

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.: HIS18-15

APPLICATION NO. : 18-109926-DR

NOTICE OF DECISION DATE: JUNE 22, 2018

SUMMARY: A proposal to replace 14 windows, the rear door, garage door, and install a new deck rail and fence on the Kohne Farmhouse (1938).

REQUEST: Major Historic Design Review of a proposal to replace 14 windows, the rear door, garage door, and install a new deck rail and fence on the Kohne Farmhouse (1938), a historic contributing resource within the Gaiety-Hill/Bush's Pasture Park National Register District, on property zoned RS (Single Family Residential) and located at 470 Leslie Street (Marion County Tax Assessor's Number 073W27CA00400).

APPLICANT: Nervin Fanous

LOCATION: 470 Leslie Street SE

CRITERIA: Salem Revised Code Chapter 230.065

FINDINGS: The findings are in the Decision dated June 22, 2018

DECISION: The Historic Landmarks Commission **APPROVED** Historic Design Review HIS18-15 subject to the following Condition of Approval:

Condition 1: The replacement windows on the rear façade shall replicate the sash size, material and overall design of the original historic windows.

VOTE:

Yes 5 No 0 Absent 2 (Hendrie, Sund) Abstain 0


Jennifer Maglinte-Timbrook, Vice Chair
Historic Landmarks Commission

*This Decision becomes effective on **July 10, 2018**. 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 **July 10, 2020** or this approval shall be null and void.

Application Deemed Complete: May 31, 2018
Public Hearing Date: June 21, 2018
Notice of Decision Mailing Date: June 22, 2018
Decision Effective Date: July 10, 2018
State Mandate Date: September 28, 2018

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, July 9, 2018.**

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. HIS18-15 / AMANDA No. 18-109926-DR

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 June 21, 2018, 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) 230.065 as follows:

CRITERIA: Salem Revised Code (SRC) 230.065 **General Guidelines for Historic Contributing Buildings**

FINDINGS

(SRC) 230.065

(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 HLC finds that the property shall continue to be used as a residence, its historic purpose. The height, massing, and building footprint will not be altered. The windows on the front façade will not be altered, and no new window openings are proposed. The HLC finds that this 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 HLC finds that the applicant is proposing to rehabilitate the resource, including replacement of four original windows and the historic garage door that have deteriorated beyond repair. The HLC finds that the proposal does not include any plans for repair, therefore this guideline is not applicable to the evaluation of this proposal.

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

Finding: The HLC finds that the applicant is proposing to retain the distinctive, character defining windows on the front façade of the resource. The HLC finds that the applicant is proposing to replicate the design of the original historic garage door. However, the HLC finds that the proposed new replacement windows on the rear façade of the house do not replicate the unique design, material and sizing of the sashes of these original windows, which are not uniform. In order to better meet this guideline, the HLC adopts the following Condition:

Condition 1: The replacement windows on the rear façade shall replicate the sash size, material and overall design of the original historic windows.

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

Finding: The HLC finds that there are no historic features proposed for reconstruction utilizing physical or photographic evidence and that Guideline 230.065(d) is not applicable to the evaluation of 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 features proposed for removal or alteration that have acquired significance, and that this guideline is not applicable to the evaluation of this proposal.

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

Finding: The HLC finds that the applicant is proposing to replace a total of fourteen windows. Ten of these windows are not original to the resource, and all are located on secondary facades, not easily visible from the right of way. With the adopted Condition of Approval, the replacement for the original, historic windows on the rear of the resource will replicate the original design, sash size, and material. The HLC finds that proposed replacement doors and the proposed new gate, deck rail and fencing are compatible with the resource, and once installed will not be visible from Leslie St. SE and therefore, will not adversely impact the resource or the surrounding historic district. The HLC finds that the 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 HLC finds that the applicant is proposing to replace four original historic windows, and one historic door, which have all deteriorated beyond repair. With the adopted condition of approval, the design, sash size and material of these historic features will be replicated, minimizing the adverse effect to the resource. The HLC finds that no changes are proposed to the front façade of the resource. No character defining features will be obscured, damaged, or destroyed by the installation of the proposed new gate, fence, or deck rail. The HLC finds 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 work intended to correct structural deficiencies, and that the HLC find 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 applicant is not proposing to excavate or regrade the site as part of this proposal, therefore the HLC find that Guideline 230.065(i) is not applicable to the evaluation of this proposal.

