

**TO:** Historic Landmarks Commission

**THROUGH:** Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

**FROM:** Kimberli Fitzgerald, Historic Preservation Officer

**HEARING DATE:** March 21, 2024

**CASE NO.:** Historic Design Review Case No. HIS24-03

**APPLICATION SUMMARY:** A proposal to construct a new street-facing granite wall and rehabilitate the exterior of the 460 Bush Street SE house (c.1920).

**LOCATION:** 460 Bush St. SE

**REQUEST:** Class 3 Major Historic Design Review of a proposal to rehabilitate the exterior including removing non-historic vinyl siding, fenestration, and lighting, and replacing primarily with historically accurate wooden windows and cedar siding, and historically accurate lighting, and constructing a granite stone retaining wall at 460 Bush Street SE (c. 1920), a historic contributing property in the Gaiety Hill/Bushs Pasture Park Historic District in the CO (Commercial Office) and RS (Single Family Residential) zones. (Marion County Assessor Map and Tax Lot Numbers: 073W27CA04300 and 073W27CA02800)

**APPLICANT:** John McCulloch

**APPROVAL CRITERIA:** Salem Revised Code (SRC) 230.065 General Guidelines for Historic Contributing Resources

**RECOMMENDATION:** **APPROVE** the proposal with the following Conditions:

**Condition 1:** The applicant shall modify the retaining wall design so that columns are no more than 30" in height.

**Condition 2:** The applicant shall obtain a Public Works revokable encroachment permit per SRC 76.160 prior to the issuance of any City permits authorizing work on the property.

**Condition 3:** The applicant shall submit final design specification of the exterior lighting on the primary façade and retaining wall to the Historic Preservation Officer at the time of building permit submittal.

## **BACKGROUND**

On November 10, 2023, the applicant contacted historic preservation staff to inquire about Salem’s review process to review alterations to the exterior of the existing historic house at 460 Bush St. SE to a duplex. Historic preservation staff provided an overview of the historic design review requirements as well as land use requirements. The applicant submitted for a building permit on November 29, 2023 (23 123239 DW). In December the applicant also submitted mechanical, plumbing and electrical permits (23 123958 E, 23 124606 M, 23 124770 P), and began work on the interior of the structure. The applicant also began construction on the retaining wall on the north end of the site along Bush Street SE. After a compliant was received on January 12, 2024, Compliance staff opened a Compliance Case (24 101966 CC) and contacted the applicant stating that all work needed to stop until the appropriate historic design review approvals could be obtained.

On January 18, 2024, the applicant submitted materials for a Major Historic Design Review for a proposal to rehabilitate the exterior of the 460 Bush St. SE house, including removing vinyl siding and repairing underlying cedar siding and replacing any rotted areas in-kind, repairing historic windows and door on north façade primary elevation, and replacing existing vinyl windows on secondary elevations with mostly wooden windows and doors, and constructing a gray granite-faced wall on the north in front of the house. (**Attachment A**). The application was deemed complete for processing on February 28, 2024.

Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on February 28, 2024. Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620. The City of Salem Historic Landmarks Commission will hold a public hearing for the case on March 21, 2024 at 5:30 p.m.

**in Anderson Room A, Salem Public Library, 585 Liberty Street SE, Salem, OR 97301**

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is June 2, 2024, unless an extension is granted by the applicant.

## **PROPOSAL**

The applicant is requesting approval to rehabilitate the exterior of the 460 Bush St. SE house. The exterior modifications include including removing vinyl siding, repairing exterior cedar siding and replacing existing vinyl windows on secondary elevations. Specifics of the proposal are as follows:

Site Hardscape:

**Retaining wall:** Gray rustic granite retaining wall (already partially completed), approximately 26” in front of the north elevation, parallel to the sidewalk on Bush Street. Terminations end in taller matching stone columns. 1920s english style replica lights to top columns on either side of entry walkway.

North Façade (Front):

**Siding and millwork:** Existing vinyl siding to be removed and cedar siding to be retained with damaged areas to be replaced

in kind with matching painted cedar. Trim to match historic in profile and material.

**Door and Windows:** Historic wooden windows and door to be retained.

East Elevation (Side):

**Siding and millwork:** Existing vinyl siding to be removed, and underlying cedar siding to be retained with damaged areas to be replaced in kind with matching painted cedar. Trim to match historic in profile and material.

**Door and Windows:** Two new wooden windows (37" by 33 5/8" Marvin Ultimate Casement Push-out 9-lite are proposed within reduced window openings to replace existing non-historic windows. .. Removal the existing door and window openings at the north end of this façade, which will be covered with cedar siding to match the remainder of the exterior.

South Elevation (Rear):

**Siding and millwork:** Existing vinyl siding to be removed and cedar siding to be retained with damaged areas to be replaced in kind with matching painted cedar. Trim to match historic in profile and material.

**Windows:** Replace existing non-historic windows with new wooden windows, covering existing openings and creating new openings. Existing openings appear to have been altered and are consistent with 1970s-1980s remodel. The proposed dining room window will replace two existing vinyl units, and will also be wooden Marvin Ultimate line, but will have English diamond pattern glazing.

Second floor dormer windows on original part of house are historic and are proposed for retention and repair. A single vinyl window is proposed for the 1950s era 2<sup>nd</sup> floor dormer because it is located at a bathroom.

**Doors:** Existing non-historic sliding door assembly to be replaced with wooden Simpson exterior fir French doors.

West Elevation (Side):

**Siding and millwork:** Existing vinyl siding to be removed and cedar siding to be retained with damaged areas to be replaced in kind with matching painted cedar. Trim to match historic in profile and material.

**Windows:** Existing windows are all vinyl replacement. Propose to install one shorter window on each floor bathroom for privacy. Window top heights to match historic window pattern. Propose vinyl with historic trim proportion for moisture resistance. Propose to remove non-historic door and window on addition area towards the rear.

**HVAC:** Propose to install two Liberty ASXS6 air conditioning units on concrete pads near the center rear portion of the west elevation. Units are compact and relatively narrow: 36” long by 27”high by 15” wide.

## **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: 24 102218.

## **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 in its entirety as **Attachment C** 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 (SRC) 230.065 General Guidelines for Historic Contributing Resources are the applicable criteria for evaluation of this proposal.

## **FACTS & FINDINGS**

### **1. Historic Designation**

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the project’s conformity with the criteria. 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. The HLC shall render its 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**

According to nomination documentation the 460 Bush St. SE House (ca. 1920) was constructed as a two-story “T” shaped wood structure with gable and continuous shed roof for second story. Features boxed eaves with weatherboard siding and plain trim around windows and doors and a circular arched entrance. In 1945 the Capital Journal reported on January 17, 1945 that Corporal Will McCleary, of 460 Bush Street SE, who was serving in the 35<sup>th</sup> Infantry Division in France during WWII, supplemented the rations for his division in a unique way. The

Capital Journal reported: “*McCleary was out fishing when he sighted a deer swimming, threw a chain about its antlers, black-jacked it and hauled it ashore to salvage venison.*” A rear addition was added ca. 1950. Building permit records reveal that there were additional alterations completed in the 1970s and 1980s, at which time the house was clad in vinyl siding and most windows on secondary elevations were replaced with vinyl or aluminum. However, the primary façade retains integrity and this resource is recorded as historic contributing to Salem’s Gaiety Hill/Bush’s Pasture Park Historic District (Attachment B).

