

# 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.:** HIS18-38

**APPLICATION NO. :** 18-123732-DR

**NOTICE OF DECISION DATE:** December 24, 2018

**SUMMARY:** A proposal to replace four (4) windows on the Browning House (1900).

**REQUEST:** Minor Historic Design Review of a proposal to replace 4 existing windows with 4 custom wood windows on the Browning House (1900), an individually listed Local Landmark, on property zoned RS (Single Family Residential), and located at 1445 Saginaw Street S, (Marion County Assessors Map and Tax Lot number: 073W27CC01900).

**APPLICANT:** Justin Harder

**LOCATION:** 1445 Saginaw St S

**CRITERIA:** Salem Revised Chapter (SRC) 230.025(b)

**FINDINGS:** The findings are in the attached Decision dated December 24, 2018.

**DECISION:** The **Historic Preservation Officer (a Planning Administrator Designee)** **APPROVED** Historic Design Review HIS18-38 based upon the application materials deemed complete on December 20, 2018 and the findings presented in this report.

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

A copy of the decision is attached.

Application Deemed Complete:	<u>December 20, 2018</u>
Notice of Decision Mailing Date:	<u>December 24, 2018</u>
Decision Effective Date:	<u>January 9, 2019</u>
State Mandate Date:	<u>April 19, 2019</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., Tuesday, January 8, 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(s) 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

HIS18-38 Decision  
December 24, 2018  
Page 2

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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503-588-6173***

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

**HISTORIC DESIGN REVIEW CASE NO. HIS18-38  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS18-38 )  
1445 SAGINAW ST. S ) DECEMBER 24, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Justin Harder, 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 four (4) windows on the Browning House (1900).

**REQUEST:** Minor Historic Design Review of a proposal to replace 4 existing windows with 4 custom wood windows on the Browning House (1900), an individually listed Local Landmark, on property zoned RS (Single Family Residential), and located at 1445 Saginaw Street S, (Marion County Assessors Map and Tax Lot number: 073W27CC01900).

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 20, 2018 and the findings as presented in this report.

**FINDINGS**

1. Minor Historic Design Review Applicability

SRC 230.020(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 4 windows on the Browning House. Staff finds that the applicant adequately demonstrated that this proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

### **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 (4) non-original windows in poor condition with Marvin wood windows designed to replicate the design of the existing or original windows.

**(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 wood windows with Marvin wood (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 non-original windows with Marvin wood (pine) windows designed to replicate, to the greatest degree possible, the design and appearance of the existing windows, thereby meeting this standard. The double hung window on the south central façade will be moved minimally to the west (approximately 2") in order to accommodate the interior kitchen remodel. The trim surrounding this window will be reinstalled. The fixed window on the northwestern façade will be replaced with a compatible double hung window matching the design and appearance of the original windows throughout. The bank of non-original windows on the western façade will be replaced by a fixed central window flanked by two narrower double hung windows. 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 to alter the windows on the primary façade.

**(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 double paned energy efficient Marvin wood windows, thereby meeting this standard.

## DECISION

Based upon the application materials deemed complete on December 20, 2018 and the findings as presented in this report, the application for HIS18-38 is **APPROVED**.



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Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

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

Application Deemed Complete: December 20, 2018  
Notice of Decision Mailing Date: December 24, 2018  
Decision Effective Date: January 9, 2019

