

# 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 15-18 / Amanda No. 15-108808-DR

NOTICE OF DECISION DATE: June 2, 2015

REQUEST: Minor historic design review of a proposal to replace a window on the southeast façade of Charles Simpson Cottage (1890), a contributing resource within the Court-Chemeketa National Register District, zoned RD (Duplex Residential), and located at 1880 Court St. NE; Marion County Assessor's Map and Tax Lot number: 073W27CB00100.

APPLICANT: W. D. Boggan for Gary Oldham

LOCATION: 1880 Court St. NE, 97301

CRITERIA: Salem Revised Code Chapter 230

FINDINGS: The applicant is proposing to replace one window. 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.*

The existing non-original kitchen window, located on the southeast façade of the Cottage, is 53.5" high and 65.5" wide and will be replaced by two salvaged historic single-glazed double hung windows which will fit within the existing opening. The applicant is proposing to replace an existing non-historic window with a salvaged wood window of compatible design, thereby meeting this standard.

(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.*

(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 replicate the appearance of the original window, as there is no physical or pictorial evidence of this window. However, the proposed salvaged double hung windows are of a similar design and material to the existing windows throughout the resource. Staff finds that these standards have been met for this proposal.

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

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**(3) Improvements to Create Energy Efficiency.**

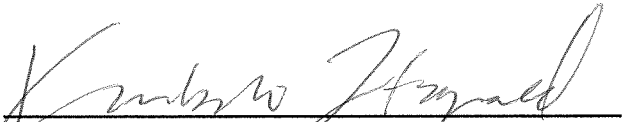
**(A) *The use of weather stripping, insulation, or materials to either repair or improve the energy efficiency of shall be evaluated as means to achieve the desired energy efficiency objectives prior to seeking authorization to replace a window.***

**(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.***

The applicant is not proposing to make any alterations to improve energy efficiency. Staff finds that this Standard does not apply to this proposal.

