

# NOTICE OF DECISION

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503-588-6173*

## ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 17-21 / Amanda No. 17-109230-DR

NOTICE OF DECISION DATE: June 2, 2017

**SUMMARY:** A proposal to repair a sidewalk panel, install a new heat pump and replace windows on the Webb House (1930).

**REQUEST:** Minor Historic Design Review of a proposal to repair a sidewalk panel, install a new heat pump and replace windows on the Webb House (1930), a historic contributing English Cottage residence within the Gaiety Hill/Bush's Pasture Park National Register Historic District, located at 575 Mission St SE, 97302; Marion County Assessors Map and Tax Lot Number: 073W27DB00700.

**OWNER:** Rex Robertson

**LOCATION:** 575 Mission St. SE

**CRITERIA:** Salem Revised Code Chapter 230.025; (b) Windows; (g) Alterations and Additions; and 230.075 Streetscape Standards.

**DECISION:** Based upon the application materials deemed complete on June 1, 2017, and the findings as presented in this report, the application is APPROVED.

**FINDINGS:** The applicant is proposing to repair a sidewalk panel, install a new heat pump and replace eight windows on Webb House (1930). Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

### Heat Pump

**230.025(g) Alterations and Additions.** *Additions to and alterations of the historic contributing building is allowed.*

(1) **Materials.** *Materials for alterations or additions:*

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

**Findings:** The applicant is proposing to install a new HVAC unit (Daikin Ductless Heat Pump) on the west side of the resource; the HVAC unit and associated exterior piping will be of metal, painted to match the house. This material is commonly found throughout the historic district, and is compatible with the building and the district generally thereby meeting 230.025(g)(1)(A)

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

**Findings:** The applicant is proposing to install a new HVAC unit (Daikin Ductless Heat Pump) on the west side of the resource; the HVAC unit and associated exterior piping will be of metal, painted to match the house.

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
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This material is commonly found throughout the historic district, and is compatible with the building and the district generally thereby meeting 230.025(g)(1)(B).

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

**Finding:** No masonry will be added to the building, therefore 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.***

**Findings:** While the installation of a new HVAC unit (Daikin Ductless Heat Pump) on the west side of the resource will require installation of a 4" metal 'line hide' on a secondary façade of the house, this will not be visible from the right of way, and the original siding on the west façade of the Webb House will be retained, thereby meeting 230.025(g)(1) (D).

**(2) Design.** Alterations or additions shall:

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

**Finding:** The proposed new heat pump will be located on the west façade of the resource, a secondary façade not visible from the right of way, thereby meeting 230.025(2)(A).

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

**Finding:** The installation of the proposed HVAC unit will not be visible and will not adversely impact any character defining features of the Webb House, thereby meeting SRC 230.025(g)(2)(B).

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

**Finding:** The proposed new HVAC unit will be 29" tall, 32" wide and 12" deep, placed on a 14" x 34" cement pad adjacent to the resource. The refrigeration line will be hidden within a metal 'line hide' (4" in diameter). This line will extend along the western facade 10' 6" from the unit up to the soffit at the roofline, not easily visible from the right of way. Staff finds SRC 230.025(g)(2)(C) has been met for this proposal, and that the proposed new HVAC unit is limited in size and scale, and compatible with the Webb House.

**(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 HVAC unit will be installed on the secondary façade of the Webb House, not easily visible from the right of way, and no significant architectural features will be obscured, damaged or destroyed. Staff finds SRC 230.025(g)(2)(D) has been met for this proposal.

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

**Finding:** The proposed new HVAC unit will be installed on the secondary façade of the Webb House, not easily visible from the right of way. Staff finds SRC 230.025(g)(2)(E) has been met for this proposal, and that the proposed new HVAC unit is limited in size and scale, and compatible with the Webb House and the surrounding Gaiety Hill/Bush's Pasture Park Historic District.

**(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 new HVAC unit will be installed on the secondary façade of the Webb House, not easily visible from the right of way, and no distinctive materials or significant examples of craftsmanship will be adversely impacted by this proposal. Staff finds SRC 230.025(g)(2)(F) has been met for this proposal.

