

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.: HIS22-13

APPLICATION NO.: 22-108685-DR

NOTICE OF DECISION DATE: June 16, 2022

SUMMARY: A proposal to add a new ornamental garden in Bush's Pasture Park.

REQUEST: Class 2 Minor Historic Design Review of a proposal to a new ornamental garden east of the Bush House and south of the Greenhouse, abutting the parking lot to the north, within Bush's Pasture Park, a historic contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District on property zoned PA (Public Amusement) and located at 600 Mission Street SE, (Marion County Assessors Map and Tax Lot number: 073W27D00100).

APPLICANT: Michael Slater

LOCATION: 600 Mission St SE, Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapter 230.060(r) – Site Features

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. HIS22-13 based upon the application materials deemed complete on May 27, 2022 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by July 2, 2024, or this approval shall be null and void.

Application Deemed Complete:	<u>May 27, 2022</u>
Notice of Decision Mailing Date:	<u>June 16, 2022</u>
Decision Effective Date:	<u>July 2, 2022</u>
State Mandate Date:	<u>September 24, 2022</u>

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

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Friday, July 1, 2022. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 230. 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 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.

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. HIS22-13)
600 MISSION STREET SE) JUNE 16, 2022**

In the matter of the application for a Minor Historic Design Review submitted by Michael Slater, on behalf of the Mission Street Parks Conservancy, 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 add a new ornamental garden in Bush's Pasture Park.

REQUEST: Class 2 Minor Historic Design Review of a proposal to a new ornamental garden east of the Bush House and south of the Greenhouse, abutting the parking lot to the north, within Bush's Pasture Park, a historic contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District on property zoned PA (Public Amusement) and located at 600 Mission Street SE, (Marion County Assessors Map and Tax Lot number: 073W27D00100). A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

DECISION

APPROVED based upon the application materials deemed complete on May 27, 2022 and the findings as presented in this report.

FINDINGS

1. 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 a new ornamental garden, 129' by 58' in size just to the north of the public parking lot serving the Bush House and the Salem Art Association. The Bush House Greenhouse is located just to the north of the project area. The current site has served as a holding area for city owned plants since 1975 and is currently comprised of a mix of seven ornamental and shade trees within an open space surrounded by boxwood hedges. Along the west hedge line there is a dense row of Fatsia, which may have been planted Lord & Schryver

(or Edith Schryver) which will be retained. The applicant is proposing a Woodland Garden within this space comprised of interior and exterior hedging, new flowering trees and new incense cedars in addition to new ground cover plants such as ferns, native strawberry and mosses. These plants are intended to recreate the forest floor of Oregon's conifer floor. Additional improvements proposed include: curved gravel pathways and new gravel patios supporting tables and chairs. The applicant's submittal plans are included as **Attachment B**.

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: 22 108685.

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, which 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. Neighborhood and Citizen Comments

The subject property is located within the South-Central Association of Neighbors (SCAN). A Request for Comments was sent to the neighborhood association, and surrounding property owners and tenants within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on May 27, 2022. Comments in support were received from Jon Christenson, Chair of the SCAN Historic Preservation, Parks and Gardens Committee. While the Committee

supports the proposal overall, additional comments included recommendations relating to the avoidance of non-native species, the responsiveness to climate change and overall maintenance and park signage management (**Attachment C**). Additional comments in support of the proposal were received from Nellyda Anslow, Roger Heusser, Molly McGuire, and Eileen Williamson. Comments were also received from Pat Monson expressing concerns about the potential for graffiti on the tables and chairs, as well as the funding for maintenance of this new ornamental park.

3. City Department and Public Agency Comments

The Parks Department reviewed the proposal for compliance with the recently adopted Cultural Landscape Management Plan and has provided comments directly to the applicant. Building and Safety Division indicates that the applicant must obtain required permits. The Planning Division stated that site plan review may be required, if development of parking area or buildings are constructed or modified. The Fire Department and Public Works had no concerns regarding the proposal. The City Archaeologist has stated that archaeological clearance review will be required prior to the issuance of any building or grading permits authorizing ground disturbing activity.

4. Historic Design Review

Chapter 230.060(r) – *Standards for historic contributing buildings in Public Historic Districts, Site Features* are the applicable criteria for evaluation of this proposal. Table 230-1 defines alterations to existing site features on contributing features, not easily visible from the right of way as a Class 2 Minor Historic Design Review. Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable criterion.

FINDINGS:

Criteria: 230.060(r) Site Features

(1) Materials. *Materials shall duplicate, to the greatest degree possible, the appearance and physical qualities of the original materials. Example: Rhododendron hedge planted during the period of significance is replanted with heritage varieties available during the period of significance.*

Finding: The applicant is proposing to retain the potentially original Fatsia. The remainder of the project area does not contain any significant plantings that were planted during the period of significance for Bush's Pasture Park. The proposed new gravel path, patios, tables and seating areas are compatible improvements and do not adversely affect any character defining features within this area of the park. Staff finds that this standard is has been met for the proposal.

