

NOTICE OF DECISION

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

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS15-23 / Amanda No. 15-110876-DR

NOTICE OF DECISION DATE: June 17, 2015

REQUEST: Minor Historic Design Review of a proposal to restore the church steeple on the First United Methodist Episcopal Church of Salem (1871), individually listed on the National Register of Historic Places, zoned CR (Retail Commercial), and located at 600 State St; Marion County Assessors Map and Tax Lot Number: 073W27AA02400.

APPLICANT: Luis Garcia for the First United Methodist Church of Salem

LOCATION: 600 Mission Street SE Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapter 230.040(e)

FINDINGS: The applicant is proposing to restore the church steeple on the First United Methodist Episcopal Church. Per 230.080, historic preservation activity on an individually listed resource shall comply with the standards for historic contributing buildings for the type of resource. The Church is individually listed on the National Register of Historic Places and is within the CR (Retail Commercial) zone. Staff determined that the following standards from SRC 230 are applicable to this project:

230.040. Standards for Historic Contributing Buildings in Commercial Historic Districts. Modifications to historic contributing buildings in commercial historic districts shall comply with this section.

(e) Roofs and Cornices. Replacement of roofs and cornices on historic contributing buildings is allowed.

(1) Materials.

- (A) Historic specialty materials, such as original tile, slate, or rolled composition roofing visible from the street should be maintained in place whenever possible.
- (B) New roof materials that are visible from the street should match the original materials in type, quality, size, finish, proportions, scale, texture and configuration as closely as possible. Plastic or concrete simulated materials are not allowed. Imitation slate and imitation wood are allowed as a substitute for original materials in a complete replacement.

(2) Design.

- (A) The original roof and cornice form and detailing shall be preserved.
- (B) Original eave overhangs shall be maintained.
- (C) Cutting back roof rafters and soffits, boxing in exposed rafter tails, adding fascia boards where none existed, or otherwise altering the historical roof overhang is not allowed.
- (D) To the extent practical, inappropriate repairs or additions should be removed or corrected.

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

CITY OF Salem
AT YOUR SERVICE

Findings

(1) Materials

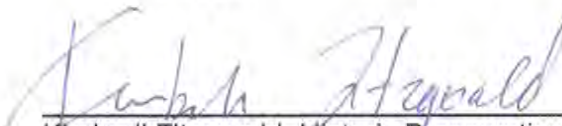
The applicant is proposing to gently wash the steeple shakes and will repair and restore the decorative finials at the top of the steeple spires. Should portions of these finials be dry-rotted and require replacement, the applicant proposes in-kind replacement with wood. Additionally, the applicant proposes to scrape the lead paint, prime and repaint the trim on the steeple. Wood is a traditional material, compatible with the building, and provided the power-washing is mild, and the lead paint removal meets the applicable OHA and EPA standards relating to the appropriate treatment of lead based paint, no historic materials will be adversely affected and 230.040(e)(1)(A) and (B) have been met.

(2) Design.

The applicant is proposing to repair and restore the church steeple, and spires. Should dry-rot be found, the applicant is proposing in-kind replacement, and will replicate the design of any feature (such as the decorative finials on the top of the steeple spires). Staff finds that the proposal meets SRC 230.040(e)(2)(A) and (B). Standards 230.040 (e)(2) (C) and (D) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on June 16, 2015, and the findings as presented in this report, the application is APPROVED with the following CONDITIONS:

1. The power-washing of the cedar shingles shall not exceed 400PSI.
2. All lead scraping and lead removal must be completed by a professional Certified Renovator, certified by the Oregon Health Authority to complete renovations on properties with known lead paint in Oregon. The contractor must comply with all applicable State OHA and Federal EPA regulations for the proper containment, treatment and disposal of lead based paint per ORS 431.920.



