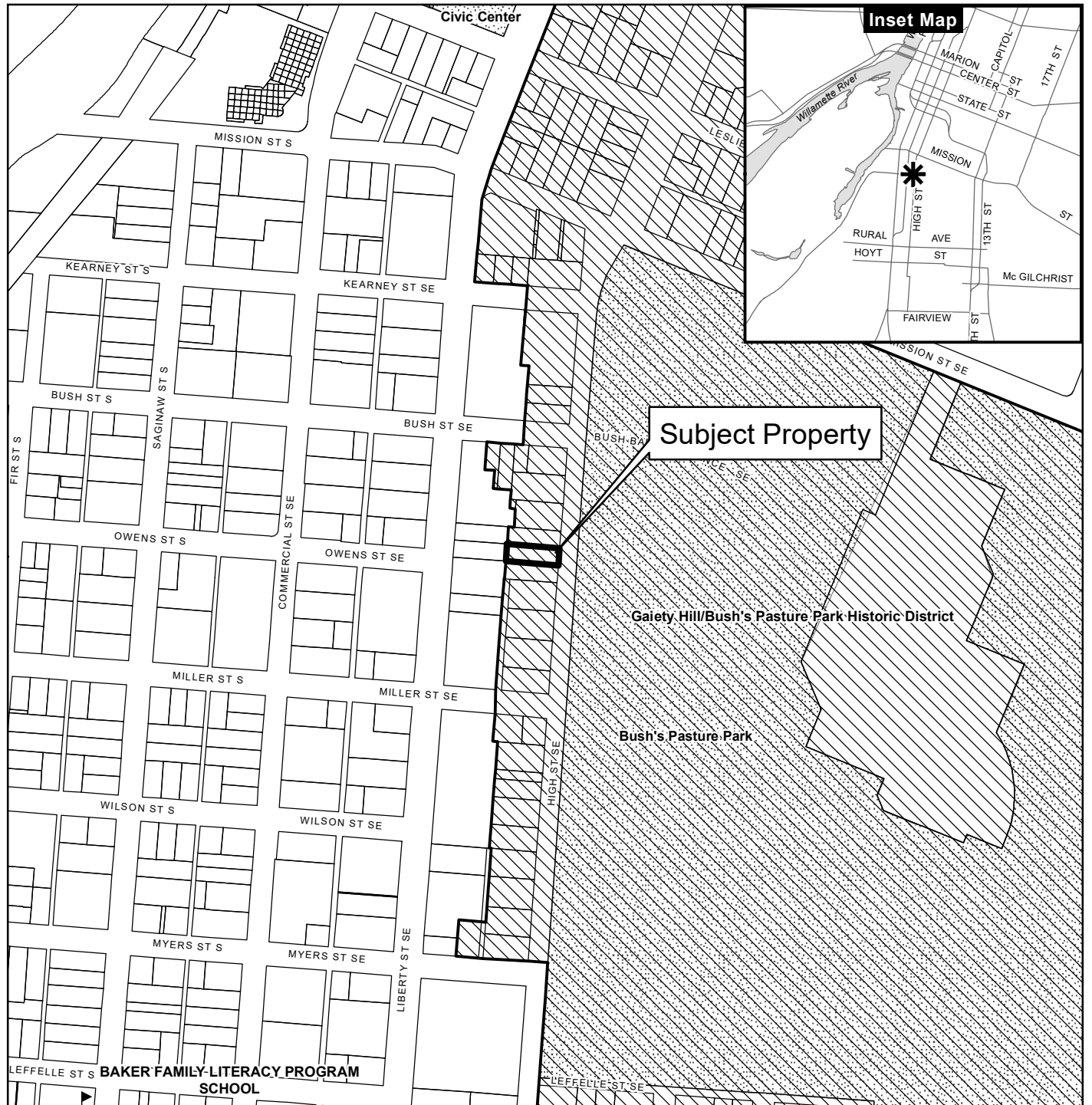
Based upon the application materials deemed complete on September 26, 2019 and the findings as presented in this report, the application for HIS19-33 is **APPROVED**.