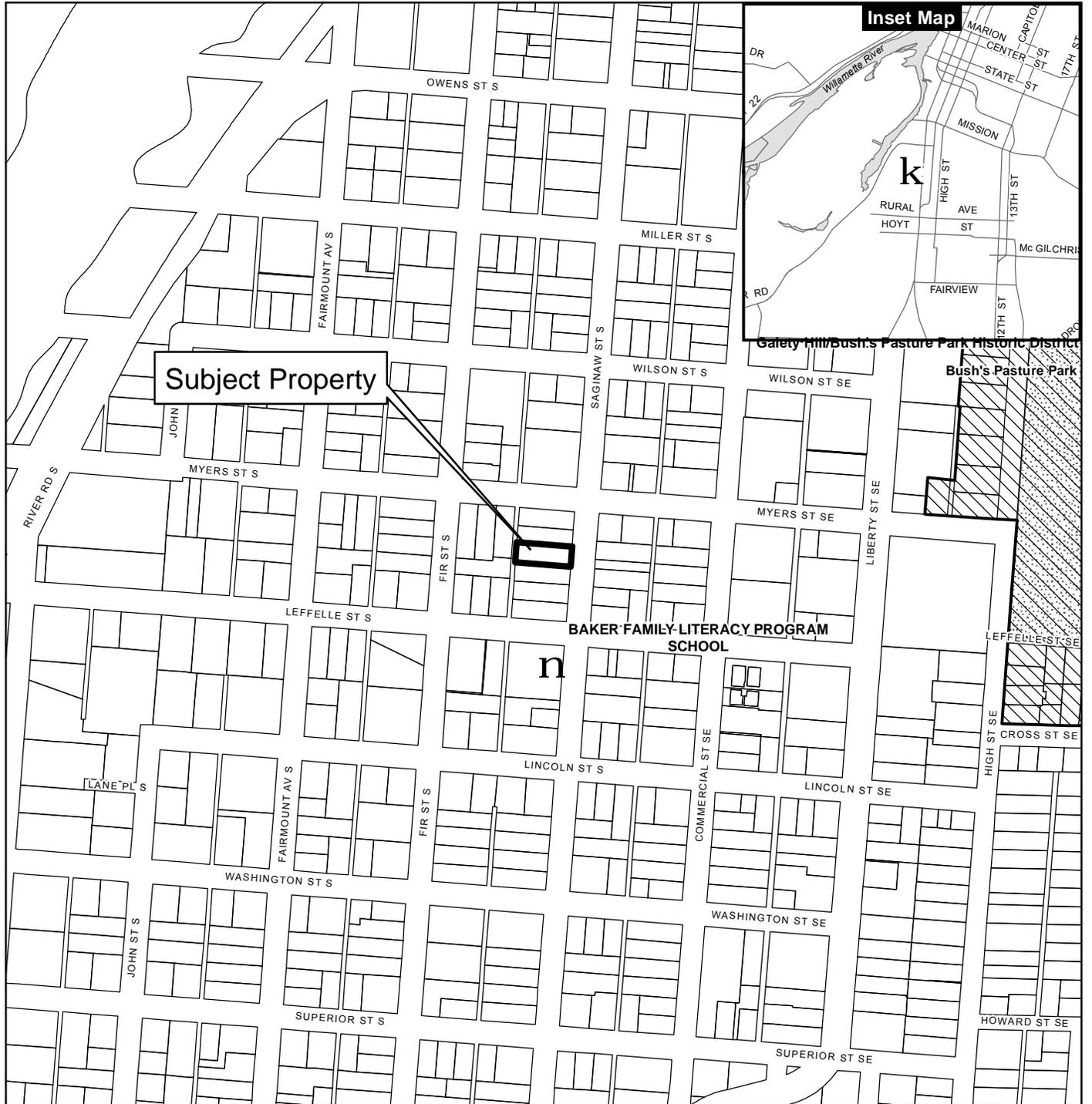
State Mandate Date: April 19, 2019

*This Decision becomes effective on **January 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 this decision must be exercised by **January 9, 2021** or this approval shall be null and void.

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., Tuesday, January 8, 2019**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (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 Salem 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.

# Vicinity Map 1445 Saginaw ST S



**Legend**

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  0 100 200 400 Feet
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks
-  CITY OF *Salem*  
AT YOUR SERVICE  
Community Development Dept.