### 3. Neighborhood and Citizen Comments

The subject property is located within the SCAN Neighborhood Association. All property owners and tenants within Salem’s Gaiety Hill/Bush’s Pasture Park Historic District as well as property owners and tenants within 250 feet of the subject property were mailed notification of the proposal on February 28, 2024 pursuant to SRC requirements. Signs were also posted on the subject property pursuant to SRC 300.800. As of the writing of this staff report, no comments have been received.

### 4. City Department and Public Agency Comments

Building and Safety Division – Reviewed proposal and indicated that the stone retaining wall will require engineered design and separate permits.

Fire Department - Has no concerns with the proposal, however adequate egress and compliance with applicable fire code will need to be demonstrated prior to the issuance of the building permit.

Development Services Division- Has reviewed plans (as well as under 24 101658 SF) and has cautioned that the retaining wall must not be located in the public right-of-way unless otherwise permitted through a revokable encroachment permit per SRC 76.160 which must be issued by the Public Works Department prior to any work commencing within the right of way and at time of Building Permit.

Planning Division – Reviewed the proposal and commented that per SRC 800.055(a)(1)(A)(i) “Fences and walls within a front yard abutting a street shall not exceed a maximum height of four feet when located within 20 feet of the property line abutting the street; provided, however, within ten feet of the property line abutting the street any portion of the fence or wall above 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the fence or wall.” Planning noted that the columns appear to exceed 30” in height and would not comply. Therefore, the Planning Division recommended reducing the columns to a compliant height. Therefore, in order to meet the applicable requirements of the zoning code, staff recommends the HLC adopt the following Conditions of Approval:

**Condition 1:** The applicant shall modify the retaining wall design so that columns are no more than 30” in height.

**Condition 2:** The applicant shall obtain a Public Works revokable encroachment permit per SRC 76.160 prior to the issuance of any City permits authorizing work on the property.

## 5. Historic Design Review

Salem Revised Code (SRC) 230.065 **General Guidelines for Historic Contributing Resources** are the criteria applicable to the evaluation of this proposal. Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable standards:

### **FINDINGS**

**230.065. GENERAL GUIDELINES FOR HISTORIC CONTRIBUTING RESOURCES.** *In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and SRC 230.040, an applicant may make a proposal for preservation, restoration, or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:*

**(a)** *Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.*

**Findings:** The application proposes to continue to use the resource as a residence, its historic purpose. Proposed alterations are limited to secondary elevations. The aspects of the historic fenestration pattern that remain are unaltered, as is the primary building entrance. The proposed granite wall is broadly consistent with historic use if design is modified to comply with Planning and Public Works code requirements.. Staff recommends that the HLC find that the proposed use will not significantly alter street access, landscape design, footprint or massing of the house and that SRC 230.065 (a) has been met.

**(b)** *Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods.*

**Findings:** The application proposes to repair existing historic materials finishes and features. Staff recommends that the HLC find that 230.065(b) has been met for this portion of the proposal.

**(c)** *Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.*

**Findings:** The applicant is proposing to retain the historic primary façade and reveal and restore the historic siding. Staff recommends that the HLC find that 230.065(c) has been met for this portion of the proposal.

**(d)** *Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.*

**Findings:** The applicant is proposing to restore the cedar siding to the exterior of the house based upon photographic evidence and remaining historic material. The applicant has not proposed to restore any other features of the resource. Staff recommends that the HLC find that 230.065(d) has been met for this portion of the proposal.

**(e)** *Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.*

**Findings:** The rear (south) addition is not original to the resource and is estimated to have been added c. 1950. However, while the addition is of an age to be potentially significant, subsequent alterations make it infeasible to accurately restore it without historic photographs, which are more unlikely to find for a rear elevation. Therefore, staff recommends that the HLC find that SRC 230.065(e) has been met.

**(f)** *Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.*

**Findings:** The applicant is proposing to alter existing window opening, and replace non-historic windows throughout the resource. Additionally, the applicant is proposing to remove an existing door opening and window opening on the north side of the west façade, in order to accommodate the internal reconfiguration of the resource. These window and door openings are located on secondary facades, thereby minimizing the visual impact of the material and design changes to the resource. The application proposes to install new exterior lighting around the entrance on the retaining wall. To better meet this Guideline, staff recommends the HLC approve the proposal with the following condition:

**Condition 3:** The applicant shall submit final design specification of the exterior lighting on the primary façade and retaining wall to the Historic Preservation Officer at the time of building permit submittal.

**(g)** *Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.*

**Findings:** The applicant is requesting approval to remove vinyl siding and retain historic wooden fenestration. Alterations are limited to secondary facades in areas already altered after the historic period. No significant features will be obscured, damaged or destroyed by the proposal. Addition of new masonry wall at front of site is an alteration at primary façade, however no significant features are obscured and is generally compatible in design and scale. Staff recommends that the HLC find that SRC 230.065(g) has been met for the proposal.

**(h)** *Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.*

**Findings:** The applicant is not proposing to correct any structural deficiencies. Staff recommends that the HLC find that this Guideline is not applicable to the evaluation of this proposal.

**(i)** *Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.*

**Findings:** The applicant is not proposing any excavation or regrading in the vicinity of the resource. Staff recommends that the HLC find that this Guideline is not applicable to the evaluation of this proposal.

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal with the following Conditions of Approval:

- Condition 1:** The applicant shall modify the retaining wall design so that columns are no more than 30” in height.
- Condition 2:** The applicant shall obtain a Public Works revokable encroachment permit per SRC 76.160 prior to the issuance of any city permits authorizing work on the property.
- Condition 3:** The applicant shall submit final design specification of the exterior lighting on the primary façade and retaining wall to the Historic Preservation Officer at the time of building permit submittal.

