

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

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS18-35

APPLICATION NO. : 18-122434-DR

NOTICE OF DECISION DATE: DECEMBER 6, 2018

SUMMARY: A proposal to replace two windows on the Buchner House (1914).

REQUEST: Minor Historic Design Review of a proposal to replace two windows with two custom wood windows on the second story, south façade the Buchner House (1914), a historic contributing building within the Court-Chemeketa National Register Historic District, on property within the RD (Duplex Residential) zone and located at 1410 Court Street NE, (Marion County Assessors Map and Tax Lot number: 073W26BD03600).

OWNER/APPLICANT: David Hulme

LOCATION: 1410 Court St NE

CRITERIA: Salem Revised Code Chapter 230.025 Standard for Historic Contributing Buildings in Residential Historic Districts

FINDINGS: The findings are in the attached Decision dated December 6, 2018.

DECISION: The Historic Preservation Officer, (a Planning Administrator Designee), **APPROVED** Historic Design Review Case No. HIS18-35 based upon the application materials deemed complete on November 27, 2018 and the findings as presented in this report.

*This Decision becomes effective on **December 22, 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 the attached decision must be exercised, or an extension granted, by December 22, 2020 or this approval shall be null and void.

Application Deemed Complete: November 27, 2018
Notice of Decision Mailing Date: December 6, 2018
Decision Effective Date: December 22, 2018
State Mandate Date: March 27, 2019

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., December 21, 2018. 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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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS18-35
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS18-35)
1410 COURT STREET NE) DECEMBER 6, 2018**

In the matter of the application for a Minor Historic Design Review submitted by David Hulme, 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 two windows on the Buchner House (1914).

REQUEST: Minor Historic Design Review of a proposal to replace two windows with two custom wood windows on the second story, south façade the Buchner House (1914), a historic contributing building within the Court-Chemeketa National Register Historic District, on property within the RD (Duplex Residential) zone and located at 1410 Court Street NE, (Marion County Assessors Map and Tax Lot number: 073W26BD03600).

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 November 27, 2018 and the findings as presented in this report.

FINDINGS

1. Minor Historic Design Review Applicability

SRC 230.020(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 gate and replace 34 windows on the Downs House.

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

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 two historic, double-hung, wood windows on the south façade, second story, with wood (pine) sash windows designed to replicate the design of the existing or original windows. The original historic windows are in poor condition and suffering from deterioration and dry rot, and cannot be repaired. The exterior window frame and trim will also be replaced to replicate the existing trim and painted to match the windows throughout the house.

(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 two existing historic windows with custom designed, double hung, pine, single 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 two of the existing historic windows which are in poor condition with custom designed pine windows designed to replicate, to the greatest degree possible, the design and appearance of the existing windows, thereby meeting this standard.

(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 alter the windows on the primary façade, therefore 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 insulated, low-e, double paned glass within the window frame in order to improve energy efficiency. The double paned glass will be installed within the pine double hung window sash and the original openings will not need to be widened to accommodate the minor change in design. The double paned glass will not be visibly tinted or reflective. Staff finds that the proposal meets this standard.

DECISION

Based upon the application materials deemed complete on November 27, 2018 and the findings as presented in this report, the application for HIS18-35 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Excerpt from Historic Resource Documents
C. Applicant's Submittal Materials

