

# NOTICE OF DECISION

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503-588-6173*

## ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS15-45 / Amanda No. 15-119757-DR

NOTICE OF DECISION DATE: December 16, 2015

**REQUEST:** Minor historic design review of a proposal to install window film on 2 upper level and 5 lower level windows and alter the opening height of the northwest second floor window to meet Building and Safety egress at the Lord and Schryver House (1932) and Gardens (Gaiety Hollow), a historic contributing building in the Gaiety Hill / Bush's Pasture Park Historic District, zoned RS (Single Family Residential), and located at 545 Mission St SE, 97302; Marion County Assessor's Map and Tax Lot number: 073W27DB00900.

**APPLICANT:** Bobbie Dolp for Lord & Schryver Conservancy

**LOCATION:** 545 Mission Street SE

**CRITERIA:** Salem Revised Code (SRC) Chapter 230.025

**DECISION:** Based upon the application materials deemed complete on December 15, 2015, and the findings as presented in this report, the application is APPROVED with the following CONDITION:

Condition 1. The exterior sill shall not be flat, but angled slightly downward, to ensure no standing water is retained on the window sill against the exterior window sash or frame.

**FINDINGS:** Staff determined that the following standards from SRC 230 are applicable to this project:

The Lord and Schryver House and Gardens are individually-listed on the National Register of Historic Places and are also a contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District. The property is located within a Residential zone (RS); therefore, SRC 230.025 *Windows in Residential Districts* would apply:

**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.*

PLANNING DIVISION  
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SALEM, OREGON 97301  
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**(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.**

Window Film

The applicant will be retaining all the original materials of the original windows. No windows will be replaced; therefore this Standard does not apply to this proposal. The applicant will be applying a solar control and safety window film made primarily of polyethylene terephthalate (PET). The film is not tinted, and installed properly on the glass within the window frames will be virtually undetectable. All features of the window will be maintained, thereby meeting SRC 230.025(b)(1) for this portion of the proposal.

Caretaker Bedroom- Window Alteration

The applicant is proposing to trim material in order to meet egress requirements. In kind materials (wood) will be used to match the existing wood window frame. On the interior, a plastic (polypropylene) Leafseal will be used at the meeting rails, and a silicone compression seal will be used at the bottom sash and sill to ensure that the window will still be able to seal appropriately after the opening is enlarged. All features of the window will be substantially maintained, thereby meeting SRC 230.025(b)(1) for this portion of the proposal.

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

Window Film

The applicant will be retaining all design features of the original windows. No windows will be replaced; therefore this Standard does not apply to this proposal.

Caretaker Bedroom- Window Alteration

The applicant is proposing to increase the clear opening height from 1' 9 ½" to 2" to meet Building and Safety egress requirements for a full 24" opening in this bedroom (caretaker's bedroom) resulting from the applicant's change of use for the historic resource. The interior sill is proposed to be lowered by 1" to align with the exterior sill height and the angled exterior sill flattened. The overall design of the window will be substantially maintained; however in order to better meet this Standard the following Condition is required:

Condition 1. The exterior sill shall not be flat, but angled slightly downward, to ensure no standing water is retained on the window sill against the exterior window sash or frame.

**(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.**

#### Window Film

The applicant proposes to install a window film on the glass of the windows on both the primary and secondary facades of the Lord and Schryver House. The film will be installed utilizing clear dry adhesive (CDA) in order to adhere the window film to each window. The film will be installed on the inside surface of the window pane, and any bubbles will be smoothed out. The product, Panorama Hilite 70, is virtually clear. The primary benefit of using solar-control window film is that it will reduce the need for cooling in the summer and is intended to improve energy efficiency and reduce fading of artifacts within the house. In all cases, the original window frame and sash will be retained, as well as the overall design and appearance of each window, thereby meeting Standards 230.025 (b)(3)(A), (B) and (C).

It should be noted that while the film is removable and virtually undetectable after installation, it will need to be replaced. The product is warranted for seven years; however, the assumed lifetime for the Solar Gard architectural solar-control window film is approximately fifteen years. It is critical that the removal of the film be completed by a window professional in order to preserve the glass and ensure it is not scratched. It is notable that the adhesive used to adhere the film to the glass acts like a strong epoxy. The film cannot be peeled off in one sheet, but will typically fragment into small pieces at the end of its life and therefore will need to be removed with great care to ensure preservation of the original historic glass.

#### Caretaker Bedroom- Window Alteration

The applicant is not proposing any alterations to improve energy efficiency therefore evaluation of this Standard is not applicable to this portion of the proposal.