(2) Design. *The design shall reproduce, to the greatest extent possible, the appearance of the original site feature. Example: If the site contains a Lord and Schryver garden, the replacements shall be allowed provided the original design and location of plantings of the historical garden are retained.*

Finding: The applicant is proposing to retain the potentially original Fatsia along the western edge of the proposed new Woodland Park Garden. The remainder of the project area does not include any character defining site features that require replication or restoration. The proposed new curving paths and the key design elements including the exterior and interior hedging, the flowering ornamental trees and the evergreen and deciduous columnar trees are all elements commonly found in Lord and Schryver designs which can be found in Bush's Pasture Park. Staff finds that this standard has been met.

DECISION

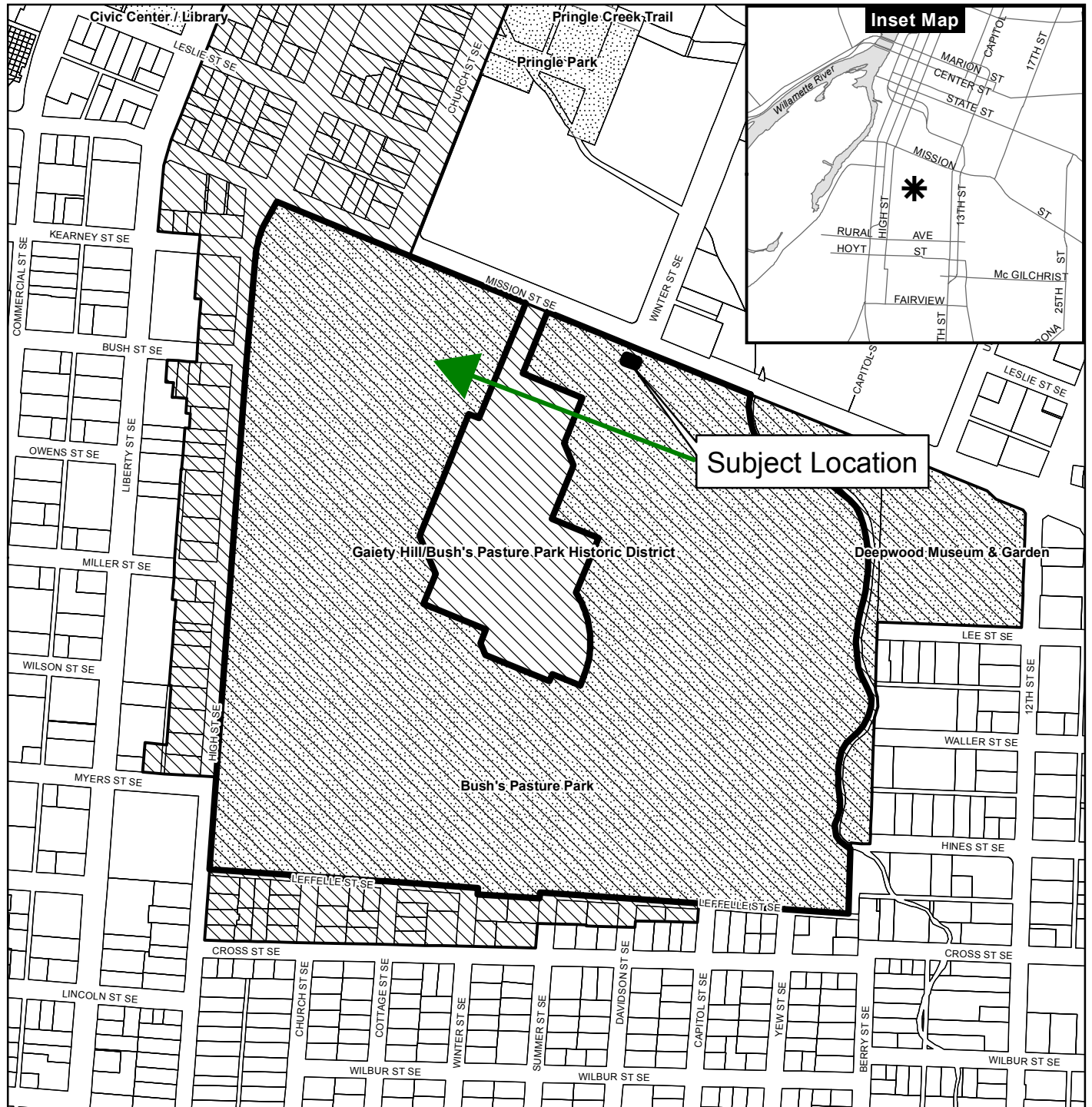
Based upon the application materials deemed complete on May 27, 2020 and the findings as presented in this report, the application for HIS22-13 is **APPROVED**.










Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials
C. Comments

Vicinity Map 600 Mission Street SE



Legend

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



0 125 250 500 Feet



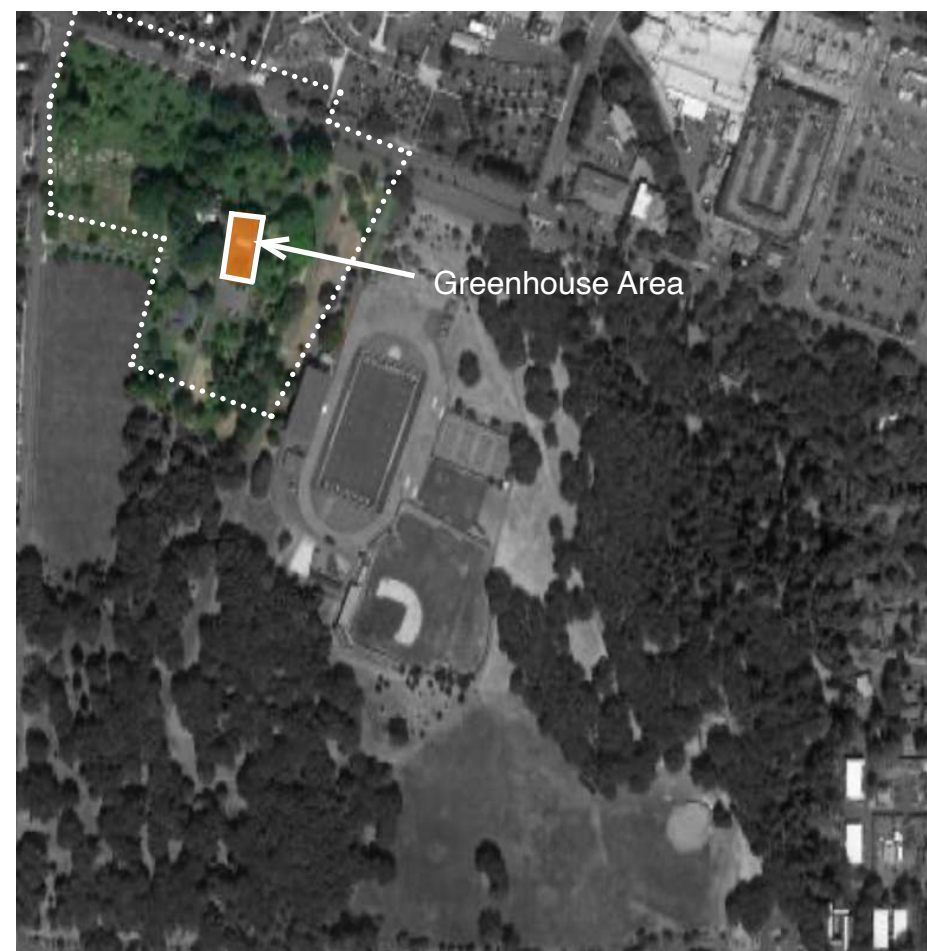
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

1. BUSH'S PASTURE PARK

Bush's Pasture Park is a 90.5 acre public park in the heart of Salem, Oregon. It sits on land previously inhabited by the Kalapuya people, descendants of whom are represented by the Grande Ronde Confederated Tribes. In 1850, the land was granted to Methodist missionary David Leslie. Leslie sold the land in 1860 to Asahel Bush. The Bush family donated what is now the lower park to the City in 1917 and the City purchased the remaining land in 1946. The City began to develop the park in 1953.



Bush's Pasture Park is an historic park located just south of Salem's downtown. It is a contributing feature to the Gaiety Hill/Bush's Pasture Park Historic District.



The Mission Street Parks Conservancy helps the City of Salem to preserve, maintain, interpret, and enhance the northwest 13 acres of park, which contains most of the park's public gardens and historical buildings.



The proposed new garden is currently a neglected but prominent space between the Bush Barn parking lot and the south conservatory garden, both of which were installed in the mid-1950's.

A Woodland Garden Proposal for Bush's Pasture Park



2. SITE HISTORY

The proposed project site is an open, rectangular space approximately 129' by 58'. It is bordered on the south by a public parking lot, on the west by an asphalt driveway that provides vehicular access to the Bush House, on the north by a small ornamental garden, and on the east by a narrow asphalt access road. Its most significant feature is a boxwood hedge that runs along the west and south edges. A few trees are distributed across the site.

Bush's Pasture Park is part of the Gaiety Hill/Bush's Pasture Park Historic District. The District's period of significance is between 1879 and 1938. In this period, the proposed project site, parking lot to the south, and ornamental garden to the north was one contiguous space that served as a vegetable garden for the Bush family. The current asphalt path on the east was once part of the Bush house driveway. The features that exist today were installed in the early park era.

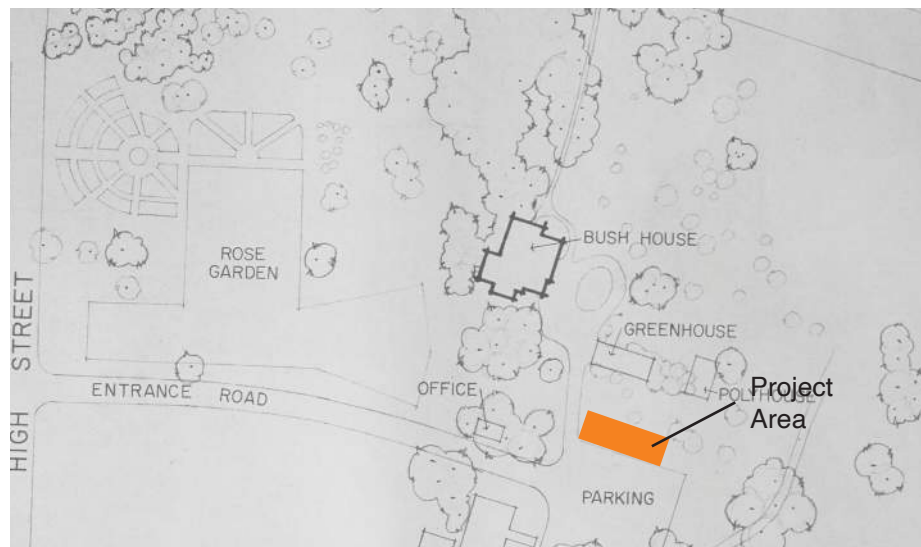
The proposed project site served as a holding area for City-owned plants. This function ended in approximately 1975.



