

NOTICE OF DECISION

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



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

DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 2 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS23-08

APPLICATION NO.: 23-108131-PLN

NOTICE OF DECISION DATE: June 23, 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).

APPLICANT: Patricia Sieg

LOCATION: 1315 High St SE, Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(b) – Windows

FINDINGS: The findings are in the attached Decision dated June 23, 2023.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 2 Minor Historic Design Review Case No. HIS23-08 based on the application deemed complete on June 2, 2023.

The rights granted by the attached decision must be exercised, or an extension granted, by July 11, 2025, or this approval shall be null and void.

Application Deemed Complete:	<u>June 2, 2023</u>
Notice of Decision Mailing Date:	<u>June 23, 2023</u>
Decision Effective Date:	<u>July 11, 2023</u>
State Mandate Date:	<u>September 30, 2023</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Monday, July 10, 2023. 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(s) 230. 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 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.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS23-08)
1315 HIGH STREET) June 23, 2023

In the matter of the application for a Minor Historic Design Review submitted by Patricia Sieg, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

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/Bushs 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).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

FINDINGS

1. Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a 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.

BACKGROUND & PROPOSAL

The applicant is proposing to replace nineteen (19) windows on the secondary facades on the exterior of the Eder House with wood composite windows matching the design and appearance of the original windows, and painted a red rock color (**Attachment B**).

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 23 108131.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included as **Attachment B** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) 230.0040(h) *Accessibility Standards for historic contributing buildings in Commercial Historic Districts* are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their 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.

2. Historic Significance

The Eder House was constructed c 1918 in the Bungalow style. Lee and Alice M. Coe lived at this residence through 1930, when it was sold for \$10,500 to Maywood Investment Co. Through the 1930s and 40s this was the residence of John H. Callaghan, who had served in two world wars. He spent seven months at Le Lachine, France as a flying cadet with the 277th aerial squadron. He surveyed pipelines in Africa, Sicily and Italy. In the mid-1940s-through the early 1970s, this house was the home of John Lewis and his family. John Lewis was the athletic director and basketball coach for Willamette University. While there is reference to the historic name of this house as the "Eder" House in a 2011 historic design review case (HIS11-48), additional historic research is necessary to confirm the Eder family originally constructed this house.

3. Neighborhood and Citizen Comments

The subject property is located within the South Central Association of Neighbors (SCAN). A Request for Comments was sent to the neighborhood association, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on June 2, 2023. The SCAN Neighborhood Association submitted an email on June 9, 2023, stating that SCAN has no objections to the proposal (Attachment C). No additional comments were received from the neighborhood association or from adjoining property owners.

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required building permits. The Planning Division has reviewed the proposal and states that there are no concerns with the proposal. The Fire Department and Public Works Department had no concerns regarding the proposal.

5. Historic Design Review

(SRC) 230.0025(b) *Windows for historic contributing buildings in Residential Historic Districts* are the applicable criteria for this case. Table 230-1 defines this activity as a Class 2 Minor Historic Design Review. Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable criterion.

FINDINGS:

WINDOWS

Criteria: 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.*

Finding: The applicant is proposing to replace 19 single paned windows with new double paned composite wood sash windows designed to replicate the design of the existing or original windows (see Attachment B for full proposal):

(Basement): 8 hopper style 3:1 replaced with 1:1 slider windows

Single casement: Band of 2 1:1 window (attic)
 1 window (bath)
 Band of 4 1:1 windows (Yellow Room)
 Band of 4 1:1 windows (Blue Room)

(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 is proposing to replace the existing windows in poor condition with custom designed wood composite double-paned windows designed to replicate, to the greatest degree possible, the material of the original windows, thereby meeting this standard.

(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 nineteen (19) of the existing windows with custom designed wood composite double paned windows designed to replicate, to the greatest degree possible, the design and appearance of the existing windows, thereby meeting this standard. Staff finds that this standard has been met.

(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.*

Finding: The applicant is proposing to evaluate the energy efficiency of the new windows and install weather stripping as appropriate, thereby meeting this standard.

(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.*

Finding: The applicant is not proposing to replace windows on the primary façade. This standard is not applicable to the evaluation of this proposal.

(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 proposing to install energy efficient double-paned glass within the new wood composite sashes for the replacement windows on the secondary facade, thereby meeting this standard.

