

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS22-18

APPLICATION NO.: 22-111974-DR

NOTICE OF DECISION DATE: June 16, 2022

SUMMARY: A proposal to repair the original window on the north facade of the Methodist Church (1871).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to repair the original window on the west side of the primary entry on the north facade of the Methodist Church (1871), individually listed on the National Register Historic of Historic Places, on property .57 acres in size, zoned CB (Central Business District), and located at 600 State Street, 97302 (Marion County Assessor's Map and Tax Lot number: 073W27AA02400).

APPLICANT: Kathy Pressler on behalf of First United Methodist Church

LOCATION: 600 State St, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.060(b) - Windows

FINDINGS: The findings are in the attached Decision dated June 16, 2022.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Minor Historic Design Review Case No. HIS22-18 based upon the application materials deemed complete on June 15, 2022 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by June 17, 2024, or this approval shall be null and void.

Application Deemed Complete:	<u>June 15, 2022</u>
Notice of Decision Mailing Date:	<u>June 16, 2022</u>
Decision Effective Date:	<u>June 17, 2022</u>
State Mandate Date:	<u>October 13, 2022</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

***Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173***

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS22-18)
600 STATE STREET) June 16, 2022**

In the matter of the application for a Minor Historic Design Review submitted by Kathy Pressler on behalf of the First United Methodist Church, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to repair the original window on the north facade of the Methodist Church (1871).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to repair the original window on the west side of the primary entry on the north facade of the Methodist Church (1871), individually listed on the National Register Historic of Historic Places, on property .57 acres in size, zoned CB (Central Business District), and located at 600 State Street, 97302 (Marion County Assessor's Map and Tax Lot number: 073W27AA02400).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

FINDINGS

Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

PROPOSAL

The applicant is proposing to repair the original window on the west side of the primary entry on the north facade of the Methodist Church (1871). The repair will include taking the existing original broken glass and replacing it with glass from Architectural Glass Item #GL 1013-4 *Granite 4mm*. The old glazing will be removed and refilled.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 22 111974.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. An excerpt of the applicants proposal is included as **Attachment B** in this staff report.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Historic Significance

The First Methodist Episcopal Church of Salem was constructed between 1871 and 1878. Constructed in the Gothic Revival Style. This church replaced the original Methodist Church on this site, which had been constructed in 1852. The site itself was part of William Willson's original land claim on which the Salem town was platted. The church has been enlarged over the years as its congregation has grown, with a 50' by 103' rear wing constructed in 1935 at a right angle to the main church. Additional alterations were completed in 1967. The church is still active today.

3. Analysis of Minor Historic Design Review Approval Criteria

SRC 230.020, Table 230-1 states that in kind window replacement on a primary façade is a Class 1 Minor Review. Staff utilized the information from the applicant's statements to evaluate

the applicant's proposal and to compose the facts and findings within the staff report. Staff determined that the following standards from *230.060 (b) Standards for Individually Listed Public Historic Resources, Windows* are applicable to the portion of the project on the primary façade of the resource.

FINDINGS:

230.060 (b) Standards for Individually Listed Public Historic Resources, Windows

(1) *Materials.* *All features of the window, including the window frame, sash, stiles, rails, muntins, lamb's tongues and glass, are replaced with materials that duplicate, to the greatest degree possible, the appearance and structural qualities of the original.*

Findings: The applicant is proposing to replace the existing broken glass within the arched lancet window on the west side of the front entry to the church. The original glass was most likely either the "Rimpled Cathedral" or the "Morroco" design made by the Pikington Brothers in Portland, from their patterned glass and cathedral glass collection. While this company no longer exists or creates this type of patterned glass, the applicant has selected a company that manufactures architectural glass with a pattern that replicates the original to the greatest degree feasible. Overall, the repair of this window will ensure that any replacement materials will duplicate to the greatest degree feasible the appearance and structural qualities of the material being replaced, therefore staff finds that SRC 230.060(b)(1) has been met for the proposal.

(2) *Design.* *Overall design of the window profile of all parts of the window shall reproduce the appearance of the original window.*

Findings: The applicant is not proposing to alter the size of the window openings or change the style, finish or trim elements. Any replacement components of the window will be manufactured to match the design of the original to the greatest degree feasible. Overall, the repair of the window and the replacement glass will ensure that the appearance and design of the original arched lancet window will be retained and restored. Staff finds that SRC 230.060(b)(2) has been met for the proposal.

(3) Energy efficiency.

(A) The use of weather-stripping, insulation, or materials to either repair or improve the energy efficiency of shall be evaluated as means to achieve the desired energy efficiency objectives prior to seeking authorization to replace a window.

(B) If an owner wishes to improve the energy efficiency of windows in a non-contributing resource, this is allowed provided the proposed improvements are compatible and do not permanently alter any historic contributing features of the resource.