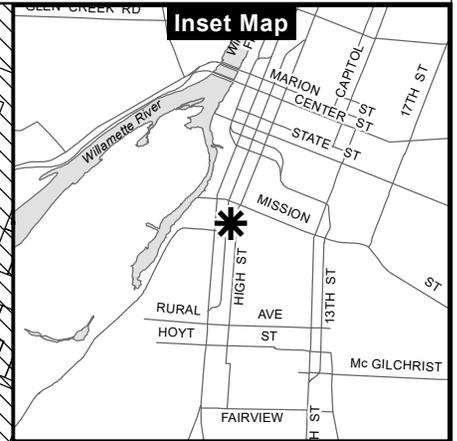
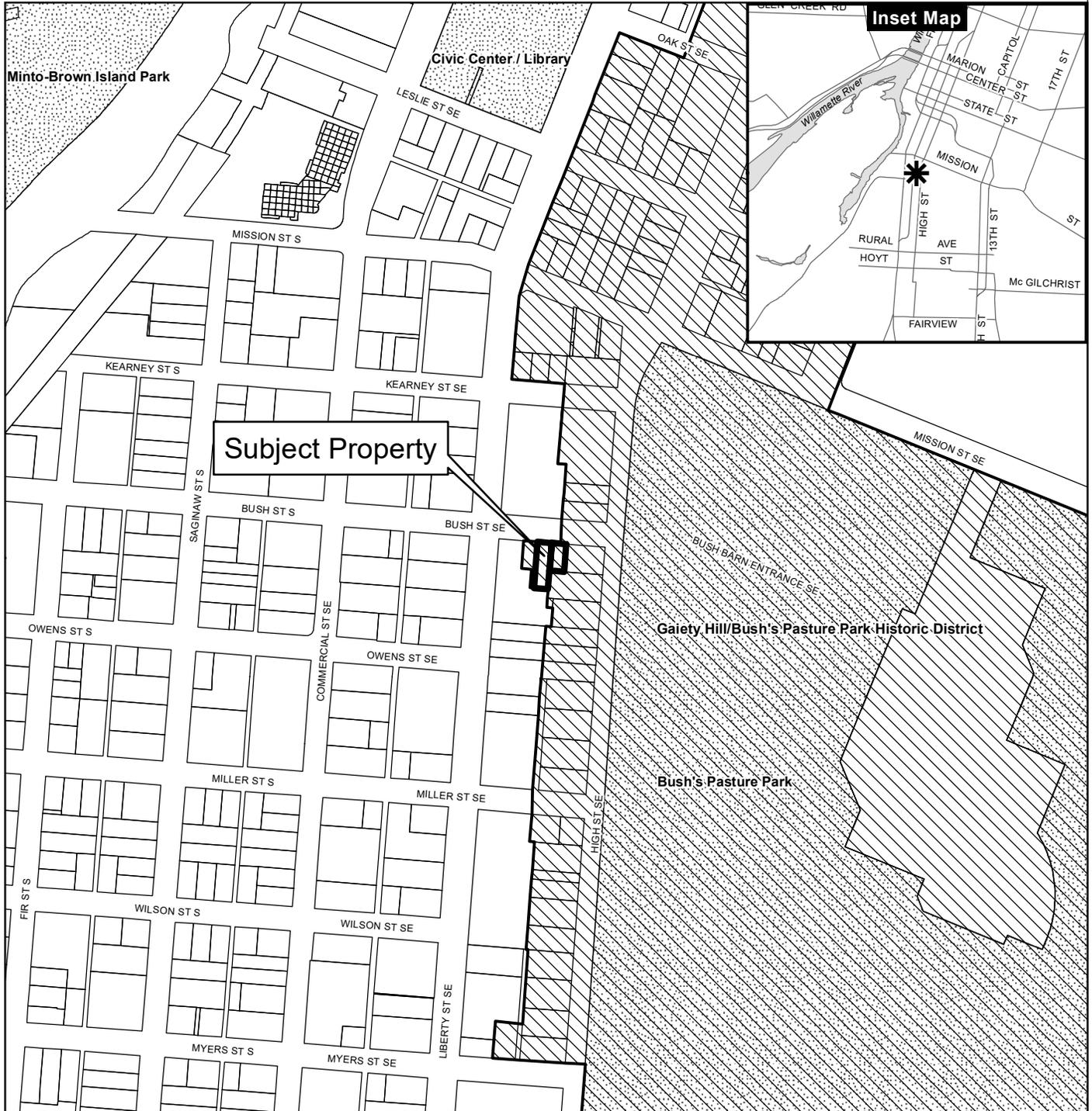
### **DECISION ALTERNATIVES**

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

Attachments: A. Vicinity Map  
B. Applicant’s Submittal Materials

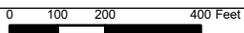
Prepared by Jacob Morris, Historic Preservation Planner

# Vicinity Map 460 Bush Street SE



### Legend

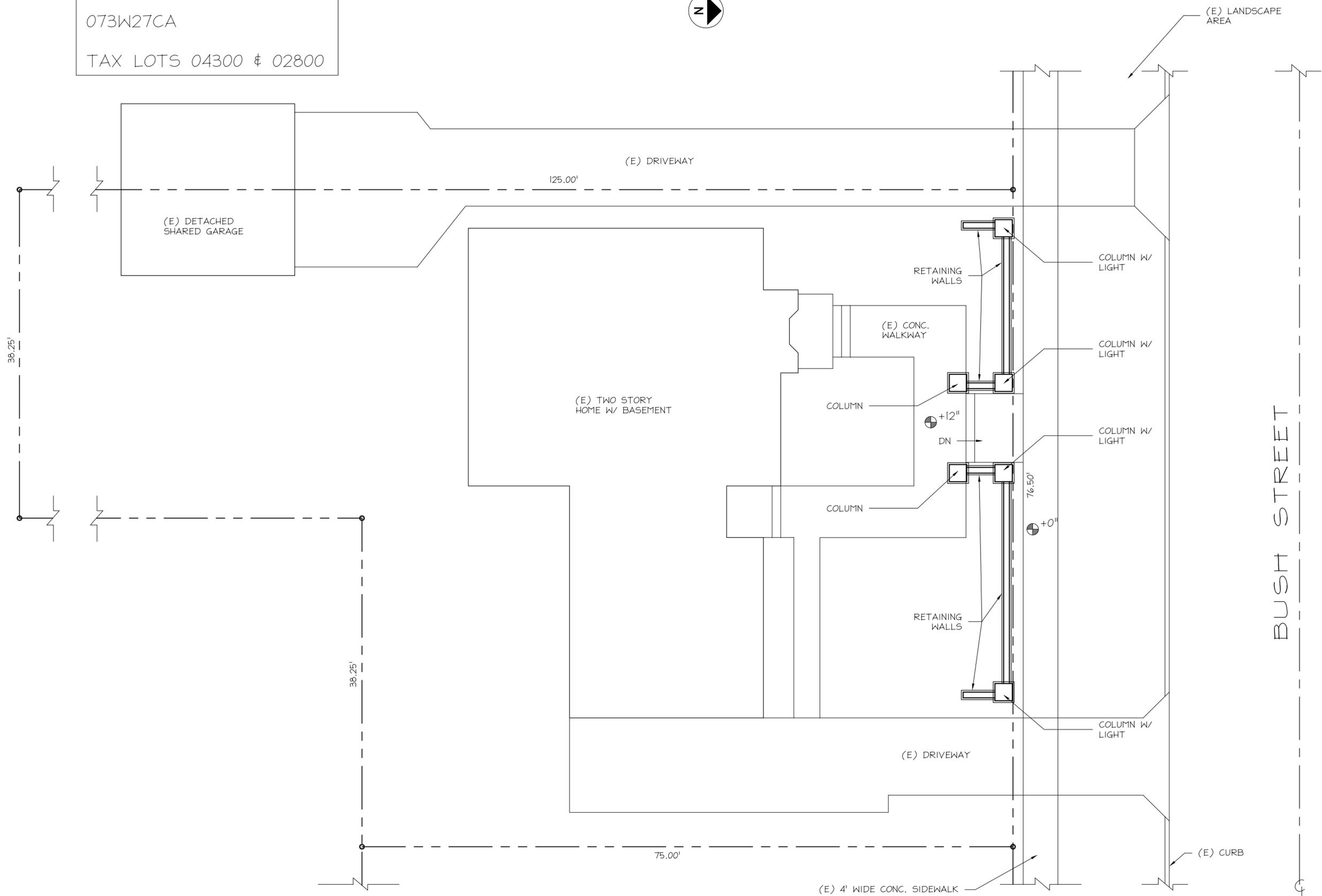
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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CITY OF SALEM, OR  
MARION COUNTY  
  
073W27CA  
  
TAX LOTS 04300 & 02800

SEE PAGE 3 FOR DIMENSIONS, ELEVATIONS, & DETAILS



REVISIONS

NOTE: DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL.