**DECISION:** Based upon the application materials deemed complete on December 15, 2015, and the findings as presented in this report, the application is APPROVED with the following CONDITION:

Condition 1. The exterior sill shall not be flat, but angled slightly downward, to ensure no standing water is retained on the window sill against the window frame.

  
\_\_\_\_\_  
Kimberli Fitzgerald, Historic Preservation Officer  
Planning Administrator Designee

kfitzgerald@cityofsalem.net, Phone: (503)540-2397

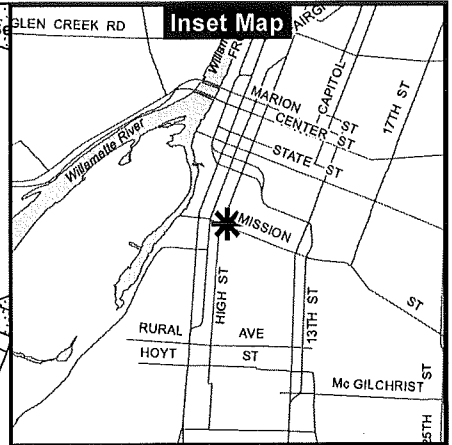
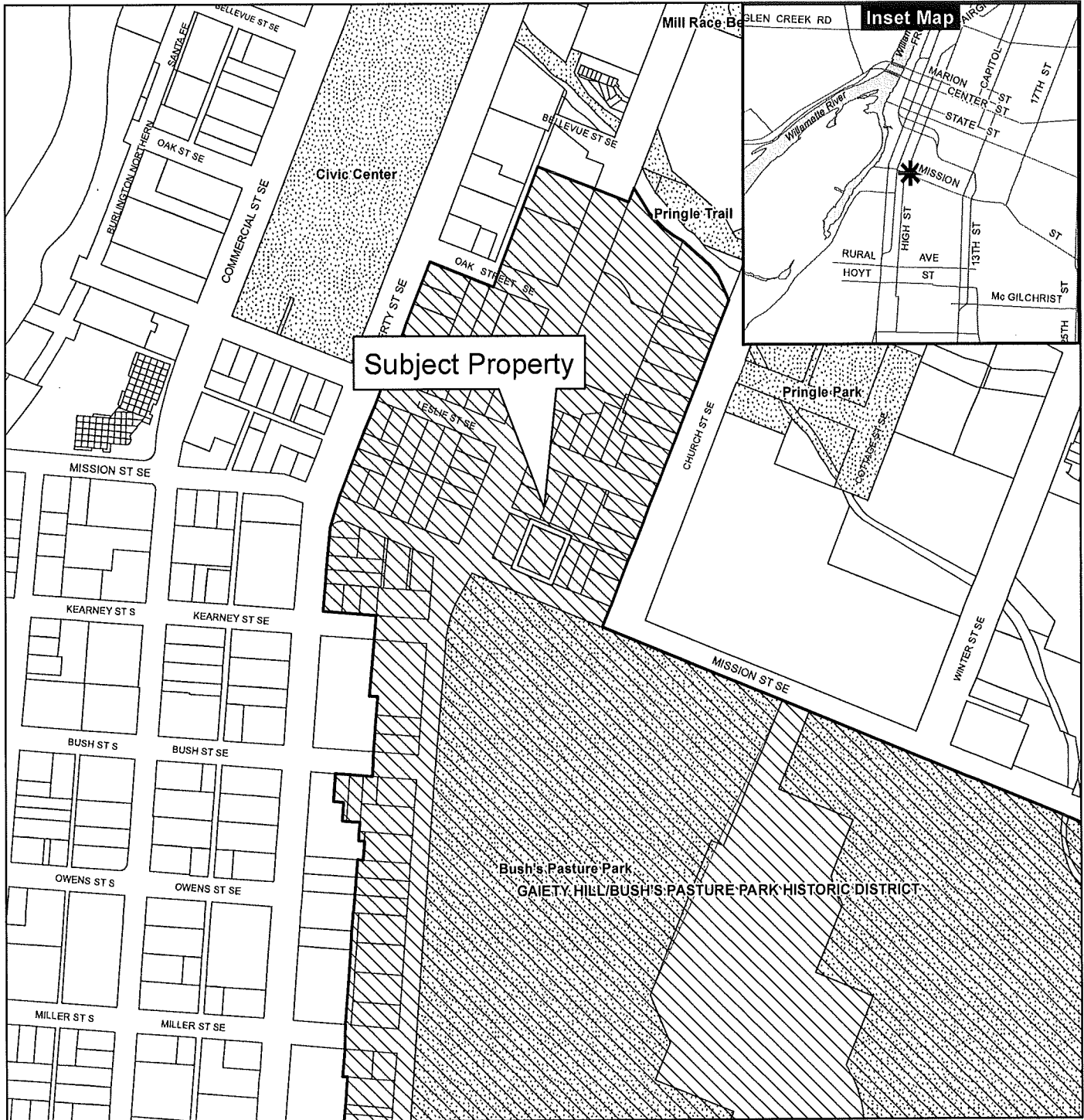
*This Decision becomes effective on **January 5, 2016**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: December 15, 2015  
Notice of Decision Mailing Date: December 16, 2015  
Decision Effective Date: January 5, 2016  
State Mandated Decision Date: April 13, 2016

