

EXHIBITS

Exhibits received since City Council
remanded case to Planning Commission

Planning Commission hearing January 20

Good evening. My name is Gail Holmes, and I'm the Chair of the West Linn Historic Resources Advisory Board.

Our board is proud to have been instrumental in the 2009 placement of the Willamette Neighborhood Historic District on the National Historic Register and we are celebrating that accomplishment alongside the Willamette Neighborhood Association, which has been working toward this goal for many years.

As a logical extension of that shared work, we urge the Commission to incorporate the language on windows that we are submitting tonight. It should replace the version of the Windows Section that has been brought before you by planning staff. Our changes arise from several HRAB discussions in which we have embraced both national historic preservation standards and the City's own sustainability policies. Our group has spent many hours crafting the suggested changes, which were intended to be included in this 'revisit' to the code.

We urge you to adopt these window code updates for the new historic district now, so that at least that part of our code will conform to the Secretary of the Interior's Preservation Standards for historic properties. It is our hope that the City's new preservation planner will conduct a thorough review of the Willamette code in the coming year for potential inclusion of many other changes—changes designed to bring it into alignment with the Secretary's Standards. But the recommendations we make tonight are urgent and need to be incorporated now.

These recommendations are made in the context of a "repair, not replacement" philosophy that values the integrity of the home, its historic legacy and the imbedded energy in its existing construction materials. In order to protect the unique character and authenticity of the new district from this point forward, we have identified this language as the most urgent update to the Willamette building code at this time. We have looked to the people most affected by the code—members of the Willamette Neighborhood Association—for their input on those urgent topics, and are in complete agreement with the additional recommendations of the neighborhood.

You have before you our suggested language, which is an attachment to this testimony.

*rec'd 1-20-10
from Gail Holmes
Exhibit*

West Linn Historical Resource Advisory Board

Secretary of the Interior Standards:

- This is what protects and upholds all historical protection in our country.

“REPAIR rather than REPLACE”

- Recommends a storm window rather than replacing windows, when it is fiscally not possible to repair to protect the historical resource.
- Vinyl windows have never been the original windows of any of the Willamette National Registry District, so such replacements would be against the Historical Code in this district.

West Linn Historical Resource Advisory Board

Code Revision to Chapter 25

West Linn Planning Commission

January 20, 2010

Windows:

1. Wood sash windows are required unless another material was used in the original construction.
2. Mill aluminum (shiny) and matte finish anodized/coated aluminum windows are prohibited unless they were the original materials and they meet dimension standards.
3. Window shall be surrounded by exterior trim on the top and sides; window trim shall be at least 4 ½ inches minimum width unless the original window was less.
4. Window replacements shall match the visual qualities of original windows.
5. Storm windows should follow the standards for windows and shall have a mullion that matches the divide between the upper and lower window sashes. The color should match underlying trim.

Submitted by Gail Holmes, Chair of the WLHRAB



West Linn Historical Resource Advisory Board

Secretary of Interior's Standards for Historic Preservation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Technical Preservation Services

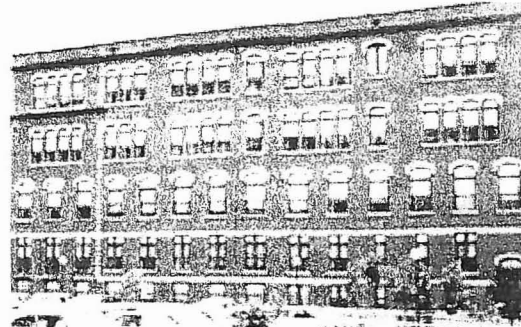
Building Exterior **Windows**

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

SEARCH | LINKS | E-MAIL

- Standards
- Guidelines
- Masonry
- Wood
- Metals
- Roofs
- Windows
- Entrances/Porches
- Storefronts
- Structural Systems
- Spaces/Features/Finishes
- Mechanical Systems
- Site
- Setting
- Energy
- New Additions
- Accessibility
- Health/Safety

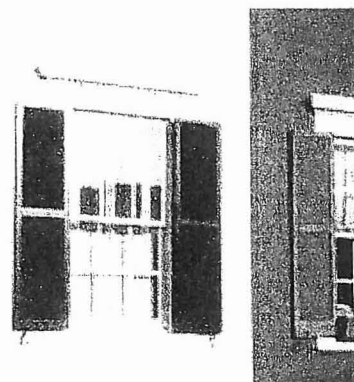
Technology and prevailing architectural styles have shaped the history of windows in the United States starting in the 17th century with wooden casement windows with tiny glass panes seated in lead cames. From the transitional single-hung sash in the early 1700s to the true double-hung sash later in the same century, these early wooden windows were characterized by the small panes, wide muntins, and the way in which decorative trim was used on both the exterior and interior of the window.



Distinctive window design on 19th century building.

As the sash thickness increased by the turn of the century, muntins took on a thinner appearance as they narrowed in width but increased in thickness according to the size of the window and design practices. Regional traditions continued to have an impact on the prevailing window design such as with the long-term use of "french windows" in areas of the deep South.

