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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS16-08 / Amanda No. 16-105279-DR

NOTICE OF DECISION DATE: April 6, 2016

REQUEST: Minor Historic Design review of a proposal to replace existing south side exterior siding with raked cedar shake siding, replace one existing south facing vinyl window with two double hung wood windows and replace an existing chain link fence with a new wood fence on a contributing resource within the Gaiety Hill/Bush's Pasture Park Historic District, on property approximately 0.12 acres in size, zoned RS (Residential Single Family), and located at 540 Leffelle Street SE (Marion County Assessor's Map and Tax Lot number: 073W34AB-02700).

APPLICANT: Kathleen Tinsley

LOCATION: 540 Leffelle Street SE / 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.025 (a) Siding; 230.025 (b) Windows

DECISION: Based upon the application materials deemed complete on April 5, 2016, and the findings as presented in this report, the application is **APPROVED**.

FINDINGS: The applicant proposes to replace siding, windows, and a fence on a historic contributing resource. Staff determined that the following standards from SRC 230 are applicable to this project:

Siding

(a) Siding, Exterior Trim and Minor Architectural Features. Replacement of siding, exterior trim, and minor architectural features of historic contributing buildings shall be allowed only where the owner has attempted to repair the original siding, exterior trim or minor architectural feature, but repair was determined to be unfeasible due to poor condition of the original materials. If the trim or siding is not original then every effort shall be made to replicate the original trim or siding; the effort shall be substantiated by historic, physical, or pictorial evidence. If the trim and siding cannot be replicated then it should be of a compatible design and material.

(1) Materials. The replacement materials are the same type and quality as the original siding, exterior trim or minor architectural feature, or duplicate, to the greatest degree possible, the appearance and structural qualities of the material being replaced.

Finding: The applicant is proposing to install new rake cedar shake siding to replace the existing shake siding that has deteriorated, thereby meeting SRC 230.025 (a)(1).

**NOTICE OF
DECISION**

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



(2) Design. The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.

Finding: The applicant's proposed replacement rake cedar shake siding reproduces the appearance of the original shake to the greatest degree possible, thereby meeting SRC 230.025 (a)(2).

(3) Energy Efficiency. Improvements to improve energy efficiency are allowed, provided the exterior appearance of the historic resource is preserved to the greatest extent possible. Example: Adding additional insulation to attics, crawl spaces or basements.

Finding: The applicant is not proposing any improvements to improve energy efficiency; therefore this standard is not applicable to the evaluation of this proposal.

Windows

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.

(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's proposed new window is wood, the material of the windows throughout the resource when it was originally constructed, thereby meeting SRC 230.025 (b)(1).

(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 an existing non-original vinyl window installed by the previous owner which is 101" wide and 32.5" in height with two double-hung wood windows that are 25 5/8" wide and 40 7/8" in height. The windows will be installed side by side within the existing opening with a 6" center trim piece separating the two windows. The opening will need to be made slightly taller (8"), however the overall width of the opening will be reduced by 43". The proposed replacement windows reproduces the appearance of the original windows of the home thereby meeting SRC 230.025 (a)(2).

(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.

(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.

(C) If an owner wishes to improve the energy efficiency of windows located on a façade

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

Finding: The applicant is not proposing any improvements to improve energy efficiency; therefore this standard is not applicable to the evaluation of this proposal.

Fence

230.025 (j) Fences. Fences may be added to sites of historic contributing buildings, provided the fence will not result in the removal or destruction of site features identified as significant on the historic resource inventory for the district.

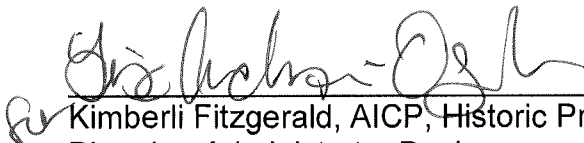
(1) Materials. The fence shall be constructed of traditional materials that were available during the period of significance.

Finding: The applicant's proposed replacement fence material is wood, a material available during the period of significance, thereby meeting SRC 230.025 (j)(1).

(2) Design. Fences shall be no taller than four feet in the front yard and no taller than six feet inside and rear yards.

Finding: The applicant's proposed fence will be no taller than six feet in the rear yard, thereby meeting SRC 230.025 (j)(2).

