NOTICE OF DECISION

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

CITY OF Salem AT YOUR SERVICE

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

DECISION OF THE HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO. HIS17-35

APPLICATION NO. : 17-114113-DR

NOTICE OF DECISION DATE: AUGUST 18, 2017

SUMMARY: A proposal to replace 41 non-original aluminum windows with new windows.

REQUEST: Major Historic Design Review of a proposal to replace 41 non-original windows with new throughout the Arthur Moore Building (1924), a historic contributing resource within the Downtown National Register Historic District. The subject property is zoned CB (Central Business District) and located at 237-245 High St SE, 97302 (Marion County Assessor Map & Tax Lot number 073W27DB05900).

APPLICANT: Scott Lawson

LOCATION: 237-245 High Street NE

CRITERIA: Salem Revised Code (SRC) Chapter 230.040(b). Standards for Historic Contributing Buildings and Structures in Commercial Districts: Windows

FINDINGS: The findings are in the attached Decision dated August 18, 2017.

DECISION: The Historic Landmarks Commission **APPROVED** Historic Design Review Case No. HIS17-35.

VOTE: Yes 8 No 0 Abstain 0 Absent 1 (Carmichael)

Kevin Sund, Chair
Historic Landmarks Commission

This Decision becomes effective on ***September 6, 2017.*** *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).*

The rights granted by the attached decision must be exercised, or an extension granted, by **September 6, 2019** or this approval shall be null and void.

Application Deemed Complete:	July 27, 2017
Public Hearing Date:	August 17, 2017
Notice of Decision Mailing Date:	August 18, 2017
Decision Effective Date:	September 6, 2017
State Mandate Date:	November 24, 2017

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503.540.2397

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., Tuesday, September 5, 2017.** Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

http://www.cityofsalem.net/planning

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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS17-35 **/** AMANDA No. 17-114113-DR

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of August 17, 2017, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.040(b) as follows:

Criteria: **230.040(b). Windows in Commercial Historic Districts**

FINDINGS

SRC 230.040 (b) Windows. *Replacement of windows in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair unfeasible due to poor condition of the materials. If the window is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.*

(1) Materials.
(A) ***Original material shall, if possible, be retained or repaired.***

Finding: The HLC finds that the applicant is proposing to replace the existing non-original aluminum windows with Anderson's Renewal windows, made of Fibrex. The HLC finds that this material is paintable wood composite, compatible with the resource, and that this standard has been met.

(B) ***Replacement materials shall be, to the greatest extent practicable, of the same type, quality, design, size, finish, proportions, and configuration of the original materials in the windows.***

Finding: The HLC finds that the applicant is proposing to replace the existing non-original windows with windows that are of wood composite, a similar type of material as the original wood windows. The HLC finds that the replacement materials are to the greatest extent practicable similar to the original, and that this standard has been met.

(C) ***Glass block or tinted, mirrored, opaque, or colored glass is not permitted, unless it is the historic glazing type***.

Finding: The HLC finds that the applicant is not proposing glass block, tinted, mirrored, opaque or colored glass, and that this standard has been met.

(2) Design.
(A) ***A replacement window shall, to the greatest extent feasible, match design, size, proportions, configuration, reflective qualities, and profile of the original window.***

Finding: The HLC finds that while it is not clear whether or not the existing windows reflect the design of the original wood windows, the applicant is proposing to replicate the design of the existing windows which currently have the vertical mullions on the top sash. The HLC finds that this standard has been met.

(B) ***The size and shape of original window openings should be preserved so that the configuration of the façade is not changed***.

Finding: The HLC finds that the applicant is proposing to retain the size and shape of the original window openings, and the configuration of the existing primary façade will be retained, thereby meeting this standard.

(C) ***New window openings into the principal elevations, enlargement or reduction of original window openings and infill of original window openings are not permitted***.

Finding: The HLC finds that the applicant is not proposing any new window openings, and is not proposing to infill any existing window openings, thereby meeting this standard.

(D) ***Original openings that have been covered or blocked should be re-opened when feasible.***

Finding: The HLC finds that the applicant is not proposing to reopen blocked or covered window openings, therefore, the HLC finds that evaluation of this standard is not applicable to the evaluation of this proposal.

(E) ***Windows historically used on upper levels shall not be installed at storefront level, and storefront windows shall not be installed on upper levels.***

Finding: The HLC finds that the applicant is not proposing to install storefront windows on the upper levels or double hung windows on the lower levels, thereby meeting this standard.

(F) ***Commercial window types shall not be substituted with residential window types.***

Finding: The HLC finds that the applicant is not proposing to substitute commercial window types with residential window types, thereby meeting this standard.

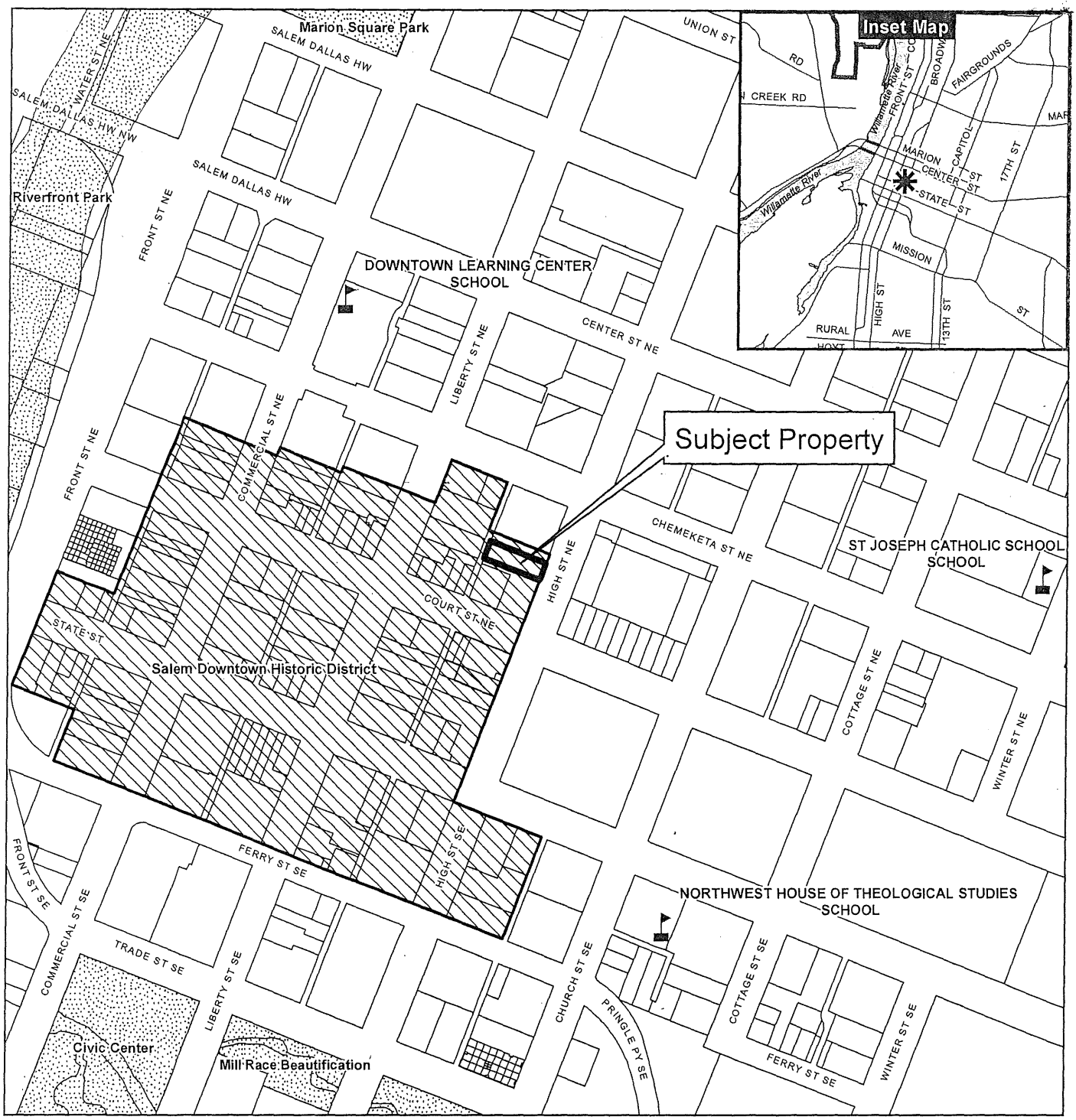
(G) ***Interior grilles, grilles between layers of insulating glass, or stenciled mullions in lieu of true divided lights or exterior mullions are not permitted.***

Finding: The HLC finds that the applicant is proposing to replace the existing non-original windows, which currently have vertical grids, with windows that have vertical exterior mullions with true divided lights. The HLC finds that this standard has been met.

DECISION: The Historic Landmarks Commission APPROVES the HIS17-35 proposal.

VOTE: Yes 8 No 0 Abstain 0 Absent 1 (Carmichael)

Vicinity Map
237-245 High St NE



Legend

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

0 100 200 400 Feet

CITY OF Salem AT YOUR SERVICE
Community Development Dept.

