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ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case No. HIS16-35 / AMANDA No. 16-120409-DR

NOTICE OF DECISION DATE: November 29, 2016

REQUEST: Minor historic design review of a proposal to replace the existing second story windows with new energy efficient windows on the Paulus Building (1907) a historic contributing resource within the Salem Downtown Historic District, zoned CB (Central Business District), and located at 363 Court St NE, 97301; Marion County Assessor's Map and Tax Lot number: 073W22DC07700.

OWNER/APPLICANT: Carole Smith and Eric Kittleson

LOCATION: 363 Court Street NE, 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.040(b) Windows

FINDINGS: The applicant is proposing to replace the existing second story windows with new energy efficient windows designed to replicate the original windows in appearance. Staff finds that the applicant adequately demonstrated that this proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

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 applicant is proposing to replace nineteen existing original windows in poor condition with new energy efficient windows. The applicant has previously attempted to repair the dry rot and deterioration of original windows. The original exterior window trim and sills will be retained and reused, thereby meeting SRC 230.040(b)(1)(A).

- (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 applicant is proposing to replace the existing wood windows with Double Hung Renewal windows by Andersen. The window frame and sash will be of Fibrex

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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material, a wood composite which is paintable. The windows will be inserted into the existing opening, and the window sill and original exterior trim will be retained, thereby meeting SRC 230.025(l)(1).

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

Finding:

The applicant is not proposing to utilize glass block, tinted, mirror, opaque or colored glass, thereby meeting SRC 230.040(b)(1)(C).

(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 applicant is proposing to replace the existing windows with one over one Double-Hung Renewal Windows by Anderson. The design of the existing window will be replicated, including the lambs tongue feature at the sash bar, thereby meeting SRC 230.040(b)(2)(A).

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

Finding:

The applicant is proposing to retain the size and shape of the original window openings thereby meeting SRC 230.040(b)(2)(B).

(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 applicant is not proposing to alter the existing window openings or infill any existing window openings, thereby meeting SRC 230.040(b)(2)(C).

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

Finding:

No original openings have been covered on the upper floor of the Paulus Building, therefore 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 applicant is proposing to replace the windows on the second floor (upper level) with windows that replicate the design of the existing. Storefront windows are not proposed for the upper level, thereby meeting SRC 230.040(b)(2)(E).

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

Finding:

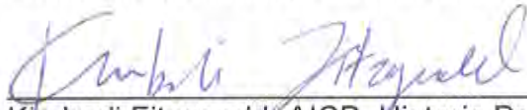
The applicant is not proposing to substitute a commercial window with a residential window type. The windows on the second floor of the Paulus Building have always been double-hung and the applicant is proposing to replicate this design, thereby meeting SRC 230.040(b)(2)(F).

(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 applicant is not proposing to utilize a window with interior grilles or stenciled mullions in lieu of true divided, thereby meeting SRC 230.040(b)(2)(G).

DECISION: Based upon the application materials deemed complete on November 22, 2016, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, AICP, Historic Preservation Officer
Planning Administrator Designee

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

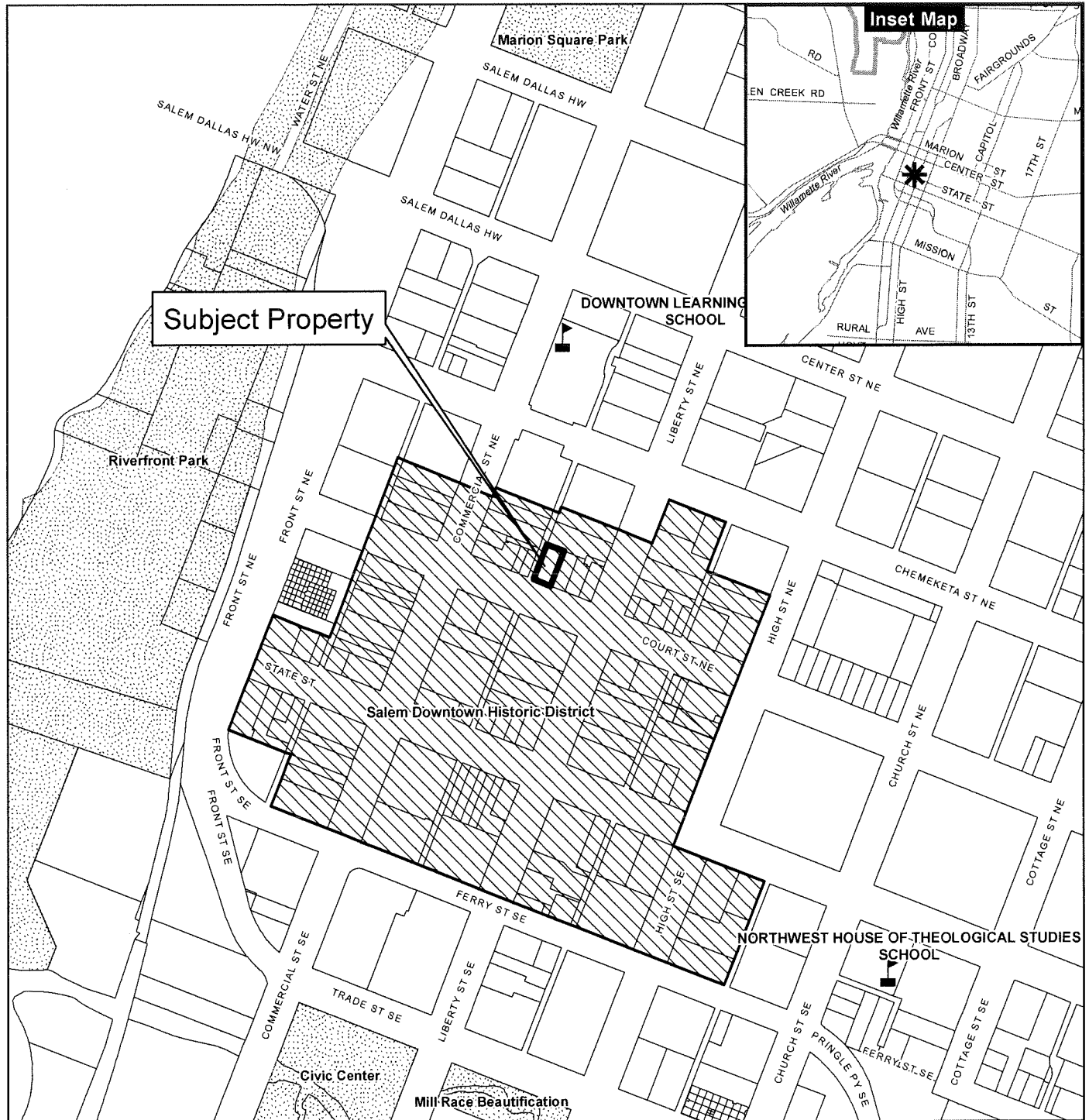
*This Decision becomes effective on **December 15, 2016**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

