

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 informacion, por favor llame
503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS20-25

APPLICATION NO.: 20-111374-DR

NOTICE OF DECISION DATE: December 3, 2020

SUMMARY: A proposal to replace an existing basement window on the rear of the historic contributing Steeves House (c.1926).

REQUEST: Minor Historic Design Review of a proposal to replace an existing basement window with a new fiberglass egress window located at the rear of the historic contributing Steeves House (c.1926) in the Court Chemeketa Historic District in the RD (Duplex Residential) zone, and located at 1694 Court Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BD01600).

APPLICANT: Rosie Shatkin

LOCATION: 1694 Court St NE

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(g) – Standards for historic contributing buildings in residential historic districts

FINDINGS: The findings are in the attached Decision dated December 3, 2020

DECISION: The **Historic Preservation Officer** (a Planning Administrator designee) **APPROVED** Historic Design Review HIS20-25 based upon the application materials deemed complete on December 3, 2020 and the findings as presented in this report.

This Decision becomes effective on December 19, 2020. 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 December 19, 2022, or this approval shall be null and void.

Application Deemed Complete:	December 3, 2020
Notice of Decision Mailing Date:	December 3, 2020
Decision Effective Date:	December 19, 2020
State Mandate Date:	April 1, 2021

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., Friday, December 18, 2020. 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>

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS20-25
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS20-25)
1694 COURT STREET NE) December 3, 2020**

In the matter of the application for a Minor Historic Design Review submitted by Wes McWhorter on behalf of Rosie Shatkin, 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 an existing basement window on the rear of the historic contributing Steeves House (c.1926).

REQUEST: Minor Historic Design Review of a proposal to replace an existing basement window with a new fiberglass egress window located at the rear of the historic contributing Steeves House (c.1926) in the Court Chemeketa Historic District in the RD (Duplex Residential) zone, and located at 1694 Court Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BD01600).

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

DECISION

APPROVED based upon the application materials deemed complete on December 3, 2020 and the findings as presented in this report.

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.

2. Background

Summary of Record:

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

3. Analysis of Minor Historic Design Review Approval Criteria

Finding: The applicant is proposing replace and realign an existing basement window in order to meet egress requirements for a bedroom under building code. The existing window is 2' 10" wide by 1'6" tall and does not meet the standards for egress in this location. The proposed new window is a new casement fiberglass egress window 29 ½" x 47 ½" in size. The associated new window well is one-piece rigid molded fiberglass composite (Shape Product-Block-Tex) that has the appearance of stone. This well will extend approximately 4' adjacent to the existing basement wall, with 3' 8" below the bottom sill to the interior floor and 6" to base window well on the exterior. The proposed new window to the gravel that will be installed at the base of the window well. (**Attachment B**). Staff determined that the following standards from SRC 230.025(g) *Standards for Contributing Resources in Residential Historic Districts, Alterations and additions* are applicable to this project.

FINDINGS:

Criteria: 230.025(g) Alterations and Additions.

(1) Materials.

(A) *Building materials shall be of traditional dimensions.*

Finding: The applicant is proposing to install a new window which will be comprised of a fiberglass wood frame and sash of traditional dimensions. Staff finds that this standard has been met.

(B) *Material shall be of the same type, quality and finish as original material in the building.*

Finding: The applicant is proposing a new replacement window to be of paintable fiberglass, which has the same appearance quality and finish as the original window material found in the resource. Staff finds that this standard has been met.

(C) *New masonry added to a building shall, to the greatest degree possible, match the color, texture and bonding pattern of the original masonry.*

Finding: The applicant is proposing to install a new window well adjacent to the resource, the well will be comprised of rigid composite that has the exterior appearance of stone. While this material is new and the Steeves House is not constructed of architectural

materials that include this type of historic masonry, this material is compatible with the resource.

(D) *For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.*

Finding: In order to meet the applicable building code the applicant must replace the existing window (2'10" wide by 1' 6" tall) with one that is larger in size (29 ½" x 47 ½"). While original siding and this window will be lost, this window is located at the rear of the resource, not visible from the right of way, minimizing the adverse effect to the resource. Staff finds that this standard has been met.

