



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. HIS23-08
PROPERTY LOCATION:	1315 High St SE, Salem OR 97302
NOTICE MAILING DATE:	June 2, 2023
PROPOSAL SUMMARY:	A proposal to replace windows on the exterior of the Eder House (1918).
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, June 16, 2023. 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: scanparks2023@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) 230.025(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):	Patricia Sieg
APPLICANT(S):	Patricia Sieg
PROPOSAL REQUEST:	Class 2 Minor Historic Design Review of a proposal to replace nineteen (19) windows on the secondary facades on the exterior of the Eder House (1918), a contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District, on property acres in .22 acres size, zoned RS (Single Family Residential), and located at 1315 High Street SE (Marion County Assessors Map and Tax Lot number: 07327CD-1300).
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: 23 108131. 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. HIS23-08

PROJECT ADDRESS: 1315 High St SE, Salem OR 97302

AMANDA Application No.: 23-108131-PLN

COMMENT PERIOD ENDS: June 16, 2023

SUMMARY: A proposal to replace windows on the exterior of the Eder House (1918).

REQUEST: Class 2 Minor Historic Design Review of a proposal to replace nineteen (19) windows on the secondary facades on the exterior of the Eder House (1918), a contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District, on property acres in .22 acres size, zoned RS (Single Family Residential), and located at 1315 High Street SE (Marion County Assessors Map and Tax Lot number: 07327CD-1300).

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. Friday, June 16, 2023, 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

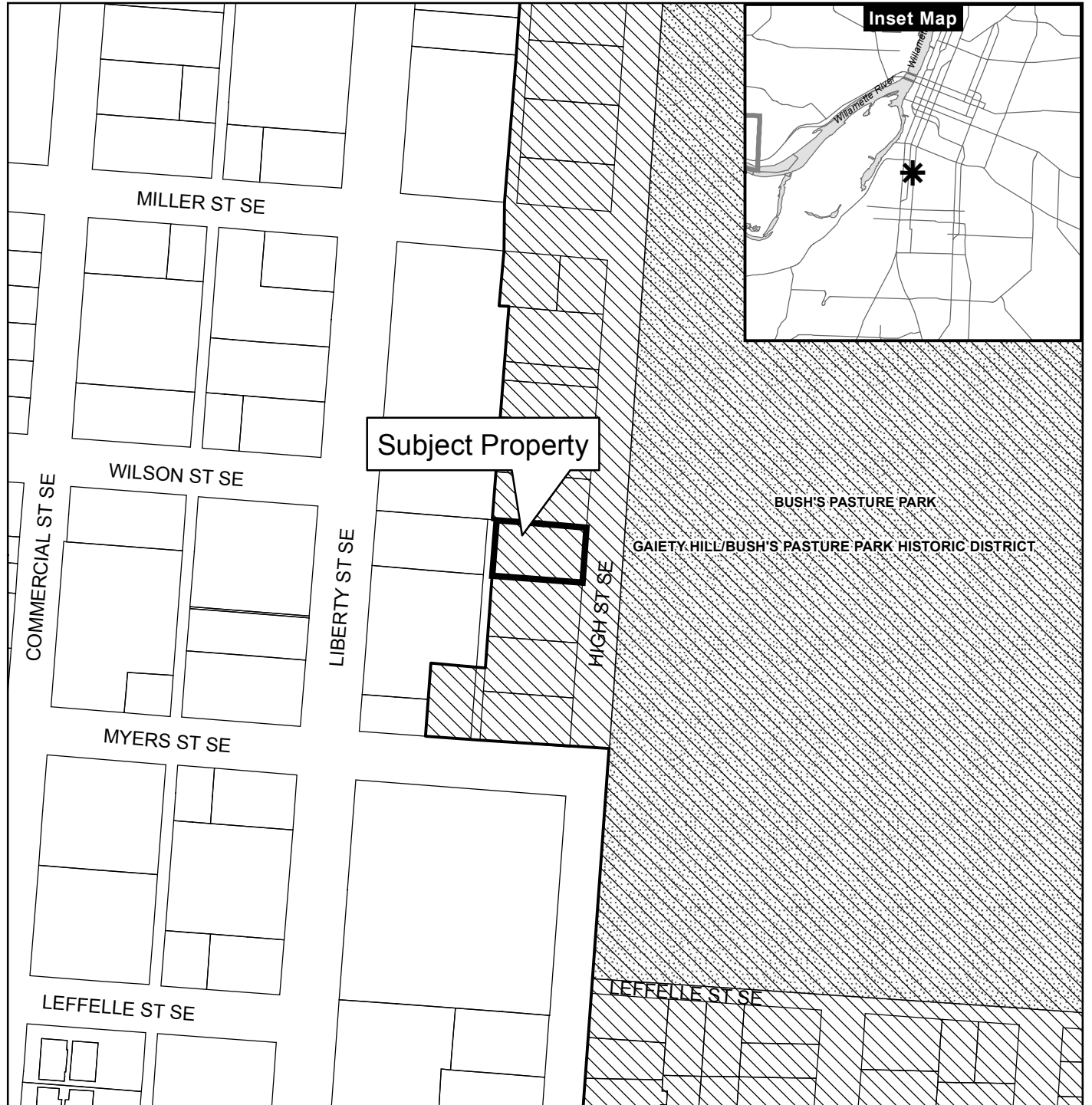
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

1315 High Street SE



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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Legend

- Centerline (Labels)
- Historic Buildings
- 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: 798



0.03 0 0.01 0.03 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

Enter notes here...

Historic Alteration Review Worksheet

Site Address: 1315 HIGH ST SE

Resource 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 No

Project's Existing Material: Wood, Single Pane Project's New Material: Wood Composite - Double pane

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:

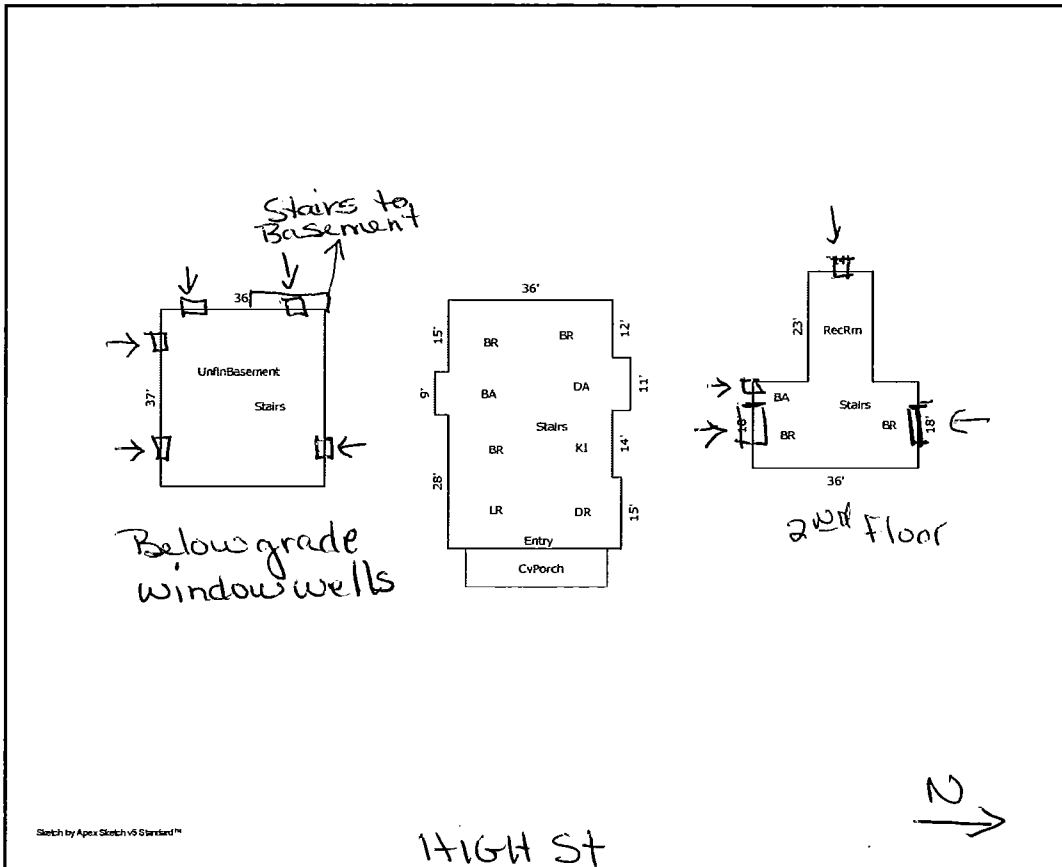
Replace Windows and Screens 2nd Story & Basement. Remove Awnings. Materials are paintable and Rot Resistant. Glass to be replaced with energy efficient double pane. Finished product will look the same as the original except screens will be inside.

[Signature]
Signature of Applicant

04/13/23
Date Submitted/Signed

Building Sketch

Borrower/Client	Sieg, Thomas & Patricia		
Property Address	1315 High St SE		
City	Salem	County Marion	State OR Zip Code 97302
Lender	U.S. Bank N.A.		



Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	First Floor	1973.00	1973.00	First Floor		
GLA2	Second Floor	970.00	970.00	36.0 x 12.0		432.00
BSMT	UnfinBasement	1332.00	1332.00	40.0 x 3.0		120.00
				1.0 x 39.0		39.00
				8.0 x 43.0		344.00
				38.0 x 15.0		570.00
				13.0 x 36.0		468.00
				Second Floor		
				36.0 x 18.0		648.00
				23.0 x 14.0		322.00
	Net LIVABLE Area	(rounded)	2943	8 Items	(rounded)	2943

Existing



North Face ↑

West Face ↓

South Face ↓



To whom it may concern,

Renewal by Andersen will be performing window replacement at 1315 High St SE Salem OR 97302. The house has old wooden windows which are in need of replacing. On homes like this we custom make our windows to be exactly like the originals. We perform a retrofit installation in which we retain all of the original exterior trim as well as the original interior trim on the home. The windows we will install on this home will be our red rock color so should look very similar to the originals. We will be replacing all of the windows in the upstairs which are all on the back of the house and the sides. We will also be replacing the basement windows.

The windows that we use are a wood composite material. We do not use a vinyl product or any wood clad product because the exterior appearance of these windows looks like plastic and the windows fail due to poor quality. Our wood composite material is painted so it looks exactly like a painted wood window and it is also waterproof and will never rot or bow and will not need replacing. On windows which have exterior grids or muntins we do full divided lite grids which are permanently attached to the window just like the originals.

We have done many houses just like this and some quite a bit older and more historic.

Here are some good examples below. The windows in the first image are on an old schoolhouse. The windows you see on the bottom were not done yet and are the originals. The windows on the top floor are our windows.




This Victorian Queen Anne house also has the red rock color windows we will be installing. These are all our wood composite windows even the small one next to the entry door.

Window Assessment – Exterior

Date:

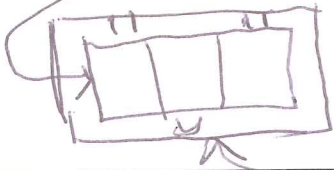
Building: 1315 HIGH St SE

	Location: North Basement
	Window Description: Hopper Style Opens In. Sealed Shut. Single pane x 3
	Sill: Fair - Some Rot In Lower Corner <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Frame/Trim: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Glazing Putty: _____ % to repair _____ % to replace _____
Dimensions of window: 47.5 x 21.5 Frame = 18.5 x 40 Each Pane = 11 x 13	Glazing: _____ <input checked="" type="checkbox"/> Old <input type="checkbox"/> New <input type="checkbox"/> Broken
Remarks: Water Comes in through This Window.	Hardware Description: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing

Window Assessment - Interior

Date: 4/2/2023 Building: 1315 High St SE

Water Intrusion between concrete and sill and between rail & Frame



Dimensions of window:

47.5 x 21.5

Frame = 18.5 x 40

3 Panes @ 11 x 13

Remarks: Change to Double pane sliding window. Replace Frame & Sill & Rails.

Location: North Basement

Window Description: Hopper Style opens Inward. Wood Unpainted. Single Paneled 3 panes - Fixed Shut.

Stool: Fair to Poor

- Remove paint
- Repair
- Replace

Frame/Pulley/Stiles: Fair

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: ~~None~~ Fair

- Remove paint
- Repair
- Replace

Trim: None

- Remove paint
- Repair
- Replace

Hardware Description: Sash lock

- Remove paint no paint
- Missing Rusty Hinges at top

Ropes/Chains: None

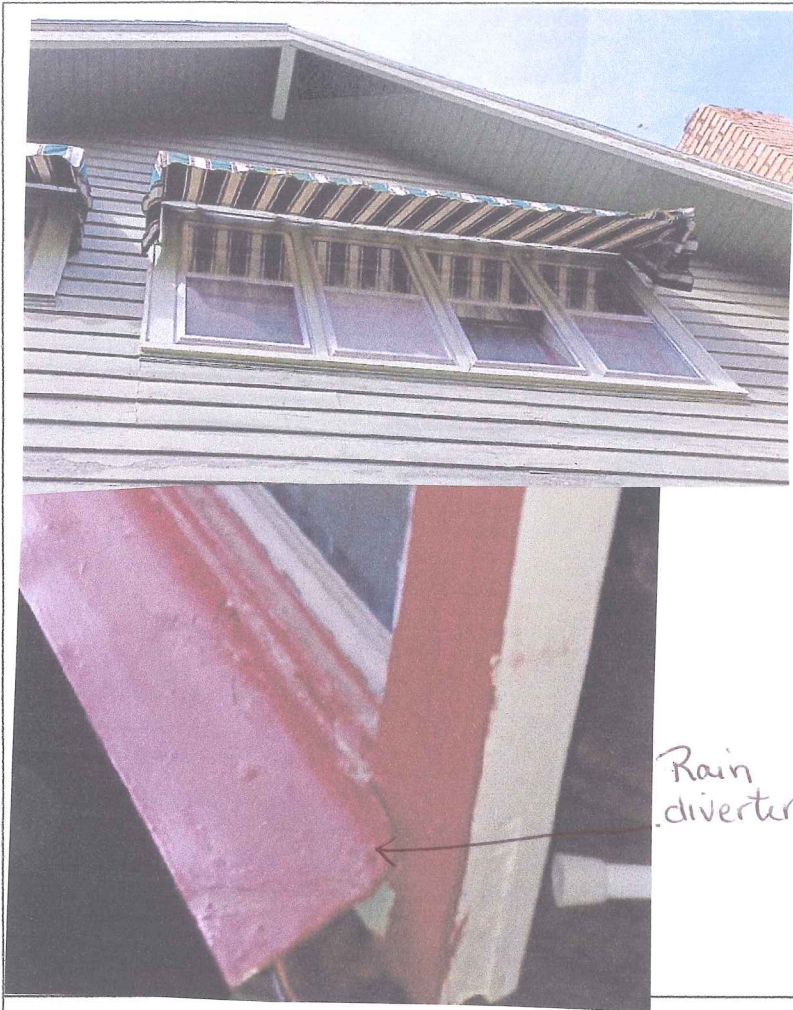
- Replace

Weatherstripping: None

- Replace

Window Assessment – Exterior

Date: 4/2/2023 Building: 1315 High St SE



Location: 2nd story
South bedroom

Window Description: Single pane bank of 4 casements opening in. Aluminum frame screen & storm windows. RAIN DIVERTER at base of frames

Sill: Fair

- Remove paint
- Repair
- Replace

Frame/Trim: ~~Good~~ Poor

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Good

- Remove paint
- Repair
- Replace

Glazing Putty: Good/Fair

% to repair _____

% to replace _____

Glazing: _____

- Old
- New
- Broken

Hardware Description: _____

- Remove paint
- Missing

Dimensions of window:

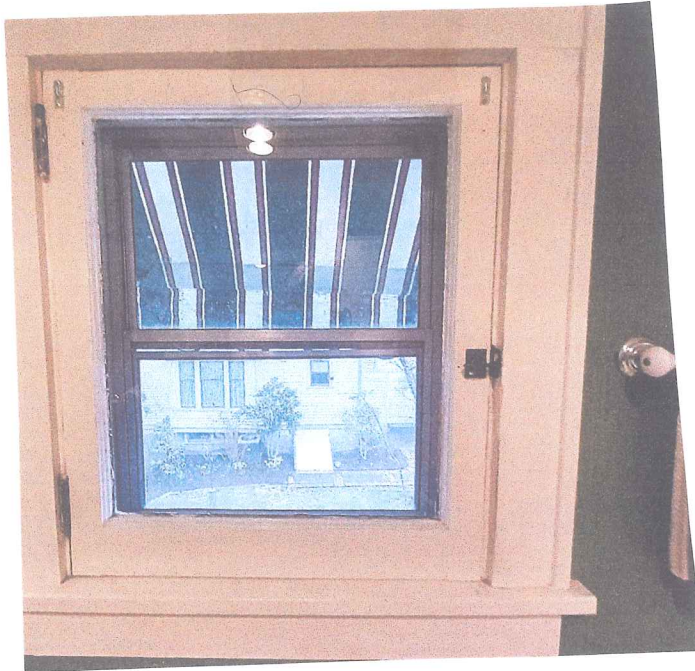
113 x 50
4 panes & frames at 40 x 24 each

Remarks: 2 center windows are fixed shut. 2 outer ones wont shut, or the wind shakes the hardware until it falls out. water intrusion at some point caused dry rot below the Apron. Awning is Rotting & has hole starting

Window Assessment – Interior

Date: _____

Building: 1315 High St



Location: South - Bath

Window Description: Wood Casement - opens inward Single Pane

Stool: Good

- Remove paint
- Repair
- Replace

Frame/Pulley/Stiles: Good

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Good

- Remove paint
- Repair
- Replace

Trim: Good

- Remove paint
- Repair
- Replace

Dimensions of window: 37 x 33"

Window Frame - 28 x 24

Hardware Description: Good

- Remove paint Sash lock
- Missing

Ropes/Chains: None

- Replace

Remarks: window in good shape would replace to be consistent age & material on two floor.
Remove & Replace Aluminum Frame
Storm/Screen Windows

Weatherstripping: None

- Replace