**DESIGNS IV**

**PAUL G. WILLETTTS**  
DESIGN / DRAFTING  
503-932-5473 PW4DESIGNS@YAHOO.COM

**McCULLOCH**

**460 BUSH ST  
SALEM, OR 97302**

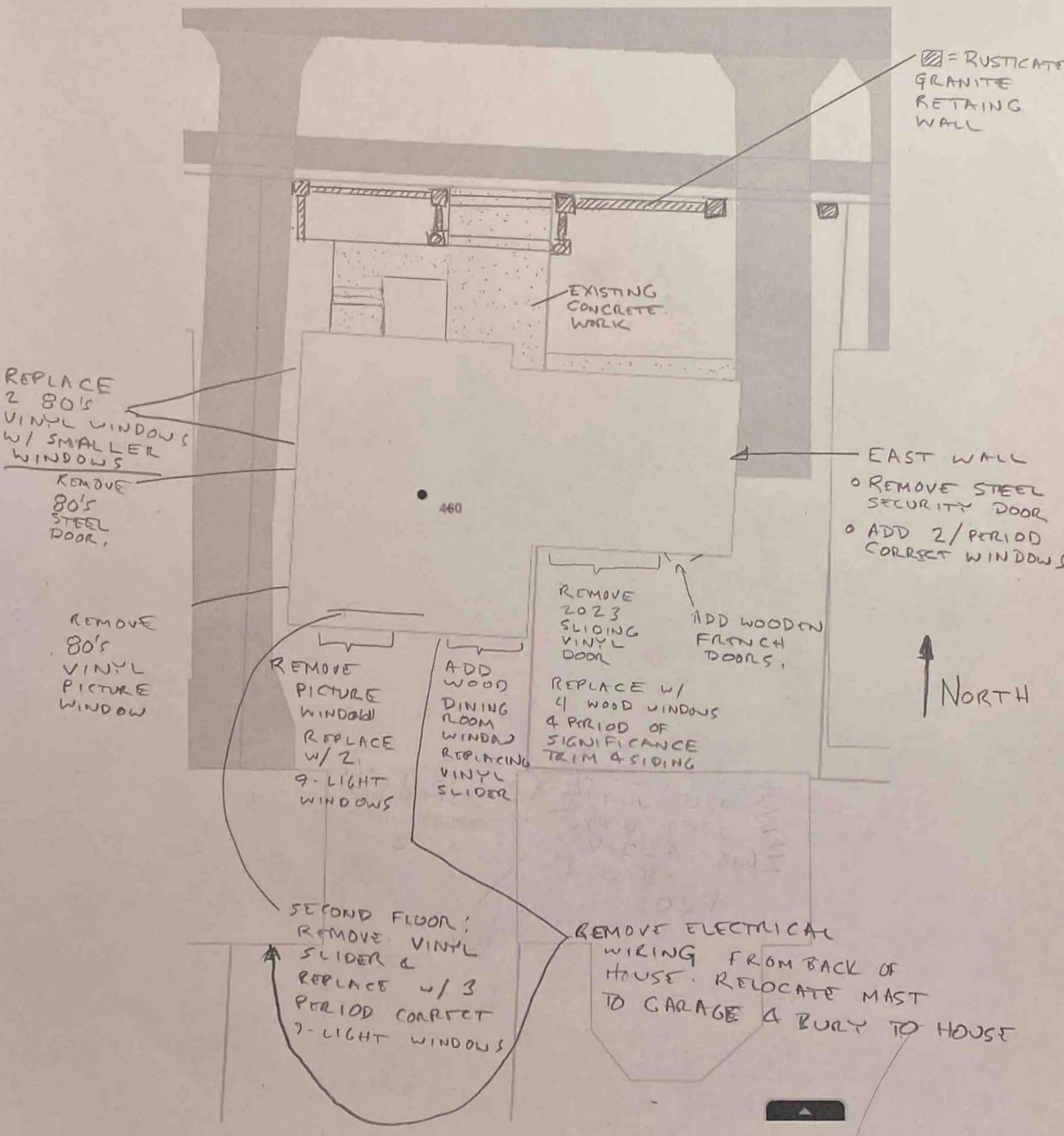
DATE: 2-6-2024  
FILE NAME: BUSH ST RW 2024  
CLIENT: JOHN M. McCULLOCH CONST.

SHEET

**2**

OF 3 SHEETS

# BUSH STREET



SITE PLAN

## Historic Alteration Review Worksheet

Site Address: 460 BUSH ST. S.E., SALEM OR 97302

Resource Status: Contributing  Non-Contributing  Individual Landmark

Type of Work Activity Proposed: Major  Minor

Chose One: Commercial District  Individual Resource  Public District   
Residential District  Sign

### Replacement, Alteration, Restoration or Addition of:

**Architectural Feature:**

- Awning
- Door (PAIR OF FRENCH DOORS)
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: 14

**Landscape Feature:**

- Fence
- Streetscape
- Other Site feature (describe)  
RETAINING WALL

**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: 80's VINYL Project's New Material: WOOD W/ DESIGN MATCHING BUILDING'S CORRECT PERIOD OF SIGNIFICANCE

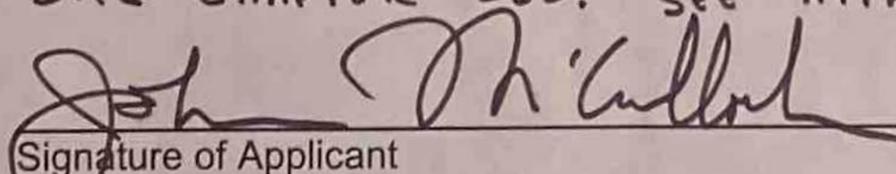
### Project Description

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:

ALL CHANGES TO WINDOWS/DOORS ARE NOT ON STREET FACING NORTH ELEVATION.

LOW RETAINING WALL IS VISIBLE FROM STREET. QUIET GREY STONE IN RUSTICATED GRANITE COMPATIBLE WITH HOME'S PERIOD OF SIGNIFICANCE.

ALL PROPOSED MEET AND EXCEED DESIGN CRITERIA DICTATED BY SRC CHAPTER 230. SEE ATTACHED PROJECT DESCRIPTION.

  
Signature of Applicant

January 13th, 2024  
Date Submitted/Signed

## Project Description: Historic Design Review for 460 Bush Street Project Description

**Scope:** Add windows, remove doors, on non-street facing sides and rear of house. Remove vinyl siding and replace or repair original rotted cedar siding and OSB with cedar siding. Add a stone retaining wall to the front of the house.