The rights granted by this decision must be exercised by January 5, 2018, 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., January 4, 2016**. 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.

# 545 Mission St SE



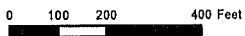
Subject Property

## 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: 545 Mission Street SE 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: 1
- Other architectural feature (describe) \_\_\_\_\_

**Landscape Feature:**

- Fence
- Retaining wall
- Other Site feature
- Streetscape

**New Construction:**

- Addition
- New Accessory Structure

Will the proposed alteration be visible from any public right-of-way?  YES *window but not alteration*  NO

Project's Existing Material: Wood Project's New Material: Wood

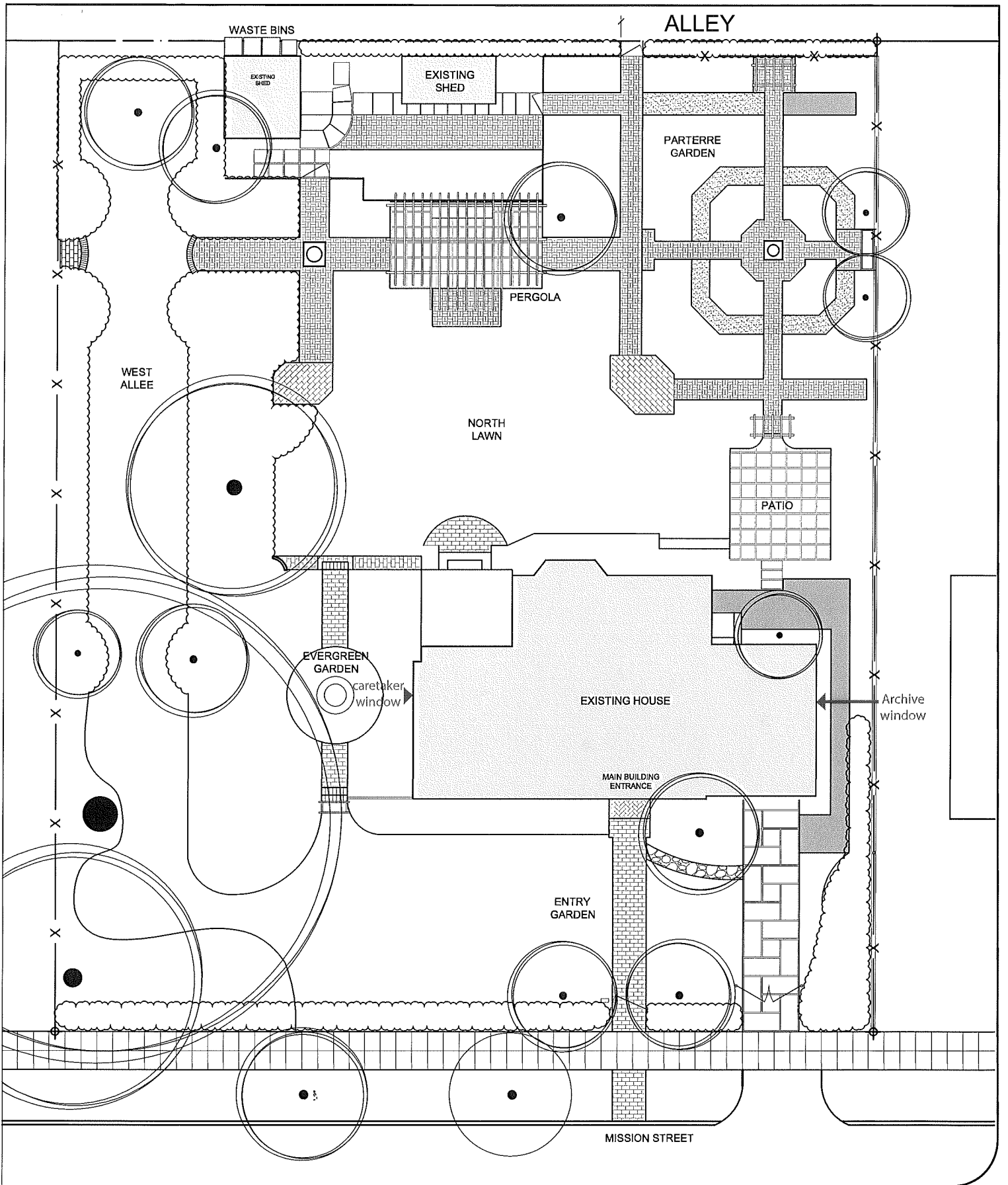
### Project Description

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:

The proposed work includes minor alterations to the northwest second floor window of the caretaker bedroom that will increase the clear opening height from 1'-9 1/2" to 2'-0" to meet egress requirements per UDC Section 1029.2.1. Although the window is visible from the right-of-way, the adjustments are so slight that they will have minimum impact on the window's exterior appearance. As the attached drawings show, the most visible adjustments are to the interior sill, which will be lowered to align with the exterior sill height and framing material added to match the existing wood frame. The angled sill shim will be removed to flatten the exterior sill. By trimming 1" from the lower window frame, the lower window will sit slightly lower in the opening. When open, the window will recess 1/2" further into the interior frame head stock, providing a full 24" opening for egress.

Signature of Applicant

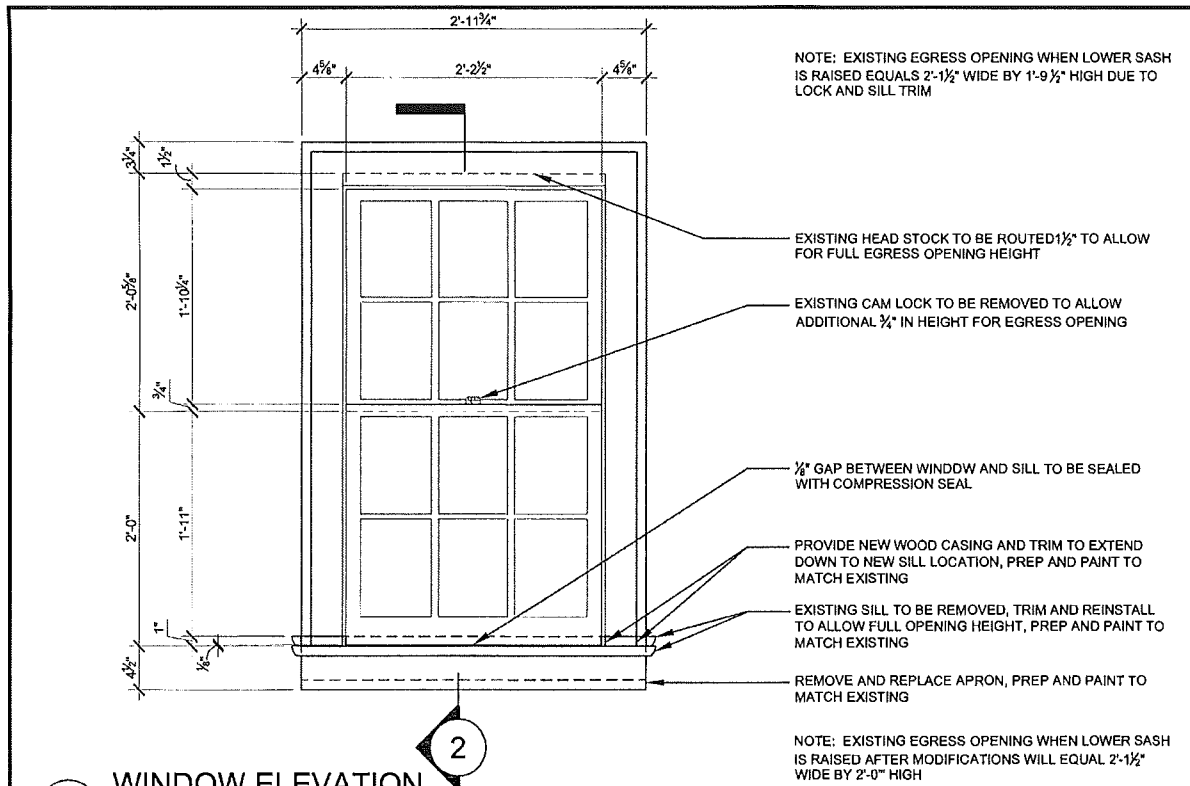
11.02.15  
Date Submitted/Signed



LOCATION OF WINDOWS  
 GAIETY HOLLOW  
 545 MISSION STREET  
 SCALE: 1/16" = 1'-0"

