

NOTICE OF DECISION

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ADMINISTRATIVE DECISION – MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case HIS14-11 / AMANDA No. 14-107287-DR

NOTICE OF DECISION DATE: May 27, 2014

REQUEST: Minor Historic Design Review of a proposal to build and install 64 new storm windows on the Bush House, a historic contributing building within the Gaiety Hill/Bush's Pasture Park National Register Historic District, on property zoned PA (Public Amusement).

OWNER/ APPLICANT: City of Salem, Paul Smith

LOCATION: 600 Mission Street SE, 97302

CRITERIA: Salem Revised Code (SRC) Chapter 230
230.060(b) Windows

FINDINGS: The applicant proposes to build and install 64 new storm windows throughout the resource. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

SRC 230.060(b) Windows. Replacement of windows and individually listed public historic resources 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.

Findings: The applicant proposes to install storm windows to replace previously-used window screens. The applicant does not propose to replace any original portion of the existing windows. Therefore, staff finds that the proposal meets 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.

Findings: The applicant proposes to replace previously-used Douglas fir window screen sashes with storm windows and sashes constructed from kiln dried Oregon White Oak sourced from a storm-felled tree from the site. After assembly the sashes will be grain filled, primed, and painted. The slight difference in source of wood will not

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result in any deviation from the appearance and structural qualities of the original. Therefore, staff finds that the proposal meets this standard.

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

Finding: The applicant proposes to design the storm windows based on the sizes and shapes of the existing windows, including individual fittings at installation to adjust for small differences (up to 5/16") noted in otherwise consistent window sizes across the house. The applicant will join the sash in the same manner as the original screens, with open mortise and tenons on top and bottom rail/stile joint, and through tenons at the meeting rail. The applicant proposes sashes to match the profile of all window sills and jambs providing a 1/8" clearance between the sash and window frame. Therefore, staff finds that the proposal meets this standard.

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

(A) *The use of weather stripping, insulation, or other 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.*

Finding: The applicant provides findings from a 1994 condition survey report by Architect Alfred Staehli that evaluates restoration of existing window stripping and other measures to reduce HVAC costs and recommends installation of storm sashes throughout the building. Therefore, staff finds that the proposal meets this standard.

(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.*

Finding: On the primary façade, the applicant proposes to mortise the hinges to the sash only, fastened with 1 ¼" solid brass slotted screws into pre-drilled holes. Under this method of installation, the storm windows could be removed from the sash in the future without permanently altering the resource. Therefore, staff finds that the proposal meets this standard.

(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.

Findings: On all facades other than the primary façade, the applicant proposes to mortise the hinges to the sash only, fastened with 1 ¼" solid brass slotted screws into pre-drilled holes. Eight windows at basement level would be mortised to the sashes and surface mounted on the 2" quarter round trim. With either type of installation, the storm windows could be removed in the future without permanently altering the resource. Therefore, staff finds that the proposal meets this standard.

DECISION: Based upon the application materials deemed complete on May 2, 2014, and the findings as presented in this report, the application is APPROVED.


