

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 15-40 / Amanda No. 15-117305-DR

NOTICE OF DECISION DATE: October 13, 2015

REQUEST: Minor historic design review of a proposal to replace four non-original windows with four new windows, on the rear facade of B.L. and Sarah Steeves House (1926), a historic contributing resource within the Court-Chemeketa National Register Historic District, zoned RD (Duplex Residential), and located at 1694 Court Street NE; Marion County Assessor's Map and Tax Lot number: 073W26BD01600.

APPLICANT: Wes McWhorter, Premier Remodeling & Design for Viki Short

LOCATION: 1694 Court Street NE, 97301

CRITERIA: Salem Revised Code Chapter 230.025(b)

DECISION: Based upon the application materials deemed complete on October 9, 2015, and the findings as presented in this report, the application is APPROVED.

FINDINGS: The applicant is proposing to replace windows on the rear facade of the Steeves House. The proposed window replacement is not visible from the right of way, and as noted in Table 230-1, this type of window replacement is a Minor Administrative Review. 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.*

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
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Findings: The applicant is proposing to replace the existing non-original windows which are in poor condition with four double hung six over one paintable Legend Cellular PVC windows at the rear of the Steeves House. The applicant has attempted to repair the windows, however they are in poor condition; the frames have dry rot, and allow both water and air into the interior of the house. While the proposed material is not wood, it is a modern material, cellular PVC, which has an appearance like wood, and is paintable, duplicating to the greatest degree possible the appearance of the windows throughout the Steeves House, thereby meeting SRC 230.025(b)(1).

(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 tilt in casement windows located at the southwestern corner of the Steeves House. These four windows are not original to the structure, as this portion of the house was originally an exterior porch which was then enclosed. The applicant is proposing to install four new double hung, six over one windows within the existing openings for these windows which then will be trimmed and painted to match the windows throughout the Steeves House.

Overall, the design of the proposed windows will match the design of the windows on the rear façade, just to the north on this western façade. The top sash of the double hung windows, include a six-pane geometric pattern created by exterior muntins which replicate the appearance of the two pair of windows adjacent to the proposed new windows. This pattern will be replicated in the top sash of each of the replacement windows, with the lower sash replicating the single light design found throughout the Steeves House, thereby meeting SRC 230.025(b)(2).

(3) Improvements to Create Energy Efficiency.

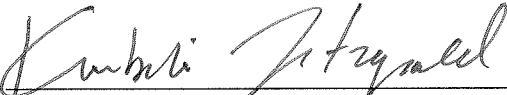
(A) The use of weather stripping, insulation, or materials to either repair or improve the energy efficiency of shall be evaluated as means to achieve the desired energy efficiency objectives prior to seeking authorization to replace a window.

(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, October 9 , 2015, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer
kfitzgerald@cityofsalem.net
Phone: (503)540-23

