



**Community Development
Planning Division**
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6908
Planning@corvallisoregon.gov

**NOTICE OF DISPOSITION FOR A DESIGNATED HISTORIC RESOURCE
DIRECTOR-LEVEL HISTORIC PRESERVATION PERMIT**

ORDER NO. 2016-054

CASE: Paul and Justine Knoll House (HPP16-00018)

LOCATION:

The property is located at 124 NW 30th St. and is identified on the Benton County Assessor's Map 11-5-34 CA as Tax Lot 3500.

APPLICANT:

Bob Hamilton
Bashful Bob's Windows and Doors
550 SW 7th St.
Corvallis, OR 97333

OWNER:

Stephen Warnath
Warnath Family Trust
1052 Paper Mill Ct. NW
Washington, DC 20007

HISTORIC CLASSIFICATION:

The Paul and Justine Knoll House (c. 1939) is classified as a Historic/Contributing resource within the College Hill West National Historic District.

REQUEST:

The applicant requests Historic Preservation Permit approval to replace two sets of single-pane casement and fixed, wood windows with windows with aluminum-clad, double-pane windows of the same design, style, and size.

Director-level Review Criteria

Land Development Code (LDC) Chapter 2.9 - Historic Preservation Provisions provides criteria to evaluate Director-level Historic Preservation Permit Requests.

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Director-level HPP Notice of Disposition
Knoll House (HPP16-00018)
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2.9.90.06 - Review Criteria

- a. **General Review Criteria for All Historic Preservation Permits** - All Historic Preservation Permits shall comply with the Building Code, as adopted and amended by the State of Oregon; and other applicable state and local Codes and ordinances related to building, development, fire, health, and safety, including other provisions of this Code. When authorized by the Building Official, some flexibility from conformance with Building Code requirements may be granted for repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, or continued use of a building or structure. In considering whether or not to authorize this flexibility from some Building Code standards, the Building Official will check to ensure that: the building or structure is a Designated Historic Resource; any unsafe conditions as described in the Building Code are corrected; the rehabilitated building or structure will be no more hazardous, based on life safety, fire safety, and sanitation, than the existing building; and the advice of the State of Oregon Historic Preservation Officer has been received.

Condition of Approval 1 requires the applicant to obtain all required Building Permits and comply with all applicable Building Codes and other state and local codes and ordinances as required by **LDC § 2.9.90.06.a**. As conditioned, the proposal satisfies this criterion.

- b. **Director-level Historic Preservation Permits** - The review of a Director-level Historic Preservation Permit may be accomplished concurrently with the review of any accompanying permit application(s), or individually if no accompanying permit application(s) exists. Applications for a Director-level Historic Preservation Permit shall be reviewed to ensure consistency with the review criteria in Section 2.9.100.03.

The application proposes to replace a window within the parameters of Director-level Historic Preservation Permit (HPP) review. The applicable review criterion pertaining to window replacements is found in **LDC § 2.9.100.03.e**.

2.9.100.03 - Alteration or New Construction Parameters and Review Criteria for a Director-level Historic Preservation Permit

A Historic Preservation Permit request for any of the Alteration or New Construction activities listed in Sections "a" through "o," below, shall be approved if the Alteration or New Construction is in compliance with the associated definitions and review criteria imbedded therein, listed below. Such Alteration or New Construction activities are classified as a Director-level Historic Preservation Permit. Some activities that are similar to Director-level Historic Preservation Permits may be exempt from permit review per Section 2.9.70 or may require review by the Historic Resources Commission.

e. Replacement of Windows

1. **Replacement of Windows or Doors on Historic, Historic/Contributing, and Historic/Noncontributing Structures** - Windows and doors may be replaced with new windows and doors containing double-pane glazing and meeting current Building Code energy efficiency standards if the following standards and criteria are satisfied.
 - a) Except as otherwise provided in subsections 2-5, below, the replacements shall match the replaced items in:

- 1) **Materials;**
 - 2) **Design or style;**
 - 3) **Size;**
 - 4) **Sash and Muntin dimensions (a 1/2-in. tolerance in size is permitted for Sashes, and a 1/8-in. tolerance in size is permitted for Muntins);**
 - 5) **Number and type of divided lites (either true or simulated lites are permitted; snap-on grids are not); and**
 - 6) **Shape.**
- b) **Metal-clad wood may be substituted for the original, non-glass materials of the replaced items.**
- c) **On residential structures, non-wood doors and hollow-core doors may be replaced with doors of a dissimilar design, provided the replacement doors are solid wood or metal-clad solid wood and are the same size, and in the same location as the door to be removed. Glass is permitted in the replacement door.**
- d) **Alterations involving decorative art glass and leaded glass windows shall be reviewed by the HRC unless the alteration satisfies the Chapter 1.6 definition for In-kind Repair or Replacement.**

Compliance with the applicable provisions of this review criterion is addressed below:

Glazing: According to the application materials, including the Window and Door Charts and other supplemental information (**Attachments DIR-A-5, 7 & 8**), the applicant proposes to replace the existing single-pane glass with double-pane glazing. This is consistent with the provisions of **LDC § 2.9.100.03.e.1**.

Materials: According to the application materials, the applicant proposes to replace the existing wood windows with new aluminum-clad wood windows. This is consistent with the provisions of **LDC § 2.9.100.03.e.1(b)**.

Design or Style: According to the application materials, the applicant proposes to replace the window sashes of two banks of windows at the northwest corner of the subject house. One is located on west façade and the other is located on the north façade. The west façade window consists of two twelve-lite (three-over-four), casement windows (**Attachments DIR-A-3 & 4**). The north façade window consists of three sashes; one fixed window between two casement windows (**Attachments DIR-A-3 & 4**). The proposed windows are to have this same design with simulated divided lites (SDL) (**Attachments DIR-A-3, 5 & 9**) (**Condition of Approval 2**). This is consistent with the provisions of **LDC § 2.9.100.03.e.1(a)(2)**.

Size: According to the application materials, the applicant proposes to replace the two existing windows with windows of the same size (**Attachments DIR-A-3 & 5**). This is consistent with the provisions of **LDC § 2.9.100.03.e.1(a)(3)**.

Sash and Muntin Dimensions: According to the application materials, the existing and proposed window's sash component dimensions, and their differences are as follows:

	Existing	Proposed	Difference
Top Rail	2-1/4"	2-3/16"	-0-1/16"
Bottom Rail	2-1/4"	2-3/16"	-0-1/16"
Stiles	2-1/4"	2-3/16"	-0-1/16"
Muntins	0-13/16"	7/8"	+0-1/16"

As described in the application materials, all of the proposed windows' sash components and muntins are all within a 0-1/16" difference of those of the existing windows. This is consistent with the provisions of **LDC § 2.9.100.03.e.1(a)(4)**.

Shape: According to the application materials, the applicant proposes to replace the existing horizontally-oriented rectangular windows with new rectangular windows of the same dimensions (**Attachments DIR-A-3 & 5**). This is consistent with the provisions of **LDC § 2.9.100.03.e.1(a)(6)**.

SUMMARY AND CONCLUSIONS

Staff find that the proposed activity qualifies for a Director-level Historic Preservation Permit review, and satisfies the applicable review criteria listed above. It is the decision of the Community Development Director to approve the Knoll House Historic Preservation Permit application (HPP16-00018), as conditioned.

CONDITIONS OF APPROVAL

1. **Building Permits and other LDC Standards** - The applicant shall obtain any required Building Permits associated with the proposal. Work associated with the proposal shall comply with the Building Code, as adopted and amended by the State of Oregon; and other applicable state and local Codes and ordinances related to building, development, fire, health, and safety, including other provisions of the Land Development Code.
2. **Compliance with Standards in LDC 2.9.100.03.e** – Development shall comply with the proposal as presented in the subject Historic Preservation Permit application, and shall comply with the standards in LDC § 2.9.100.03.e.
3. **Pre-Installation Coordination and Inspection** – Before any work related to this request is conducted, Planning Division staff will inspect the existing and new windows at the subject site. The purpose of the inspection is to verify consistency with the information contained within the application materials and the provisions of LDC § 2.9.100.03.e before the existing windows are altered and to avoid unnecessary costs or complications for the applicant. The applicant shall contact Assoc. Planner Carl Metz in the Planning Division at least 5 days prior to schedule the inspection.