### **Windows and doors:**

**East Elevation Door Removal:** The existing East elevation has one metal security door surrounded with brick mold inappropriate to the house. (This was added during a spectacularly bungled, unpermitted 80's remodel. The existing elevation has lost all of its original windows and contains only the one aperture, the steel door. The elevation will be enhanced to include windows.

**East Elevation New Window Openings: Add two windows, 3'x3' each.** The East Elevation is inconspicuous from the street, and has been extensively altered creating an "eyeless dead wall" out of harmony to the original 1923 house. We propose to enhance the East Elevation through the addition of two square 9-light windows that seek to duplicate the square nine light window on the West Elevation of the house. The proposed windows are two for the entire elevation: 37" x 37" in width and height and placed at the same height as the front elevation windows to create harmony with the front elevation of the house. The windows will reproduce the appearance of the original windows. All features of the original windows will be faithfully duplicated to the greatest extent possible the appearance of the original windows. (These windows will be wooden Marvin Ultimate Casement Push Out nine lights, RO 37" X 35 5/8")

**East Elevation Siding and window trim:** Siding will be replaced where it was removed for the installation of the 1980's steel door. It will be replaced and repaired with cedar siding to exactly match the original siding. Window trims will be exactly matched to the original windows of the same size on the Street facing North Elevation of the House.

### **South Elevation Doors:**

We propose to replace the 2023 white vinyl sliding glass door with a pair of French Doors. These will be fir, and no bore, so that we may add our own 1920's English Revival style doorknobs. (The exact product and size is: 6-0 x 7-0 x 1 3/4 Simpson Pair Ext. Fir #7002UB Waterbarrier, Full Lite, Clear Low-E W/ Ovolo Sticking, No Bore, Prehung Primed Frame Saver 6-9/16" L/H Inswing Jamb, Temp Hinges, Bronze Adj Sill. Hardware 3 Emtek # 97204 Ball Tips 4 x 4" US7 French Antique Wood Manufacturing (In Shop) Reglaze 1 Swap Out the hinges).

### **South Elevation Windows:**

We propose to replace 8 windows on the ground floor, and four windows on the second floor.

Ground floor, S. Elevation window replacements: Because we are moving the kitchen to the South-East Corner of the property, we propose replacing a large amount of vinyl windows with a roughly equal quantity, but of wooden materials compatible with the original windows, and of higher quality. The new windows are to be strategically placed for the new use of the space as a kitchen. Specifically the S. elevation ground floor begins with a kitchen area. From Left to right, or East to West, on the ground floor, the S. Elevation wall starts with the kitchen area. The kitchen starts with a sheer wall panel for

engineering. Next are the new French doors. Next are three windows over the sink in Marvin Ultimate Casements windows, (Kitchen - left of sink Ultimate Casement Push Out

RO 25" X 47 5/8"; Kitchen (over sink) Ultimate Casement Push Out, RO 37" X 47 5/8"; Kitchen (right of sink) Ultimate Casement Push Out RO 25" X 47 5/8"

These three over sink windows are to be followed by one window that is taller, starting at the same height from the floor as the original windows in the house, and matching in proportion the French doors: (3-0 x 7-0 x 1 3/4 Simpson Ext. Fir #7002UB Waterbarrier, Full Lite, Clear, Low-E W/ Ovolo Sticking, Primed Frame Saver 6-9/16" Fixed Jamb, Bronze Adj Sill).

Next in the South elevation is the dining room. Here we propose to replace two (horrid) vinyl windows with a large picture window (capturing the private back yard and Southern light). The proposed dining room window will have an English diamond pattern glass window inserted into it to emphasize the English style of the original architecture. The window will be a Marvin Ultimate RO 83" wide x 59 5/8" tall fixed picture wood window.

Finally, in the last ground floor space in the South elevation are more 80's vinyl sliders installed for a kitchen. The space will become a bedroom with two windows matching the 9 light configuration, tall narrow size, proportion and materials as closely as possible to the original windows found elsewhere in the house. (M. Suite Ultimate Casement Push Out, RO 29" X 47 5/8" M. Suite (M) Ultimate Casement Push Out, RO 29" X 47 5/8")

The South Elevation second floor will preserve and repair all windows that are wood and properly harmonizing with the original design of the house. We will add one window to a 1950's bath dormer addition to add light and ventilation to a bathroom. (Milgard Window 1 Style Line, 1 3/8" Setback, Ext / Int White, XO Half Vent, Net Frame: 35 1/2" x 11 1/2", Clear Low E over Satin Etch with Argon, Screen) This bath window will be vinyl because it will be over a shower-tub, so that it will not rot.

Finally, for the South elevation second floor we will replace a single giant picture slider window with three windows for a large bedroom. (1/ Upstairs S. Bed, Ultimate Casement Push Out, RO 29" X 59 5/8"; 2/ Upstairs Bed Ultimate Casement Push Out, RO 29" X 59 5/8). (These will replace the incongruent '80's slider picture window with windows matching the height, width and materials of the original windows found in other bedrooms in the house).

The South Elevation is inconspicuous in the extreme (invisible from anywhere other than from the backyard of the subject property). The back of the house has been repeatedly remuddled since the 1980's, last unwittingly vandalized months ago with a vinyl sliding door, a gift from a squatter. Poorly installed vinyl siding had caused the entire South facing elevation to rot at the first floor level in the entire area of the late fifties remodel. The proposed doors and windows will harmonize with the remaining original wooden windows. There is no original architecture to be saved from the South elevation, other than on the second floor dormers which have correct windows, and which we will repair.

### **South Elevation Siding:**

The entire S. elevation of the house will require an extensive repair and residing. All siding will be replaced with materials exactly matching the original. All window and door trims will match the originals from the original 1923 house. The entire South elevation had been covered by vinyl siding that was improperly installed with roofing that was flashed so that water was directed behind the gutters and the vinyl siding in such a way that the original cedar siding, cladding and framing were extensively rotted. In addition, during the same catastrophic 80's remodel, windows were placed thoughtlessly while filling in old window locations with OSB. Furthermore, the siding was plugged at frequent intervals with foam plugs which have since disintegrated. All will be repaired, replaced and restored to match as closely as possible to the original materials of the house.