DECISION: Based upon the application materials deemed complete on April 5, 2016, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, AICP, Historic Preservation Officer
Planning Administrator Designee

kfitzgerald@cityofsalem.net; Phone: (503)540-2397

*This Decision becomes effective on **April 22, 2016**. 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).*

Application Deemed Complete: April 5, 2016
Notice of Decision Mailing Date: April 6, 2016
Decision Effective Date: April 22, 2016
State Mandated Decision Date: August 3, 2016

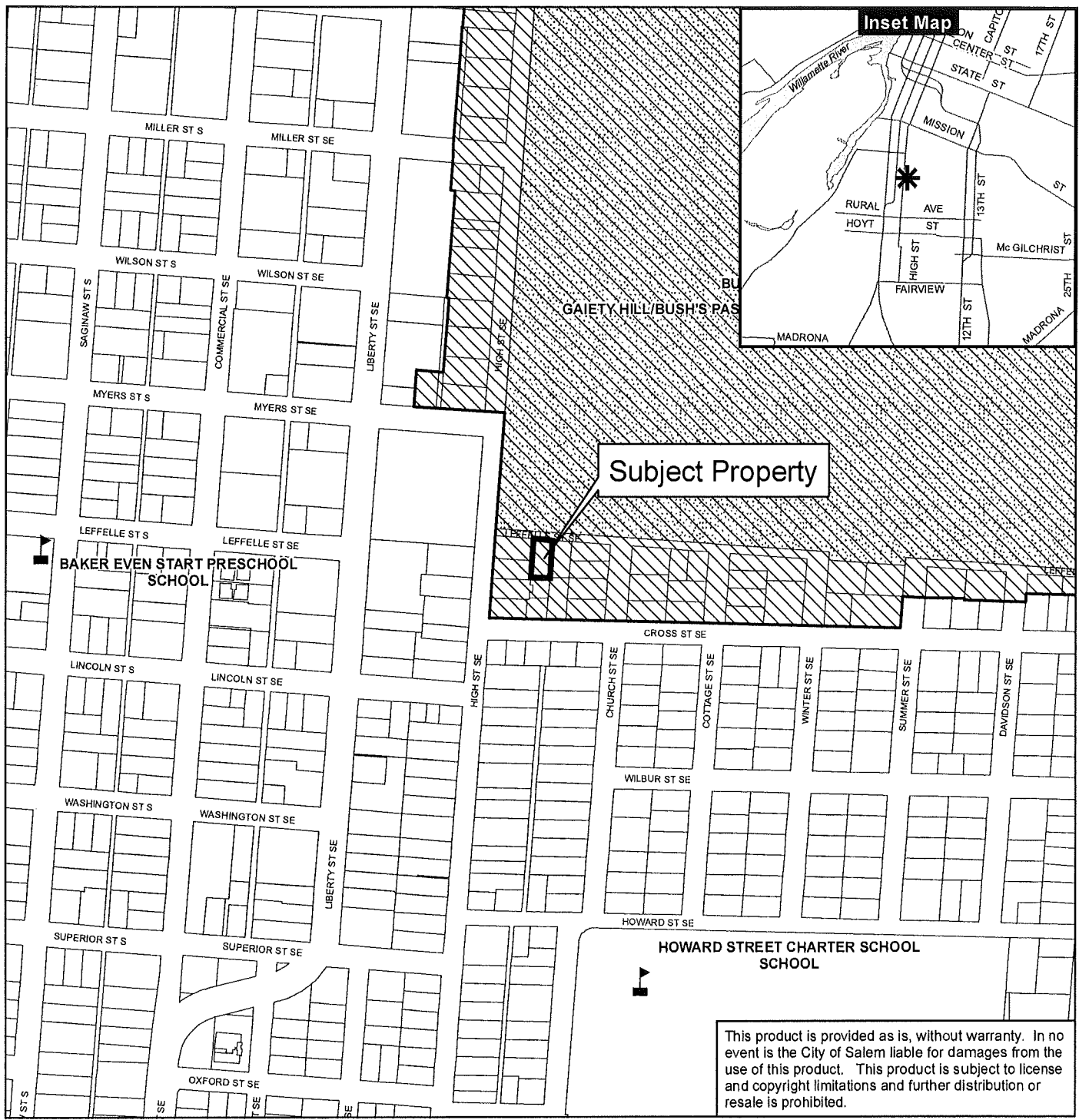
- Attachments: 1. Vicinity Map
2. Applicants Submittal Materials
3. Proposed Fence Material

The rights granted by this decision must be exercised by April 22, 2018, 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., April 21, 2016**. 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.

