



# HEARING NOTICE

## 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*

<b>CASE NUMBER:</b>	Class 3 Major Historic Design Review Case No. "HIS23-04"
<b>PROPERTY LOCATION:</b>	1889 Court St NE, Salem OR 97301
<b>SUMMARY:</b>	A proposal to add a new side dormer, window, skylights and door on the exterior of the Haag House(1929) garage.
<b>HEARING INFORMATION:</b>	<u>Historic Landmarks Commission, April 20, 2023 at 5:30 p.m. <b>Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</b></u>  To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: <a href="http://bit.ly/planningpublicmeetings">http://bit.ly/planningpublicmeetings</a>
<b>HOW TO PROVIDE TESTIMONY:</b>	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <u>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</u>
<b>CASE MANAGER:</b>	<b>Kimberli Fitzgerald, Historic Preservation Officer</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: <a href="mailto:kfitzgerald@cityofsalem.net">kfitzgerald@cityofsalem.net</a> .
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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>  Northeast Neighbors (NEN), Laura Buhl, Land Use Co-Chair; Email: <a href="mailto:buhl1@yahoo.com">buhl1@yahoo.com</a> . Northeast Neighbors (NEN), Joan Lloyd, Historic Land Use; Email: <a href="mailto:jello879@gmail.com">jello879@gmail.com</a> .
<b>STAFF REPORT:</b>	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website under Agendas and Minutes:  <a href="https://www.cityofsalem.net/government/boards-commissions/commissions/historic-landmarks-commission">https://www.cityofsalem.net/government/boards-commissions/commissions/historic-landmarks-commission</a>
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	Salem Revised Code (SRC) Chapter(s) 230.025(g) - Alterations and Additions; and 230.025(e)(3) - Skylights  Salem Revised Code (SRC) is available to view at this link: <a href="http://www.cityofsalem.net/src">www.cityofsalem.net/src</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>OWNER(S):</b>	Josh Edelman
<b>APPLICANT / AGENT(S):</b>	Josh Edelman
<b>PROPOSAL / REQUEST:</b>	A Class 3 Major Historic Design review of a proposal to add a new side dormer, window, skylights and door on the exterior of the Haag House(1929) garage, a historic contributing accessory structure in the Court Chemeketa Historic District in the RS (Single Family Residential) zone, and located at 1889 Court Street NE- 97301 (Marion County Assessor Map and Tax Lot Number: 073W26AC04800).
<b>HEARING PROCEDURE:</b>	<p>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. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>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.</p> <p>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.</p>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 23 106370. Paper copies can be obtained for a reasonable cost.
<b>NOTICE MAILING DATE:</b>	March 31, 2023

