



Motto: "Be the fairest part of the next Best"

Greenlawn Chapel, Salem, Mass.



City of Salem- Dickson Memorial Chapel Restoration 2016
Department of Planning and Community Development
By: Erin Schaeffer, Staff Planner



Photo: City of Salem

What We Have Accomplished So Far

- Idea
- Making the Chapel Eligibility for Funding Opportunities (National Register)
- Restoration of three (3) windows and the conservatory side door.
- Request for Funding (CPA, CIP, Grants and Private Contributions)

- Wrote and published a request for proposals from architecture firms
- Hired an architect and engineer with specialty in historic restoration
- Designer Selection Committee (Building Inspector, Finance Director, Planning Director)

- Architect and engineer worked together to evaluate the structural integrity of the building, draw existing condition plans, development of cost estimates, and scope of work.

- Hire general contractor through a municipal bid process

- The architect, engineer and city will equally oversee the construction process.

Phase I: Municipal Restoration
2016-2017

Existing Conditions and Project Scope



Photo: City of Salem

Existing Conditions- East Rose Window

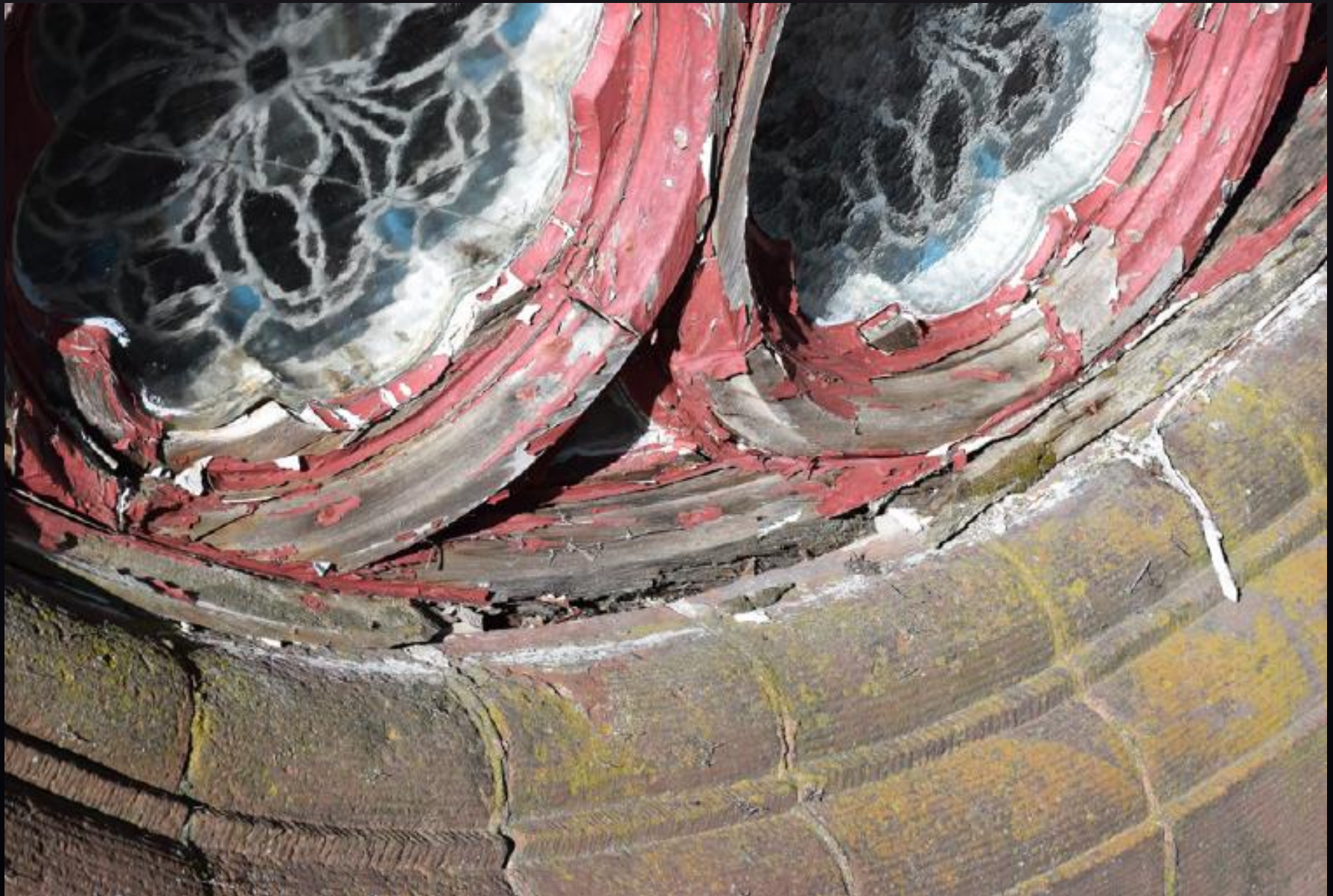


Photo: McGinley, Kalsow and Associates

Existing Conditions – East Rose Window



Existing Conditions- East Rose Window



Existing Conditions- East Rose Window



Existing Conditions- East Rose Window



Existing Conditions- East Rose Window

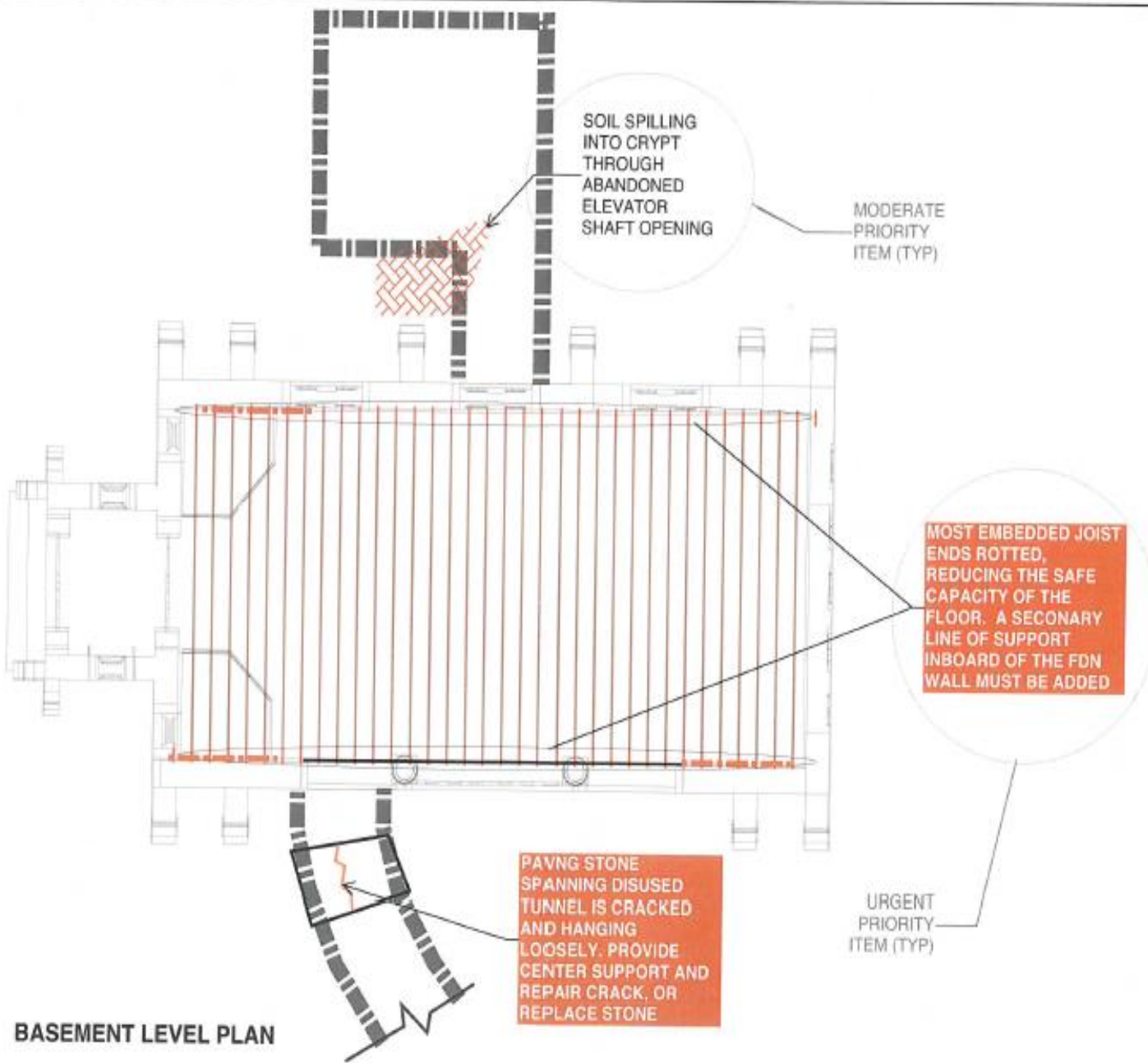




Floor Joist Restoration

68 Floor Joist Ends

Installation of secondary line of support inside of the foundation wall to be added



Dickson Chapel
 57 Orme St., Salem,
 MA 01970
 Greenlawn Cemetery

STRUCTURES NORTH
 CONSULTING ENGINEERS, INC.
 60 WASHINGTON ST. SALEM, MA
 JMB/SA 7-07-16

Date: 05/18/16
 Scale: 1" = 8'-0"
 Drawn By: JMC
 Reviewed By/Checker
 Project No: 1778

MK & A McGinley Kalsow & Associates, Inc.
 324 Broadway, P.O. Box 45248
 Somerville, MA 02143
 617.621.6901 - www.mgkcalson.com

