

**FOR THE MEETING OF: March 21, 2019**  
**AGENDA ITEM: 6.c**

**TO:** Historic Landmarks Commission

**THROUGH:** Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

**FROM:** Kimberli Fitzgerald, AICP, Historic Preservation Officer

**HEARING DATE:** March 21, 2019

**CASE NO.:** Historic Design Review Case No. HIS19-07

**APPLICATION SUMMARY:** A proposal to add a new greenhouse, front rail, walkway lighting, HVAC and associated equipment, and replace three existing windows and fencing on the Henry Kloeping House (1909).

**LOCATION:** 1566 Court Street NE

**REQUEST:** Major Historic Design Review of a proposal to add a new greenhouse, front rail, walkway lighting, HVAC and associated equipment, and replace three existing windows and fencing on the Henry Kloeping House (1909), a contributing resource within the Court/Chemeketa National Register Historic District, on property zoned RD (Duplex Residential) and located at 1566 Court St. NE, (Marion County Tax Assessor Number: 073W26BD02600).

**APPLICANT(S):** John Poole and Juliana Inman

**APPROVAL CRITERIA:** Salem Revised Code (SRC) Chapter 230  
230.065 General Guidelines for Historic Contributing Resources

**RECOMMENDATION:** APPROVE

## **BACKGROUND**

On February 13, 2019, the applicant submitted materials for a Major Historic Design Review for a proposal to add a new greenhouse, front rail, walkway lighting, HVAC and associated equipment, and replace three existing windows and fencing on the Henry Kloepping House (1909). The application was deemed complete for processing on February 26, 2019.

Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on March 1, 2019 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620.

The City of Salem Historic Landmarks Commission will hold a public hearing for the case on March 21, 2019 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is June 27, 2019, unless an extension is granted by the applicant.

## **PROPOSAL**

The applicant is proposing the following alterations:

- Site:**
- Greenhouse: New 12' x 22' freestanding aluminum and glass (submittal pages 1-4; illustrations 1-7)
  - Air Condition Condenser (4 ton) and Pad: New condenser and 3' x 3' concrete pad (submittal pages 7-8; illustration 13-16).
  - Front Walkway Lighting: 6 lanterns flanking the steps and walkway to the house (submittal page 9).
  - Front Walkway Stair Rail: New metal handrail approximately 34" high (submittal page 9, illustrations 17-18).
  - Fencing and Gate(s): 7' cedar (submittal pages 18-20; illustrations 27-29)
- North Elevation:**
- Window replacement: Replacement of non-original Plexiglas front porch window with new wood framed window to replicate original design (submittal pages 9-10, 13; illustrations 22-24).
- West Elevation:**
- Electricity panel: 32"h x 14"w onto a metal Unistrut frame with 2 ½" metal conduit riser (submittal pages 5-6; illustrations 8-10)
  - Kitchen Exhaust: Replace existing 6" x 12" vent (submittal page 7;

illustrations 11-12).

Window replacement: Replacement of vinyl kitchen window with new wood framed window (submittal pages 9-12; illustration 20-21).

**South Elevation:** Window replacement: Replacement of non-original vinyl window with new wood framed window (submittal pages 9-10, 16; illustrations 25-26).

## **SUMMARY OF RECORD**

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

## **APPLICANT'S STATEMENT**

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as **Attachment C** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) **Salem Revised Code (SRC) Chapter 230, 230.065 General Guidelines for Historic Contributing Resources** are the applicable criteria for evaluation of this proposal.

## **FACTS & FINDINGS**

### **1. Historic Designation**

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the projects conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its 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. Historic Significance

According to nomination documents the Kloepping House was constructed in 1909 with modifications in the 1970s and 1980s. The building is significant for its association with Henry Kloepping, Deputy Clerk with the Oregon Supreme Court (**Attachment B**).

This resource is historic contributing to Salem's Court Chemeketa Historic District and retains a high degree of integrity.

## 3. Neighborhood and Citizen Comments

The subject property is located within the Northeast Neighbors Neighborhood Association (NEN). Notification of the public hearing was sent to the neighborhood association, all property owners within the Salem Downtown National Register District, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on March 1, 2019. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

## 4. City Department and Public Agency Comments

The Planning Division reviewed the applicant's proposal and has provided comments noting that both setback and lot coverage requirements have been met for the underlying zone (**Attachment D**). The Building and Safety Division indicates that the applicant must obtain required building permits.

## 5. Historic Design Review

SRC Chapter 230.065 specifies the standards applicable to this project. The applicant, is proposing to add a new greenhouse, front rail, walkway lighting, HVAC and associated equipment, and replace three existing windows and fencing on the Henry Kloepping House (1909) (**Attachment C**). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable guidelines.

### **FINDINGS**

#### **Criteria 230.065 General Guidelines for Historic Contributing Resources**

***(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 applicant will continue to use the property as a residence, which is its historic purpose. Staff recommends that the HLC find that 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 applicant is proposing to remove an existing kitchen vent on the west facade and relocate it on this same façade. The applicant is proposing to repair the hole created by the removed vent by installing siding that will match adjacent siding, and painting it to match. Staff recommends that the HLC find that Guideline 230.065 (b) has been met.

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

**Finding:** Staff recommends that the HLC find that there are no distinctive stylistic features proposed for removal, reconstruction, or repair and Guideline 230.065 (c) does not apply to the evaluation of this proposal.

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

**Finding:** The applicant is proposing to remove three non-historic windows and install new custom designed wood windows within the existing openings. The design of the front porch window for example, is based upon historic photographic evidence. Staff recommends that the HLC find that Guideline 230.065 (d) has been met for 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:** Staff recommends that the HLC find that there are no distinctive historic materials or features that have acquired significance in their own right within the scope of this project and that SRC 230.065 (e) does not apply.

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

**Finding:** The applicant is proposing a number of alterations to the Kloepping House in order to upgrade the power to the house and make improvements to the kitchen. The proposed installation of the new electricity panel has been designed in such a way as to ensure that the integrity of the exterior of the house has been retained to the greatest degree possible. The applicant is proposing to replace and relocate the existing kitchen vent with a smaller vent. While the vent and the electrical panel and the associated metal conduit riser will have a minor adverse visual impact, the installation is on the west elevation of the resource, minimizing this adverse effect and these alterations are

reversible. Staff recommends that the HLC find that the proposed alterations are compatible with the size and scale of the Kloepping House, and that 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 applicant is proposing to add a new metal and glass greenhouse to the site, as well as new HVAC equipment, fencing and lighting and a railing adjacent to the front walkway. The proposed new greenhouse will be 9'6" in height and include a 32" masonry knee wall. The greenhouse will be located at the rear of the site adjacent to the garage and alley and will not obscure, damage or destroy any character defining features of the Kloepping House. The proposed new HVAC equipment will be located adjacent to the east façade of the house and will be screened from view. No character defining features of the resource or the site will be adversely effected by the installation of the HVAC. The proposed wood fencing, walkway railing and lighting are of compatible materials and design and will be installed so that no historic materials will be adversely effected. Staff recommends that the HLC find that the proposed alterations are compatible with the size and scale of the Kloepping House, and 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:** Staff recommends that the HLC find that the proposal does not include any plans to correct structural deficiencies, and 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:** Staff recommends that the HLC find that the proposal does not include any plans for excavation or regrading, and that Guideline 230.065 (i) does not apply to the evaluation of this proposal.

## **RECOMMENDATION**

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal.

## **DECISION ALTERNATIVES**

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

Attachments: A. Hearing Notice and Vicinity Map  
B. Excerpt from National Register Historic Resource Document  
C. Applicant's Submittal Materials  
D. Planning Division Comments, Aaron Panko.

Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

### *Audiencia Pública*

*Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173*



**HOW TO PROVIDE TESTIMONY:**

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

**HEARING PROCEDURE:**

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

**CASE MANAGER:**

**Kimberli Fitzgerald, Historic Preservation Officer**, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net).

**NEIGHBORHOOD ORGANIZATION:**

Northeast Neighbors (NEN), Joan Lloyd, Historic Design Review Committee Chair; Email: [jello879@gmail.com](mailto:jello879@gmail.com).

**DOCUMENTATION AND STAFF REPORT:**

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

<https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx>

**ACCESS:**

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

**NOTICE MAILING DATE:**

March 1, 2019

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.**

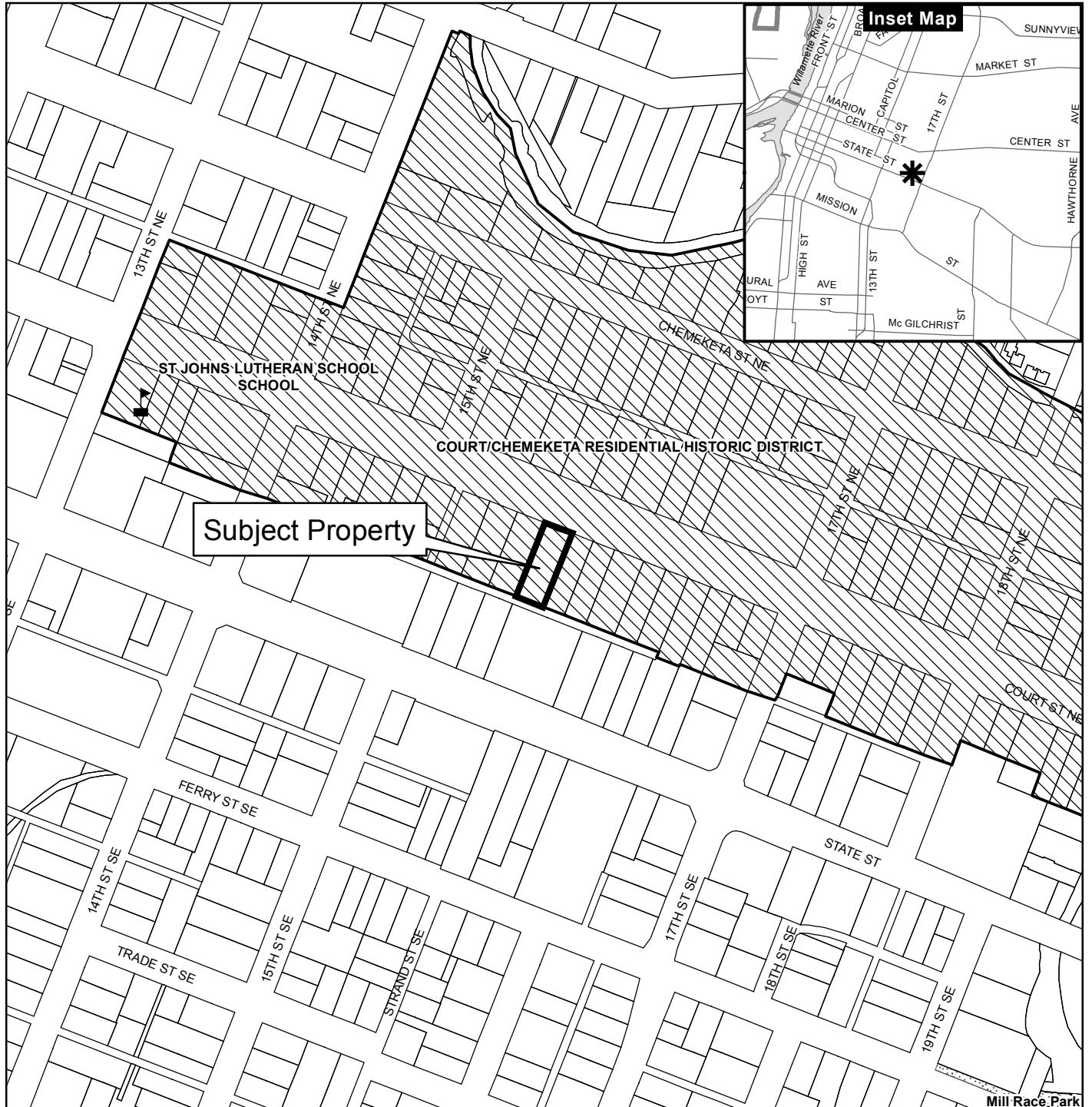
**For more information about Planning in Salem:**

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






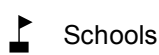

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*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event. TTD/TTY telephone 503-588-6439 is also available 24/7*

# Vicinity Map 1566 Court St NE



## 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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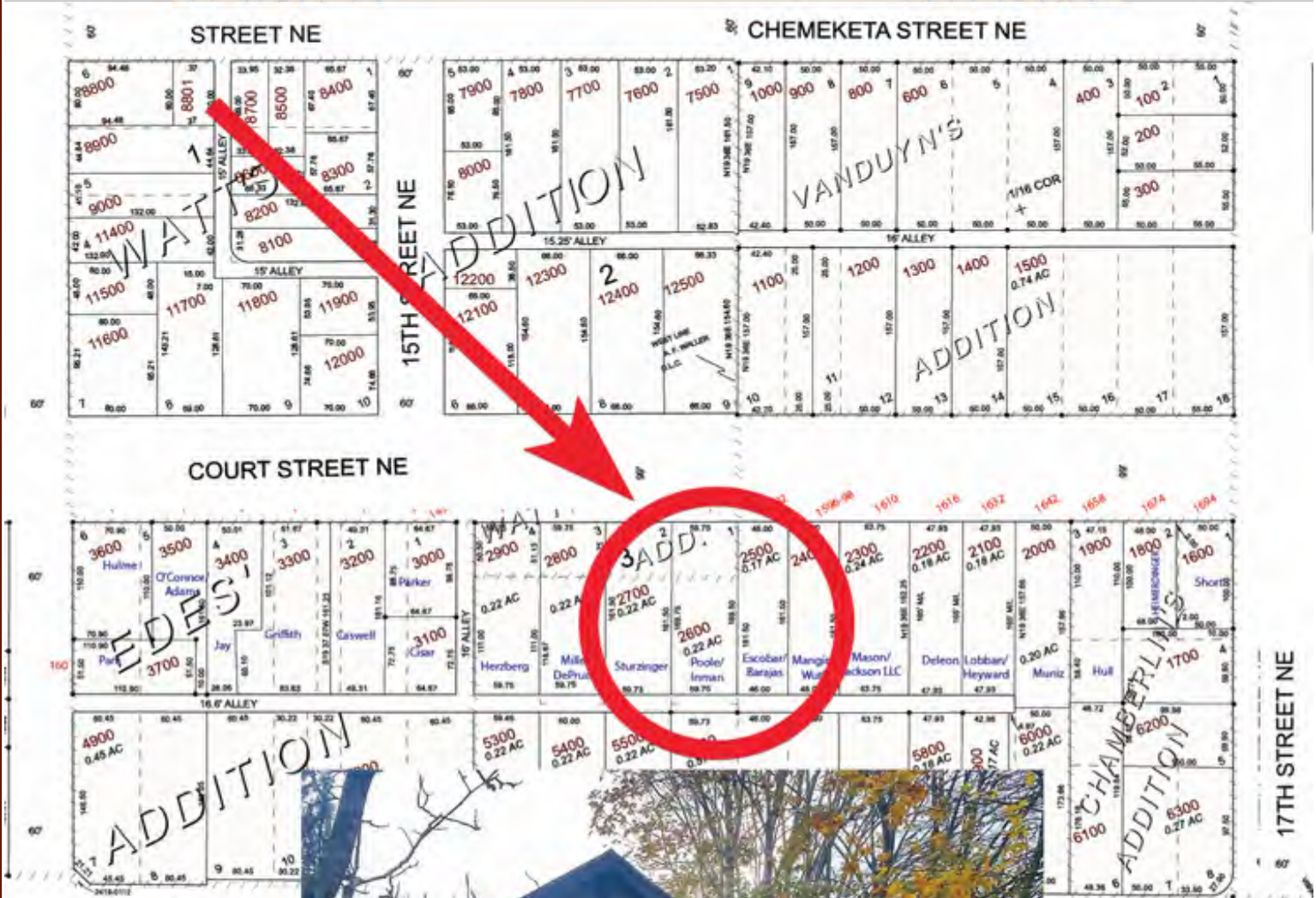
25. HENRY KLOEPPING HOUSE (c. 1909) PRIMARY (Contributing)  
1566 Court Street NE; Assessor's Map 26BD073W; 073W-26BD-02600; Tax Lot 1-55432-000  
Owners: Robert S. & Helen H. Moore, 1566 Court Street NE, Salem, Oregon 97301