Application Deemed Complete: November 27, 2018
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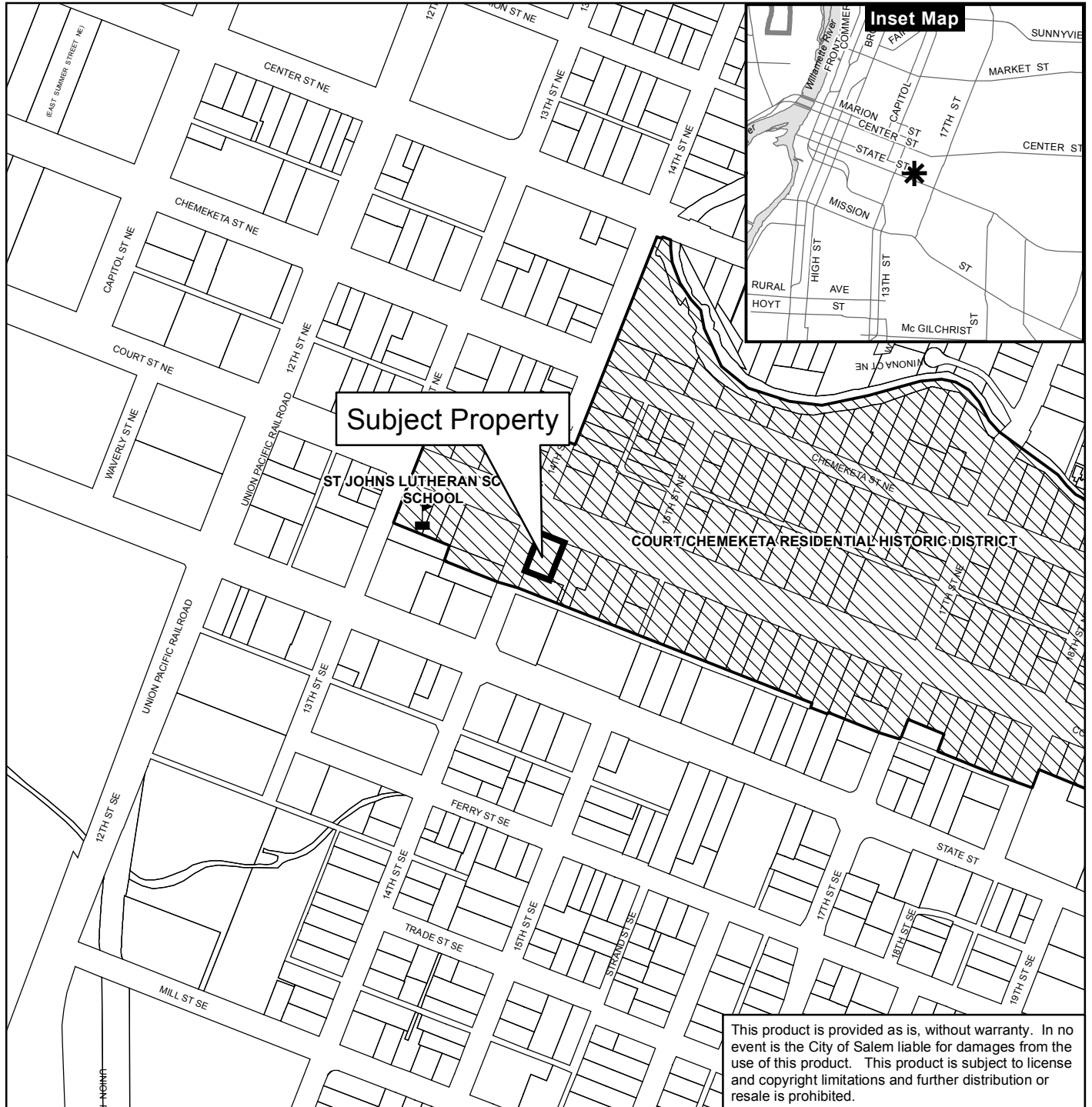
*This Decision becomes effective on **December 22, 2018**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

The rights granted by this decision must be exercised by **December 22, 2020** 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., December 21, 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.

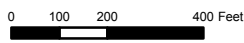
Vicinity Map 1410 Court St. NE



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Legend

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



**EXCERPT FROM THE NATIONAL REGISTER NOMINATION DOCUMENTS
COURT-CHEMEKETA RESIDENTIAL HISTORIC DISTRICT****7. WALTER BUCHNER HOUSE (1914) PRIMARY (Contributing)**

