

# NOTICE OF DECISION

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## ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

**CASE NO.:** Historic Review Case 15-35 / Amanda No. 15-116052-DR

**NOTICE OF DECISION DATE:** September 23, 2015

**REQUEST:** Minor historic design review of a proposal to install five new windows, replace the siding and three doors on the Woodcock House (1950), a non contributing resource within the Gaiety-Hill/Bush's Pasture Park Historic District, zoned RS (Single Family Residential), and located at 510 Leffelle St SE; Marion County Assessor's Map and Tax Lot number: 073W34AB02800.

**APPLICANT:** Patricia Middelburg

**LOCATION:** 510 Leffelle St. SE 97302

**CRITERIA:** Salem Revised Code Chapter 230.030 (a), (b) and (c)

**FINDINGS:** The applicant is proposing alterations to the siding, windows and doors. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

### Proposed Siding

**Criteria: 230.030**

(a) **Siding, Exterior Trim and Minor Architectural Features.** Replacement of siding, exterior trim and minor architectural features of non-contributing buildings in residential historic districts is allowed.

#### (1) **Materials.**

(A) Building materials shall be of traditional dimensions.

(B) Replacement materials shall duplicate, to the greatest degree possible, appearance and structural qualities that are consistent with building materials on buildings in the district.

(C) Wood lap, shingles, brick, and stone are appropriate materials.

(D) Alternative materials shall appear similar in scale, proportion, texture and finish with buildings in the district.

### Findings:

The applicant is proposing to replace the existing cedar shake siding with Hardiplank siding throughout the exterior of the Woodcock House, which is an alternative material that has an appearance similar in scale, proportion, texture and finish with the siding on buildings throughout the district, thereby meeting SRC 230.030(a)(1)(A) and (D). The proposed siding is compatible with the surrounding

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

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historic district and will not adversely affect the existing resource. The proposed siding is consistent with the building materials found throughout the Gaiety Hill/Bush's Pasture Park Historic District, thereby meeting SRC 230.030(a)(1)(B). SRC230.030 (a)(1)(C) is not applicable to the evaluation of this proposal.

**(2) Design.**

- (A) Elements should be similar in dimension, design, and pattern to those used on buildings in the district.
- (B) Extensive use of glass, polished or galvanized metal or other highly-reflective material as a primary exterior finish is not allowed.
- (C) Ornamental details shall be minimized.
- (D) Use architectural detail that is generally seen in the district.

**Findings:**

The proposed siding is compatible with the surrounding historic district and will not adversely affect the existing resource. The applicant is proposing to replace the existing cedar shake siding with Hardiplank, which is a siding that has an appearance similar in dimension, design pattern and architectural detail with the siding on buildings throughout the district, thereby meeting SRC 230.030(a)(2)(A) and (D). Extensive use of glass, polished or other highly reflective material is not proposed, nor is the use of ornamental details, thereby meeting SRC230.030(a)(2)(B) and (C).

**(3) Improvements to Create Energy Efficiency.** If an owner wishes to improve the energy efficiency of a non-contributing building, the exterior appearance shall be preserved to the greatest degree possible. Example: Adding additional insulation to attics, crawl spaces or basements.

**Findings:**

The applicant is not proposing any improvements to create energy efficiency; therefore this Standard is not applicable to the evaluation of this proposal.

**Proposed Windows**

The applicant is proposing to install five new windows throughout the Woodcock House. Two (2) will be installed on the south façade, two (2) on the west façade and one (1) on the north façade.

- (b) Windows.** Replacement of windows in non-contributing buildings is allowed.
  - (1) Materials.** The replacement window shall be constructed with materials that duplicate, to the greatest degree possible, an appearance and structural qualities consistent with windows in buildings in the district.

**Findings:**

The applicant is proposing to install vinyl clad thermal paned Milgard windows. Vinyl clad windows currently are found throughout the Woodcock House, as well as buildings within the Gaiety Hill/Bush's Pasture Park Historic District thereby meeting SRC 230.030(b)(1).