(2) Design.

(A) *Be located at the rear, or on an inconspicuous side, of the building.*

Finding: The proposed new window will be installed on a secondary façade, at the rear of the Steeves House. Additionally, the existing grade is approximately 4' 10" above the basement floor, and the majority of the proposed new window and window well will be below grade and the proposed alteration will be minimally visible. Staff finds that this standard has been met.

(B) *Be designed and constructed to minimize changes to the building.*

Finding: The applicant is proposing to replace and relocate an existing basement level window with a new window that meets the applicable building code for egress. This window is located at the rear of the resource, and therefore not visible from the right of way. No alterations are proposed to the primary façade or any character defining features of the resource. Staff finds that this standard has been met.

(C) *Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.*

Finding: The proposed window and window well are compatible with the Steeves House and located on a secondary façade of the resource. Staff finds that this standard has been met.

(D) *Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.*

Finding: The proposed new window and window well will be installed so that no significant architectural features of the resource will be obscured, damaged, or destroyed by the proposal. Staff finds that this standard has been met.

(E) *Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.*

Finding: The proposed window and window well are compatible with the Steeves House and located on a secondary façade of the resource. Staff finds that this standard has been met.

(F) *Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.*

Finding: The proposed window replacement will result in the removal of an existing window and the enlargement of a window opening. However, a majority of the alterations extend below grade, and are located on the rear façade of the resource. No distinctive materials, features, or significant examples of craftsmanship will be adversely affected by the proposal. Staff finds that this standard has been met.

(G) *Be constructed with the least possible loss of historic materials.*

Finding: The historic materials required to be removed will be limited to the 2'10" wide by 1'6" window, and the removal of siding needed to accommodate the new window opening and associated window well extending along the existing basement wall. The proposed new window will be installed at the rear the resource, minimizing any impact to historic materials. Staff finds that this standard has been met.

(H) *Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence.*

Finding: The applicant's proposed new fiberglass window and associated window well are clearly new, and do not create a false sense of historical development as it does not appear to have been part of the original structure historically. Staff finds that this standard has been met.

(I) *Be designed in a manner that makes it clear what is original to the building and what is new.*

Finding: The applicant's proposed new window, while of a compatible material and design is a modern window, and clearly new. The window well, a rigid molded fiberglass composite is also clearly new, but with the appearance of stone is compatible with the resource. Staff finds that this standard has been met.

(J) *Be designed to reflect, but not replicate, the architectural styles of the period of significance.*

Finding: The proposed new window does not replicate the window types found throughout the Steeves House, but instead is reflects a new addition to the resource with a style that is clearly modern, yet compatible, therefore staff finds that this standard has been met.

(K) *Preserve features of the building that has occurred over time and has attained significance in its own right.*

Finding: The applicant is not proposing to alter any features that have acquired significance over time. Staff finds that this standard is not applicable to the evaluation of this proposal.

(L) *Preserve distinguishing original qualities of the building and its site.*

Finding: While the applicant is proposing to remove a small basement window at the rear of the resource, this window is not significant or character defining. The applicant is not proposing to significantly alter any distinguishing original qualities of the resource or the site, therefore staff finds that this standard has been met.

DECISION

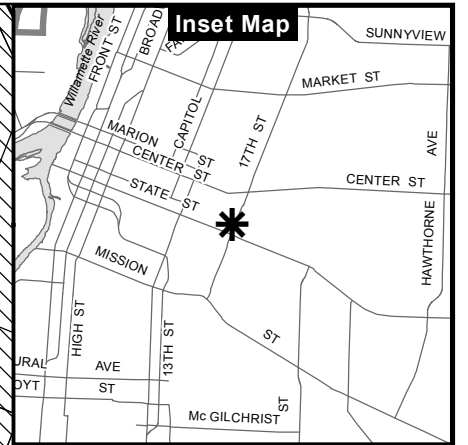
Based upon the application materials deemed complete on December 3, 2020 and the findings as presented in this report, the application for HIS20-25 is **APPROVED**.








