

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*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 17-24MOD1 / Amanda No. 17-115571-DR

NOTICE OF DECISION DATE: August 18, 2017

SUMMARY: A proposal to replace 12 non-original windows and replace a door with a fixed window at the rear of the David McCully House (1865).

REQUEST: Minor Historic Design Review of a proposal to replace 12 non-original rear windows and replace a non-original rear door with a fixed window, modifying an existing decision (HIS17-24) approving the replacement of the front porch surface on the David McCully House (1865), individually listed on the National Register of Historic Places and located at 1365 John Street S, Marion County Tax Assessor's number 073W27CC14400.

OWNER: TNT Builders for Kristin Eggiman

LOCATION: 1365 John St. S

CRITERIA: Salem Revised Code Chapter 230.025(b) Windows

DECISION: Based upon the application materials deemed complete on August 17, 2017, and the findings as presented in this report, the application is APPROVED.

FINDINGS: The applicant is proposing to replace 12 non-original windows and replace a door with a fixed window at the rear of the David McCully House. Specifically, the applicant has removed the non-historic, non-original deck at the rear of the house because it was in poor condition, and therefore, it is necessary to remove the existing rear door for safety reasons, as there is no longer a need to access the rear deck, which was located off the second story of the building due to the slope of the site. The proposed new fixed window will match the dimensions of the door proposed for replacement.

Additionally, the applicant is proposing to replace all the existing non-historic windows which form a window wall at the rear of the house, surrounding the door which is proposed for replacement. All of these windows will be replaced with new Simonton Daylight Max fiberglass windows matching the dimensions of existing, with new tan casements. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

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.

(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 12 non-original windows and replace a door with new Simonton Daylight Max fiberglass windows. Staff finds that the proposed new windows are of a compatible material and that SRC 230.25(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 12 non-original windows and replace a door with new Simonton Daylight Max fiberglass windows, which duplicate to the greatest degree possible the characteristics of the existing design of the windows at the rear of the building, thereby meeting SRC 230.25(b)(2).

(3) Improvements to Create Energy Efficiency.

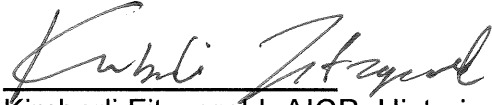
(A) The use of weather stripping, insulation, or materials to either repair or improve the energy efficiency of shall be evaluated as means to achieve the desired energy efficiency objectives prior to seeking authorization to replace a window.

(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 not proposing improvements to create energy efficiency, therefore, this standard is not applicable to the evaluation of this proposal.

DECISION: Based the application upon materials deemed complete on August 17, 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, Phone: (503)540-2397

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

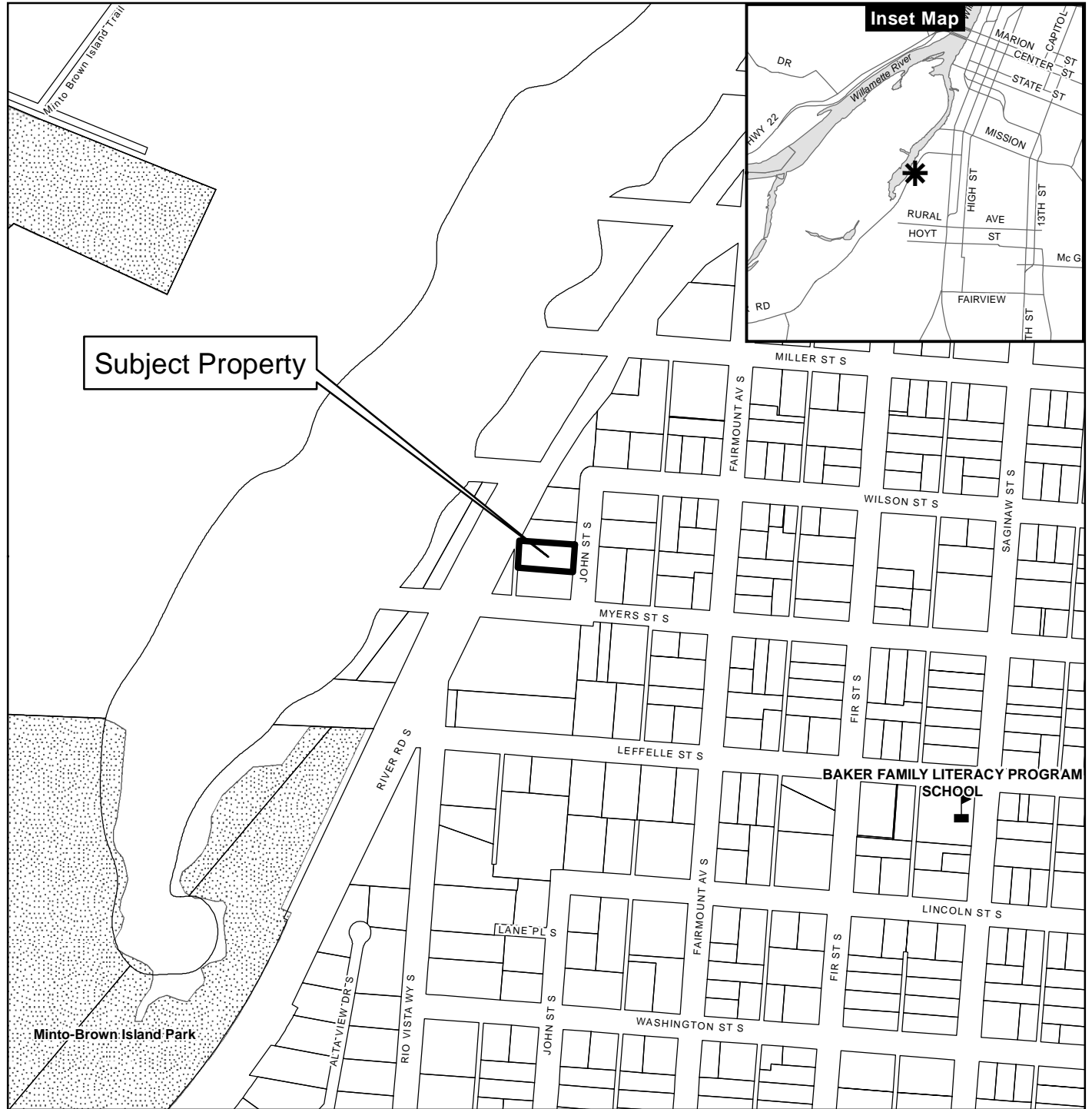
*This Decision becomes effective on **September 6, 2017**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: August 17, 2017
Notice of Decision Mailing Date: August 18, 2017
Decision Effective: September 6, 2017
State Mandated Decision Date: December 15, 2017

