

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 PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS19-09

APPLICATION NO. : 19-104860-DR

NOTICE OF DECISION DATE: MARCH 4, 2019

SUMMARY: A proposal to install a ductless heat pump system and replace a non-original window on the exterior of the James and Flora Watt House (1892).

REQUEST: Minor Historic Design Review of a proposal to install a ductless heat pump system and replace a non-original window on the exterior of the James and Flora Watt House (1892), a historic contributing building in the Court-Chemeketa Historic District in the RD (Duplex-Residential District) zone, and located at 1490 Chemeketa Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BA08400).

APPLICANT: Alex Bauman

LOCATION: 1490 Chemeketa St NE

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(b) and 230.025(g)

FINDINGS: The findings are in the attached Decision dated March 4, 2019.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Historic Design Review HIS19-09 based upon the application materials deemed complete on February 28, 2019 and the findings as presented in this report.

This Decision becomes effective on March 20, 2019. 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 March 20, 2019 or this approval shall be null and void.

A copy of the decision is attached.

Application Deemed Complete:	<u>February 28, 2019</u>
Notice of Decision Mailing Date:	<u>March 4, 2019</u>
Decision Effective Date:	<u>March 20, 2019</u>
State Mandate Date:	<u>June 29, 2019</u>

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

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, March 19, 2019. 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 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 at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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503-588-6173***

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS19-09
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-09)
1490 CHEMEKETA STREET NE)
) MARCH 4, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Alex Bauman, 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 install a ductless heat pump system and replace a non-original window on the exterior of the James and Flora Watt House (1892).

REQUEST: Minor Historic Design Review of a proposal to install a ductless heat pump system and replace a non-original window on the exterior of the James and Flora Watt House (1892), a historic contributing building in the Court-Chemeketa Historic District in the RD (Duplex-Residential District) zone, and located at 1490 Chemeketa Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BA08400).

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 February 28, 2019 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. Analysis of Minor Historic Design Review Approval Criteria

Finding: The applicant is proposing to install a new ductless heat pump and replace a non-original window (**Attachment B**). Staff determined that the following standards from SRC 230.025(b) *Standards for Contributing Resources in Residential Historic Districts, Windows* and 230.025(g) *Standards for Contributing Resources in Residential Historic Districts, Alterations and Additions* are applicable to this project.

FINDINGS:

Criteria: 230.025(b) Windows.

(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 proposed new replacement windows will be made of wood, matching the material of the original windows. Staff finds that this standard has been met.

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

Finding: The proposed new replacement windows will be double-hung, matching the design of windows found throughout the resource. A pair of double-hung windows will replace one existing non-original metal framed window within the existing opening. 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.*

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

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

Finding: The applicant is proposing to replace a non-original window with two double-hung wooden windows in order to restore the appearance of this window opening. SRC 230.025(b)(3) does not apply to the evaluation of this proposal.

Criteria: 230.025(g) Alterations and Additions.

(1) Materials.

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

Finding: The applicant is not proposing to construct a new addition that would require the use of traditionally dimensioned building materials. Staff finds that this standard is not applicable to the evaluation of this proposal.

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

Finding: The applicant is not proposing to construct a new addition that would require the use of building materials of the same type, quality and finish as the original material in the resource. Staff finds that this standard is not applicable to the evaluation of this proposal.

(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 not proposing to install new masonry as a part of this proposal. Staff finds that this standard is not applicable to the evaluation of this proposal.

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

Finding: The applicant's choice to install a ductless heat pump ensures that a minimal amount of original material will be disturbed. As recommended by the National Park Service in their *Guidelines on Sustainability for Rehabilitation of Historic Buildings*, it is recommended that installing high efficiency ductless air conditioners is preferred to installing new ducted central air conditioning units within historic resources. 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 heat pump will be installed on a secondary façade of the James and Flora Watts House. 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 install the new ductless heat pump on the north façade of the James and Flora Watts House. The associated exterior powder coated vertical channel cover will be co-located adjacent to the existing gutter, located within the interior corner of the northern and eastern façade of the bay located at the western end of the James and Flora Watts House. 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 heat pump and associated equipment are small in scale, 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 heat pump and associated equipment will be installed so that no 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 new heat pump compressor is approximately 21” in height and 26” wide. The compressor will not exceed the height of the basement level on the exterior, is located on a secondary façade, and the associated vertical channel cover is co-located adjacent to the existing gutter. The proposed new heat pump is compatible in design and scale with the resource, and the surrounding historic district. 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 heat pump and associated equipment will be installed so that 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 proposed new heat pump will be installed adjacent to 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 heat pump is clearly new, and does 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 heat pump is of modern materials which are clearly new. Since the heat pump compressor is not attached to the building, but freestanding adjacent to the resource, it is clear that it was not constructed as part of the building. 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 heat pump is not part of a new addition to the resource with an architectural style, therefore this standard is not applicable to the evaluation of this proposal.

(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: The applicant is not proposing to significantly alter the resource through the installation of the heat pump along a secondary facade of this building. Staff finds that this standard has been met.