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

**Finding:** While the installation of a new HVAC unit (Daikin Ductless Heat Pump) on the west side of the resource will not be visible from the right of way, the original siding on the west façade of the Webb House will be retained, thereby meeting 230.025(g)(2) (G).

**(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 shall not be added to the building.***

**Finding:** No new architectural features will be added as part of this proposal that could create a false sense of history, therefore this standard is not applicable to the evaluation of this proposal.

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

**Finding:** The proposed new HVAC unit is of a modern, metal design which is clearly new, thereby meeting SRC 230.025(g)(2)(I).

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

**Finding:** No new architectural features will be added as part of this proposal, 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 proposed new HVAC unit will be installed on the secondary façade of the Webb House, not easily visible from the right of way, and no distinctive materials or any features that

have attained significance over time will be adversely impacted by this proposal. Staff finds SRC 230.025(g)(2)(K) has been met.

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

**Finding:** The proposed new HVAC unit will be installed on the secondary façade of the Webb House, not easily visible from the right of way, and no distinctive materials or distinguishing original qualities will be adversely impacted by this proposal. Staff finds SRC 230.025(g)(2)(L) has been met for this proposal.

**Windows**

**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 eight windows throughout the Webb House with paintable wood composite Renewal double hung windows by Andersen. The proposed windows will duplicate the multi-pane design on the top sash of each of the windows, and have a single pane undivided light on the lower sash. The existing windows are currently in poor condition, suffering from varying degrees of dry-rot and water and air intrusion, and are currently inoperable.

**(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 with windows which will be clad and trimmed in wood composite (Fibrex material). This wood composite product is paintable, and wood was a material commonly available during the period of significance. Staff finds that SRC 230.025(b)(1) 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 applicant is proposing to replace the existing windows with one over one windows that will be installed within the frame of the existing openings. These windows reproduce the appearance of the original window to the greatest degree feasible and will be trimmed with wood trim to match the window trim throughout the resource. In particular, the proposed new windows will have full divided lights on the top sashes for each of the eight windows ranging from six over one lights to ten over one lights. Staff finds that SRC 230.025(b)(2) has been met for 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.*

**(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 has not proposed exterior storm windows, or other removable energy efficiency improvements for the windows as part of this proposal. Therefore, staff finds that SRC 230.025(b)(3) is not applicable to the evaluation of this proposal. The applicant is proposing to replace the existing windows with one over one windows that will be installed within the frame of the existing openings. These windows reproduce the appearance of the original windows.

### **Sidewalk Panel Replacement**

The applicant was required to remove the sidewalk panel in front of the resource prior to obtaining historic design review because the sewer line was failing. The applicant coordinated with the Public Works Department to ensure that the sidewalk panel was restored to its previous condition, including the four square tooled joints.

**230.075. Streetscape Standards.** *Streetscape improvements in historic districts shall comply with this section.*

#### **(a) Materials.**

*(1) Replacement materials should match as closely as possible to the original color, texture, size and finish of the original materials.*

#### **FINDING:**

The applicant has replaced the 5' x 5' sidewalk panel with a concrete mix that replicates the color, texture and finish of the sidewalk materials found throughout the Gaiety-Hill/Bush's Pasture Park Historic District. Staff finds that 230.075(a)(1) has been met.

*(2) Diseased street trees should be replaced in kind, if possible.*

**Finding:** No diseased trees are known to be on the site, therefore this standard is not applicable to the evaluation of this proposal.

#### **(b) Design.**

*(1) Historic street lamps shall be preserved, if feasible.*

**Finding:** No historic street lamps are on the site, therefore this standard is not applicable to the evaluation of this proposal.

**(2) *Healthy, mature street trees shall be preserved if they are significant to the district.***

**Finding:** Trees within the landscape buffer zone between the sidewalk and Mission Street SE have been preserved. Staff finds that SRC230.075 (b)(2) has been met.

**(3) *Historic landscaped buffer zones, such as the grassy median between the sidewalk and curb shall be preserved.***

**Finding:** The applicant is preserving the landscaped buffer zone between the sidewalk and the curb abutting Mission Street SE. Staff finds that SRC 230.075(2)(b)(3) has been met for this proposal.