(C) If an owner wishes to improve the energy efficiency of windows located on a facade other than the primary facade, measures that are removable and do not permanently alter the resource shall be used. This includes, but is not limited to, exterior storm windows, weather-stripping. Reuse of the original window frame and sash with replacement glass that maintains the overall design and appearance of the window is

allowed. Example: Replacement of single-pane glass with new energy efficient double-paned glass is permissible, so long as the window is in satisfactory condition, muntins are wide enough to hold the double-paned glass, the double-paned glass can be inserted into the original window sash, there are only minor alterations to the overall design of the window, and the double-paned glass is not visibly tinted or reflective.

Findings: The applicant is not proposing any improvements to improve energy efficiency therefore staff finds that SRC 230.060(b)(3) is not applicable to the evaluation of this proposal.

DECISION

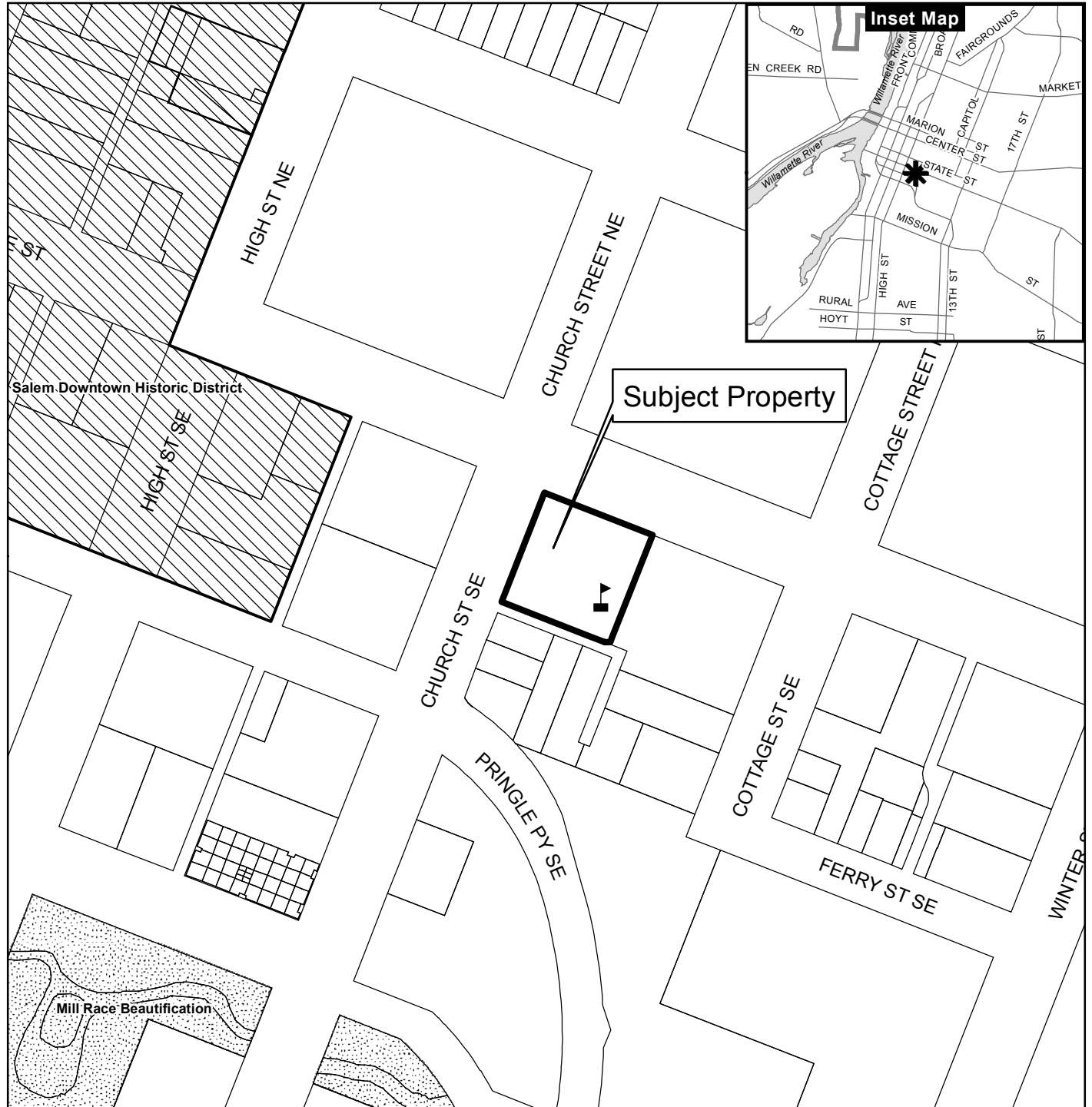
Based upon the application materials deemed complete on June 15, 2022 and the findings as presented in this report, the application for HIS22-18 is **APPROVED**.