DECISION

Based upon the application materials deemed complete on February 28, 2019 and the findings as presented in this report, the application for HIS19-09 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
C. Excerpt from National Register Nomination
B. Applicant's Submittal Materials

Application Deemed Complete:	<u>February 28, 2019</u>
Notice of Decision Mailing Date:	<u>March 4, 2019</u>
Decision Effective Date:	<u>March 20, 2019</u>
State Mandate Date:	<u>June 28, 2019</u>

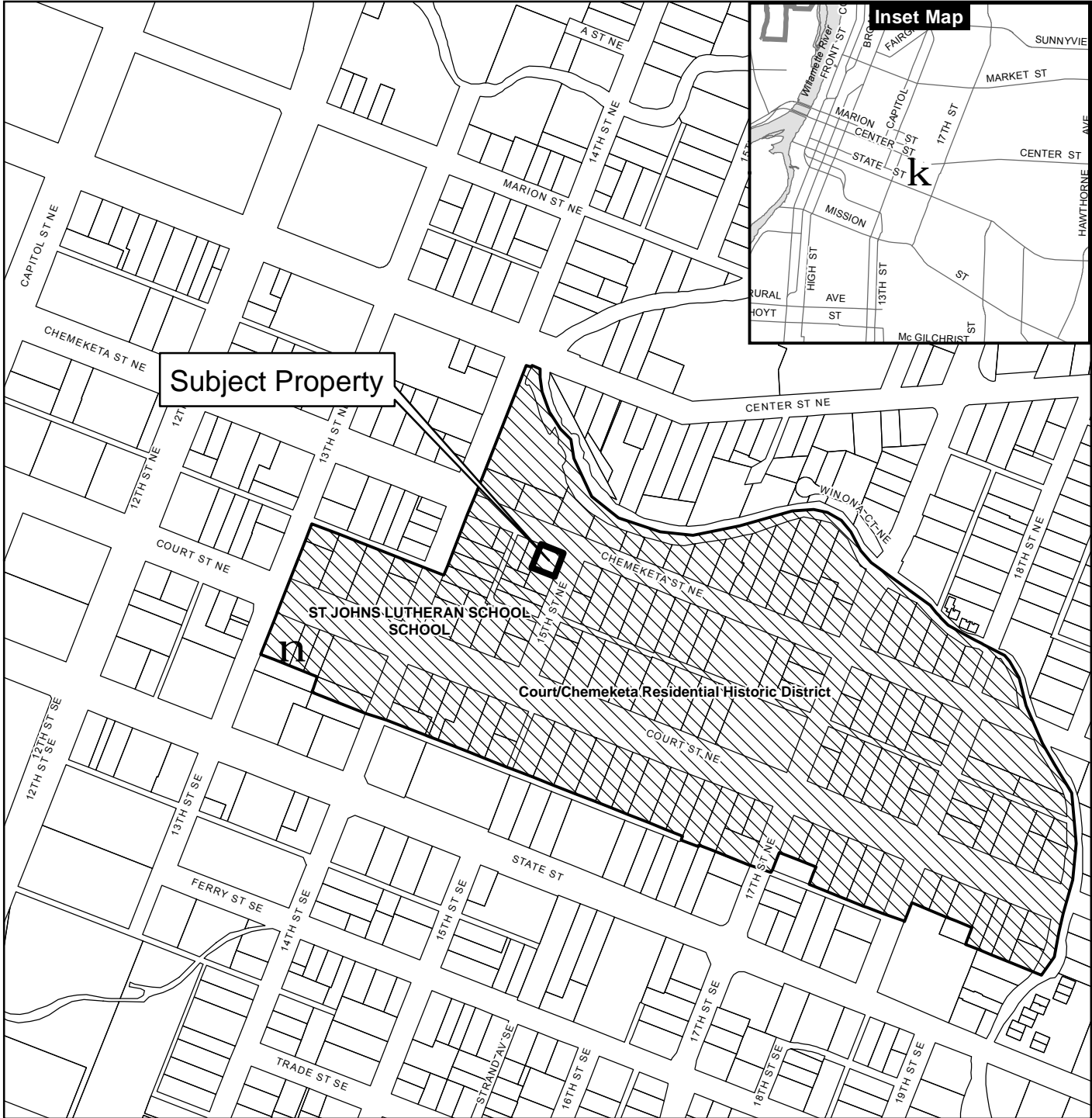
This Decision becomes effective on March 20, 2019. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

The rights granted by this decision must be exercised by **March 20, 2021** or this approval shall be null and void.

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, OR 97301, no later than **5:00 p.m., Tuesday, March 19, 2019**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