APPROVED BY:



Paul Bilotta
Community Development Director

10/05/2016
Date Signed

APPEALS:

The property owner/applicant, the Historic Resources Commission, and residents and property owners within 100 ft. of the subject site have received this Notice of Disposition. If you wish to appeal the Director's Decision, the appeal must be filed within 12 calendar days of the date the Notice of Disposition is signed. When the final day of the appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent working day. All appeals must be submitted in writing to the City Recorder, and they must explain the specific grounds for appeal. If you have any questions about the appeal process, contact the Planning Division office at (541) 766-6908.

Historic Preservation Permits shall be effective for a two-year period from the date of approval. In the event that the applicant has not begun the development or its identified and approved phases prior to the expiration of the established effective period, the approval shall expire.

Date of Mailing: October 5, 2016

Appeal Deadline / Effective Date: October 17, 2016

Effective Period of Approval: October 17, 2018

APPLICATION MATERIALS:

The application materials are available in the City's online archives at:
<http://archive.corvallisoregon.gov/Browse.aspx?dbid=0&startid=803140>

ATTACHMENT:

Exhibit DIR-A. Selected HPP application materials

e. Replacement of Windows or Doors -

1. Replacement of Windows or Doors on Historic, Historic/Contributing, and Historic/Noncontributing Structures - Windows and doors may be replaced with new windows and doors containing double-pane glazing and meeting current Building Code energy efficiency standards if the following standards and criteria are satisfied.
 - a) Except as otherwise provided in subsections 2-5, below, the replacements shall match the replaced items in:
 - 1) Materials;
 - 2) Design or style;
 - 3) Size;
 - 4) Sash and Muntin dimensions (a 1/2-in. tolerance in size is permitted for Sashes, and a 1/8-in. tolerance in size is permitted for Muntins);
 - 5) Number and type of divided lites (either true or simulated lites are permitted; snap-on grids are not); and
 - 6) Shape.
 - b) Metal-clad wood may be substituted for the original, non-glass materials of the replaced items.
 - c) On residential structures, non-wood doors and hollow-core doors may be replaced with doors of a dissimilar design, provided the replacement doors are solid wood or metal-clad solid wood and are the same size, and in the same location as the door to be removed. Glass is permitted in the replacement door.
 - d) Alterations involving decorative art glass and leaded glass windows shall be reviewed by the HRC unless the alteration satisfies the Chapter 1.6 definition for In-kind Repair or Replacement.

Applicant's Response

See Drawing There are 2 windows in the back north west corner that have dry rot in the bottom rail of the sashes
75" x 44" 3 wide casements

center casement fixed. 9 wide 4 high lights Putty stop clear glass single Glazed.

55" x 44" 2 wide casements
center casement fixed. 9 wide 4 high lights Putty stop clear glass single Glazed.

New windows will be a Sierra pacific aluminum clad wood window with 7/8" SDL grids see drawing

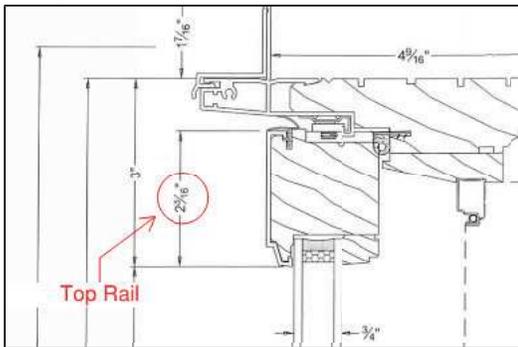
*For applications affecting windows or doors, please fill out a [Window and Door Chart](#).
**Additional Criterion Below



Land Use Application Material(s)
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2. Sash and Muntin Dimensions – While it appears this information has been provided across several different portions of the application packet, please more specifically label each dimension (see example below) and provide them in a table format (see example below) to provide greater clarity and avoid any confusion.



Window A

	Existing	Proposed
Top Rail	2-1/4"	2-3/16"
Meeting Rail	there is no	meeting rail on a casement
Bottom Rail	2-1/4"	2-3/16"
Stiles	2-1/4"	2-3/16"
Muntins, Vert.	13/16"	7/8"
Muntins, Horiz.	13/16"	7/8"

NOTE the existing sashes vary in width plus or minus 3/16 depending
Paint and putty



Window and Door Chart

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AUG 23 2016

Please fill out the chart below if your Historic Preservation Permit application involves an alteration, removal, or installation of a window or door. The chart includes information that is necessary for review of your application. If the alteration or new construction activity involves multiple window or door types (style, size, materials, etc.), please fill out one form per window or door type. If submitting your application electronically, please attach this form to the email submission. You may also print this form and submit the application materials in person or by mail.