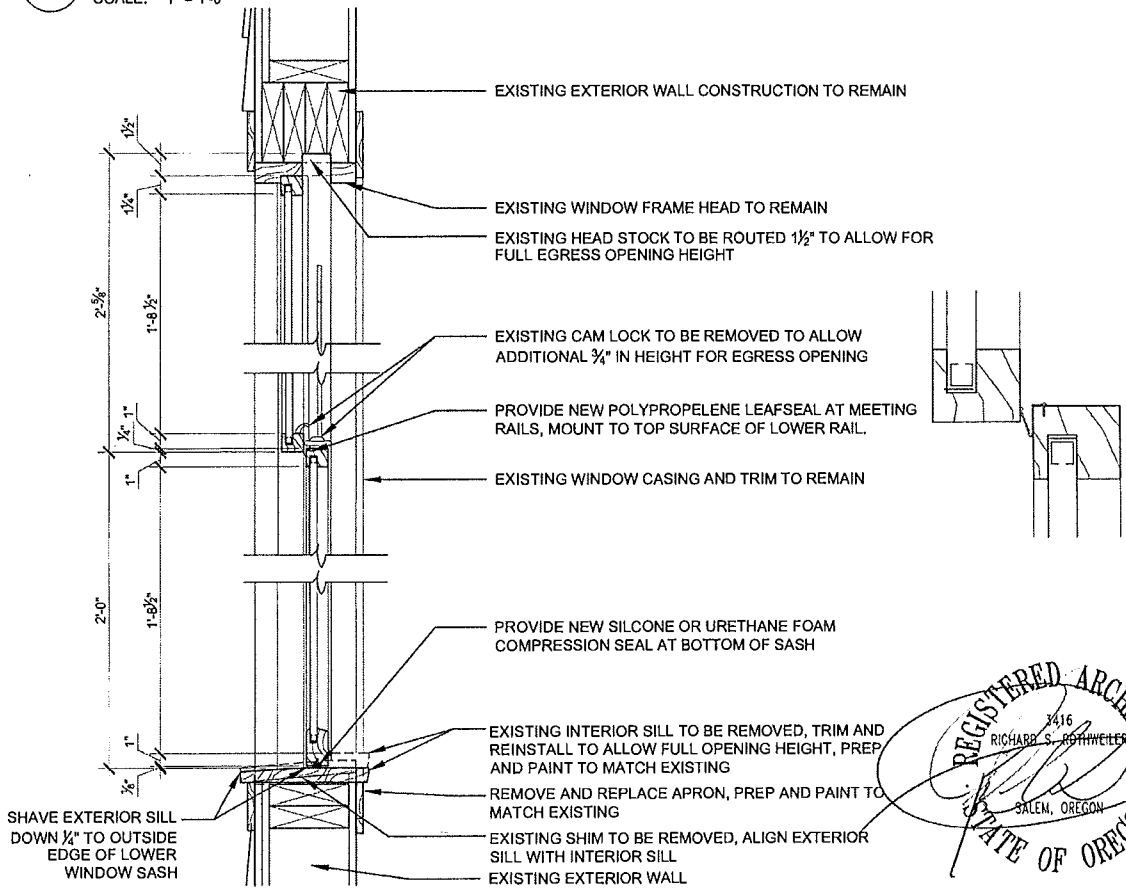


ARCHITECTURE  
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 363 State Street  
 Salem, OR 97301-3533  
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 www.accoac.com



**1 WINDOW ELEVATION**

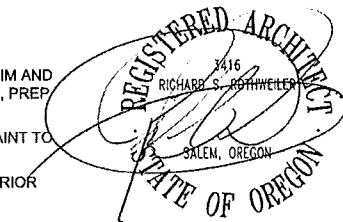
SCALE: 1" = 1'-0"