Vicinity Map

1490 Chemeketa St NE



Legend

- Taxlots
 - Urban Growth Boundary
 - City Limits
- 0 100 200 400 Feet

- Outside Salem City Limits
- Historic District
- SCHOOLS

- Parks

CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

126. JAMES AND FLORA WATT HOUSE (1892) PRIMARY (Contributing)

1490 Chemeketa Street NE; Assessor's Map 26BA073W; 073W-26BA-08400; Tax Lot 1-86010-020

Owners: Wanda McMaster, Trustee, 1490 Chemeketa St NE, Salem, OR 97301

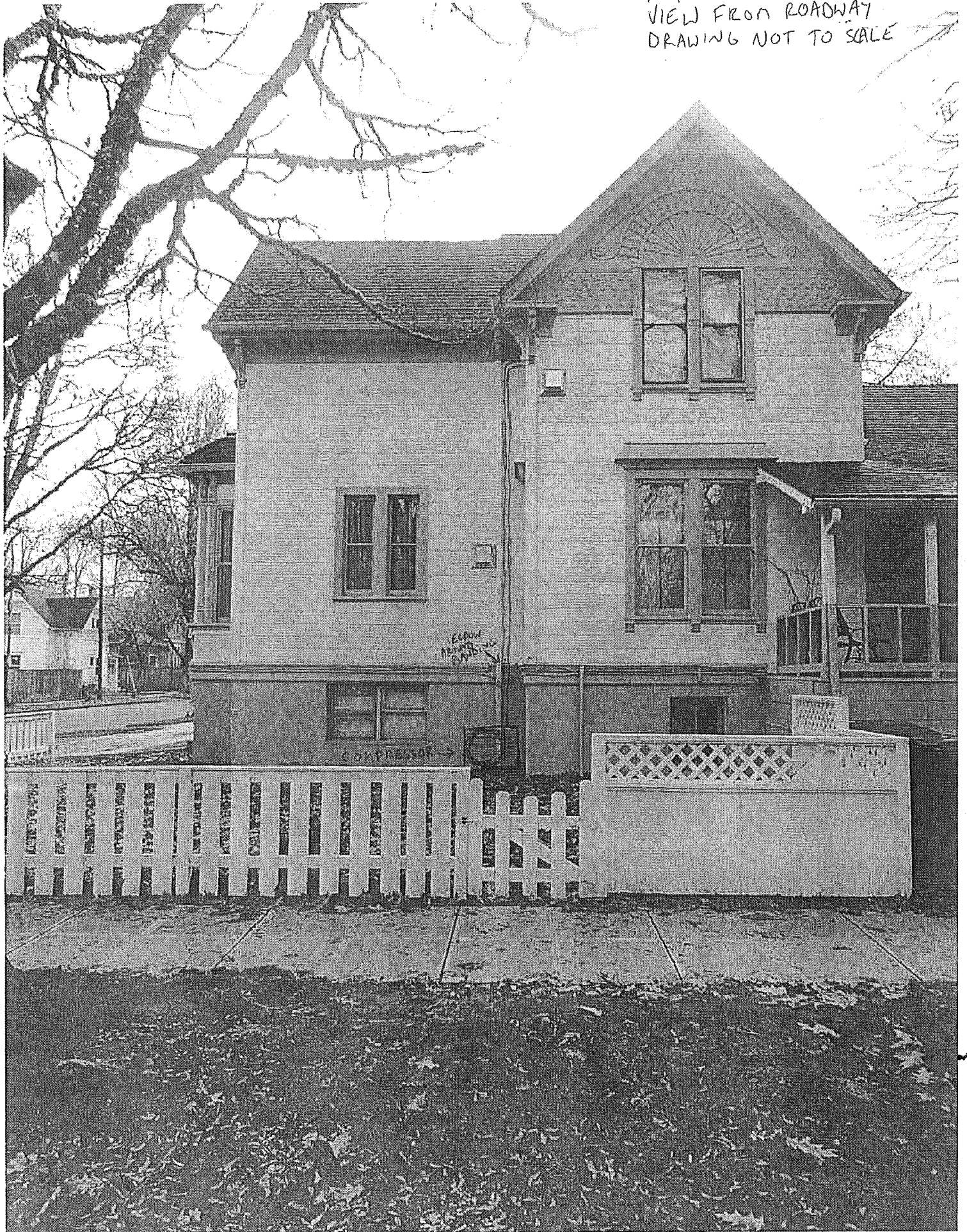
Description: This Queen Anne/Eastlake style house includes a cross-gabled el with a slightly lower south-facing gabled wing, forming an approximate T. These gables are joined by a flat-topped, hipped roof on the southeast side. To the rear is a one-story unit with an irregular roofline. All this results in a varied profile for the house as a whole. In addition, a southeast corner porch (noted on early Sanborn Maps) has been replaced by a sloped-roofed modern addition housing a garage. The house is of one-and-one-half-stories and sits high on a daylight basement foundation. The tall, narrow windows are double-hung sash surrounded by decorative moldings, except in the south gable where a modern large window has been installed. On the east wall is a bay window with brackets. Brackets also occur on the corners of the eaves and, in smaller form, along the cornices under the overhangs. Intricately carved half sunbursts with a radial pattern are in the north and east gables. This house was built the same year as the Rand House (#4) and the Witzel-Watters House (#8) and probably closely resembles what those houses looked like before the were extensively remodelled.

Cultural Data: The Watt House stands on land originally owned by James Watt's father, Joseph Watt (d. 1867), whose holdings had been subdivided in 1871 as Joseph Watt Addition, reconfigured and enlarged as Watts Addition in May 1891. In 1887, James Watt, a stock raiser, acquired from his family the lot on which this house stands (and in 1891 obtained the adjacent lot to the south). He had married Flora Parker in Jacksonville in 1878, and they had lived on Howell Prairie for the first nine years of their marriage, until 1887. In Salem, they apparently lived first in the Watt cottage now numbered 1458 Chemeketa (#124). According to the Oregon Statesman Illustrated Annual of 1893 (p.7), James Watt then built a residence in Salem for \$2500 in 1892. That house is presumed to be this one, on the southwest corner of Chemeketa and 15th Streets. The City Directory of 1893 lists him at "16th NW corner Chemeketa" (clearly an error). By 1896, described as a "capitalist", he is listed at " 15th SW corner Chemeketa", the correct address of this house. James Watt was born in 1854 in Salem, one of four children of Joseph and Sarah Watt, the early owners of the land that became many of the lots in the west portion of the District. Flora Parker was the youngest child of James Patch Parker and Sarah Parker, who crossed the plains in 1852 and settled first in Salem, where Flora's older brother, Charles, was born near what is now Chemeketa and 14th Streets, in 1854. The family later took up a donation land claim near Medford, and it was there that Flora was born in 1858. Though trained as a doctor, her father owned and operated a gristmill in southern Oregon and later built a sawmill and purchased land for raising livestock (for reminiscence of Flora Watt, see: Lockley, Oregon Journal, May 9, 1934, p. 10, and June 2, 1934, p. 4). After her husband's death, Flora Watt lived in smaller family owned houses nearby---at 1458 Chemeketa (#124) and later what had been the barn for the big house (cf. commentary on #123). She sold the James and Flora Watt House in 1925. For other houses built by the Watt family, see commentaries on #109 and #125.

