

NOTICE OF DECISION

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

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 15-12 / Amanda No. 15-104729-DR

NOTICE OF DECISION DATE: April 2, 2015

REQUEST: Minor historic design review of a proposal to install five removable storm sashes on the Minto House (1922), individually listed on the National Register of Historic Places, zoned CO (Commercial, Office), and located at 821 Saginaw St. S; Marion County Assessor's Map and Tax Lot number: 073W27CB00100.

APPLICANT: Scott Smith for Alpenstock Investments LLC

LOCATION: 821 Saginaw St. S, 97302

CRITERIA: Salem Revised Code Chapter 230

FINDINGS: The applicant is proposing alterations to the windows. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

Proposed 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.*

(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 applicant is not proposing to replace or repair the existing windows. Staff finds that this Standard does not apply to this proposal.

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

The applicant is not proposing to replace or repair the existing windows. Staff finds that this Standard does not apply to this proposal.

Proposed Storm Windows

(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*

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

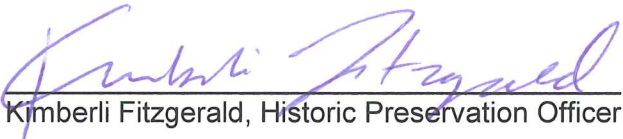


primary façade, only energy efficiency measures that are removable and do not permanently alter the resource, including, but not limited to, exterior storm windows and weather-stripping, shall be used on the primary façade.

(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.

The applicant is proposing to install five removable wood framed, single pane glass storm window sashes on the exterior of the two arched fixed sash window systems. These will be installed to the exterior window frame with brackets and screws, with a hanger system that includes a turn button allowing the storm windows to be easily removable. The proposed storms are compatible with the existing resource and will not adversely affect the existing resource.

DECISION: Based upon the application materials deemed complete on, April 1, 2015, and the findings as presented in this report, the application is APPROVED.