**(4) *Historic retaining walls should be preserved, if feasible.***

**Finding:** No historic retaining walls are on the site, therefore this standard is not applicable to the evaluation of this proposal.

**(5) *Significant sidewalk and driveway features should be preserved when they contribute to the character of the district.***

**Finding:** The applicant has replaced the sidewalk panels to meet the City's acceptable condition standards including replicating the historic "four square" tooled joints in all new sidewalk panels thereby meeting SRC 230.075(2)(b)(5).

**(6) *Original driveway locations and curb cuts should be preserved when they contribute to the character of the district.***

**Finding:** There are no driveway accesses or curb cuts within the project area located adjacent to Mission Street SE, therefore this standard is not applicable to the evaluation of this proposal.

**(7) *Only those portions of character-defining streetscape that are deteriorated beyond repair shall be replaced.***

**Finding:** The applicant only proposed to replace portions of the sidewalk adjacent to the site that were damaged as part of the necessary sewer line repair, thereby meeting SRC 230.075(2)(b)(7).

**(8) *New sidewalks should align with existing historic sidewalks on the block, if present.***

**Finding:** The applicant has aligned the new replacement sidewalk panel with existing sidewalks on the block, thereby meeting SRC 230.075(8).

**(9) *When feasible, replacement or new sidewalks should exhibit scoring lines and brush***

***patterns consistent with the historic material when those elements contribute to the historic character of the district.***

**Finding:** The applicant has replicated the historic “four square” tooled joints in the new sidewalk panel that replaced original historic sidewalk panels, thereby meeting SRC 230.075(9).

**DECISION:** Based upon the application materials deemed complete on June 1, 2017 and the findings as presented in this report, the application is APPROVED



Kimberli Fitzgerald, AICP, Historic Preservation Officer  
Planning Administrator Designee

[kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net), Phone: (503)540-2397

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

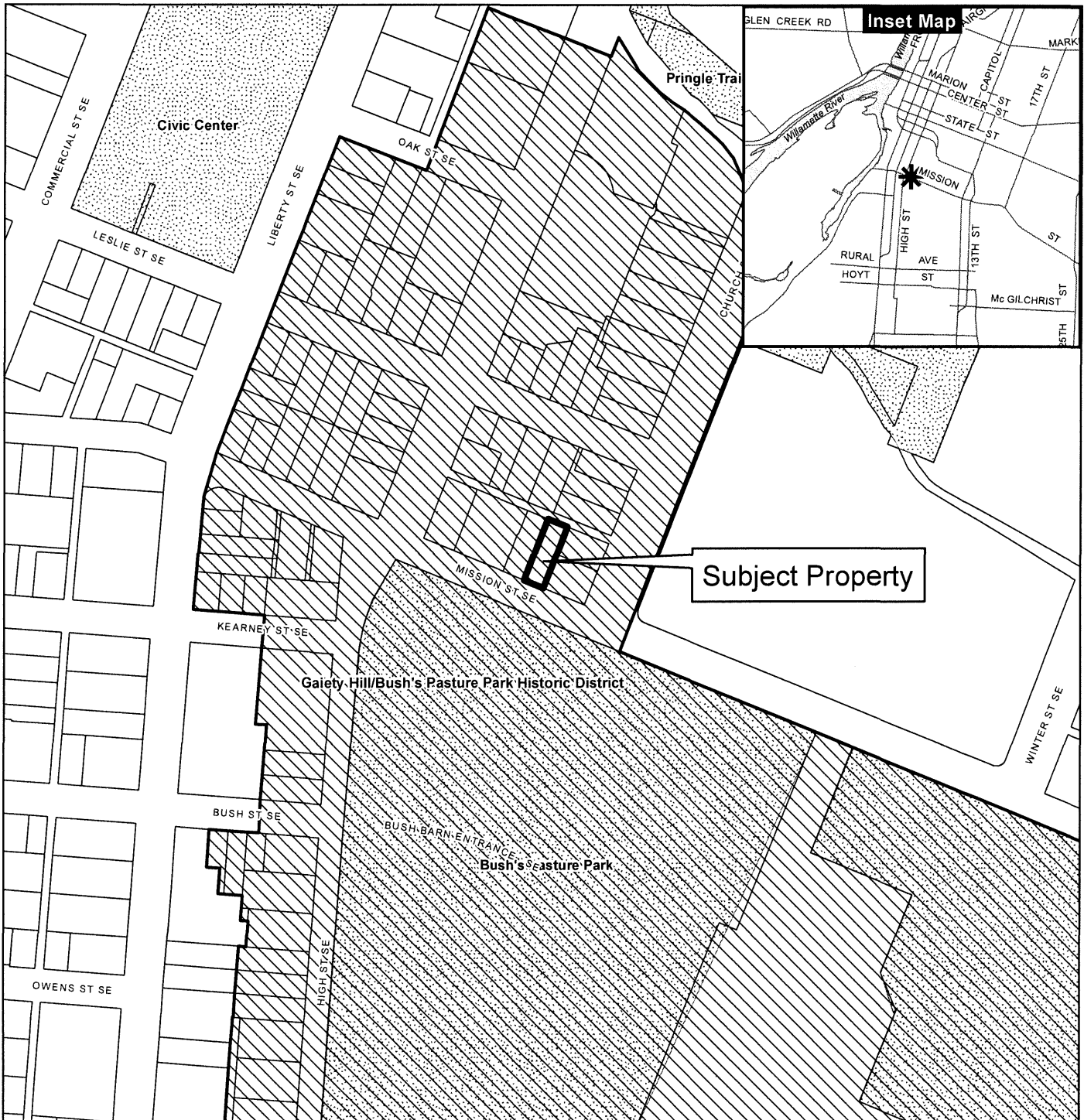
*This Decision becomes effective on **June 20, 2017**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: June 1, 2017  
Notice of Decision Mailing Date: June 2, 2017  
Decision Effective: June 20, 2017  
State Mandated Decision Date: September 29, 2017