Kimberli Fitzgerald, Historic Planner
Urban Planning Administrator Designee

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CSG

Prepared by Christopher Green, Planner II

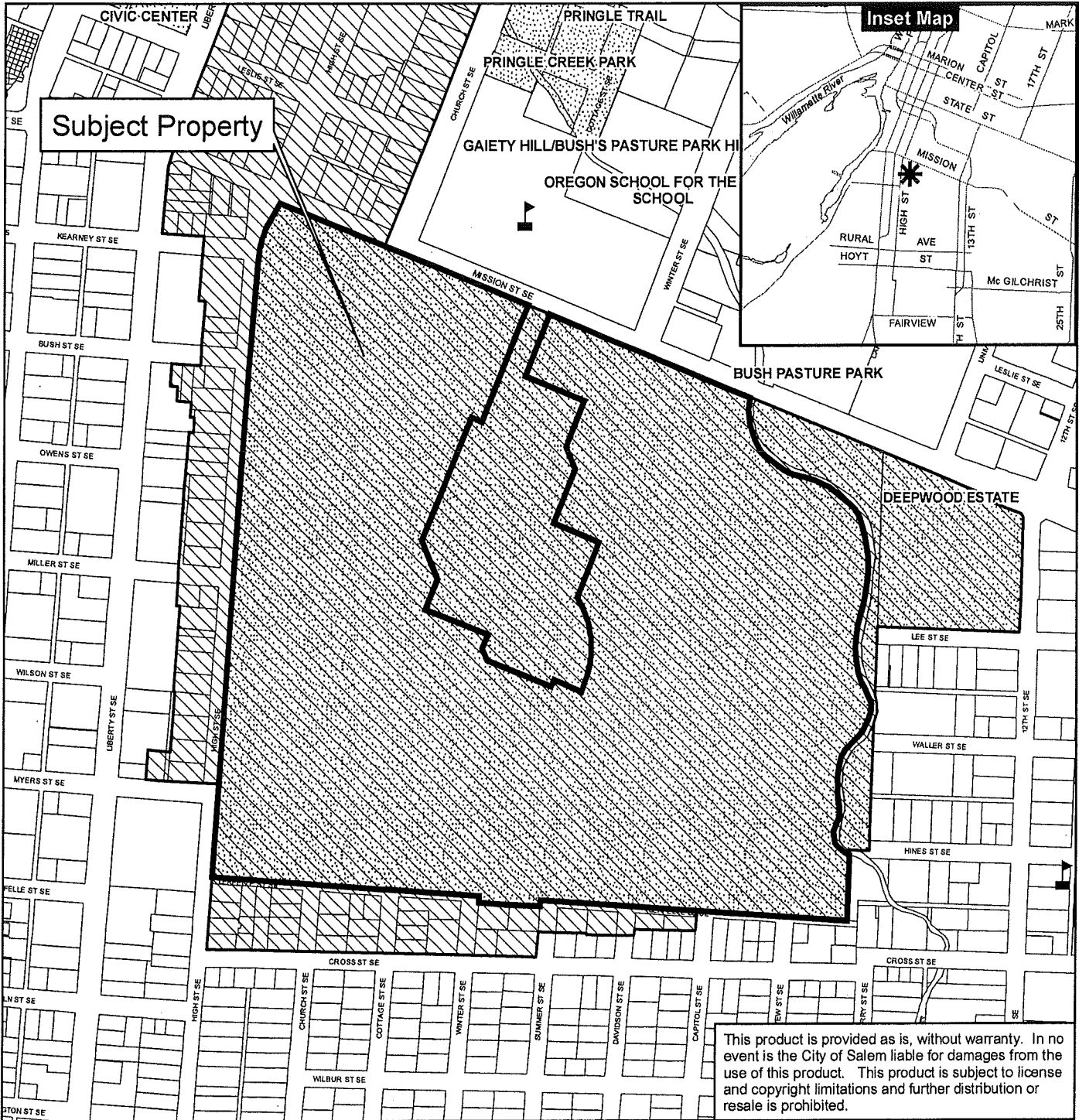
The rights granted by this decision must be exercised by June 12, 2016 or this approval shall be null and void.

Application Deemed Complete:	<u>May 2, 2014</u>
Notice of Decision Mailing Date:	<u>May 27, 2014</u>
Decision Effective Date:	<u>June 12, 2014</u>
State Mandated Decision Date:	<u>August 20, 2014</u>

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 11, 2014. 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.