The rights granted by this decision must be exercised by **September 6, 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., Tuesday, September 5, 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 1365 John Street S

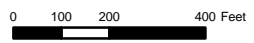


Subject Property

Inset Map

Legend

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



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ATTACHMENT B

HIS17-24 Modification

1365 John St S, Salem

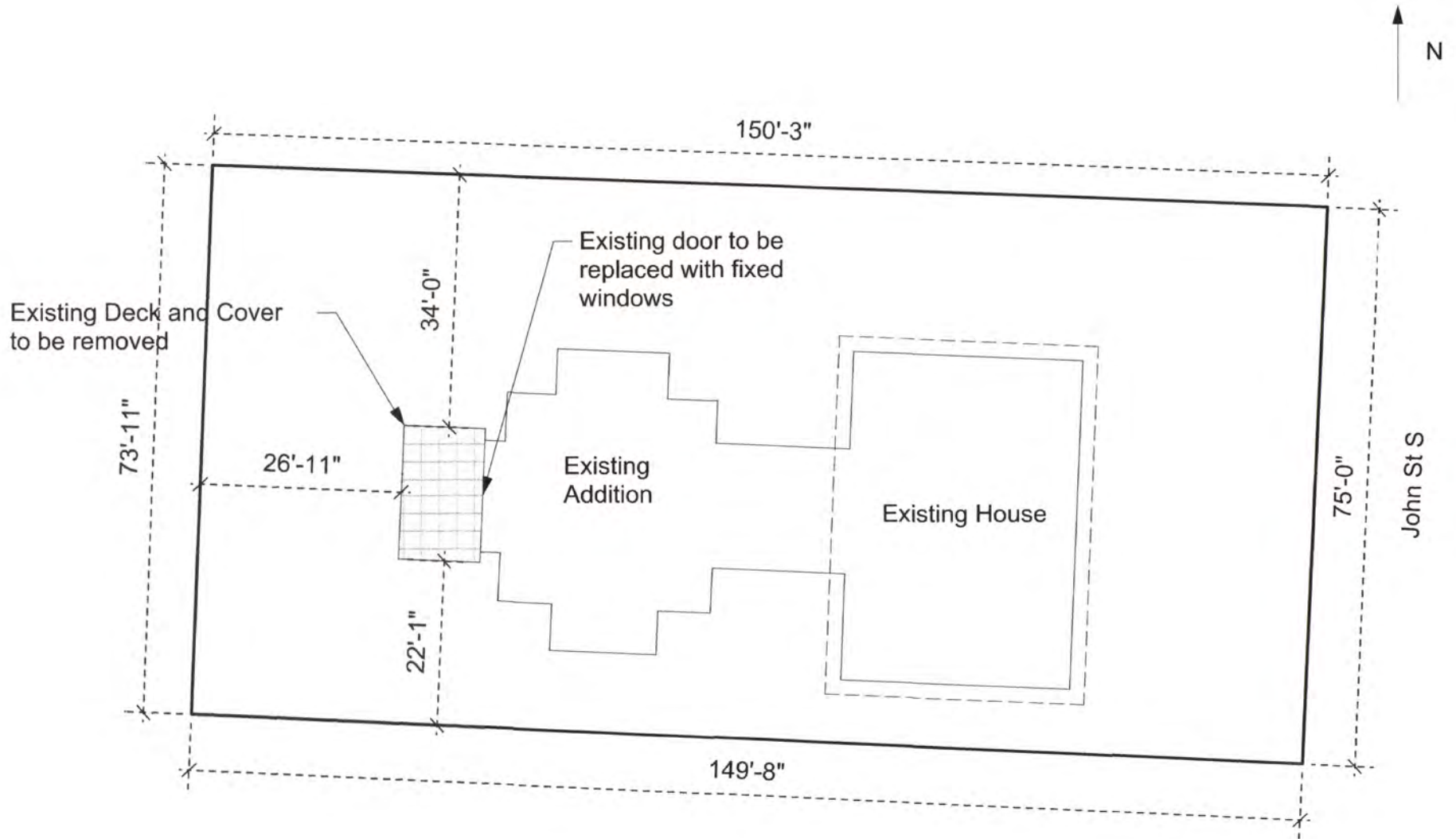
Door Replacement

There is an existing historical structure on this site with a large addition on the West side. This addition was a recent construction and is non-historic. Attached is a site plan for this property. On the West side of that addition was a second-story deck that was unsafe for us and so was removed. For safety, the City of Salem Building Department required that the door to the deck be replaced with a fixed window. The door was a 7'10" wide sliding glass door, which was replaced by a series of fixed window. (Those window specs are also attached below.)



Best regards,

Brent Mosser
TnT Builders inc.
CCB 105770
541-926-3117



	General Contractor TnT Builders Inc 620 SW Queen Ave. Albany OR 97322 CCB #105770	Project Title Eggiman Deck and Cover Demo and Window Installation 1365 John St S Salem, OR 97302	Project Manager Brent Mosser	Drawing Title Site Plan
			Date June 13, 2017	Scale 1" = 20'
			Phone (541) 926-3117	



NO PRICE COPY
QUOTATION #34592