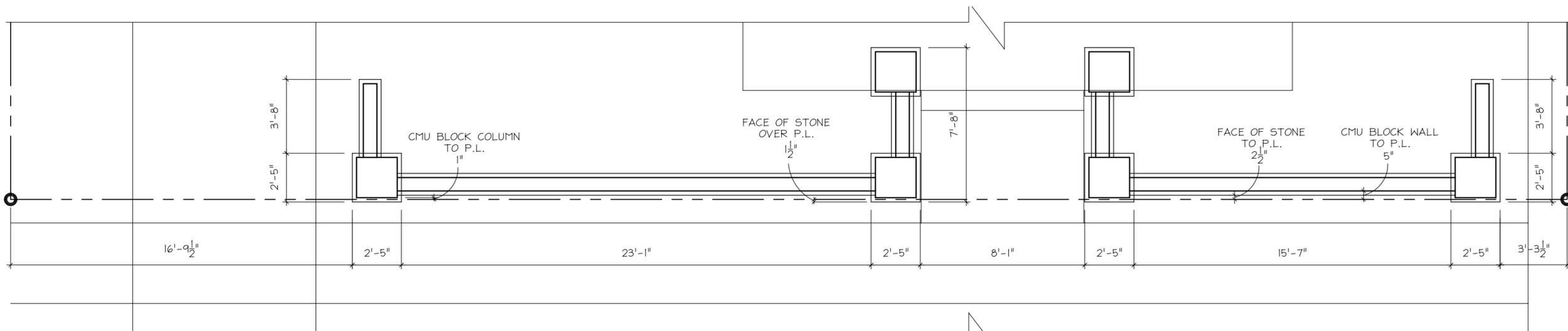
### **West Elevation Door Removal:**

The west elevation is particularly inconspicuous as the adjacent house is close and makes it difficult to see the house. The existing West elevation has one metal security door surrounded with brick mold inappropriate to the house. (This was added during the often mentioned debacle of an unpermitted 80's remodel. The existing elevation has lost all of its original windows and contains only the steel door. The proposal is to remove one metal security door, a recent 80's addition, and vinyl windows.

**West Elevation Window Removal and Replacement.** The West Elevation has had every original window removed and replaced with vinyl sliders. We will replace windows on this inconspicuous side in the two bathrooms, one on each floor. Here we are replacing vinyl with vinyl, because of the anticipated steam from the new windows being proximate to showers. The new replacement windows will be trimmed with the exact same molding to exactly match the original window trims.

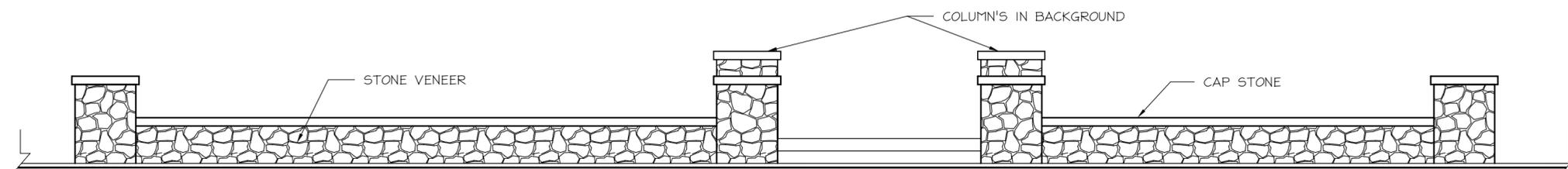
The downstairs bathroom and upstairs bathroom in the West corner of the house will get one smaller vinyl window, as a clear story where currently there is a larger vinyl window. (Milgard Window 2 Style Line, 1 3/8" Setback, Ext / Int White, XO Half Vent, Net Frame: 35 1/2" x 11 1/2", 1/8" Clear Low E with Argon, Screen)

**Landscape Feature: Street scape retaining wall** – The retaining wall will be two feet and will run along the front of the property, paralleling the walkway. It will be constructed of traditional grey granite rusticated stone, commonly used during the building's time of significance, i.e.: the 1920's. Behind the stone wall will be a smaller concrete block wall that will retain the weight and hydrostatic pressure of the soil for the preservation and endurance of the stone wall, but which will be completely hidden and capped by the natural hand shaped stone. There will be a small matching rusticated stone column at either side of the driveway on the left of the house, as well as at the terminations of the wall. The columns at the stairs will be capped by a 1920's English style replica lights in keeping with building practices, design and materials available at the time of significance for the property, i.e. the early 1920's, and serving as a safety feature as well. A wrought iron handrail will be added for safety and aesthetics with standard 1920's style lamb's tongue and twisted spindles in keeping with the best building traditions of the era.



WALL DIMENSIONS

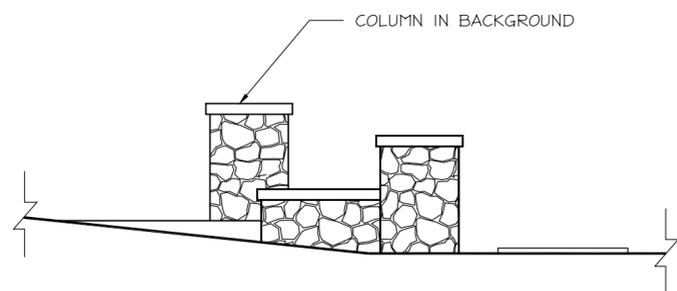
SCALE 1/4"=1'-0"



NORTH ELEVATION

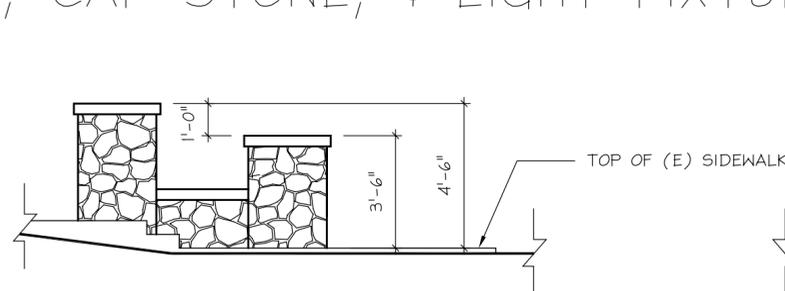
SCALE 1/4"=1'-0"

SEE ATTACHED PAGES FOR EXACT STONE VENEER, CAP STONE, & LIGHT FIXTURES



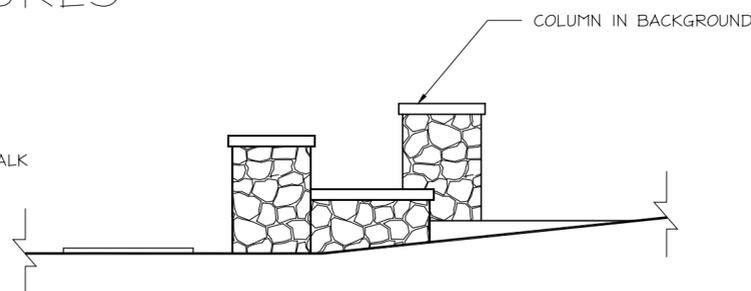
EAST ELEVATION

SCALE 1/4"=1'-0"



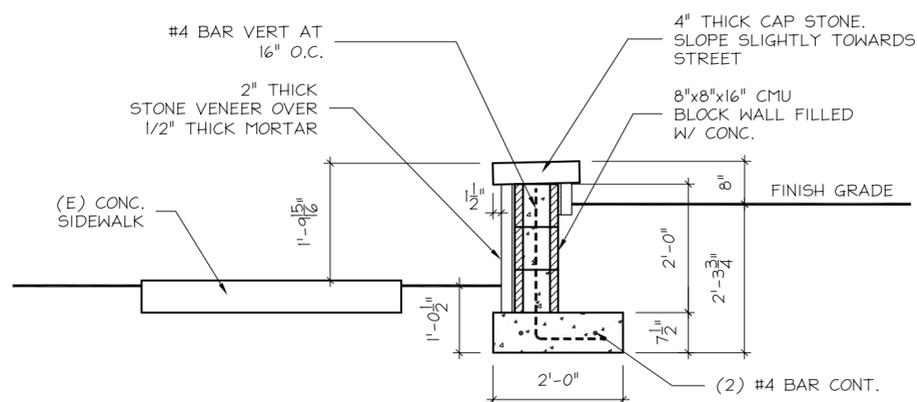
STAIRS VIEW

SCALE 1/4"=1'-0"