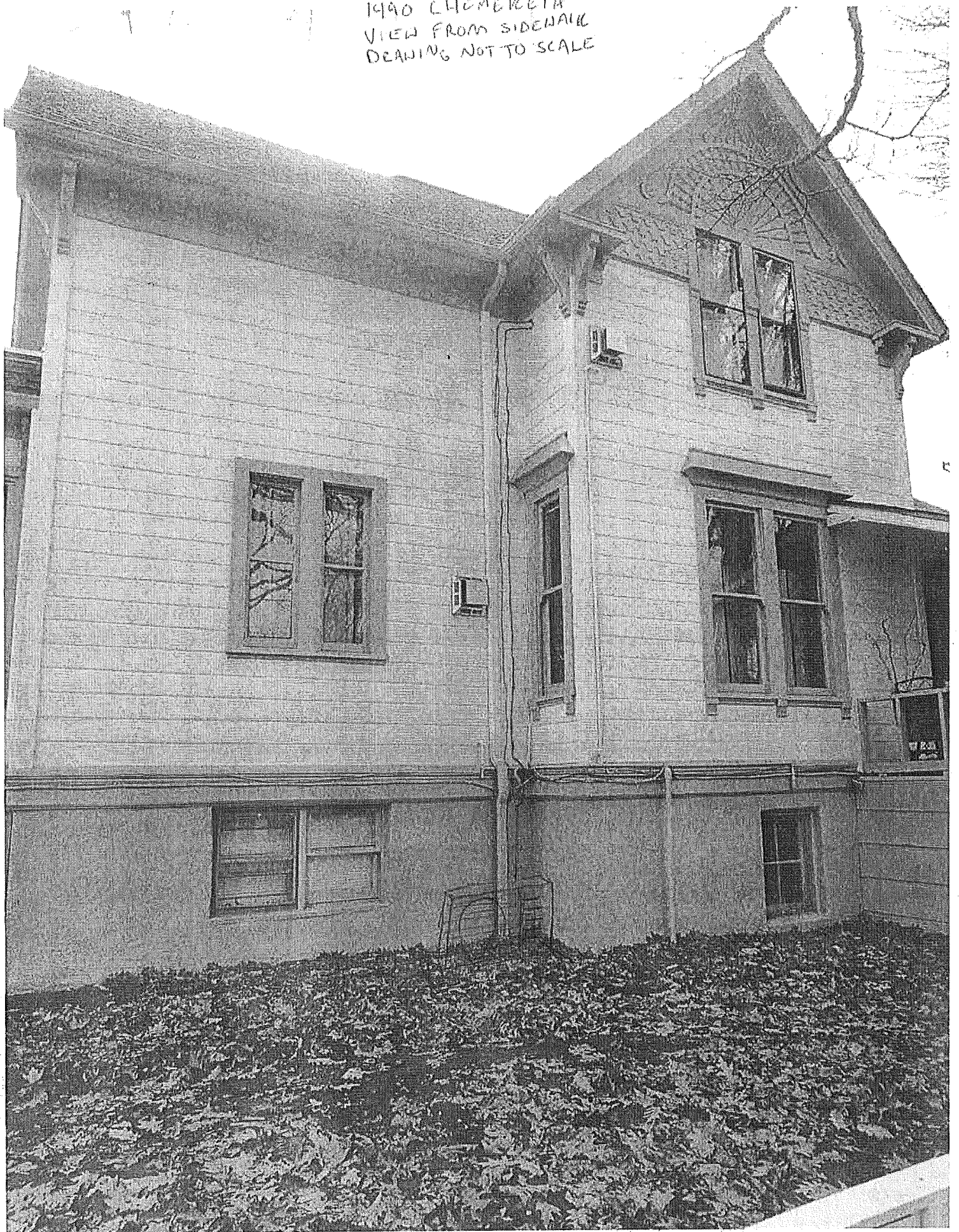
Attachment A: Photographs of existing exterior at proposed site of heat pump equipment