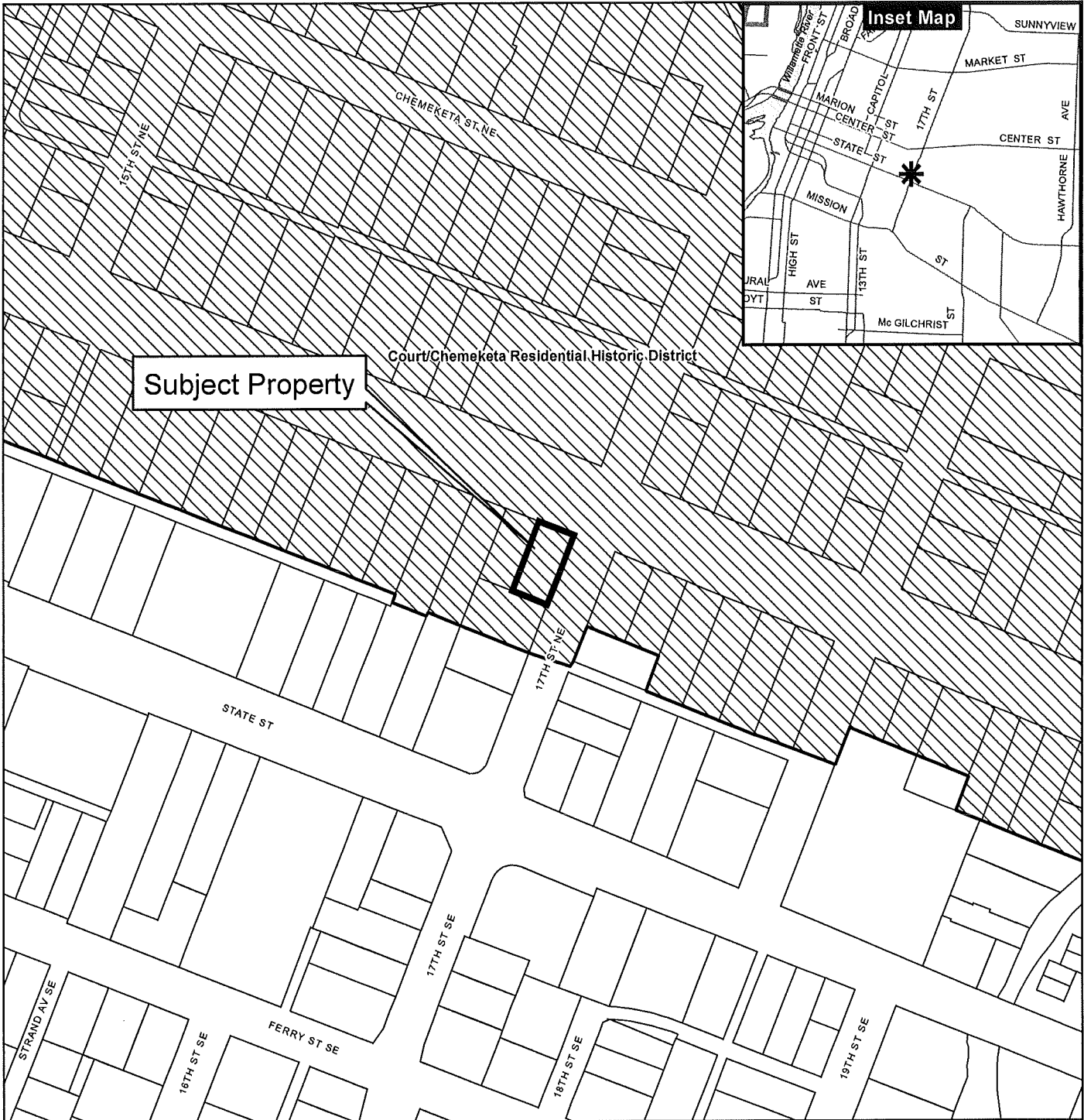
*This Decision becomes effective on **October 29, 2015**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: October 9, 2015
Notice of Decision Mailing Date: October 13, 2015
Decision Effective Date: October 29, 2015
State Mandated Decision Date: February 6, 2016








The rights granted by this decision must be exercised by October 29, 2017, 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., October 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 1694 Court Street NE



Legend

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

CITY OF Salem
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Community Development Dept.

0 100 200 400 Feet



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Historic Alteration Review - Residential Resource Worksheet

Site Address: 1694 COURT ST. NE

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) _____

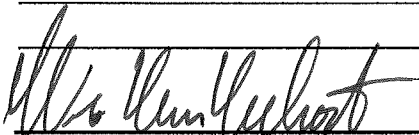
Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: WOOD Project's New Material: VINYL/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:

REMOVE 2 PAIR OF LEAKING CASEMENT WINDOWS
AND REPLACE WITH 4 SINGLE HUNG WINDOWS TO
MATCH ADJACENT/ORIGINAL WINDOWS ON HOUSE



Signature of Applicant

Date Submitted/Signed

Window Assessment – Exterior

Existing

Date:

Building:

Proposed for Removal

<p>See (B)</p> <p><small>Click to insert photo</small></p>	Location: <u>SOUTH</u> NORTHWEST CORNER OF HOUSE
	Window Description: 2 PAIR OF CASEMENT WINDOWS (OLD PORCH) (B)
	Sill: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Frame/Trim: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Glazing Putty: _____ % to repair _____ % to replace _____
	Glazing: _____ <input type="checkbox"/> Old <input type="checkbox"/> New <input type="checkbox"/> Broken
Dimensions of window: _____	Hardware Description: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing
Remarks: EXISTING WINDOWS WERE NOT CONSTRUCTED AS WEATHER TIGHT. (OLD PORCH ENCLOSURE). NOT ORIGINAL TO THE CONSTRUCTION OF THE HOUSE. THEY ARE IN POOR CONDITION AND LEAK SEVERELY.	