Kimberli Fitzgerald, Historic Preservation Officer

kfitzgerald@cityofsalem.net; Phone: (503)540-2397

Application Deemed Complete: June 16, 2015

Notice of Decision Mailing Date: June 17, 2015

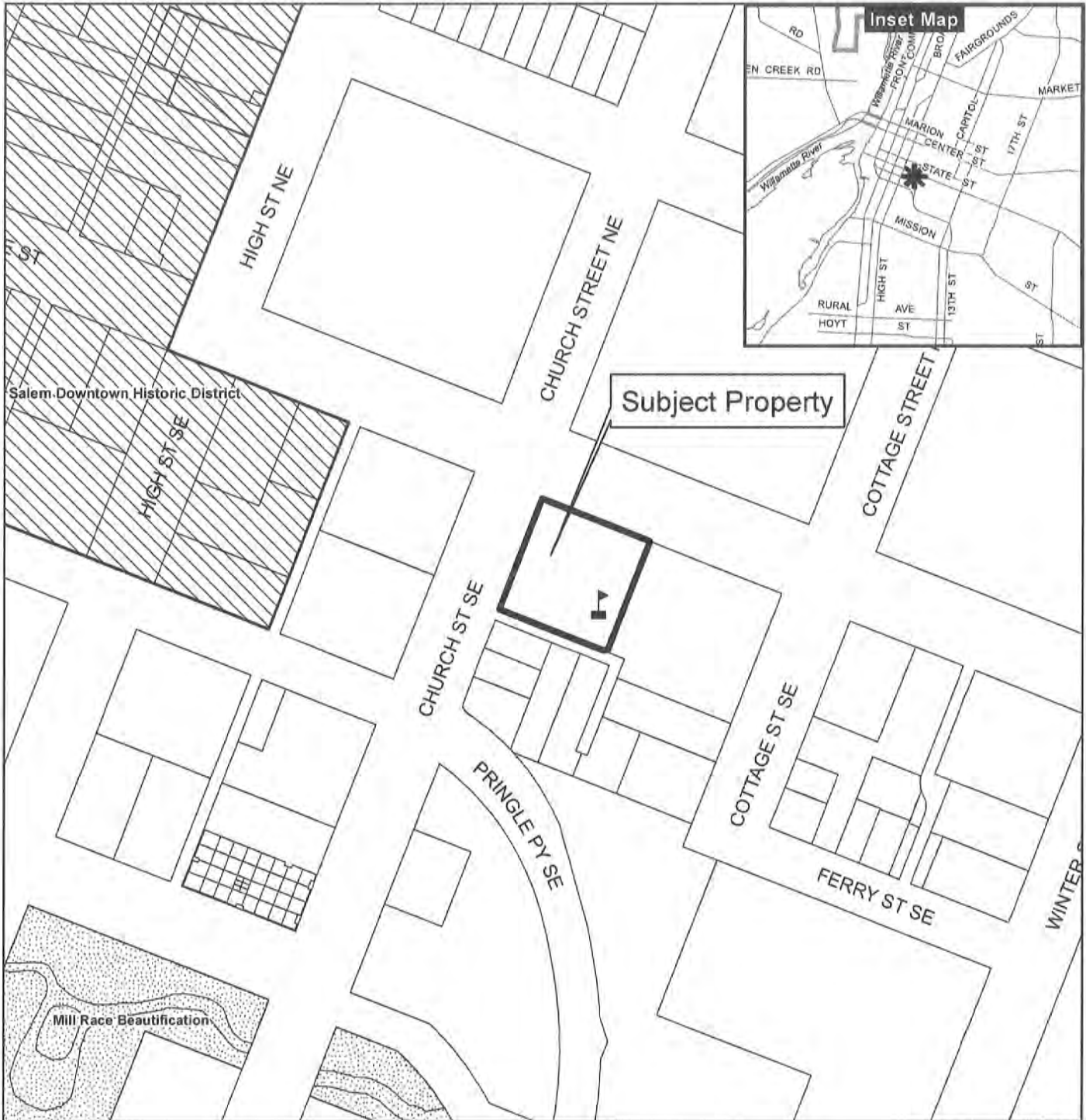
Decision Effective: July 3, 2015

State Mandated Decision Date: October 15, 2015








The rights granted by this decision must be exercised by July 3, 2017, or this approval shall be null and void.

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than **5:00 p.m., July 2, 2015**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

Vicinity Map 600 State St



Legend

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

CITY OF Salem
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Community Development Dept.

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Without getting the wooden pieces on the ground for inspection it is at this time difficult to estimate the cost of the restoration/preservation or what objects will be too damaged for repair and need to be replaced in kind but we think the removal & reinstallation could run as high as \$15,000, somewhat driven by the equipment needed. Based on our recent

Kimberli Fitzgerald - First United Methodist Church Steeple Maintenance

From: luis <luis@dalkeconstruction.com>
To: Kimberli Fitzgerald <kfitzgerald@cityofsalem.net>
Date: 6/12/2015 2:01 PM
Subject: First United Methodist Church Steeple Maintenance
CC: Scott Dalke <scott@dalkeconstruction.com>

Good Afternoon Kimberli,

Per our meeting yesterday, we plan to repair/restore adornments around the spire depending on the existing condition of dry rot. We will bring down adornments that need attention, take before pictures as well as contact you for your review prior to our restoration. We plan on getting your approval of restored adornments prior to reinstallation. Adornments will be installed exactly as they were before. We will visually inspect steel straps and replace any if needed.

Let me know if you have any questions. Have a good weekend!

Thank you,
Luis Garcia
Project Engineer

dalke Construction Co., Inc.
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503-871-8205 Mobile
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First United Methodist Church of Salem
600 State St.
Salem, OR 97301

6/11/15

RE: Steeple Painting & Dry Rot Repair Proposal

Attn: Ray/John

The following is our scope of work for the pressure wash, paint and dry rot repair of the First United Methodist Church of Salem Steeple at 600 State St. in Salem, OR. Work described/listed below:

- Pressure wash steeple shakes ONLY – Where paint is non lead
- All trim tested positive for lead. All lead paint is to be scraped, wire brushed, cleaned with wet cloths, oil primer and paint. **LEAD WILL NOT GET PRESSURE WASHED**
 - Manufacturer product recommended: Miller Acri-lite Satin Paint
- ***This proposal does not include the painting of the steeple.***
- Re-paint all wood and exterior trim at Church Steeple entrance at corner of Church and State
- All work to be performed on crane and boom lifts
- Traffic control, side walk, parking spaces and lane closures are included
- 120 man-hours of Time & Material for dry-rot repair included

Historic Alteration Review - Commercial Resource Worksheet

Site Address: 600 State St.