DECISION: The Historic Landmarks Commission **APPROVES** the HIS18-15 proposal with the following CONDITON:

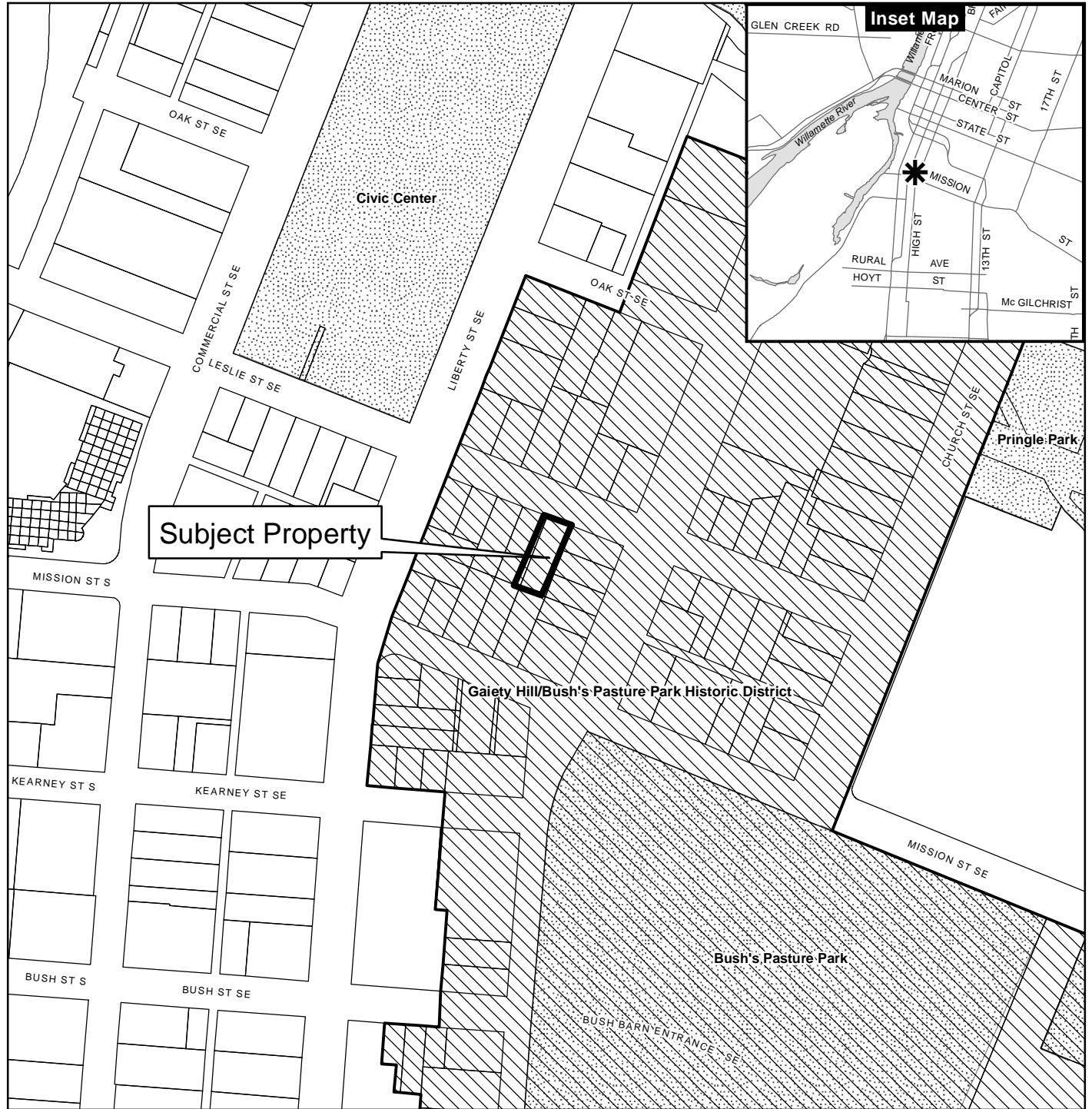
Condition 1: The replacement windows on the rear façade shall replicate the sash size, material and overall design of the original historic windows.

VOTE: Yes 5 No 0 Absent 2 (Sund, Hendrie) Abstain 0








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

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 470 Leslie St 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.