Date Entered: 5/26/2017
Date Printed: 6/8/2017
Printed By: Geoff Davis

SOLD TO:


SHIP TO:

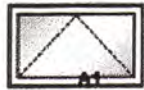
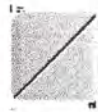
Phone: Fax:

Phone: Fax:

PO NUMBER	QUOTE NAME	PROJECT NAME
	Kristin Eggiman	Kristin Eggiman

LineItem #	Qty.	Long Description
100-1	2	DaylightMax Windows Awning Operating 39.125 x 24; Block Frame w/ Track Fill; RO: 39.625" X 90.375" Room ID: Unanswered Exterior Color Option = Tan; Interior Color Option = Tan; Flush Mount Crank; Coastal Hardware; Interior Hardware Finish = Tan; Screen: Fiberglass Extruded Full; Standard Glass Options; Dual Pane; ProSolar Low E; Annealed (Not Tempered); Laminated All Inside; .030; 1/8 (DS) in - 1/8 (DS) out; Krypton; Super Spacer; NFRC Lookup Type = Version 2; U-Factor = 0.25; SHGC = 0.24; VT = 0.44; STC = 0; CPD_Number = SBP-A-53-11090-00002; ;









Aligned with Mull

Initials: _____

LineItem #	Qty.	Long Description
100-2	2	DaylightMax Windows Awning Fixed 39.125 x 65.875; Block Frame w/ Track Fill; RO: 39.625" X 90.375" Room ID: Unanswered Exterior Color Option = Tan; Interior Color Option = Tan; Flush Mount Crank; Coastal Hardware; Interior Hardware Finish = Tan; Screen: Fiberglass Extruded Full; Standard Glass Options; Dual Pane; ProSolar Low E; Annealed (Not Tempered); Laminated All Inside; .030; 1/8 (DS) in - 1/8 (DS) out; Krypton; Super Spacer; NFRC Lookup Type = Version 2; U-Factor = 0.25; SHGC = 0.24; VT = 0.44; STC = 0; CPD_Number = SBP-A-53-11090-00002; ;