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

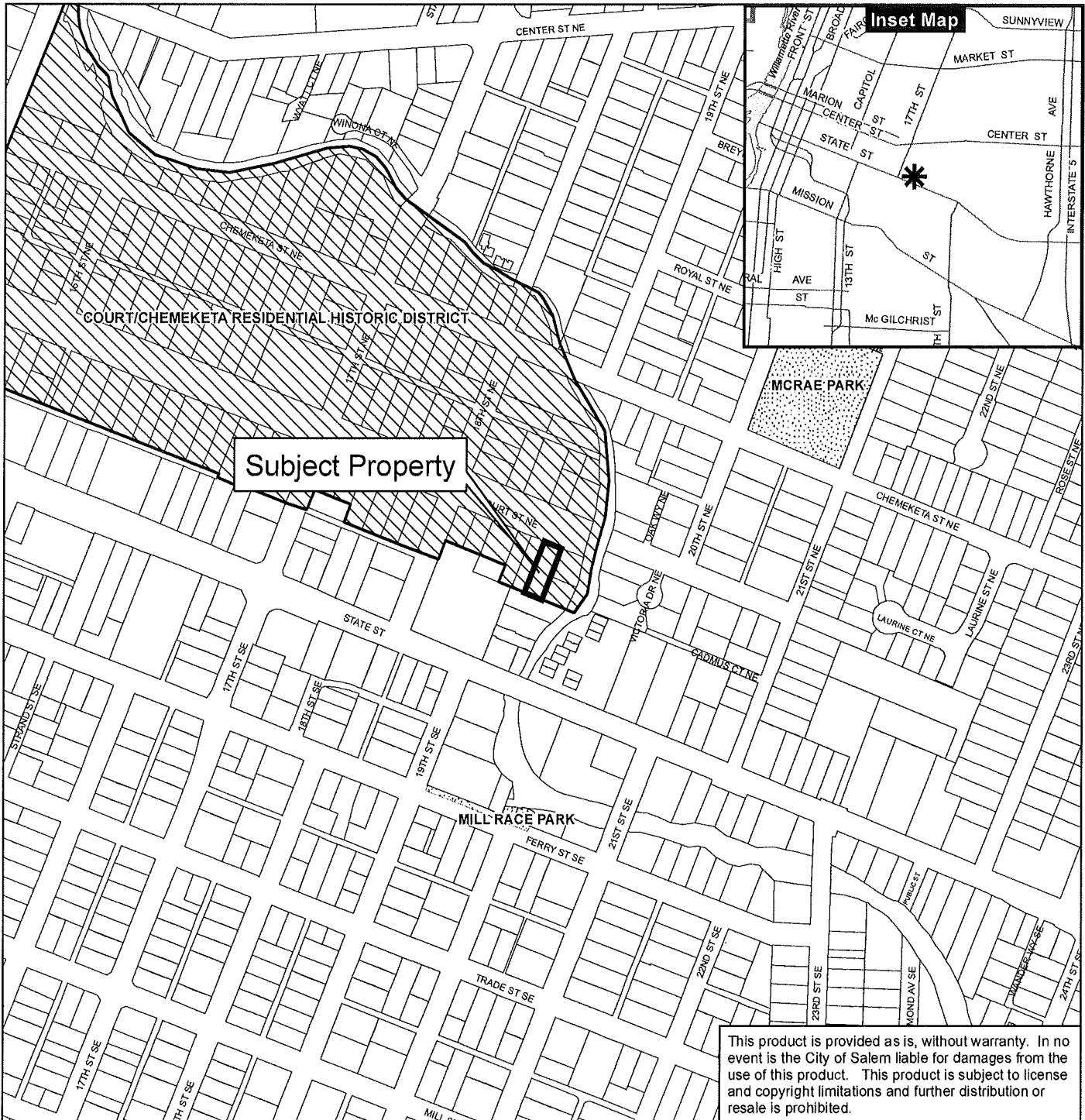
  
Kimberli Fitzgerald, Historic Preservation Officer

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







Application Deemed Complete: June 1, 2015  
Notice of Decision Mailing Date: June 2, 2015  
Decision Effective Date: June 18, 2015  
State Mandated Decision Date: September 29, 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., June 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 1880 Court Street NE



## Legend

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

0 100 200 400 Feet



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Community Development Dept.

### Historic Alteration Review - Residential Resource Worksheet

Site Address: 1880 COURT ST. NE SALEM 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

**Landscape Feature:**

- Fence
- Retaining wall
- Other Site feature
- Streetscape

**New Construction:**

- Addition
- New Accessory Structure

Window(s) Number of windows: 2

Other architectural feature (describe) \_\_\_\_\_

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

Project's Existing Material: WOOD/SINGLE PANE GLASS Project's New Material: WOOD/SINGLE PANE 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:

230.025(b) (1) MATERIALS ~~WILL~~ (2) DESIGN WILL MATCH  
THE EXISTING OTHER ORIGINAL WINDOWS. (SEE ATTACHED PHOTOS)  
OF REPLACEMENT WINDOWS); IN AGE, MATERIALS, &  
CONSTRUCTION.