The rights granted by this decision must be exercised by **June 20, 2019** 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., Monday, 2017**. 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 575 Mission St SE



**Legend**

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

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Case No. \_\_\_\_\_

**Historic Alteration Review Worksheet**Site Address: 575 Mission Street SE Salem, OregonResource 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: 8**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/Composite Fibrex**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:

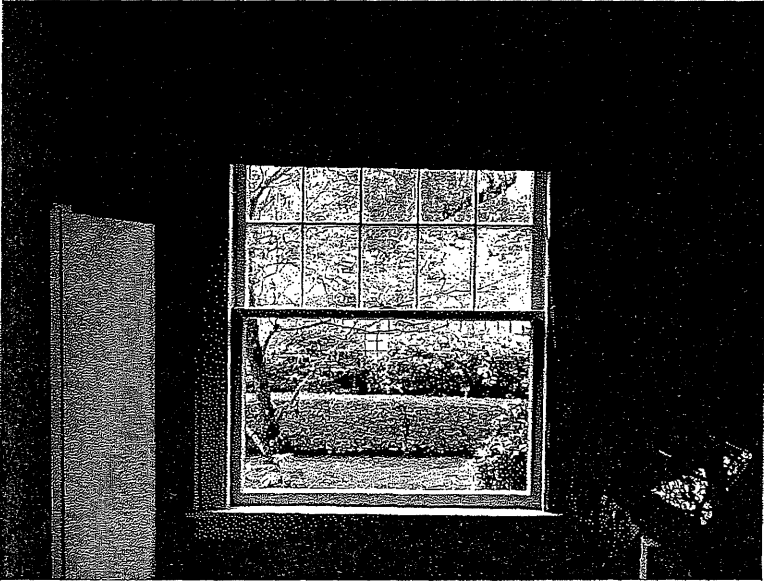
Signature of Applicant \_\_\_\_\_

Date Submitted/Signed \_\_\_\_\_

## Window Assessment – Interior

Date: 05/15/2017

Building: 575 Mission Street SE Salem, OR 97302

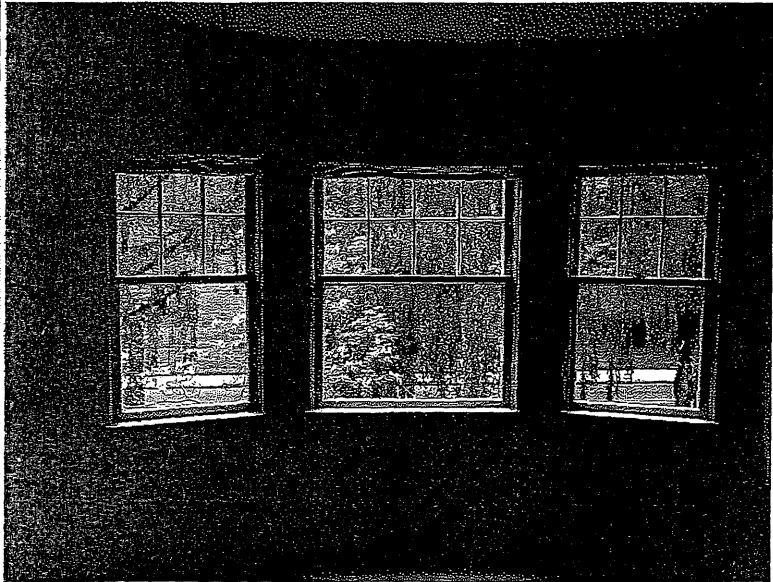
	Location: Living room
	Window Description: Double Hung window
	Stool: <u>Wood stool</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Frame/Pulley/Stiles: <u>Frame/Stiles</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace      Need to be replaced
	Sash/Muntins/Leading: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace      Need to be replaced
	Trim: <u>Wood</u> <input type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair      Needs to be painted <input type="checkbox"/> Replace