**2 SECTION AT WINDOW**

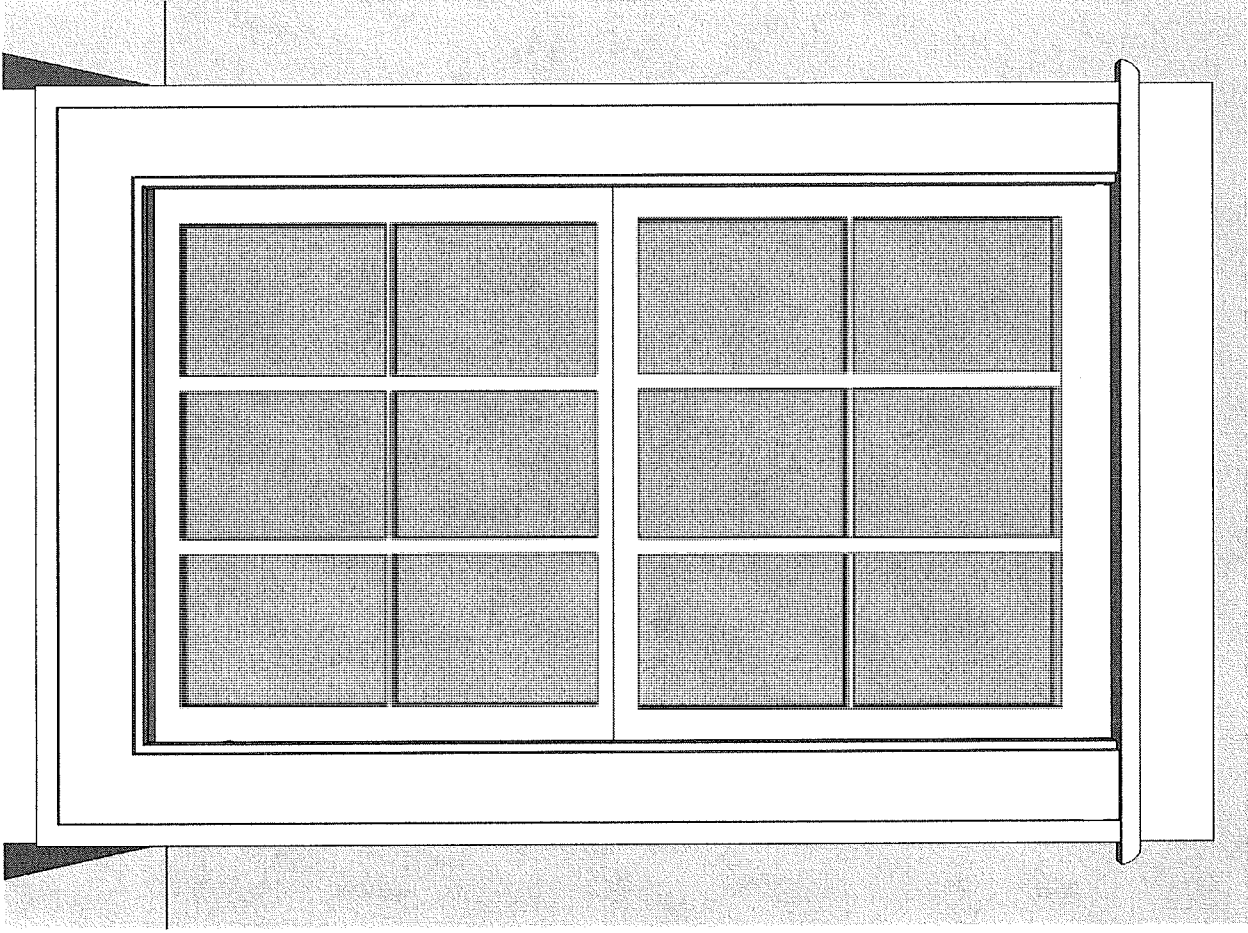
SCALE: 1 1/2" = 1'-0"