DECISION

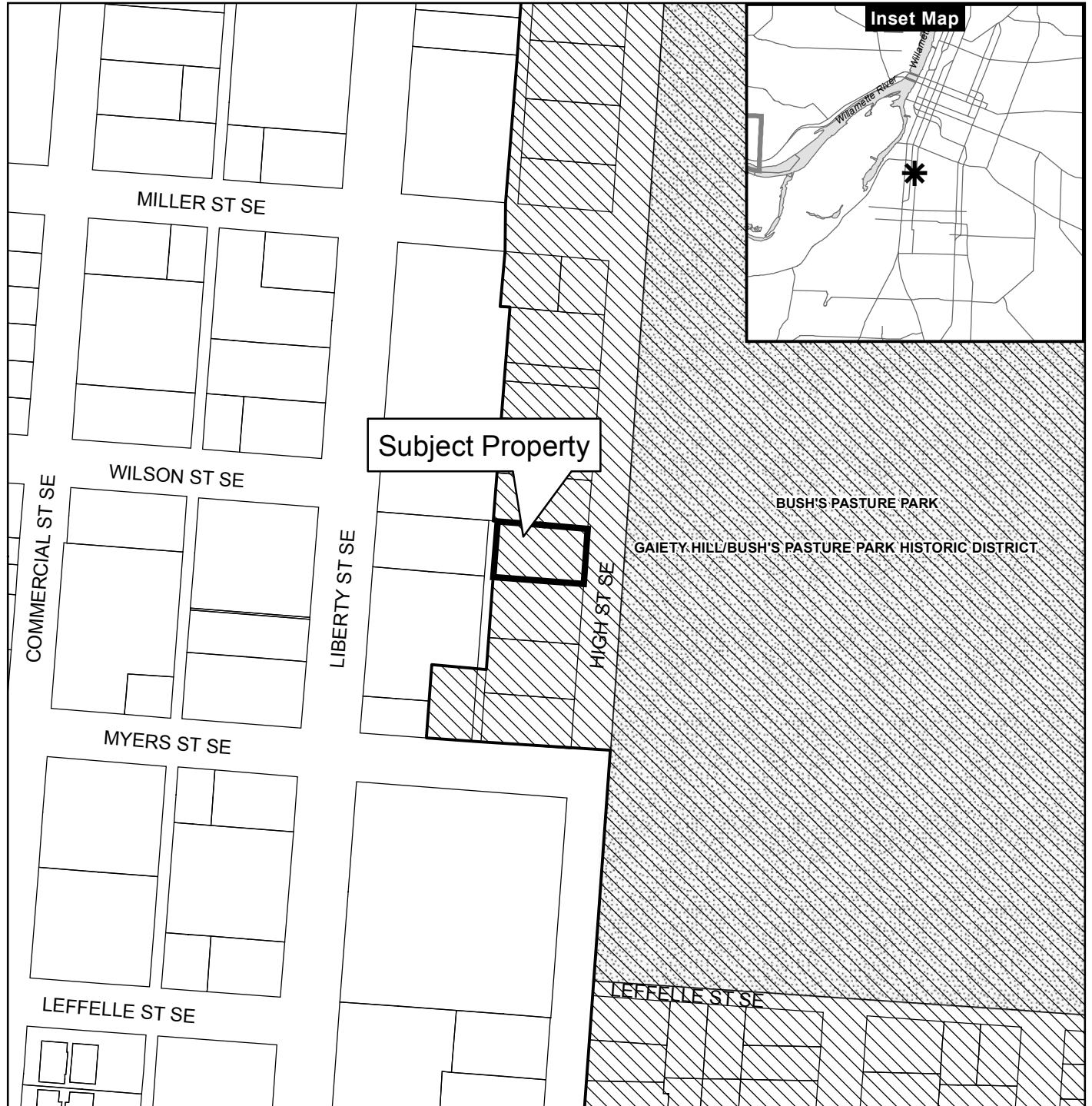
Based upon the application materials deemed complete on June 2, 2023 and the findings as presented in this report, the application for HIS23-08 is **APPROVED**.










Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials
C. SCAN testimony

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.



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Case No. HIS23-08

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

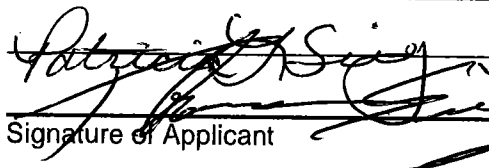
Will the proposed alteration be visible from any public right-of-way? Yes No

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 Awning.
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 of Applicant

04/13/23
Date Submitted/Signed



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...

work plan
Examples of work



Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF OREGON
Legal Name: Renewal by Andersen of Oregon
OR Lic. 198571 WA Lic. RENEWAP877BM
18151 SW Boones Ferry Road | Portland, OR 97224
Phone: 503-465-8600 | Fax: (null) | sales@rbanw.com

Patti & Thomas Sieg
1315 High St SE
Salem, OR 97302
H: (503)881-8305
C: (503)559-2272