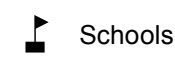

Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

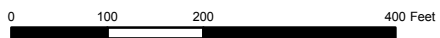
Attachments: A. Vicinity Map
B. Applicant's Submittal Materials- Excerpt

Vicinity Map 1694 Court Street NE



Legend

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

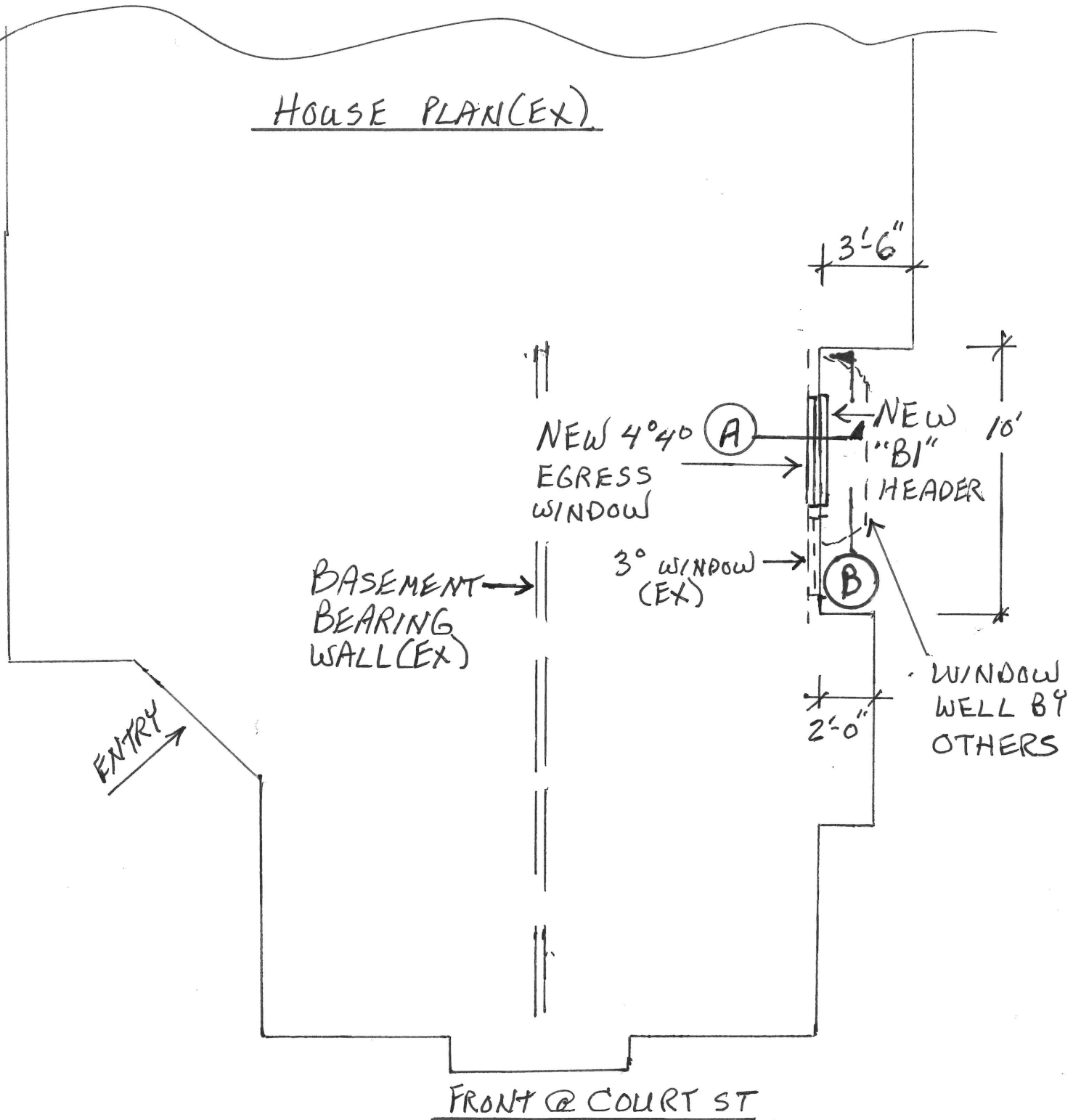


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WILLAMETTE ENGINEERING, INC.
SALEM, OREGON
PH: 503-304-0905, FAX: 503-304-9512