Aligned with Mull

Initials: _____

From the desk of
GEOFF DAVIS
Davis Glass, Inc.
541-926-1962

PO NUMBER

QUOTE NAME

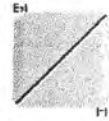
PROJECT NAME

Kristin Eggiman

Kristin Eggiman

LineItem #	Qty.	Long Description
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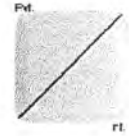
200-1 2 DaylightMax Windows Direct Set Fixed 13.25 x 89.875; Craftsman Stucco Flange;
RO: 13.75" X 90.375" Exterior Color Option = Tan; Interior Color Option = Tan; ; Standard Glass Options; Dual Pane; ProSolar Low E; Annealed (Not Tempered); Laminated All Inside; .030; 3/16 in - 3/16 out; Krypton; 3/4 IGU"; Super Spacer;
Room ID: N/A
 NFRC Lookup Type = Version 2; U-Factor = 0.24; SHGC = 0.32; VT = 0.6; STC = 0; CPD_Number = SBP-A-20-08830-00002; ;



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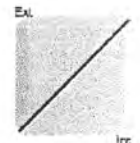
300-1 2 DaylightMax Windows Direct Set Fixed 43.75 x 13.25; Craftsman Stucco Flange;
RO: 44.25" X 13.75" Exterior Color Option = Tan; Interior Color Option = Tan; ; Standard Glass Options; Dual Pane; ProSolar Low E; Annealed (Not Tempered); Laminated All Inside; .030; 1/8 (DS) in - 1/8 (DS) out; Krypton; 3/4 IGU"; Super Spacer;
Room ID: N/A
 NFRC Lookup Type = Version 2; U-Factor = 0.24; SHGC = 0.32; VT = 0.6; STC = 32; CPD_Number = SBP-A-20-08826-00002; ;



Initials: _____

LineItem #	Qty.	Long Description
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400-1 2 DaylightMax Windows Direct Set Fixed 39.125 x 13.25; Craftsman Stucco Flange;
RO: 39.625" X 13.75" Exterior Color Option = Tan; Interior Color Option = Tan; ; Standard Glass Options; Dual Pane; ProSolar Low E; Annealed (Not Tempered); Laminated All Inside; .030; 1/8 (DS) in - 1/8 (DS) out; Krypton; 3/4 IGU"; Super Spacer;
Room ID: N/A
 NFRC Lookup Type = Version 2; U-Factor = 0.24; SHGC = 0.32; VT = 0.6; STC = 32; CPD_Number = SBP-A-20-08826-00002; Zip Code? (Job Location) = 13.25; Energy Star Climate Zone = Invalid Code;



Initials: _____

PO NUMBER

QUOTE NAME

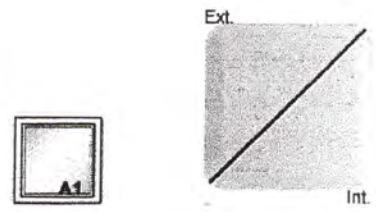
PROJECT NAME

Kristin Eggiman

Kristin Eggiman

LineItem #	Qty.	Long Description
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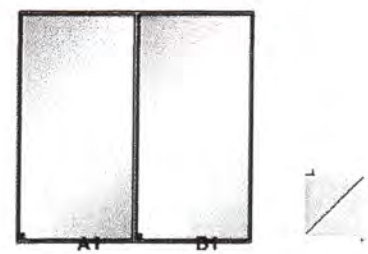
500-1	2	DaylightMax Windows Direct Set Fixed 13.25 x 13.25; Craftsman Stucco Flange; RO: 13.75" X 13.75" Room ID: N/A Exterior Color Option = Tan; Interior Color Option = Tan; ; Standard Glass Options; Dual Pane; ProSolar Low E; Annealed (Not Tempered); Laminated All Inside; .030; 1/8 (DS) in - 1/8 (DS) out; Krypton; 3/4 IGU"; Super Spacer; NFRC Lookup Type = Version 2; U-Factor = 0.24; SHGC = 0.32; VT = 0.6; STC = 32; CPD_Number = SBP-A-20-08826-00002; ;
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Initials: _____

LineItem #	Qty.	Long Description
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600-1	1	DaylightMax Windows Direct Set Fixed / Fixed 96 x 95.5; 1.375 Nail On w/ Track Fill; RO: 96.5" X 96" Room ID: Patio door replacement Exterior Color Option = Tan; Interior Color Option = Tan; ; Standard Glass Options; Dual Pane; ProSolar Low E; Tempered; 3/16 in - 3/16 out; Krypton; 3/4 IGU"; Super Spacer; NFRC Lookup Type = Version 2; U-Factor = 0.24; SHGC = 0.32; VT = 0.61; STC = 0; CPD_Number = SBP-A-20-08811-00001; Zip Code? (Job Location) = 13.25; Energy Star Climate Zone = Invalid Code;
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Initials: _____

13 Total Qty Units

Comment: From the desk of
GEOFF DAVIS
 Davis Glass, Inc.
 541-926-1962

Submitted by: Geoff Davis Accepted by: _____ Date 6/8/17