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
			Misc Misc. 1) Job Setup. Quantity 1. Projec	
117	attic		Window Casement Single Left. Base Frame. Exterior Red Rock, Interior Canvas. Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance SmartSun Glass. No Pattern. Hardware , Canvas. Screen , TruScene. Full Screen, Grille Style , No Grille, Misc , i) Cutback Traditional Installation, Cutback siding, remove sash/frame, and install RBA weatherization system with primed cedar RBA Traditional style exterior trim details	
118	attic		Window Casement Single Right. Base Frame, Exterior Red Rock, Interior Canvas, Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass . All Sash: High Performance SmartSun Glass. No Pattern. Hardware , Canvas. Screen , TruScene. Full Screen, Grille Style , No Grille, Misc , i) Cutback Traditional Installation, Cutback siding, remove sash/frame, and install RBA weatherization system with primed cedar RBA Traditional style exterior trim details	
119	Bath		Window Casement Single Left. Base Frame. Exterior Red Rock, Interior Canvas. Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass . All Sash: High Performance SmartSun Glass. No Pattern. Hardware , Canvas. Screen , TruScene. Full Screen, Grille Style , No Grille, Misc , a) Retro. Remove wood sash & install new window into existing wood frame - Includes RBA weatherization system	



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
120	Blue room		Window Casement Single Left, Base Frame, Exterior Red Rock, Interior Canvas, Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , Canvas, Screen , TruScene, Full Screen, Grille Style , No Grille, Misc , a) Retro. Remove wood sash & install new window into existing wood frame - includes RBA weatherization system	
121	Blue room		Window Casement Single Left, Base Frame, Exterior Red Rock, Interior Canvas, Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , Canvas, Screen , TruScene, Full Screen, Grille Style , No Grille, Misc , a) Retro. Remove wood sash & install new window into existing wood frame - includes RBA weatherization system	
122	Blue room		Window Casement Single Right, Base Frame, Exterior Red Rock, Interior Canvas, Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , Canvas, Screen , TruScene, Full Screen, Grille Style , No Grille, Misc , a) Retro. Remove wood sash & install new window into existing wood frame - includes RBA weatherization system	
123	Blue room		Window Casement Single Right, Base Frame, Exterior Red Rock, Interior Canvas, Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , Canvas, Screen , TruScene, Full Screen, Grille Style , No Grille, Misc , a) Retro. Remove wood sash & install new window into existing wood frame - includes RBA weatherization system	
124	Yellow room		Window	



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
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Casement Single Left, Base Frame, Exterior Red Rock, Interior Canvas, **Performance Calculator** PG Rating: 40 ; DP Rating: + 40 / - 40 **Glass**, All Sash: High Performance SmartSun Glass, No Pattern, **Hardware**, Canvas, **Screen**, TriScene, Full Screen, **Grille Style**, No Grille, **Misc.** a) Retro. Remove wood sash & install new window into existing wood frame - Includes RBA weatherization system

125 Yellow room

Window Casement Single Left, Base Frame, Exterior Red Rock, Interior Canvas, **Performance Calculator** PG Rating: 40 ; DP Rating: + 40 / - 40 **Glass**, All Sash: High Performance SmartSun Glass, No Pattern, **Hardware**, Canvas, **Screen**, TriScene, Full Screen, **Grille Style**, No Grille, **Misc.** a) Retro. Remove wood sash & install new window into existing wood frame - Includes RBA weatherization system

126 Yellow room

Window Casement Single Right, Base Frame, Exterior Red Rock, Interior Canvas, **Performance Calculator** PG Rating: 40 ; DP Rating: + 40 / - 40 **Glass**, All Sash: High Performance SmartSun Glass, No Pattern, **Hardware**, Canvas, **Screen**, TriScene, Full Screen, **Grille Style**, No Grille, **Misc.** a) Retro. Remove wood sash & install new window into existing wood frame - Includes RBA weatherization system

127 Yellow room

Window Casement Single Right, Base Frame, Exterior Red Rock, Interior Canvas, **Performance Calculator** PG Rating: 40 ; DP Rating: + 40 / - 40 **Glass**, All Sash: High Performance SmartSun Glass, No Pattern, **Hardware**, Canvas, **Screen**, TriScene, Full Screen, **Grille Style**, No Grille, **Misc.** a) Retro. Remove wood sash & install new window into existing wood frame - Includes RBA weatherization system

128 Basement

Window



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
			Gliding Double 1:1 Active / Passive, Base Frame, Exterior Red Rock. Interior Canvas. Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass . All Sash: High Performance SmartSun Glass, No Pattern, Hardware , Canvas, Screen , TruScene, Full Screen, Grille Style , No Grille, Misc. c) Retro into New Buck Frame, Remove wood sash, build new buck frame, & install new window into buck frame - includes RBA weatherization system	
129	Basement		Window Gliding Double 1:1 Active / Passive, Base Frame, Exterior Red Rock. Interior Canvas. Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance SmartSun Glass. No Pattern, Hardware , Canvas, Screen , TruScene, Full Screen, Grille Style , No Grille, Misc. c) Retro into New Buck Frame, Remove wood sash, build new buck frame, & install new window into buck frame - Includes RBA weatherization system	
130	Basement		Window Gliding Double 1:1 Active / Passive, Base Frame, Exterior Red Rock. Interior Canvas. Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance SmartSun Glass. No Pattern, Tempered Glass, Hardware , Canvas, Screen , TruScene, Full Screen, Grille Style , No Grille, Misc. c) Retro into New Buck Frame, Remove wood sash, build new buck frame, & install new window into buck frame - Includes RBA weatherization system	