**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>

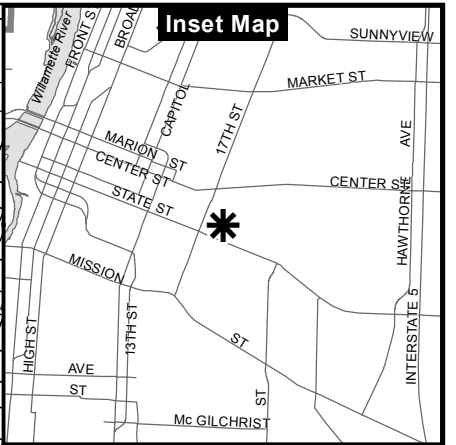
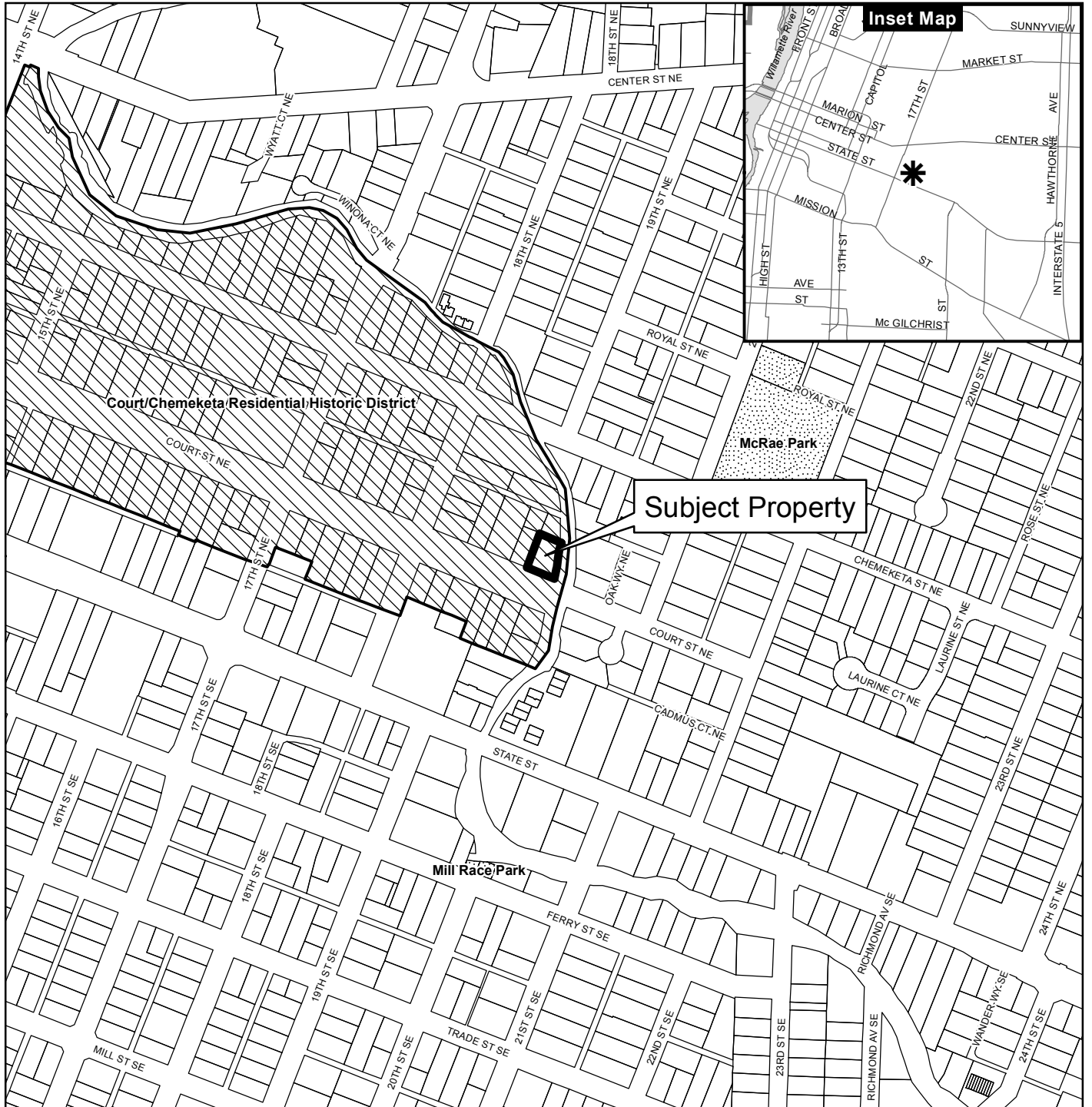
*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem 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*