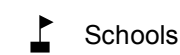

Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

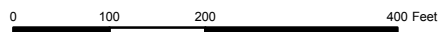
Attachments: A. Vicinity Map
B. Applicant's Submittal Materials- Excerpt

Vicinity Map 600 State St



Legend

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



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Historic Alteration Review WorksheetSite Address: 600 State St., Salem, OR 97301Resource Status: Contributing Non- Contributing Individual Landmark Type of Work Activity Proposed: Major Minor Chose One: Commercial District Individual Resource Public District
Residential District Sign **Replacement, Alteration, Restoration or Addition of:****Architectural Feature:**

- Awning
 Door
 Exterior Trim, Lintel
 Other architectural feature
 Roof/Cornice
 Masonry/Siding
 Storefront
 Window(s) Number of windows: 1

Landscape Feature:

- Fence
 Streetscape
 Other Site feature (describe)

New:

- Addition
 Accessory Structure
 Sign
 Mural
 Accessibility Ramp
 Energy Improvements
 Mechanical Equipment
 Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes NoProject's Existing Material: Wood/Glass Project's New Material: Wood/Glass**Project Description**

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Window to the right of the main entry on State St. was vandalized and broken. Glass is to be replaced to match existing glass as close as possible and only way to replace glass is to remove portion of wood trim on exterior. Wood trim to be salvaged and reinstalled, if possible. If not - we will replace with new wood trim to match existing style.

Signature of Applicant

Date Submitted/Signed

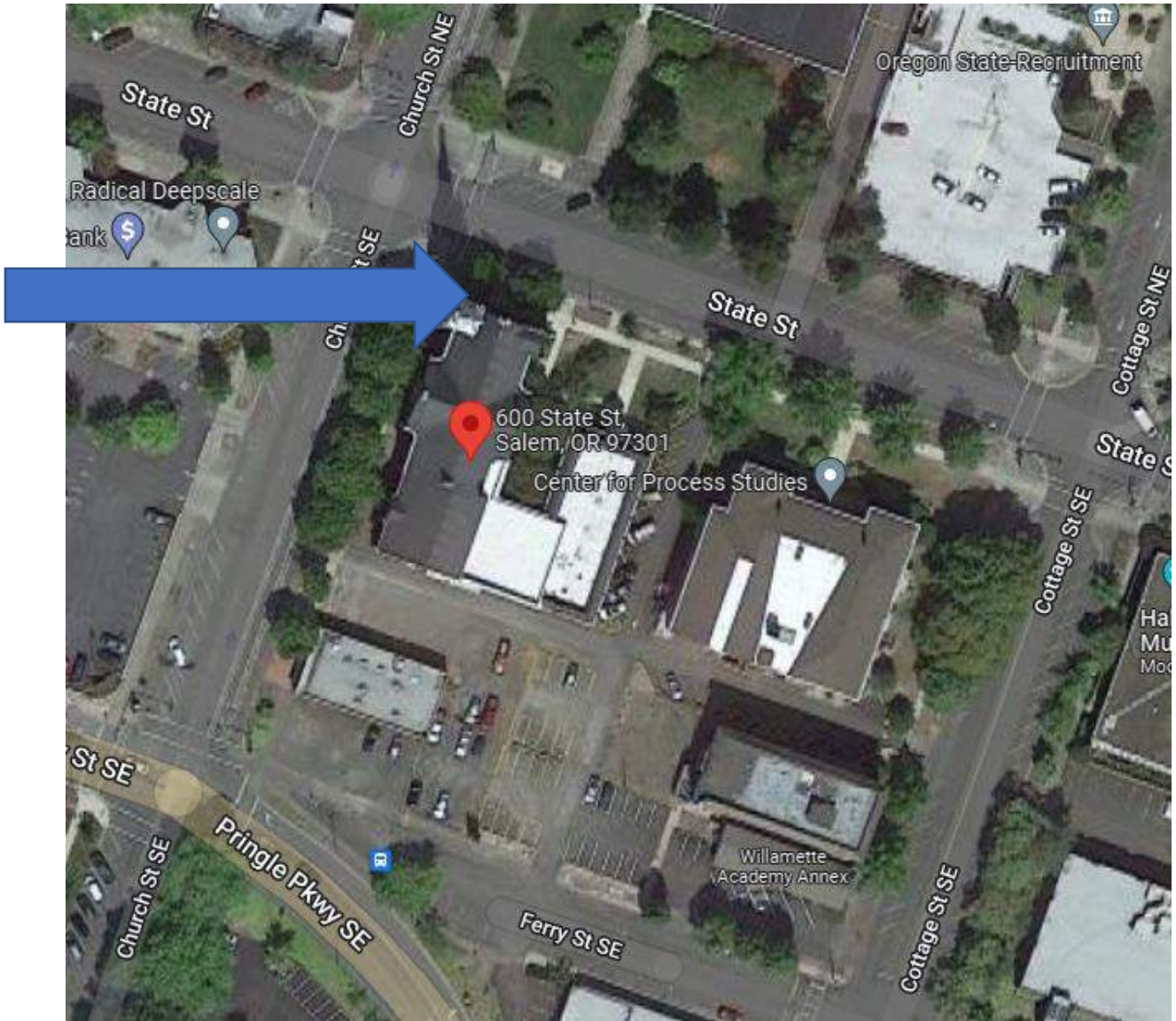




Damaged Window



Proposed Replacement Glass



Location of window glass replacement