1410 Court Street NE; Assessor's Map 26BD073W 073W-26BD-03600; Tax Lot 1-81500-070

Owner: Dennis Madden, 1363 Court Street NE, Salem, OR 97301

Description: Located on the southeast corner of Court and 14th Streets, the Buchner House is a large, one-and-one-half story Bungalow, facing north. It has a low-pitched, front-facing gabled roof with exposed rafter ends and wide, unenclosed eave overhangs and triangular knee braces. The cross-gabled roof becomes, on the west side, a projecting bay with a second-story balcony with clapboard balustrade and two sets of square piers supporting the gable. The roof of the front porch is flat and enclosed by a board balustrade. The supports for the front porch roof are short, battered upper columns on brick piers. A brick exterior chimney is located on the west side eave wall. The house has wood clapboard siding and decorative corner boards (with molded enframing edges). Behind the house is the original west-facing, gabled-roofed garage having a fanlight in the gable end. The bellcast eaves are carried on outriggers with shaped ends. The fascia boards at gable ends are shaped with a scallop detail. The garage is clad with weatherboards, and the sliding panel door is braced with horizontal and diagonal members in a bisected diamond pattern. This is the best-preserved and most finely detailed of three garages in the district having a similar gable end fanlight detail.

Cultural Data: The house was built in 1914 by Walter F. and May N. Buchner.

According to Gaston (vol. 2, pp. 981-982), Walter Buchner was born in Waukesha, Wisc., in 1864, the son of J. S. Buchner (a German immigrant) and Matilda Tillman Buchner. The family came to Oregon in 1872 and settled on a farm in Marion County, where the senior Buchners resided until 1893, when they moved to Salem. J. S. Buchner died in 1909. Walter Buchner, who was listed in the Salem city directories as a "capitalist", grew hops on 160 acres he owned south of Salem. In 1903 he established a feed store and mill, building most of the plant and installing the machinery. "The mill has a capacity of turning out fifteen tons of rolled feed every ten hours," according to Gaston. In 1896 Buchner married May N. Newsome, a native of Marion County. They had two daughters, Dorothy Olive and Ruth Eleanor. The Buchner family sold the house in 1942. It has been converted to apartments.

Historic Alteration Review Worksheet

Site Address: 1410 Court Street NE, Salem, Oregon 97301

Resource Status: Contributing [] Non- Contributing [] Individual Landmark []

Type of Work Activity Proposed: Major [] Minor [x]

Chose One: Commercial District [] Individual Resource [] Public District [] Residential District [x] 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: 2

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? [x] Yes [] No
Project's Existing Material: Wood Frame Project's New Material: Wood Frame, custom