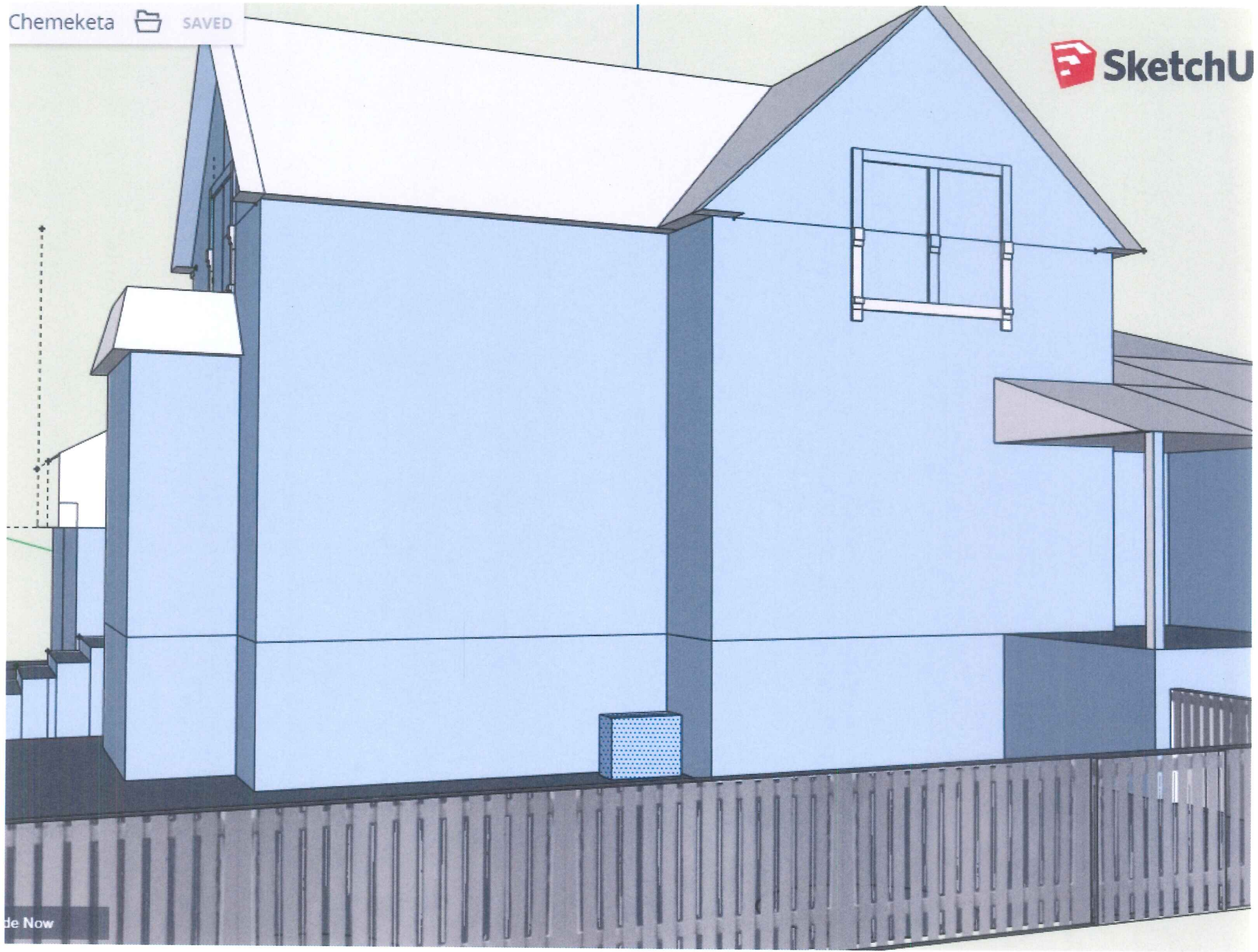


1490 CHEMERETA
VIEW FROM ROADWAY
DRAWING NOT TO SCALE



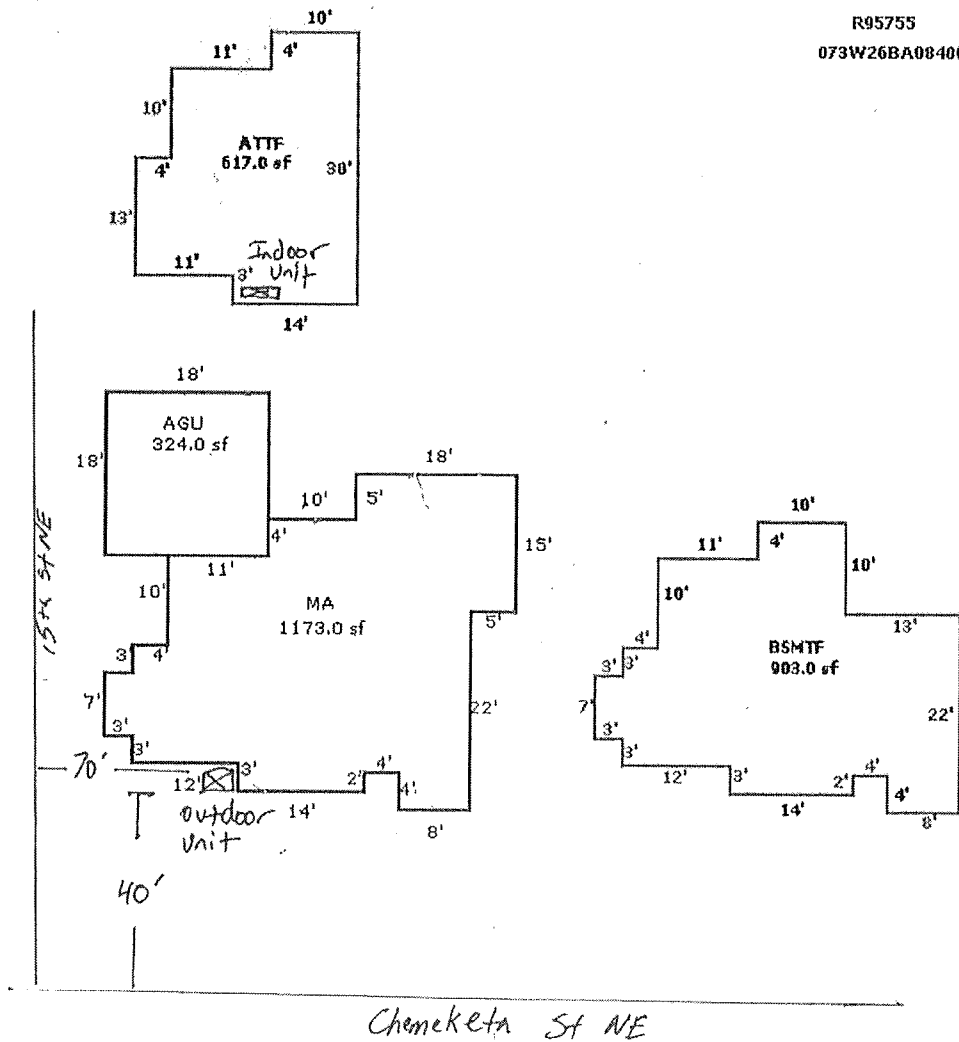
1490 CHEMERETA
VIEW FROM SIDEWALK
DRAWING NOT TO SCALE





Attachment B: Site plan for heat pump proposal

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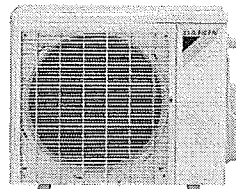
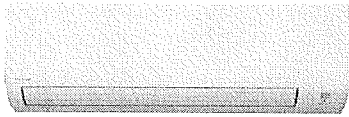


Attachment C: Proposed heat pump equipment material data sheets

Job Name:	
Tag#	



Submittal Data Sheet	FTX12NMVJU / RXL12QMVJU
1-Ton Wall Mounted Heat Pump System	



Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. If product is installed in a commercial application, limited warranty period is 5 years.

Indoor Specifications

Airflow Rate (cfm)	Cooling		Heating	
	H	M	H	M
	434	311	413	321
	L	SL	L	SL
	247	145	258	219
Sound (dBA) H / M / L / SL	45 / 37 / 30 / 19		45 / 37 / 30 / 26	
Dimensions (H x W x D) (in)		11-1/4 x 30-5/16 x 8-3/4		
Weight (Lbs)		18		

Outdoor Specifications

Compressor	Hermetically Sealed Swing Type			
Refrigerant	R-410A			
Factory Charge	2.09			
Refrigerant Oil	PVE (FVC50K)			
Airflow Rate (cfm)	Cooling		Heating	
	H	M	H	M
	1,144	865	1,006	777
Sound Pressure Level (dBA)	L	SL	L	SL
	50			
	21-5/8 x 26-9/16 x 11-3/16			
Dimensions (H x W x D) (in)		70		