# Vicinity Map

## 1889 Court Street NE (073W26AC04800)



### Legend

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

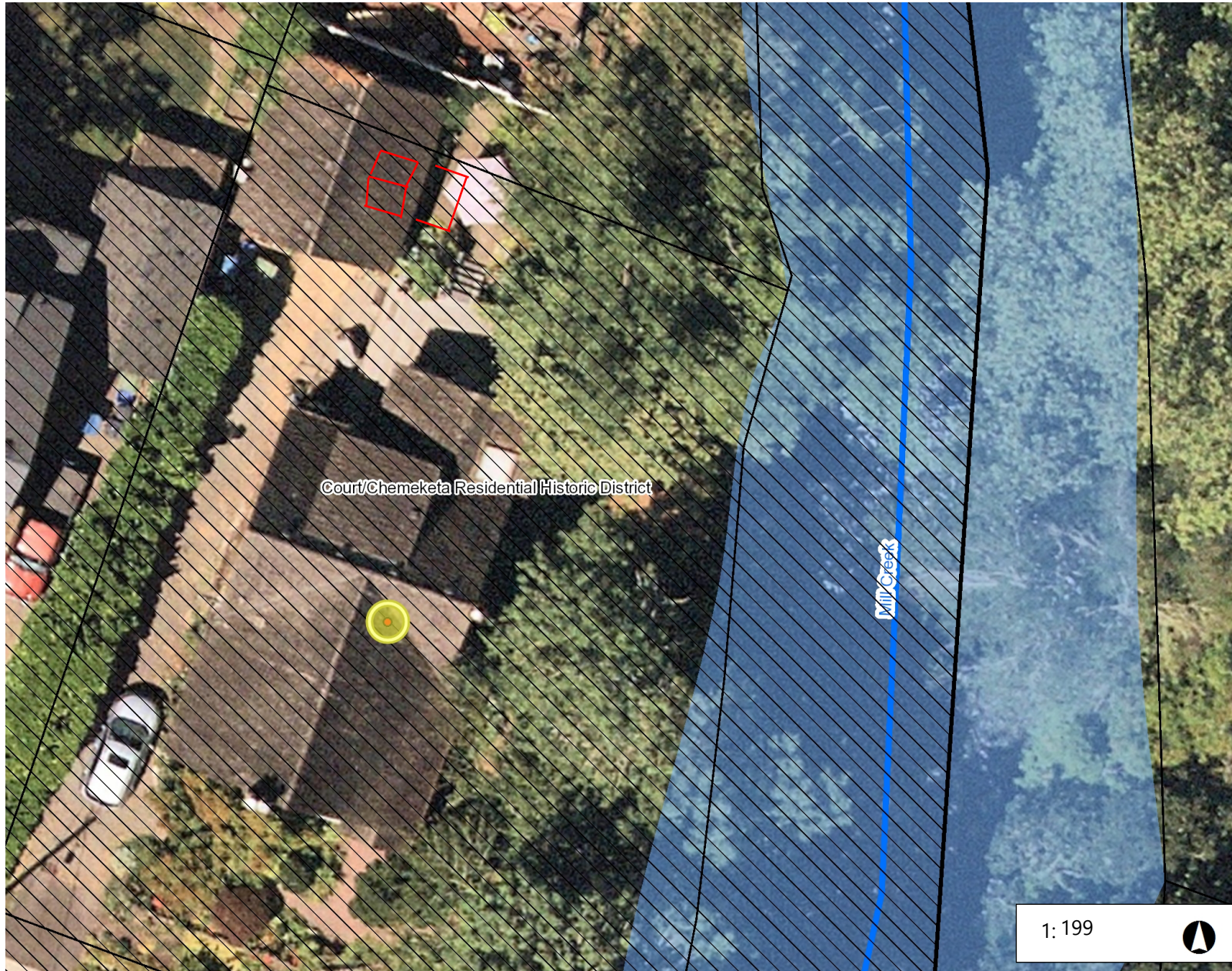
0 100 200 400 Feet



  
**CITY OF Salem**  
 AT YOUR SERVICE  
 Community Development Dept.

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.

Proposal:  
New porch,  
Porch awning and  
dormer



Legend

- Centerline (Labels)
- Historic Buildings
- ▨ Historic Districts
- ▭ Annexations (delayed)
- Taxlots
- Creeks
  - 50 - 200
  - 200 - 640
  - 640 - 6400
  - GT 6400
- Hydrology
- Street Class
  - Future Minor Arterial
  - Future Collector
  - Major Arterial
  - Minor Arterial
  - Parkway
  - Collector
  - Highway/Freeway
- Overlay Zones
  - ▨ Overlay Zones
  - ▨ Compact Development Overlay Zor
  - ▨ Mixed-Use Overlay Zone
- ▭ Urban Growth Boundary
- ▭ City Limit

1:199



0.01 0 0.00 0.01 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Salem, Oregon

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

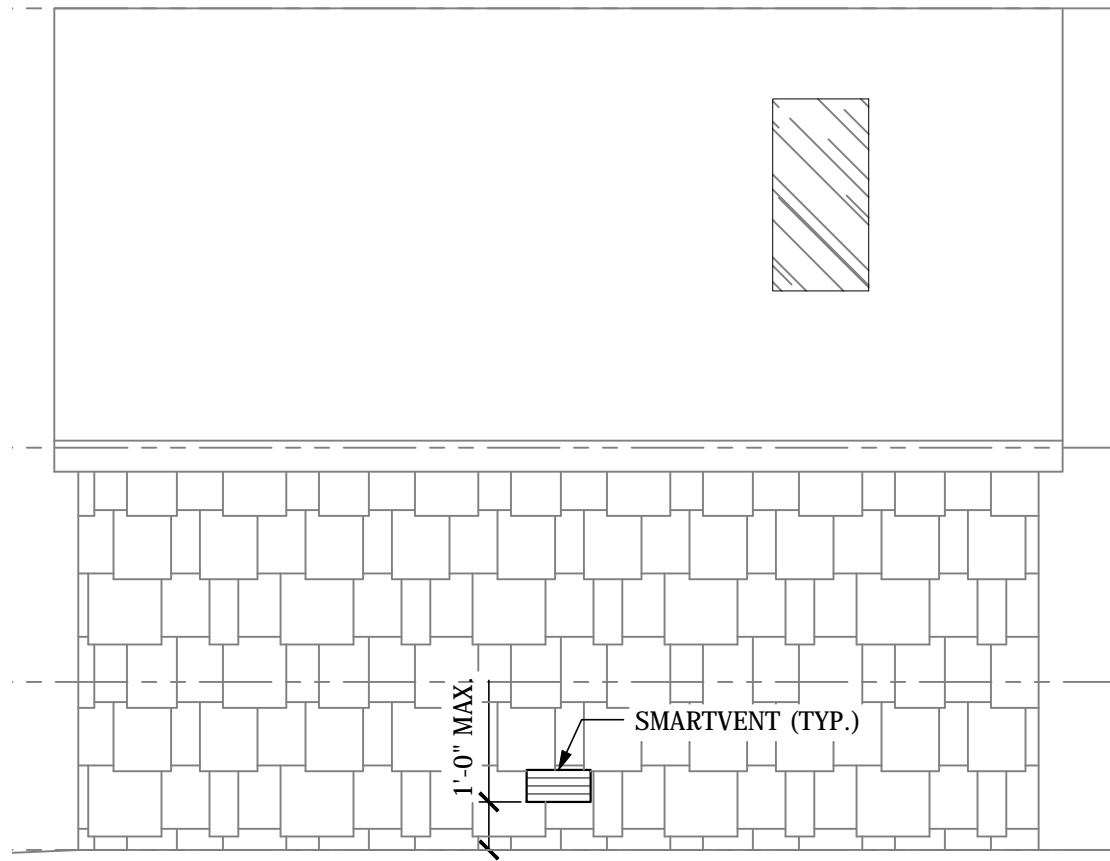
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