Window or Door Feature	Existing	Proposed
Location on Structure (e.g. West Elevation, Basement)	North west corner (Facing west)	Same Location
Window or Door Size	55" x 44"	Same
Window Style	Casement <input type="text"/>	Casement <input type="text"/>
Door Style (French Doors, Sliding Glass, etc.)		
Door Material	<input type="text"/>	<input type="text"/>
Window Sash Material	Wood <input type="text"/>	Metal-clad Wood <input type="text"/>
Sash and Muntin Dimensions	23 3/4" x 42 1/4" Muntin 13/16 outsid	23 5/8" x 42 1/8" Muntin 7/8 outside
Trim Material	Painter flat stock	Painter flat stock
Trim Dimensions	3 1/2 "flat 3/side with 2" slope sill	3 1/2" flat 3 side with 2" slop sill
Is the Window or Door Operable	Yes - Operable <input type="text"/>	Yes - Operable <input type="text"/>
Number and Type of Divided Lites (e.g. 3 over 1, True Divided Lites)	6 wide 4 high	6 wide 4 high
Is the Glass Single or Double Pane	Single Pane <input type="text"/>	<input type="text"/>

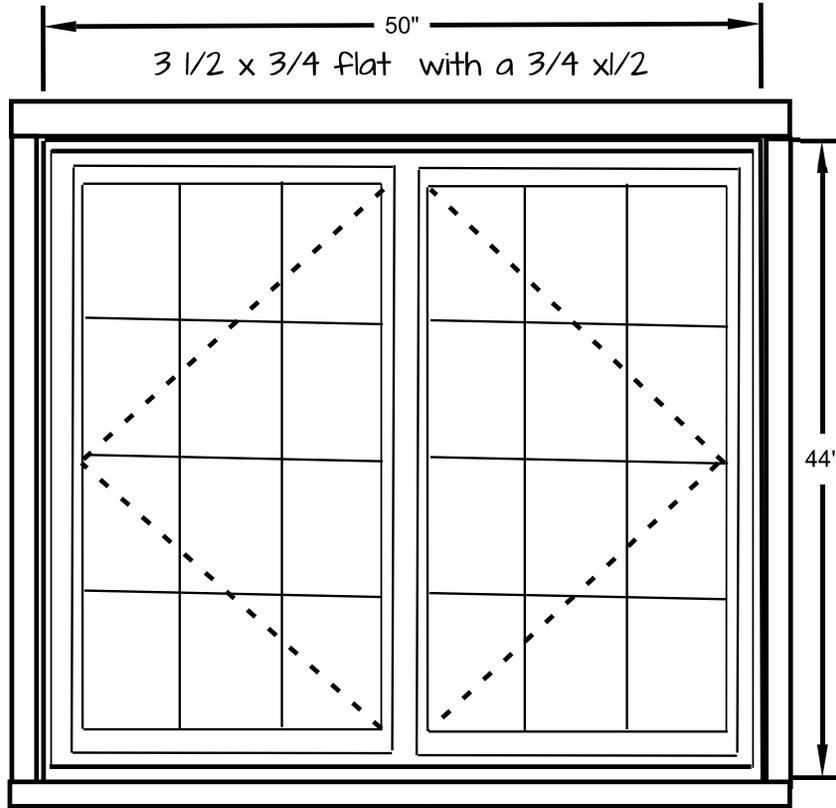
*Fiberglass and Vinyl windows may be proposed; However, typically these two materials have not been considered compatible materials.

Additional Materials

1. Elevation drawings illustrating existing conditions and proposed alterations. Each window or door to be altered or installed on an elevation should be identified.
2. A site plan, drawn to scale, showing the footprint of buildings, lot lines, street and alleys, and approximate locations of buildings on abutting lots.
3. In cases where the proposed alterations are minimal, photographs with a detailed narrative description of the alteration may take the place of elevation drawings.

Property owners
 Stephen Warnath
 124 NW 30 st.