Site Logistics and
 General Notes

No.
S1.1



Photo: City of Salem

Existing Conditions- Gutters and Downspouts South Façade Alternate #2





Photo: McGinley, Kalsow and Associates

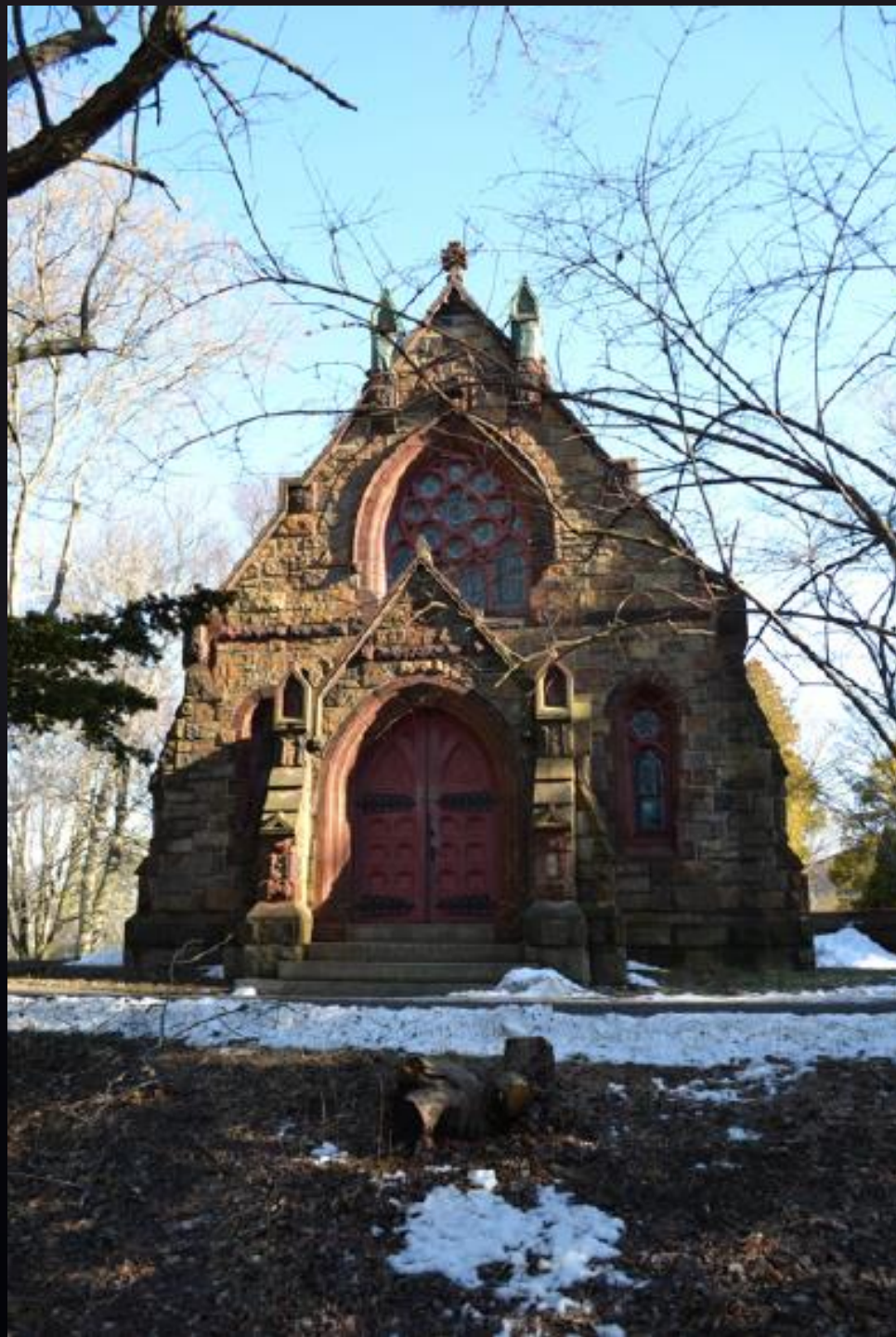
Replacement of Steel Yokes



Where are the Dollars Going?

	Estimated Budget
East Rose Window	~ \$95,500
Chapel Floor Joist Repairs	~ \$31,200
Broken Paving Stone Support	~ \$8,000
Yoke Replacement	~ \$5,000
Downspouts	~ \$900
16% Contingency	= \$176,000 Construction

What's Next?





Dickson Chapel

57 Orme St. Salem,
MA 01970

Greenlawn Cemetery



STRUCTURES NORTH
CONSULTING ENGINEERS, INC.

80 WASHINGTON ST. SALEM, MA

JMK/BA 7-21-16

Date: 05/18/16
Scale: 1/4" = 1'-0"
Drawn By: JMC
Reviewed By/Checker
Project No: 1778

