

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. HIS15-19

APPLICATION NO.: 15-109787-DR

NOTICE OF DECISION DATE: July 17, 2015

REQUEST: Major Historic Design Review of a proposal to replace one dormer window on the front façade with an in-kind wood window, the front door with a new door, and ten windows with new vinyl windows on the side and rear facades of the Grabenhorst House (1909), a local Salem Landmark on property within the RS (Single Family Residential), and located at 362 Lincoln St S (Marion County Assessors Map and Tax Lot Number 073W34BB04100).

APPLICANT: Jacek Brown, NW HB Investments

LOCATION: 362 Lincoln St S

CRITERIA: Chapter 230.065

DECISION: The Historic Landmarks Commission **Approved** Historic Design Review Case No. HIS15-19.


Andrew Hendrie, Chair

Application Deemed Complete:	<u>June 25, 2015</u>
Public Hearing Date:	<u>July 16, 2015</u>
Notice of Decision Mailing Date:	<u>July 17, 2015</u>
Decision Effective Date:	<u>August 4, 2015</u>
State Mandate Date:	<u>October 23, 2015</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503.540.2397 *KF*

The rights granted by this decision must be exercised by August 4, 2017, 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., August 3, 2015**. 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>

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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS15-19 / AMANDA No. 15-109787-DR

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated July 16, 2015 incorporated herein by reference, and testimony provided at the Public Hearing of July 16, 2015, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that the proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

(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.*

Findings: The resource was originally constructed as a residential house and is currently used as a residence. The proposed work will not alter that use; therefore the HLC finds that the proposal meets Guideline 230.065(a).

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

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

Findings: The HLC finds that the applicant is proposing to retain the original windows on the first floor front façade, and that Guidelines (b) and (c) have been met for this proposal.

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

Findings: The HLC finds that the applicant is proposing to reconstruct wood windows with the three over three pattern design of the three windows within the dormer on the second floor to replicate the original windows that were removed. Additionally, the remaining ten windows on the secondary and rear facades, while vinyl, replicate the appearance of the original windows, therefore the HLC finds that the proposal meets Guideline 230.065(d).

(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.*

Findings: The HLC finds that the proposal does not include any features proposed for alteration that have acquired significance in their own right, and that Guideline 230.065 (e) does not apply to this proposal.

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

(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.

Findings:

The HLC finds that the window replacement proposed by the applicant for the dormer on the primary façade would result in windows that more closely resemble the original wood windows than the existing vinyl windows that they would replace. The HLC finds that the new front door with sidelights that replaced a non-historic plywood door is compatible with the resource. The HLC finds that the installation of the ten vinyl windows on the secondary and rear facades of the resource, while vinyl, substantially replicates the original multi-light design of the original windows, and they are located on the side and rear facades of the resource, not visible from the right of way, minimizing the adverse impact of the alteration to the resource. The HLC finds that the proposal meets Guidelines 230.065(f) and (g).

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

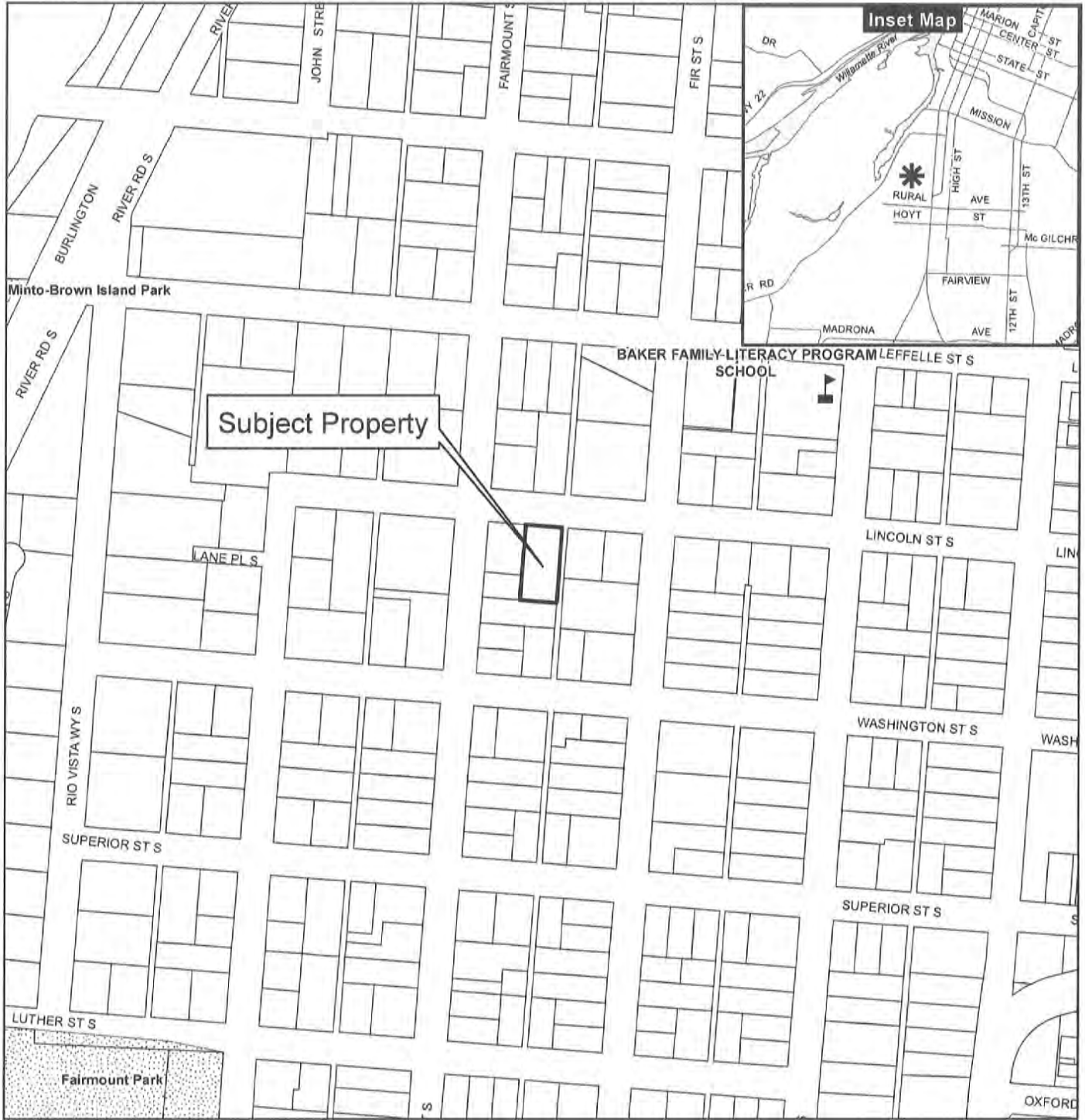
(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Findings: The HLC finds that the proposal does not include any plans to correct structural deficiencies or excavation and regrading, and that Guidelines 230.065 (h) and (i) do not apply.