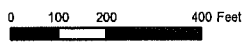
Vicinity Map 540 Leffelle Street SE

Taxlot: 073W34AB02700



Legend

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



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Case No. _____

Historic Alteration Review - Residential Resource Worksheet

Site Address: 540 Leffelle St. SE 97302 Resource Status: Contributing
 Non- Contributing

Type of Work Activity Proposed

Major Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: 2
- Other architectural feature (describe) _____

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure

Will the proposed alteration be visible from any public right-of-way? YES* NO
** applies to fence only*
 Project's Existing Material: formerly chainlink & decorative bamboo Project's New Material: WOOD

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:

please see attached description

Brandon D. Timoney
Signature of Applicant

03-04-16
Date Submitted/Signed

Project Description to Meet Design Criteria of SRC Chapter 230

230.025 -A

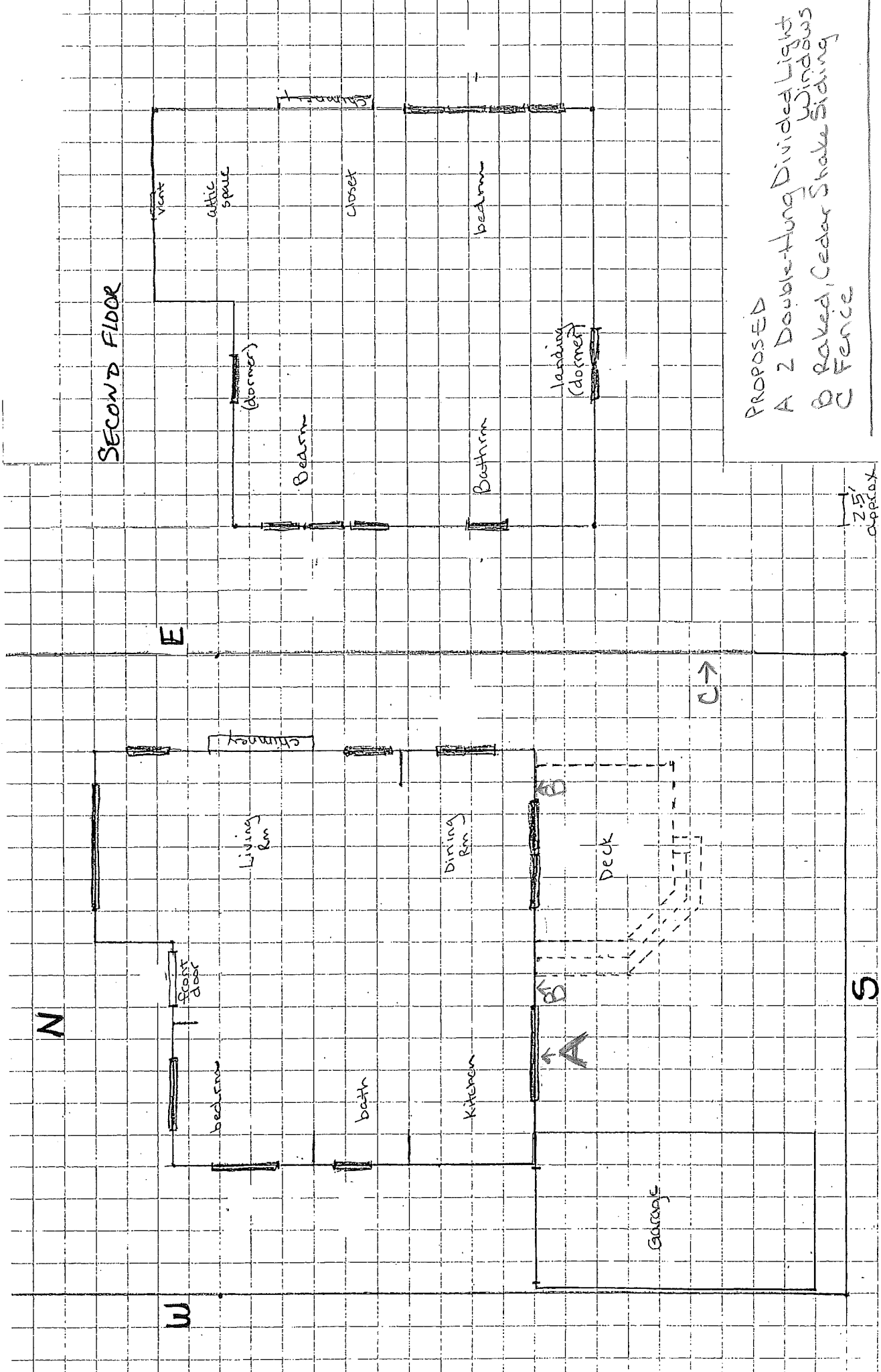
Siding on the south side exterior of home will be replaced due to deterioration. Raked cedar shake siding that is to the greatest degree possible the same in type, quality, and appearance to the original siding will be used. This siding faces the backyard and is not visible from the front of the home.