The rights granted by this decision must be exercised by December 15, 2018, or this approval shall be null and void.








Application Deemed Complete: November 22, 2016
Notice of Decision Mailing Date: November 29, 2016
Decision Effective Date: December 15, 2016
State Mandated Decision Date: March 22, 2017

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., December 14, 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.

Vicinity Map 363 Court Street NE



Legend

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

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HISTORIC LANDMARKS REQUEST FOR REPLACEMENT SASHES

CAROLE SMITH & ERIC KITTLESON
CHRISTOPHER PAULUS BUILDING
355-369 COURT ST NE
SALEM OR 97301

Describe the proposed replacements:

We would like permission to replace the wood sashes on 19 exterior windows with double pane, wood composite material. The new sashes will be made by Renewal by Anderson, an industry leader in replacement windows for historic uses. Only the sashes are being replaced, the rest of the window will remain intact. The original window sashes will be stored and protected in the basement for future reference.

The new sashes will not be a detractor to the historic view of the building from any angle.

The replacement sashes will resemble the original sashes as much as possible. The replacement sashes will fit into the existing window woodwork. We will replicate the current "lamb's tongue" detail on the upper windows in the new sashes.

The replacement is being done to reduce sound transfer from the traffic and street/people noise and to reduce energy efficiency in our historic building.

Applicable Approval Criteria

In 2012 we attempted to "restore" our windows using Abatron Liquid Wood on the window ledges. This has stabilized the rot/deterioration of the ledges. Even after all the work we did, the sashes remain loose and leak air and noise day and night. After 24 years we would like to upgrade to more energy efficient and noise cancelling double pane glass.

The replacement sashes will, to the greatest extent practicable, of the same type, reflective properties and profile, quality, design, size, finish, proportions and configuration of the original windows.

We are proposing replacement of the original sashes on the second story only. There are 6 large window sashes along the front elevation, 4 window sashes along the back elevation and 9 window sashes along the west elevation.

Window Assessment – Exterior

Date: 11-2-2016

Building: Christopher Paulus Building



Location:
Upper floor only. Across the back of building

Window Description:
2 Double hung windows with lamb tongues.

Sill: Stays the same

- Remove paint
- Repair
- Replace

Frame/Trim: Stays the same

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Sashes only

- Remove paint
- Repair
- Replace

Glazing Putty: _____

% to repair _____

% to replace 100%

Dimensions of window:

H 3' 9"
W 1' 11"

Glazing: _____

- Old
- New
- Broken

Remarks:

There are 2 windows this exact size/shape on north elevation of the building
Old window sashes will be preserved in basement of building
Lamb tongues will be included on new sashes

Hardware Description: _____

- Remove paint
- Missing

Overall Condition: Fair

Window Assessment – Exterior

Date: 11-2-2016

Building: Christopher Paulus Building



Location:
Upper floor only. Across the front of building

Window Description:
6 Double hung windows with lamb tongues.

Sill: Stays the same

- Remove paint
- Repair
- Replace

Frame/Trim: Stays the same

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Sashes only

- Remove paint
- Repair
- Replace

Glazing Putty: _____

% to repair _____

% to replace 100%

Dimensions of window:

H 7' 5"
W 3' 9"

Glazing: _____

- Old
- New
- Broken

Remarks:

There are 6 windows this exact size/shape on east & front elevations of the building
Old window sashes will be preserved in basement of building
Lamb tongues will be included on new sashes

Hardware Description: none on windows

- Remove paint
- Missing

Overall Condition: Fair

Window Assessment – Exterior

Date: 11-2-16

Building: Christopher Paulus Building



Location:
Upper floor only. Across the back & side of building

Window Description:
11 Double hungs with lamb tongues.

Sill: Stays the same

- Remove paint
- Repair
- Replace

Frame/Trim: Stays the same

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: Sashes only

- Remove paint
- Repair
- Replace

Glazing Putty: _____

% to repair _____

% to replace 100%

Dimensions of window:

H 7' 5"
W 2' 11"

Glazing: _____

- Old
- New
- Broken

Remarks:

There are 11 windows this exact size/shape on east & front elevations of the building
Old window sashes will be preserved in basement of building
Lamb tongues will be included on new sashes

Hardware Description: none on windows

- Remove paint
- Missing

Overall Condition: Fair