

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: HIS17-46

APPLICATION NO. : 17-123223-DR

NOTICE OF DECISION DATE: JANUARY 12, 2018

SUMMARY: A proposal to restore wood windows and add energy efficient slips to a historic contributing residence (1920).

REQUEST: Minor Historic Design Review of a proposal to restore wood windows and add energy efficient slips to twenty-seven windows on the exterior of a historic, contributing residence (1920). The residence is located within the Gaiety Hills/Bush's Pasture Park National Register Historic District, on property zoned RS (Single Family Residential), and located at 712 High Street SE, (Marion County Assessors Map and Tax Lot number: 073W27DB01200).

APPLICANT: Lea Rasura-McEuen, Chosen Wood Windows

LOCATION: 712 High Street SE

CRITERIA: Salem Revised Code (SRC) Chapter 230.025(b) Windows

FINDINGS: The findings are in the attached Decision dated January 12, 2018.

DECISION: The Planning Administrator **APPROVED** Historic Design Review HIS17-46 as proposed.

*This Decision becomes effective on **January 27, 2018**. 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 **January 27, 2020** or this approval shall be null and void.

Application Deemed Complete:	<u>January 11, 2018</u>
Notice of Decision Mailing Date:	<u>January 12, 2018</u>
Decision Effective Date:	<u>January 27, 2018</u>
State Mandate Date:	<u>May 11, 2018</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net

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., Friday, January 26, 2018**. 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.

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS17-46
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS17-46)
712 HIGH STREET SE) JANUARY 12, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Chosen Wood Windows on behalf of Lea Rasura-McEuen, 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 restore wood windows and add energy efficient slips to a historic contributing residence (1920).

REQUEST: Minor Historic Design Review of a proposal to restore wood windows and add energy efficient slips to twenty-seven windows on the exterior of a historic, contributing residence (1920). The residence is located within the Gaiety Hills/Bush's Pasture Park National Register Historic District, on property zoned RS (Single Family Residential), and located at 712 High Street SE, (Marion County Assessors Map and Tax Lot number: 073W27DB01200).

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 January 11, 2018 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 restore wood windows and add energy efficient slips to twenty-seven (27) windows and doors. While the applicant is not proposing to replace the windows, Chosen Wood Windows will be required to alter the window frames and modify the interior configuration of the windows in order to accommodate their energy efficient insulating Slim Line Insulating Pane (SLIP) system. The applicant is proposing to add SLIP's to fifteen (15) doors and fixed casement windows and side-lights. Included in this application are 2 sets (4) of fixed French doors, and 2 side-lights (5-lite). They are proposing to add SLIP's to 5 fixed casement windows (10-lite), 2 fixed casement (16-lite) and 2 fixed casement (20-lite). Proposed alterations to these windows and doors will include:

- 1) Removal of the bottom window sash in order to cut a kerf slot to accept the push-in weather-stripping on four edges of the sash.
- 2) Addition of a new pane of glass within a narrow metal frame that is attached to the exterior of the original window or door frame utilizing screws.

The applicant is proposing to install SLIP's on a total of twelve (12) double hung windows. Included in this application are: two (1/1) double hung windows, 8 (6/6) double hung windows, one (8/1) double hung, and one (8/8) double hung window.

In addition to the alterations described in #1 and #2 above, double hung windows will include additional alterations. The work will include installation of a new balance system. Since the weight of the windows will be doubled with the installation of an additional pane of glass within a frame, the new balance system will require installation of either a heavier weight system, or removal of the rope and pulley system on the interior of the window and installation of a block and tackle balance system. The replacement of the balance system will not be visible once installed.

Staff finds that the applicant adequately demonstrated that this proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

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 not proposing to replace the historic windows, but is instead proposing to restore the wood windows and add energy efficient slips. The alterations to the windows and doors are minor, and will ensure the original windows and doors are retained.

- (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 not proposing to replace the windows, but is instead proposing to retain the original wood windows and doors, and add permanent energy efficient slips to the exterior frame. The alterations to the windows and doors are minor, and will ensure the original windows and doors are retained, 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 not proposing replacement of the windows or doors, therefore this guideline is not applicable to the evaluation of this proposal.

(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 install weather stripping and an insulating pane on 27 windows and doors, and is not proposing replacement of the windows or doors, 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 proposing to install weather stripping as well as adding an insulating pane on 27 windows and doors. The SLIP system is screwed into the exterior frame of the original window or door and is removable, thereby meeting this standard.

- (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 weather stripping and an insulating pane on the exterior frames of 27 windows and doors, and is not proposing replacement of these windows or doors. The SLIP system is screwed into the exterior frame of the original window or door and is removable, thereby meeting this standard.

DECISION

Based upon the application materials deemed complete on January 11, 2018 and the findings as presented in this report, the application for HIS17-46 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials
C. Property Owner Letter

Application Deemed Complete: January 11, 2018
Notice of Decision Mailing Date: January 12, 2018
Decision Effective Date: January 27, 2018
State Mandate Date: May 11, 2018

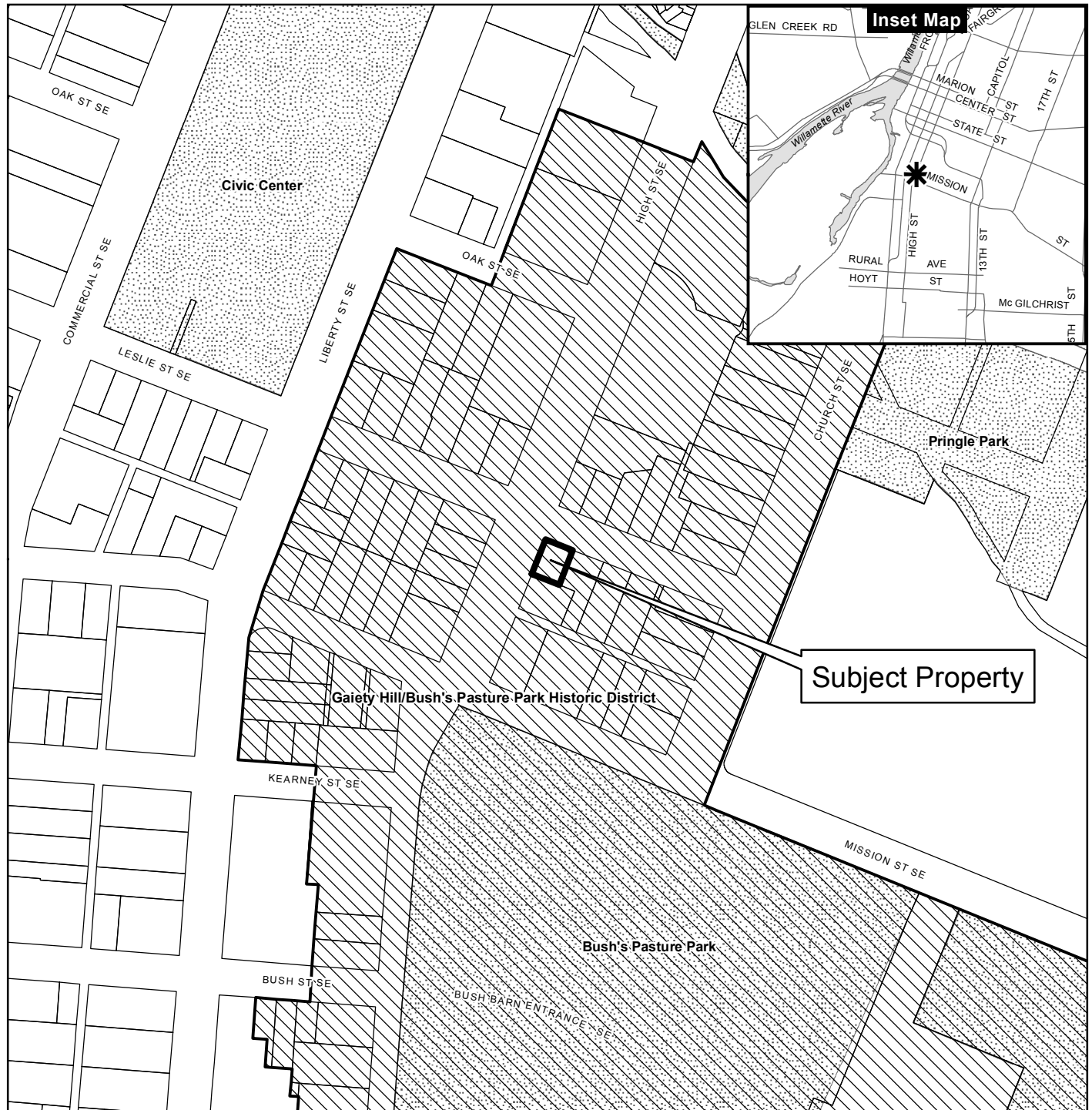
*This Decision becomes effective on **January 27, 2018**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

The rights granted by this decision must be exercised by **January 27, 2020** or this approval shall be null and void.

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Vicinity Map 712 High St SE



Legend

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

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet



Case No. _____

Historic Alteration Review WorksheetSite Address: 712 HIGH ST SE ; SALEM, OR 97301Resource 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: 27

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 ☒ NoProject's Existing Material: WOOD Project's New Material: WOOD**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:

Sha Anna-McEneaney
 Signature of Applicant

11/17/17
 Date Submitted/Signed

CHOSEN

WOOD WINDOW MAINTENANCE

State Historic Preservation Office
Attn: Kimberli Fitzgerald
Sent via email to: KFitzgerald@cityofsalem.net

October 31, 2017

RE: Scope of Work to restore/repair vintage windows at 712 High St. SE in Salem, OR
Request for Approval

Dear Kimberli;

This letter is an explanation of the scope of work we would like to perform for Hugh Nelson at his residence at 712 High St. SE, Salem, OR 97301 and, for which, we are requesting approval from SHPO. Currently, the house has its original vintage windows and our objective is to retain all components of the window, but add to them to make them more energy efficient, operate more effectively, and quieter. We can accomplish this by adding weatherstripping and SLIPs™ (Slim Line Insulating Panes) and a heavier balance system to accommodate the added weight of the additional glass. Here is how we do this:

1. Remove the bottom sash and run a kerf slot to accept the push-in weatherstripping on the four (4) edges of the sash. It won't be visible after the sash is re-installed.
2. Add a SLIP to the exterior side of each sash, upper and lower. This very thin SLIP is fastened directly to each sash and moves with the sash, if operable. It has a very clean look and blends in with the window if painted the same color as the window. It is hard to tell they are installed if looking from the street, and from the inside, they won't be seen.
3. Install a heavier balance system. When applying a SLIP, it will almost double the weight of the sash. A SLIP™ is a 1/8" tempered piece of glass with a very narrow aluminum extrusion that is fastened to each sash with stainless steel fasteners. The balance system is either a heavier weight system or a block and tackle balance system. Neither will be visible when look at or operating the window. The balance system is what holds the window sash in place when lifted or lowered. On the Nelson home, we intend to put SLIPs on all the windows that are currently vintage windows,

Should you like a demonstration on the installation of the SLIP™ system, I would be happy to do that for you. Thank you for your time and consideration of this scope of work for this lovely historic home.

Vern Forrest

Vern Forrest, President
Chosen Wood Window Maintenance, Inc.
11945 South Township Road
Canby, Oregon 97013
503-266-3830 (Phone)
chosen1@canby.com

CHOSEN

WOOD WINDOW MAINTENANCE

Kimberli Fitzgerald
City of Salem Planning Dept.
Sent via email to: kfitzgerald@cityofsalem.net

December 21, 2017

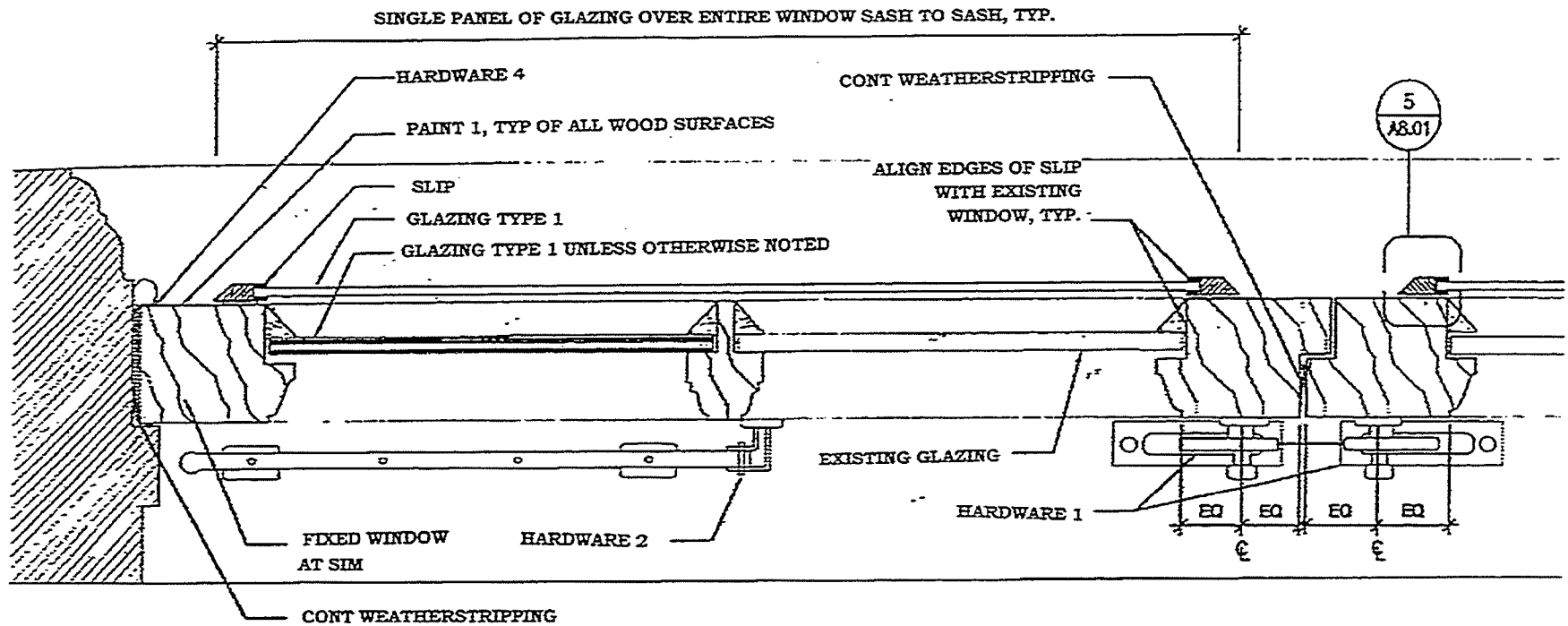
Project Name and Address:

Nelson, Hugh
712 High St SE
Salem, OR 97301-3544

List of window types and quantities for the above project are as follows:

<u>Quantity</u>	<u>Window Type</u>
2 sets (4)	Fixed French Doors, 3W5H
2 each	Double-hung, 1/1
8 each	Double-hung, 6/6
1 each	Double-hung, 8/1
1 each	Double-hung, 8/8
5 each	Fixed casement, 10-lite
2 each	Fixed casement, 16-lite
2 each	Fixed casement, 20-lite
2 each	Side lights, 5-lite

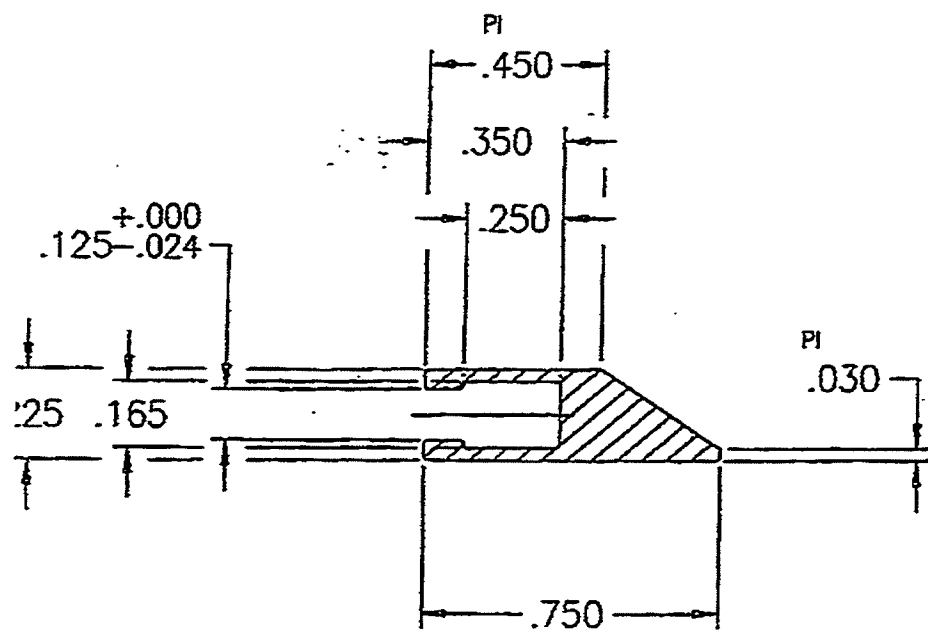
SLIP (SLIM LINE INSULATING PANE)



8
A8.01

WINDOW JAMB

SCALE: 6"=1'-0"

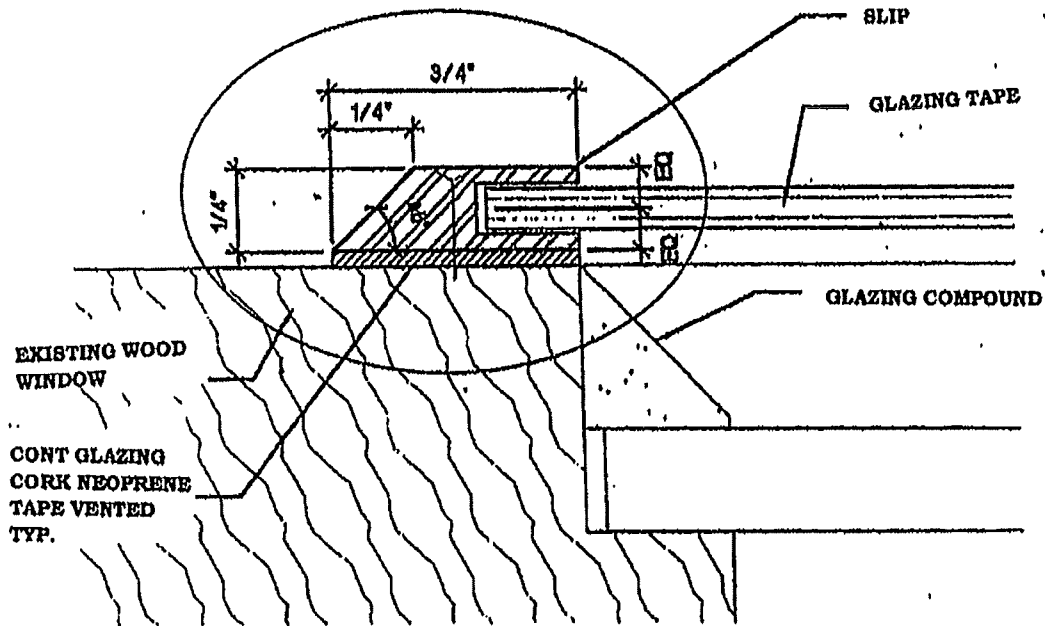


2 X SIZE

SLIP

NOTE:

1. INSTALL GLAZING TAPE IN A MANNER THAT PREVENTS GAPS AT CORNERS AND WHERE VERTICAL & HORIZONTAL TAPE APPLICATION MEET.
2. GLAZING TAPE MUST BE CONCEALED BEHIND SLIM LINE INSULATING PANE (SLIP) FRAME UPON INSTALLATION, TYP.



SLIP (SLIM LINE INSULATING PANE) DETAIL

SCALE: NTS



NELSON - 712 HIGH ST. SE; SALEM, OR 97301



NELSON - 712 HIGH ST SE: SALEM OR 97301



NEELSON - 712 HIGH ST SE; SALEM, OR

From: Hugh Nelson <hnelson275@aol.com>
Sent: Friday, January 12, 2018 1:43:47 PM
To: Kimberli Fitzgerald
Cc: Chosen Wood Window Maintenance
Subject: Re: 712 High St; Salem

This is to acknowledge that I understand the issue and that I want to proceed. I have physically examined two homes on High St with the slip system and I find no problem.

Hugh Nelson

Sent from my iPhone