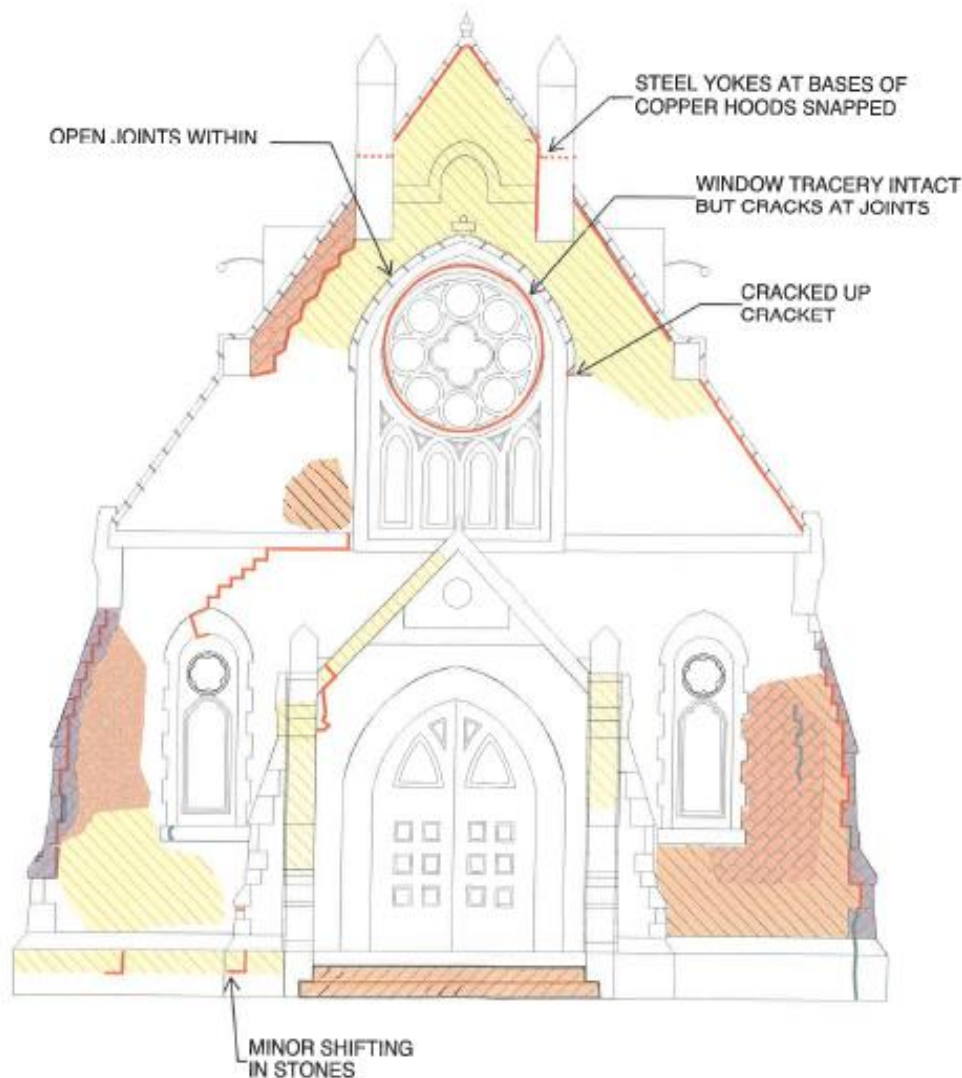
MK & A McGinley Kalsow
& Associates, Inc.

324 Broadway, P.O. Box 42248
Salemville, MA 02145
617.625.8901 - www.mgktydev.com

West Elevation

No.

