

NOTICE OF DECISION

PLANNING DIVISION
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SALEM, OREGON 97301
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503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 1 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS23-29

APPLICATION NO.: 23-122312-PLN

NOTICE OF DECISION DATE: February 29, 2024

SUMMARY: A proposal to replace glazing on three windows at the Methodist Church (1871).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to reglaze one original window on the east and two on the south elevations 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

LOCATION: 600 State St, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.025 (c) – Standards for Contributing Resources in Residential Historic Districts, Doors

FINDINGS: The findings are in the attached Decision dated February 29, 2024.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 1 Minor Historic Design Review Case No. HIS23-29 based on the application deemed complete on February 29, 2024.

The rights granted by the attached decision must be exercised, or an extension granted, by March 1, 2026, or this approval shall be null and void.

Application Deemed Complete:	<u>February 29, 2024</u>
Notice of Decision Mailing Date:	<u>February 29, 2024</u>
Decision Effective Date:	<u>March 1, 2024</u>
State Mandate Date:	<u>June 28, 2024</u>

Case Manager: Jake Morris, jjmorris@cityofsalem.net, 503-540-2417

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>

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. HIS23-29)
600 STATE STREET) February 29, 2024

In the matter of the application for a Minor Historic Design Review submitted by Kathy Pressler, 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 replace glazing on three windows at the Methodist Church (1871).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to reglaze one original window on the east and two on the south elevations 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 reglaze three windows: the arched window on the east elevation and two rectangular sash windows on the south elevation. The repair will include taking the existing original broken glass and replacing it with glass from Architectural Glass Item #GL 1013-4 *Granite 4mm* for the arched window, and with un-tinted flat glass for the other two windows on the Methodist Church (1871). All work is proposed to match historic in appearance.

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the

public. 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: 23 122312.

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. The applicants submitted a written statement; an excerpt is included as **Attachment B** in this staff report.

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. Salem Revised Code *230.025 (c) Standards for Contributing Resources in Residential Historic Districts, Doors* are applicable to this project.

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 window on the east elevation of 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. This is the same replacement that was selected in previous case HIS22-18. The applicant also proposes to replace glass in two double-hung rectangular sash windows on the south elevation. Both the original and proposed replacement are un-tinted clear, flat glass. Overall, the repair of these windows 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 windows 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 windows 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.

Based upon the application materials deemed complete on February 29, 2024 and the findings as presented in this report, the application for HIS23-29 is **APPROVED**.

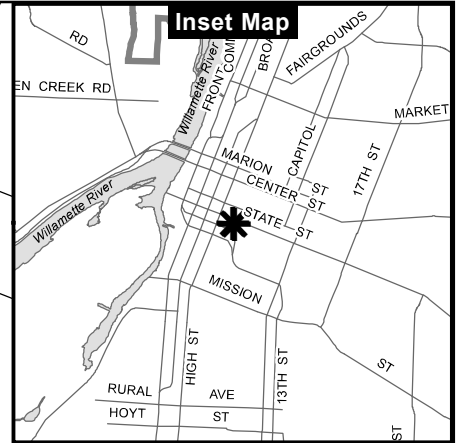
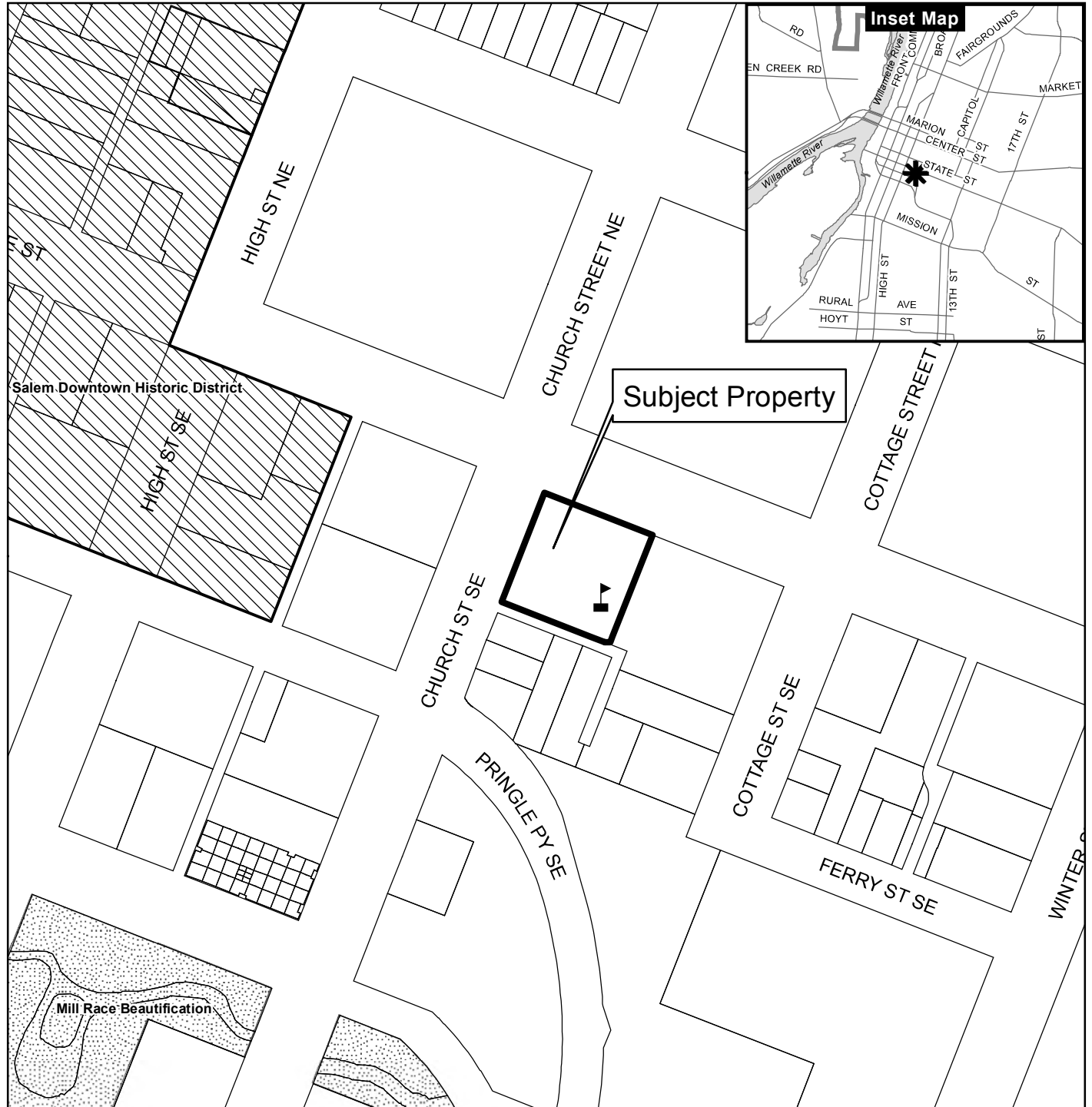


