



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Class 2 Minor Historic Design Review Case No. HIS22-22
PROPERTY LOCATION:	750 Leffelle St SE, Salem OR 97302
NOTICE MAILING DATE:	August 17, 2022
PROPOSAL SUMMARY:	A proposal to replace the existing windows throughout the Steward House.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Wednesday, August 31, 2022. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
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
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> South Central Association of Neighbors (SCAN), Roz Shirack, Land Use Chair; Email: rozshirack7@gmail.com . South Central Association of Neighbors (SCAN), Jon Christenson, Historic Preservation, Parks & Gardens, Chair, Email: friendsofhistoricsalem@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) SRC 230.030(b) – Windows Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Elizabeth Reeves
APPLICANT(S):	Elizabeth Cutler
PROPOSAL REQUEST:	Class 2 Minor Historic Design Review of a proposal to replace the existing single paned windows with double paned wood clad windows throughout the Steward House (1962), a non-contributing resource within the Gaiety-Hill Bush's Pasture Park Historic District, zoned RS (Single Family Residential), and located at 750 Leffelle Street SE, Marion County Assessors Map and Tax Lot number: 073W34AB01000.
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period 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.</p>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22 114396. Paper copies can be obtained for a reasonable cost.

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>

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

REQUEST FOR COMMENTS

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

REGARDING: Class 2 Minor Historic Design Review Case No. HIS22-22

PROJECT ADDRESS: 750 Leffelle St SE, Salem OR 97302

AMANDA Application No.: 22-114396-PLN

COMMENT PERIOD ENDS: August 31, 2022

SUMMARY: A proposal to replace the existing windows throughout the Steward House.

REQUEST: Class 2 Minor Historic Design Review of a proposal to replace the existing single paned windows with double paned wood clad windows throughout the Steward House (1962), a non-contributing resource within the Gaiety-Hill Bush's Pasture Park Historic District, zoned RS (Single Family Residential), and located at 750 Leffelle Street SE, Marion County Assessors Map and Tax Lot number: 073W34AB01000.

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Wednesday, August 31, 2022, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Kimberli Fitzgerald, Historic Preservation Officer, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2397; E-Mail: kfitzgerald@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

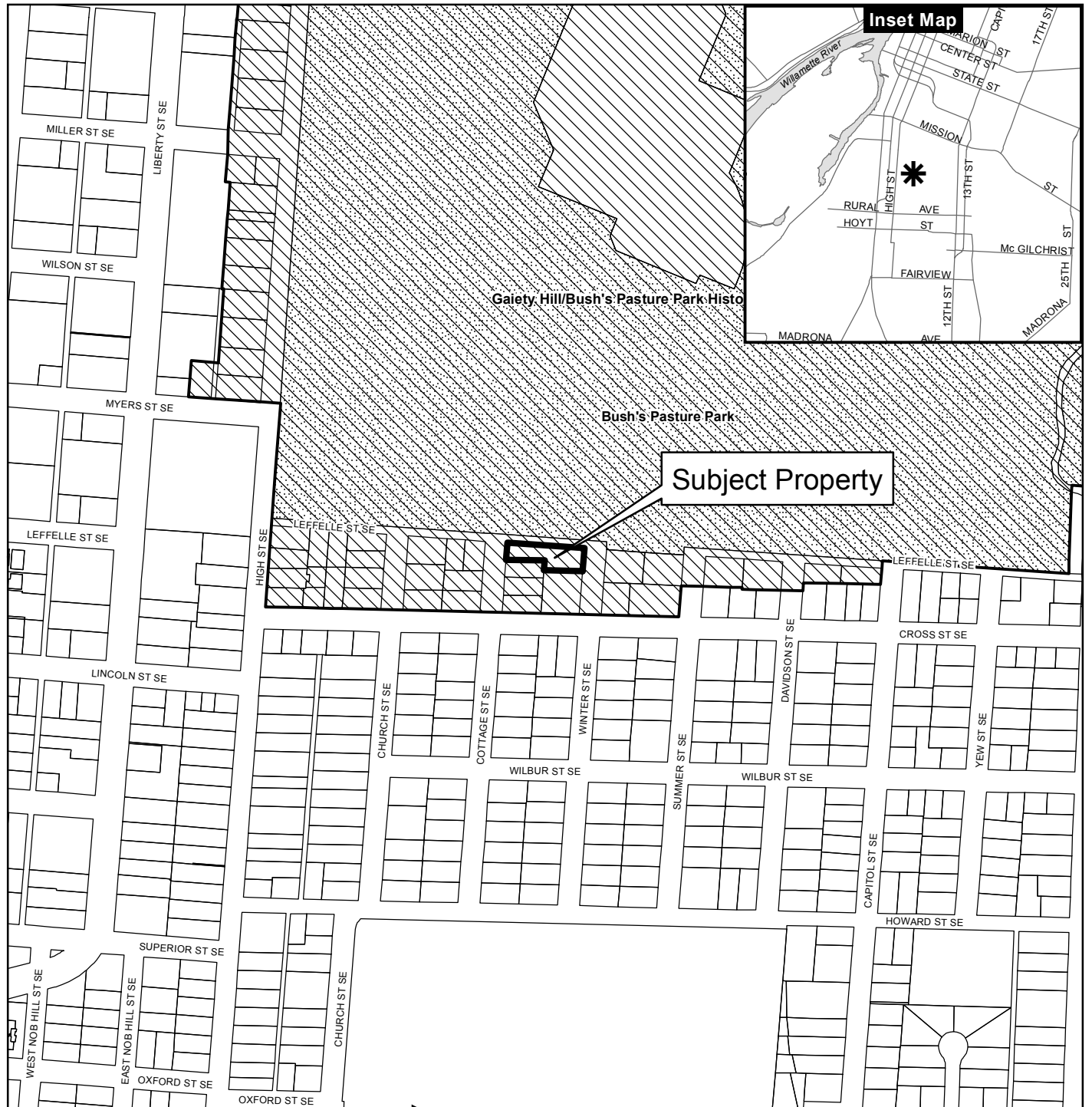
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907