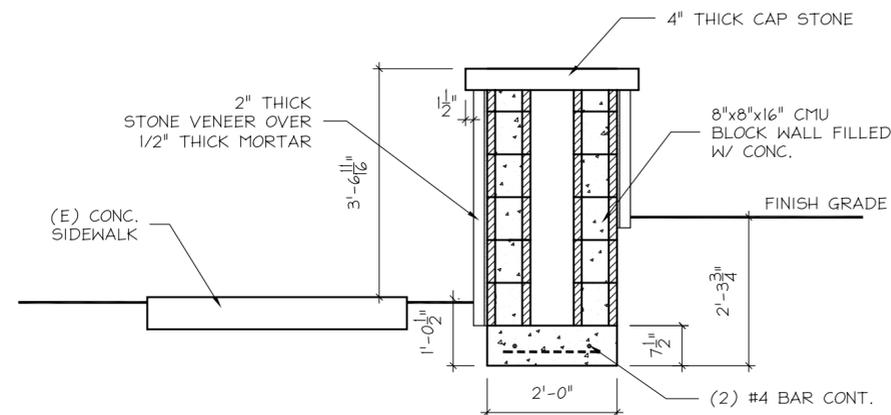
WEST ELEVATION

SCALE 1/4"=1'-0"



RETAINING WALL DETAIL

SCALE 1/2"=1'-0"



COLUMN DETAIL

SCALE 1/2"=1'-0"

REVISIONS

NOTE: DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL.

DESIGNS IV

PAUL G. WILLETTTS  
DESIGN / DRAFTING  
503-932-5473 PW4DESIGNS@YAHOO.COM

McCULLOCH

460 BUSH ST  
SALEM, OR 97302

DATE: 2-6-2024  
FILE NAME: BUSH ST RW 2024  
CLIENT: JOHN M.  
McCULLOCH CONST.