Overall Condition:

Window Assessment - Interior

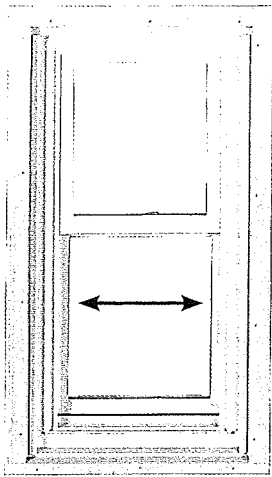
Proposed

Date:

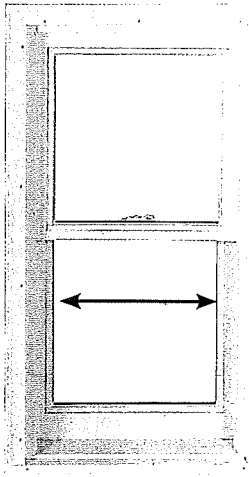
Building:

Legend Cellular PVC versus Vinyl

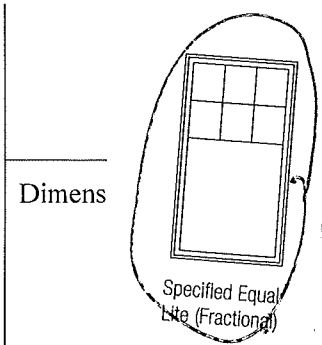
As a replacement product, Legend windows present key advantages over conventional vinyl windows. Often, vinyl replacements act as a cover for old, rotting frames or exterior casings, while also reducing overall glass size. Legend retains your glass size while providing a paintable replacement window.*



Vinyl replacement:
Glass size is reduced



Legend unit replacement:
Maintains glass size



Dimens

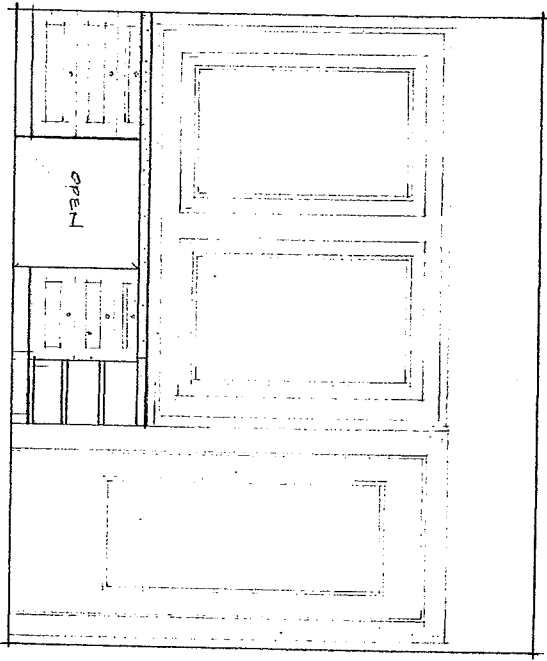
→ see (A)
replicating
appearance

Remarks:

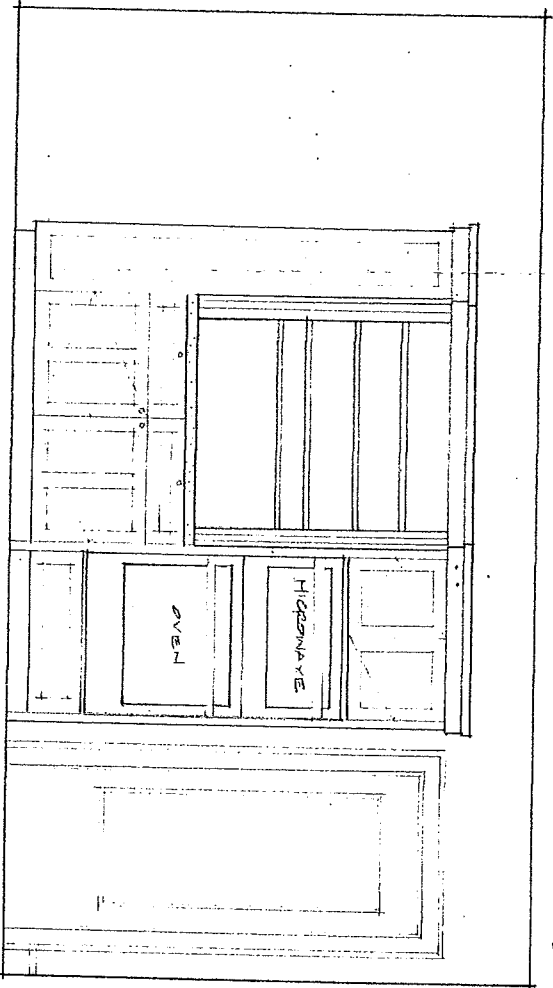
Location:	<i>SOUTHWEST CORNER OF HOUSE</i>
Window Description:	<i>DOUBLE 4 SINGLE HUNG WINDOWS TO MATCH ORIGINAL/ADJACENT WINDOWS (A)</i>
Stool:	<i>6 lights over 1</i>
<input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace	<i>- material Cellular pvc Paintable</i>
Frame/Pulley/Stiles:	
<input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace	
Sash/Muntins/Leading:	
<input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace	
Trim:	
<input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace	
Hardware Description:	
<input type="checkbox"/> Remove paint <input type="checkbox"/> Missing	
Ropes/Chains:	
<input type="checkbox"/> Replace	
Weatherstripping:	
<input type="checkbox"/> Replace	

Overall Condition:

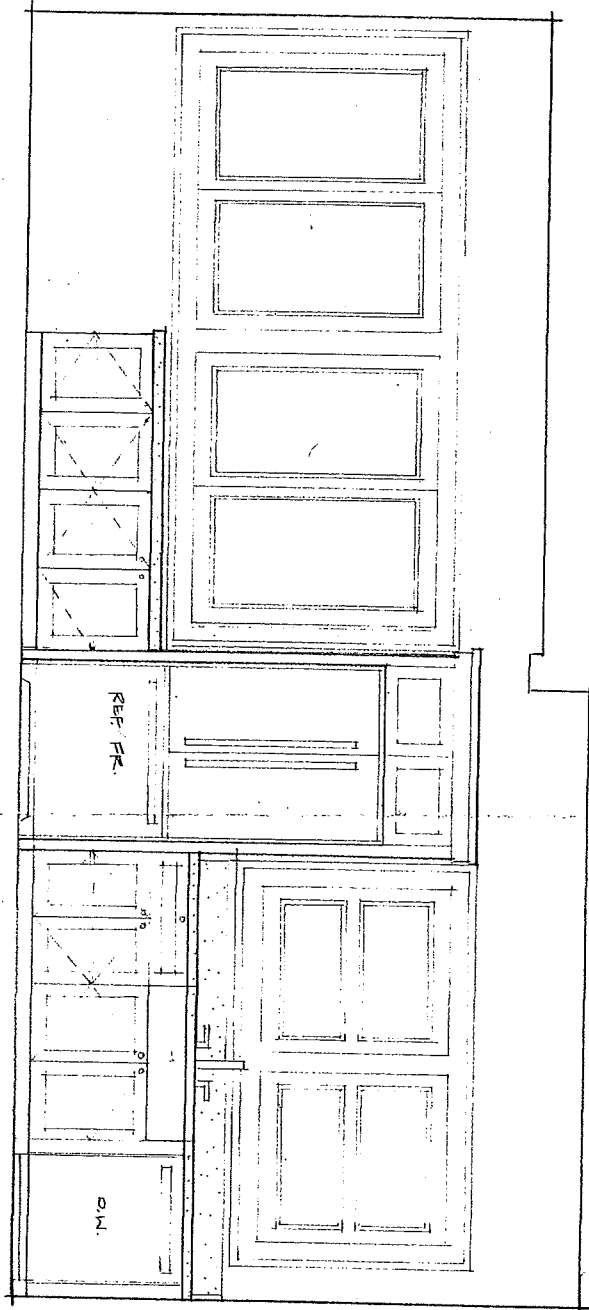
2 DESK



3 BAKING CENTER



1 WEST ELEVATION
12'-11" 0"





A