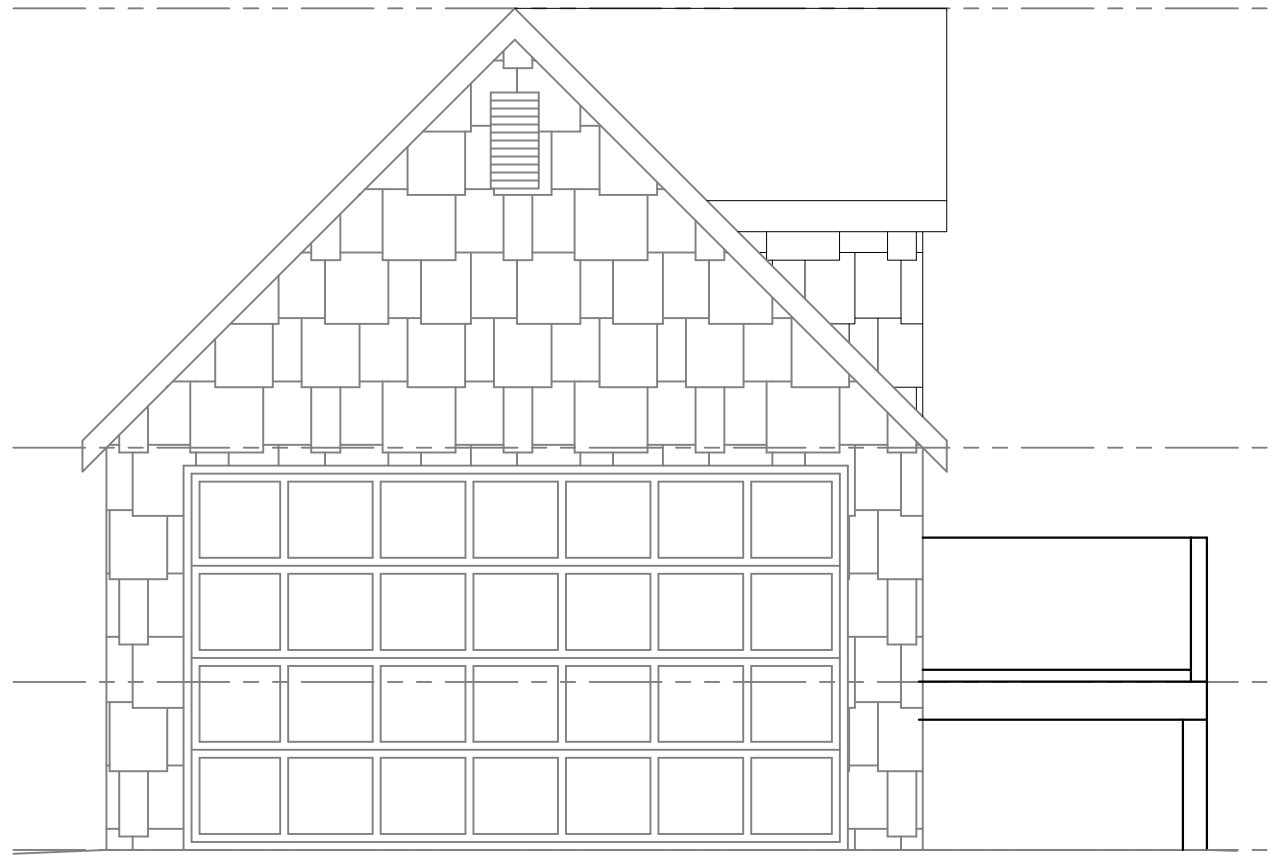
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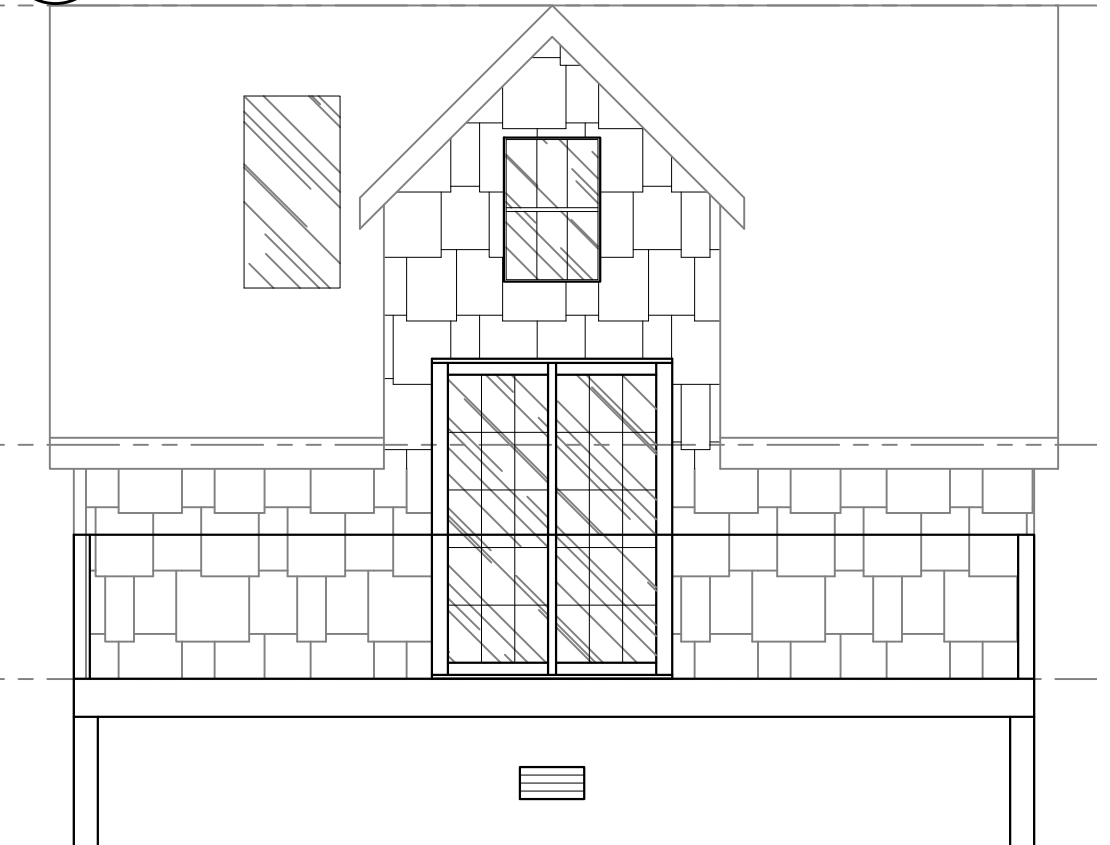
1889 Court St NE- View from Court Street NE



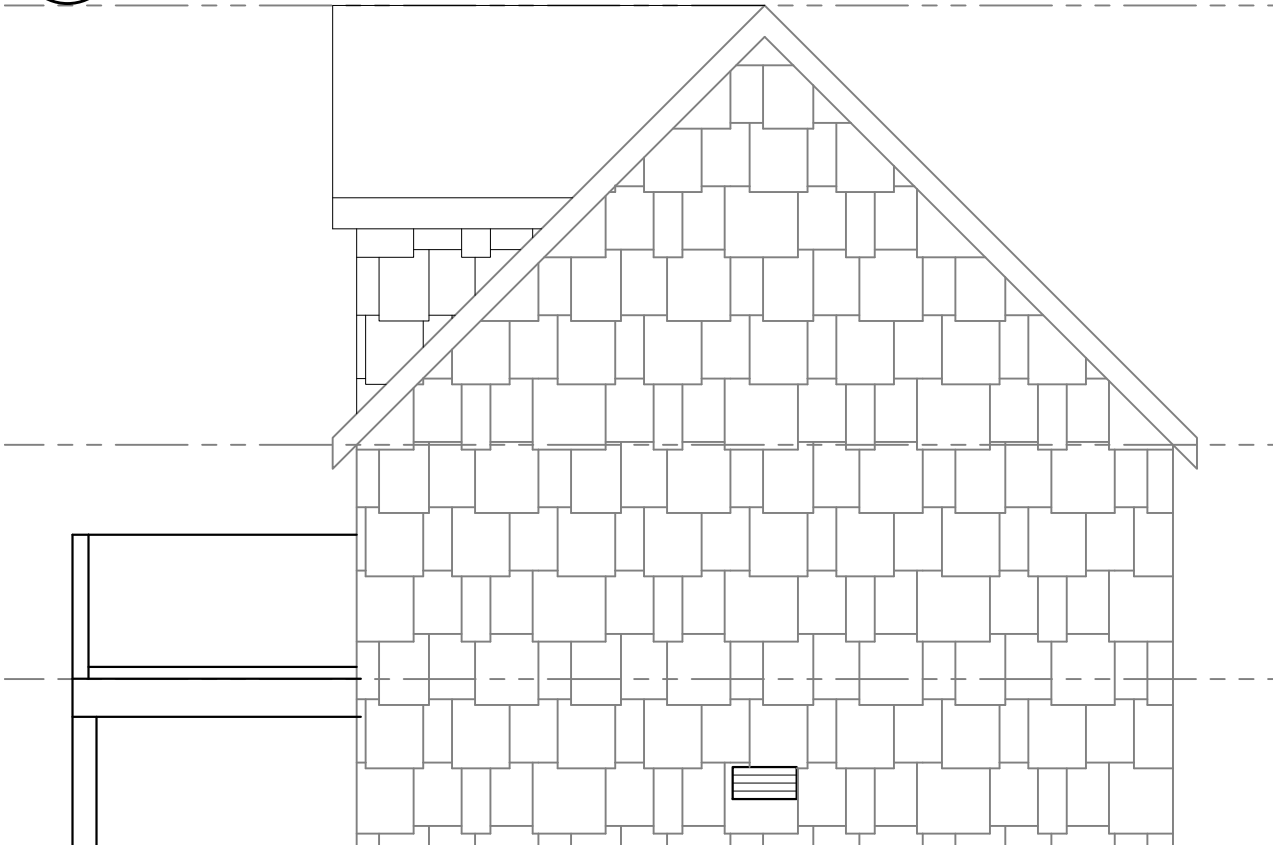
1 LEFT ELEVATION  
1 SCALE 1/4" = 1'-0"



2 FRONT ELEVATION  
1 SCALE 1/4" = 1'-0"



3 RIGHT ELEVATION  
1 SCALE 1/4" = 1'-0"



4 REAR ELEVATION  
1 SCALE 1/4" = 1'-0"

DRAFTING:  
Corvalls CAD Services  
**CCS** COMPUTER-AIDED  
DRAFTING AND DESIGN  
P.O. Box 2237  
Corvallis, Oregon 97339  
Phone: (541) 734-2714  
email: ccs@ccsds.com

PROJECT #: 223422075

BUILDER:  
D & D Custom Construction

PO Box 641  
Albany, Oregon 97321  
Phone: 503-871-6739 Fax:  
email: fawcett@bbn.com

PROJECT: SHEET:

1889 Court Street NE ADU Conversion

Elevations

PROJECT LOCATION:  
Map 073W26AC Tax Lot 4800  
1889 Court Street NE  
Marion County  
Salem, Oregon 97301

DRAWING STATUS:  
DRAWINGS WITH A "PRELIMINARY" STATUS  
ARE NOT TO BE USED FOR CONSTRUCTION

DESIGN OF THIS STRUCTURE IS INTENDED  
TO COMPLY WITH THE CURRENT OREGON  
RESIDENTIAL SPECIALTY CODE. BUILDER  
SHALL ENSURE THAT ALL CONSTRUCTION  
CONFORMS TO THIS AND ANY OTHER  
ADDITIONAL CODES THAT APPLY.