S2.1



WEST ELEVATION/ EXTERIOR

ITEM #1: ERODED MORTAR JOINTS- MUST BE CUT AND POINTED

ITEM #2: DEEPLY ERODED MORTAR JOINTS, MUST DEEPLY CUT AND POINT, RE-SET STONES THAT LOOSEN DURING CUTTING

ITEM #3: BULGED OR SHIFTED FLAT MASONRY, MUST BE REMOVED AND RE-SET

ITEM #4: BULGED OR SHIFTED PROJECTING MASONRY, MUST BE DISMANTLED AND RECONSTRUCTED FROM 3-SIDES

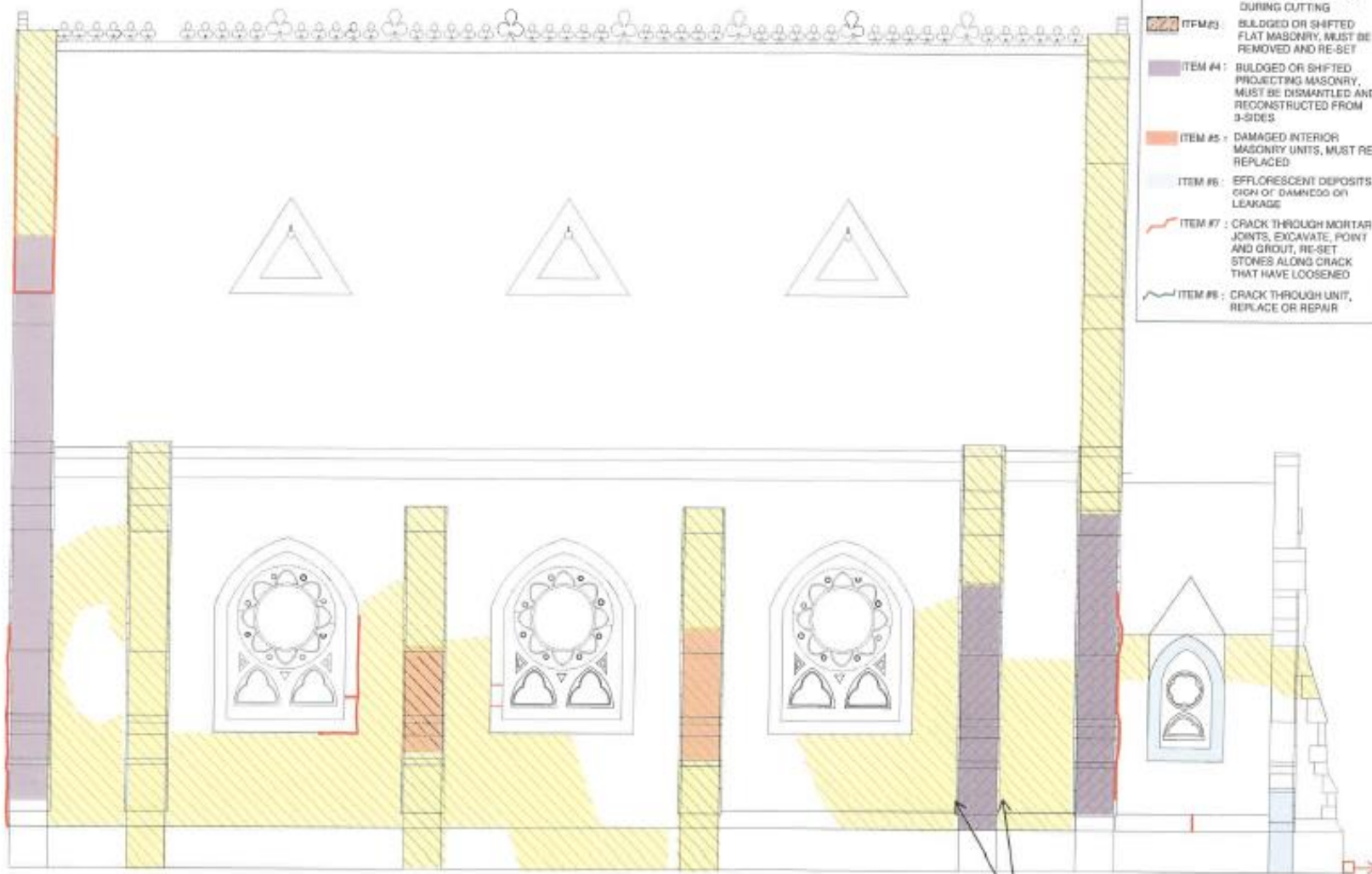
ITEM #5: DAMAGED INTERIOR MASONRY UNITS, MUST BE REPLACED

ITEM #6: EFFLORESCENT DEPOSITS, SIGN OF DAMNNESS OR LEAKAGE

ITEM #7: CRACK THROUGH MORTAR JOINTS, EXCAVATE, POINT AND GROUT, RE-SET STONES ALONG CRACK THAT HAVE LOOSENED

ITEM #8: CRACK THROUGH UNIT, REPLACE OR REPAIR





NORTH ELEVATION/ EXTERIOR

SAME CONDITION
ON THE SIDES
(TYPICAL)

- ITEM #1 : ERODED MORTAR JOINTS, MUST BE CUT AND POINTED
- ITEM #2 : DEEPLY ERODED MORTAR JOINTS, MUST DEEPLY CUT AND POINT, RE-SET STONES THAT LOOSEN DURING CUTTING
- ITEM #3 : BULGED OR SHIFTED FLAT MASONRY, MUST BE REMOVED AND RE-SET
- ITEM #4 : BULGED OR SHIFTED PROJECTING MASONRY, MUST BE DISMANTLED AND RECONSTRUCTED FROM 3-SIDES
- ITEM #5 : DAMAGED INTERIOR MASONRY UNITS, MUST RE PLACED
- ITEM #6 : EFFLORESCENT DEPOSITS, SIGN OF DAMNAGE OR LEAKAGE
- ITEM #7 : CRACK THROUGH MORTAR JOINTS, EXCAVATE, POINT AND GROUT, RE-SET STONES ALONG CRACK THAT HAVE LOOSENED
- ITEM #8 : CRACK THROUGH UNIT, REPLACE OR REPAIR



Dickson Chapel
57 Orme St. Salem,
MA 01970
Greenlawn Cemetery

STRUCTURES NORTH
CONSULTING ENGINEERS, INC.
40 WASHINGTON ST. SALEM, MA
JUNE 04 7-27-18

Date: 05/18/16
Scale: 1/4" = 1'-0"
Drawn By: JMC
Reviewed By: Checker
Project No: 1778