Existing window was installed in 1967 Les Ported construction
 i believe the window was built by Eugene Planing Mill



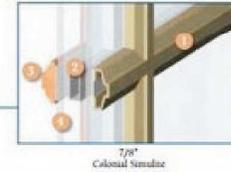
2' sill noise

3/4" astragal

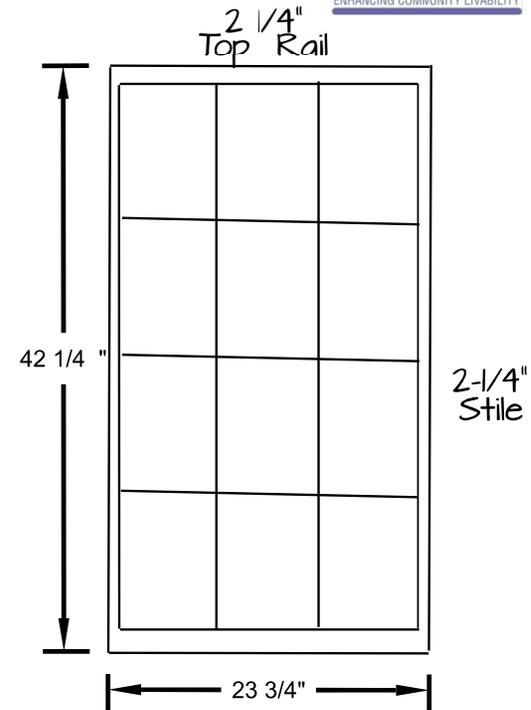
50" x 44" Double casement

By Bashful Bob

- 1 Aluminum clad exterior simulate bar.
- 2 Shadow bar
- 3 Interior wood simulate bar
- 4 Insulated glass
- 5 7/8" wood exterior simulate bar. Also available in 1 5/16" and 2".



Land Use Application Material(s)
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sash size

2-1/4" bottom Rail

13/16" muntins putty stop
 is an average outside of putty

ATTACHMENT DIR-A-4



Window and Door Chart

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Window or Door Feature	Existing	Proposed
Location on Structure (e.g. West Elevation, Basement)	North west corner (facing North)	SAME
Window or Door Size	Window 75" x 44"	Same
Window Style	Casement	Casement
Door Style (French Doors, Sliding Glass, etc.)		
Door Material		
Window Sash Material	Wood	Metal-clad Wood
Sash and Muntin Dimensions	Sash 23 3/4 "x 42 1/4" muntin 13/16 w	sash 23 5/8 x 42 1/8 Muntin 7/8"
Trim Material		
Trim Dimensions	3 1/2" flat with and sill	same
Is the Window or Door Operable	Yes - Operable	Yes - Operable
Number and Type of Divided Lites (e.g. 3 over 1, True Divided Lites)	9 x 4	9x4
Is the Glass Single or Double Pane	Single Pane	Double Pane

*Fiberglass and Vinyl windows may be proposed; However, typically these two materials have not been considered compatible materials.