**(2) Design.**

- (A) Window openings shall maintain a similar size to the existing windows in the building.
- (B) Window styles and types shall be similar to the styles and types of buildings in the district.
- (C) Windows should be simple in shape, arrangement, and detail.
- (D) Windows shall be finished with trim elements in a manner consistent with buildings in the district.
- (E) The number of different window styles in the building shall be limited.

**Findings:**

*Bedroom-South Facade*

The applicant is proposing to remove three casement windows and install one 81" x 21' 7/16" window, relocated slightly to the west to be more centered on this southern wall. This window will be designed to allow five leaded glass inserts to be installed with 1/2" wood dividers. While this single window is larger than each individual casement window, the overall area of this window is smaller in size than the existing 103" wide x 25" tall area for the existing windows, and is a similar style to the windows throughout the resource, thereby meeting SRC 230.030(b)(2)(A) and (E). This proposed window is simple in shape, arrangement, and detail and will be trimmed to match the windows throughout the Woodcock House, and is consistent with the style of windows found throughout the surrounding historic district, thereby meeting SRC 230.030(2)(B), (C), and (D).

*Bathroom-South Facade*

The applicant is proposing to replace the existing bathroom window with a Milgard "Montecito Garden Window". The proposed vinyl clad window will be installed within the existing opening. While this proposed window is a 'greenhouse' type window which projects approximately 17" away from the house, this window is not easily visible from the right of way and is similar in style to the existing projecting bay style window on the north (front) side of the house, thereby meeting SRC 230.030(b)(2)(A) and (E). This proposed window is simple in shape, arrangement, and detail and will be trimmed to match the windows throughout the Woodcock House, and is consistent with the style of windows found throughout the surrounding historic district, thereby meeting SRC 230.030(2)(B), (C), and (D).

*Living Room-West Façade*

The applicant is proposing to create two new openings 21" x 33" in size and install two new vinyl windows flanking the existing fireplace. As with the bedroom window, these windows will be designed to accept leaded glass inserts on the interior. The proposed windows are similar in style to the windows throughout the resource, thereby meeting SRC 230.030(b)(2)(A) and (E). These proposed windows are simple in shape, arrangement, and detail and will be trimmed to match the windows throughout the Woodcock House, and they are consistent with the style of windows found throughout the surrounding historic district, thereby meeting SRC 230.030(2)(B), (C), and (D).

*Kitchen-North Façade*

The applicant is proposing to replace the existing kitchen window on the north façade with

a projecting, bay style three part vinyl clad window unit, similar in style to the window on the eastern end of this façade. The existing opening will be widened from 52" to 72", with a central fixed casement projecting bay flanked by two one over one windows on either end. The proposed window is similar in style to the windows throughout the resource, thereby meeting SRC 230.030(b)(2)(A) and (E). This proposed window is simple in shape, arrangement, and detail and will be trimmed to match the windows throughout the Woodcock House, and the window bay unit is consistent with the style of windows found throughout the surrounding historic district, thereby meeting SRC 230.030(2)(B), (C), and (D).

**(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 shall 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 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, and to reuse the original window frame and sash with replacement by energy efficient glass that maintains the overall design and appearance of the window are 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.

**Findings:**

The applicant is not proposing any alterations to improve energy efficiency; therefore this Standard is not applicable to the evaluation of this proposal.

**Proposed Doors**

- (c) Doors.** Replacement of doors in non-contributing buildings is allowed.
- (1) Materials.** The replacement door shall be constructed with materials that duplicate, to the greatest degree possible, the appearance and structural qualities consistent with doors in buildings in the district.

**Findings:**

*Front Door-North Facade*

The applicant is proposing to replace the existing wooden front door, with a new door of Douglas Fir, replicating the material of the front door of the Woodcock House, thereby meeting SRC 230.030 (c)(1).

*Garage Door- North Facade*

The applicant is proposing to replace the existing steel garage door, with a new door of steel replicating the material of the garage door of the Woodcock House, thereby meeting SRC 230.030 (c)(1).