Dimensions of window: 1- 28 x 52	Hardware Description: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing
	Ropes/Chains: _____ <input type="checkbox"/> Replace
Remarks:	Weatherstripping: <u>does not currently exist</u> <input checked="" type="checkbox"/> Replace      Needs to be replaced

Overall Condition: Fair

## Window Assessment – Interior

Date: 05/15/2017

Building: 575 Mission Street SE Salem, OR 97302

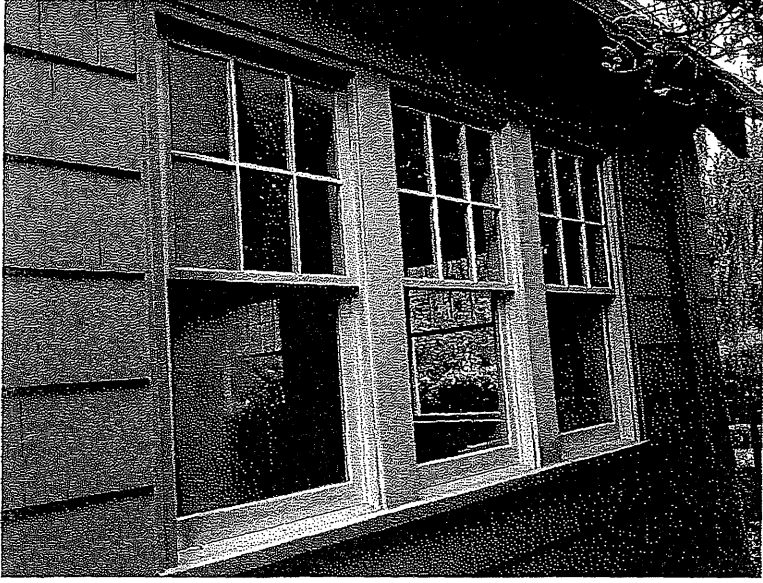
	Location: Master Bedroom
	Window Description: Double Hung window
	Stool: <u>Wood stool</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Frame/Pulley/Stiles: <u>Frame/Stiles</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace      Need to be replaced
	Sash/Muntins/Leading: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace      Need to be replaced
	Trim: <u>Wood</u> <input type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair      Needs to be painted <input type="checkbox"/> Replace
Dimensions of window: 1- 26 x 48 2- 38 x 48 3- 26 x 48	Hardware Description: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing
	Ropes/Chains: _____ <input type="checkbox"/> Replace
	Weatherstripping: <u>does not currently exist</u> <input checked="" type="checkbox"/> Replace      Needs to be replaced
Remarks:	