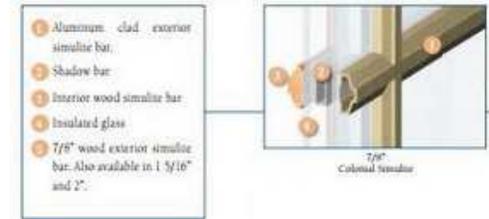
Additional Materials

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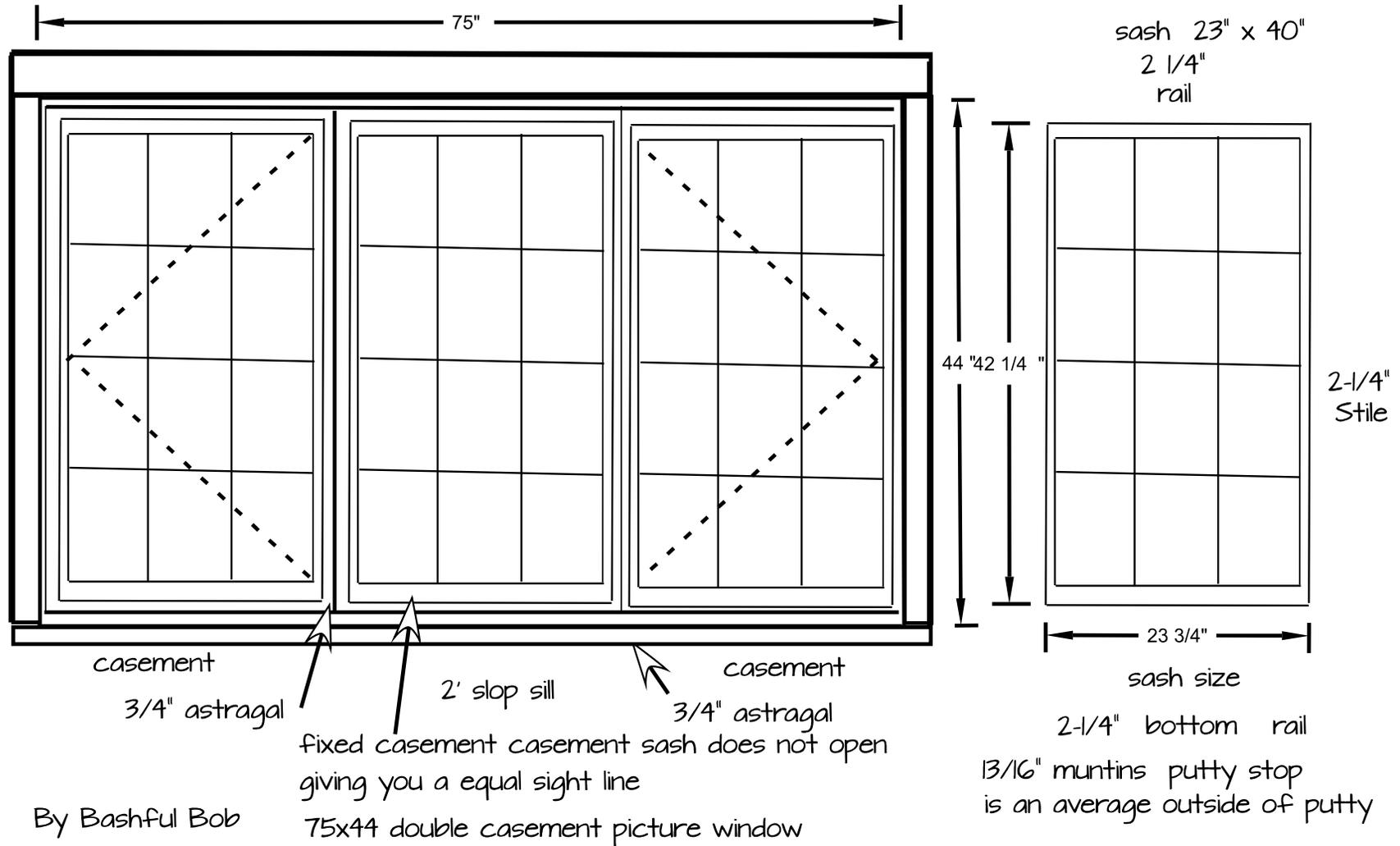
Property owners
 Stephen Warnath
 124 NW 30 st.

Existing window was installed in 1967 Les Ported construction
 i believe the window was built by Eugene Planing Mill