*Bedroom Door- West Façade*

The applicant is proposing to replace the existing sliding glass door, with a new door of fiberglass, a material utilized for doors throughout the historic district, thereby meeting SRC 230.030 (c)(1).

**(2) Design.**

- (A) Door openings shall maintain a similar size to the existing doors in the building.
- (B) Door styles and types shall be similar to the styles and types of buildings in the district.
- (C) Doors should be simple in shape, arrangement, and detail.
- (D) Door shall be finished with trim elements in a manner consistent with buildings in the district.
- (E) The number of different door styles in the building shall be limited.

**Findings:**

*Front Door-North Facade*

The applicant is proposing to replace the existing front door with a Craftsman style wooden door, with a six paned divided glass over a small shelf with dentils at the top of the door. The door will fit into the existing opening and be trimmed to match the windows and doors throughout the Woodcock House thereby meeting SRC 230.030(c)(2)(A),(C) and (E). This style of door and finish trim is similar to front doors found throughout the Gaiety Hill/Bush's Pasture Park Historic District thereby meeting SRC 230.030(c)(2)(B) and (D).

*Garage Door- North Facade*

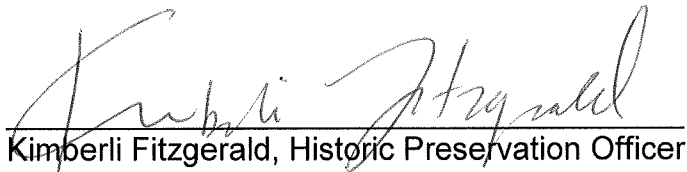
The applicant is proposing to replace the existing garage door with an overhead garage door designed to appear like a wooden paneled carriage house front opening garage door. The proposed garage door includes fixed casement windows at the top of each garage panel door, with decorative wrought iron door handles and brackets. The proposed door will fit into the existing 16' wide x 7' tall opening and be trimmed to match the windows and doors throughout the Woodcock House thereby meeting SRC 230.030(c)(2)(A),(C) and (E). This style of door and finish trim is similar to garage doors found throughout the Gaiety Hill/Bush's Pasture Park Historic District thereby meeting SRC 230.030(c)(2)(B) and (D).

*Bedroom Door- West Façade*

The applicant is proposing to replace an existing bedroom sliding glass door, 6' wide x 6'8" tall with a slightly smaller new fiberglass door with sidelights, 4' 8" wide and 6'8" tall. The proposed door is 2'8" wide and each sidelight is 12" wide. The proposed door is slightly smaller than the existing opening, but similar in size to existing doors throughout the

resource and will be trimmed to match the windows and doors throughout the Woodcock House thereby meeting SRC 230.030(c)(2)(A),(C) and (E). This style of door and finish trim is similar to doors found throughout the Gaiety Hill/Bush's Pasture Park Historic District thereby meeting SRC 230.030(c)(2)(B) and (D).

**DECISION:** Based upon the application materials deemed complete on September 22, 2015, and the findings as presented in this report, the application is APPROVED.