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July 15, 2017

RE: Moore Building
237 – 245 High Street NE
Salem, OR 97301
Written Statement Addressing Applicable Approval Criteria (SRC230)

To whom it may concern:

We are submitting for approval for replacement of 41 windows in the above building. Currently the existing windows on the upper floors of the building are aluminum dual glaze single hung inserts which have been installed in the original window openings. These windows are in poor condition and failing in several ways. Many of the windows have seal problems which allow condensation to build between the panes. Due to the fact they are metal they also create interior condensation which can lead to both interior damages as well as mold issues. Many windows no longer function properly. It appears these windows were installed around 1987 and replaced the original wood sashes which were probably heavily damaged due to years of weather and possibly abuse. Because these windows are replacements themselves, we cannot either retain or repair the original materials as far as the window sashes are concerned. All window openings and related trim however will be retained as original and all replacement windows will be of the same design, size, proportions and configurations as both the original windows and current existing ones. The windows will be of better quality than both the current aluminum windows as well as the original window materials. The façade of the building will in no way be changed. There will be no addition or removal of any openings. Both the interior and exterior finishes and appearances will be very similar to the original painted wood sashes.

Replacement of these windows, or more specifically sashes, will not only alleviate the problems caused by the poor existing windows, but will provide substantially greater energy efficiency, lower the interior noise and sounds from the outside, and improve the appearance of the building substantially.

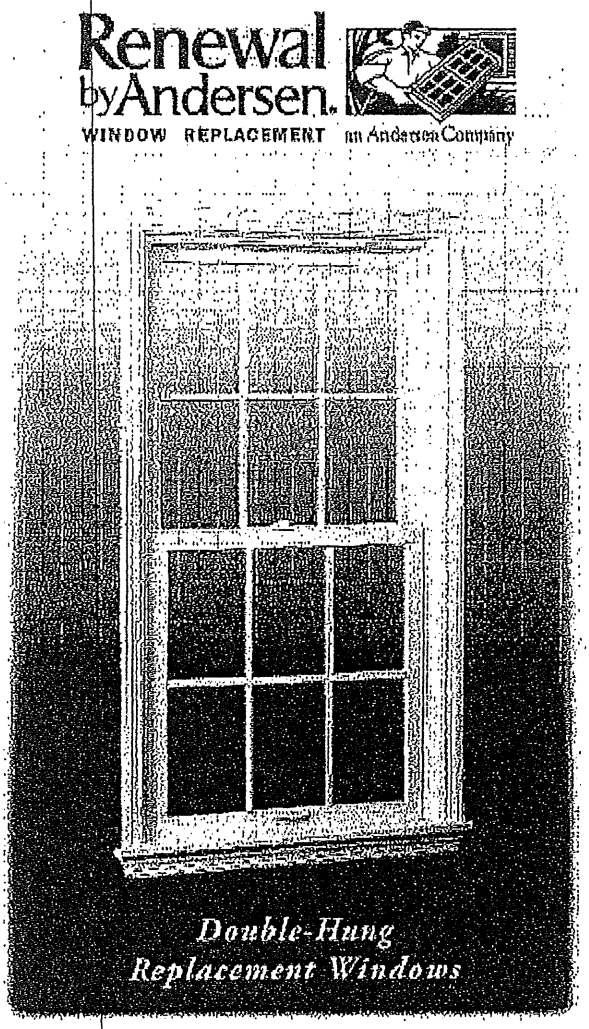
We have submitted at this time to ensure that this window replacement can happen prior to daylight savings of this year. We are trying to complete this restoration prior to this time to ensure we do not have to endure another winter and its related weather which would be a problem for both the tenants and the structure of the building itself. Assuming we get approval as expected at your next meeting we will be able to order the windows by mid-August, ensuring delivery of those by mid-October based on the eight weeks delivery times. This would allow us to immediately start the project once the windows arrive and complete it prior to daylight savings. Due to the shortness of days after DST, we would not commence the project after that.

Scott Lawson
Green Lawson Properties

DOUBLE-HUNG WINDOW

ADVANTAGES AND APPLICATIONS

A double-hung window consists of two vertically sliding sash in a single frame. Both sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side of each sash. Tilt latches for each sash allow inward tilting for easy cleaning. Upper and lower sash are securely closed by use of a cam-type sash lock. An insect screen is installed into the outside track.



ADVANTAGES

- Both sash can be operated for ventilation at top and bottom of window.
- Both sash can be tilted inward for easy cleaning.
- Patented Fibrex® material is stronger than vinyl, providing greater durability.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on the frame and sash are pleasing to the eye and easier to clean.
- Mortise-and-tenon appearance on the interior and exterior sash corners gives a traditional, hand-crafted look.
- Full-perimeter weatherstrip provides superior weathertightness while still allowing easy sash operation.
- Sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side and matched to the weight of each individual sash.

APPLICATIONS

- Excellent choice for homes and condominiums where traditional styling is important; appropriate for many restoration projects.
- Suitable in areas facing walkways, decks and other traffic areas because sash do not project outward.
- Convenient in areas where the sash need to be cleaned from the interior.
- Visually compatible with other Renewal by Andersen® products.


MetroPCS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