Description: The Kloeping House is a Craftsman Bungalow with three front-facing gables: the main roof, the front porch, and a small gable roof over a front-facing oriel window. In addition, there is a side-facing gable on the west. The house has false bevelled drop siding below the belt course and stucco with half-timbered detailing above the belt in each of the gables. The front steps originally extended across the full width of the recessed, single-bay porch but have been modified to about half that width. Interior changes have been made since 1975, and a modern addition was added to the back of the house in 1984-85.

Cultural Data: The Kloeping family purchased the property on which this house stands in 1908, and H. H. Kloeping built the house at a cost of \$3,000 in 1909 (Oregon Statesman, Jan. 1, 1910, section 4). The City Directory for 1909-10 lists Johanna Kloeping (the widow of Fred Kloeping) and H. H. Kloeping, a student, residing here. Henry Kloeping later became a Deputy Clerk with the Oregon Supreme Court, and he and his wife, Laura, lived in the house for many years. It remained in the Kloeping family until 1963. Since 1975, the house has been owned and occupied by Robert Moore, Salem City Manager in the 1970's.



Application for Improvements  
at 1566 Court Street NE, Salem, Oregon,  
Before the Historic Landmarks Commission, City of Salem



Dated: February 11, 2019

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# 1. Greenhouse

A 12' x 22' freestanding greenhouse framed in brown powder-coated aluminum with a 32" high knee wall. A sample of the aluminum with the brown powder coating is available. The knee wall will be blocks with a facade of stucco or stone veneering. The side glass glazing will be 3/16" clear glass and roof glazing will be 8mm double-wall polycarbonate. During summer months there will be a green or black shade cloth draped over the top of the greenhouse roof. Engineering drawings from Arcadia Glasshouse with an Oregon Engineering stamp will be submitting after approval by the Historic Landmark Commission. The manufacturer is: Arcadia Glasshouse of Madison, OH. At the south end of the greenhouse will be a swamp cooler on its own pad.