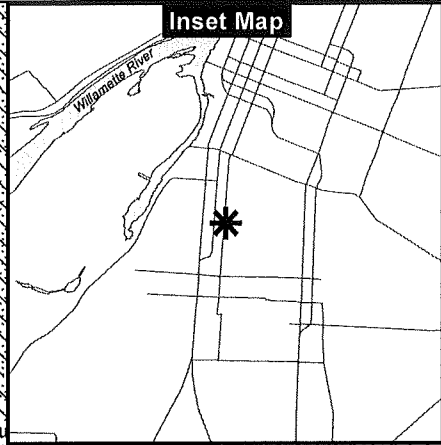
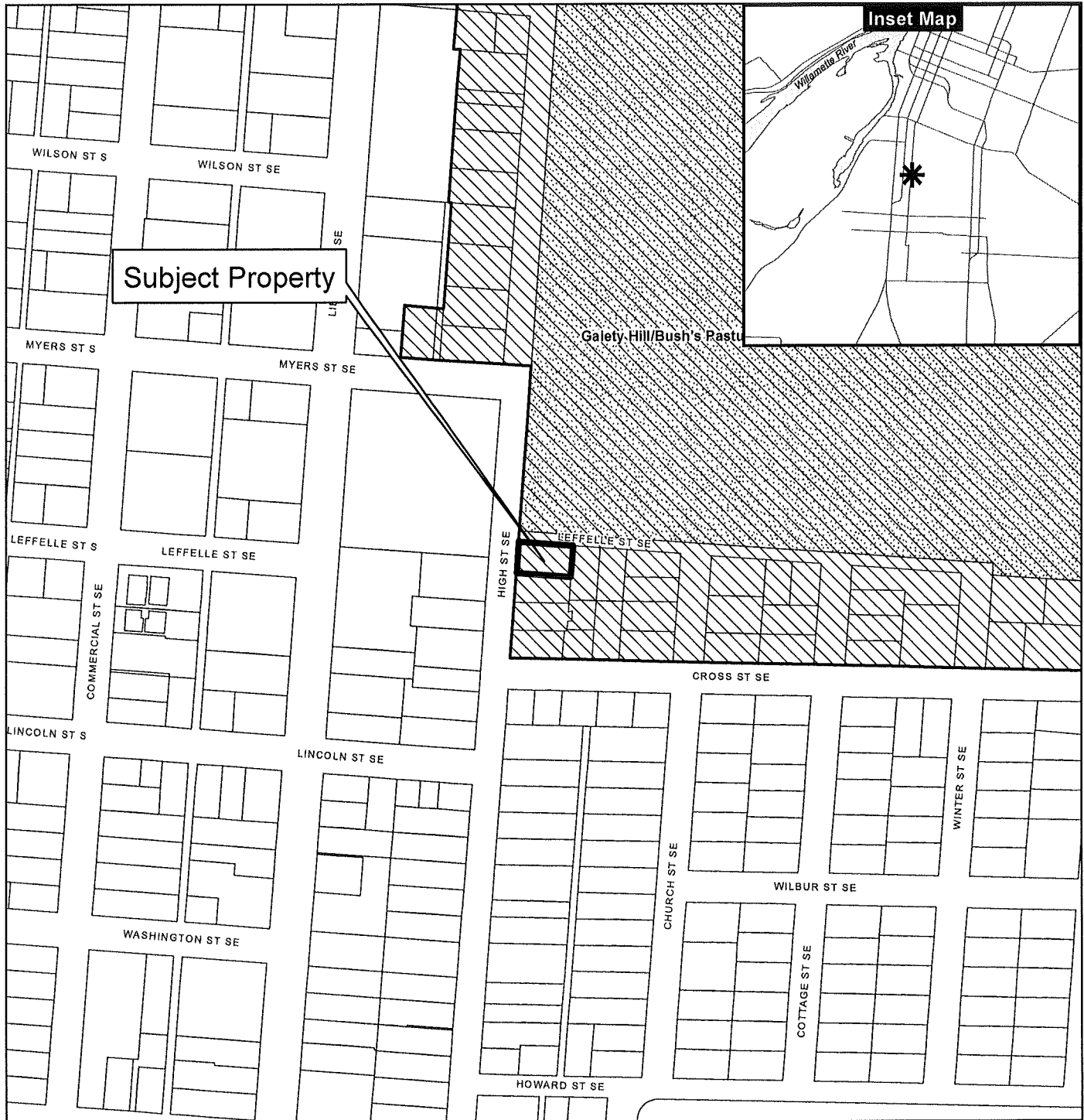
Kimberli Fitzgerald, Historic Preservation Officer

The rights granted by this decision must be exercised by October 9, 2017, or this approval shall be null and void.