3 1/2 x 3/4 Flat with 1/2 x 3/4 3 sides

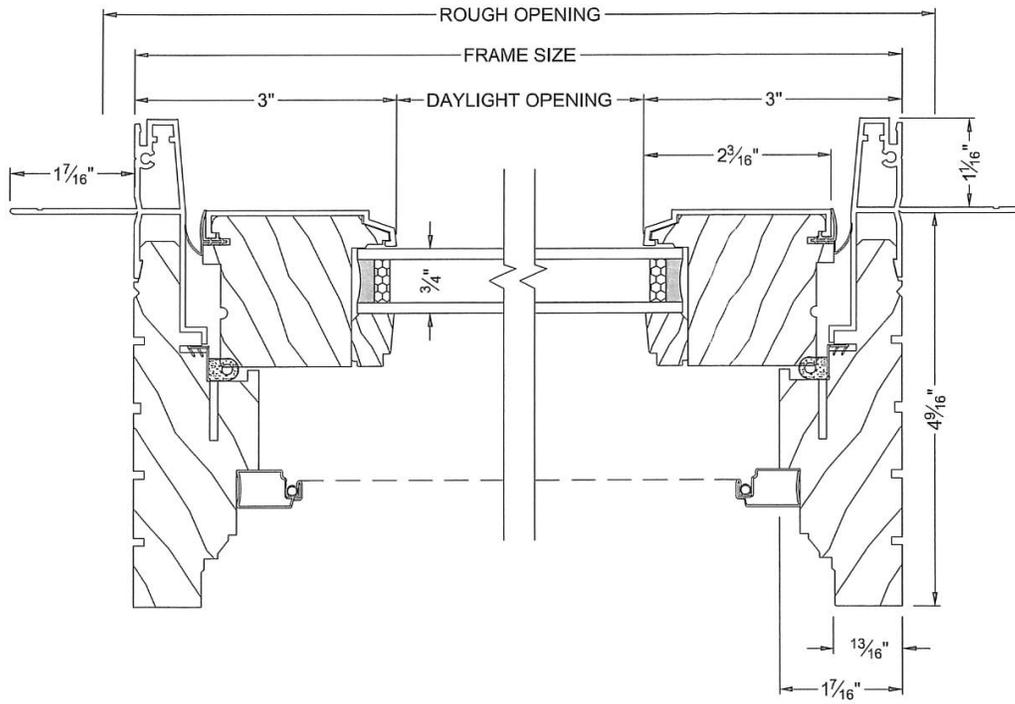


ATTACHMENT DIR-A-6

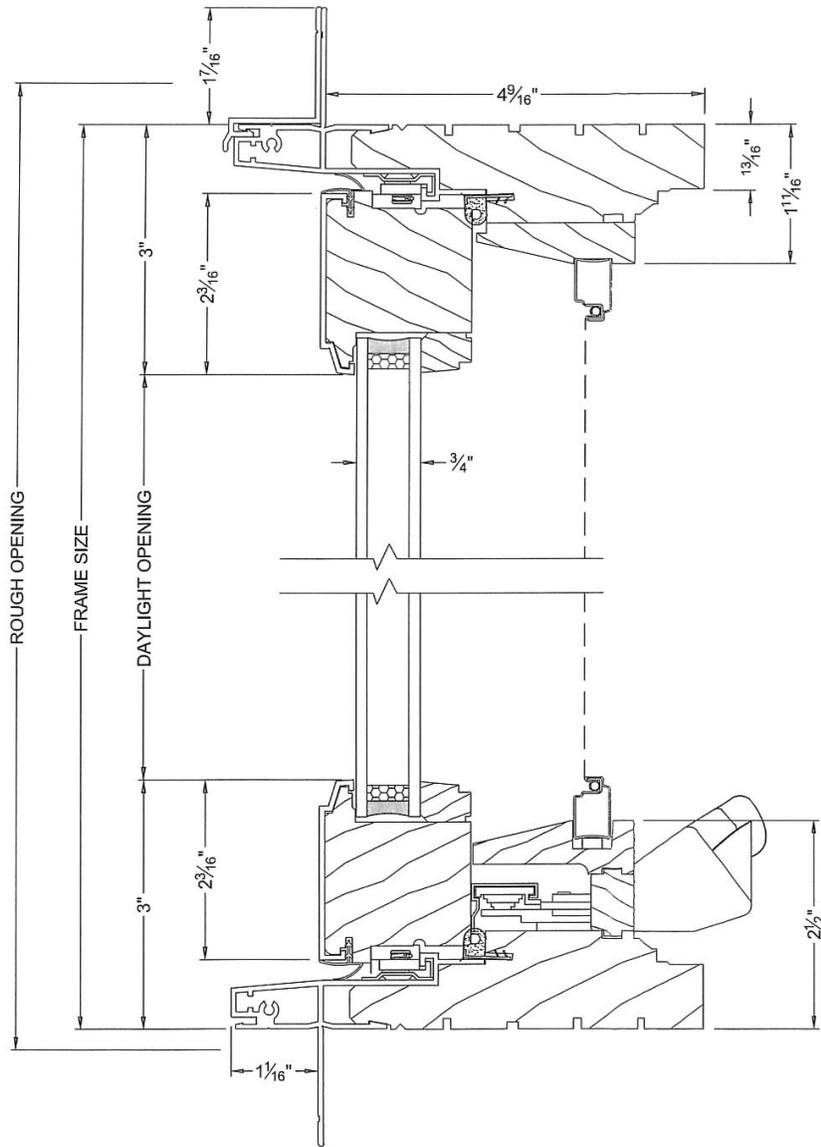


Colonial 4 ⁹/₁₆" Jamb

Horizontal/Operable Section - Wide Sash



Colonial 4 ⁹/₁₆" Jamb
Vertical/Operable Section - Wide Sash



www.sierrapacificwindows.com
800-824-7744

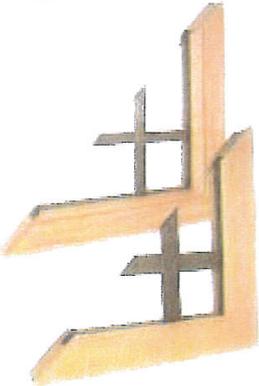
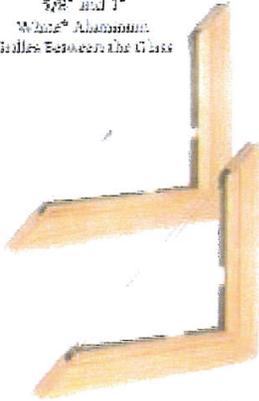
Updated: 5/15

Note: Sierra Pacific Windows reserves the right to change specifications without notice.

- 1 Aluminum clad exterior simulate bar.
- 2 Shadow bar
- 3 Interior wood simulate bar
- 4 Insulated glass
- 5 7/8" wood exterior simulate bar. Also available in 1 3/16" and 2".

SDL Grid

5/8" and 1" White® Aluminum Grids Between the Glass

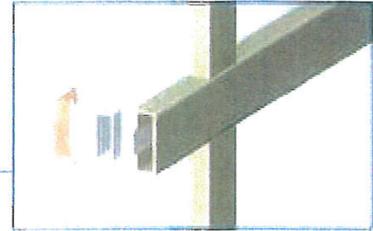