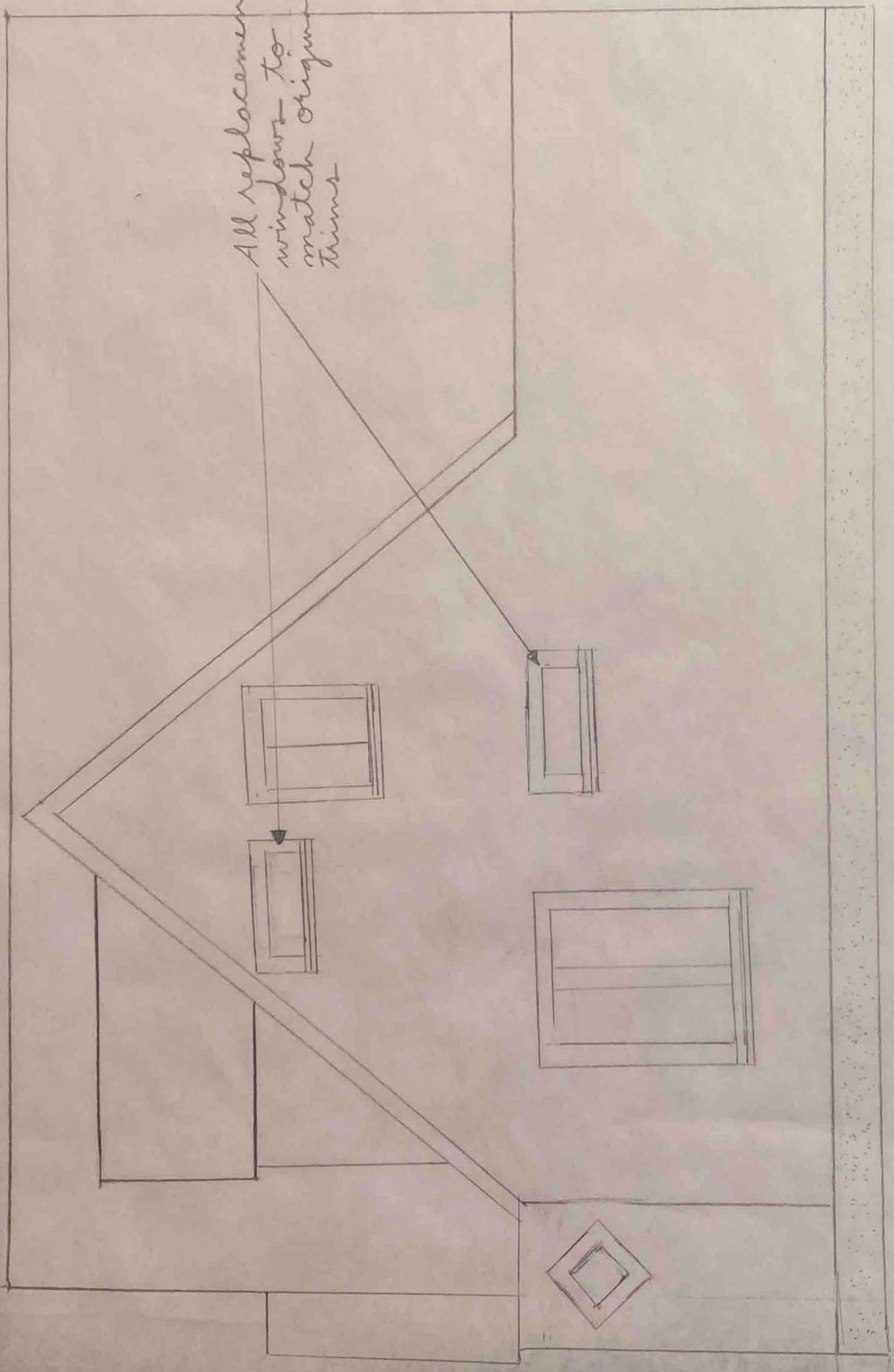
SHEET

3

OF 3 SHEETS

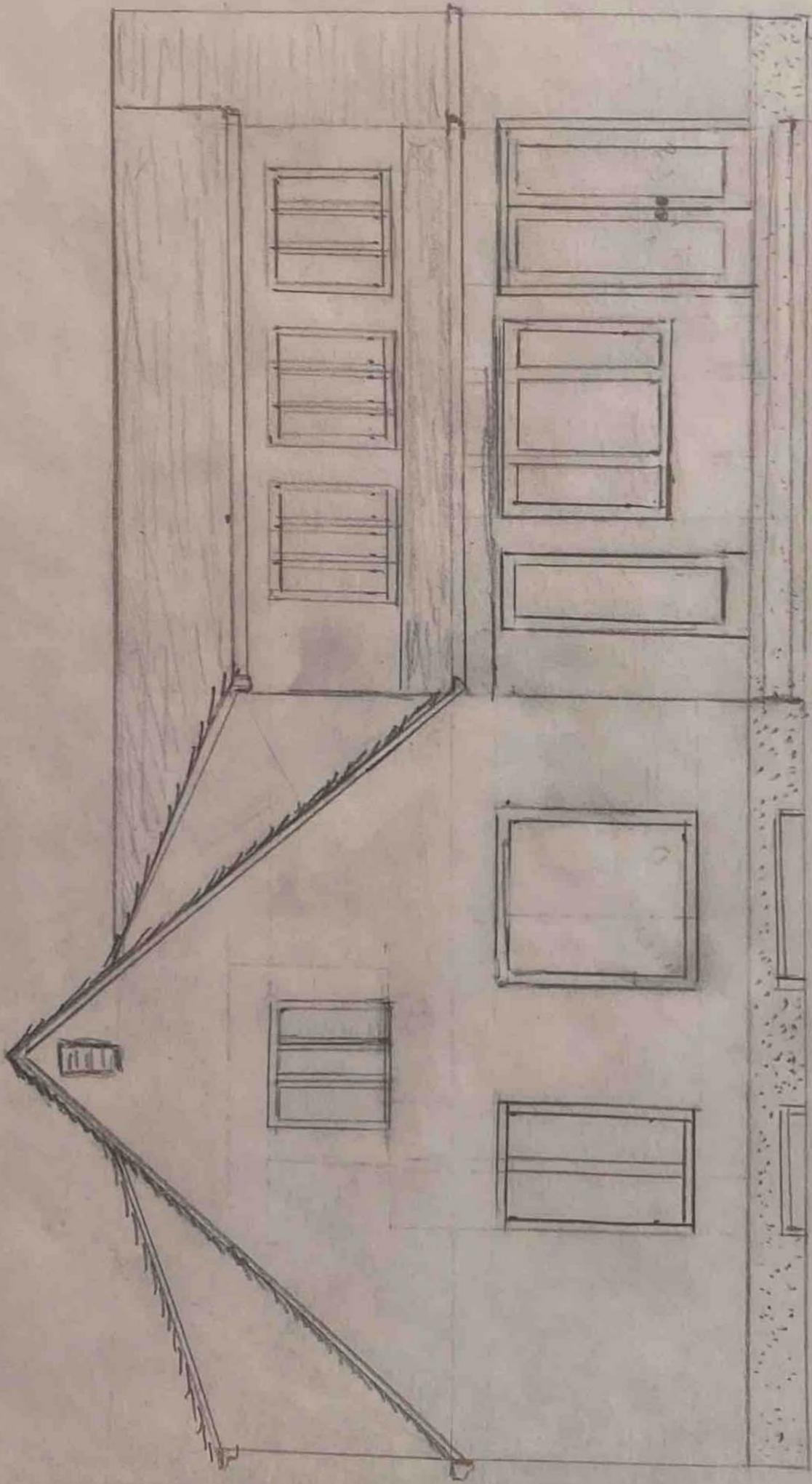
M E CULLOCH  
460 BUSH ST  
SALEM OR 97302

All replacement  
windows to  
match original  
trim

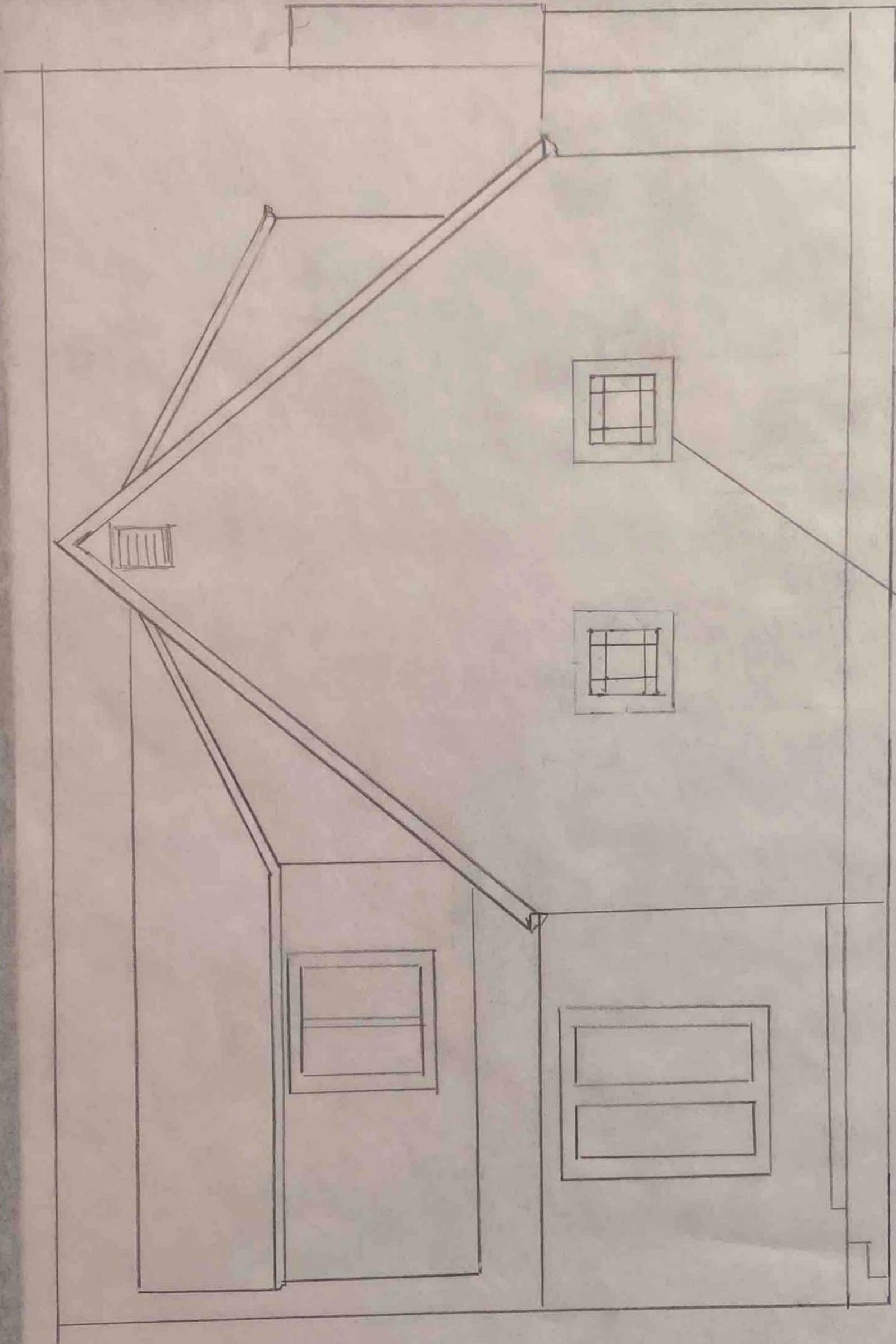


West Elevation - Proposed

McCulloch  
460 Bush St  
SALEM, OR 97302



*South Elevation - Proposed*



East Elevation - Proposed 460 BUSH ST.

NEW WINDOWS TO  
MATCH ORIGINAL SQUARE  
WINDOW FROM WEST ELEVATION