Application Deemed Complete: September 22, 2015  
Notice of Decision Mailing Date: September 23, 2015  
Decision Effective Date: October 9, 2015  
State Mandated Decision Date: January 20, 2016

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 8, 2015**. 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 510 Leffelle St SE

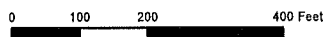


## Legend

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

 Parks

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## Project Summary:

Remodel the home interior and replace the exterior siding, front door and garage door.

The project will be divided into two phases. Phase 1 work interior work will touch every room except the kitchen, nook and mudroom. Phase 2 will be an upgrade of the kitchen, nook and mudroom.

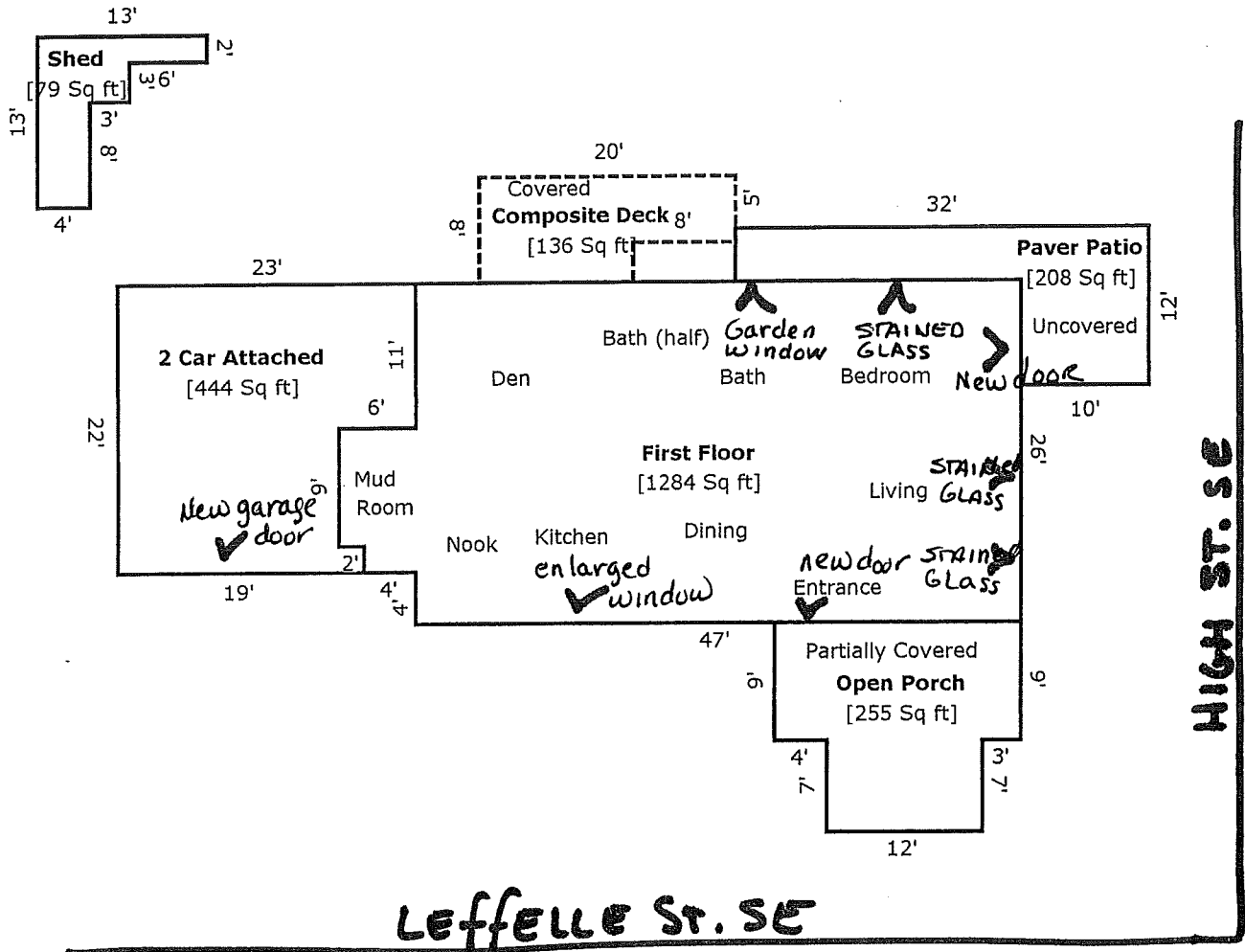
Phase 1 will affect most of the home's interior space and covers:

- Full Bath -- will include removal of the tub and replacing the toilet and vanity. The dropped ceiling will be removed. New tile will be installed on the floor and shower surround. The walls will have tile wainscoting to complete the work. Upper walls will be plaster.
- Half Bath -- removing and replacing the toilet and vanity. Install new flooring.
- Bedroom – removing the South-facing three casement windows and install leaded glass windows. The exterior will be single vinyl clad thermal paned window and sized to accept five leaded glass windows with dividers. The interior space of the window will be sized to be 81" wide x 21 7/16" tall. (The current opening is 103" wide x 25" tall.) The existing window is off-center on the south facing wall; the new window will be centered on the wall. Removal of the west facing sliding glass door and install new door with side lights. Install new flooring.
- Living Room – remove the floor-to-ceiling oak built-in cabinets and bookshelves. Install on either side of the fireplace paint gradable book shelves with glass doors. The cabinets will be approximately 51" tall. Over the cabinets, two thermal paned vinyl windows will be installed on either side of the fireplace chimney. The windows will be sized to fit two stained glass windows the measure 21" wide x 33" tall. Install new flooring. A new front entrance door will replace the existing door.
- All plumbing will be replaced. Pure Plumbing will be responsible for obtaining the permit for the plumbing work.
- Electrical service will be changed from 100 amp to 200 amp service, and the electrical meter will be relocated to the east side of the house. Currently the meter is the entrance door/porch next to the garage. Northside Electrical will be responsible for obtaining the permit for the electrical work.
- Hardwood floors will be installed throughout the home, except for the kitchen, nook and mudroom area.
- Exterior siding will be replaced with Hardiplank siding and painted.

Phase 2 will affect the kitchen, nook and mudroom.

1. Remove all cabinets and flooring. Install new cabinets, countertops, appliances, sink, and flooring. Remove the dropped ceiling.
2. The existing window, which measures 52" wide x 44" tall, will be replaced with a window that is 72" wide and 44" high. On either end of the window will be single hung windows that are included in the 72" measurement.





TOTAL Sketch by a la mode, inc.

**Area Calculations Summary**

Living Area	Area	Calculation Details
First Floor	1284 Sq ft	26 x 47 = 1222 6 x 9 = 54 2 x 4 = 8
<b>Total Living Area (Rounded):</b>	<b>1284 Sq ft</b>	
<b>Non-living Area</b>		
Open Porch	255 Sq ft	12 x 7 = 84 19 x 9 = 171
2 Car Attached	444 Sq ft	22 x 17 = 374 11 x 6 = 66 2 x 2 = 4
Paver Patio	208 Sq ft	12 x 10 = 120 22 x 4 = 88
Shed	79 Sq ft	4 x 8 = 32 5 x 7 = 35 2 x 6 = 12
Composite Deck	136 Sq ft	8 x 12 = 96 8 x 5 = 40

