

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: May 17, 2018

CASE NO.: Historic Design Review Case No. HIS17-33MOD1

APPLICATION SUMMARY: A modification of the approval of HIS17-33 on the Frank Holmes House (1906).

LOCATION: 1873 Court Street NE

REQUEST Major Historic Design Review of a modification of a previously approved decision (HIS17-33), changing the design of the approved proposed porch and window replacement, as well as requesting approval to replace the front door on the Frank Holmes House (1906), a historic contributing resource within the Court Chemeketa Historic District on a property zoned RD (Duplex Residential) and located at 1873 Court Street NE, 97301, Marion County Assessors Tax Lot #073W26AC04900.

APPLICANT: Doug Lethin, C & R Remodeling for Monica Moran

APPROVAL CRITERIA: Salem Revised Code (SRC) 230.065. General Guidelines for Historic Contributing Resources.

RECOMMENDATION: APPROVE

PROCEDURES

Historic Landmarks Commission Review & Decision

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a historic resource shall be altered, restored, removed, moved, or demolished until historic review approval has been granted, as set forth in SRC 230.020. The Historic Landmarks Commission (HLC) shall approve, conditionally approve, or deny the application on the basis of the projects conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

Pursuant to SRC 230.020(f), historic design review approval shall be granted if the application

satisfied the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

120-Day Requirement

The state mandated 120-day deadline to issue a final local decision is August 23, 2018.

APPLICATION PROCESSING

Subject Application

1. On April 6, 2018, the applicant submitted materials for a Major Historic Design Review to replace the front porch and two windows on the front facade of the Frank Holmes House.
2. After additional materials were submitted by the applicant, the application was deemed complete for processing on April 25, 2018.

Public Notice

1. Notice of the public hearing was mailed to the owners of all property within 250 feet of the subject property on April 26, 2018 (**Attachment A**).
2. The property was posted in accordance with the posting provision outlined in SRC 300.620.

TESTIMONY RECEIVED

Neighborhood Association Comments

The subject property is located within the Northeast Neighbors Neighborhood Association (NEN). As of the date of publication, no comments have been received from the neighborhood association.

Public Comments

All property owners within 250 feet of the subject property were mailed notification of the proposal on April 26, 2018. Notice of public hearing was also posted on the subject property. As of the date of publication, no comments have been received.

City Department Comments

The Public Works Department, Development Services Division, reviewed the proposal and submitted comments indicating that the property is within the regulatory floodplain. A valuation for the porch improvement will be required at the time of building permit application in order to make a "substantial improvement" determination pursuant to applicable floodplain regulations.

The Community Development Department, Building and Safety Division, reviewed the proposal and submitted comments indicating that the applicant must obtain required building

permits.

Salem Fire Department reviewed the proposal and submitted comments indicating no concerns with the proposal.

Public and Private Agency Comments

As of the date of publication, no comments were received from any public or private agencies providing services to the subject property.

FACTS & FINDINGS

Background Information

The Frank Holmes House (1906) is listed as a historic contributing resource in the Court Street-Chemeketa Street Historic District, listed on the National Register of Historic Places in 1987. The period of significance for the Court Street-Chemeketa Street Historic District is 1860 to 1937. The National Register nomination for the district describes the house as a “one-and-one-half-story, side-gabled vernacular Queen Anne house with a full front-facing (south) gable and a front gabled dormer (**Attachment B**). The nomination form also identifies non-original alterations including replacement of the original porch, two non-original large single-pane front windows, and fish scale shingle siding in the gables.

Summary of Proposal

The HLC approved replacement of the front porch and two non-original windows in August 2017 (HIS17-33), see **Attachment C**. The original proposal included a request to replace the existing ½ porch on the eastern half of the front façade with a full porch extending the full length of the front façade. This original porch design proposal was based on photographic evidence of the original porch. The applicant has revised their plans, and is requesting HLC approval to modify the original approval to allow retention of the existing ½ porch (**Attachment D**). Specifically, the applicant is proposing to repair the existing porch, replacing materials that are in poor condition (porch floor, post and handrail, stairs). Additionally, the applicant is proposing to remove the non-original Roman brick veneer porch skirting with cedar. The applicant is also proposing replacement of the non-original front door with a new Simpson Door (Queen Anne #4608).

Findings Addressing the Historic Design Review Criteria

In lieu of the standards, the applicant may make changes to a historic contributing building or structure, regardless of the type of work, which conforms to the guidelines set forth in SRC 230.065. Accordingly, Historic Landmarks Commission staff reviewed the proposal and has the following findings for the applicable guidelines.