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
131	Basement		<p>Window Gliding Double 1:1 Active / Passive, Base Frame, Exterior Red Rock, Interior Canvas. Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass, All Sash: High Performance SmartSun Glass, No Pattern, Hardware, Canvas, Screen, TruScene, Full Screen, Grille Style, No Grille, Misc, c) Retro into New Buck Frame, Remove wood sash, build new buck frame, & install new window into buck frame - Includes RBA weatherization system</p>	
132	Basement		<p>Window Gliding Double 1:1 Active / Passive, Base Frame, Exterior Red Rock, Interior Canvas. Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass, All Sash: High Performance SmartSun Glass, No Pattern, Hardware, Canvas, Screen, TruScene, Full Screen, Grille Style, No Grille, Misc, c) Retro into New Buck Frame, Remove wood sash, build new buck frame, & install new window into buck frame - Includes RBA weatherization system</p>	
WINDOWS: 16 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 1				TOTAL \$38,789




Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.

Window Assessment – Exterior

Date:

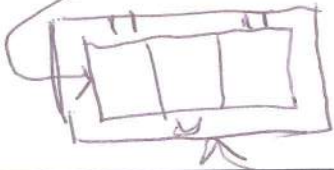
Building: 1315 HIGH St SE

	Location: <u>North Basement</u>
	Window Description: <u>Hopper Style Opens In. Sealed Shut. Single pane x 3</u>
	Sill: <u>Fair - Some Rot In Lower Corner</u> <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: <u>47.5 x 21.5</u> Frame = <u>18.5 x 40</u> Each Pane = <u>11 x 13</u>	Glazing: _____ <input checked="" type="checkbox"/> Old <input type="checkbox"/> New <input type="checkbox"/> Broken
Remarks: <u>Water Comes in through This Window.</u>	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 Rusty
- Missing Hinges at top

Ropes/Chains: None

- Replace

Weatherstripping: None

- Replace

Window Assessment – Exterior

Date:

Building: 1315 HIGH ST SE



Location: Basement
West Side - Northern

Window Description: Wooden Hopper
sealed shut. 3 single panes
next to stairs.

Sill: _____

- Remove paint
- Repair
- Replace

Frame/Trim: _____

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: _____

- Remove paint
- Repair
- Replace

Glazing Putty: _____

% to repair _____

% to replace _____

Dimensions of window: Overall = 47.5 x 21.5
Frame = 40 x 18.5
Panes = 11 x 13

Glazing: _____

- Old
- New
- Broken

Remarks: would like to replace with
tempered glass. Also change to
sliding window.

Hardware Description: _____

- Remove paint
- Missing

Window Assessment - Interior

Date: 4/2/23

Building: 1315 HIGH ST S.E



Location: Basement West side - North

Window Description: wooden 3 panes Hopper Style - Opens single pane In. Unpainted. Nailed & Blocked Shut

Stool: Fair

- Remove paint
- Repair
- Replace

Frame/Pulley/Stiles: Fair

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Fair

- Remove paint
- Repair
- Replace

Trim: NONE

- Remove paint
- Repair
- Replace

Dimensions of window:

47.5 x 21.5

Frame = 40 x 18.5

3 panes @ 11 x 13

Hardware Description: Hinges & Sash lock

- Remove paint Rusted
- Missing

Ropes/Chains: NONE

- Replace

Remarks:

Weatherstripping: NONE

- Replace

Window Assessment – Exterior

Date: _____

Building: 1315 HIGH ST SE



↑
cracked

Location: Basement
West Wall Southern

Window Description: Wooden Hopper
Sealed Shut.
3 Single panes - 1 cracked

Sill: Poor

- Remove paint
- Repair
- Replace

Frame/Trim: Fair to Poor

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Cracked

- Remove paint
- Repair
- Replace

Glazing Putty: _____

% to repair _____

% to replace _____

Dimensions of window: Overall - 47.5 x 21.5
Frame - 40 x 18.5
Panes - 11 x 13

Glazing: _____

- Old
- New
- Broken

Remarks: Replace with sliding window

Hardware Description: _____

- Remove paint
- Missing

Window Assessment - Interior

Date: 4/2/23

Building: 1315 HIGH ST SE

Window pane Cracked
in 2 directions



Location: Basement
West side South

Window Description: wooden
Hopper style Opens In
unpainted, Sealed Sput
3 panes - Single Paned

Stool: Poor

- Remove paint
- Repair
- Replace

Frame/Pulley/Stiles: Poor

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Fair

- Remove paint
- Repair
- Replace

Trim: None

- Remove paint
- Repair
- Replace

Dimensions of window:

47.5 x 21.5
Frame 40 x 18.5
3 panes @ 11 x 13

Hardware Description: Hinge + Sash lock

- Remove paint Rusted
- Missing

Ropes/Chains: None

- Replace

Remarks:


Weatherstripping: None

- Replace

Window Assessment – Exterior

Date:

Building: 1315 HIGH St. SE

	Location: <u>Basement</u> <u>South Wall West end</u>
	Window Description: <u>Wood Hopper</u> <u>Sealed Shut.</u> <u>3 single panes</u>
	Sill: <u>Poor</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Frame/Trim: <u>Poor</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Sash/Muntins/Leading: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Glazing Putty: _____ % to repair _____ % to replace _____
Dimensions of window: <u>Overall - 47.5 x 21.5</u> <u>Frame = 40 x 18.5</u> <u>Panes = 11 x 13</u>	Glazing: _____ <input checked="" type="checkbox"/> Old <input type="checkbox"/> New <input type="checkbox"/> Broken
Remarks: <u>Significant water intrusion</u> <u>between concrete & wood on</u> <u>both sides and sill.</u> <u>Replace with Sliding Window</u>	Hardware Description: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing

Window Assessment - Interior

Date: 4/2/23

Building: 1315 HIGH ST S.E

Significant Water
Intrusion between
Rails & Frame and sill
between Sill & Rails &
concrete



Dimensions of window:

47.5 x 21.5

Frame 40 x 18.5

3 panes @ 11 x 13

Remarks:

Location: Basement
South Wall Westend

Window Description: wood Hopper
style, opens inward, but
fixed shut, unpainted.
3 Panes - Single Panel

Stool: Poor

- Remove paint
- Repair
- Replace

Frame/Pulley/Stiles: Poor

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Fair

- Remove paint
- Repair
- Replace

Trim: None

- Remove paint
- Repair
- Replace

Hardware Description: Hinge

- Remove paint
- Missing 1/2 lock

Ropes/Chains: None

- Replace


Weatherstripping: None

- Replace

Window Assessment – Exterior

Date: _____

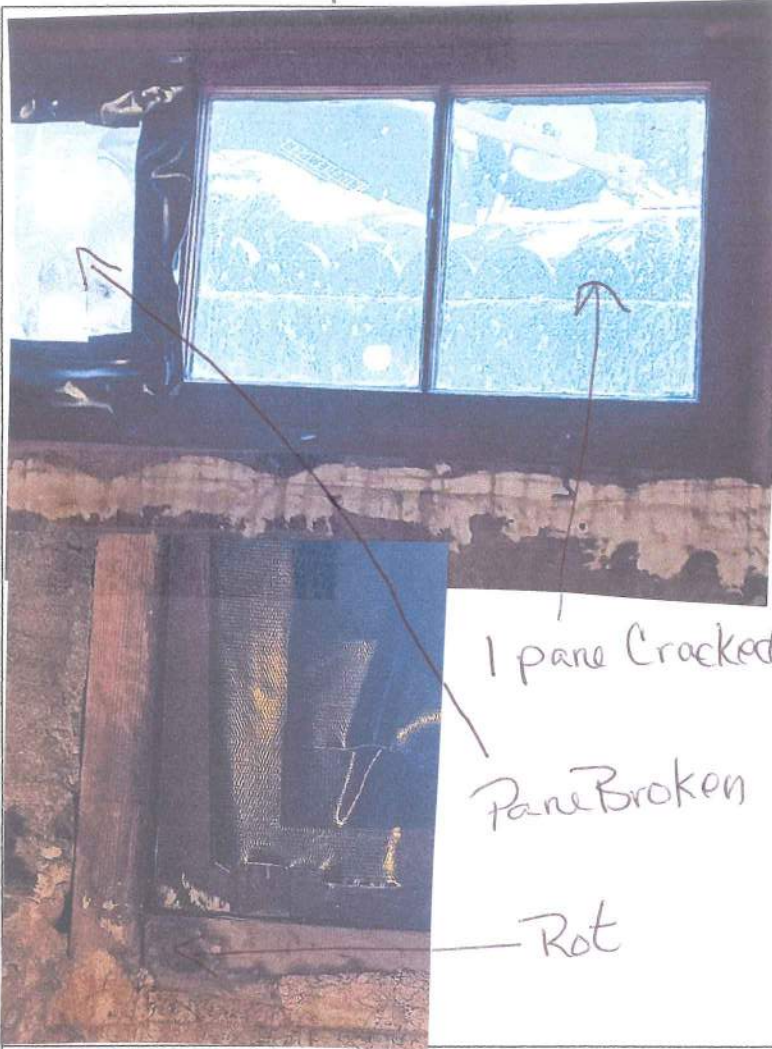
Building: 1315 HIGH ST SE, Salem

 <p style="margin-top: 10px;"> ↑ Cracked ↑ Broken </p>	<p>Location: <u>Basement</u> <u>South Wall East End</u></p>
	<p>Window Description: <u>Wooden Hopper sealed shut.</u> <u>3 single panes</u></p>
	<p>Sill: <u>Poor</u></p> <p> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace </p>
	<p>Frame/Trim: <u>Poor</u></p> <p> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace </p>
	<p>Sash/Muntins/Leading: <u>Poor</u></p> <p> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace </p>
	<p>Glazing Putty: _____</p> <p>% to repair _____</p> <p>% to replace _____</p>
<p>Dimensions of window: <u>Overall - 47.5 x 21.5</u> <u>Frame = 40 x 18.5</u> <u>Panes = 11 x 13</u></p>	<p>Glazing: _____</p> <p> <input checked="" type="checkbox"/> Old <input type="checkbox"/> New <input checked="" type="checkbox"/> Broken </p>
<p>Remarks: <u>Significant water between sill & concrete.</u> <u>Replace with sliding window.</u></p>	<p>Hardware Description: _____</p> <p> <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing </p>

Window Assessment - Interior

Date: 4/2/23

Building: 1315 High St SE



Location: Basement
West South Wall East End

Window Description: wood Hopper
style. Opens Inward - fixed
shut Unpainted
3 panes - Single Paned

Stool: Poor

Remove paint
 Repair
 Replace

Frame/Pulley/Stiles: Poor

Remove paint
 Repair
 Replace

Sash/Muntins/Leading: Poor

Remove paint
 Repair
 Replace

Trim: None

Remove paint
 Repair
 Replace

Hardware Description: Hinge &
sash lock
Rusted

Remove paint
 Missing

Ropes/Chains: None

Replace

Weatherstripping: None

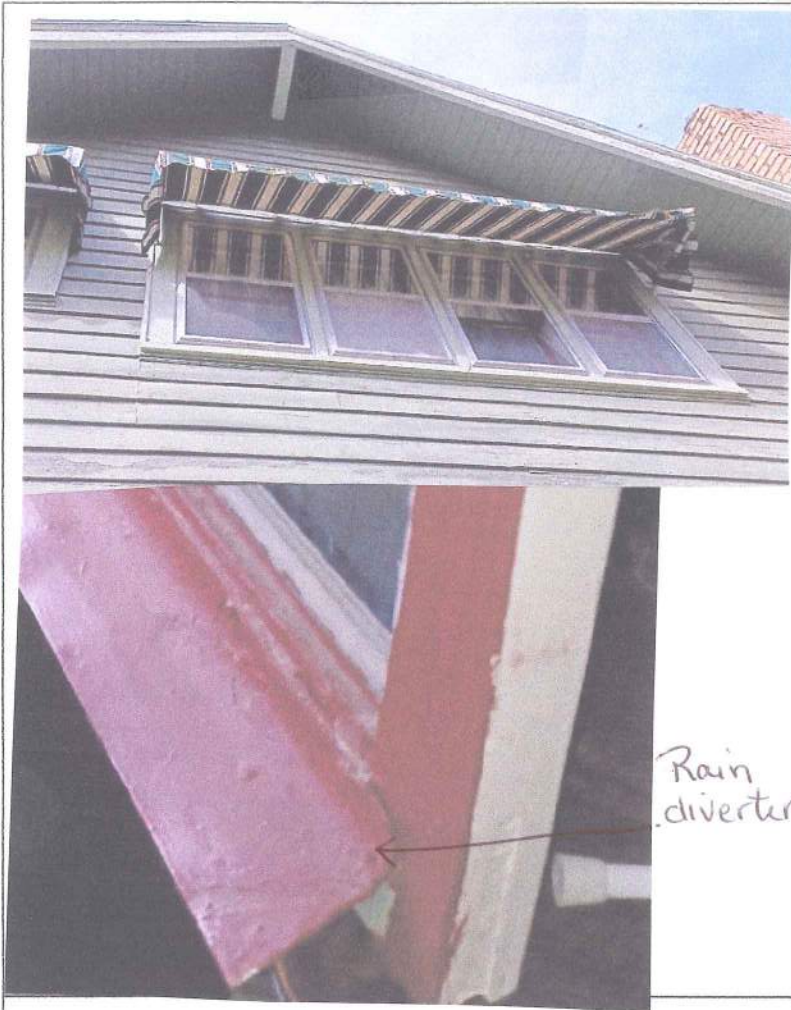
Replace

Dimensions of window:
47.5 x 21.5
Frame 40 x 18.5
3 Panes @ 11 x 13

Remarks:

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: 4/2/2023

Building: 1315 High St



Location: 2nd Story
South bedroom

Window Description: Wood Casement
Open Inwards.
Bank of 4.
Single Pane. Alum. Frame Screens

Stool: Fair

Remove paint
 Repair
 Replace

Frame/Pulley/Stiles: Poor

Remove paint
 Repair
 Replace

Sash/Muntins/Leading: Good

Remove paint
 Repair
 Replace

Trim: Fair

Remove paint
 Repair
 Replace

Dimensions of window: 2 outer
113 x 50
4 Panes + Frames - 40 x 24 each

Hardware Description: Poor

Remove paint
 Missing

Ropes/Chains: NONE

Replace

Remarks: 2 outer windows do not latch
shut. Catch pulls out of wood when
windy. 2 inner windows are fixed shut.
water intrusion led to dry rot below Apron.

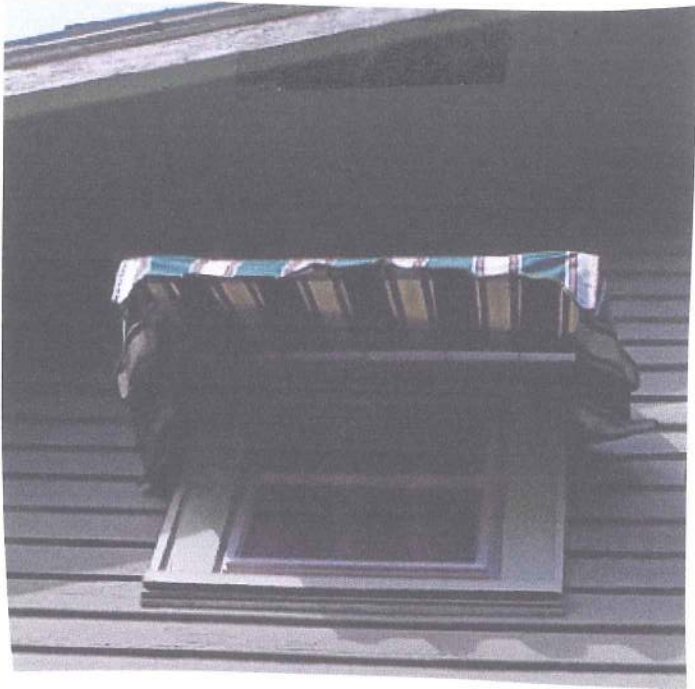
Weatherstripping: NONE

Replace

Window Assessment – Exterior

Date: 4/2/2023

Building: 1315 HIGH ST SE



Location: 2nd story
Bath

Window Description: Single pane.
wood casement w/ Rain
diverter strip at Bottom
Aluminum Frame Screen

Sill: Good

Remove paint
 Repair
 Replace

Frame/Trim: Good

Remove paint
 Repair
 Replace

Sash/Muntins/Leading: Good

Remove paint
 Repair
 Replace

Glazing Putty: _____
% to repair _____
% to replace _____

Glazing: _____

Old
 New
 Broken

Hardware Description: Good

Remove paint
 Missing

Dimensions of window:

37 X 33

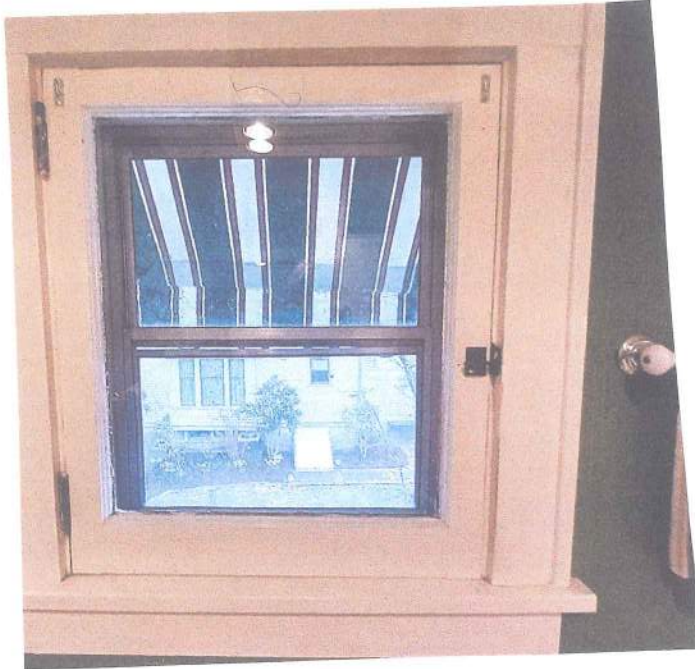
Window & Frame - 28 X 24

Remarks: would like to replace to be
consistent with age & materials
on this floor

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

Window Assessment – Exterior

Date: 4/2/2023 Building: 1315 HIGH ST SE



Location: 2nd story
west wall

Window Description: Double pane,
vinyl sash style. Aluminum
Frame Screens

Sill: Good

- Remove paint
- Repair
- Replace

Frame/Trim: Does not match the
rest of the house

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Good

- Remove paint
- Repair
- Replace

Glazing Putty: Good

% to repair _____
% to replace _____

Dimensions of window:
72 x 52
Each of 2 are 45 x 27

Glazing: _____

- Old
- New
- Broken

Remarks: Replace to be consistent
with the rest of the house.
Remove Rotting Awning

