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503-588-6173

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS14-32 / Amanda No. 14-116819-DR

NOTICE OF DECISION DATE: October 24, 2014

REQUEST: Minor Historic Design Review of a proposal to replace the existing roof on the Parsonage (1841) and replace the smoke stack and hood on the Mentzer Machine Shop/Forge (c1915). The Parsonage and Shop/Forge are both historic contributing resources located within the Thomas Kay Historic Park (Willamette Heritage Center), an individually listed property on the National Register of Historic Places, located at 1313 Mill Street SE, (Marion County Tax Assessor 073W26BC04100)

APPLICANT: Sean O'Harra for the Willamette Heritage Center.

LOCATION: 1313 Mill Street SE - 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230

FINDINGS: The applicant is proposing to replace the roof on the Parsonage and replace the smoke stack and hood on the Mentzer Machine Shop/Forge. Staff determined that the following standards from SRC 230 are applicable to this project:

230.080 Individually Listed Resources. Historic preservation activity on an individually listed resource shall comply with the standards for historic contributing buildings for the type of resource. The Parsonage (1841) and the Mentzer Machine Shop/Forge are both within the Thomas Kay Historic Park, individually-listed on the National Register of Historic Places and located within a Commercial zone (CG); therefore, SRC 230.040 (e) *Roofs and Cornices in Standards for Historic Contributing Buildings in Commercial Districts* would apply to the proposed roof replacement work and 230.040 (g) *Lintels, Architraves, Sills, and other Architectural Details* within the same section would apply to the replacement of the hood and smoke stack:

230.040(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.

Findings

The applicant is proposing to replace the existing cedar shingles on the Parsonage (circa. 1841) with new cedar shingles of the same color and style over the existing sheathing. The existing roof shingles are in poor condition and require replacement. The existing roof material (cedar shingles) are not original to the structure therefore SRC 230.040(e)(1)(A) does not apply to this proposal. The proposed new roof material will be visible from the right of way, however the proposed new roof shingling replicates the existing material and

NOTICE OF DECISION

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matches the existing roof in type, quality, size, finish, proportions, scale and configuration thereby meeting SRC 230.040(e)(1)(B).

The applicant is proposing to preserve the original roof form and detailing, thereby meeting SRC 230.040(e)(2)(A) and (B). No alterations to the roof are proposed that would result in a change to the existing roof form and no corrections are required due to inappropriate alterations, therefore SRC 230.040(e)(2)(C) and (D) have been met for this proposal.

230.040(g) Lintels, Architraves, Sills, and other Architectural Details. Replacement of lintels, architraves, sills and other architectural details in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was unfeasible due to poor condition of the original materials. If the feature is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.

(1) Materials.

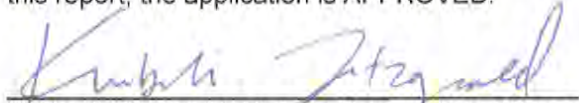
- (A) Existing architectural details shall be retained.
- (B) Original material shall, if possible, be retained or repaired.
- (C) If replacement material is required, similar material shall be used.

(2) Design.

- (A) The replacement shall, to the greatest extent feasible, match design, size, proportions, and profile of the original architectural details.
- (B) Architectural details should not be added unless there is archival evidence suggesting their presence and design.

The applicant is proposing to replace the existing hood and smokestack on the Mentzer Machine Shop/Forge located on the eastern side of the machine shop, on the northeastern portion of the Mission Mill complex. The Mentzer Machine Shop/Forge (circa 1915) served as the Blacksmith Shop/Forge, an active part of the Thomas Kay Mill, and is now part of the Mission Mill Museum and used for demonstration purposes for visitors to the Willamette Heritage Center. The existing hood and smokestack are not original to the structure, and the hood has rusted, and cannot easily be repaired. The smokestack was damaged in a winter storm in early 2014, and cannot easily be repaired. Both the hood and smokestack are of stainless steel, and will be replaced in-kind with a new stainless steel hood and smokestack, replicating the design, size, and profile of the existing hood and smokestack, thereby meeting SRC 230.040(g)(1) and (2).

DECISION: Based upon the application materials deemed complete on October 3, 2014 and the findings as presented in this report, the application is APPROVED.