Bush Conservatory
Built in 1882



Vegetable Garden (Project Site)
Circa 1900



Bush's Pasture Park Plan
Drawn Circa 1953



Project Site from Parking Lot
2013

A Woodland Garden Proposal for Bush's Pasture Park



This project has not yet been approved by the City of Salem. The project may not be approved by the City or may be substantially modified from the proposal described in this communication before approval is granted.

3. LORD & SCHRYVER'S INFLUENCE AT THE PARK

Elizabeth Lord and Edith Schryver opened their landscape architecture practice in 1929, becoming the first women in the Northwest to own their own practice. Across the street from their home and studio on Mission Street was the Bush family farmstead, managed by their friend Ms. Sally Bush.

Although Lord & Schryver designed over 200 gardens during their partnership, they did not draw any designs for the Bush family. They did, however, purchase numerous flowering trees and shrubs on behalf of Ms. Sally. Their selections included deciduous magnolias, crabapples, flowering cherries, flowering plums, Sty-rax, lilac trees, and witch hazels. Today, these trees form the heart of the park's flowering tree collection.

Ms. Sally Bush passed away in 1946. Edith Schryver maintained her involvement in the farmstead, now public park, through at least the 1950's. She designed the Tarter Old Rose Collection, an adjunct to the larger hybrid tea and floribunda collection designed by Arthur Erfeldt. Edith also drew up designs for the entry to the Bush Art Barn and was closely involved in the foundation plantings around the Bush House. The extensive use of Camellias, white-berried Skimmia, and several other distinct plants and plant combinations are likely attributable to Edith's involvement.



Edith Schryver and Elizabeth Lord opened their landscape architecture practice in 1929, the first women-owned firm in the Northwest.



Ms. Sally Bush (1860-1946) was an avid gardener, plant collector, and lover of native plants. She paid Lord & Schryver a monthly retainer during the Depression to provide ornamental plants for the Bush farmstead.



A view of the Orchard at Bush's Pasture Park through the gate of Gaiety Hollow, home and studio of Elizabeth Lord and Edith Schryver, who selected many of the Orchard's trees.



The Lord & Schryverhome garden exemplifies their use of evergreen hedges fronting trees, shrubs, and perennials.

A Woodland Garden Proposal for Bush's Pasture Park



4. CURRENT SITE CONDITION

The proposed project site is a fairly open space created by boxwood and holly hedges on the south and west edges, which were installed circa 1955. An asphalt path defines the east edge. On the north edge, the project site blends unevenly into the south conservatory garden. The ground is uneven as a result of surplus soil and other fill having been dumped in the space over the years. Grass, opportunistic garden plants, and weeds have colonized the ground.