Resource Status: Contributing
 Non- Contributing

Type of Work: Activity Proposed

Major Minor

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: _____

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 NO

Project's Existing Material: _____ Project's New Material: _____

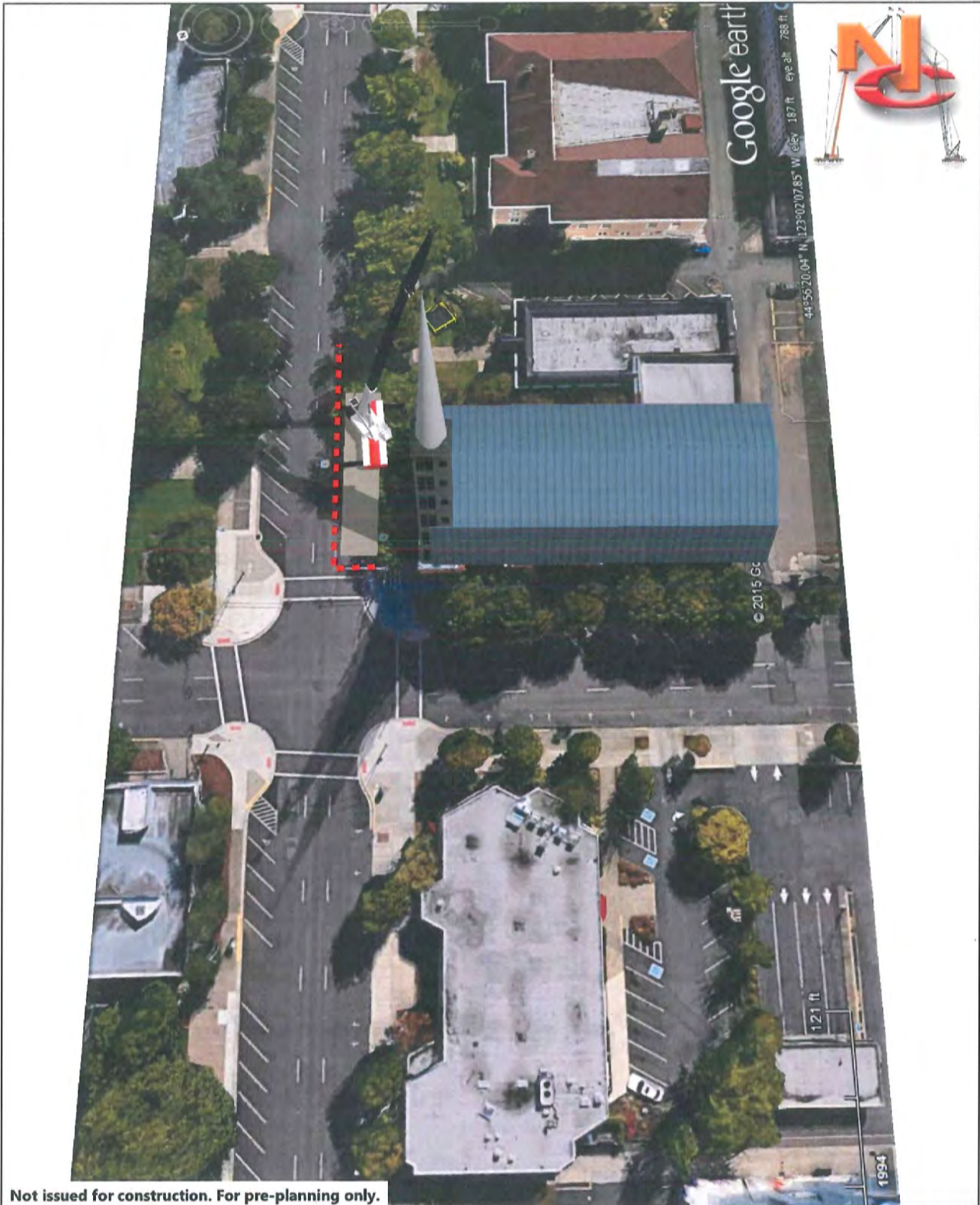
Project Description

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:

We are to pressure wash church steeple & scrape lead paint from architectural features/ paint/ repair dry rot. We are painting the same color.

Signature of Applicant

Date Submitted/Signed



Not issued for construction. For pre-planning only.



Title	Lift Plan
Project	600 State St United Methodist
Customer	Dalke Construction
Description	Man Basket Work
Drawn By	Jeff Ross
	05/28/2015