36. Norman Farmhouse Residence, 470 Leslie Street SE SECONDARY
Assessor's Map 27CA073W 073W-27CA-00400; Tax Lot 1-84870-020
Owner: Wilmar A. and Karen L. Kohne, 490 Oak Street SE, Salem, OR 97301

Description: Norman Farmhouse - Ca. 1938; a one and one-half story, square, wood structure with a steeply pitched cross gable roof of composition shingles and with boxed eaves. The street facade is covered with common bond brick from the foundation to weatherboarding which graduates to bevel siding at the roof peaks. There is an outside end chimney. There is a central eighteen-over-twenty-eight segmental arch casement window on the main floor, set in architrave trim. The upstairs windows are a pair of seventeen diagonal-pane casement windows set in architrave trim. The entrance is a recessed one bay porch.

Case No. _____

Historic Alteration Review - General Resource Worksheet

Site Address: 470 Leslie St SE 97301 Resource Status: Contributing
 Individual Landmark Non- Contributing

Type of Work Activity Proposed

Major Minor

RECEIVED
MAY 31 2018
COMMUNITY DEVELOPMENT

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck Rail
- Door
- Exterior Trim
- Porch
- Roof
- Siding

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure
- Sign
- Awning

Window(s) Number of windows: 13 14

Other architectural feature (describe) Repair Replace Dry Rot & Rotten Beam
Dry Rot on Part of Deck.

Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: Wood Project's New Material: Fiberglass

