Case #: COA2022-117
Staff: Michelle M. McCullough
Applicant: Toni Phillips

LOCATION
District: Old Salem Historic District #41
Street: 411 South Main Street
Building: Charles A. Cooper House
Status: Reconstruction
Local Historic Landmark#: 130

REQUEST(S)
- Removal and installation of two windows

APPLICABLE DESIGN REVIEW STANDARDS

STAFF FINDINGS
Commission staff finds that the project is not incongruous with the character of the Local Historic Landmark and District because:

1) The proposed existing windows are being removed and replaced to meet current building codes for required egress from a basement level sleeping area. The house is a reconstruction. Therefore, no historic material will be lost in the proposed project. The windows are in areas of low visibility. One is on the rear elevation, and one is on the north elevation that is screened by fencing. The new windows will match the existing windows on the basement level of the rear elevation of the house. They will be nine-lite, single pane, wood windows. The project meets accessibility and life-safety building code requirements in such a way that the structure’s character defining elevations, features, and finishes are preserved. The new means of egress required by code, is reversible, and does not compromise the original design of any of the entrances or porches. The features are unobtrusively located to minimize the impact on the building and do not detract from the character of the Landmark. (Safety, Accessibility and Code Requirements, District Standards 1 and 4 and Accessibility, Life Safety, and Code Requirements, Landmark Standards 1, 2, 5, and 7)

STAFF RECOMMENDATION
Based on the preceding finding, staff recommends that the Commission approve COA2022-117 located at 411 South Main Street (PIN 6835-24-9263), Local Historic Landmark #130, with the following conditions:

1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;

2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and

3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.