*Amy L. Old*  
Signature of Applicant

5/25/2015  
Date Submitted/Signed

## Window Assessment – Exterior

Date: 5/18/2015

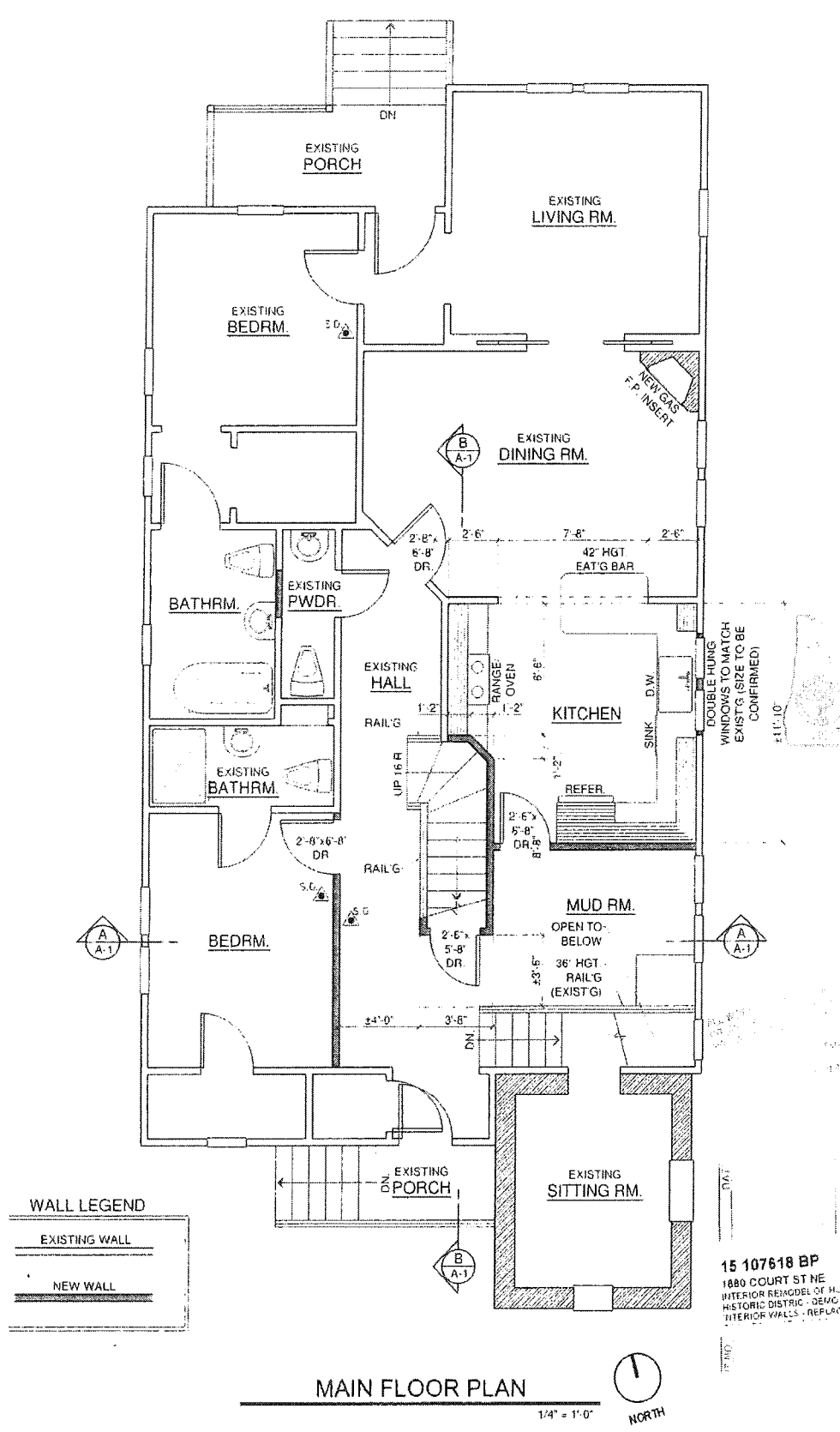
Building: 1880 Court St NE Salem, OR 97301

<p>Click to insert photo</p>	Location: <b>East side of home - kitchen</b>
	Window Description: Upper section is single-pane plate glass. Lower section is two single-panes that slide horizontally for ventilation with screen.
	Sill: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Frame/Trim: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Sash/Muntins/Leading: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace
	Glazing Putty: _____ % to repair _____ % to replace <b>100</b>
Dimensions of window:  <div style="font-size: 1.5em; text-align: center;">53.5" height X 65.5" width</div>	Glazing: <u>does not appear to utilize glazing</u> <input type="checkbox"/> Old <input type="checkbox"/> New <input type="checkbox"/> Broken
Remarks: Non-historic window that was probably installed in the 1950's, to be replaced by two historic salvaged single-glazed double-hung windows. See pages 3-7 for existing exterior photos.	Hardware Description: <u>Clips for bug screen</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing

Overall Condition: Good







PROJECT FOR:

**AVID ADAMS - BUILDING DESIGNER**  
 424-2045  
 ENGLE AVE., MOLALLA, OR. 97038  
 (503)829-4836

15 107618 BP  
 1880 COURT ST NE  
 INTERIOR RENOVEL OF HOUSE IN  
 HISTORIC DISTRICT - DEMO AND ADD  
 INTERIOR WALLS - REPLACE WINDOW

2015

**SHEET:**  
 A-1