Weight (Lbs)				

Efficiency

Cooling		Heating	
SEER	20.0	HSPF	12.0
EER	12.5	COP	3.90

Performance

Cooling (Btu/hr)	
Rated (Min/Max)	10,900 (4,400 / 13,300)
Sensible @ AHRI	9,100
Moisture Removal gal/h	.45
Standard Operating Range	50°F - 115°F
Extended Operating Range*	-4°F - 115°F

Rated Cooling Conditions: Indoor: 80°F DB/67°F WB
Outdoor: 95°F DB/75°F WB

*With field settings and wind baffle

Heating (Btu/hr)	
1: @ 47° Rated (Min/Max)	13,600 (4,400 / 18,800)
2: @ 17° Rated	8,800
3: @ 5° Max	14,330
Operating Range	-13°F - 60°F

1: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 47°F DB/43°F WB

2: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 17°F DB/15°F WB

3: Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 5°F DB/5°F WB

Electrical

	208/60/1	230/60/1
System MCA	13.0	13.0
System MFA	15	15
Compressor RLA	12.0	12.0
Outdoor fan motor FLA	.17	.17
Outdoor fan motor W	20	20
Indoor fan motor FLA	.23	.23
Indoor fan motor W	28	28

MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A)
RLA: Rated load amps (A) W: Fan motor rated output (W)

Piping

Liquid (in)	1/4
Gas (in)	3/8
Drain (in)	5/8
Max. Interunit Piping Length (ft)	65.625
Max. Interunit Height Difference (ft)	49.25
Chargeless (ft)	32.8
Additional Charge of Refrigerant (oz/ft)	.21