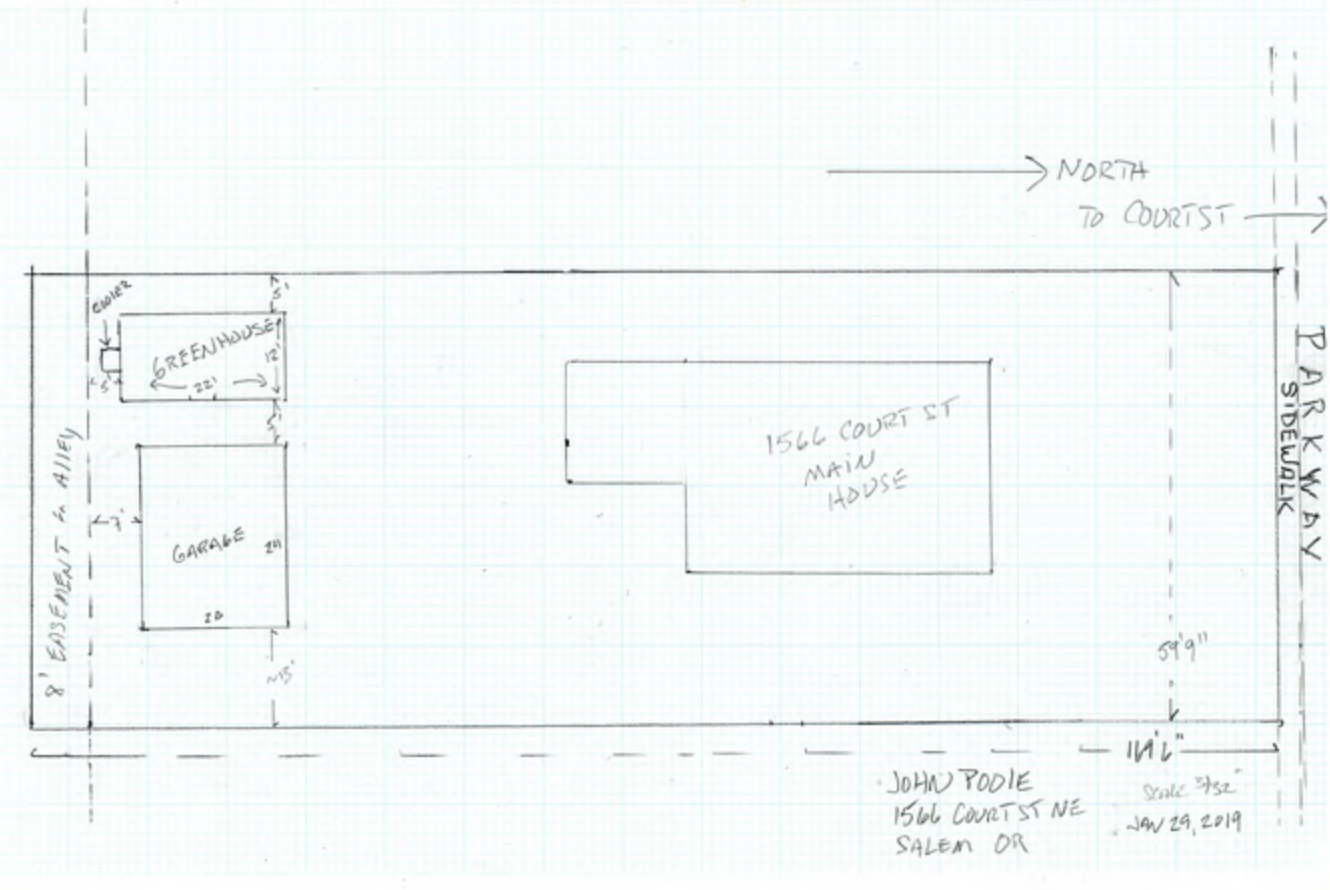


Illustration 1: Greenhouse Site Plan



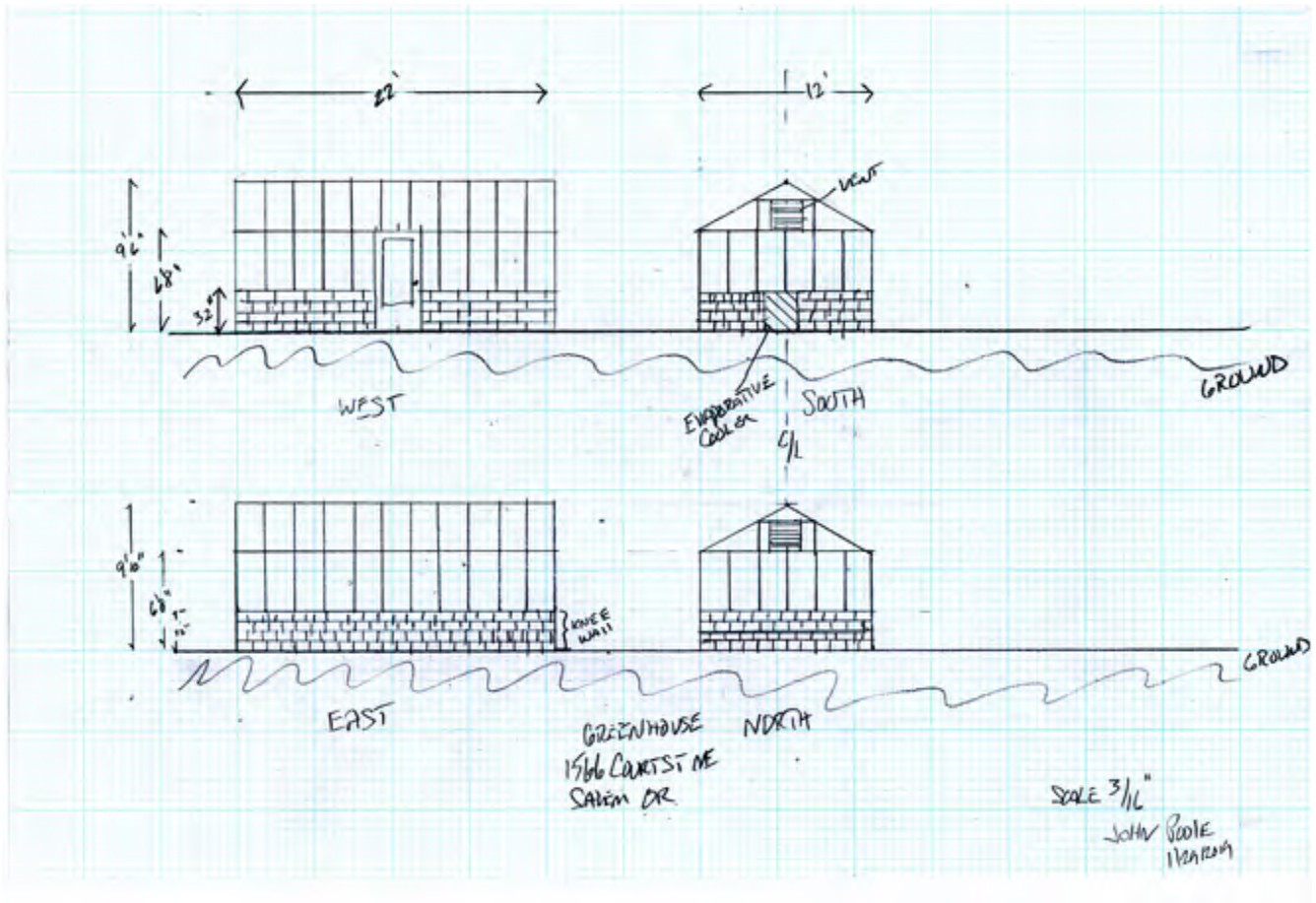


Illustration 2: Geenhouse Elevations

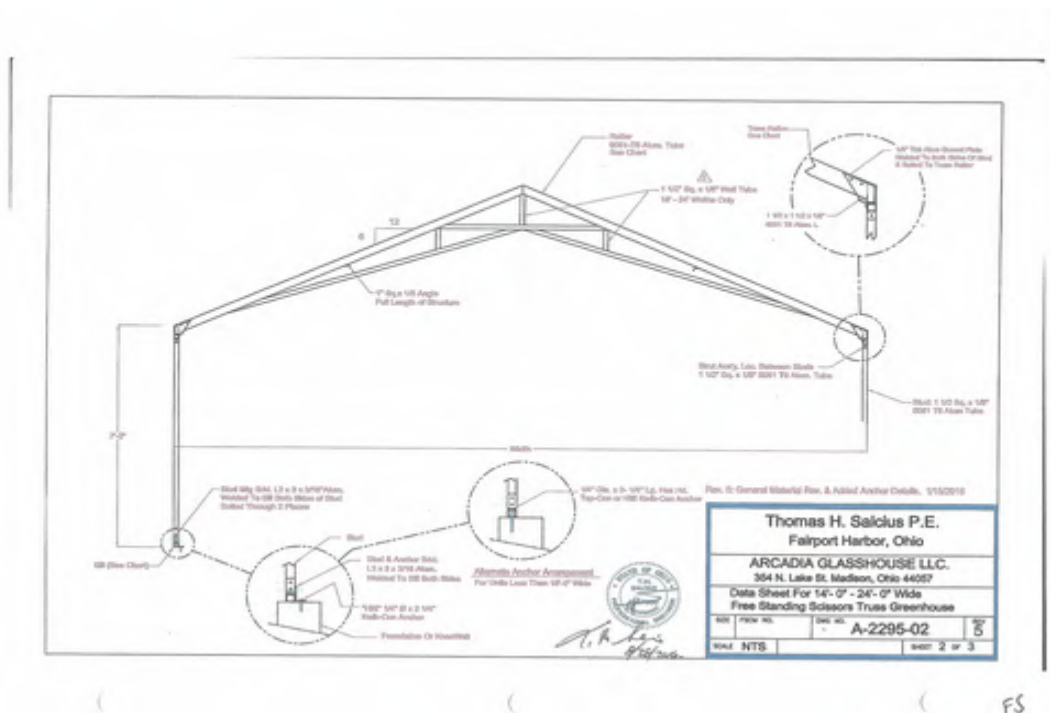
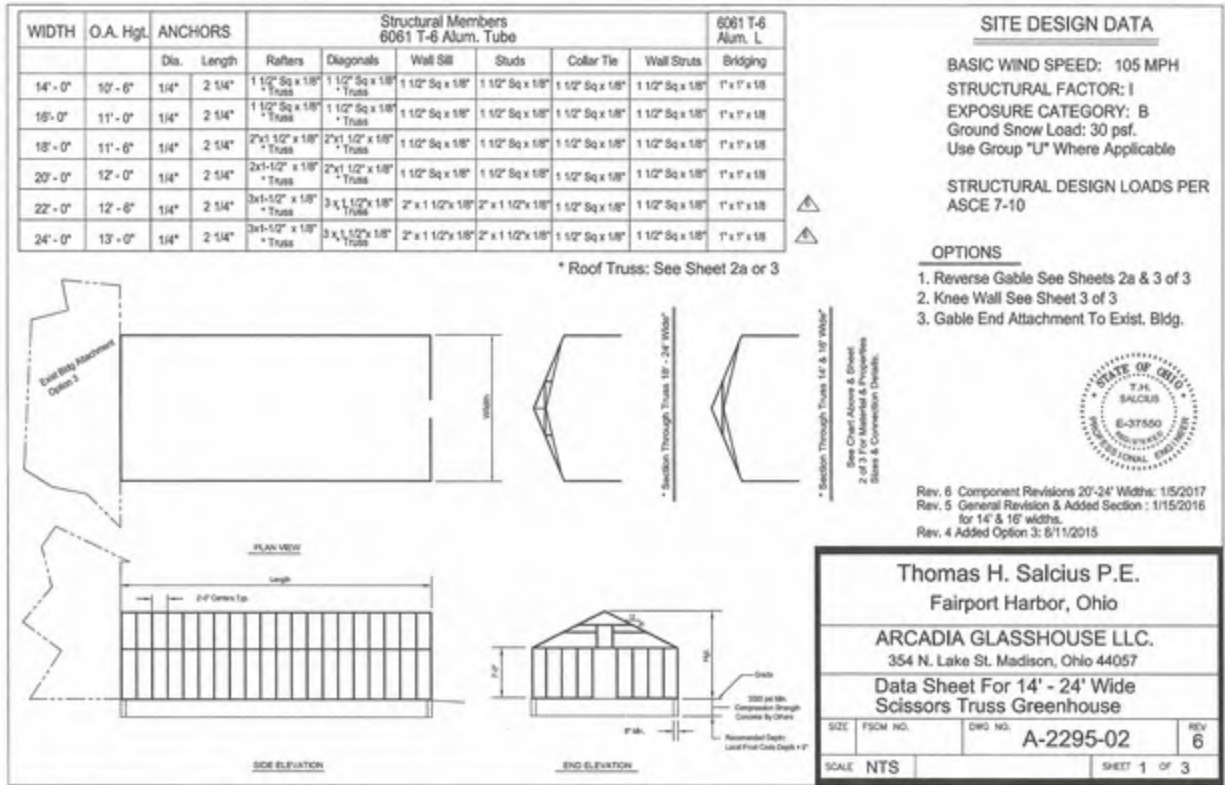


Illustration 3: Arcadia Glasshouse Sample Engineering Drawing #1





GA  
GS

Illustration 4: Arcadia Glasshouse Sample Engineering Drawing #2

Sample photos provided by Arcadia Glasshouse of similarly looking greenhouses:

A smaller version of the model proposed, Illustration 5 features a ridge ornamentation that will not be on applicant's. Brown powder coating is missing in the photo.