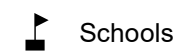

Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

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

# Vicinity Map 1089 High St SE



### Legend

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

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

0 100 200 400 Feet



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**Historic Alteration Review Worksheet**

Site Address: 1089 High St. SE Salem, OR 97302

Resource 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 (Garage)
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: \_\_\_\_\_

**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  No

Project's Existing Material: Particle Board + Wood Project's New Material: Steel

**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:

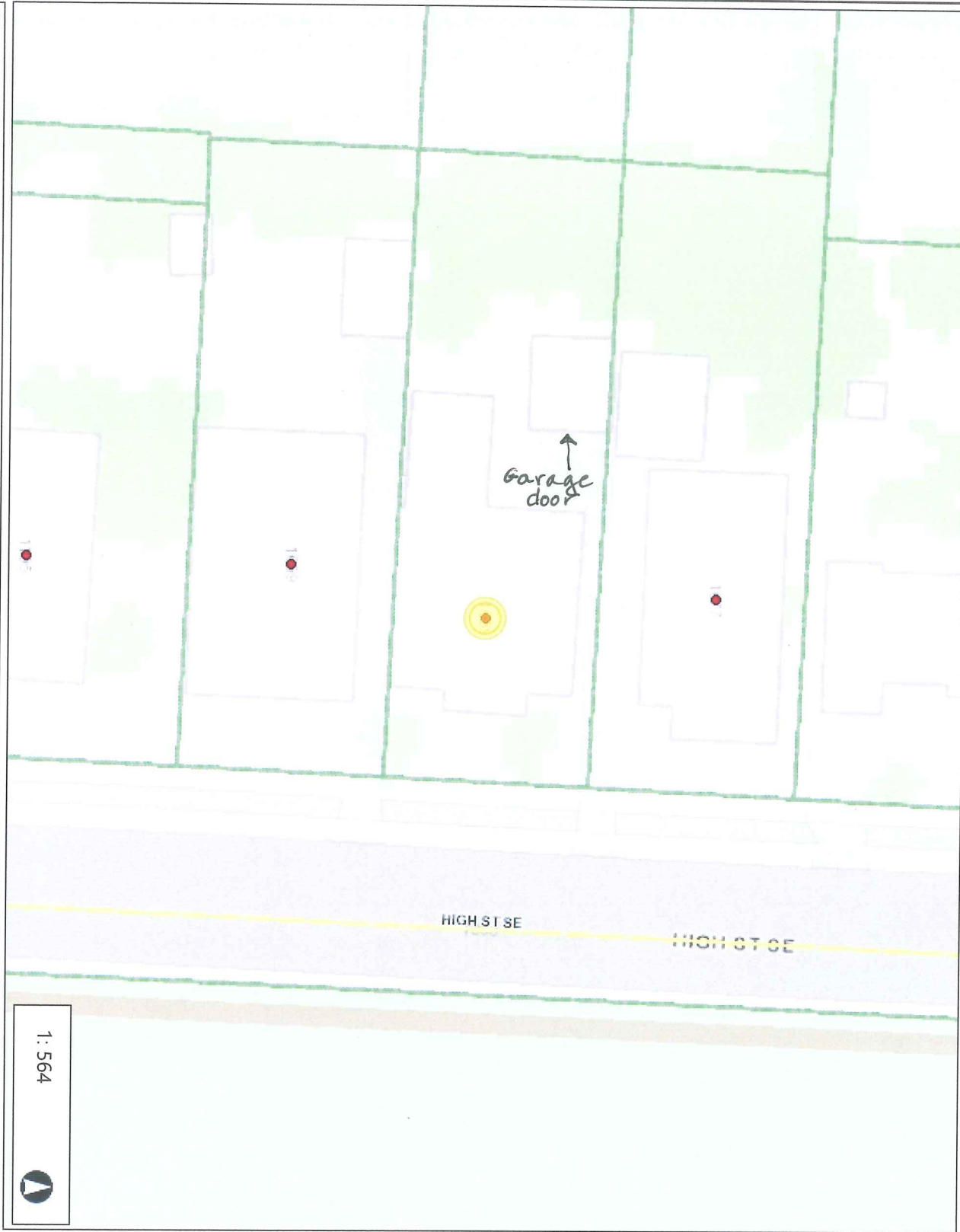
We are asking to replace a non-historic 1980's garage door with a new garage door made of a better material - steel. We are committed to having the door look as much like the current garage door as possible.

*Cecilia Dine Scheneman*

Signature of Applicant

Date Submitted/Signed





1:564

0.0 0 0.01 0.0 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

Legend

- Centerline (Labels)
- Historic Buildings
- Annexations (delayed)
- Taxlots
- Creeks
- 50 - 200
- 200 - 640
- 640 - 6400
- GT 6400
- Hydrology
- Street Class
- Highway
- Freeway
- Parkway
- Major Arterial
- Minor Arterial
- Major Collector
- Proposed Minor Arterial
- Proposed Major Collector
- Urban Growth Boundary
- City Limit

Notes

Enter notes here...