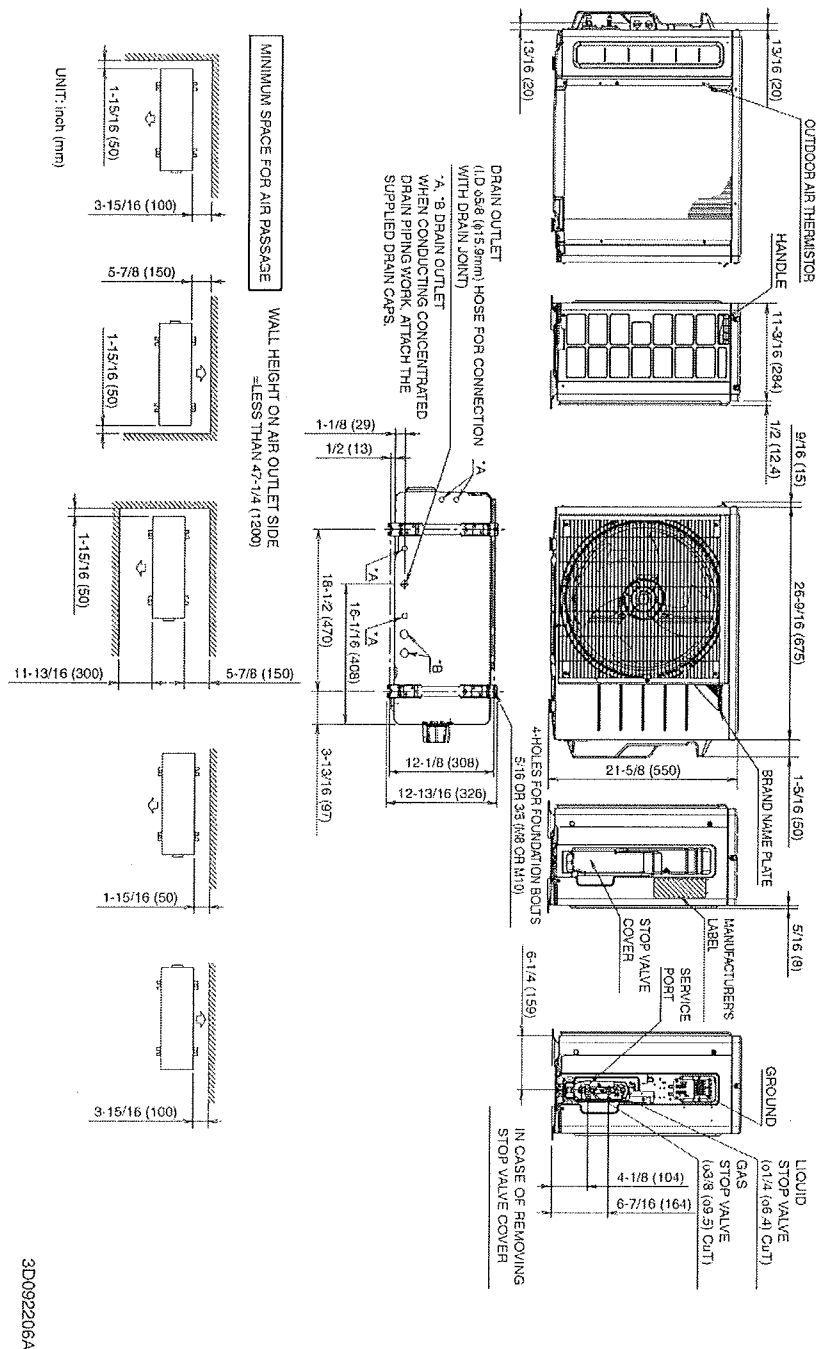
Daikin North America LLC 5151 San Felipe, Suite 500 Houston, TX 77056

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Submittal Revision Date: September 2018

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RXL12QMVJU Dimensional Data



3D092206A

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Submittal Revision Date: September 2018

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Attachment D: Description of compliance with design criteria in SRC Chapter 230

This attachment explains how the proposal to replace an existing, non-original, metal-framed picture window with a pair of double-hung wood-framed windows complies with the design criteria in Salem Revised Code Chapter 230. The text of the applicable design criteria is followed, in italics, by the explanation of how the proposal meets those 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.

The window being replaced is not original to the structure but rather a later replacement. The nomination form for the National Register of Historic Places for the Court-Chemeketa Historic District describes the windows on the James and Flora Watt house as: "The tall, narrow windows are double-hung sash surrounded by decorative moldings, except in the south gable where a modern large window has been installed." I haven't been able to locate a photograph depicting the original window in the south gable, however it is very likely to be a pair of double-hung windows similar to the original windows still in place in the upper level of the structure. The original framing was left in place around the 'modern large window' so that the proposed replacement will resemble in large part the original windows, meeting the intent of this ordinance.

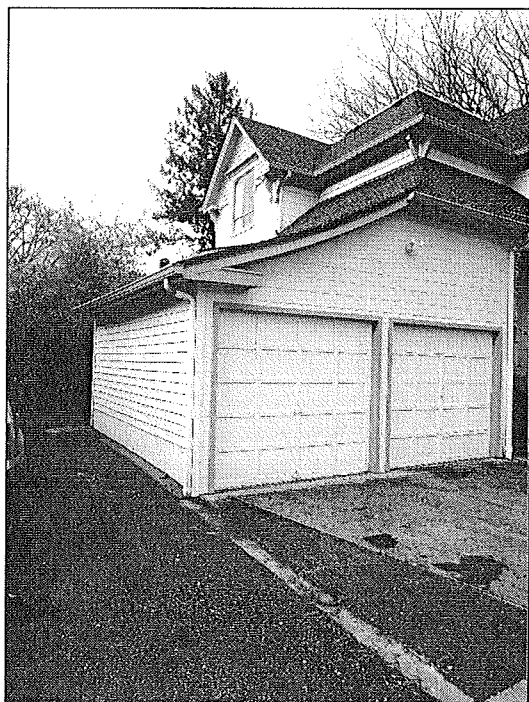
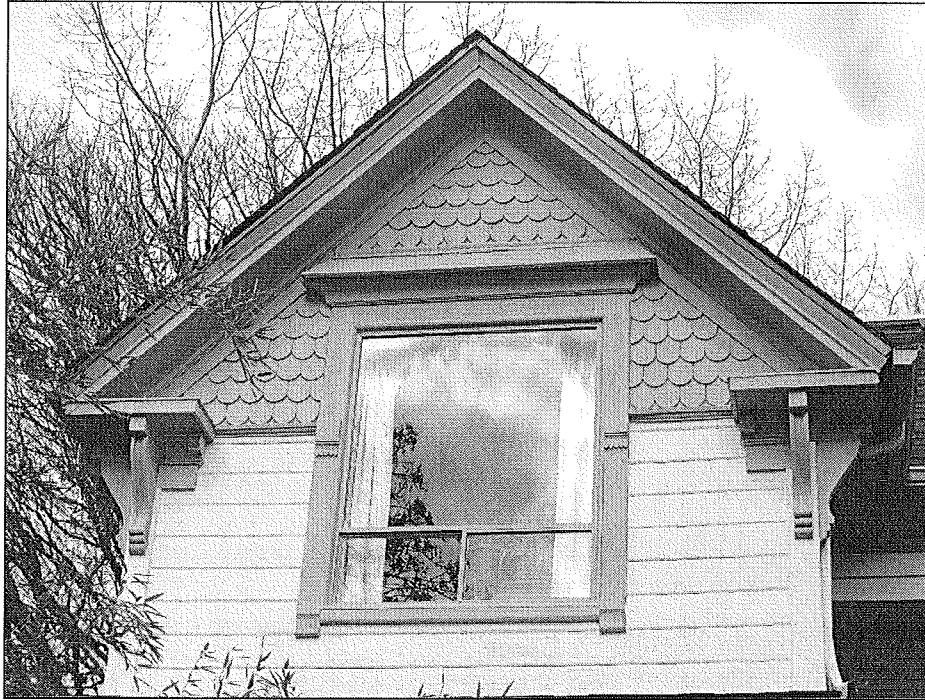
(1) *Materials.* All features of the window, including the window frame, sash, stiles, rails, muntins, lamb's tongues and glass, are replaced with materials that duplicate, to the greatest degree possible, the appearance and structural qualities of the original.