Illustration 5: Arcadia Glasshouse - Similar model (extra ridge ornamentation)



*Illustration 6: Arcadia Glasshouse - Similar model (wider)*

A wider version (14 feet vs. 12) with a double door at the end. The proposed greenhouse will have the entry on the side. Brown powder coating is missing in the photo.



*Illustration 7: Arcadia Glasshouse - similar size end: 12' with no door*



## 2. Electricity Panel



*Illustration 8: Existing Electric Meter, West Side of House Off Kitchen*

The proposed alternative in Illustration 10 is closer to the pole and subject to fewer tree branches and can be placed against the house with the least amount of intrusion. Bids were obtained to go underground, but the cost was approximately \$4,800. Therefore, the same aerial approach will be used. The contractor is Connections Electric.

Service upgrade to 400/320 Amps will come from the pole in the parkway where the existing service starts. The upgrade will require a larger meter panel that is 32" tall. The problem we face is that the location of the existing meter panel cannot accommodate the larger replacement panel. Illustration 8 shows the existing electric meter panel where a bay with an original double-hung window exists to the left, the gas meter it is close by, and the downspout comes within inches. The available area coupled with the PGE requirements that the meter be within a specified height window make it impossible to place the meter at the existing location.



*Illustration 9: Electric Panel: B-Line 324 N meter base*

A 2 1/2 inch rigid metal conduit riser will go up and penetrate the roof on the second story. The riser will come down to a B-Line 324 N meter base (Illustration 9). Due to requirements of PGE as the placement of meters, the meter base will be located on Unistruts which will allow mounting the panel up to about 1 1/2 inches from the surface of the house. Mounting on Unistruts will allow the panel to exist over the brown band without removing the wood of the brown band or tearing into the frame.

From the B-Line 324 N meter base a conduit line would traverse towards the ground and then enter the basement for the main panel. The conduit line would be painted to match existing white and browns.



*Illustration 10: Proposed location of new electric meter*

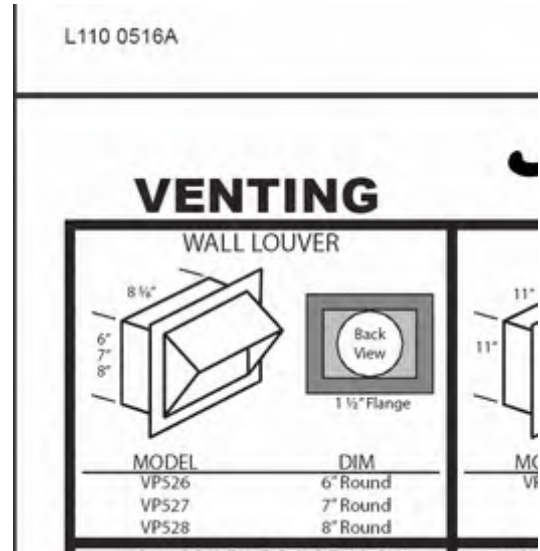
### 3. Kitchen Exhaust



*Illustration 12:  
Existing Kitchen  
Vent On West Wall*

The current exhaust vent for the kitchen stove measures approximately 6” high by 12” wide.

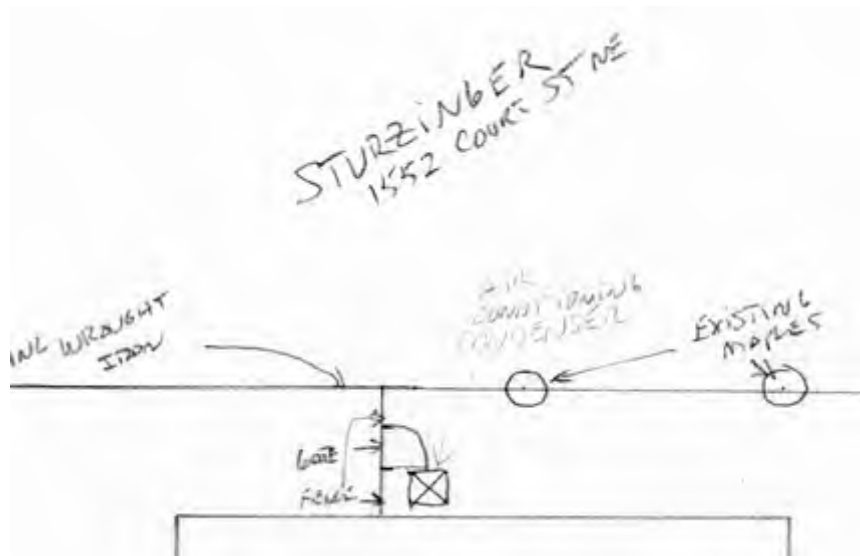
The replacement exhaust vent (Illustration 11) will be slightly smaller and it will be set up higher on the wall than the existing vent (Illustration 12). The replacement vent will be centered between windows to the extent existing studs allow. Venting would be painted brown to approximate the color of the house’s brown banding. The existing hole would be replaced with siding matching adjacent siding and painted to match existing color.



*Illustration 11: Vent-A-Hood  
Replacement Vent Specifications*

### 4. Air Conditioning Condenser Pad

An area of 3 feet by 3 feet is needed for the placement of an air conditioning condenser. Applicant proposes to place the condenser in the area near the front yard/back yard fence and kitchen. There would be a pad upon which the

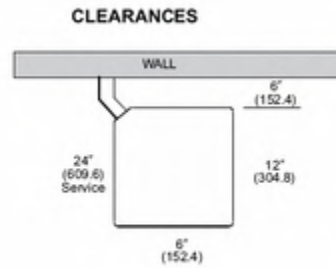


*Illustration 13: Air Conditioning Condenser Site Plan*

condenser sits. Shrub screening would be along the north-south border and then a shrub to the north with sufficient space between the shrub and unit for servicing, yet hide the unit's visibility.



*Illustration 15: Air Conditioner Condenser - 4 Ton*



*Illustration 14: Air Conditioner Condenser Clearances*



*Illustration 16: Air Conditioning Condensor Location*



## 5. Front stair rail



*Illustration 18: 1566 Court Street NE - stairs from sidewalk*

A single railing to flank the existing stone steps, of similar design as the one at 1456 Court Street. A single rail with a scalloped profile erected on two square poles with *no balusters*. The railing would be on east side of stairs.



*Illustration 17: 1456 Court Street NE - single railing at sidewalk stairs*

## 6. Front walkway lighting

Lighting would be 12-24 volt system with buried cables. The existing step to the sidewalk is uneven and needs illumination at night. In addition, the existing concrete has moved causing an uneven surface and needs illumination at night.