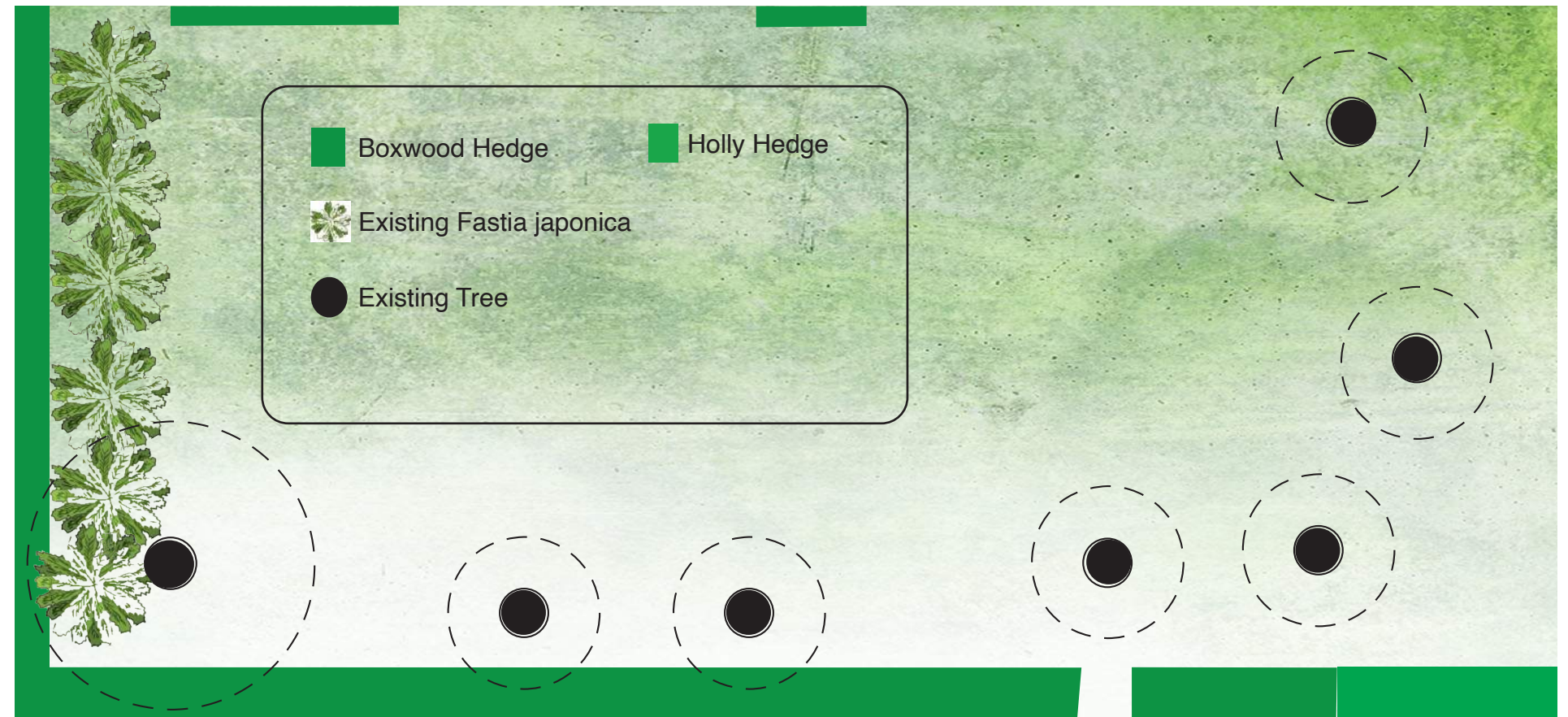
There are no paths or park amenities.

A mix of seven ornamental and shade trees of varying vigor are the dominant element in the proposed project site. These include: *Magnolia acuminata*, *M. soulangeana*, *Prunus* 'Shirofugen,' and three *Quercus* species.

The existing stratification of hedging, ornamental trees, and shade trees serves as the inspiration for the design concept.

A dense row of exuberant *Fatsia japonica* follow the west hedge line. There is some reason to believe that Lord & Stryver, or perhaps just Edith Schryver, is responsible for the selection and placement of the *Fatsia*.

The hedges, trees, and *Fatsia* will be incorporated into the new garden design.



The south edge of the project site taken from the Bush House asphalt driveway on the west side.



A view of the project site looking west from the east edge.

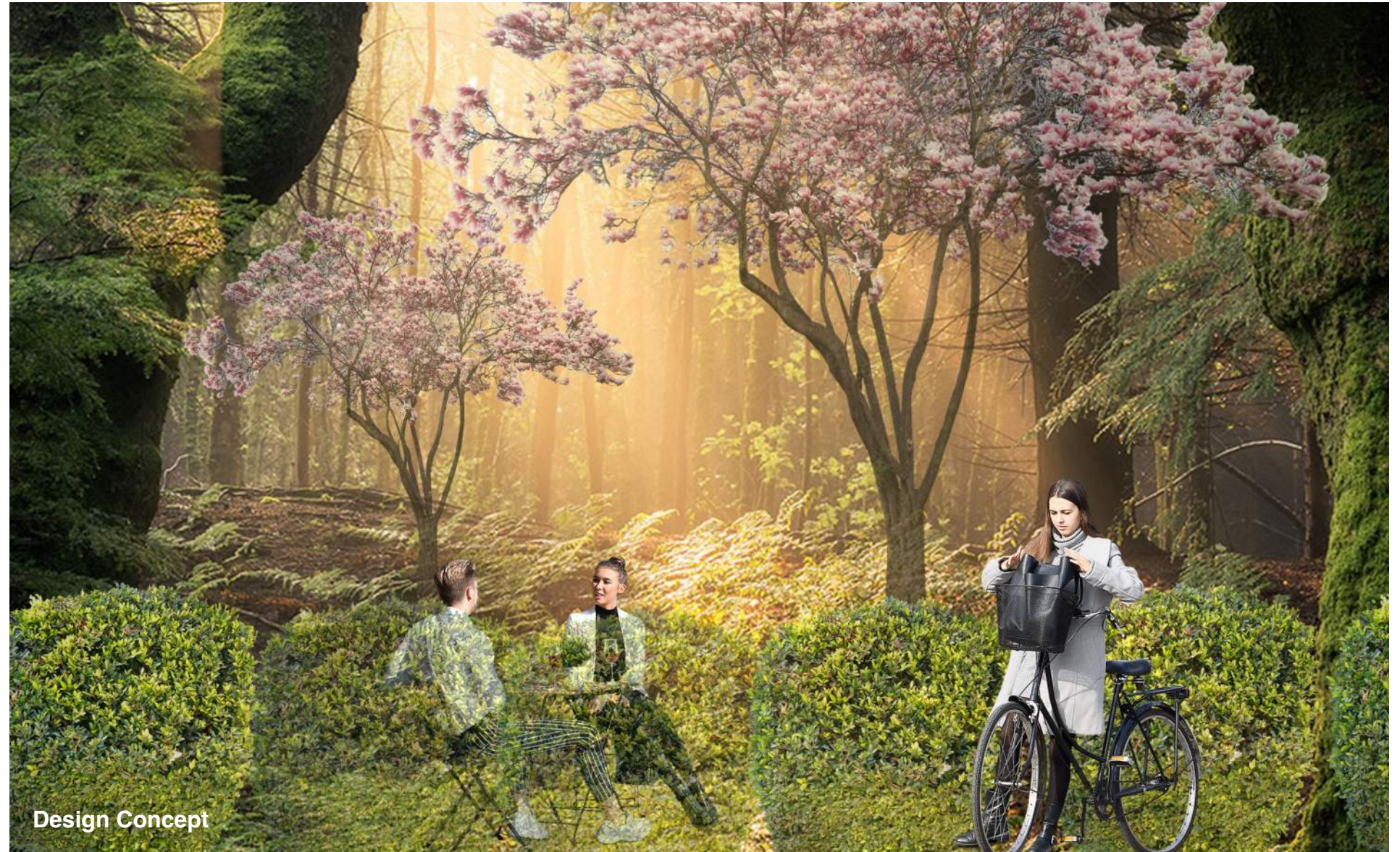
A Woodland Garden Proposal for Bush's Pasture Park