Vicinity Map

750 Leffelle Street SE (073W34AB01000)



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.

0 100 200 400 Feet



Historic Alteration Review WorksheetSite Address: 750 LEFFELLE ST SE SALEM, OREGON 97302Resource 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: 19

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 NoProject's Existing Material: WOOD Project's New Material: SITELINE CLAD-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:

SINGLE PANE WINDOWS WILL BE REPLACED WITH DOUBLE PANE. THE EXISTING WOOD WINDOWS WILL BE REPLACED CLAD-WOOD WHICH WILL BE MORE DURABLE, BUT LOOK LIKE EXISTING WINDOWS.

Signature of Applicant

Date Submitted/Signed

Jeremy Anderson

QUOTE BY : Jeremy Anderson

SOLD TO : Reeves, Merle

PO# :

Ship Via : Ground

QUOTE # : JW2207008F1 - Version 0

SHIP TO :

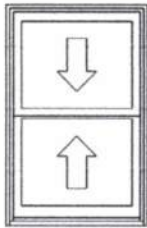
PROJECT NAME:

REFERENCE :

U-Factor Weighted Average: 0.27

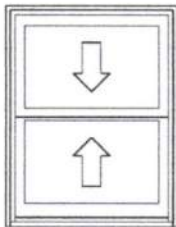
SHGC Weighted Average: 0.27

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Siteline Clad Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 30 1/8 X 45 3/4 Ivory Exterior, Natural Interior, No Trim/No Nail Fin, 3 1/4 Jamb, 14 Deg Sill, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunStable with HeatSave Annealed Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Ivory Screen, 3 1/2" Bottom Rail IGThick=0.698(3/32 / 3/32), Clear Opening:25.8w, 18.9h, 3.4 sf U-Factor: 0.27, SHGC: 0.26, VLT: 0.49, CR: 49.00, CPD: JEL-N-903-00571-00001 PEV 2022.2.0.3871/PDV 6.642 (06/13/22)NW	\$1,265.14	15	\$18,977.10



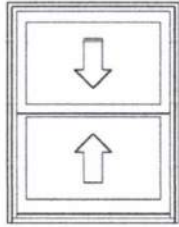
Viewed from Exterior. Scale: 1/2" = 1'

Line 2	Baths	Siteline Clad Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 30 1/8 X 37 1/2 Ivory Exterior, Natural Interior, No Trim/No Nail Fin, 3 1/4 Jamb, 14 Deg Sill, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunStable Matte Frost (Acid Etch) Tempered Glass, Neat, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Ivory Screen, 3 1/2" Bottom Rail IGThick=0.726(1/8 / 1/8), Clear Opening:25.8w, 14.8h, 2.6 sf U-Factor: 0.31, SHGC: 0.33, VLT: 0.49, CR: 60.00, CPD: JEL-N-903-00700-00004 PEV 2022.2.0.3871/PDV 6.642 (06/13/22)NW	\$1,769.10	2	\$3,538.20
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Viewed from Exterior. Scale: 1/2" = 1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 3	Laundry	Siteline Clad Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 30 1/8 X 37 1/2 Ivory Exterior, Natural Interior, No Trim/No Nail Fin, 3 1/4 Jamb, 14 Deg Sill, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunStable with HeatSave Tempered Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Ivory Screen, 3 1/2" Bottom Rail IGThick=0.726(1/8 / 1/8), Clear Opening:25.8w, 14.8h, 2.6 sf U-Factor: 0.27, SHGC: 0.26, VLT: 0.48, CR: 48.00, CPD: JEL-N-903- 00701-00001 PEV 2022.2.0.3871/PDV 6.642 (06/13/22)NW	\$1,405.17	2	\$2,810.34
			Total:		\$25,325.64



Viewed from Exterior. Scale: 1/2" = 1'

Total Units: 19

 **Auralast** Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.