There would be no more than six lanterns or a very simple design with light directed towards the ground.

## 7. Window replacements (3)

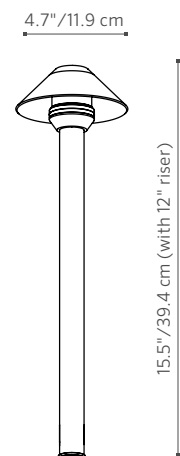
Applicant proposes to replace manufactured vinyl windows with wood sash windows to match existing windows. The Manufacturer of the windows is a local vendor: Stayton Windows in Stayton, Oregon.



*Small in shape, but big on LED efficiency, the BD combines soft geometric angles and robust quality to produce outstanding function and durability. Its subtlety and efficiency make it an ideal luminaire for a variety of landscapes and path types.*

## BD: Path Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	19.4
MAX LUMENS:	39
CCT (Ra)	86





ORDERING INFORMATION

LED



# BD: Path Light

**FACTORY INSTALLED OPTIONS (TOP ASSEMBLY):** Order 1 + 2

Step	Description	Code
1	TOP ASSEMBLY	BDLEDTA
2	TOP FINISH	AB*, AT*, CU, NP*, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: **BDLEDTA-SB** = BD Top Assembly - Sedona Brown Finish

**FACTORY INSTALLED OPTIONS (RISER ASSEMBLY):** Order 1 + 2 (optional) + 3 + 4 + 5

Step	Description	Code
1	RISER TYPE	P
2	OPTIONAL ZD	ZD (Refer to the Luxor page in the Lighting Control section)
3	LAMP	1LED (50,000 avg. life hours)
4	RISER HEIGHT	8RA, 12RA, 18RA, 24RA, 36RA (in inches)
5	FINISH	AB*, AT*, CU, NP*, WG, FW, AL, BZ, DG, WI, VF, SB, FB

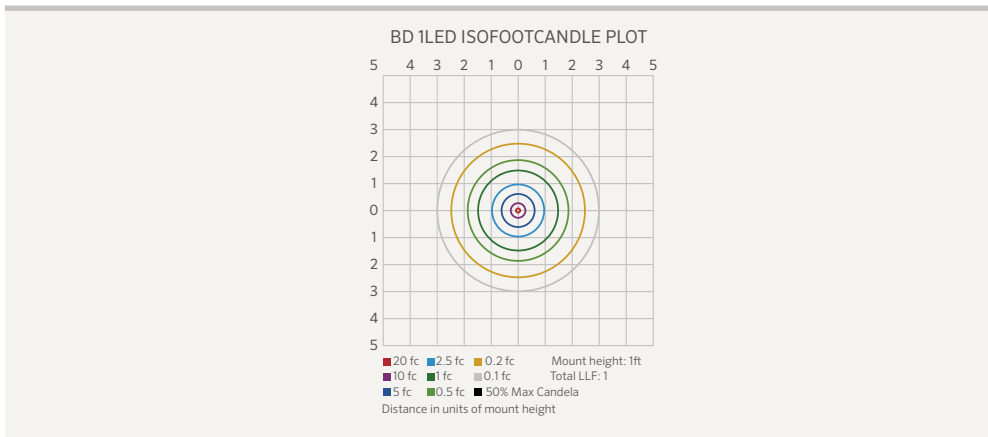
EXAMPLE: **P-ZD-1LED-12RA-SB** = Riser Type - ZD Option - 1 LED Board - 12" Riser - Sedona Brown Finish

**FIELD INSTALLED OPTIONS:** Order Individually

Mounting Options	
Long Slot Spike (250015840000) 2.5" x 10" <b>Included</b> ▶	
Super Slot Spike (753900) 2" x 10"	
SuperJ-Box (SJ-XX**) 2.5" x 12"	
Post Mount (PM-XX**) 2.5" x 13"	

EXAMPLE: **753900** = Super Slot Spike

**PHOTOMETRICS:**



Beam angle is calculated using LM-79 method for SSL Luminaires:  
 "Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

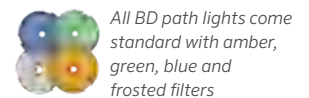
**METALS**

- AB** = Antique Bronze\* (On Copper/Brass)
- AT** = Antique Tumbled\* (On Copper/Brass)
- CU** = Copper
- NP** = Nickel Plate\*

**POWDER COAT**

- WG** = White Gloss
- FW** = Flat White
- AL** = Almond
- BZ** = Bronze Metallic
- DG** = Desert Granite
- WI** = Weathered Iron
- VF** = Verde Speckle
- SB** = Sedona Brown
- FB** = Flat Black

The BD includes a 1LED board, and choice of riser size and finish, a 3 ft. lead wire and Long Slot Spike.



All BD path lights come standard with amber, green, blue and frosted filters

**Note:** Only the copper portions of the path lights are powder coated. The brass pieces remain natural.

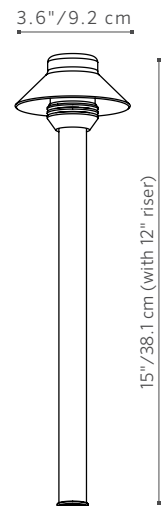
\* May require longer lead time  
 \*\* Denotes finish code



*The HC offers soft, efficient, and safe lighting solutions for pathways of all shapes, sizes, and locations. With a sleek hat design, durable construction, and outstanding efficiency, it is the ideal choice for a wide array of settings.*

## HC: Path Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	19.4
MAX LUMENS:	39
CCT (Ra)	86



ORDERING INFORMATION

LED



# HC: Path Light

**FACTORY INSTALLED OPTIONS (TOP ASSEMBLY):** Order 1 + 2

Step	Description	Code
1	TOP ASSEMBLY	HCLEDTA
2	TOP FINISH	AB*, AT*, CU, NP*, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: **HCLEDTA-AB** = HC Top Assembly - Antique Bronze Finish

**FACTORY INSTALLED OPTIONS (RISER ASSEMBLY):** Order 1 + 2 (optional) + 3 + 4 + 5

Step	Description	Code
1	RISER TYPE	P
2	OPTIONAL ZD	ZD (Refer to the Luxor page in the Lighting Control section)
3	LAMP	1LED (50,000 avg. life hours)
4	RISER HEIGHT	8RA, 12RA, 18RA, 24RA, 36RA (in inches)
5	FINISH	AB*, AT*, CU, NP*, WG, FW, AL, BZ, DG, WI, VF, SB, FB

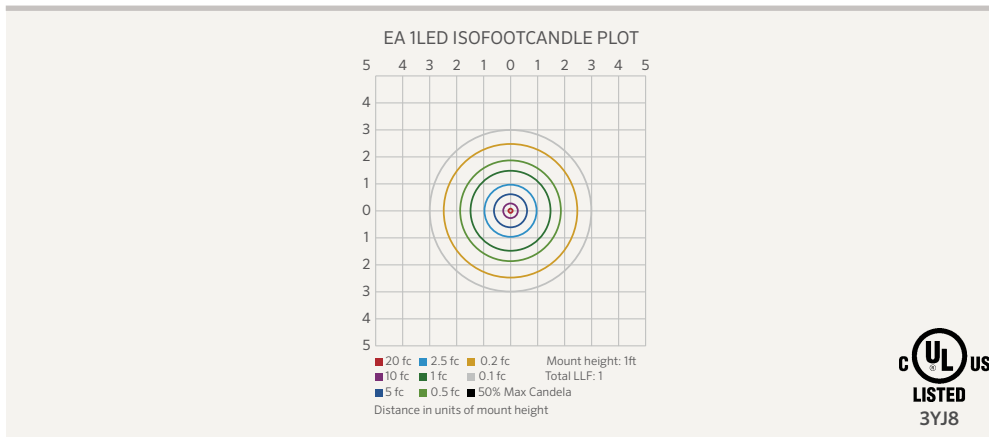
EXAMPLE: **P-ZD-1LED-18RA-AB** = Riser Type - ZD Option - 1 LED Board - 18" Riser - Antique Bronze Finish