Hardware Description: Good

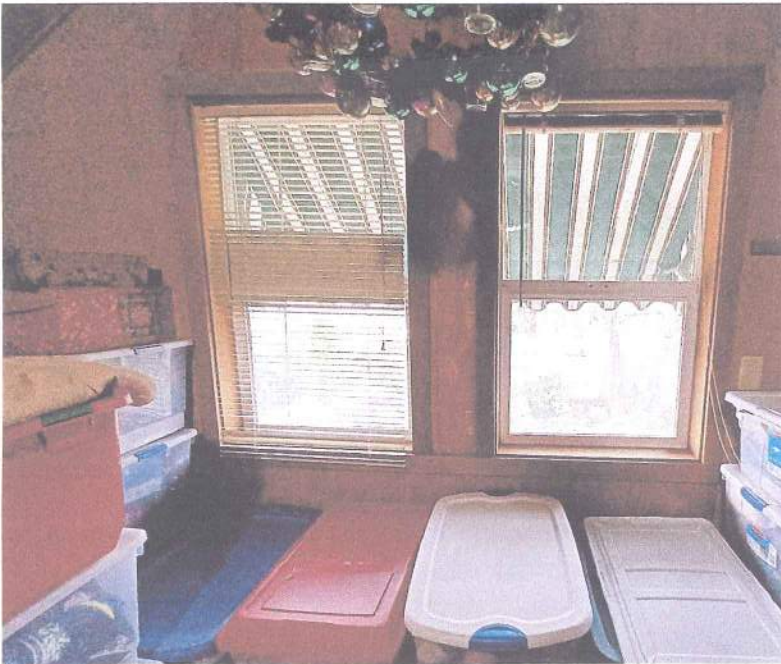
- Remove paint
- Missing

Window Assessment - Interior

Date: 4/2/2023

Building: 1315 High St

Double pane →



Location: 2nd story
West Wall

Window Description: Vinyl
Sash. Bank of 2.
Do not match anything in
the house. Alum. Screen

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:

72x52

2 at 45x27 each

Hardware Description: Good

- Remove paint
- Missing

Ropes/Chains: Good

- Replace

Remarks: Would like to replace
with an historically accurate
appearing window. consistent with the
rest of the house.

Weatherstripping: ?

- Replace

Window Assessment – Exterior

Date: 4/2/2023

Building: 1315 High St. SE



NO Awning on this window

Location: 2nd Story
North Bedroom

Window Description: Wood Casement + screen. Bank of 4 single pane
Rain Diverter at base of frame.

Sill: Good to fair

- Remove paint
- Repair
- Replace

Frame/Trim: Good

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Good

- Remove paint
- Repair
- Replace

Glazing Putty: _____

% to repair _____

% to replace _____

Dimensions of window:

113 x 50
Each of 4 pane + frame 40 x 24

Glazing: _____

- Old
- New
- Broken

Remarks: 1 screen is missing, other frames in fair condition

Hardware Description: Sash locks
Painted but working

- Remove paint
- Missing

Window Assessment - Interior

Date: 4/2/2023 Building: 1315 High St S.E.



All extremely difficult to open during cool/wet weather.

Dimensions of window:

113 x 50
4 Panes + Frame = 40 x 24 each

Remarks: Would Replace these so all upstairs are the same age & materials. Screens would also be replaced.

Location: <u>2nd story North Bedroom</u>
Window Description: <u>Wood Casement open Inwards - Bank of 4 - Single paned 1 screen is missing</u>
Stool: <u>Good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
Frame/Pulley/Stiles: <u>Good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
Sash/Muntins/Leading: <u>Good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
Trim: <u>Good</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
Hardware Description: <u>Good</u> <input type="checkbox"/> Remove paint <u>Sash Lock</u> <input type="checkbox"/> Missing <u>Screens have hook & eye.</u>
Ropes/Chains: <u>None</u> <input type="checkbox"/> Replace
Weatherstripping: <u>None</u> <input type="checkbox"/> Replace

Kimberli Fitzgerald

From: HPPG <scanparks2023@gmail.com>
Sent: Friday, June 9, 2023 12:37 PM
To: Kimberli Fitzgerald
Subject: Historic Design Review Case No.HIS23-08 - Patricia Sieg residence - 1315 High Street SE

Kimberli Fitzgerald
Case Manager
Historic Preservation Officer
Civic Center Room 305

Dear Ms. Fitzgerald:

Thank you for the opportunity to comment. The Notice of Filing/ROC was received and distributed for review to members of SCAN Historic Preservation, Parks & Gardens Committee (HPPG) for SRC 230.025(b) compliance. No concerns were identified. No objections.

We wish the applicant, our neighbor, Ms. Sieg, success. We commend Ms. Sieg for working within the Historic Landmarks system. Her beautiful stately home on a beautiful well-attended street facing Bush's Pasture Park.

Sincerely,

Jon Christenson MURP
chair
SCAN Historic Preservation, Parks & Gardens Committee