SAIETY HOLLOW, 545 MISSION STREET SE  
2014.0017.000  
07 DEC. 2015

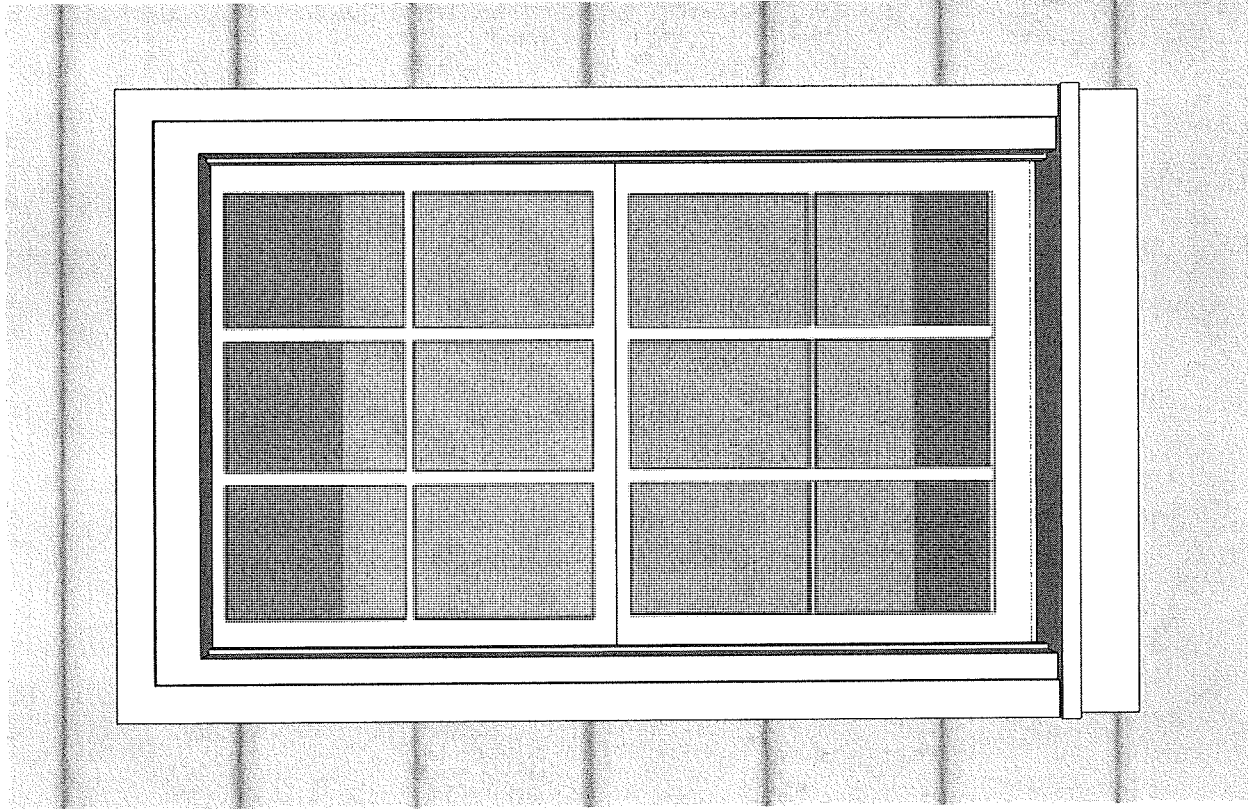


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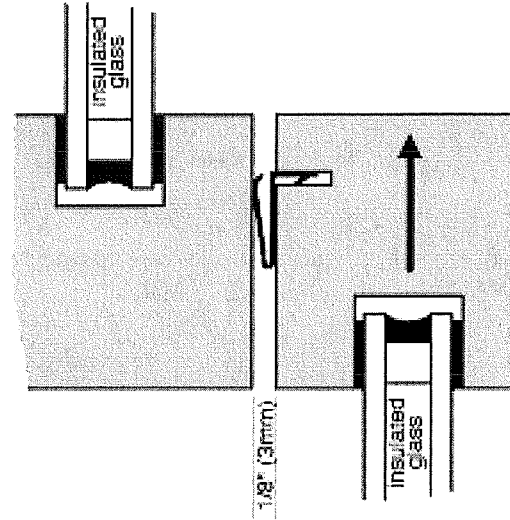
PROPOSED WINDOW - INTERIOR



PROPOSED WINDOW - EXTERIOR

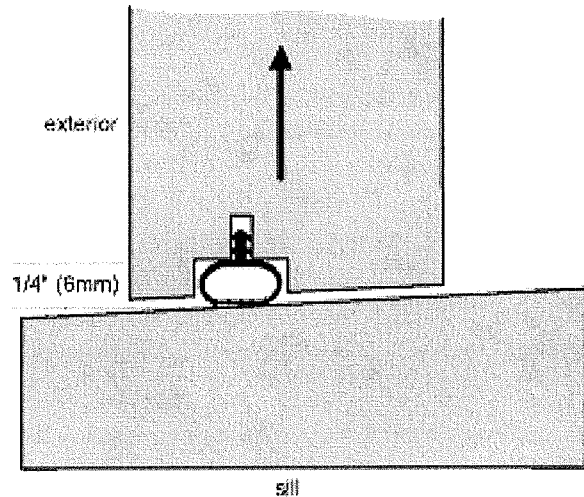
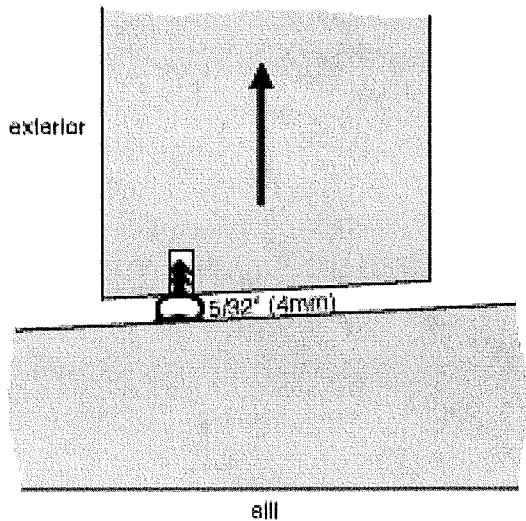
### Sliding Leafseal at Meeting Rails