**FIELD INSTALLED OPTIONS:** Order Individually

Mounting Options	
Long Slot Spike (250015840000) 2.5" x 10" <b>Included</b> ▶	
Super Slot Spike (753900) 2" x 10"	
SuperJ-Box (SJ-XX**) 2.5" x 12"	
Post Mount (PM-XX**) 2.5" x 13"	

EXAMPLE: **SJ-BZ** = Super J-Box - Bronze Metallic Finish

**PHOTOMETRICS:**



Beam angle is calculated using LM-79 method for SSL Luminaires:  
 "Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

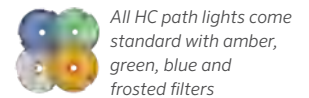
**METALS**

- AB** = Antique Bronze\* (On Copper/Brass)
- AT** = Antique Tumbled\* (On Copper/Brass)
- CU** = Copper
- NP** = Nickel Plate\*

**POWDER COAT**

- WG** = White Gloss
- FW** = Flat White
- AL** = Almond
- BZ** = Bronze Metallic
- DG** = Desert Granite
- WI** = Weathered Iron
- VF** = Verde Speckle
- SB** = Sedona Brown
- FB** = Flat Black

The HC includes a 1LED board, choice of riser size and finish, 3 ft. lead wire and Long Slot Spike.



All HC path lights come standard with amber, green, blue and frosted filters.

**Note:** Only the copper portions of the path lights are powder coated. The brass pieces remain natural.  
 \* May require longer lead time  
 \*\* Denotes finish code



SPECIFICATION	
<b>FRAME</b>	
FRAME DEPTH:	
FRAME:	
WEAVE OR FIN:	
OPERATOR:	
RUN COLOR:	
SASH STOP:	
SCREEN TYPE:	
SCREEN MESH:	
<b>EXTERIOR TRIM</b>	
STYLE:	
SILL PROF:	
SILL HORN:	
SILL FACE:	
<b>DOOR/ SASH</b>	
SASH FIN:	
DRIFT PIN:	
TOP RAIL FACE:	
BOW RAIL FACE:	
SEALING TYPE:	
SEALING SITE:	
<b>GLAZING</b>	
TYPES:	
GLASS THICKNESS:	
LOW E SURFACE:	
SPACER GAS:	
AIR MESH:	
TAPE COLOR:	
W/STIP COLOR:	

Illustration 19: Stayton Windows Shop Drawing - details

## 7A. Kitchen Window

This would be a wooden replacement of the same dimension as the existing vinyl window.



*Illustration 20: Kitchen Vinyl Window On Western Facade*

SPECIFICATION	
<b>FRAME</b>	
JAMB DEPTH:	6"
JAMB:	
W/JAMB THK:	
OPERATOR:	Double Hung Pullman Balance
W/W COLOR:	100
SASH STOP:	pb
SCREEN TYPE:	
SCREEN MESH:	
<b>EXTERIOR TRIM</b>	
STYLE:	
SILL PROJ:	2"
SILL HORNE:	
SILL FACE:	
<b>DOOR/ SASH</b>	
SASH THK:	1 3/4"
STYLE FACE:	2"
TOP RAIL FACE:	2"
BTM RAIL FACE:	2"
BEADING TYPE:	100
BEADING SIZE:	1/2" x 1/2"
<b>GLAZING</b>	
TYPE/SE:	Tempered
GLASS THICKNESS:	4mm / 1/2" w
LOW E SURFACE:	Coated 272
SPACER BAR:	Super Spacer
AIR METHOD:	Argon
TAPE COLOR:	Liquid Glass
W/STRIP COLOR:	

	REF. # :	SPECIES : Douglas Fir	
	CUSTOMER : Inman	FINISH :	
	SALESMAN : Mackenzie Strawn	REV. : 2.23.18	SERIES : Double Hung
	LOCATION : Court St	QTY :	SCALE : 1"=1'      DATE : 12/18/2016

Illustration 21: Kitchen Window - Stayton Windows Shop Drawing



## 7B. Front Porch Window

The original front porch window contained ten lights – 2 rows of 5. A picture taken shortly after the house was built in 1910 shows the original window to the left of the front porch screen door. The original window was moved to the east wall and can be seen through the window in Illustration 23.



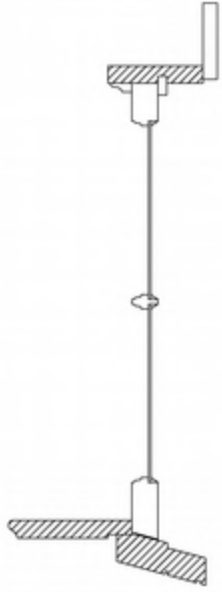
*Illustration 22: 1566 Court Street, shortly after built in 1910 – Original Front Porch Window*

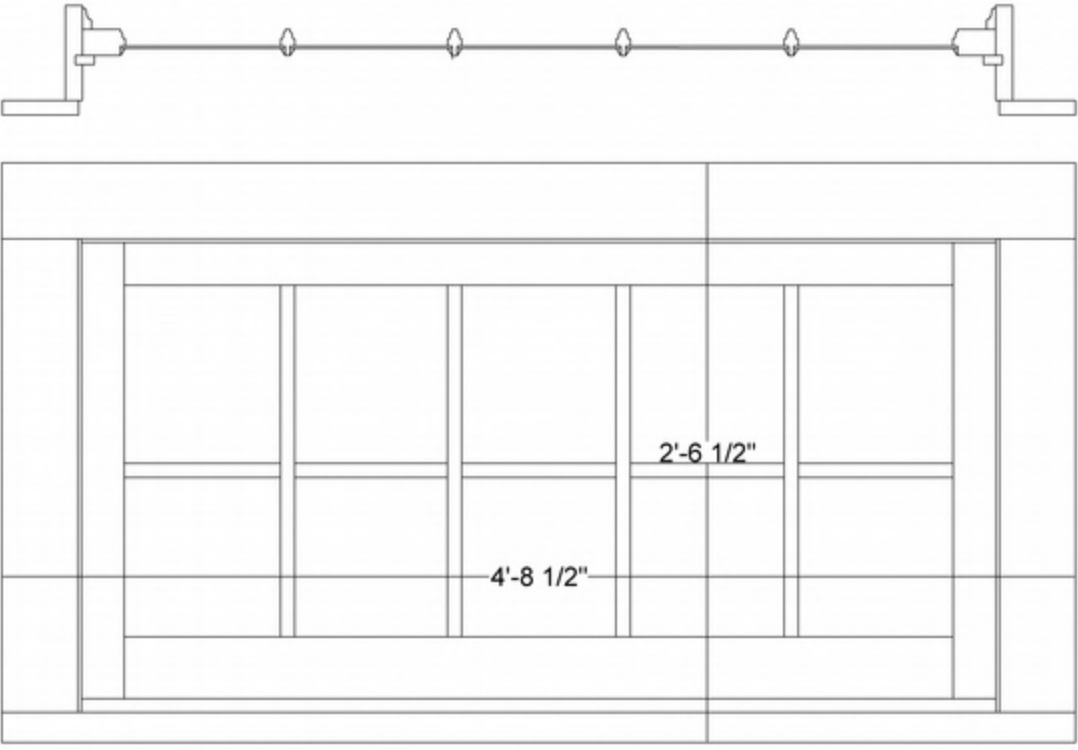


*Illustration 23: Current Front Porch Window (February 9, 2019) – Replaced after 1970 with Plexiglass fixed window,*