Kimberli Fitzgerald, Historic Preservation Officer
Urban Planner Administrator Designee

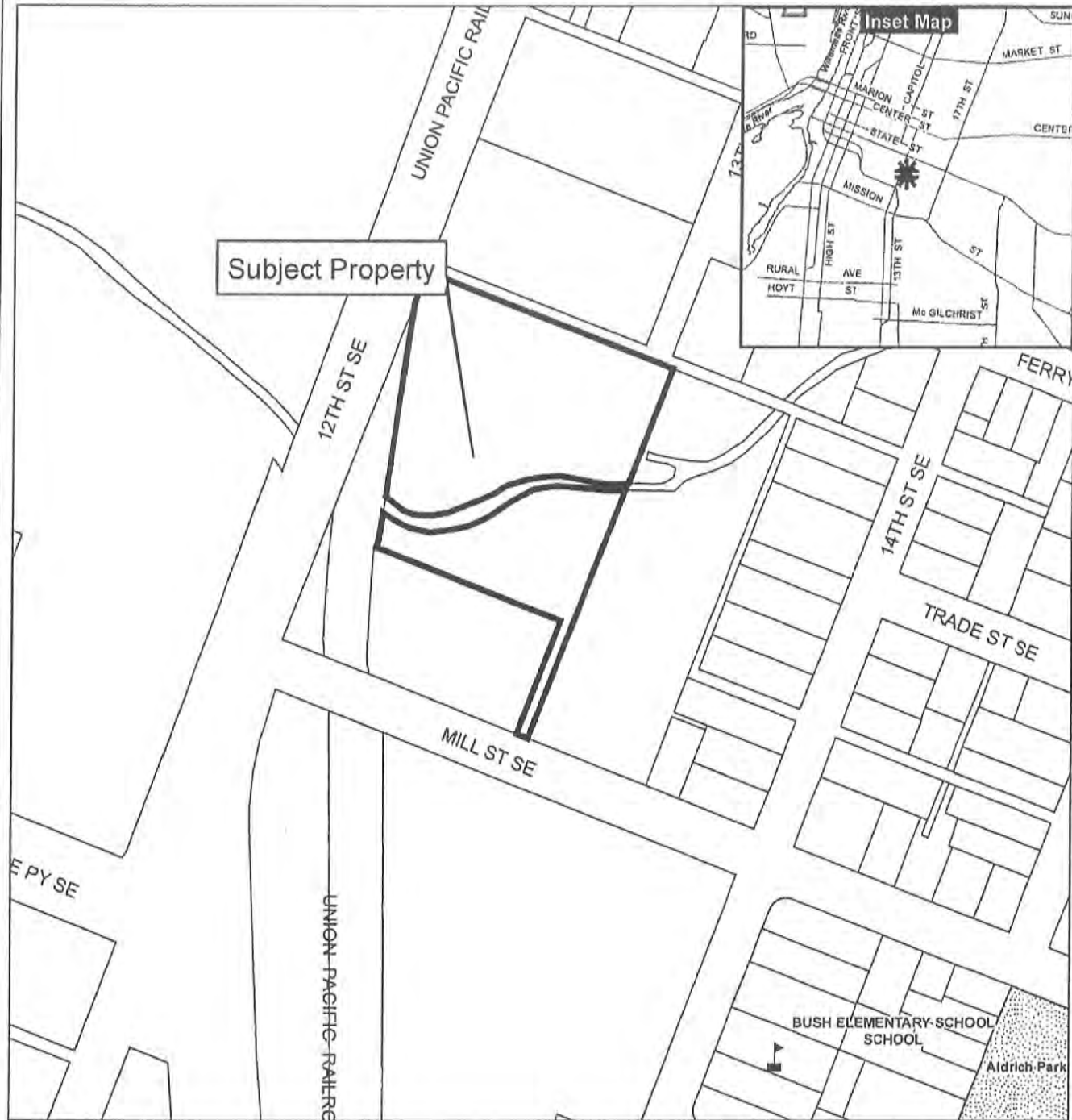
kfitzgerald@cityofsalem.net
Phone: (503)540-2397

The rights granted by this decision must be exercised by November 11, 2016, or this approval shall be null and void.








Application Deemed Complete: October 3, 2014
Notice of Decision Mailing Date: October 24, 2014
Decision Effective Date: November 11, 2014
State Mandated Decision Date: January 31, 2014

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., November 10, 2014. 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 1313 Mill Street SE