MISSION STREET PARKS
CONSERVANCY



5. DESIGN CONCEPT



The new woodland garden will be an accessible and intimate space for eating, conversation, and relaxation that brings together the feel of Oregon's conifer forests with the flowering trees and ornamental gardens of Bush's Pasture Park.

A Woodland Garden Proposal for Bush's Pasture Park



This project has not yet been approved by the City of Salem. The project may not be approved by the City or may be substantially modified from the proposal described in this communication before approval is granted.

6. ELEVATION

The proposed new garden is divided into four horizontal layers defined by plant foliage.

The first layer is created by the edge of the clipped boxwood hedge at 4' and consists of various ground cover plants such as ferns, native strawberry, and mosses. These plants recreate the forest floor of Oregon's conifer forests in a more cultivated manner.

The second layer is open space between the bottom of the clipped hedge and the lower limbs of the understory flowering trees. This layer of open space allows visitors to see their surroundings, which creates a sense of safety and aids navigation. The space also suggests the open layer in mature forests, where tall trees shade out much of the understory.

The third layer, which ranges from 8' to approximately 24', consists of understory flowering trees. The understory trees blend into the fourth and final layer of existing trees and newly planted In-cense-cedars, which occupies a layer from 20' to 60'.



A Woodland Garden Proposal for Bush's Pasture Park

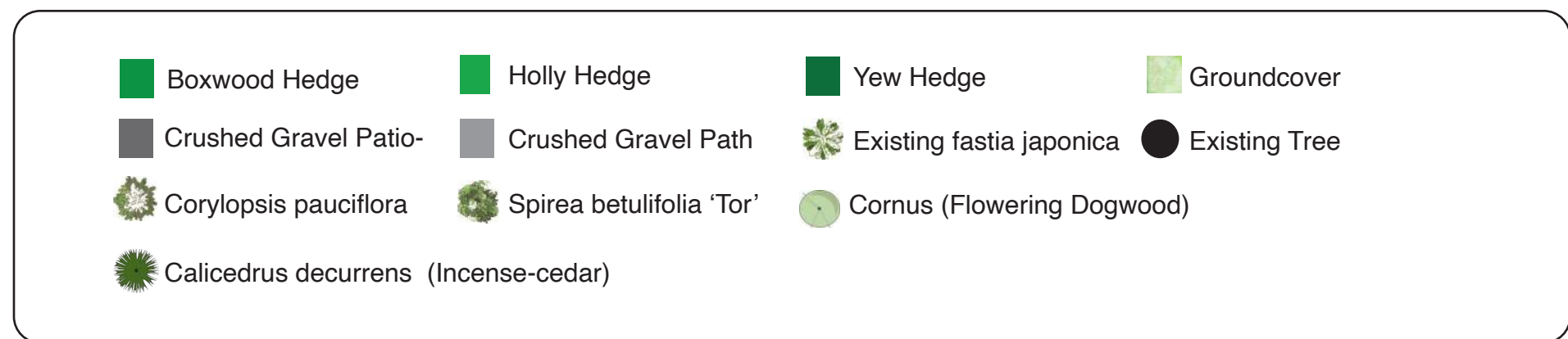
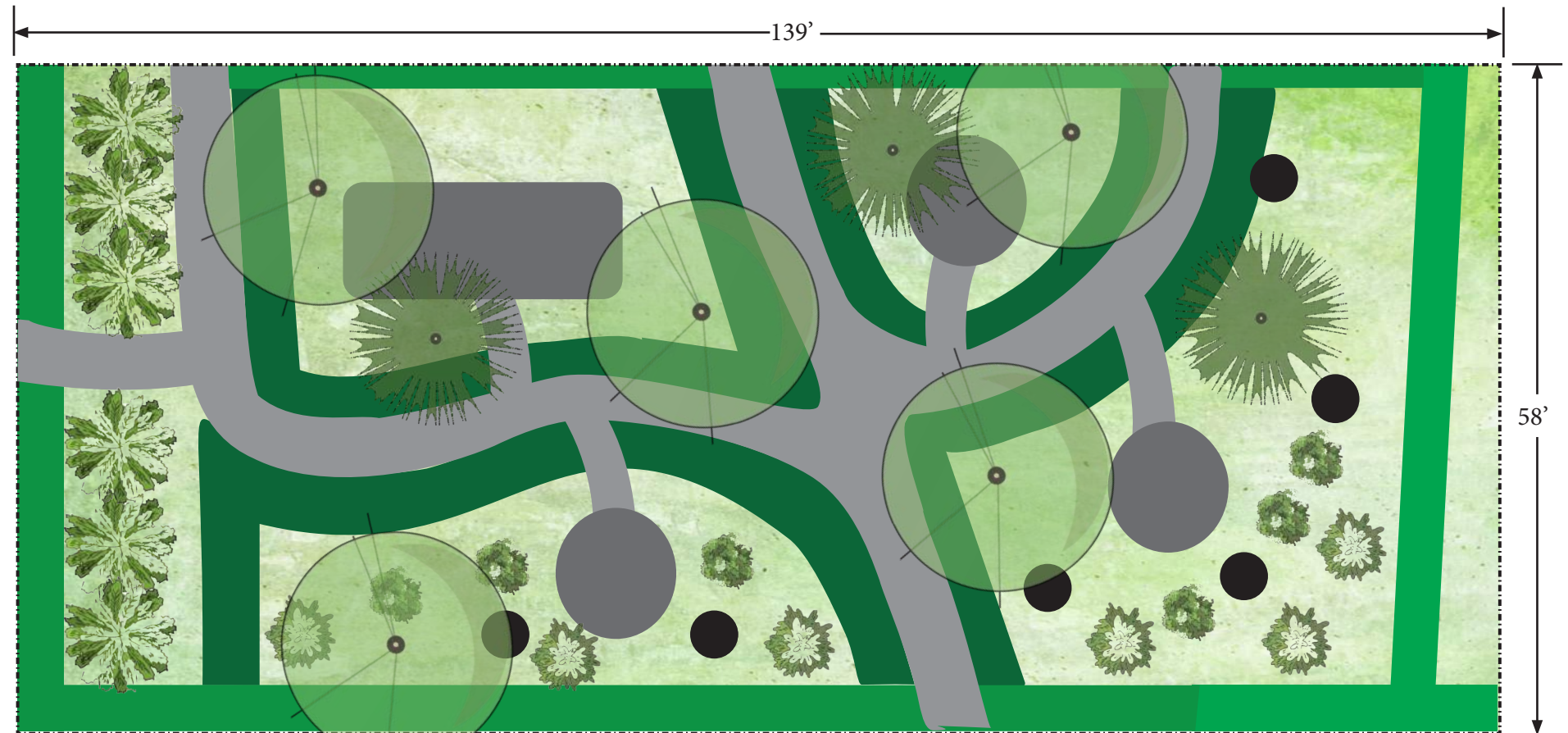


This project has not yet been approved by the City of Salem. The project may not be approved by the City or may be substantially modified from the proposal described in this communication before approval is granted.