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Vicinity Map 600 Mission Street SE









Subject Property

Inset Map

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Legend

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

0 100 200 400 Feet

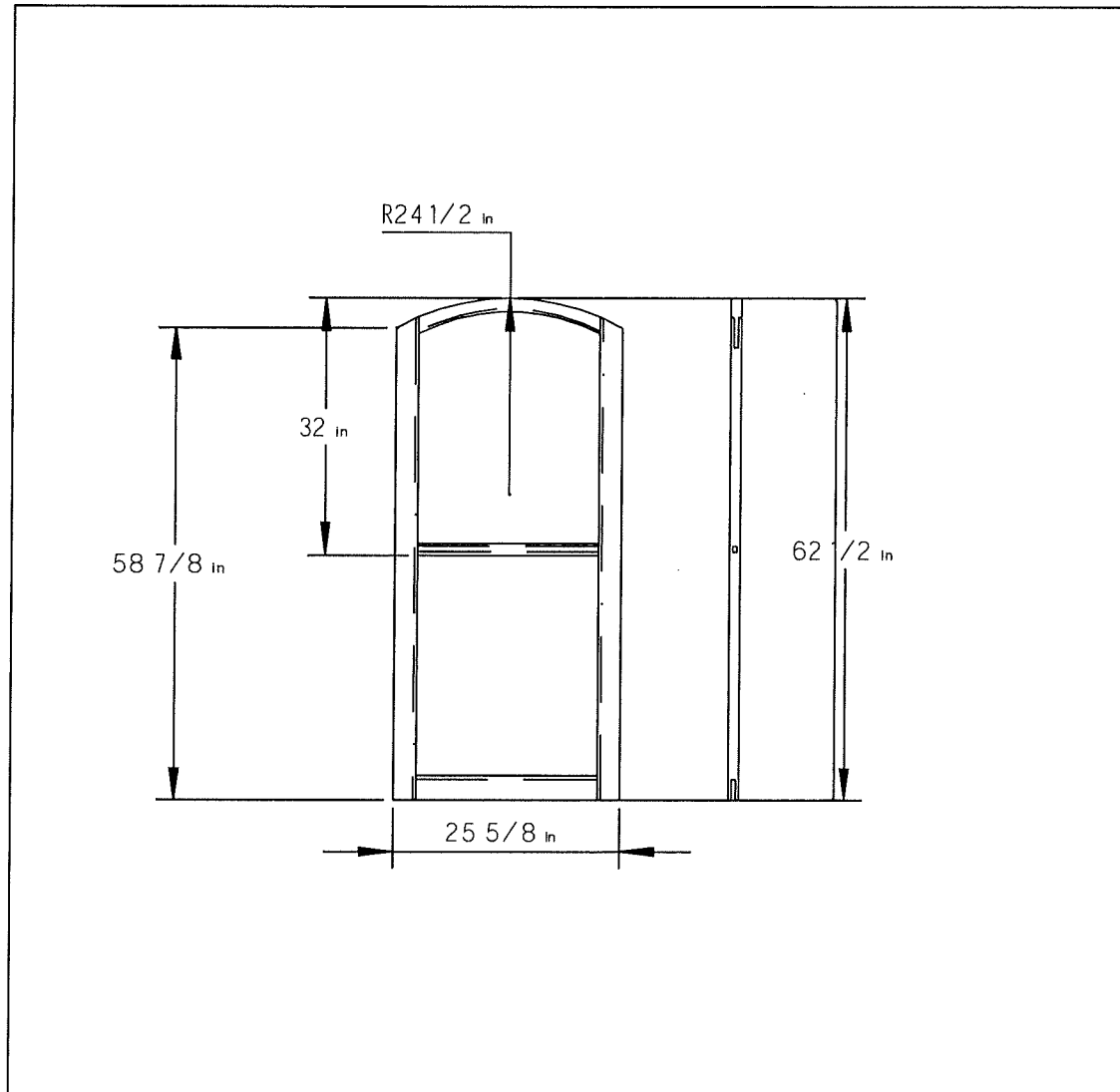


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Sash #4



Numbers on photos correspond to sash numbers in drawings.

SE corner main house



NE corner main House