Jacob Morris, PhD
Historic Preservation Planner
Planning Administrator Designee








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

\\allcity\CDGroup\CD\PLANNING\HISTORIC\CASE APPLICATION Files - Processing Documents & Staff Reports\Minor Type \2023\Decisions\HIS23-29 600 State St.windows.docx

Vicinity Map 600 State St



Legend

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



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Legend

- Taxlots
- City Limit

1: 798



Notes

Enter notes here...

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.03 Miles

0.01

0

0.03

Window Assessment – Exterior

Date:

Building: 600 State Street



Location:
1st floor- east elevation

Window Description:
wooden pointed arch sash window.

Sill: _____

- Remove paint
- Repair
- Replace

Frame/Trim: _____

- Remove paint
- Repair
- Replace

Sash/Muntins/Leading: _____

- Remove paint
- Repair
- Replace

Glazing Putty: must remove to replace glazing

% to repair _____

% to replace 100

Dimensions of window:

Glazing: _____

- Old
- New
- Broken broken through vandalism

Remarks:

Window otherwise sound, but glazing is broken.

Hardware Description: _____


- Remove paint
- Missing

Overall Condition: Good

Window Assessment – Interior

Date:

Building: 600 State Street


	Location: 1st floor- east elevation
	Window Description: wooden pointed arch sash window.
	Stool: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Frame/Pulley/Stiles: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Trim: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
Dimensions of window:	Hardware Description: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing
	Ropes/Chains: _____ <input type="checkbox"/> Replace
Remarks:	Weatherstripping: _____ <input type="checkbox"/> Replace

Overall Condition: Good

Window Assessment – Exterior

Date:

Building: 600 State Street


	Location: 1st floor South elevation
	Window Description: rectangular wooden sash window
	Sill: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Frame/Trim: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
Glazing Putty: <u>must remove to replace glazing</u> % to repair _____ % to replace <u>100</u>	
Dimensions of window:	Glazing: _____ <input type="checkbox"/> Old <input type="checkbox"/> New <input checked="" type="checkbox"/> Broken broken through vandalism
Remarks: Window otherwise sound, but glazing is broken.	Hardware Description: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing

Overall Condition: Good

Window Assessment – Interior

Date:

Building: 600 State Street


	Location: 1st floor South elevation
	Window Description:
	Stool: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Frame/Pulley/Stiles: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Trim: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
Dimensions of window:	Hardware Description: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing
	Ropes/Chains: _____ <input type="checkbox"/> Replace
	Weatherstripping: _____ <input type="checkbox"/> Replace
Remarks: Window otherwise sound, but glazing is broken.	

Overall Condition: Good

Window Assessment – Exterior

Date:

Building: 600 State Street


	Location: 1st floor South elevation
	Window Description: rectangular wooden sash window
	Sill: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Frame/Trim: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
Glazing Putty: <u>must remove to replace glazing</u> % to repair _____ % to replace <u>100</u>	
Dimensions of window:	Glazing: _____ <input type="checkbox"/> Old <input type="checkbox"/> New <input checked="" type="checkbox"/> Broken broken through vandalism
Remarks: Window otherwise sound, but glazing is broken.	Hardware Description: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing

Overall Condition: Good

Window Assessment – Interior

Date:

Building: 600 State Street

	Location: 1st floor South elevation
	Window Description:
	Stool: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Frame/Pulley/Stiles: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Sash/Muntins/Leading: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
	Trim: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
Dimensions of window:	Hardware Description: _____ <input type="checkbox"/> Remove paint <input type="checkbox"/> Missing
	Ropes/Chains: _____ <input type="checkbox"/> Replace
	Weatherstripping: _____ <input type="checkbox"/> Replace
Remarks: Window otherwise sound, but glazing is broken.	_____

Overall Condition: Good