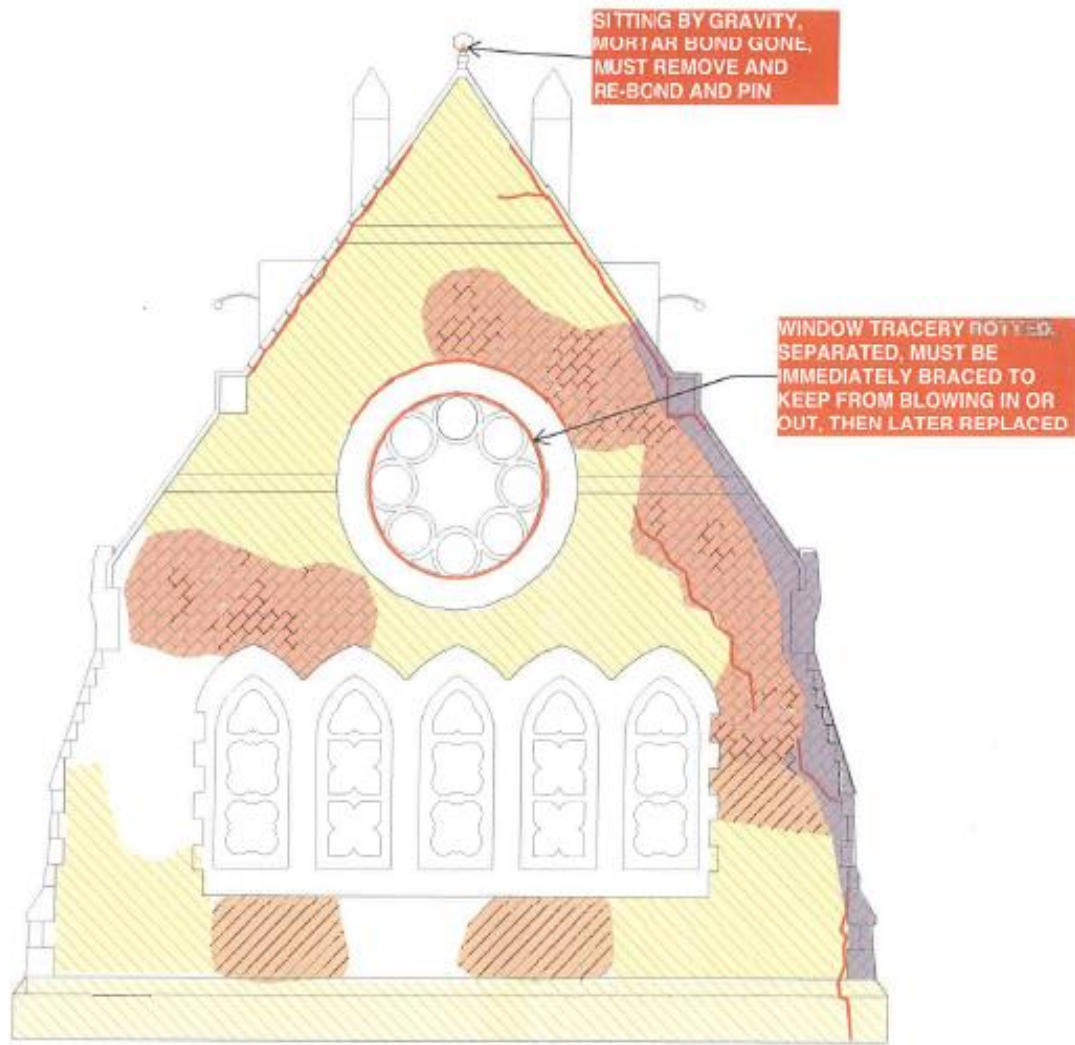
MK & A McGinley Kalsow & Associates, Inc.
224 Broadway, P.O. Box 45248
Salem, MA 01911, MA 01143
978.253.8991 - www.mginkalsow.com

North Elevation

No.
S2.2



- ITEM #1: ERODED MORTAR JOINTS. MUST BE CUT AND POINTED
- ITEM #2: DEEPLY ERODED MORTAR JOINTS. MUST DEEPLY CUT AND POINT, RE-SET STONES THAT LOOSEN DURING CUTTING
- ITEM #3: BULGED OR SHIFTED FLAT MASONRY. MUST BE REMOVED AND RE-SET
- ITEM #4: BULGED OR SHIFTED PROJECTING MASONRY. MUST BE DISMANTLED AND RECONSTRUCTED FROM 3-SIDES
- ITEM #5: DAMAGED INTERIOR MASONRY UNITS. MUST BE REPLACED
- ITEM #6: EFFLORESCENT DEPOSITS, SIGN OF DAMNNESS OR LEAKAGE
- ITEM #7: CRACK THROUGH MORTAR JOINTS, EXCAVATE, POINT AND GROUT, RE-SET STONES ALONG CRACK THAT HAVE LOOSENED
- ITEM #8: CRACK THROUGH UNIT, REPLACE OR REPAIR



EAST ELEVATION/ EXTERIOR



Dickson Chapel
 57 Orme St. Salem,
 MA 01970
 Greenlawn Cemetery

SEKVIN
 STRUCTURES NORTH
 CONSULTING ENGINEERS, INC.
 60 WASHINGTON ST. SALEM, MA
 JMW 5A/7-21-16

Date: 05/18/16
 Scale: 1/4" = 1'-0"
 Drawn By: JMC
 Reviewed By/Checker
 Project No: 1778