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OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM  
COUNTY: Marion

Attachment B

ST. NAME: Browning House  
COMMON NAME:  
ADDRESS: 1445 Saginaw Street S  
CITY: Salem, Oregon  
OWNER: Rodney & Janet Hoffstetter  
1445 Saginaw St. S; Salem, OR 97302  
T/R/S: 07\3W\27  
MAP NO: 27CC TAX LOT: 01900  
ADDITION: Myers Addition  
BLOCK: frB 11 LOT: 2 QUAD: Salem  
TAX ACCOUNT NUMBER: 83610-490

DATE OF CONSTRUCTION: c.1900  
ORIGINAL USE: Residence  
PRESENT USE: Residence  
ARCHITECT:  
BUILDER:  
THEME: Architecture  
STYLE: Italianate\Stick

BLDG: X STRUC: DIST: SITE OBJ:

PLAN TYPE/SHAPE: irregular  
FOUNDATION MATERIAL: cut stone  
ROOF FORM & MATERIALS: hipped  
WALL CONSTRUCTION: wood frame  
PRIMARY WINDOW TYPE: 1\1 double-hung, some in pairs, with crown molding, some with curved trim board below  
EXTERIOR SURFACING MATERIALS: shiplap  
DECORATIVE FEATURES: two interior brick chimneys; narrow boxed eaves with  
OTHER: dentil trim and corner boards; two-story bay (see following page)  
CONDITION GOOD: X FAIR: POOR: MOVED: (DATE):

NO. OF STORIES: two  
BASEMENT (Y/N): no  
wood shingles  
STRUCTURAL FRAME: stud

EXTERIOR ALTERATIONS/ADDITIONS (DATED):

NOTEWORTHY LANDSCAPE FEATURES: low box hedge; native shrubs; cyclone fence in rear  
ASSOCIATED STRUCTURES: gabled garage in rear to west with alley access

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: house faces east on quiet two-way two-lane street; area of residences of similar size, this house appears to one of the older in the neighborhood

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates events, persons, contexts)

An early owner of this property was T. K. Ford who sold the property to Rosa Browning (or Brauning) in 1904. Mrs. Browning's association with the property continued until 1922 when she sold it to Frank Bello. A veterans group acquired the property and sold it to Henry and Monica Wesolowski in 1938. A later owner was Joseph Webb.

SOURCES: Salem Inventory, 1987; Sanborn maps; Salem City Directories; Marion County Tax Assessor records; Ticor Title company

PHOTOGRAPHIC NO.:  
FIELD NO.:

RECORDED BY: Marianne Kadas  
DATE: June 1993

SHPO INVENTORY NO.: 417

**ADDRESS:** 1445 Saginaw Street S

**DECORATIVE FEATURES:** with gabled roof and pediment with imbricated shingles  
gable end, panel trim with some diagonal siding, dentil trim at mid-  
level; one-story entry porch with hipped cover and dentil trim, turned posts  
with simple balustrade and spindles; paneled entry door with three lights and  
transom.

### Historic Alteration Review Worksheet

Site Address: \_\_\_\_\_

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
- 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: \_\_\_\_\_ Project's New Material: \_\_\_\_\_

#### **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:

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Signature of Applicant

Date Submitted/Signed

1445 Saginaw



Primary Façade



#2

#1

Windows 1 and 2 – Double Hung (south façade)



Window #3 (west façade)



Window #4 (west façade)

#4

#3

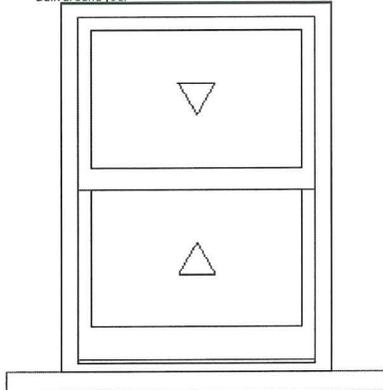


#2

#1

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: bathroom (tempered) std size	Net Price:	
Qty: 1		Ext. Net Price:	USD



As Viewed From The Exterior

**Entered As:** CN  
 CN 2416  
 FS 29 3/8" X 41"  
 RO 30 3/8" X 41 1/2"  
**Egress Information**  
 Width: 25 13/16" Height: 14 1/4"  
 Net Clear Opening: 2.55 SqFt  
**Performance Information**  
 U-Factor: 0.29  
 Solar Heat Gain Coefficient: 0.29  
 Visible Light Transmittance: 0.51  
 Condensation Resistance: 57  
 CPD Number: MAR-N-68-05547-00001  
 ENERGY STAR: NC