SHEET #  
**1**

**230.025(g) Alterations and Additions.** *Additions to and alterations of the historic contributing building is allowed.*

**(1) Materials.** *Materials for alterations or additions:*

**(A)** *Building materials shall be of traditional dimensions.*

**(B)** *Material shall be of the same type, quality and finish as original material in the building.*

**(C)** *New masonry added to a building shall, to the greatest extent feasible, match the color, texture and bonding pattern of the original masonry.*

**(D)** *For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.*

Applicant RESPONSE: No new masonry is proposed as part of this alteration, so 230.025(g)(C) does not apply. While a small amount of original material will be removed to create openings for the new skylight and the new access door, overall original material will be retained to the maximum extent possible, meeting 230.025(g)(1)(D).

The proposed materials associated with the alterations to the historic contributing garage include:

1. New side slider. The new door will be made of composite wood material and manufactured by MP Doors. This door meets 230.025(g)(1)(A) as its dimensions are 72” by 80”, which is a traditional dimension for a residential slider.
2. New porch covering and porch. The new porch awning will be custom designed and made of wood. The new porch will be custom designed and made of wood/cedar. Both the porch and porch awning meet 230.025(g)(1)(B) as the proposed material can be found on the exterior of the main house, and throughout the Court Chemeketa Historic District.

**(2) Design.** *Alterations or additions shall:*

**(A)** *Be located at the rear, or on an inconspicuous side, of the building.*

**(B)** *Be designed and constructed to minimize changes to the building.*

**(C)** *Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.*

**(D)** *Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.*

**(E)** *Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.*

**(F)** *Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building*

**(G)** *Be constructed with the least possible loss of historic materials.*

**(H)** *Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence shall not be added to the building.*

**(I)** *Be designed in a manner that makes it clear what is original to the building, and what is new.*

**(J)** *Be designed to reflect, but not replicate, the architectural styles of the period of significance.*

**(K)** *Preserve features of the building that has occurred over time and has attained significance in its own right.*

*(L) Preserve distinguishing original qualities of the building and its site.*

Applicant RESPONSE:

The proposed new porch and entry door are located on the interior side façade of the garage, meeting 230.025(g)(2)(A). While a small amount of original material will be lost to create the new openings for the door and the skylight, these are located on a secondary façade and an interior facing roof slope, no significant features will be impacted and these alterations will be minimally visible from Court Street NE, meeting 230.025(g)(2)(B),(D),(F),(G)and (L). The alterations will not increase the building footprint or the garage height, maintaining the garage's harmonious relationship with the main house and the overall historic district, meeting 230.025(g)(2)(C) and (E). The existing garage door will remain in place. No alteration.

The proposed new side entry, porch and porch cover, while compatible alterations are clearly new additions to the historic garage, as this type of feature was not a typical design feature of garages that were constructed during the period of significance for the district, meeting 230.025(g)(2)(H) and (I).



**230.025 (e)(3) Solar Panels, Rooftop Mechanical Devices, and Skylights.** *Solar panels and other rooftop mechanical structures may be added to historic contributing buildings.*

**(A) Materials.**

- (i) Non-reflective glass and metal panels are allowed.*
- (ii) Reflective glass and plastic frames are prohibited.*

Applicant Response: Install 2 skylights. Velux Fixed curb style skylight with tempered low E3 glass. Clad type is aluminum with a neutral gray finish. Glass is non-reflective. 22.5"x46.5" finished size to fit between existing roof rafters.

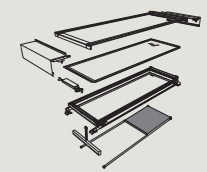
**(B) Design.**

- (iii) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.*

Applicant Response: Finished skylight will only stick up roughly 1 3/4" from finished roof. Very low profile skylight.

Attach Design rendering and spec sheet for proposed skylight(s).

Velux fixed skylight. Model # FCM 2246 0005



## Frame & Sash

The main structural profiles of VELUX modular skylights consist of pultruded composite, containing approximately 80% continuous fibreglass threads and 20% two-component polyurethane resin.