- (a) ***Except as otherwise provided in [SRC Chapter 230], the property shall be used for its historic purpose, for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.***

Finding: The applicant does not propose to change the use of the property from its existing use as a single family residence. Available records provide no indication that the subject property has been used for any other purpose than a single family residence. Staff recommends that the HLC find that the proposal meets SRC 230.065(a).

(b) *Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.*

Finding: No character defining original historic material has been proposed for alteration or removal. The applicant is proposing to replace the non-original door. The porch is not original to the resource, however, the applicant is proposing to retain its existing form, and replace materials which are in poor condition with materials that are compatible with the resource. Staff recommends that the HLC find that this guideline has been met.

(c) *Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.*

Finding: No historic character defining original or distinctive stylistic features are proposed for alteration or removal. Specifically, neither the porch nor the front door are original to the resource. However, existing non-compatible features, such as the 1980s era front door, and the Roman brick porch skirting will be removed and replaced with features that are more compatible with the resource. The applicant is proposing to repair the existing porch in the most conservative manner possible, replacing the materials which are in poor condition, while retaining the overall form and design of the existing porch. Staff recommends that the HLC find that this proposal meets SRC 230.065(c).

(d) *Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.*

Finding: While the original application did include a proposal to restore the front porch to extend across the entire front façade, the current application does not. Staff recommends that the HLC find that this guideline is not applicable to the evaluation of this proposal.

(e) *Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.*

Finding: The changes made to the resource after 1940 are not character defining, and have not acquired significance in their own right and there are no proposed alterations to any significant features, therefore staff recommends that the HLC find that this guideline is not applicable to the evaluation of this proposal.

(f) *Additions and alterations shall be designed and constructed to minimize changes*

to the historic resource.

Finding: The applicant is proposing to replace the non-original front door, which will be installed within the existing opening. Instead of replacing the existing ½ porch on the eastern end of the façade with a full front porch, the applicant is proposing to retain the form of this existing porch, replacing materials that are deteriorated beyond repair and removing non-compatible elements such as the non-original Roman brick veneer skirting. Since the current proposal minimizes changes to the historic resource, staff recommends that the HLC find that SRC 230.065(f) has been met.

(g) *Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.*

Finding: No original historic materials are proposed for alteration or removal, and no significant features will be obscured, damaged or destroyed as part of this proposal. Staff recommends that the HLC find that 230.065(g) has been met.

(h) *Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture, or other visual qualities.*

Finding: The applicant has proposed to reconstruct the front stairs to add another step in order to better meet the applicable building code, and reduce the steepness of this front stair. This correction will not change the overall form of the front façade of the Frank Holmes House. Staff recommends that the HLC find that SRC 230.065(h) has been met.

(i) *Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which would cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.*

Finding: The applicant does not propose significant excavation or grading as part of the proposal. Staff recommends that the HLC find that this guideline does not apply to the evaluation of this proposal.

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230,

indicating which guideline(s) is not met and the reason(s) the guideline is not met.

- Attachments:
- A. Hearing Notice and Vicinity Map
 - B. Excerpt from National Register Historic Resource Document
 - C. HIS17-33 Decision
 - D. Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, Historic Preservation Officer



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	Historic Design Review Case No. HIS17-33MOD1
AMANDA APPLICATION NO:	18-108007-DR
HEARING INFORMATION:	Historic Landmarks Commission, Thursday, May 17, 2018, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301
PROPERTY LOCATION:	1873 COURT ST NE, SALEM OR 97301
OWNER(S):	Monica Moran
APPLICANT / AGENT(S):	Doug Lethin for C and R Remodeling
DESCRIPTION OF REQUEST:	<p>Summary: A proposal to modify approved decision HIS17-33 of the porch and window replacement, requesting approval to replace the front door on the Frank Holmes House (1906).</p> <p>Request: Major Historic Design Review of a modification of a previously approved decision (HIS17-33), modifying the design of the approved proposed porch and window replacement, as well as requesting approval to replace the front door on the Frank Holmes House (1906), a historic contributing resource within the Court Chemeketa Historic District on a property zoned RD (Duplex Residential) and located at 1873 Court Street NE, 97301, Marion County Assessors Tax Lot 073W26AC04900.</p>
CRITERIA TO BE CONSIDERED:	<p><u>MAJOR HISTORIC DESIGN REVIEW</u></p> <p>General Guidelines for Historic Contributing Resources</p> <p>Pursuant to SRC 230.065, an application for a Major Historic Design Review proposing changes to a contributing building or structure may be approved if the proposal conforms to the following guidelines:</p> <ul style="list-style-type: none"> (a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing. (b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored. (c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity. (d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence. (e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected. (f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource. (g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed. (h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities. (i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a

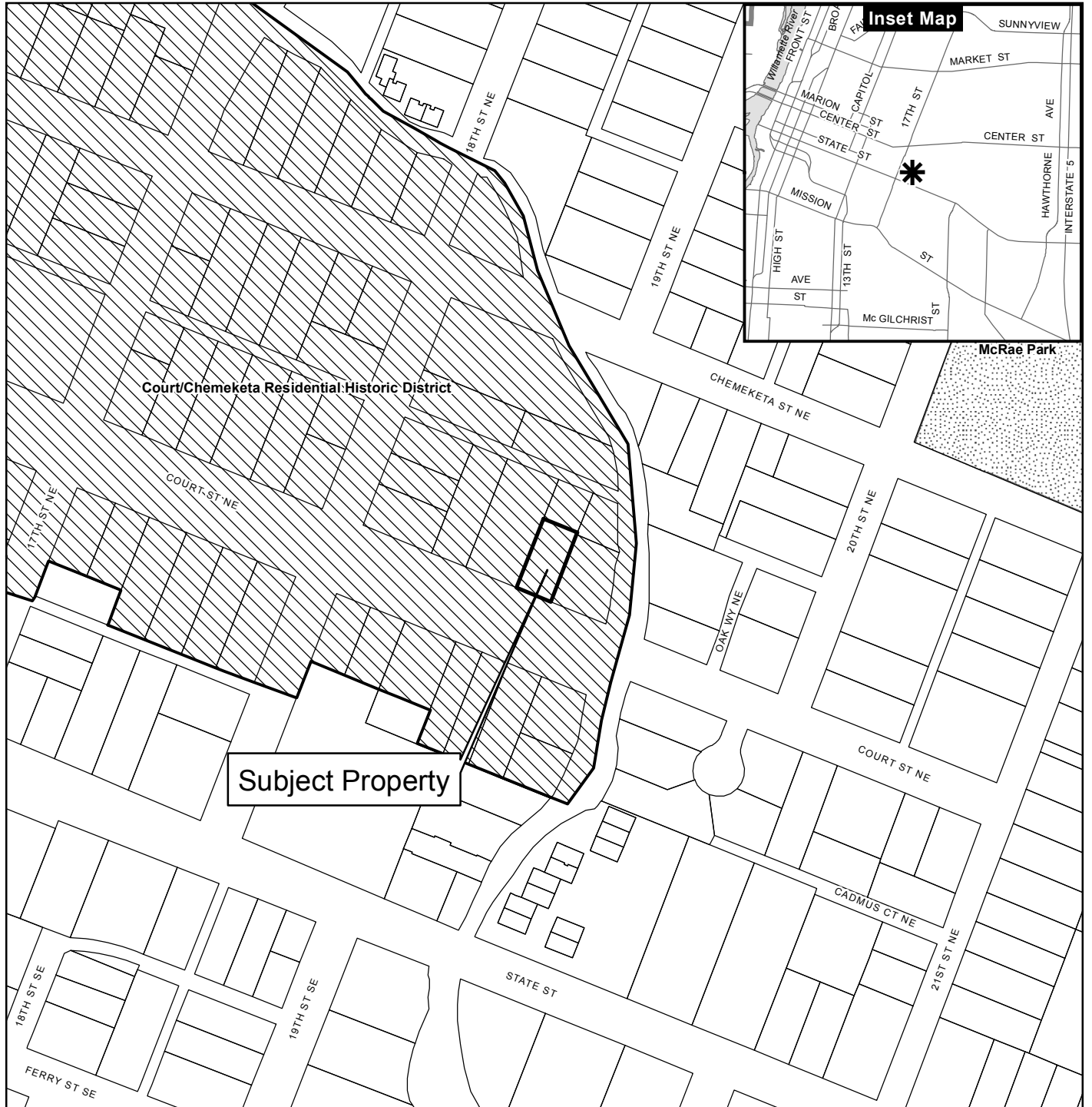
HOW TO PROVIDE TESTIMONY:	<p>similar effect on adjacent historic resources.</p> <p>Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.</p>
HEARING PROCEDURE:	<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. 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.</p> <p>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>
CASE MANAGER:	<p>Kimberli Fitzgerald, Case Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net.</p>
NEIGHBORHOOD ORGANIZATION:	<p>Northeast Neighbors (NEN), Nancy McDaniel, Land Use Chair; Daytime Phone: (503); Evening Phone: (503) 986-4464; Email: nanmcdann@yahoo.com.</p>
DOCUMENTATION AND STAFF REPORT:	<p>Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:</p> <p>www.cityofsalem.net/notices</p>
ACCESS:	<p>The Americans with Disabilities Act (ADA) accommodations will be provided on request.</p>
NOTICE MAILING DATE:	<p>April 26, 2018</p>

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

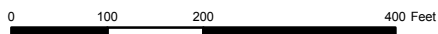
Vicinity Map 1873 Court St NE



Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.



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63. FRANK HOLMES HOUSE (1906) PRIMARY (Contributing)

1873 Court Street NE; Assessor's Map 26AC073W; 073W-26AC-04900; Tax Lot 1-84400-350

Owners: Ann M. Hubard & Tiffany A. West, 1873 Court Street NE, Salem, Oregon 97304

Description: This is a one-and-one-half-story, side-gabled vernacular Queen Anne house with a full front-facing (south) gable and a front gabled dormer. All the gables have cornice returns. Modernistic vertical siding applied in the 1950's was replaced with traditional clapboarding in the early 1980's; two large modern single-pane front windows remain in place, though traditional crown molding has been replaced above them. Siding in the gables is fishscale shingles. The pre-1914 Sanborn Map indicates that the front porch originally extended the full width of the front; the current small porch is located to the right of the front gabled bay.

Cultural Data: This lot and adjoining ones were purchased by Anna A. Hofer in January 1906 for \$1,000 and sold to the lawyer Frank Holmes in April for \$2,000. Mr. Holmes built the house in 1906 at a cost of \$1,500 (Oregon Statesman, Jan. 1, 1907, p. 7). He is listed as living at the probable original address of this house (1775 Court) in the City Directories for 1906 and 1909-10. He sold the property in 1909, and the house has changed hands many times since. Mr. Holmes was born at Dallas, Oregon, in 1871, the son of the county clerk of Polk County. He attended Willamette University and then read law in the office of B. F. Bonham and W. H. Holmes (his uncle). He was admitted to the bar in 1897 and married Josie Adamson that year. He practiced law in Salem from 1897 to 1915, when he moved to McMinnville. He was justice of the peace there from 1941 to 1953. He died in McMinnville in 1961 (obituary, Capital Journal, June 14, 1961; see also: Lockley, Oregon Journal, Jan. 31, 1934).

From 1912 to 1919, house #63 was owned and occupied by William and Mary Entress. He was a labor leader in Salem for half a century, holding every office in the Central Labor Council and Labor Temple Assoc., as well as offices in the operating engineers and electrical workers unions. He was chief engineer of the old Portland General Electric power plant in Salem for 39 years before retirement in 1948. He died in 1967 (obituary, Capital Journal, Feb. 11, 1967, p.6).

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

DECISION OF THE HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO. HIS17-33

APPLICATION NO. : 17-113345-DR

NOTICE OF DECISION DATE: AUGUST 18, 2017

SUMMARY: A proposal to replace the front porch and two windows on the front facade of the Frank Holmes House (1906).

REQUEST: Major Historic Design Review of a proposal to replace the front porch and two windows on the front facade of the Frank Holmes House (1906), a historic contributing resource within the Court Chemeketa National Register District, zoned RD (Duplex Residential) and located at 1873 Court Street NE, 97301, Marion County Assessors Tax Lot #073W26AC04900.

APPLICANT: Leah McMillan, AIA, LEED AP for Adele Wilson

LOCATION: 1873 Court Street NE / 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.065. General Guidelines for Historic Contributing Resources

FINDINGS: The findings are in the attached Decision dated August 18, 2017.

DECISION: The Historic Landmarks Commission **APPROVED** Historic Design Review Case No. HIS17-33.

VOTE: Yes 8 No 0 Abstain 0 Absent 1 (Carmichael)



Kevin Sund, Chair
Historic Landmarks Commission

*This Decision becomes effective on **September 6, 2017**. 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).*

The rights granted by the attached decision must be exercised, or an extension granted, by **September 6, 2019** or this approval shall be null and void.

Application Deemed Complete:	<u>July 27, 2017</u>
Public Hearing Date:	<u>August 17, 2017</u>
Notice of Decision Mailing Date:	<u>August 18, 2017</u>
Decision Effective Date:	<u>September 6, 2017</u>
State Mandate Date:	<u>November 24, 2017</u>

NOTICE OF DECISION

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



Case Manager: Chris Green, cgreen@cityofsalem.net, 503.540.2326

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., Tuesday, September 5, 2017.** Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

Case No. _____

Historic Alteration Review - General Resource Worksheet

Site Address: 1873 Court St. N.E. Resource Status: Contributing
 Individual Landmark Non-Contributing

Type of Work Activity Proposed

Major Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: 2 ea.
- Other architectural feature (describe) _____

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure
- Sign
- Awning

Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: Wood & Brick Project's New Material:
Wood (painted) (painted)

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:

SEE ATTACHED

Signature of Applicant

Date Submitted/Signed

SEE WINDOW ASSESSMENT WORKSHEET

Front Door

Existing front entry door is not a style the client's desire. The current door is a typical wood panel door with glass in a fan shape at the top of the door panels. The existing door is of a style and construction typical of doors that have been used since the 1970's.

The clients would like to replace this door. As of this filing the clients are undecided on one of two door styles they have selected. These choices are stock doors just as is the existing door style.

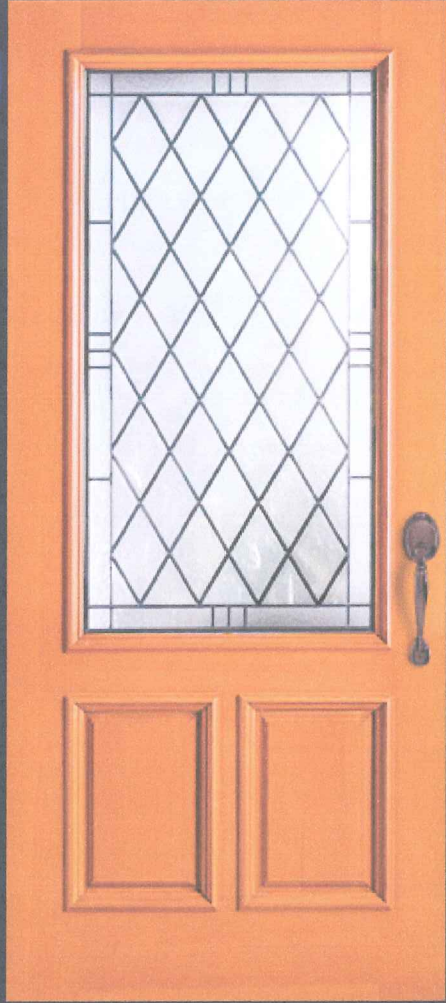
Choices are:

1. Rogue Valley Doors: 2631-VA, Grooved Panel Series, see attached
2. Simpson Doors: 4608 Queen Anne, Mastermark Collection, see attached

Selected



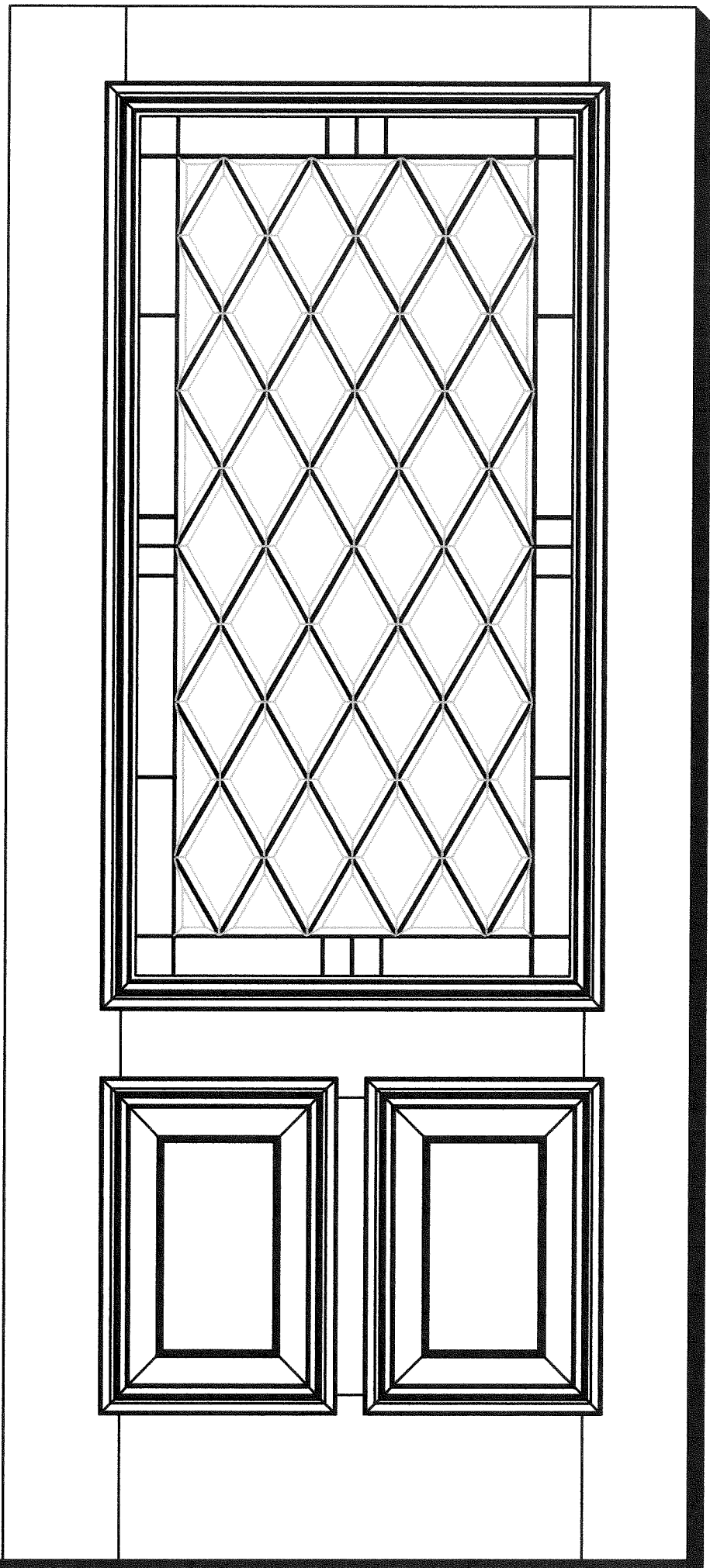
UPGRADE
INCLUDED



WHERE TO BUY

4608 QUEEN ANNE®

Mastermark® Collection



Porch Replacement and Exterior cladding

porch replacement previously approved under H1517-33

Existing Condition: The existing porch, post and railing are in poor condition. All materials used for repair are stock materials and readily available and sourced through local suppliers.

1. The existing porch floor
 - a. **EXISTING** Materials appear to be 1x4 t.g. vertical grain fir, painted finish, these materials may or may not be original to the house, there is visible rot and decay in the usual areas of wear at the tail ends of the 1x4 and that is exposed to the South weathering side of the porch
 - b. **REMEDY** Remove and replace damaged 1x4 t.g. flooring (see attached article on proposed method of repair). However, due to neglect and differed maintenance The proposed remedy may require the removal and replacement of the entire porch structure and flooring with new 1x4 t.g. over a new framed floor system
2. The existing steps
 - a. **EXISTING** Materials are pressure treated with incised marks, these materials were used as a replacement and are certainly not original to the structure. The existing rise of these replaced steps appear to be not to code and are too tall/steep.
 - b. **REMEDY**, The client would like an additional step to reduce the riser height and make these code compliant.
 - c. The stair jacks/structure would be pressure treated frame with vycor wrap on the exposed cuts of the stair jacks, the vycor will not be visible.
 - d. The treads would be 1x4 t.g. CVG fir and the risers would be 1x CVG fir. The materials would be pre-soaked in a preservative and pre-primed and the final finish painted.
3. The existing skirting/cladding
 - a. **EXISTING** Materials are a split roman brick and are not original to the house. It would appear the existing lap siding was removed and the brick added. Subsequently these brick were painted. The brick is worn and the top soldier course considerably degraded.
 - b. **REMEDY** Remove the brick facing and install new pre-primed clear cedar siding of the same reveal and shadow-line of the existing home. The new siding will be painted to blend with the existing house color.
 - c. The section of cladding below the porch and at the side of the stairs will be a 1x6 clear cedar set with $\frac{3}{4}$ " +/- spacing between the boards to create a slat effect. The boards will be primed and have a painted finish
4. The existing porch post and hand railing
 - a. **EXISTING** Materials are typical of interior post turnings. The Post and railings appear to have been added in a previous repair/make over and are not the style the clients

ASK THE AUTHORITY: PORCH FLOORBOARDS

Figure A



Scrap 2x4's and 6 mil poly contain a pool of wood preservative. Each floorboard is allowed to soak for a minute or two in the bath, and then set aside to dry for a day before it gets primed on all surfaces.

Q: I need to replace some rotten tongue and groove porch floorboards that were installed only a few years ago. What can I do to ensure that the new ones won't deteriorate just as quickly?

A: The rot organism requires three ingredients in order to reproduce: A food source (wood), warm temperatures, and moisture. Because their ends are directly exposed to the weather, porch floorboards are among the most vulnerable parts of an old house. When your house was built, the original porch flooring was likely milled from a rot-resistant, old growth species such as longleaf heart pine or cypress. Even these hardy materials will succumb to the forces of nature if they're badly neglected; today's fast-growth lumber has very little natural resistance to rot, so it's vital that you completely seal the boards before they're installed.

There are a variety of flooring products on the market synthetic materials as well as chemically-treated wood that claim to be immune to rot. Unfortunately many of them have had serious problems with expansion and contraction when exposed to real world conditions. If you're considering one of these products, please do your research before you buy.

Figure B



A bead of caulk prevents water from seeping into the cracks between the floorboards.

When I have to replace floorboards, I use the best quality exterior grade tongue and groove lumber I can find. In the Northeast, where I live now, my local lumberyard stocks vertical grain fir, which is

dimensionally stable and somewhat rot-resistant. When ordering material, I make sure the boards are a few inches too long, so I have the option to cut them to length after they're installed. To make my floorboards as impermeable as possible, I first apply a coating of a clear, paintable wood preservative such as Woodlife Classic (www.wolman.com). Instead of using a brush, I prefer to apply this treatment by soaking the boards in a makeshift dip tank (see Figure A). After soaking for a minute or two in the tank, each board gets set aside to dry for at least 24 hours. The following day, I use a brush to coat all surfaces with a high-quality exterior primer.

Figure C



Hammering against a scrap of flooring closes the gaps

without marring the floor.

Installation is straightforward. I blind-nail the floor boards into the joists by driving 8d galvanized finish nails at a 45 degree angle starting at the back of the tongue; to prevent the tongue from splitting I pre-drill every nail hole. The tongue is particularly vulnerable to rot, especially where water can seep in around the nail holes, so after the nails are set, I run a bead of caulk over the full length of the tongue to provide an extra level of protection (see Figure B & C).

After all of the floorboards are in place, I snap a chalk line, trim the floorboards to length with a circular saw, then fine-tune the cut with a belt sander. While I've got the sander in my hand, I run it across the front edge of the existing flooring to remove the old paint and expose the end grain. The final step in the process is to ensure that the end grain--new as well as old--is completely sealed; otherwise it will drink up water like a straw. Paint alone provides temporary protection at best. A popular solution to this problem is to glue a piece of half-round molding onto the front edge of the floorboards. This approach is fine as long as the molding doesn't get beaten up by foot traffic.

Figure D



Outfitted with a 3/16-in roundover bit, a compact router is used to ease the topside of the flooring.

Figure E



Like a wood preservative on steroids, a two-part epoxy consolidant soaks into vulnerable end grain and cures to form a rock-hard barrier against rot.

My preferred approach is to round the top edge of the floor (See Figure D) then seal the end grain using an epoxy consolidant from Abatron (www.abatron.com), SystemThree (www.systemthree.com)

or one of the other epoxy manufacturers (See Figure E). After the consolidant dries, the end grain takes on a rock-hard consistency that's impervious to moisture, and holds paint very well. In addition to longevity, the upside of this, admittedly labor-intensive, process is that it makes for a very stable floor (you won't see wide cracks opening and closing due to changes in temperature and humidity). And from a contractor's point-of-view it's not as inefficient as it might seem: Over the years, I've typically had floorboards delivered to my shop well ahead of time. Then if a helper is caught up, or a job gets get rained out, someone can be dipping or priming floorboards during what otherwise would be down time.



Tom O'Brien is a veteran restoration carpenter who writes frequently about construction practices and old houses.

want. There may be rot at the post bases. The railing has turned baluster and the spacing is not to code. The balusters have rot as well.

- b. **REMEDY** Shore up the existing porch roof and replace the existing porch post. The new post will be made out of a 4x4 pressure treated post wrapped with 5/4 x 8" CVG fir with an eased edge pattern. The post will be primed and have a painted finish.
- c. The railings will be comprised of a 2x3 CVG top and bottom rail and have baluster of 2x4 CVG materials. The railing will be primed and have a painted finish.

Windows;

(previously approved)
H1517-33

1ea. Front facing second story bedroom window and 1 ea. Front facing Living room window. Change to Wood/clad windows.

Existing windows have been replaced with non-standard stopped in glass. The original construction would've been wood sash windows. The current windows have glass that is stopped into a replaced frame and are not a wood sash window. This would indicate that the present windows were replaced. The work that was previously done is sub-standard and the windows are in need of a complete pull and replace.

We are proposing to pull and replace these windows and install new Lincoln Wood Products Inc. windows, see specification sheets.