Primed Pine Exterior  
 Primed Pine Interior  
 Wood Ultimate Double Hung  
 CN 2416  
 Rough Opening w/ Subsill  
 30 3/8" X 41 1/2"  
 Glass Add For All Sash/Panels  
 Top Sash  
 Primed Pine Sash Exterior  
 Primed Pine Sash Interior  
 IG - 1 Lite  
 Tempered Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Primed Pine Sash Interior  
 IG - 1 Lite  
 Tempered Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Antique Brass Sash Lock  
 Ogee Exterior Sash Lugs  
 White Jamb Hardware  
 No Screen  
 4 9/16" Jamb  
 Exterior Casing - None  
 Primed Pine W8063 - Extended Thick Subsill  
 Non Finger-Jointed Subsill  
 6" Long Sill Horns  
 Non Finger-Jointed Sill  
 No Installation Method  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD  
 0.000% Sales Tax: USD  
 Project Total Net Price: USD

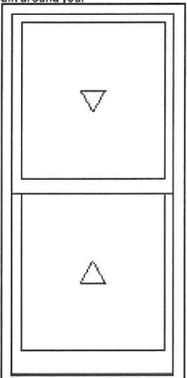
## LINE ITEM QUOTES

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.

<b>Line #2</b>	Mark Unit: standard size	Net Price:		
Qty: 2		Ext. Net Price:	USD	



Built around you:



As Viewed From The Exterior

**Entered As:** CN  
 CN 2426  
 FS 29 3/8" X 61"  
 RO 30 3/8" X 61 1/2"

**Egress Information**  
 Width: 25 13/16" Height: 24 1/4"  
 Net Clear Opening: 4.35 SqFt

**Performance Information**  
 U-Factor: 0.29  
 Solar Heat Gain Coefficient: 0.29  
 Visible Light Transmittance: 0.51  
 Condensation Resistance: 57  
 CPD Number: MAR-N-68-05547-00001  
 ENERGY STAR: NC

Primed Pine Exterior  
 Primed Pine Interior  
 Wood Ultimate Double Hung  
 CN 2426  
 Rough Opening w/ Subsill  
 30 3/8" X 61 1/2"

Top Sash  
 Primed Pine Sash Exterior  
 Primed Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile

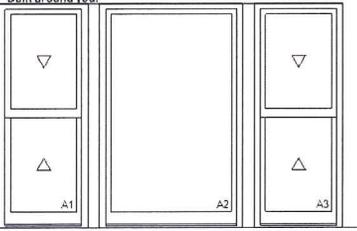
Bottom Sash  
 Primed Pine Sash Exterior  
 Primed Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile

Antique Brass Sash Lock  
 Ogee Exterior Sash Lugs  
 White Jamb Hardware  
 No Screen  
 4 9/16" Jamb  
 Exterior Casing - None  
 Primed Pine W8063 - Extended Thick Subsill  
 Non Finger-Jointed Subsill  
 6" Long Sill Horns  
 Non Finger-Jointed Sill  
 No Installation Method  
 \*\*\*Note: Unit Availability and Price is Subject to Change

<b>Line #3</b>	Mark Unit: standard size	Net Price:		
Qty: 1		Ext. Net Price:	USD	



Built around you:



As Viewed From The Exterior

**Entered As:** Size by Units  
 FS 98 3/4" X 65"  
 RO 99 3/4" X 65 1/2"

**Egress Information A1, A3**  
 Width: 21 13/16" Height: 26 1/4"  
 Net Clear Opening: 3.98 SqFt

Primed Pine Exterior  
 Primed Pine Interior  
 3W1H - Rectangle Assembly  
 Assembly Rough Opening w/ Subsill  
 99 3/4" X 65 1/2"

Unit: A1  
 Wood Ultimate Double Hung  
 CN 2028  
 CN 20 X Basic Frame 63 29/32"  
 Rough Opening w/ Subsill  
 26 3/8" X 65 1/2"  
 \*\*\*Sash Ship Loose

Top Sash  
 Primed Pine Sash Exterior  
 Primed Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar