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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS16-08MOD1 / Amanda No. 16-114574-DR

NOTICE OF DECISION DATE: August 17, 2016

REQUEST: Minor Historic Design review to modify the administrative decision (HIS16-08) approving the replacement of an existing chain link fence with a newly designed wood fence. The applicant is not proposing any changes to the previously approved siding and window replacement on this contributing resource within the Gaiety Hill/Bush's Pasture Park Historic District, on property approximately 0.12 acres in size, zoned RS (Residential Single Family), and located at 540 Leffelle Street SE (Marion County Assessor's Map and Tax Lot number: 073W34AB-02700).

APPLICANT: Kathleen Tinsley

LOCATION: 540 Leffelle Street SE / 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.025 (a) Siding; 230.025 (j) fence

DECISION: Based upon the application materials deemed complete on August 16, 2016, and the findings as presented in this report, the application is **APPROVED**.

FINDINGS: The applicant proposes to replace a fence on a historic contributing resource. The applicant is proposing to amend the original request to extend the fence an additional 19 feet in order to enclose the rear and side yards with fencing, and add a gate. Staff determined that the following standards from SRC 230 are applicable to this project:

Fence

230.025 (j) Fences. Fences may be added to sites of historic contributing buildings, provided the fence will not result in the removal or destruction of site features identified as significant on the historic resource inventory for the district.

(1) Materials. The fence shall be constructed of traditional materials that were available during the period of significance.

Finding: The applicant's proposed replacement fence material is wood, a material available during the period of significance, thereby meeting SRC 230.025 (j)(1).

(2) Design. Fences shall be no taller than four feet in the front yard and no taller than six feet inside and rear yards.


Finding: The applicant's proposed fence will be no taller than six feet in the rear yard and side yards, thereby meeting SRC 230.025 (j)(2).

**NOTICE OF
DECISION**

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

CITY OF Salem
AT YOUR SERVICE

DECISION: Based upon the application materials deemed complete on August 16, 2016, and the findings as presented in this report, the application is APPROVED.


Kimberli Fitzgerald, AICP, Historic Preservation Officer
Planning Administrator Designee

kfitzgerald@cityofsalem.net; Phone: (503)540-2397

*This Decision becomes effective on, **September 2, 2016**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: August 16, 2016
Notice of Decision Mailing Date: August 17, 2016
Decision Effective Date: September 2, 2016
State Mandated Decision Date: December 13, 2016

Attachments:

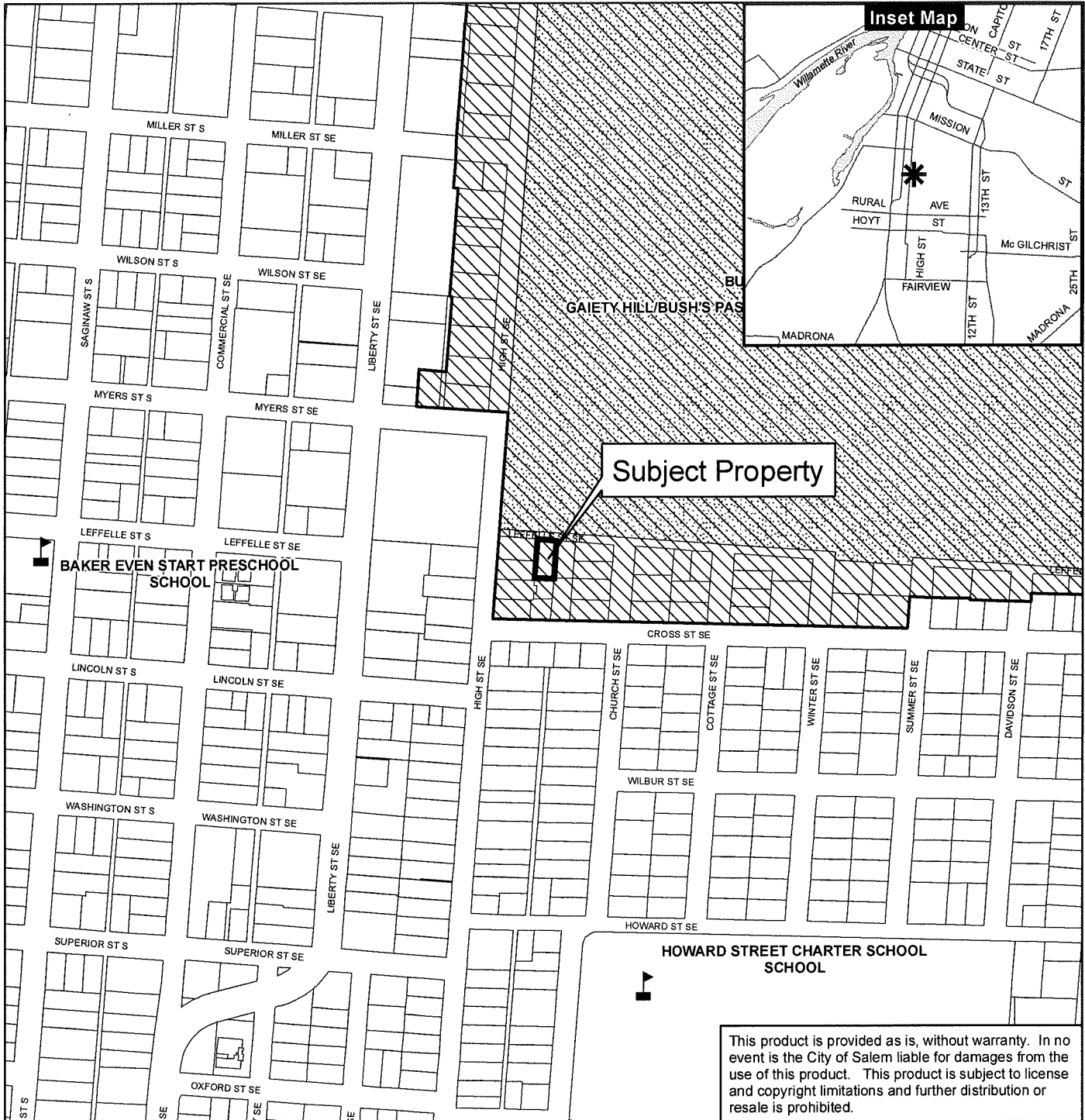
1. Vicinity Map
1. Applicants Submittal Materials
2. Proposed Fence Material
3. Decision HIS16-08

The rights granted by this decision must be exercised by September 2, 2018, 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., September 1, 2016**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (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 Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

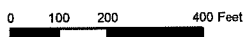
Vicinity Map 540 Leffelle Street SE

Taxlot: 073W34AB02700



Legend

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



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Application Type: Amend HIS 16-08 for change to fence previously approved

APPLICANT INFORMATION

(Check one box below for designated contact person regarding this application)

Applicant Name: Kathleen Tinsley Daytime Phone: 503-510-9075
 Mailing Address: 540 Leffelle St. SE Fax Number: N/A
 City/State: Salem, OR Zip: 97302 Email: kathyt362@gmail.com
 Agent: _____ Daytime Phone: _____
 Mailing Address: _____ Fax Number: _____
 City/State: _____ Zip: _____ Email: _____

PROPERTY INFORMATION

540 Leffelle St. SE Salem 97302 0.12 acre 073W34AB-02700
 (Street Address or Location of Subject Property) (Total Size of Subject Property) (Assessor Tax Lot Number)
Single Family Residence R5
 (Existing Use, Structures, and/or Other Improvements On Site) (Zoning) (Comp Plan Designation)

PROPOSED PROJECT INFORMATION

Replace fence on East side of property
 (Describe the Proposed Use or Development of Subject Property)

NEIGHBORHOOD ASSOCIATION:

CONTACTED? Yes No

The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.

Please reference Decision for Case HIS 16-08. Surrounding neighbors were contacted January & February 2016. Neighborhood Assoc was contacted Feb 16 & 19 2016
 (Describe Contact with the Affected Neighborhood Association) (Rose Walker, Date Contacted)

SALEM - KEIZER TRANSIT CONTACTED?

Yes No Ed Scan, Victor Decker

(Describe Contact with Salem - Keizer Transit) _____ Date Contacted _____

AUTHORIZATION BY PROPERTY OWNER(S) / APPLICANT

If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your land use application.

(Property owners and contract purchasers are required to authorize the filing of this application and must sign below)

- 1 All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- 2 I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.
- 3 I (we) hereby give notice of the following concealed or uncircumvented dangerous conditions on the property:

Kathleen Tinsley Kathleen Tinsley 08-01-16
 (Signature) (Print Name) (Date)
540 Leffelle St. SE Salem, OR 97302
 (Address - Include Zip)

 (Signature) (Print Name) (Date)

 (Address - Include Zip)

STAFF USE ONLY - DO NOT WRITE BELOW - STAFF USE ONLY

Received By	Date	Receipt No.
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Historic Alteration Review WorksheetSite Address: 540 LeFelle St SE, Salem, OR 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/Corice
 Masonry/Siding
 Storefront
 Window(s) Number of windows: _____

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: chain link Project's New Material: wood**Project Description**

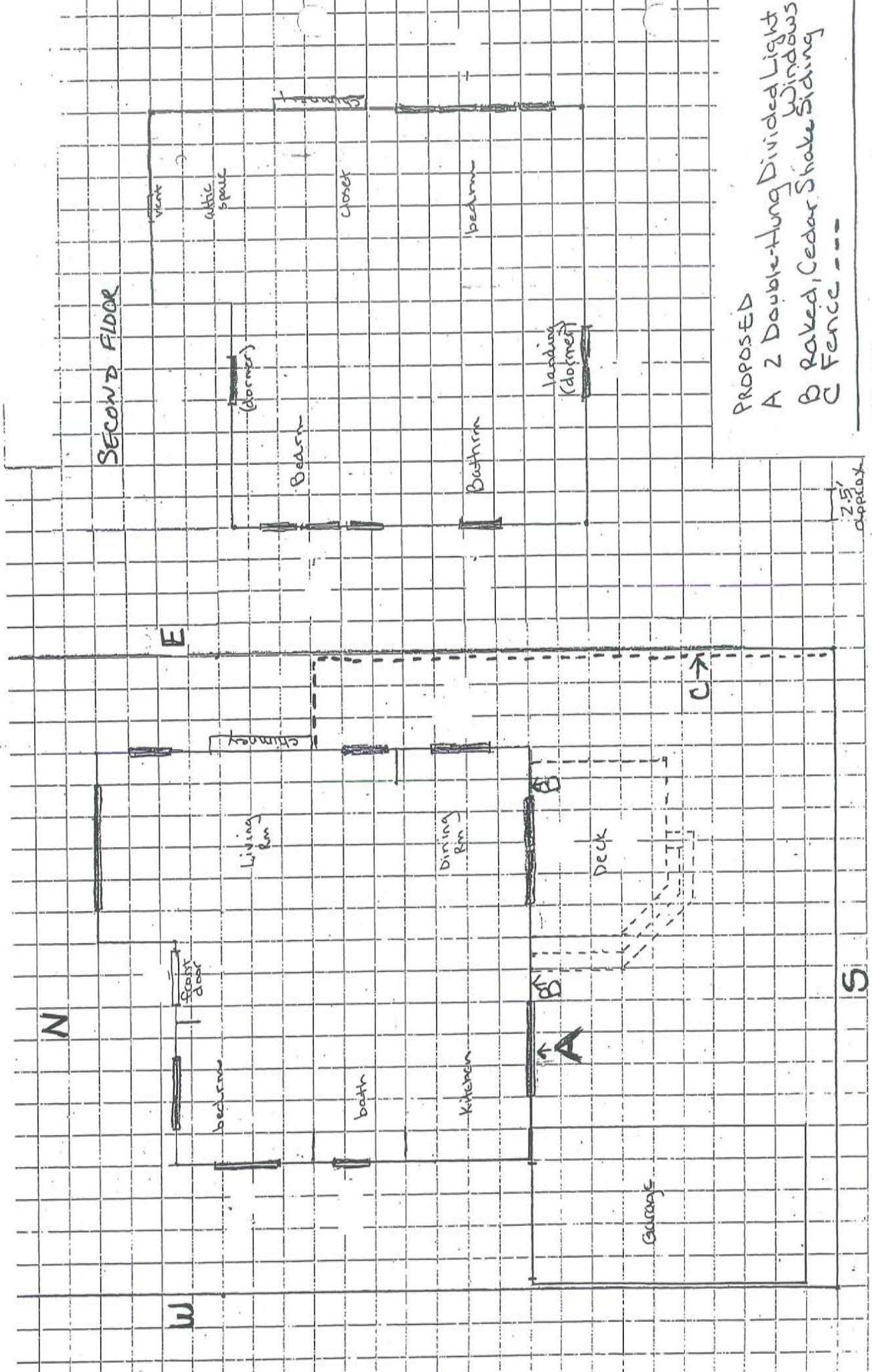
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Remove remains of chain link fence in poor condition.
 Replace with wood (cedar) fence 6 feet in height. The fence runs along the East side of the property via the backyard. I would like to amend the original proposal that was approved (H15-16-08) to extend the fence an additional 19 feet and enclose with a gate. The fence would still be 107 feet back from the front of the house. This additional length will hide the unappealing view of the air conditioner, a basement window, etc. as well

Signature of Applicant: Keithless A. Ting DayDate Submitted/Signed: 08-01-16

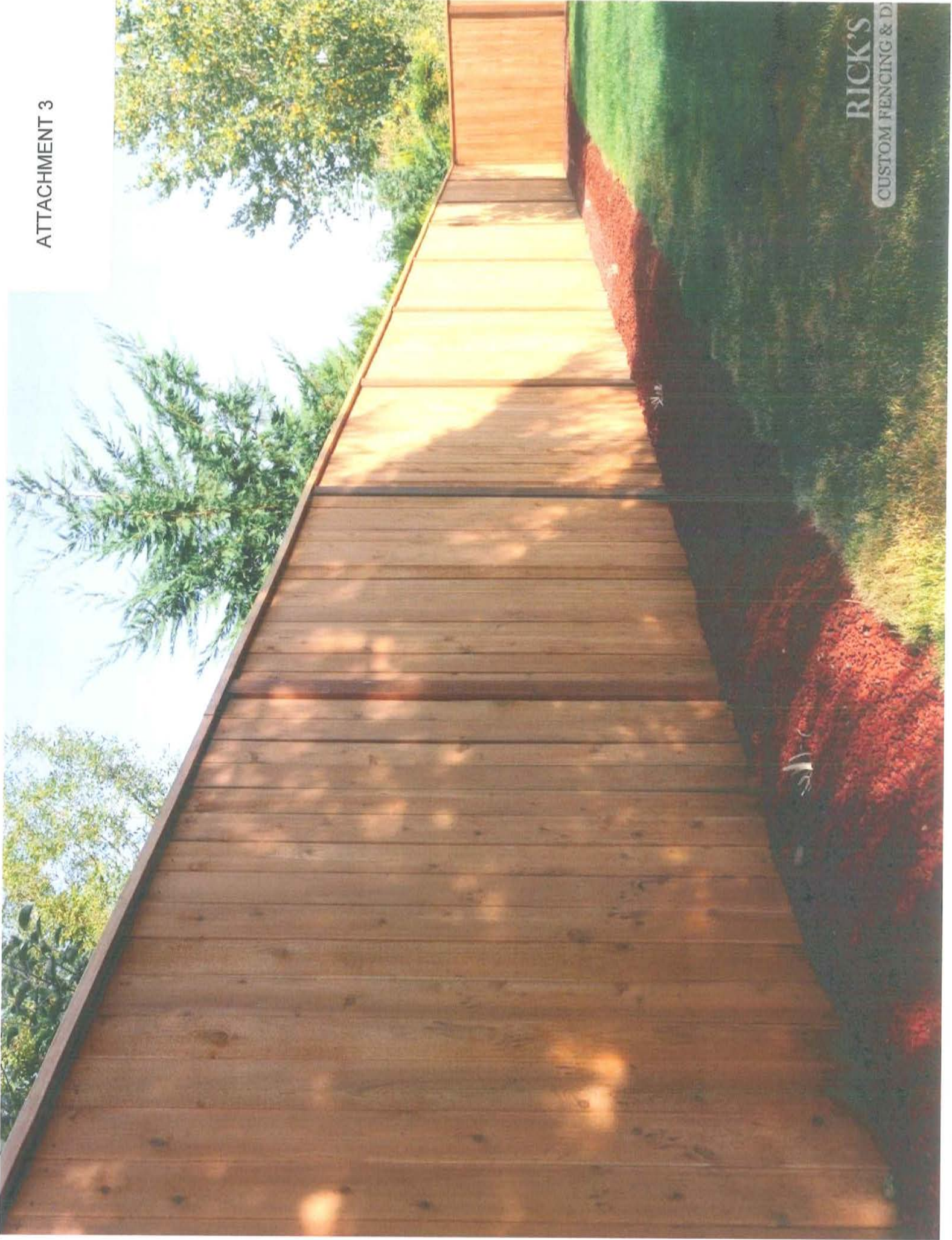
City of Salem Permit Application Center - 556 Liberty Street SE / Room 320 - Salem, OR 97301 / (503) 588-6213

(cont'd) as provide appropriate privacy for the neighboring house that has a bedroom window 12.5 feet from the subject homes living & dining room windows.

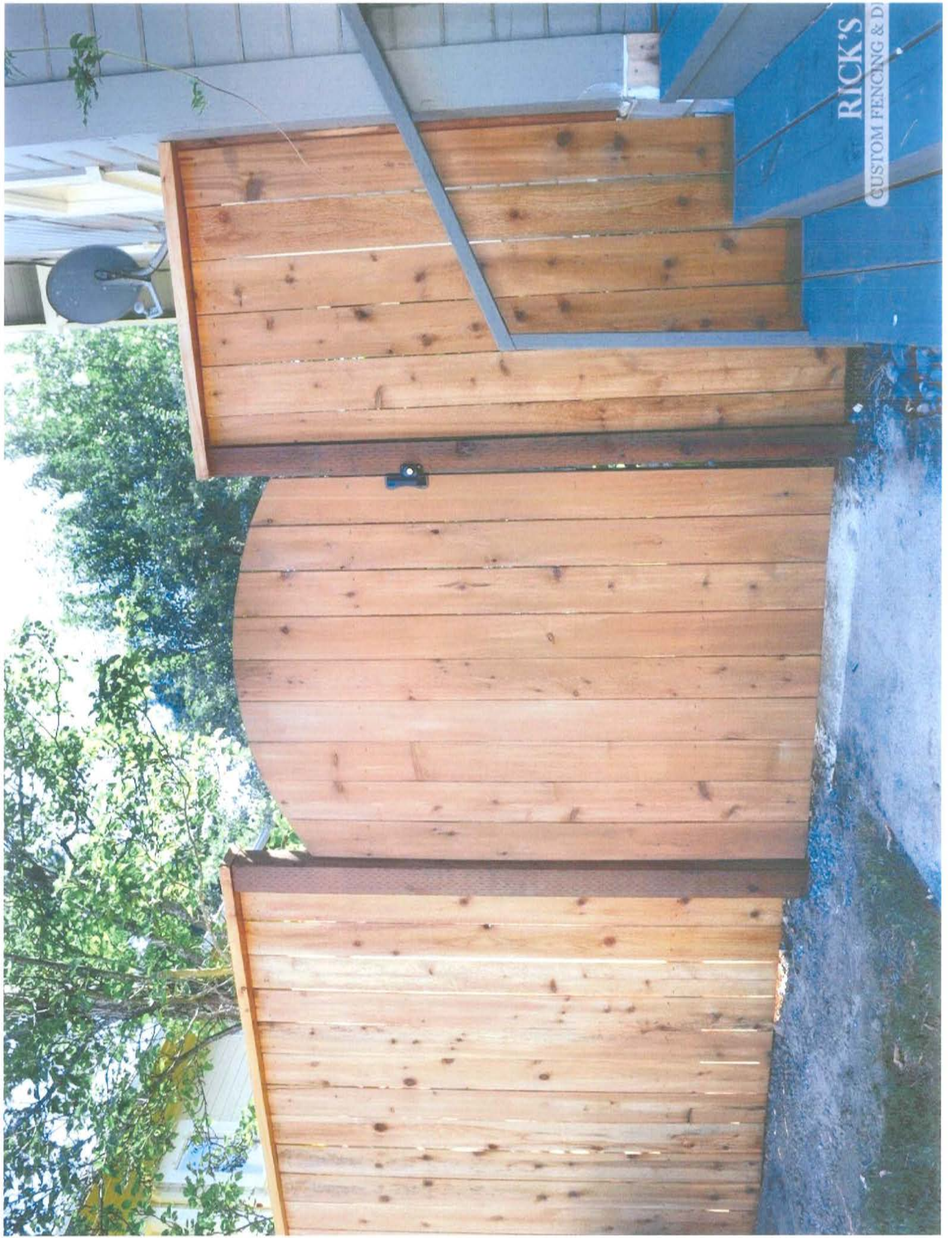


PROPOSED
 A 2 Double-Hung Divided Light Windows
 B Raked, Cedar Shake Siding
 C Fence ---

Site Plan
 540 Leffelle St. SE 97302



RICK'S
CUSTOM FENCING & D.



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

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS16-08 / Amanda No. 16-105279-DR

NOTICE OF DECISION DATE: April 6, 2016

REQUEST: Minor Historic Design review of a proposal to replace existing south side exterior siding with raked cedar shake siding, replace one existing south facing vinyl window with two double hung wood windows and replace an existing chain link fence with a new wood fence on a contributing resource within the Gaiety Hill/Bush's Pasture Park Historic District, on property approximately 0.12 acres in size, zoned RS (Residential Single Family), and located at 540 Leffelle Street SE (Marion County Assessor's Map and Tax Lot number: 073WV34AB-02700).

APPLICANT: Kathleen Tinsley

LOCATION: 540 Leffelle Street SE / 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.025 (a) Siding; 230.025 (b) Windows

DECISION: Based upon the application materials deemed complete on April 5, 2016, and the findings as presented in this report, the application is **APPROVED**.

FINDINGS: The applicant proposes to replace siding, windows, and a fence on a historic contributing resource. Staff determined that the following standards from SRC 230 are applicable to this project:

Siding

(a) Siding, Exterior Trim and Minor Architectural Features. Replacement of siding, exterior trim, and minor architectural features of historic contributing buildings shall be allowed only where the owner has attempted to repair the original siding, exterior trim or minor architectural feature, but repair was determined to be unfeasible due to poor condition of the original materials. If the trim or siding is not original then every effort shall be made to replicate the original trim or siding; the effort shall be substantiated by historic, physical, or pictorial evidence. If the trim and siding cannot be replicated then it should be of a compatible design and material.

(1) Materials. The replacement materials are the same type and quality as the original siding, exterior trim or minor architectural feature, or duplicate, to the greatest degree possible, the appearance and structural qualities of the material being replaced.

Finding: The applicant is proposing to install new rake cedar shake siding to replace the existing shake siding that has deteriorated, thereby meeting SRC 230.025 (a)(1).

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

CITY OF *Salem*
AT YOUR SERVICE

(2) Design. The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.

Finding: The applicant's proposed replacement rake cedar shake siding reproduces the appearance of the original shake to the greatest degree possible, thereby meeting SRC 230.025 (a)(2).

(3) Energy Efficiency. Improvements to improve energy efficiency are allowed, provided the exterior appearance of the historic resource is preserved to the greatest extent possible. Example: Adding additional insulation to attics, crawl spaces or basements.

Finding: The applicant is not proposing any improvements to improve energy efficiency; therefore this standard is not applicable to the evaluation of this proposal.

Windows

230.025(b) Windows. Replacement of windows in historic contributing buildings shall be allowed only where the owner has attempted to repair the original window, but repair was not feasible due to the poor condition of the original materials. If the window is not original then every effort shall be made to replicate the original window; the effort shall be substantiated by historic, physical, or pictorial evidence. If the window cannot be replicated then it should be of a compatible design and material.

(1) Materials. All features of the window, including the window frame, sash, stiles, rails, muntins, lamb's tongues and glass, are replaced with materials that duplicate, to the greatest degree possible, the appearance and structural qualities of the original.

Finding: The applicant's proposed new window is wood, the material of the windows throughout the resource when it was originally constructed, thereby meeting SRC 230.025 (b)(1).

(2) Design. Overall design of the window profile of all parts of the window shall reproduce the appearance of the original window.

Finding: The applicant is proposing to replace an existing non-original vinyl window installed by the previous owner which is 101" wide and 32.5" in height with two double-hung wood windows that are 25 5/8" wide and 40 7/8" in height. The windows will be installed side by side within the existing opening with a 6" center trim piece separating the two windows. The opening will need to be made slightly taller (8"), however the overall width of the opening will be reduced by 43". The proposed replacement windows reproduces the appearance of the original windows of the home thereby meeting SRC 230.025 (a)(2).

(3) Improvements to Create Energy Efficiency.

(A) The use of weather stripping, insulation, or materials to either repair or improve the energy efficiency of shall be evaluated as means to achieve the desired energy efficiency objectives prior to seeking authorization to replace a window.

(B) If an owner wishes to improve the energy efficiency of windows located on the primary façade, only energy efficiency measures that are removable and do not permanently alter the resource, including, but not limited to, exterior storm windows and weather-stripping, shall be used on the primary façade.

(C) If an owner wishes to improve the energy efficiency of windows located on a façade

other than the primary façade, measures that are removable and do not permanently alter the resource, including, but not limited to, exterior storm windows and weather-stripping, shall be used. Reuse of the original window frame and sash with replacement by glass that maintains the overall design and appearance of the window is allowed. Example: Replacement of single pane glass with new energy efficient double-paned glass is permissible, so long as the window is in satisfactory condition, muntins are wide enough to hold the double-paned glass, the double paned glass can be inserted into the original window sash, there are only minor alterations to the overall design of the window, and the double-paned glass is not visibly tinted or reflective.

Finding: The applicant is not proposing any improvements to improve energy efficiency; therefore this standard is not applicable to the evaluation of this proposal.

Fence

230.025 (j) Fences. Fences may be added to sites of historic contributing buildings, provided the fence will not result in the removal or destruction of site features identified as significant on the historic resource inventory for the district.

(1) Materials. The fence shall be constructed of traditional materials that were available during the period of significance.

Finding: The applicant's proposed replacement fence material is wood, a material available during the period of significance, thereby meeting SRC 230.025 (j)(1).

(2) Design. Fences shall be no taller than four feet in the front yard and no taller than six feet inside and rear yards.

Finding: The applicant's proposed fence will be no taller than six feet in the rear yard, thereby meeting SRC 230.025 (j)(2).

DECISION: Based upon the application materials deemed complete on April 5, 2016, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, AICP, Historic Preservation Officer
Planning Administrator Designee

kfitzgerald@cityofsalem.net; Phone: (503)540-2397

*This Decision becomes effective on **April 22, 2016**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: April 5, 2016
Notice of Decision Mailing Date: April 6, 2016
Decision Effective Date: April 22, 2016
State Mandated Decision Date: August 3, 2016

- Attachments: 1. Vicinity Map
2. Applicants Submittal Materials
3. Proposed Fence Material

The rights granted by this decision must be exercised by April 22, 2018, 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., April 21, 2016**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (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 Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.