DECISION: The Historic Landmarks Commission **GRANTS** approval of Historic Design Review Case No. HIS15-19.

VOTE: YES 9 NO 0 ABST 0 ABSENT 0

Vicinity Map 362 Lincoln St S



Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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This is a picture of the house when we bought it. We are restoring it back to its glory. We are painting it, restoring the roof and replacing the windows. The only factor that will trigger a major case review is the window on the top floor. We have replaced it with a new window that has the same exact pattern as the original. The material has been upgraded from the rotten wood frame to vinyl. No other windows visible from the street have been altered.



This is a picture of the house after we replaced the window. It looks architecturally the same as the original one, but the material has been upgraded from wood to vinyl.

NEW LITE EXPERT INSTALLATION

PURCHASE AGREEMENT

Purchase Order #

NAME: Jacek Brown	HOME#:
JOBSITE:	WORK #: 503-701-7523
MAILING ADDRESS: Salem, OR	FAX #: jacek@lithavenuelounge.com
	DATE:

EST. DATE:		SPECIFICATIONS: <i>White Cascade Winpro, Internal sculpted grids</i>						
NO	WIDTH		HEIGHT		QTY	STYLE	DESCRIPTION	COST
	FT	IN/EA	FT	IN				
1		59		63	2	PW	Picture window, 9x3 sculted grid top box @14"(Front)	\$1,088.00
2		22		26	6	PW	Picture window, 3x3 sculted grids. (Dinning and Front room)	\$1,086.00
3		40		64	1	SH	Single Hung, 6x5 scultped gid top only (Bed 1)	\$428.00
4		40		64	1	SH	Single Hung, 6x5 scultped gid top only (Master)	\$428.00
5		22		26	3	PW	Picture window, 3x3 sculted grids. (Master)	\$543.00
6		56		42	1	XO	Horizontal slider, New interior and exterior trim (Kitchen)	\$445.00
7		76		26	2	XO	Horizontal slider, 8x3 scultped grid. (Upper bed, bathroom)	\$888.00
8		43		26	2	XO	Horizontal slider, 4x3 scultped grid (Upper Bed rooms)	\$606.00
9		43		26	2	OX	Horizontal slider, 4x3 scultped grid (Upper Bed rooms)	\$606.00
10		81		69	1	PW	Picture Window, New interior and exterior trim (Kitchen)	\$660.00
11		75		53	1	PW	Picture Window, New interior and exterior trim (Kitchen)	\$514.00
12	6	0	6	8	1	Door	3' Entry door with side lights, All new interior and exterior trim New oak pre finished threshold. Deluxe Vevel glass with Brass camming. 6" posts required (\$3200 retail price)	\$800.00
TOTAL								\$8,092.00

TERMS **Balance due upon completion.** CASH DISCOUNTS **X** CHARGE

PRODUCTS ARE CUSTOM MADE AND CANNOT BE RETURNED. BUYER MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. CONTRACT CANNOT BE CANCELLED THEREAFTER. DOCUMENTS RECEIVED: CONSUMER PROTECTION, NOTICE OF PROCEDURE, INFORMATION NOTICE OF CONSTURCTION LIENS. NEW LITE EXPERT INSTALLATION WILL CLEAN ALL WINDOW PRODUCTS INSTALLED. THIS IS DONE ONLY AS A COURTESY AND IS NOT GUARANTEED PERFECT.

BUYER AGREES TO FOREGOING AND ACKNOWLEDGES THE RECEIPT OF A COPY OF THIS CONTRACT, AND BY HIS SIGNATURE ASSENTS TO THE TERMS THEREON.

MAKE ALL CHECKS PAYABLE TO:

BROOKS A. ZERBE
PO BOX 68037
MILWAUKIE, OR 97268
CCB# 131895
newlitewindows.com
PHONE: (503) 652 5105
FAX: (503) 652 6919

CASH SALE PRICE	\$8,092.00
SALES TAX	0.00% \$0.00
TOTAL DOWN PAYMENT	\$8,092.00
UNPAID BALANCE OF CASH	\$0.00

REPRESENTATIVE	OWNER
ACCEPTED BY	OWNER