7. DESIGN PLAN

The design of the proposed woodland garden draws on the project area's existing and nearby landscape and on Lord & Schryver's legacy in the park. The key elements include exterior and interior evergreen hedging, flowering ornamental trees, and an overstory of evergreen and deciduous columnar trees. Curved gravel pathways connect to similar paths in the adjacent garden to the north. Gravel patios support individual tables and chairs rather than picnic tables.

Evergreen hedges, yew (*Taxus*), and the abundant use of flowering trees are elements commonly found in Lord & Schryver designs and can be found in Bush's Pasture Park.



A Woodland Garden Proposal for Bush's Pasture Park



This project has not yet been approved by the City of Salem. The project may not be approved by the City or may be substantially modified from the proposal described in this communication before approval is granted.

8. TREES



Cornus kousa
Kousa Dogwood

CORNUS KOUSA is a small, deciduous flowering tree with 4 seasons of interest. It offers an array of star-like blooms in spring and pinkish-red to red fruit in summer, while its canopy of layered branches, clad with oval, pointed, dark green leaves, provides shade and beauty. In the fall, it offers spectacular bright red color. In winter, its exfoliating, mottled, tan and gray bark adds interest to the landscape.



Calocedrus decurrens
Incense Cedar

CALOCEDRUS DECURRENS is an aromatic evergreen conifer with upright branching that is narrow-columnar in youth but may broaden with age. It is native to the Cascades, Sierras and coastal ranges. Flattened branchlets in fern-like sprays are covered with overlapping, lustrous, rich green foliage. Reddish-brown, deeply-furrowed, scaly bark appears on mature trees.