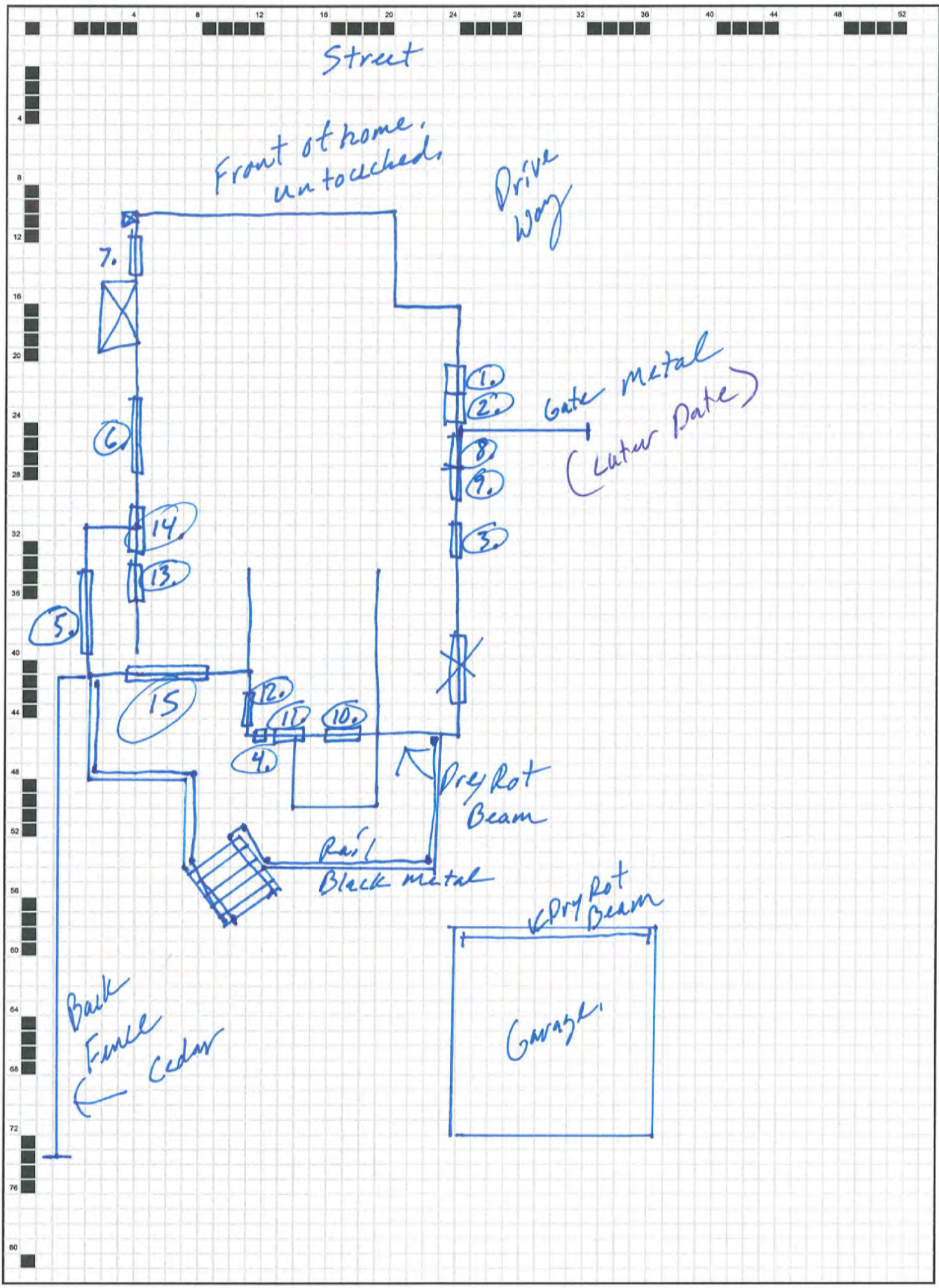
Project Description

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:

Window & Door Replacement, Replace 4 Each original
windows, 9 Each modern windows, 1 Each Modern Door.
Use Vintage Design Frame & Grid Patterns, Maintain
Home Design. Repair Dry Rot, Add Fence & Gate, Deck Rail,
Repair Beam over Garage Door, Additional at Later Date.

[Signature]
Signature of Applicant

30 May 2018
Date Submitted/Signed

















East Façade – 1st Floor- Window #1, 2



East Façade – 1st Floor – Window 3



South Façade – 1st Floor- Window 4 (Historic)



West Façade – 1st Floor – Window 5



West Façade- 1st Floor – Window 6



West Façade – 1st Floor –Window 7



East Façade – 2nd Floor- Window 8, 9



South Façade – 2nd Floor – Window 10, 11, historic



Southwest Façade – 2nd Floor – Window 12, historic



West Façade- Second floor – Windows 13, 14



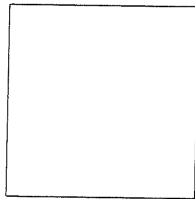
ULTRATM SERIES

Durable, Beautiful Fiberglass
Tough Against the Elements
Upscale Contemporary Style

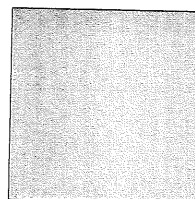


It's all in the *Details*

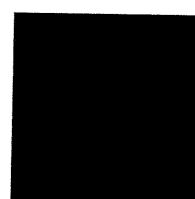
Interior Colors



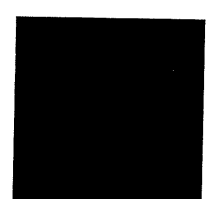
White with any exterior color



Harmony with Harmony exterior only



Bark with Bark exterior only

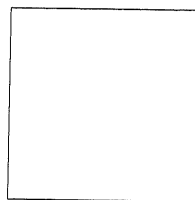


Black Bean with Black Bean exterior only

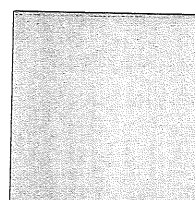
Exterior Colors

Choose from seven standard exterior colors. All colors come with white interiors.

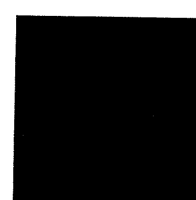
Harmony, Bark and Black Bean can be color matched interior and exterior.



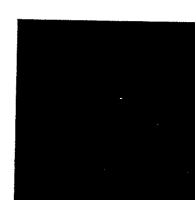
Frost



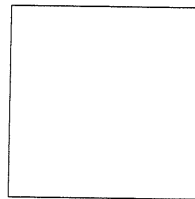
Harmony



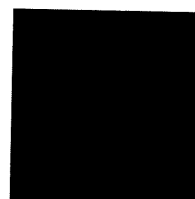
Bark



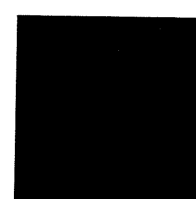
Black Bean



Sand



Fern



Cinnamon

SunCoat® & SunCoatMAX®

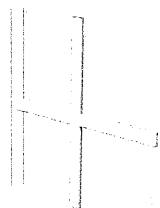
Low-E coatings allow visible light through but block heat-bearing and fabric-fading portions of the solar spectrum. The result is less solar gain and UV protection against fading fabrics and furnishings. SunCoat Low-E2 glass comes standard on all Ultra Series windows and patio doors.