Leafseals are thin enough to flex and seal over an even wider range of gaps and work well on rougher surfaces. Slippery plastics such as polypropylene or nylon are the best choice for leafseals to prevent grabbing and tearing. Extruded polypropylene leafseals are available in white.



### Compression Seal at Bottom Sash and Sill

These details show the bottom of the inner sash of a double hung window. This technique can be used with a flat sill and allows close clearances without overcompressing the seal and is useful when the gap is not uniform. Silicone rubber is the best material for compression-set resistance, low temperature elasticity, longevity and color quality. A less expensive alternative material for compression seals is a plastic-skinned urethane foam which also offers good compression-set and low temperature performance. Both silicone and urethane foam weatherseals are available in white.



Gaiety Hollow, 2015  
Historic Review



Northwest window, caretaker bedroom



Northwest window, view from right-of-way

## Historic Alteration Review - Residential Resource Worksheet

Site Address: 545 Mission St. S.E. 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: 7 (see below)

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

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

Project's Existing Material: plain glass Project's New Material: see below

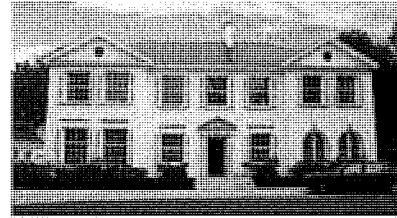
### Project Description

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:

Application of Panorama HiLite 70 window film  
to 2 upstairs (archive room) windows and  
5 living room windows. This window film  
application will maintain maximum natural light  
while reducing high levels of heat. The film maintains  
clear glass appearance, not noticeable from outside or  
inside. Application to be done by (over)

Roberta McDole  
 Signature of Applicant

Date Submitted/Signed



## Determining Which Film is Right for You

Determine your needs based on the needs of your home

### Heat and Comfort

Whether it's your great room with expansive windows or sunroom off the kitchen, keep every area of your home a consistent, comfortable temperature.

### Energy Consumption

Solar Gard window films are an easy retrofit to boost the energy efficiency of your home.

### Safety and Security

Improve your protection against break-ins, vandalism and theft without changing the external appearance of your home.

### Glare

Enjoy your views without having to use blinds to block excessive glare.

### Fade Control

All Solar Gard window films block 99% of UV light, the primary cause of fading.

### Appearance

Choose from a wide array of tints and colors, from optically clear to fully reflective, that allow you to change the appearance of your home as much or as little as you like.

### Privacy

Protect your family from onlookers and passers-by with a reflective film that blocks views into your home.

Let us match your goals to the extensive product line from Solar Gard

### Panorama® Hilite® Window Films

Reject solar heat, lower cooling costs, and block 99% of UV rays — protecting you and your belongings from harmful sun exposure.

### Panorama Sterling® Window Films

Provide extraordinary solar energy rejection performance along with higher visible light transmission.

### Panorama Slate Window Films

Boast exceptional solar rejection performance while maintaining views with reduced interior and exterior reflectance.

### Stainless Steel Window Films

Provide extraordinary solar control with a subtle grey finish from the outside.

### Solar Bronze Window Films

Feature a subtle exterior copper finish that naturally complements most home designs and landscapes.

### Aluminum Window Films

Constructed of metals such as gold, silver and bronze for optimum privacy with dramatically reduced heat gain.

### Low Emissivity Summer/Winter Window Films

Protect from solar heat in the summer and also keep interior heat inside during the winter.

### Decorative Window Films

Designed for privacy, with clear frost, black opaque and white opaque options.

### Graffitigard®

A clear protective barrier, designed to be easily replaced, that protects painted and glass surfaces from permanent damage caused by vandals.

### Armorcoat®

Safety and security films designed to reinforce glass and help keep shards in place in the event of breakage.

Feel confident in your purchase with professional installation and warranty coverage

Solar Gard offers strong warranty coverage for its line of Panorama and Solar Gard window films. Your investment in window film, and your home, is protected by a limited lifetime warranty. Ask your professional installer for details.



Panorama films are only available through an authorized Panorama dealer.