230.025 -B

The current window is vinyl and is not original to the home. This window will be replaced with two wood double hung divided light windows placed side by side consistent with the style of original windows of the home. This window faces the backyard and is not visible from the front of the home.

230.025 -J

Current fencing is deteriorating and partially collapsed. This fencing will be replaced with a wood fence six feet in height and 24 feet in length. This will run along the east property line in the backyard only. It is slightly visible from the sidewalk at the east edge of the property.

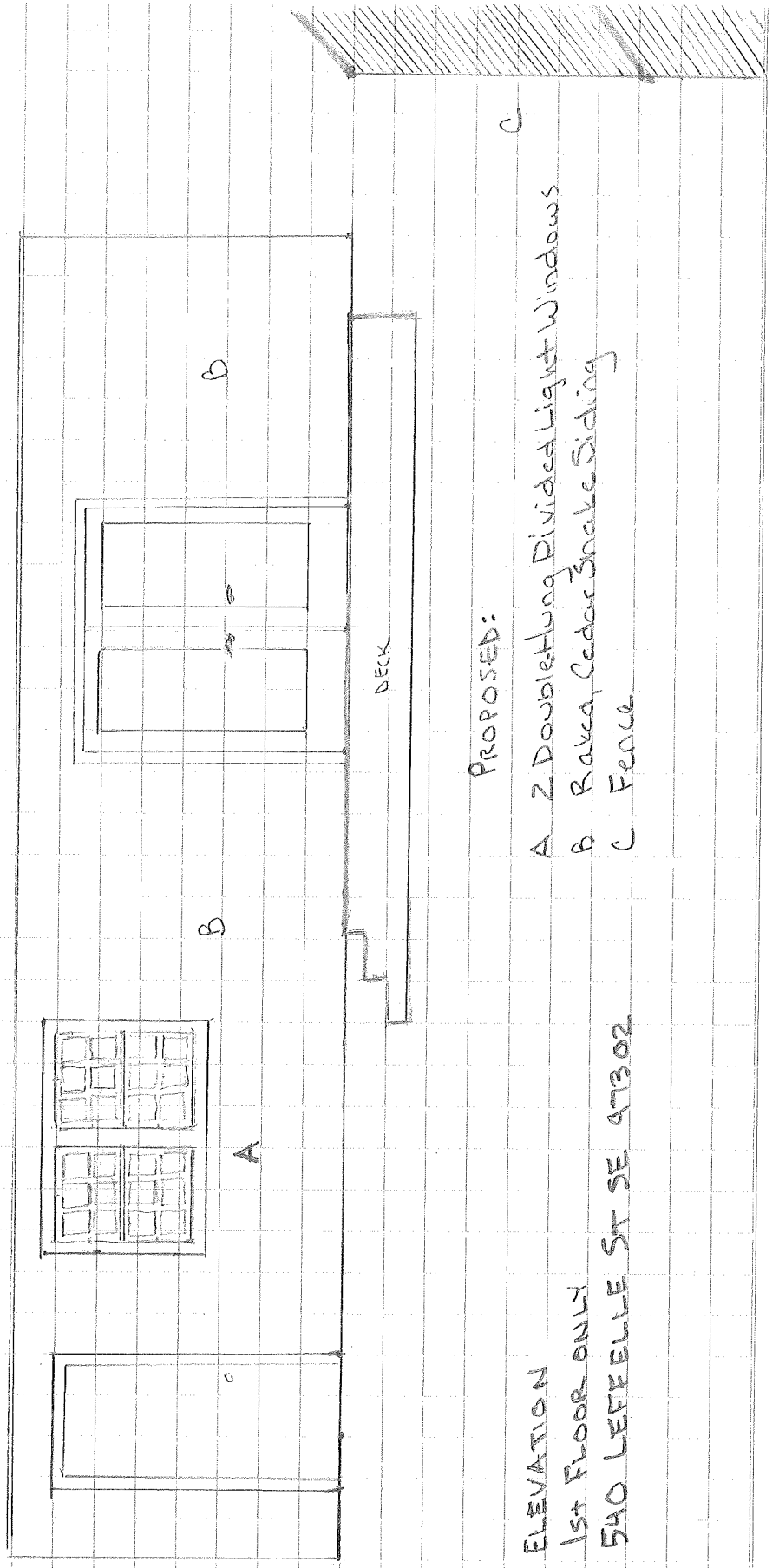


PROPOSED
 A 2 Double Hung Divided Light Windows
 B Raked, Cedar Shake Siding
 C Fence

Site Plan
 540 Leffelle St. SE 97302

1/2" = 1'-0"
 approx

SOUTH SIDE EXTERIOR



ELEVATION
1st FLOOR ONLY
540 LEFFELLE ST SE 47302

PROPOSED:

- A 2 Double Hung Divided Light Windows
- B Raka Cedar Snake Siding
- C Fence

Table of Woodwright® Double-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

WDH 2032

Custom-size windows are available in 1/8" (3) increments.

Window Dimension	1'-9 5/8" (549)	2'-1 5/8" (651)	2'-5 5/8" (752)	2'-7 5/8" (803)	2'-9 5/8" (854)	2'-11 5/8" (905)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-9 5/8" (1159)
Minimum Rough Opening	1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-10 1/8" (1172)