Overall Condition: Fair

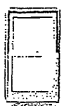

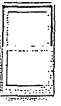

## Window Assessment – Exterior

Date: 05/15/2017

Building: 575 Mission Street SE Salem, OR 97302

	Location: Living room
	Window Description: Double Hung window
	Sill: <u>Wood</u> <input type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair      Needs to be painted <input type="checkbox"/> Replace
	Frame/Trim: <u>Wood</u> <input type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair      Needs to be painted <input type="checkbox"/> Replace
	Sash/Muntins/Leading: <u>Sash &amp; Muntins</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace      Needs to be replaced
	Glazing Putty: _____ % to repair _____ % to replace _____
Dimensions of window: 1- 28 x 52 2- 28 x 52 3- 28 x 52	Glazing: <u>Single Pane</u> <input checked="" type="checkbox"/> Old      Needs to be replaced <input type="checkbox"/> New <input type="checkbox"/> Broken
Remarks:	Hardware Description: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing

Overall Condition: Fair

102	Living	28 W 52 H		<p><b>Window:</b> Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White <b>Glass:</b> All Sash: High Performance, No Pattern <b>Hardware:</b> Oil Rubbed Bronze</p> <p><b>Screen:</b> No Screen <b>Grille Style:</b> Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h , Sash 2: No Grilles <b>Misc:</b> Retro , Includes RBA weatherization system with Retro-fit installation</p>
103	Living	28 W 52 H		<p><b>Window:</b> Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White <b>Glass:</b> All Sash: High Performance, No Pattern <b>Hardware:</b> Oil Rubbed Bronze</p> <p><b>Screen:</b> No Screen <b>Grille Style:</b> Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h , Sash 2: No Grilles <b>Misc:</b> Retro , Includes RBA weatherization system with Retro-fit installation</p>
104	Living	43 W 52 H		<p><b>Window:</b> Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White <b>Glass:</b> All Sash: High Performance, No Pattern <b>Hardware:</b> Oil Rubbed Bronze</p> <p><b>Screen:</b> No Screen <b>Grille Style:</b> Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille <b>Grille Pattern:</b> Sash 1: Colonial 5w x 2h , Sash 2: No Grilles <b>Misc:</b> Retro , Includes RBA weatherization system with Retro-fit installation</p>
105	Living	43 W 52 H		<p><b>Window:</b> Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White <b>Glass:</b> All Sash: High Performance, No Pattern <b>Hardware:</b> Oil Rubbed Bronze</p> <p><b>Screen:</b> No Screen <b>Grille Style:</b> Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille <b>Grille Pattern:</b> Sash 1: Colonial 5w x 2h , Sash 2: No Grilles <b>Misc:</b> Retro , Includes RBA weatherization system with Retro-fit installation</p>

WINDOWS: 8    PATIO DOORS: 0    SPECIALTY: 0    MISC: 0


UPDATED: 05/12/17

575 Mission St. SE



Window (typical) in Poor Condition



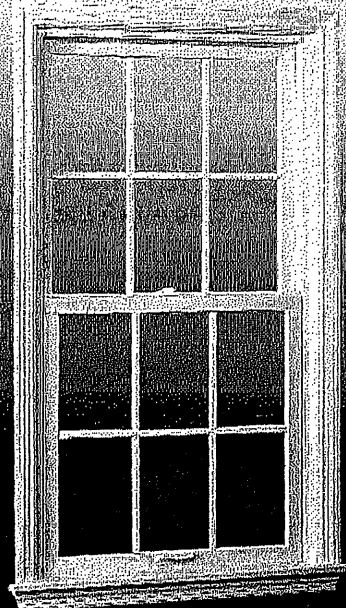


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**DOUBLE-HUNG WINDOW**

## ADVANTAGES AND APPLICATIONS

A double-hung window consists of two vertically sliding sash in a single frame. Both sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side of each sash. Tilt latches for each sash allow inward tilting for easy cleaning. Upper and lower sash are securely closed by use of a cam-type sash lock. An insect screen is installed into the outside track.