LIVING ROOM  
STAINED GLASS



APPROXIMATE  
PLACEMENTS -

~~STAINED~~ BEDROOM DOOR



BEDROOM  
STAINED  
GLASS

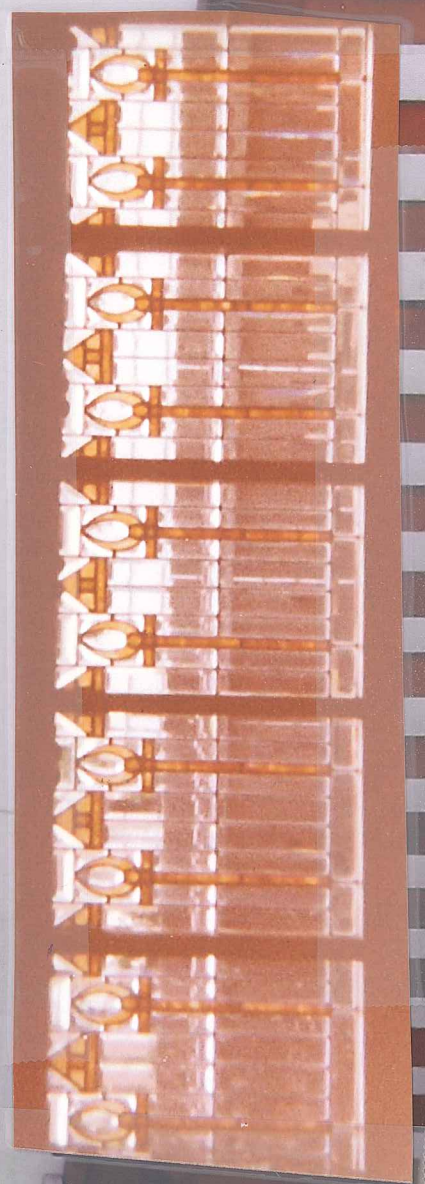




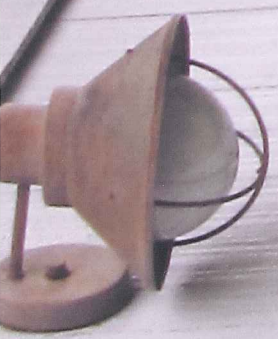
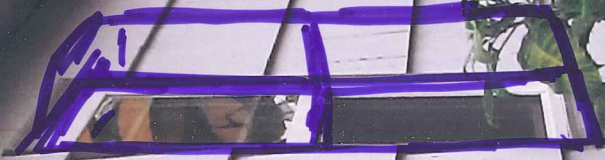
APPROXIMATE LOCATION OF  
TWO STAINED GLASS WINDOWS



INTERIOR VIEW OF PLACEMENT  
OF STAINED GLASS WINDOWS



Garden  
Window



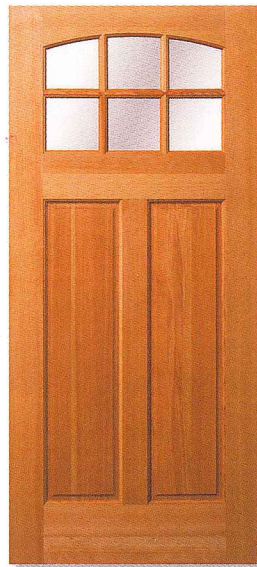
# traditional



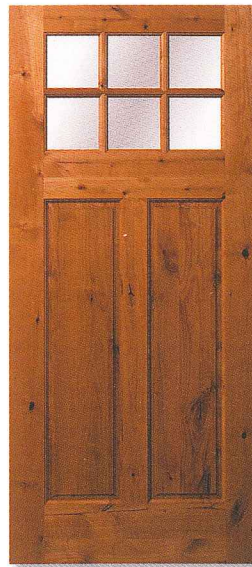
↓ style to be installed w/ Dentil Shelf

**Rogue Valley Door Co.  
Wild River Door Products**

**Door: 4662-A Douglas Fir  
with Large Block Dentil Shelf  
Glass: Clear**



4662-A (LOW-E)  
FIR



4662 (LOW-E)  
KNOTTY ALDER



4662-A (LOW-E)  
KNOTTY ALDER

The Genuine. The Original.



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It's hard to believe something as rugged as a garage door can add such beauty and value to your home. But at Overhead Door, our wide range of garage door products and commitment to craftsmanship means you can find just the right door for your home. All from the people who invented the garage door system. And that's a statement that comes across loud and clear. **Look for the Red Ribbon!**