The original windows are framed with wood, and the replacement windows will also have wood frames.

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

The original window is presumed to have been composed of a pair of double-hung windows, and the replacement window will have the same design and profile.

Attachment E: Photograph of existing exterior at location of proposed window replacement

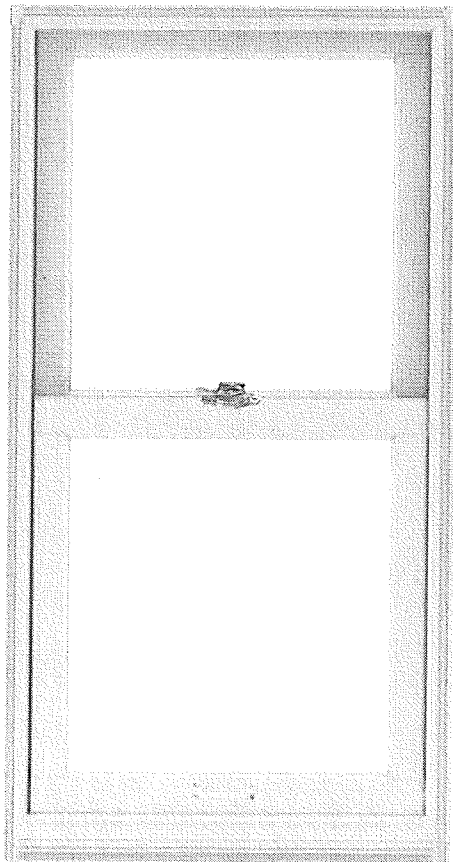


Attachment F: Example of replacement window model

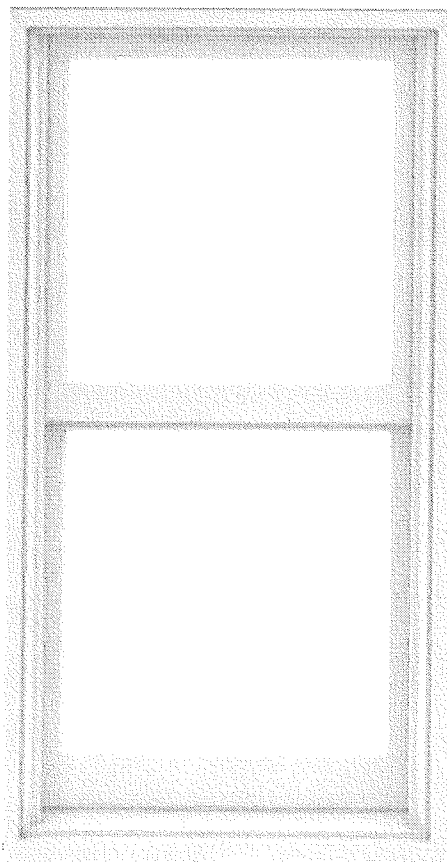
2/7/2019

Window & Door Design Tool | 400 Series Woodwright Window

400 Series Woodwright® Double-Hung Window



Interior



Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

<https://www.andersenwindows.com/ideas-and-inspiration/design-tool/400-series-woodwright-double-hung-window/?widIn=25.625&hgtIn=48.875&fram...> 1/2

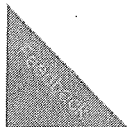
2/7/2019

Window & Door Design Tool | 400 Series Woodwright Window

Product Name	400 Series Woodwright® Double-Hung Window
Product ID#	WDH20310
Unit Width	25 5/8"
Unit Height	48 7/8"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Easy-Tilt Release Lock, White
Optional Hardware	Classic Series™ Sash Lift, White
Grille Pattern	None
Exterior Color	White
Exterior Trim Profile	None
Exterior Trim Color	White

* Distressed bronze and oil rubbed bronze are 'living' finishes that will change with time and use.

* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.



<https://www.andersenwindows.com/ideas-and-inspiration/design-tool/400-series-woodwright-double-hung-window/?widln=25.625&hgtln=48.875&fram...> 2/2

Note: Windows will be painted to match existing exterior colors.