PROJECT 1694 COURT HOUSE WINDOW JOB NO 2020-98
HEADER STRUC CALCULATIONS DATE 08-24-2020
BY JERRY HORNER PAGE 1 OF 8

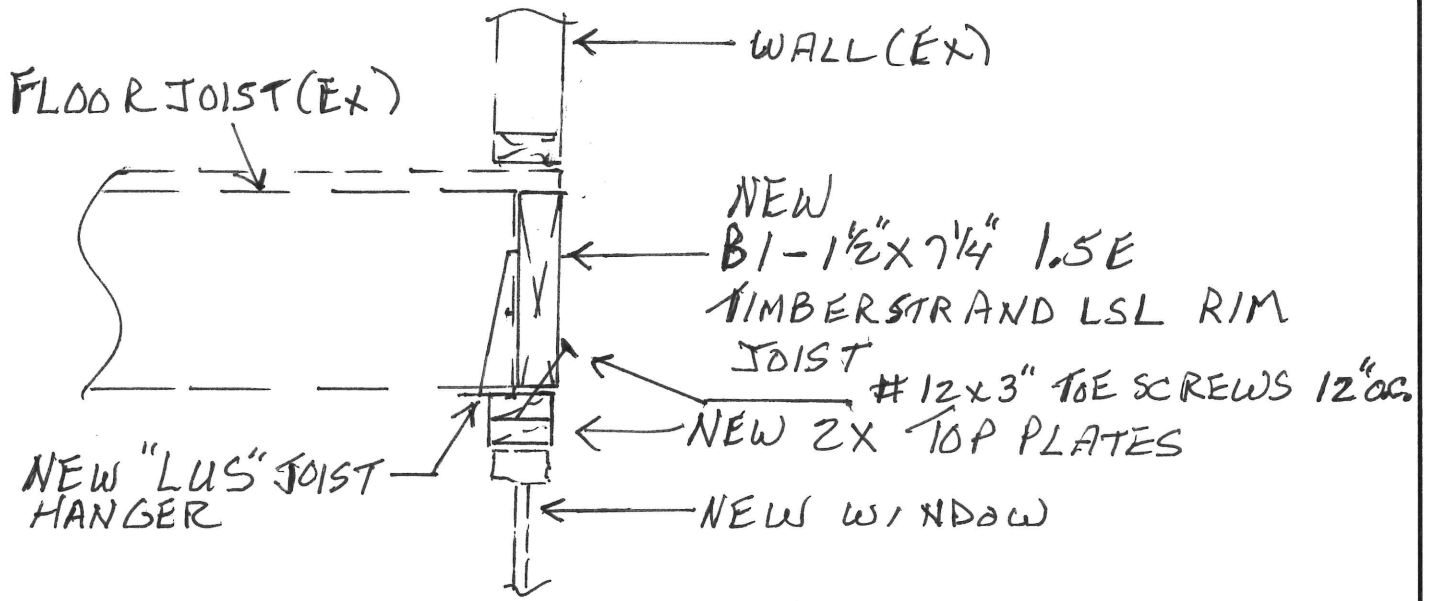
HOUSE PLAN (EX)