# Dave's GARAGE DOORS, INC

6195 SW 112th Ave  
Beaverton, OR 97008  
Phone: 503-641-8987 Fax: 503-646-3530



OR CCB# 107970  
WA DAVESGD872DJ

Date: 7/3/19

226181

DUE ON COMPLETION

INVOICE   
PROPOSAL

**CUSTOMER:**

Cici Shevermann  
1089 High St SE  
Salem OR 97302

Tech: <u>Jim</u>	Code:	Coord:
Door Size/Type/HR: <u>10x8 Luan 5/3</u>		
GDO Brand / Model# / Radios Model # <u>LM CD</u>		

QTY	DESCRIPTION	UNIT PRICE	TOTAL
1	Bid Measure for 10x7 Wood-basic 0' clearance track NO glass		
1	Bid Measure for 10x7 Clopay 9130 1 3/8" thick insulated - steel wrapped White NO glass 0' clearance track	1155 <sup>00</sup>	
	Will call for pricing on wood door Deposit required We remove & haul existing door & hardware		
<input type="checkbox"/> RECOMMENDED REPLACEMENT, CUSTOMER REQUESTS REPAIR Cust Initial: _____			

OK SUG DEC

- Spring(s) \_\_\_\_\_
- Rollers \_\_\_\_\_
- Hinges/BT Fixtures \_\_\_\_\_
- Tracks \_\_\_\_\_  
Vert/Horz \_\_\_\_\_
- Bearings \_\_\_\_\_
- Cables \_\_\_\_\_
- Back Hangs \_\_\_\_\_
- Nuts & Bolts \_\_\_\_\_
- Section Condition \_\_\_\_\_
- Bottom Seal \_\_\_\_\_
- Vinyl \_\_\_\_\_
- Torsion Tube/Level \_\_\_\_\_

OK SUG DEC

- Opener Condition \_\_\_\_\_
- Sprocket Assembly \_\_\_\_\_
- Wall Button \_\_\_\_\_
- Remotes \_\_\_\_\_
- Keypad \_\_\_\_\_
- Car Home Link \_\_\_\_\_
- Sensors \_\_\_\_\_  
Height \_\_\_\_\_
- Wiring \_\_\_\_\_
- Light Bulb/Socket \_\_\_\_\_
- Opener Mounts \_\_\_\_\_
- Safety Reverse \_\_\_\_\_
- Lubrication \_\_\_\_\_

SUBTOTAL

SALES TAX

TOTAL DUE

AMOUNT PAID

BALANCE DUE

**PAID BY:**

- CHECK # \_\_\_\_\_
- CREDIT CARD
- APPROVAL # \_\_\_\_\_
- CASH

COMMENTS:

www.northwestdoor.com, Clopay.com, chiohd.com, pacificdoor  
(wood doors from pacific doors)

Customer to supply 2x4 to fill in on Right side jamb,

Warranty Information: Equipment: Garage Doors / Openers / Springs / Parts - 2 years Repairs: 6 months from date of original service  
Bids valid for 30 days. Returned check fee \$35. Payments not received within 30 days are subject to a 20% finance charge.

DEPOSITS ARE NON-REFUNDABLE

THANK YOU FOR YOUR BUSINESS!

CUSTOMER SIGNATURE: X



Model 9203, Long Elegant Panel with  
Optional Charleston 608 Window Design

DETAIL



Deep panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

STYLE

no windows



**Elegant Short**

Complements homes with traditional styling. Models 9200, 9130, 4300 and 4050

**Elegant Long**

Ideal for ranch style homes. Models 9203, 9133, 4310 and 4053.

Doors range from 6' to 16' high and 6'2" to 20' wide. Consult your Clopay Dealer for size options.  
WINDCODE® Doors are available to meet most regional wind load requirements.  
Consult your local dealer for specific information.



## COLORS

Standard White

Glacier White\*\*

Almond



Desert Tan



Sandtone



Bronze



Chocolate



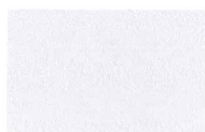
Mocha Brown\*



Black\*



Hunter Green



Gray



- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

*Due to the printing process, colors may vary. See your Clopay Dealer for color samples.*

*\*Not available on Models 4050 and 4053.*

*\*Popular in select markets, Glacier White is a brighter white.*

## CUSTOM PAINT OPTION



Color Blast® offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

















Beans