Cornus
'Stellar Pink' Dogwood

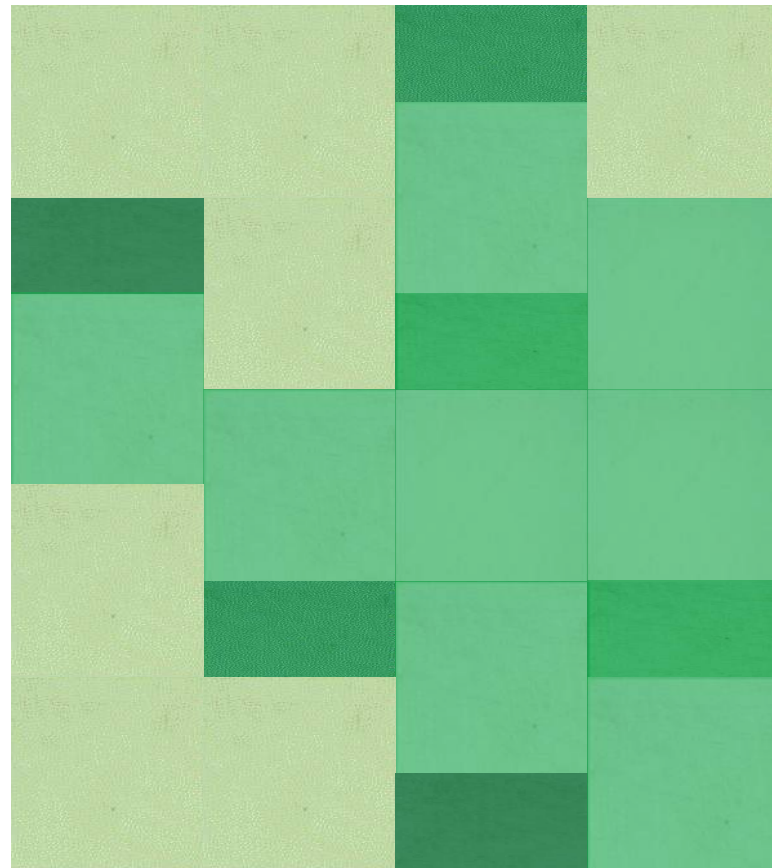
STELLAR PINK is noted for its vigorous habit, large-bracted flowers, profuse bloom and resistance to anthracnose and dogwood borer. It is a small deciduous tree with a dense, upright habit. It has a uniform width from top to bottom, typically maturing to 15-20' tall and as wide. Flowers bloom in spring. Floral bracts on this cultivar are rounded and overlapping. Oval to elliptic, dark green leaves (4-6" long) turn attractive shades of purple-red in fall.

A Woodland Garden Proposal for Bush's Pasture Park



9. A TAPESTRY OF GROUNDCOVER

Groundcover Pattern Example




Tiles A and B are 4' by 4' squares composed of a mix of three different plant selections while Tiles C, D and E are 2' by 4' rectangles consisting of just one plant selection.



Tile A
Dryopteris erythrosora
Helleborus hybridus
Fragaria vesca




Tile B
Polystichum setiferum
Prosartes smithii
Oxalis oreganum



Tile C
Dicentra formosa



Tile D
Anemone japonica
 'Honorine Jobert'



Tile E
Asuram caudatum

A Woodland Garden Proposal for Bush's Pasture Park



Kimberli Fitzgerald

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Wednesday, June 8, 2022 2:43 PM
To: Kimberli Fitzgerald
Subject: REQUEST FOR COMMENTS: CASE No. 22-13 Proposed Woodland Garden in Historic Bush's Pasture Park

Kimberli Fitzgerald, AICP/RPA
Case Manager/Historic Preservation Officer

City of Salem

Civic Center, Room 305

555 Liberty Street SE

Salem, Oregon 97301

RFC: CASE No. 22-13 Proposed Ornamental Woodland Garden

Dear Ms. Fitzgerald:

Copies of the NOF-RFC have been distributed to members of Historic Preservation, Parks & Gardens Committee for review. Members of our HPPG Committee are supportive of an integrated MSPC woodland garden into the landscape..

Criteria to be considered includes SRC 230.063 (r) Site Features. Also, policies adopted by City Council 2021, in the Cultural Landscape Management Plan (CLMP) should be factors in determining the compatibility if an "alteration would materially alter or destroy the features" (SRC 230.063 (r)(1).

A new garden is a material alteration of Bush's Pasture Park, and addition of a non-contributing historic resource outside of the "period of significance"(SRC 230.005) to the NHD. In that regard, the Cultural Landscape Management Plan gives guidance on what alteration to the existing historic resource would be compatible.

Within that context, of the CLMP, we are supportive of regimes that (1) avoid invasive species or airborne seeding or allelopathic and non-native competitors; (2) respond to the anticipated impacts of projected climate change trends and events (e.g., temperature variations, increased drought, more frequent storm events); (3) recognize that maintenance

and upkeep, mindful of the constraints on O & M funding and staffing, are fundamental and integral to successful strategies to introduction of programs or alterations in the park; and (4) that signing be carefully selective, as the project moves forward, not to add to cluttering the park with extraneous signs.

We commend the applicant for the quality of the application.

Sincerely,

Jon Christenson, MURP

Chair

SCAN, Historic Preservation, Parks & Gardens Committee