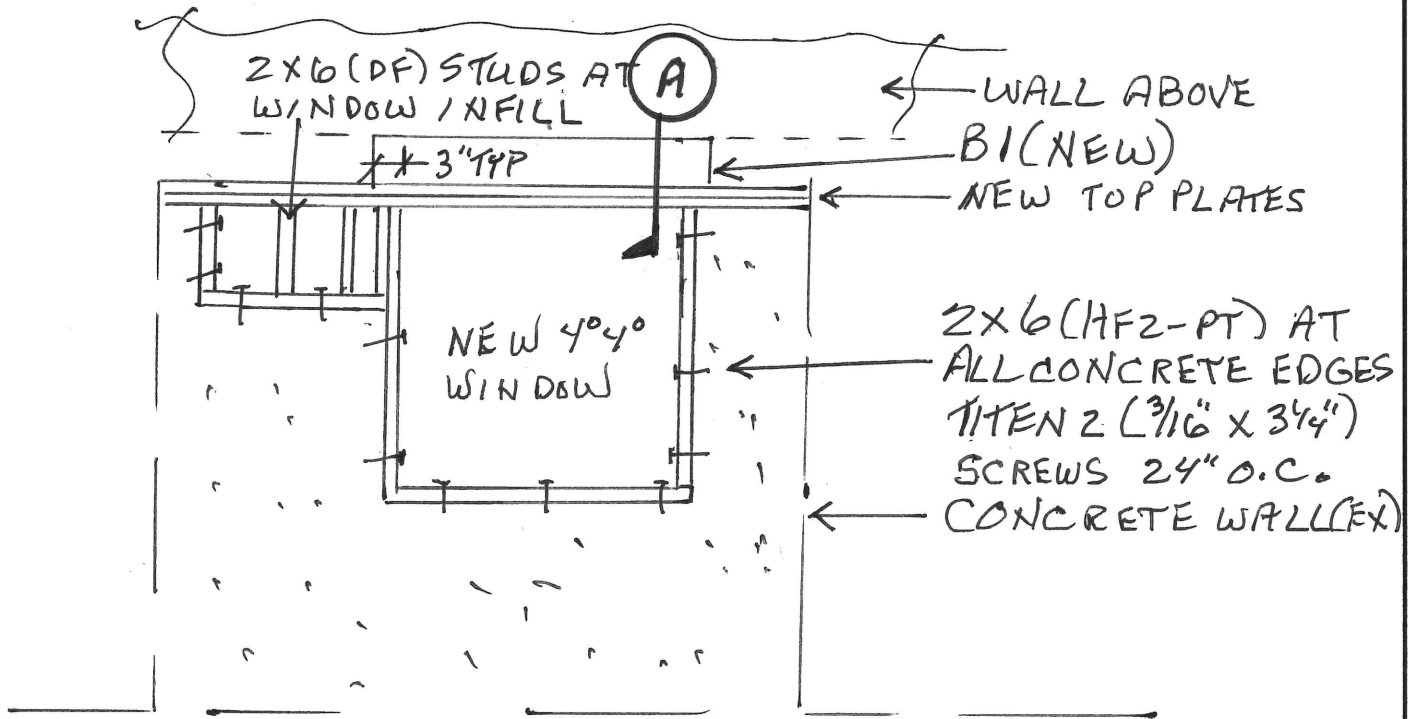
PARTIAL HOUSE PLAN

SC: 3/16" = 1'-0"

COURT STREET



A NEW RIM JOIST HEADER SECTION
 SC: 1 1/2" = 120"



B NEW WINDOW ELEVATION
 SC:

Home / Hardware / Window Hardware & Repair / Window Wells & Accessories

Internet #310207840 Model #MW5036-60

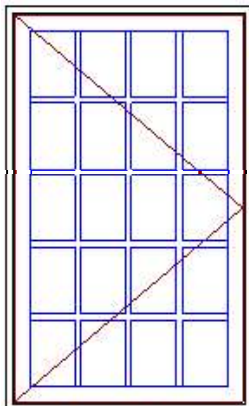


Shape Products -Blocktex 50

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	550.10
Qty: 1		Ext. Net Price:	USD 550.10



As Viewed From The Exterior

Entered As: CN

CN 2640

FS 29 1/2" X 47 1/2"

RO 30" X 48"

Egress Information

Width: 20 43/64" Height: 42 5/16"

Net Clear Opening: 6.08 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.45

Condensation Resistance: 59

CPD Number: MAR-N-375-00206-00001

ENERGY STAR: NC

Stone White Exterior	
Stone White Interior	
Essential Casement - Right Hand	394.76
CN 2640	
Rough Opening 30" X 48"	
IG	
Low E2 w/Argon	
Stainless Perimeter Bar	
Preserve Film on Exterior/Interior	
GBG	137.86
Rectangular - Special Cut 4W5H	
Stone White Ext - White Int	
White Folding Handle	
Interior Aluminum Screen	17.48
Charcoal Fiberglass Mesh	
Stone White Surround	

2" Jambs

Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	550.10
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	550.10