

NOTICE OF DECISION

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ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 15-30 / Amanda No. 15-113964-DR

NOTICE OF DECISION DATE: September 11, 2015

REQUEST: Minor historic design review of a proposal to replace a pair of windows with a pair of new, in-kind windows, on the second floor front façade of 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 230.025(b)

FINDINGS: The applicant is proposing to replace windows on the Minto House. 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 proposing to replace a pair of existing wood windows located on the second floor front façade of the Minto House. Both of the window sashes and frames are in poor condition, and repair is no longer feasible. The lower sash and a portion of the frame of one window have completely failed. The proposed new windows will be of wood, duplicating the material of the original windows. Staff finds

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that this Standard 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.

The applicant is proposing to replace the existing windows with windows matching the design of the existing. Specifically, the top sash of the one over one, double hung windows, include a multi-pane Craftsman style geometric pattern created by exterior wooden muntins. This pattern will be replicated in the top sash of each of the replacement windows, with the lower sash replicating the single light design, thereby meeting SRC 230.025(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.

The applicant is not proposing to install any features to improve energy efficiency, therefore this criteria is not applicable to the evaluation of this proposal.

DECISION: Based upon the application materials deemed complete on, September 8, 2015, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer

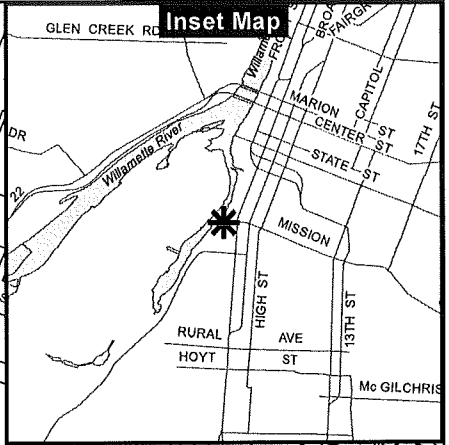
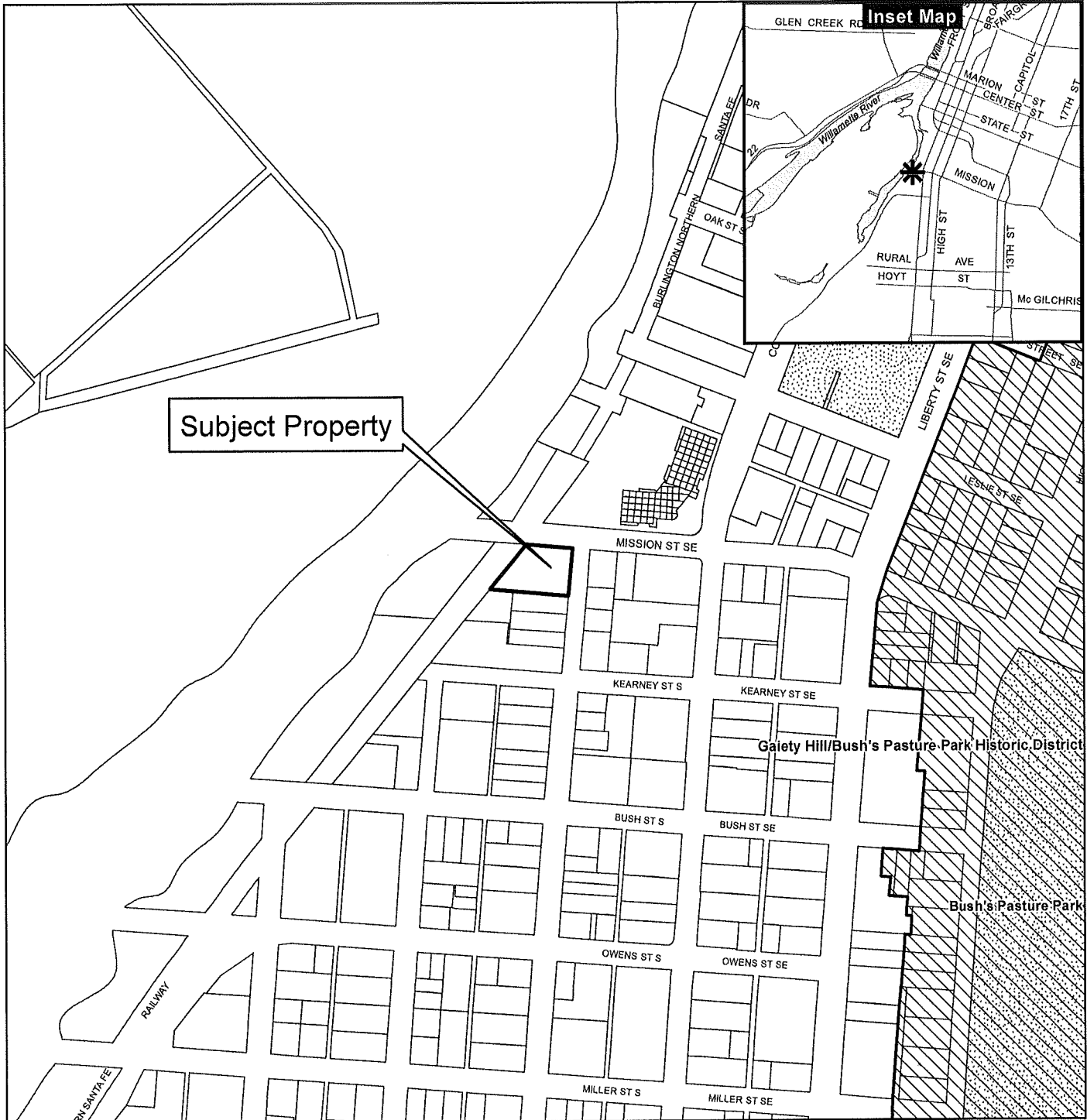
The rights granted by this decision must be exercised by September 29, 2017, or this approval shall be null and void.

Application Deemed Complete: September 8, 2015








Notice of Decision Mailing Date: September 11, 2015
Decision Effective Date: September 29, 2015
State Mandated Decision Date: January 6, 2016

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., September 28, 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.

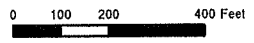
Vicinity Map 821 Saginaw Street S



Legend

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

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Community Development Dept.



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Historic Alteration Review - Residential Resource Worksheet

Site Address: _____

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 Project's New Material: WOOD

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:

Full Bathroom Window Replacement
Trim Glazing Etc. will be done
like for like


Signature of Applicant

7/30/15
Date Submitted/Signed

Window Assessment – Exterior

Date:

Building:

Click to insert photo	Location: <u>SE 2nd floor</u>
	Window Description: <u>2 Single Hung Sashes</u>
	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 <u>All</u>
Dimensions of window: <u>36" ↑ → 72"</u>	Glazing: _____ <input type="checkbox"/> Old <input type="checkbox"/> New <input type="checkbox"/> Broken
Remarks:	Hardware Description: _____ <input type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Missing

Overall Condition:



