

Permit record for 18-0545

3-19-18 HRC Permit Review, Findings:

Note Detail

Type:

Permit Workflow Step

Id:

HISTORIC PRESERVATION REVIEW

Note Type:

REVIEW COMMENTS

Note Code:

HISTORIC PRESERVATION OFFICER - Heritage Review Comments

Text:

The Historic Preservation Officer has the following comments: The Heritage Review Committee conducted its review at an open public meeting on site with the contractor on March 19, 2018. The Committee had a quorum with four members present. Using the Standards for review required under OMC 18.12.090(C)(2) ("For any property located within a Historic District, the proposed construction, removal, rehabilitation, alterations, remodeling, excavation, or exterior alterations shall conform to the standards in OMC 18.110.210, 18.105.020, and 18.105.030 and preserve the historic context and merit of the district, consistent with The Secretary of the Interior's Standards for the Treatment of Historic Properties"), the Heritage Review Committee made the following recommendations: - Alterations designed to reveal the original siding and other original features, such as the removal of asbestos siding, are acceptable under the Standards because they will reveal the historic character of the property (Standards 2, 3, and 5); - Alteration of the siding to the rear porch is acceptable under Standard 4 because the later alterations to that space have not acquired significance. It is acceptable under Standard 9 because the new treatment would be compatible with the historic materials and differentiated from the old. - Replacement in-kind of the front porch and steps is acceptable because there is photographic evidence that the original porch was replaced (round columns no longer extant) and the current porch has deteriorated and has created safety concerns (Standards 4 & 6); - Because of the rear location and modest scale of the proposed new dormer, it is acceptable under Standard 9. - The proposal to remove the original windows and replace them with vinyl units is not acceptable under Standards 2, 5, and 6. While the windows have suffered deterioration, there isn't evidence provided in the application that they are beyond repair (Standard 6). The contractor indicated that the applicant was not interested in other alternatives to their window proposal so no further alternatives were discussed at length. As a result of the above discussion based on the information provided in the application, the Heritage Review Committee voted unanimously to recommend conditional approval of the permit application, with the condition being that the existing windows be retained and repaired as per the Standards required under OMC 18.12.090.

Begin Date:

03/29/2018

End Date:

Link:

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Publish on Portal - Private:

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Public:

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Attachments

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Note Detail

Type:

Permit Workflow Step

Id:

HISTORIC PRESERVATION REVIEW

Note Type:

REVISION

Note Code:

Text:

Building Official Determination: After review of the project and a site visit on 5-22-2018 the Building Official has determined that the windows located on the fronting view of the structure shall be restored or replaced in like kind; vinyl frames may not be used in these locations or for replacement of any fronting street windows. The windows shall be of the same look, operation as the original windows, like color and of original restored materials or reconstructed historically with acceptable materials to meet the requirements of the Interior Secretary Office guidelines for wood frame window historical preservation. The closest windows to the street located on each side of the structure at the front area (first window on each side nearest the fronting street) shall be reconstructed or replaced with ISO compliant windows. The windows shall be of the same look, operation as the original windows, like color and of original materials or reconstructed historically to meet the requirements of the ISO guidelines for wood frame windows. All other windows shall be replaced in like size, color, operation and shall be allowed to be replaced with alternate materials with a closely similar look to the original design.

Begin Date:

05/25/2018

End Date:



Tue 9/18/2018 1:38 PM

Todd Cunningham

Windows 18th Ave se project

To: 'Chris McDonald'

Cc: Sam Meyer



Picture A_Ll.jpg
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Picture C.JPG
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Gentlemen:

Thank you for your considerations, comments and explanation of the window changes at the fronting elevation of the project.

After careful consideration of all issues and the events that have taken place related to discoveries during construction activity of needed repairs and rotting conditions; the permit condition related to the two fronting windows has been revised to read as follows:

"The applicant may replace the two fronting windows facing 18th Avenue left and right to the proposed Anderson historically reproduced windows i.e wood with fiberglass cladding. The windows shall be similar in character and operation and shall not be modified in size. The original color including the white trim piece which crosses the center at a horizontal design shall be maintained" (ref. pictures attached).

This revision is limited to this project only and does not represent an approval for further revisions to the project or other future projects which shall be considered on a case by case basis.

Should you have any questions related to this revision, please do not hesitate to contact me.

Todd Cunningham
Building Official
(360) 753-8486

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Image dimensions: 1500 x 1000



Picture A_Ll.jpg
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Picture C.JPG
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