Unobstructed Glass (lower sash only)	15 5/8" (397)	19 5/8" (498)	23 5/8" (600)	25 5/8" (651)	27 5/8" (702)	29 5/8" (752)	31 5/8" (803)	35 5/8" (905)	39 5/8" (1006)

Cottage or reverse cottage sash available for all widths and all heights based on a 60/40 proportion.

CUSTOM WIDTHS – 1'-4 1/2" (419) to 3'-9 5/8" (1159)

CUSTOM HEIGHTS – 3'-0 1/8" (937) to 6'-4 7/8" (1953)

Window Dimension	CUSTOM WIDTHS – 1'-4 1/2" to 3'-9 5/8"										Cottage		Reverse Cottage	
3'-0 7/8" (937)	WDH18210	WDH20210	WDH24210	WDH26210	WDH28210	WDH210210	WDH30210	WDH34210	WDH38210					
3'-4 7/8" (1038)	WDH1832	WDH2032	WDH2432	WDH2632	WDH2832	WDH21032	WDH3032	WDH3432	WDH3832					
3'-8 7/8" (1140)	WDH1836	WDH2036	WDH2436	WDH2636	WDH2836	WDH21036	WDH3036	WDH3436	WDH3836					
4'-0 7/8" (1241)	WDH18310	WDH20310	WDH24310	WDH26310	WDH28310	WDH210310	WDH30310	WDH34310	WDH38310					
4'-4 7/8" (1343)	WDH1842	WDH2042	WDH2442	WDH2642	WDH2842	WDH21042	WDH3042	WDH3442	WDH3842					
4'-8 7/8" (1445)	WDH1846	WDH2046	WDH2446	WDH2646	WDH2846	WDH21046	WDH3046	WDH3446	WDH3846					
5'-0 7/8" (1546)	WDH18410	WDH20410	WDH24410	WDH26410	WDH28410	WDH210410	WDH30410	WDH34410	WDH38410					
5'-4 7/8" (1648)	WDH1852	WDH2052	WDH2452	WDH2652	WDH2852	WDH21052	WDH3052	WDH3452	WDH3852					
5'-8 7/8" (1749)	WDH1856	WDH2056	WDH2456	WDH2656	WDH2856	WDH21056	WDH3056	WDH3456	WDH3856					
6'-0 7/8" (1851)	WDH18510	WDH20510	WDH24510	WDH26510	WDH28510	WDH210510	WDH30510	WDH34510	WDH38510					
6'-4 7/8" (1953)	WDH1862	WDH2062	WDH2462	WDH2662	WDH2862	WDH21062	WDH3062	WDH3462	WDH3862					