Legend

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

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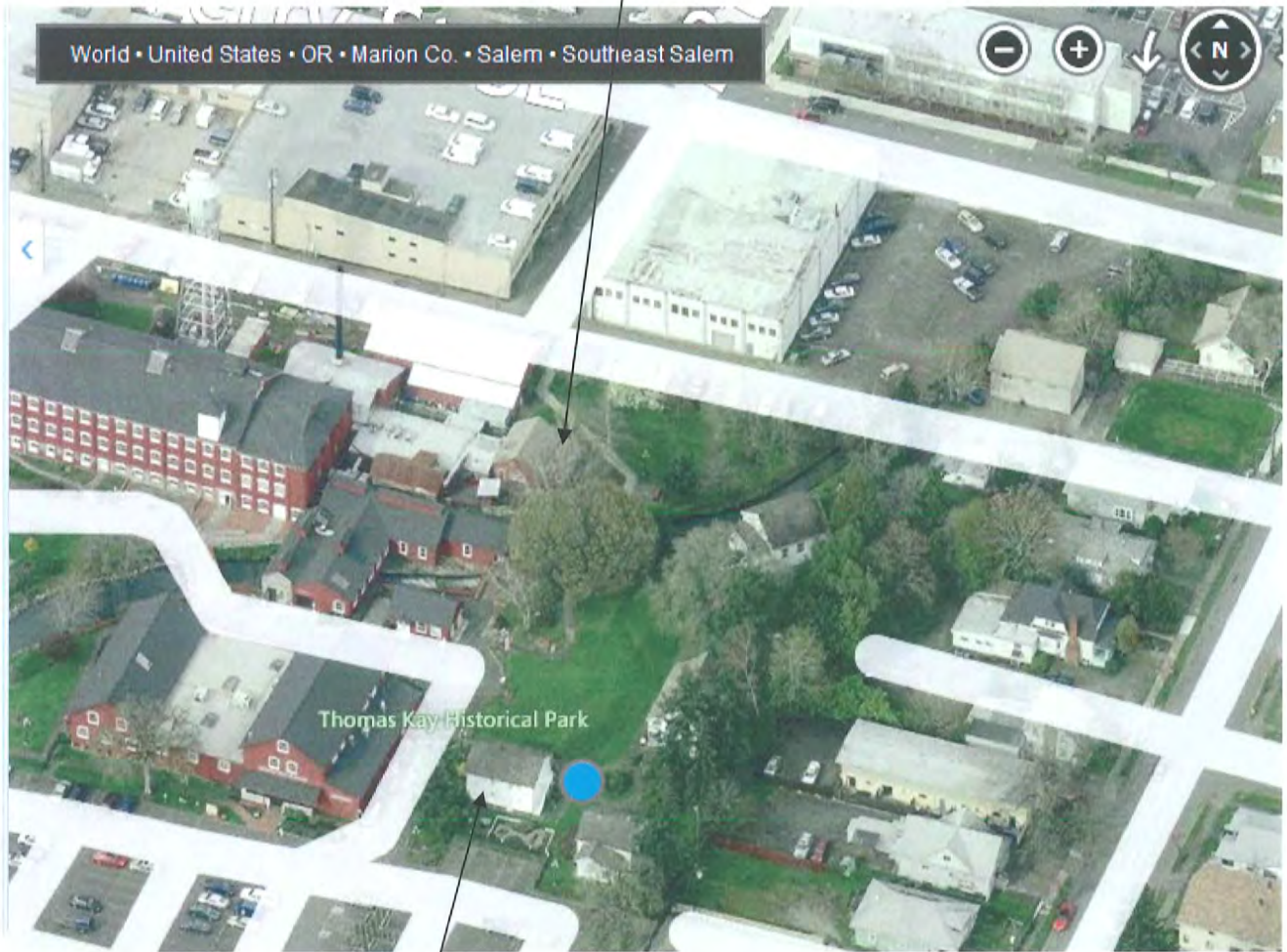
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0 100 200 400 Feet





Mentzer Machine Shop/Forge

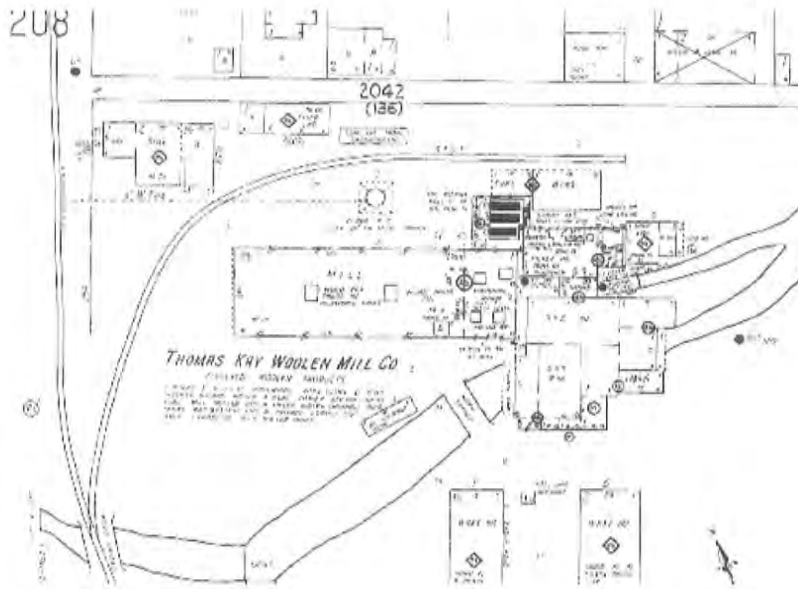


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Thomas Kay Historical Park

Parsonage





1926-27, Vol 2, Sheet 209 Sanborn Fire Insurance Map- Thomas Kay Woolen Mill