5/8" and 1" Champagne® Aluminum Grids Between the Glass

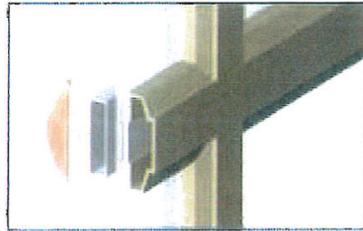
*Additional colors are available.
†Purchase and additional lead time may apply.



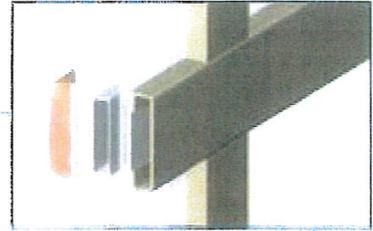
7/8" Colonial Simulite



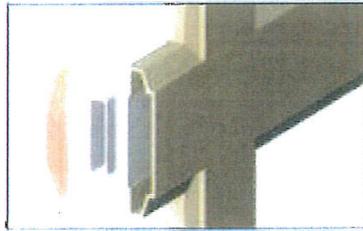
7/8" Contemporary Simulite



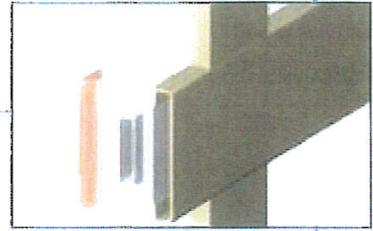
1 3/16" Colonial Simulite



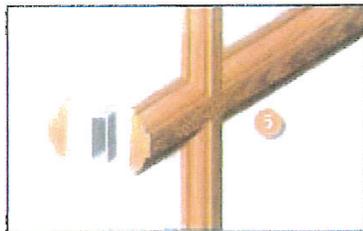
1 3/16" Contemporary Simulite



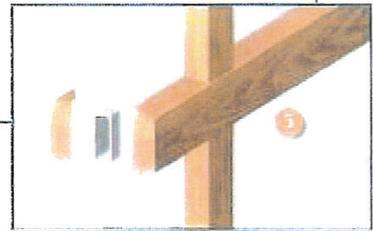
2" Colonial Simulite



2" Contemporary Simulite



7/8" Colonial Simulite



7/8" Contemporary Simulite

The Atherton Profile:

Historically accurate deep reveals mimic traditional true divided line profiles.

- 1 Interior profile: 7/8" wide and 9/16" deep
- 2 Exterior profile: 7/8" wide and 7/16" deep