*Double-Hung  
Replacement Windows*





**ADVANTAGES**

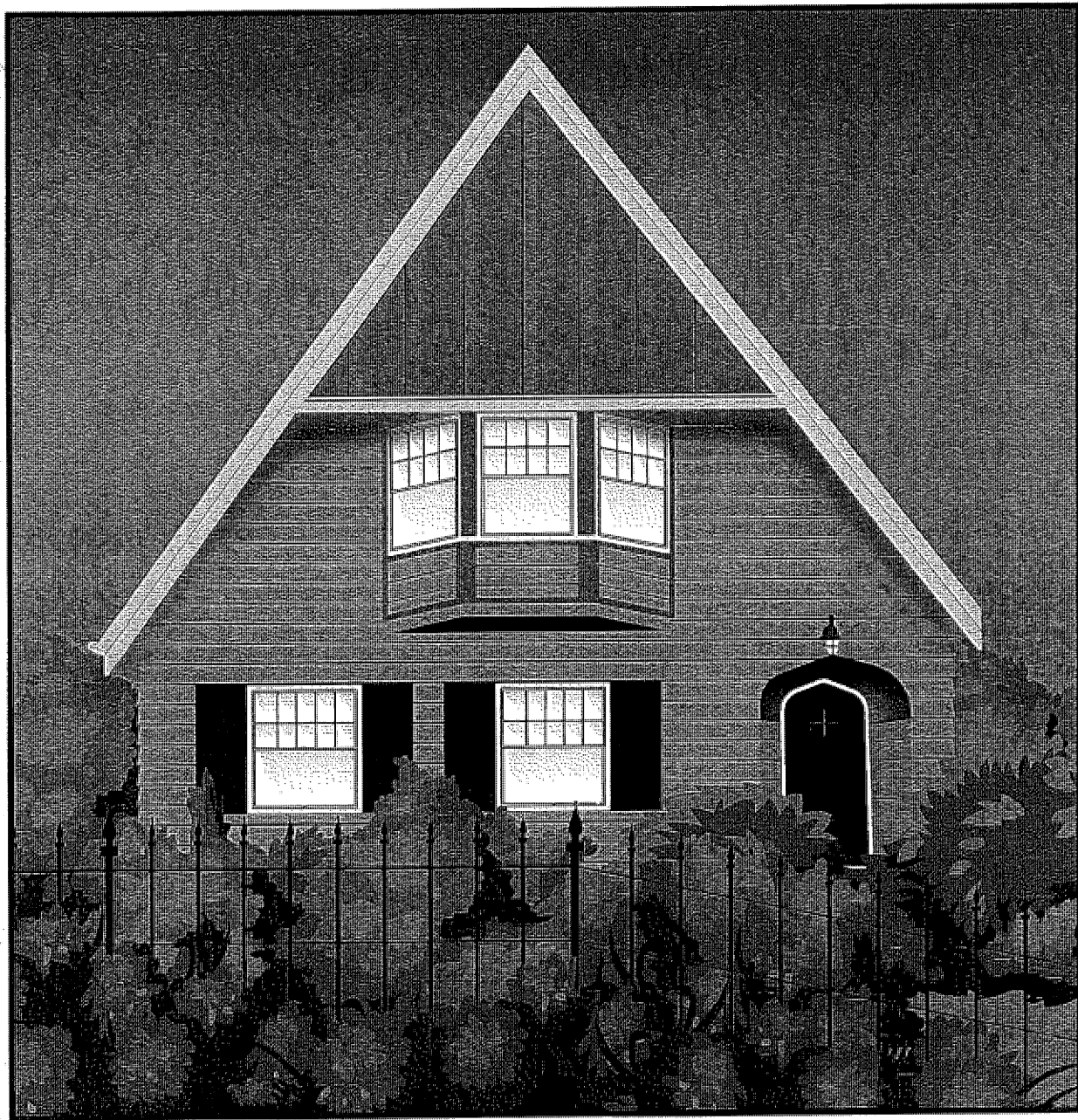
- Both sash can be operated for ventilation at top and bottom of window.
- Both sash can be tilted inward for easy cleaning.
- Patented Fibrex® material is stronger than vinyl, providing greater durability.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on the frame and sash are pleasing to the eye and easier to clean.
- Mortise-and-tenon appearance on the interior and exterior sash corners gives a traditional, hand-crafted look.
- Full-perimeter weatherstrip provides superior weathertightness while still allowing easy sash operation.
- Sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side and matched to the weight of each individual sash.