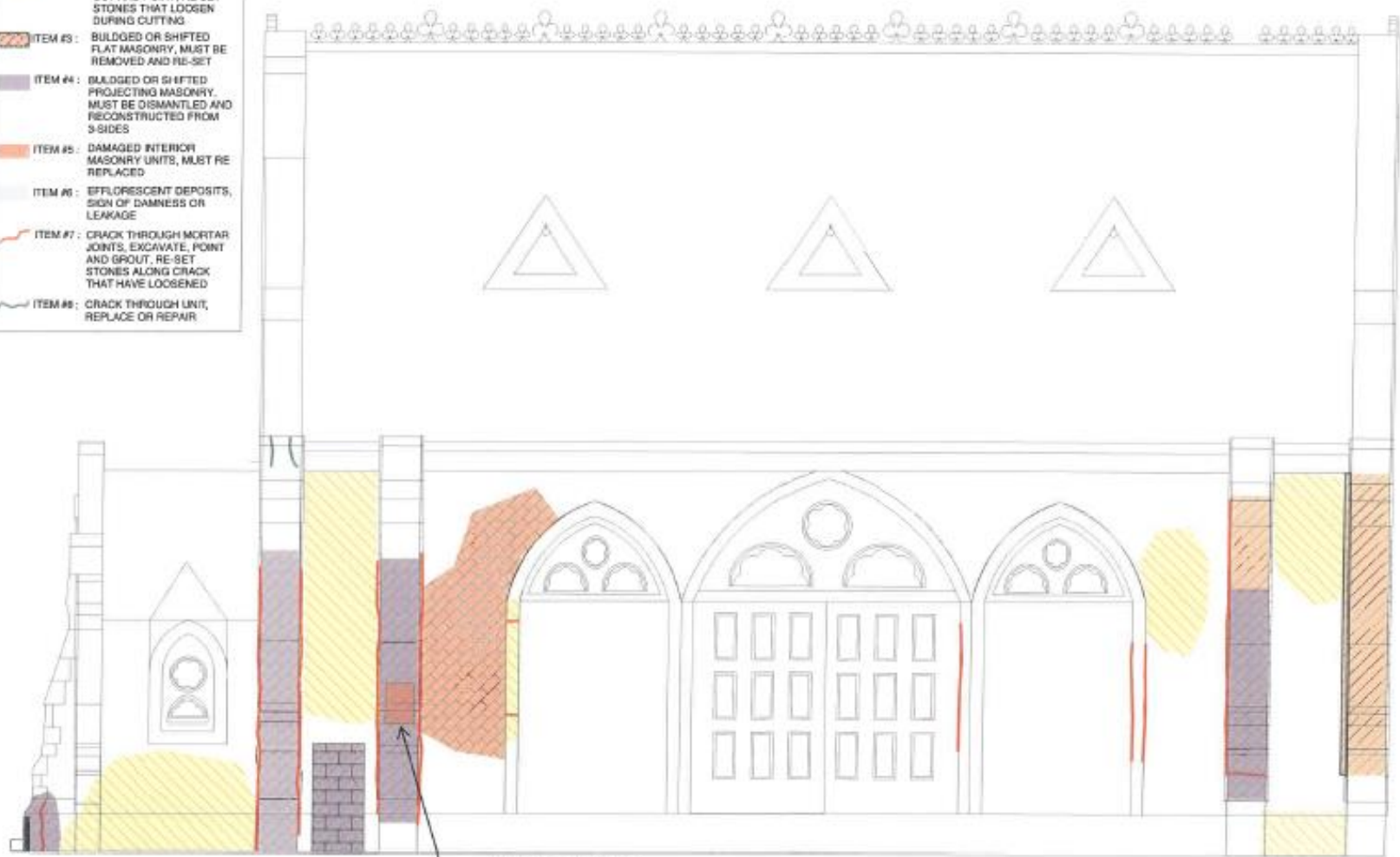
MK & A McGinley Kalsow & Associates, Inc.
 224 Broadway, P.O. Box 45248
 Southville, MA 02145
 517-825-8991 - www.mginleykalsow.com

East Elevation

No.
S2.3



- ITEM #1: ERODED MORTAR JOINTS- MUST BE CUT AND POINTED
- ITEM #2: DEEPLY ERODED MORTAR JOINTS, MUST DEEPLY CUT AND POINT, RE-SET STONES THAT LOOSEN DURING CUTTING
- ITEM #3: BULGED OR SHIFTED FLAT MASONRY, MUST BE REMOVED AND RE-SET
- ITEM #4: BULGED OR SHIFTED PROJECTING MASONRY, MUST BE DISMANTLED AND RECONSTRUCTED FROM 3-SIDES
- ITEM #5: DAMAGED INTERIOR MASONRY UNITS, MUST BE REPLACED
- ITEM #6: EFFLORESCENT DEPOSITS, SIGN OF DAMNERS OR LEAKAGE
- ITEM #7: CRACK THROUGH MORTAR JOINTS, EXCAVATE, POINT AND GROUT, RE-SET STONES ALONG CRACK THAT HAVE LOOSENED
- ITEM #8: CRACK THROUGH UNIT, REPLACE OR REPAIR