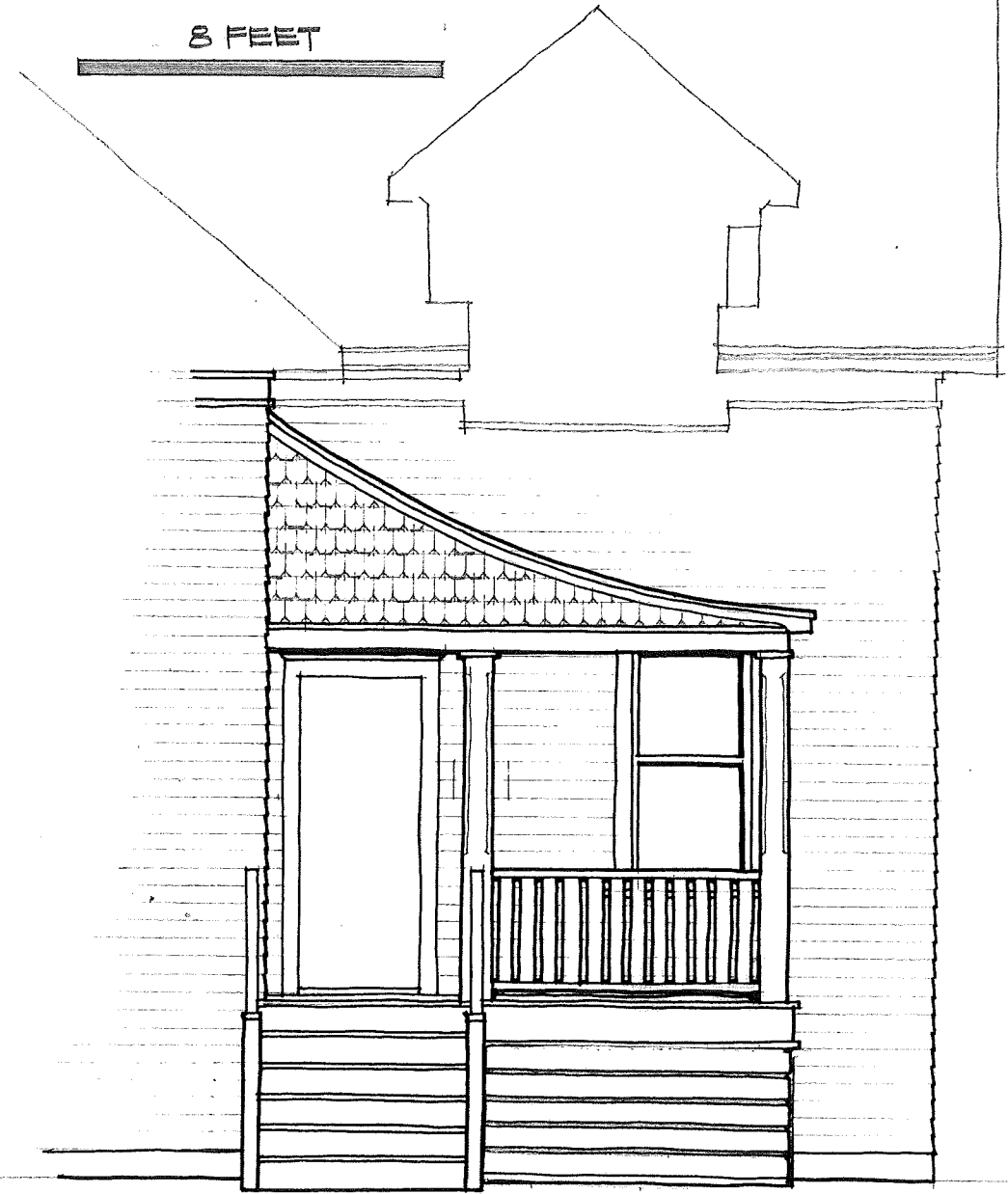
1. The Second Story front bedroom window (South facing) would be replaced with a new window sized to the existing rough opening
 - a. The New window would be a double hung window configuration.
 - b. The New window would be wood with an aluminum exterior cladding that is paintable
 - c. The Exterior trim would be similar in style and size to the existing home and made from wood stock and trim materials from local supplies. The Wood will be CVG fir pre-primed and with a painted finish coat.
 - d. The window trim head flashings will be painted galvanized metal
2. The Main Level Front Living room (South facing) would be replaced with a new window sized to the existing rough opening
 - a. The New window would be a Picture window with Prairie grid pattern. However, at time of submission the client is undecided and may want the front Living room window replaced with a pair of double hung window configuration.
 - b. The New windows would be wood with an aluminum exterior cladding that is paintable
 - c. The Exterior trim would be similar in style and size to the existing home and made from wood stock and trim materials from local supplies. The Wood will be CVG fir pre-primed and with a painted finish coat.
 - d. The window trim head flashings will be painted galvanized metal



8 x 8 PORCH COLUMNS
 2 x 4 BALUSTERS
 WOOD LATTICE PANELS BELOW PORCH

1873 COURT STREET NE, SALEM
 HISTORIC FRANK HOLMES HOUSE
 SOUTH ELEVATION
 3 APRIL 2018

8 FEET



8 x 8 PORCH COLUMNS
 2 x 4 BALUSTERS
 WOOD LATTICE PANELS BELOW PORCH