Decorative and Tinted Glass

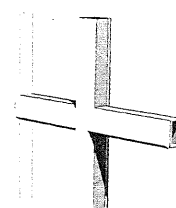
Add privacy or a touch of flair with our many styles of decorative glass. Tinted glass provides additional shading from direct sunlight and warm conditions.

Grids

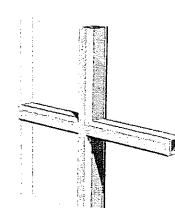
Express your creativity and dramatically increase your home's curb appeal with our virtually endless grid options. Choose grids inside our insulated glass units for easy cleaning or Simulated Divided Lites (SDL).



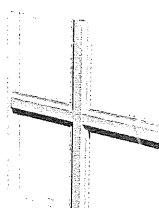
Flat grid inside glass



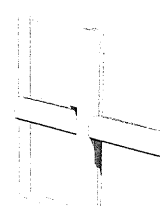
1-1/8" Vintage SDL



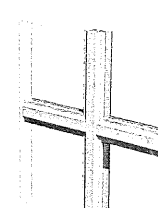
3/4" Vintage SDL



Sculptured grid inside glass



1-1/8" Craftsman SDL



1-1/8" Legacy SDL



Garage door

Proposed new door to match original.



[Back to Quote](#)



LOWE'S HOME CENTERS, LLC #1600
1930 TURNER ROAD SOUTHEAST
SALEM, OR 97302-2003
USA
(503) 589-4333



Project #: 543058969 Description: PSE Door
Customer Name: NERVIN** FANOUS
Customer Phone: (541) 226-7798
Customer Address: 470 LESLIE ST SE
SALEM, OR 97301
USA

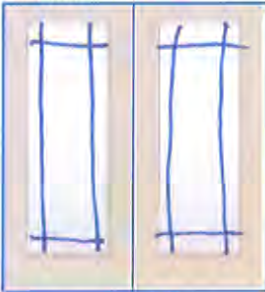
Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0004 Size = 32-in W x 81-in H	Manufacturer: Gatehouse Division: Millwork Product: Doors Type: Security Manufacturer: Gatehouse Product Line: Security Doors Product Configuration: Single Security Door Model Number: Gibraltar Max Item Number: 775963 Door Style: Security Custom or Standard Size: Standard Actual Width: 35-in Actual Height: 81 3/4-in Fits Opening Width: 31 7/8-in - 32 3/8-in Fits Opening Height: 80-in - 81-in Location of Lock box: Center Color: Black Screen Type: Perforated Mesh Installation Feature: Do-It-Yourself Handle: Not Included Material Type: Steel Hinge Side: Reversible Lead Time: 28 Days 9184332X81			
	Thank You for Ordering Gatehouse Security Products	\$188.19	1	\$188.19
0005 Size = 72-in W x 81-in H	Manufacturer: Gatehouse Division: Millwork Product: Doors Type: Security Manufacturer: Gatehouse Product Line: Security Doors Product Configuration: Double Security Doors Model Number: Gibraltar Max Item Number: 775973 Door Style: Security Custom or Standard Size: Standard Actual Width: 75-in			
		\$466.00	1	\$466.00

Actual Height: 81 3/4-in
Fits Opening Width: 72-in
Fits Opening Height: 80-in - 81-in
Location of Lock box: Center
Color: Black
Screen Type: Perforated Mesh
Installation Feature: Do-It-Yourself
Handle: Not Included
Material Type: Steel
Double Door Kit: Yes
Hinge Side: Left Operating Door
Lead Time: 28 Days
91843F72X81

Thank You for Ordering Gatehouse Security Products

0001

Size = 74 7/8-in W x 81 3/4-in H



Manufacturer: Pella (R) Entry

Pella (R) Entry Doors feature our exclusive AdvantagePlus (TM) protection system.

Division: Millwork

Product: Doors

Type: Entry/Exterior

Manufacturer: Pella (R) Entry

Will This Product Be Installed By Lowe's (R)?: Installed By Lowe's (R)

Quote Unit Type: Configure Unit

Energy Star (R) Qualified Products Only: No - I would like to view all available product offering.