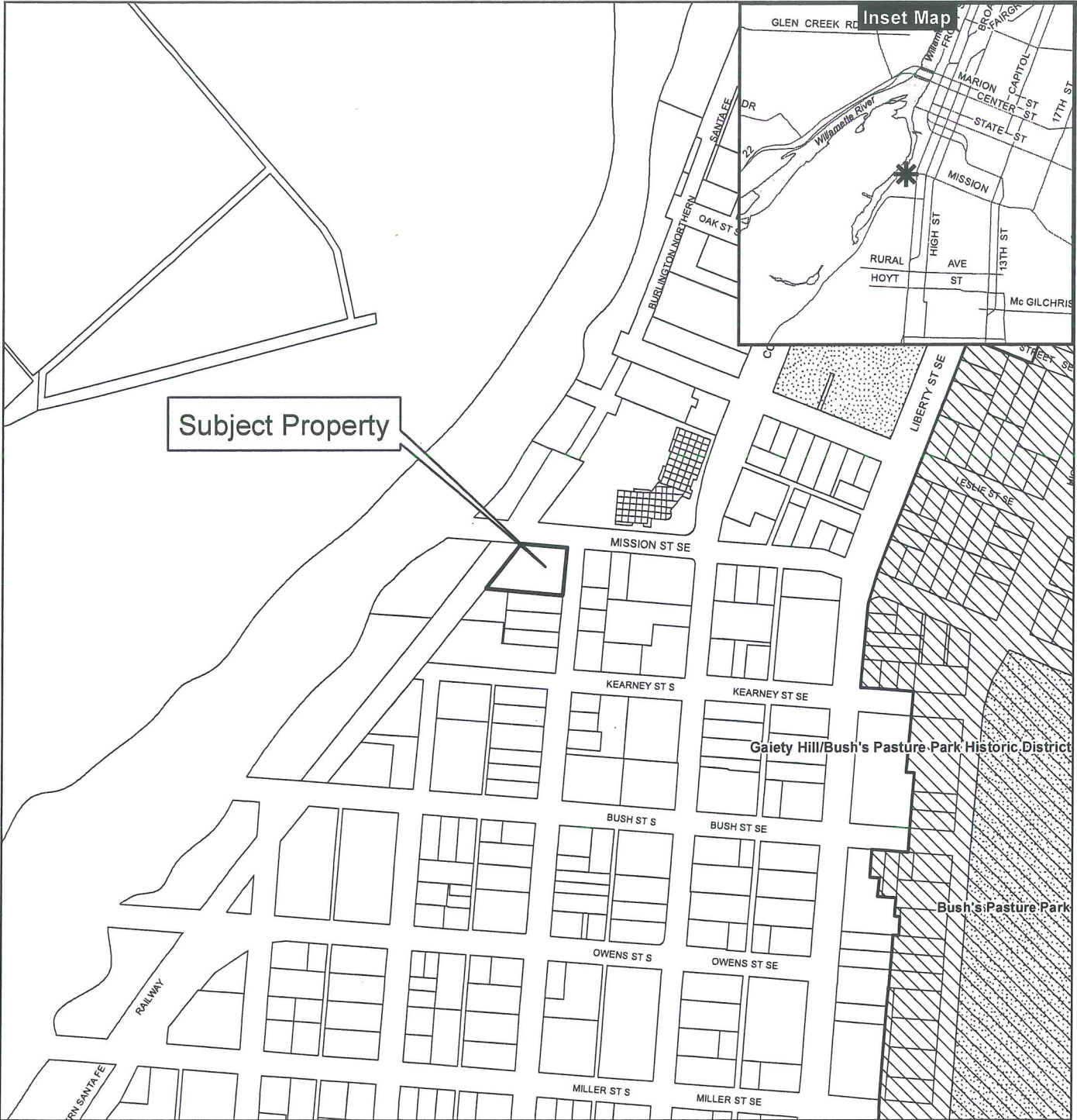

Kimberli Fitzgerald, Historic Preservation Officer

The rights granted by this decision must be exercised by April 18, 2017, or this approval shall be null and void.








Application Deemed Complete: April 1, 2015
Notice of Decision Mailing Date: April 2, 2015
Decision Effective Date: April 18, 2015
State Mandated Decision Date: July 21, 2015

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., April 17, 2015. 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 821 Saginaw Street S



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  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.

0 100 200 400 Feet



Historic Alteration Review - Residential Resource Worksheet

Site Address: 8215 SAGINAW

Resource Status: Contributing
 Non-Contributing

Type of Work Activity Proposed

Major Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure

Other architectural feature (describe) STORM WINDOWS
SE SW corner 1ST FLOOR

Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: _____ Project's New Material: Wood/Glass

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:

Remove storm windows for counselling office

[Signature]

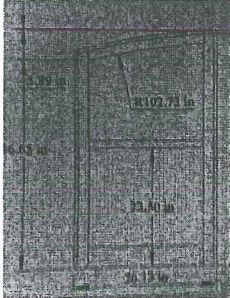
21/15
Date Submitted/Signed

Stayton Wood Windows

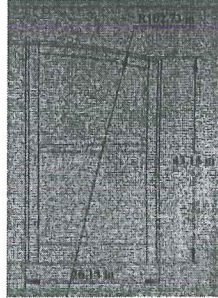
503 769 8887 - staytonwindows@wvi.com- PO BOX 281 Sublimity, OR 97385 ccb#167705

www.staytonwoodwindows.com

Proposal for five storm sashes crafted from CVG Douglas Fir installed at/on the two window systems located on the southeast corner of the ground floor of the house/office at 821 Saginaw.

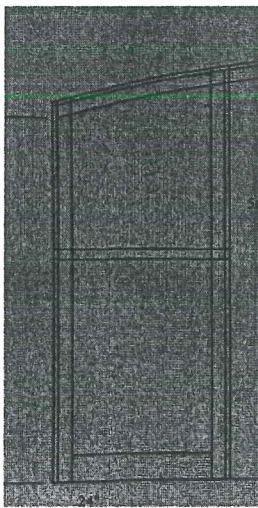


sash #1*

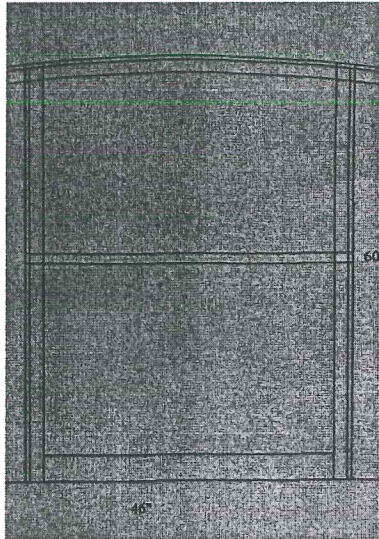


sash #2*

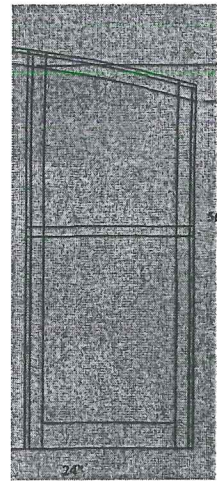
Sash thickness- 1-1-8"



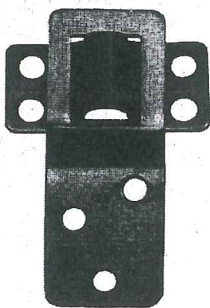
sash #3*



sash #4*



sash #5*



*Hanger system (matches existing system used previously)



*Turn button (matches similar hardware used elsewhere in neighborhood)

*can/should be painted to match exterior trim color



256° MSW 170
M: 123° 02' 44.336"
N: 064° 55' 59.216"