MISSING STONES
DEEP REPAIR

SOUTH ELEVATION/ EXTERIOR



Dickson Chapel
57 Orme St. Salem,
MA 01970
Greenlawn Cemetery

STRUCTURES NORTH
CONSULTING ENGINEERS, INC.
60 WASHINGTON ST. SALEM, MA
JBR/DG 7-27-16

Date: 05/18/16
Scale: 1/4" = 1'-0"
Drawn By: JMC
Reviewed By: Checker
Project No: 1778

McGinley Kalaow & Associates, Inc.
324 Broadway, PO Box 85748
Somerville, MA 02114
617.629.2861 - www.mcginkalaw.com

South Elevation

No.
S2.4



Photo: McGinley, Kalsow and Associates



Manchester- By-The-Sea: Crowell Chapel

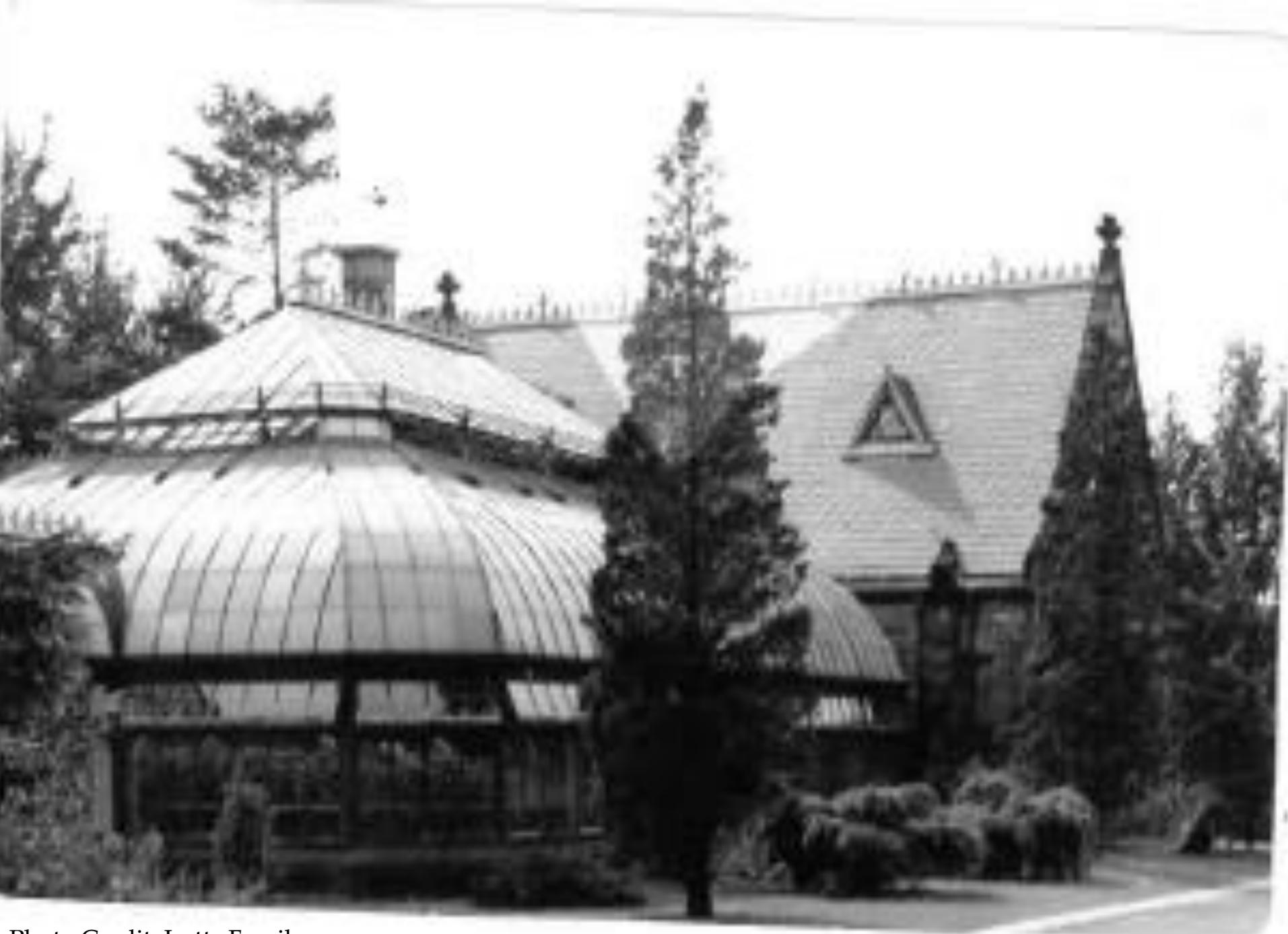


Photo Credit: Lutts Family

Funding

- Massachusetts Cultural Council Facilities Fund – Grant 2017
- Community Preservation Act Fund
- Municipal Capital Improvement Project Funds
- Friends of Greenlawn Cemetery private donations and the Salem Heritage Five Foundation

Project Information

<http://www.salem.com/planning-and-community-development/pages/studies-and-reports>

Erin Schaeffer, Staff Planner

Department of Planning and Community Development

eschaeffer@salem.com

(978) 619-5685