Room Location: Other 1

Brand: Pella (R) Brand Entry Doors

Panel Configuration: Double Door

Operation / Venting: Active/Inactive Inswing

Sill Type: Standard Sill

Panel Fire Rating: No Fire Rating

Frame Fire Rating: No Fire Rating

Actual Call Width: 72-in

Actual Call Height: 80-in

Panel Cut Down: No Cut Down

Actual Frame Width: 74 7/8-in

Actual Frame Height: 81 3/4-in

Fits Opening Width: 75 5/8-in

Fits Opening Height: 82 1/4-in

Panel Style: Full Light

Glass Strength: Tempered

Door Insulated Glass Options: Low-E

Grille Type: Simulated-Divided-Light Grilles

Actual Grille Bar Profile: 7/8-in Contour

Door Grille Interior Color: White

Door Grille Exterior Color: Black

Grille Pattern: Prairie

Panel Material: Smooth

Exterior Frame Material: Clad

Exterior Paint Grade: Standard EnduraClad (R)

Door Exterior Panel Finish: Painted

Door Exterior Panel Color: Black

Door Interior Panel Finish: Painted

Door Interior Panel Color: White

Interior Frame Material: Wood

Exterior Frame Color: White

Interior Frame Finish: White

Active Panel Boring Options: Latch Bore With Deadbolt

Inactive Panel Boring Options: No Bore

\$3,640.78

1

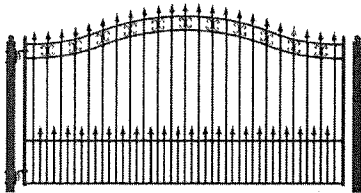
\$3,640.78

Skip Navigation



Home / Lawn & Garden / Fencing / Gates /

ALEKO St Petersburg Style Ornamental Iron Wrought Single Swing 14' Driveway Gate



Sold by: GudCr or shop from \$1149

\$1

Get \$15.99 CASH in points

Other offers available: 2 new from \$1149

add to list add to registry

Description Item # 4YWDG14STPSSW Model # DG14STPSSW

Specification:

ALEKO® high quality gate, specially designed for DIY installation. Great combination of strength, corrosion resistance, and affordable price! Duplex System (powder paint is applied to galvanized steel) Galvanized Steel (protects the steel from rust and corrosion) Posts and Hinges Included! Color: Black Dimensions: Gate 14ft NO WELDING REQUIRED! **Description:**

View Alaska/Hawaii Pricing

Are you seeking high quality ornamental wrought iron gates without the high price? We have the perfect alternative for you. We offer designs you will not find anywhere else! All of our gates capture the classic elegance of wrought iron gate designs and offer affordable prices. Our quality gates are all powder coated and galvanized for years of trouble free good looks and security. 2 Posts and 4 Hinges Included! Replacement warranty 10 years. We use Duplex System when make our gates: Galvanized Steel and Powder Coated Paint.

What is Duplex System?

When powder paint is applied to galvanized steel, this is referred to as the Duplex System. The Duplex System is the best process used today to protect against any weathering affects of our environment on steel. The powder coating actually increases the life of the galvanized steel. The paint slows the process of at which the zinc is being consumed.

What is Galvanized Steel?



Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Item # 5447 Model # 63023

Alta Forest Products (Common: 5/8-in x 5-1/2-in x 6-ft; Actual: 0.57-in x 5.5-in x 6-ft) Natural Western Red Cedar Dog Ear Fence Picket

4 Ratings

 3.0 Average

50%
 Recommend this product

Community Q&A
[View Now](#)



Product sold in individual pieces

\$2.58 Was \$2.87

SAVE 10% thru 05/30/2018

- The fence industry's classic all natural picket combining ageless beauty and...
- Naturally resistant to mildew, rot and decay
- Western red cedar is harvested from sustainably managed forests in the...



FREE Store Pickup

- ✓ 1024 available today at McMinnville Lowe's!



Delivery

- ✓ Delivery available

Aisle GC , Bay W



Opens at 6AM tomorrow!
Cincinnati Lowe's ✓

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Item # 444511 Model #
73013139

*to
Coke*

Freedom (Assembled: 8-ft x 3-ft) VersaRail Black Aluminum Deck Railing Kit

4 Ratings



3.5 Average

100%

Recommend this product



Community Q&A
[View Now](#)



In-use/lifestyle images - accessories not included

\$151.53

Hurry! Low in stock.

- Rail kit comes unassembled and includes top rail, bottom rail, line...
- Easy to assemble panel with patented Snap&Stay technology that snaps and...
- Made of durable, low maintenance, powder coated aluminum



**Ships to Store
FREE**

- ✓ Ready for pickup:
Estimated by
06/14/2018



Delivery

- ✓ Ready for delivery:
Estimated on
06/14/2018

GATE TO MATCH
EXISTING RAIL