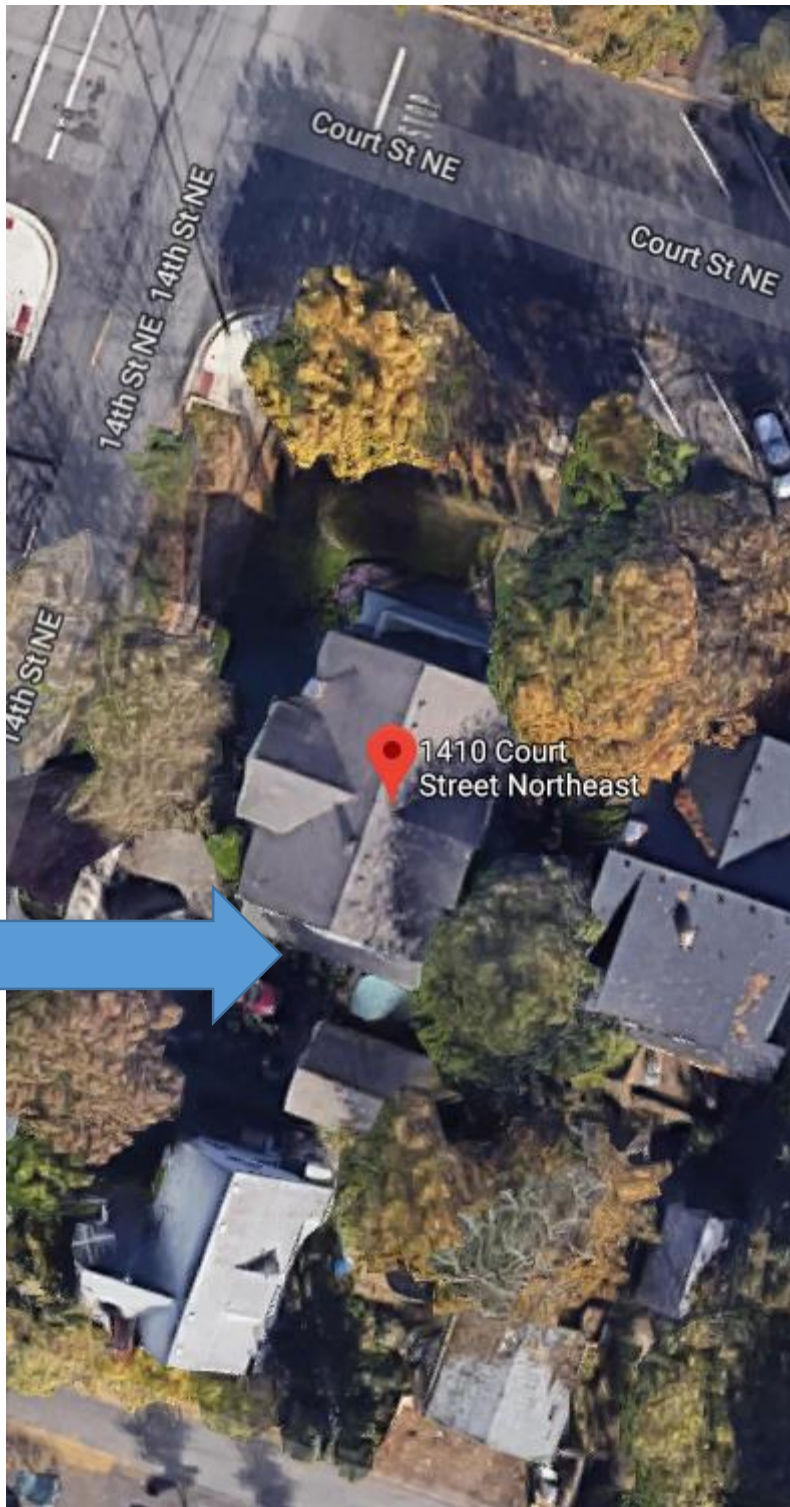
Project Description

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:

I received previous "Approval" to replace siding and re-roof. After removing the old rotten we were not able to replace trim, sill and casing. Water leaks in sill to kitchen, trim leaks into window (inside the house).

Signature of Applicant: David T Hulme

Date Submitted/Signed: 11-7-18



Location of
Window
Replacement

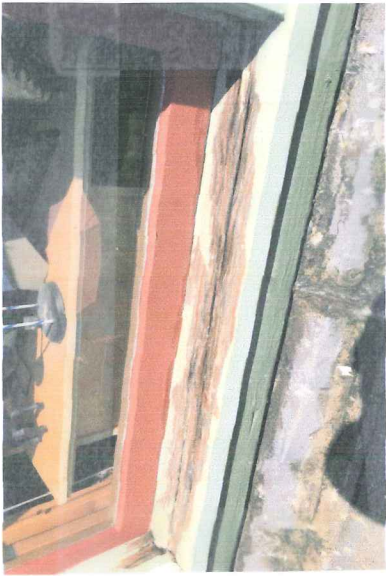
HIS18-35
1410 Court St NE, David Hulme
Minor Historic Design Review of
Window Replacement on Rear Façade

DATE 11/7/18

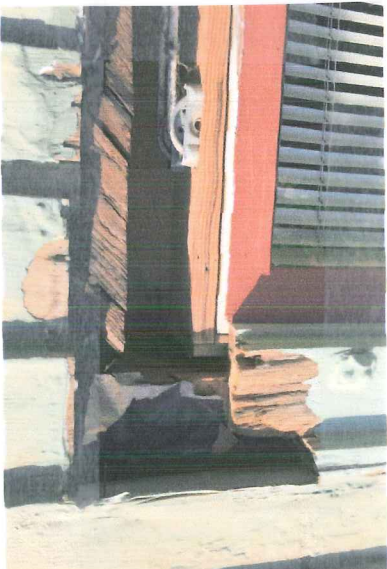
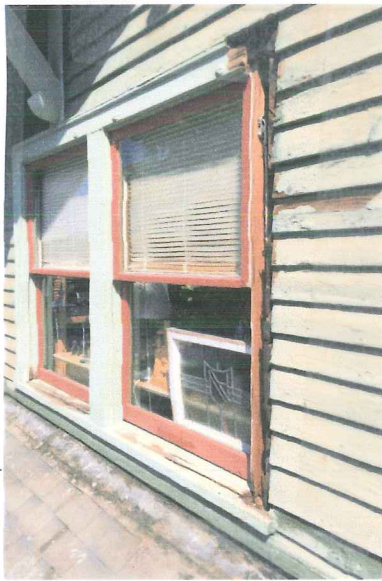
These windows

Window Assessment – Exterior

Building: 1410 Court Street NE, Salem, Oregon 97301



sert p



Dimensions of window:

*2 windows
35" x 53"*

Location:
South Side of the home, Second floor

Window Description:
Wood frame, single pane glass, slider window with counter weights

Sill: Sill crosses two full windows, crack/leak

- Remove paint
- Repair
- Replace

Frame/Trim: Dry rot

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Dry Rot

- Remove paint
- Repair
- Replace

Glazing Putty: _____

% to repair _____

% to replace 100

Glazing: _____

- Old
- New
- Broken

Remarks:

I was hoping to replacd the trim & sill, however, as the siding company took off the siding it was evident of dry rot on window frame and casing. Also, rain water through wall from sill to kitched below.

Hardware Description: _____

- Remove paint
- Missing

Overall Condition: Poor

Window Assessment – Interior

Date:

Building:

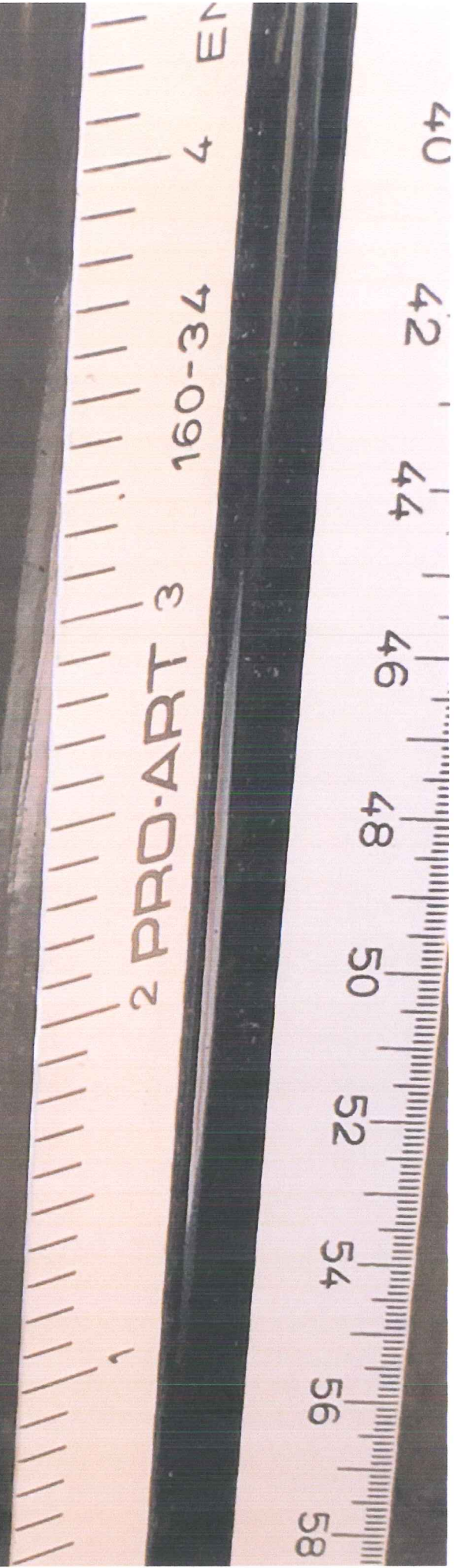
<p>Click to insert photo</p> <p style="font-size: 1.2em; color: blue;"><i>See next page</i></p>	<p>Location: _____ South Side of the home, Second floor</p>
	<p>Window Description: _____ Wood frame, single pane glass, slider window with counter weights</p>
	<p>Stool: <u>Inside OK</u></p> <p><input type="checkbox"/> Remove paint</p> <p><input type="checkbox"/> Repair</p> <p><input type="checkbox"/> Replace</p>
	<p>Frame/Pulley/Stiles: _____</p> <p><input type="checkbox"/> Remove paint</p> <p><input type="checkbox"/> Repair</p> <p><input checked="" type="checkbox"/> Replace</p>
	<p>Sash/Muntins/Leading: _____</p> <p><input type="checkbox"/> Remove paint</p> <p><input type="checkbox"/> Repair</p> <p><input checked="" type="checkbox"/> Replace</p>
	<p>Trim: <u>Inside OK</u></p> <p><input type="checkbox"/> Remove paint</p> <p><input type="checkbox"/> Repair</p> <p><input type="checkbox"/> Replace</p>
<p>Dimensions of window: _____</p> <p style="font-size: 1.2em; color: blue;"><i>35" x 53" two windows</i></p>	<p>Hardware Description: _____</p> <p><input type="checkbox"/> Remove paint</p> <p><input checked="" type="checkbox"/> Missing</p>
<p>Remarks: _____ Inside around the window is OK, the windows themselves are dry and soft wood. Some evidence of water leaks at top of frame.</p>	<p>Ropes/Chains: _____</p> <p><input checked="" type="checkbox"/> Replace</p>
	<p>Weatherstripping: <u>None</u></p> <p><input type="checkbox"/> Replace</p>