The composite guarantees high heat insulating performance (graph 1) and thermal stability (graph 2) as well as excellent profile stiffness (graph 3) and strength (graph 4). In combination, the characteristics of the VELUX composite gives the slim profiles self-supporting strength and an ability to support installations of considerable size.

In addition the material is maintenance-free, non-corrosive and electrical non-conductive.

In combination with low-energy glazing units the VELUX modular skylights are able to achieve one of the lowest overall U-values for frame and glazing assembly within the skylight market. The inner surface is treated with white paint as standard. Other colours are available to special order.



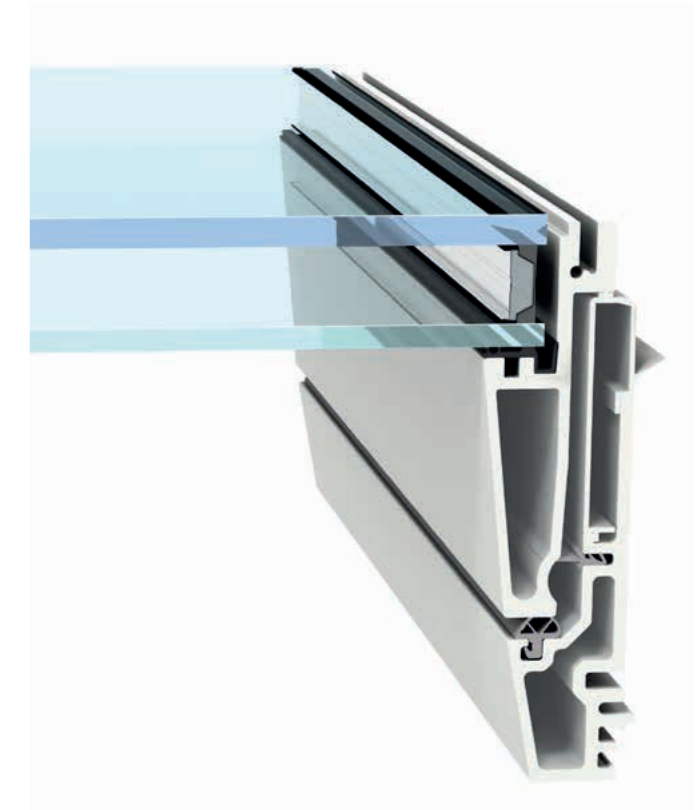
Frame and sash assembled

## Frame & Sash



**HFC**

Frame for fixed skylight module



**HVC**

Frame and sash for venting skylight module

[MP Doors](#)

## 72 in. x 80 in. Smooth White Left-Hand Composite Sliding Patio Door with 15-Lite GBG

★★★★★ (1683) [Questions & Answers \(1796\)](#)



Details

Exterior Color/ Finish	Hartford Green	Exterior Color/Finish Family	Green
Features	Argon Gas Filled, Egress, Insect Screen, Integrated Nail Fin, Paintable/Stainable	Frame Material	Wood Clad
Frame Type	Nail Fin	Glass Type	Energy Efficient Glass, Insulated Glass, Low-E Glass
Glazing Type	Double-Pane	Grid Pattern	Colonial
Grille Type	Grille Between Glass	Hardware Color/Finish Family	Bronze
Included	Grid, Screen	Interior Color/Finish Family	Unfinished Wood
Lock Type	Cam Action	Number of Grids	3 Wide 2 High
Number of Locks	1	Product Weight (lb.)	53.43 lb
Returnable	90-Day	Solar Heat Gain Coefficient	0.19
U-Factor	0.25	Window Type	Other
Window Use Type	New Construction, Replacement		

JELD-WEN

**33.375 in. x 60 in. W-2500 Series Green Painted Clad Wood**

**Double Hung Window w/ Natural Interior and Screen**

★★★★★ (14) Questions & Answers (33)

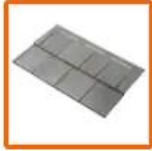


Hover Image to Zoom

Ply\_Gem

## Cedar Dimensions Shingle 24 in. Polypropylene Siding Sample in Shaded Gray

★★★★★ (40) Questions & Answers (65)



New Dormer – Shingle siding

# TruDefinition Duration Driftwood Algae Resistant Laminate Architectural Roofing Shingles (32.8 sq. ft. Per Bundle)

★★★★★ (18384) Questions & Answers (9)



New Dormer- shingles