SPECIFICATION	
<b>FRAME</b>	
JAMB DEPTH:	6"
JAMB:	
W/JAMB TNG THK:	
OPERATOR:	FIXED
H/W COLOR:	TRD
SASH STOP:	PB
SCREEN TYPE:	
SCREEN MESH:	
<b>EXTERIOR TRIM</b>	
STYLE:	
SILL PROJ:	2"
SILL HORN:	
SILL FACE:	
<b>DOOR/ SASH</b>	
SASH THK:	1 3/8"
STYLE FACE:	2"
TOP RAIL FACE:	2"
BTM RAIL FACE:	3"
BEADING TYPE:	
BEADING SIZE:	
<b>GLAZING</b>	
TYPE(S):	Tempered
GLASS THICKNESS:	1/8"
LOW E SURFACE:	
SPACER BAR:	
AIR METHOD:	
TAPE COLOR:	
W/STRP COLOR:	





REF. # :	SPECIES : Douglas Fir	
CUSTOMER: Inman	FINISH :	
SALESMAN: Mackenzie Strawn	REV. : 2.23.18	SERIES : FIXED SASH
LOCATION : Court St	QTY :	SCALE : 1"=1'      DATE: 12/18/2016

Illustration 24: Front Porch Window - Stayton Windows Shop Drawing

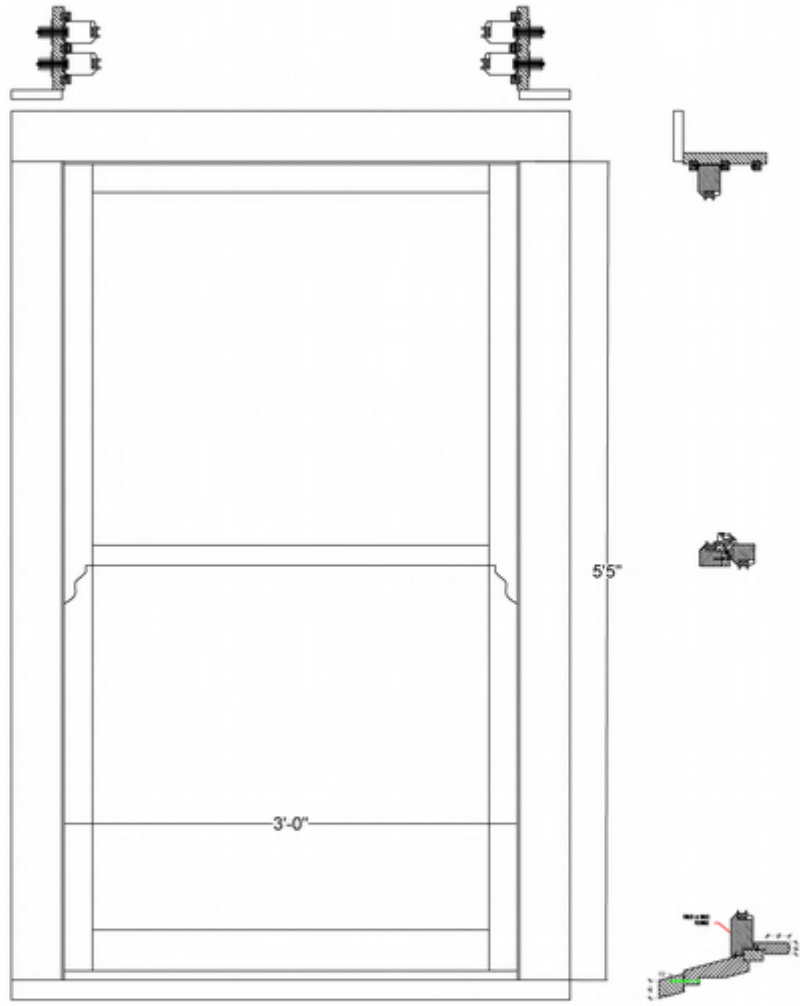
## 7C. Back Bedroom Window

Another vinyl window (on the right) on the south wall of the original structure to be replaced with wood sash window matching existing windows.



*Illustration 25: Back Bedroom Vinyl Window*

SPECIFICATION	
<b>FRAME</b>	
JAMB DEPTH:	6"
JAMB:	
W/AMB TNG THK:	
OPERATOR:	Double Hung Pullman Balance
H/W COLOR:	180
SASH STOP:	pb
SCREEN TYPE:	
SCREEN MESH:	
<b>EXTERIOR TRIM</b>	
STYLE:	
SILL PROF:	2"
SILL HORN:	
SILL FACE:	
<b>DOOR/ SASH</b>	
SASH THK:	1 3/4"
STILE FACE:	2"
TOP RAIL FACE:	2"
BTM RAIL FACE:	3"
BEADING TYPE:	180
BEADING SIZE:	1/2" x 1/2"
<b>GLAZING</b>	
TYPE(S):	Tempered
GLASS THICKNESS:	4mm / 1/2"00
LOW E SURFACE:	Coated 272
SPACER BAR:	Super Spacer
AIR METHOD:	Argon
TAPE COLOR:	Liquid Glass
W/S/DRP COLOR:	



REF. # :		SPECIES :	Douglas Fir
CUSTOMER :	Inman	FINISH :	
SALESMAN :	Mackenzie Strawn	REV. :	2.23.18
LOCATION :	Court St	QTY :	
		SERIES :	Double Hung
		SCALE :	1"=1'
		DATE :	12/18/2016

Illustration 26: Back Bedroom Window - Stayton Windows Shop Drawing

## 8. Back yard fencing

The existing wooden fencing would be replaced with tight-fitting cedar boards facing away from the interior of the property. The access gate on the east end of the garage would be replaced with an access gate at the west end of the garage. Illustration 29 depicts the following segments:

A – from the southeast corner of 1552 Court Street NE (Sturzinger) to a corner set 7' south of the garage

A<sup>1</sup> – 2-3 feet running north from the western corner of Segment A into the wrought iron fence

B – from the southwestern area of the garage to the corner in the alley, approximately 7'. There will be a gate on this segment

C – from the southeast face of the garage approximately 7' south to the alley. There currently is a gate here and the new fence may or may not have a gate here.

D – from the southwest corner of 1582 Court Street NE (Escobar/Barrajas) north to the corner where Segment C meets, This segment will consist of two swinging gates that open south to allow for occasional ingress and egress of equipment.

E - from the southwest corner of 1582 Court Street NE (Escobar/Barrajas) along the property line approximately 29'. There is an existing walnut tree in the path of this fence.

F – From the northwest corner of the garage directly east until meeting Segment E. This segment will consist of 2 swinging gates opening north.

The material will be cedar either left natural, treated or painted white. The height will be 7 feet; there will be no lattice.



*Illustration 27: Backyard Fence on Alley looking west*



*Illustration 28: Backyard Fence on Alley Looking East*





# Attachment D



**From:** Aaron Panko  
**Sent:** Wednesday, February 27, 2019 2:05 PM  
**To:** Kirsten Straus  
**Cc:** Kimberli Fitzgerald  
**Subject:** RE: Request for Comments for Case No. HIS19-07 for 1566 Court St NE

Assessor's records indicate the main building is approximately 1,852 square feet. In the RD zone, the maximum floor area for all accessory structures is 50 percent of the main building gross area. For this property, the maximum floor area allowance is 926 sf, the existing detached garage is approximately 624 sf, and the proposed greenhouse is approximately 264 sf, for a total of 888sf, less than the maximum.

The maximum rear lot coverage for accessory structures is 25 percent, the rear yard is approximately 4,276 square feet, the maximum rear yard coverage allowance is 1,069 sf. Lot coverage is okay. The height and setbacks are okay too.

Let me know if you have any questions,

**Aaron Panko**

*Planner III*

City of Salem | Community Development Department

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[apanko@cityofsalem.net](mailto:apanko@cityofsalem.net) | 503-540-2356

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