Overall Condition: Poor

Interior Leak from Rain Water



Interior Dry Rot



WITHERS LUMBER - Brooks



9105 Portland Rd. NE
Brooks, OR. 97305
Phone- 503-393-3993
Fax - 503-393-3995

QUOTE BY: Nate Linman
SOLD TO: Elegant Homes
Dan

QUOTE #: JNAL04278
SHIP TO:

PROJECT NAME: 1410 Ct St

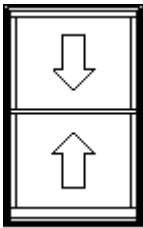
PO#:

REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-1 Standard Size
RO Size: 36 1/8 X 56 3/4



Viewed from Exterior. Scale: 1/4" = 1'

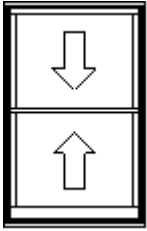
CWD3556
 Frame Size : 35 3/8 X 56
 (Outside Casing Size: 41 3/16 X 59 7/16)
 Custom Wood Double Hung, Auralast Pine,
 Primed Exterior,
 Natural Interior,
 3 1/2" Flat Casing, Standard Sill Nosing,
 6 9/16 Jamb, 4/4 Thick,
 Standard Double Hung, Beige Jambliner, Concealed Interior Jamb
 Liner
 White Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Latch No
 Finger Lifts,
 US National-WDMA/ASTM, PG 35,
 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver
 Spacer, Argon Filled, Traditional Giz Bd,
 UltraVue Mesh Brilliant White Screen,
 Clear Opening:32w, 23.1h, 5.1 sf

U-Factor: 0.29, SHGC: 0.20, VLT: 0.48, Energy Rating: 14.00, CPD:
JEL-N-672-08077-00001
PEV 2018.3.0.2270/PDV 6.367 (09/04/18) PW

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-2 CUSTOM Size

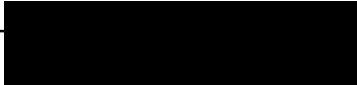
RO Size: 36 3/4 X 57 3/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 36 X 57
 (Outside Casing Size: 41 13/16 X 60 7/16)
 Custom Wood Double Hung, Auralast Pine,
 Primed Exterior,
 Natural Interior,
 3 1/2" Flat Casing, Standard Sill Nosing,
 6 9/16 Jamb, 4/4 Thick,
 Standard Double Hung, Beige Jambliner, Concealed Interior Jamb
 Liner
 White Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Latch No
 Finger Lifts,
 US National-WDMA/ASTM, PG 35,
 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver
 Spacer, Argon Filled, Traditional Glz Bd,
 UltraVue Mesh Brilliant White Screen,
 Clear Opening:32.7w, 23.6h, 5.3 sf

U-Factor: 0.29, SHGC: 0.20, VLT: 0.48, Energy Rating: 14.00, CPD:
 JEL-N-672-08077-00001
 PEV 2018.3.0.2270/PDV 6.367 (09/04/18) PW



Total Units: 4



Protect yourself when you choose JELD-WEN® AuraLast® pine products backed by a limited lifetime warranty against wood rot and termite damage.