Changes in technology led to the possibility of larger glass panes so that by the mid-19th century, two-over-two lights were common; the manufacturing of plate glass in the United States allowed for dramatic use of large sheets of glass in commercial and office buildings by the late 19th century. With mass-produced



Delicate muntins and multi-pane sash on early 19th c. row houses.

windows, mail order distribution, and changing architectural styles, it was possible to obtain a wide range of window designs and light patterns in sash.

Popular versions of Arts and Crafts houses constructed in the early 20th century frequently utilized smaller lights in the upper sash set in groups or pairs and saw the re-emergence of casement windows. In the early 20th century, the desire for fireproof building construction in dense urban areas contributed to the growth of a thriving steel window industry along with a market for hollow metal and metal clad wooden windows

As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of the historic character of a building. In most buildings, windows also comprise a considerable amount of the historic fabric of the wall plane and thus are deserving of special consideration in a rehabilitation project.

Windows

....Identify, retain, and preserve



recommended . . .



Window condition assessment preceding repair work.

Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Conducting an indepth survey of the conditions of

existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

not
recommended...

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material such as wood, cast iron, and bronze.

Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.

WindowsProtect and Maintain



recommended ..

Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning,

rust removal, limited paint removal, and re-application of protective coating systems.

Making windows weathertight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.



Newly painted double-hung wood windows.

not recommended...

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

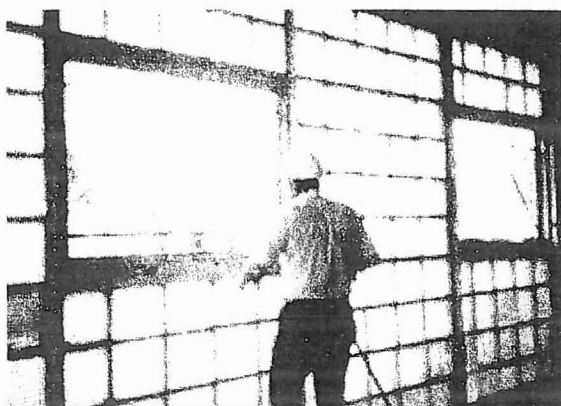
Failing to undertake adequate measures to assure the protection of historic windows.

WindowsRepair

recommended...

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing.

Such repair may also include replacement in kind--or with compatible



Preparing historic steel windows for repairs and re-finishing.

substitute material-- of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters

and blinds.

not recommended ...

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

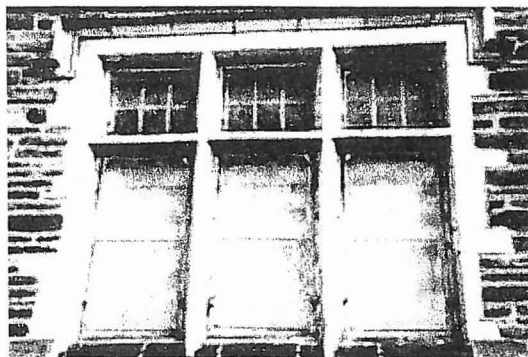
Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

WindowsReplace

recommended....

Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible



Deteriorated lower window sash shown prior to its replacement in kind.

when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.



Lower window sash replaced, based on physical documentation.

For example, on certain types of large buildings, particularly high-rises, aluminum windows may be a suitable replacement for historic wooden sash provided wooden replacement are not practical and the design detail of the historic windows can be matched.

Historic color duplication, custom contour panning, incorporation of either an integral muntin or 5/8" deep trapezoidal exterior muntin grids, where applicable, retention of the same glass to frame ratio, matching of the historic reveal, and duplication of the frame width, depth, and such existing decorative details as arched tops should all be components in aluminum replacements for use on historic buildings.

not
recommended...

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended...

Designing and installing new windows when the

historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

not
recommended

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

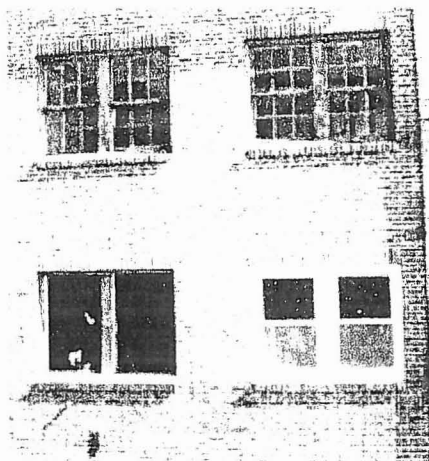
recommended

Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

not
recommended

Installing new windows, including frames, sash, and



Incompatible new window (lower right), resulting in loss of the building's historic character.

muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.

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To: West Linn Planning Commission

From: Charles Awalt

Resident in Historic District

1847 5th Ave.

West Linn

Subject: Changes to Chapter 25 of the code.

I support the Willamette Neighborhood Association's and the Historic Resource Advisory Board's changes to the code governing The Town of Willamette Historic District. These changes close gaps in the code as well as bring it up to the Secretary of Interior's Standards for Historic Preservation.

Thank you

Secretary of Interior's Standards
for
Historic Preservation

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