* "Window Dimension" always refers to outside frame to frame dimension.
 • "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
 • Dimensions in parentheses are in millimeters.
 ◊ Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (210).
 2013-2014 400/200 Series Product Guide

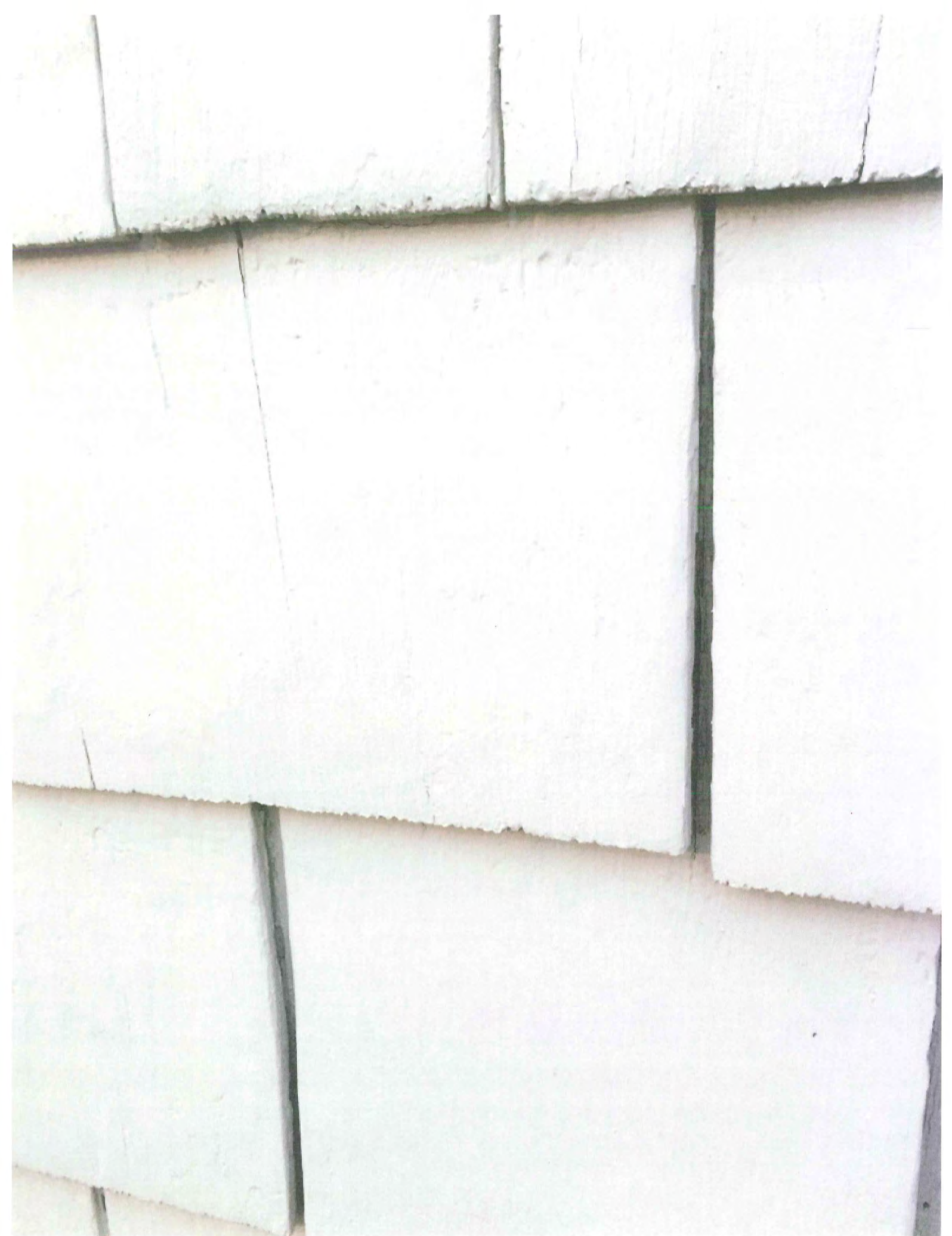


4A

West Side of Home



South Side of Home



ATTACHMENT 3