**APPLICATIONS**

- Excellent choice for homes and condominiums where traditional styling is important; appropriate for many restoration projects.
- Suitable in areas facing walkways, decks and other traffic areas because sash do not project outward.
- Convenient in areas where the sash need to be cleaned from the interior.
- Visually compatible with other Renewal by Andersen® products.



ID#	ROOM	SIZE	DETAILS	PRICE
201	Master	26 W 48 H	 <p><b>Window:</b> Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White <b>Glass:</b> All Sash: High Performance, No Pattern <b>Hardware:</b> Oil Rubbed Bronze <b>Screen:</b> No Screen <b>Grille Style:</b> Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h , Sash 2: No Grilles <b>Misc:</b> Job Setup , Retro, Includes RBA weatherization system with Retro-fit installation</p>	
202	Master	38 W 48 H	 <p><b>Window:</b> Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White <b>Glass:</b> All Sash: High Performance, No Pattern <b>Hardware:</b> Oil Rubbed Bronze <b>Screen:</b> No Screen <b>Grille Style:</b> Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille <b>Grille Pattern:</b> Sash 1: Colonial 4w x 2h , Sash 2: No Grilles <b>Misc:</b> Retro , Includes RBA weatherization system with Retro-fit installation</p>	
203	Master	26 W 48 H	 <p><b>Window:</b> Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White <b>Glass:</b> All Sash: High Performance, No Pattern <b>Hardware:</b> Oil Rubbed Bronze <b>Screen:</b> No Screen <b>Grille Style:</b> Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h , Sash 2: No Grilles <b>Misc:</b> Retro , Includes RBA weatherization system with Retro-fit installation</p>	
101	Living	28 W 52 H	 <p><b>Window:</b> Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White <b>Glass:</b> All Sash: High Performance, No Pattern <b>Hardware:</b> Oil Rubbed Bronze <b>Screen:</b> No Screen <b>Grille Style:</b> Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h , Sash 2: No Grilles <b>Misc:</b> Retro , Includes RBA weatherization system with Retro-fit installation</p>	



575 Mission St. SE



Sidewalk Panel

575 Mission St. SE



Failed Sewer line

## Kimberli Fitzgerald

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**From:** Rex Robertson <rex@rexrobertson.com>  
**Sent:** Thursday, June 01, 2017 2:05 PM  
**To:** Kimberli Fitzgerald  
**Subject:** 575 Mission HVAC Info

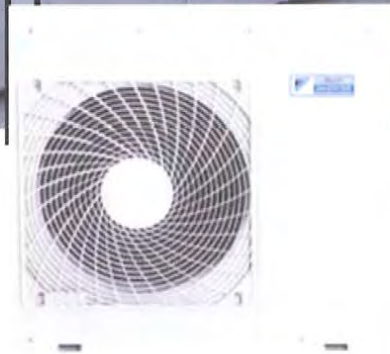
The proposed new HVAC unit will be 32" wide x 12" deep x 29" high and will sit on a 14x34 cement pad. The 1/2" refrigeration line coming from the unit will be hidden in a metal "line hide" that is 4" wide and 1" deep and attached to the house using 1" screws. This "line hide" will extend from the HVAC unit up the exterior wall 10'6" to the soffit. The 1/2" refrigeration line will penetrate the soffit through a 1/2" hole that will be hidden by the "line hide".

Let me know if you need any further info.

Thank you, Rex

Rex  
503-931-0933





Daikin Ductless heat pump  
24,000 BTU's 3MXS24LVJU

Rex & Lois Robertson  
575 Mission St SE  
Salem, OR 97302  
503-931-0933

West side of house.