

NOTICE OF DECISION

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



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503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

CLASS 3 MAJOR HISTORIC DESIGN REVIEW CASE NO.: HIS24-03

APPLICATION NO.: 24-102218-PLN

NOTICE OF DECISION DATE: March 27, 2024

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

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

LOCATION: 460 Bush St SE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.065 – Guidelines for historic contributing resources

FINDINGS: The findings are in the attached Decision dated March 21, 2024.

DECISION: The **Historic Landmarks Commission APPROVED** Class 3 Major Historic Design Review Case No. HIS24-03 subject to 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 if necessary 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.

VOTE:

Yes 8 No 0 Absent 1 (Curteman)



Kirsten Straus, Chair
Historic Landmarks Commission

The rights granted by the attached decision must be exercised, or an extension granted, by April 12, 2026, or this approval shall be null and void.

Application Deemed Complete:	<u>February 28, 2024</u>
Public Hearing Date:	<u>March 21, 2024</u>
Notice of Decision Mailing Date:	<u>March 27, 2024</u>
Decision Effective Date:	<u>April 12, 2024</u>
State Mandate Date:	<u>June 27, 2024</u>

Case Manager: Jacob Morris, jjmorris@cityofsalem.net, 503-540-2417

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. Thursday, April 11, 2024. Any person who presented evidence or testimony at the hearing may appeal the decision. 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(s) 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer 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>

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

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

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of the March 21, 2024 Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.065 as follows:

FINDINGS

The HLC finds that per SRC 800.055(a)(1)(A)(i) the wall columns must be limited to 30" in height. Therefore the HLC adopts a Condition of Approval to ensure compliance prior to resumption of construction:

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

The HLC finds that the partially constructed stone retaining wall will require engineered design and building permits and if found to be in the public right-of-way must obtain a revokable encroachment permit per SRC 76.160 prior to resumption of work. Therefore, the HLC adopts the following Condition of Approval to ensure with permitting and Public Works standards:

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

Criteria:

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. The HLC finds 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. The HLC finds 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. The HLC finds 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. The HLC finds 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, The HLC finds 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 and on the retaining wall. To better meet this Guideline, the HLC adopts 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. The HLC finds 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. The HLC finds 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. The HLC finds that this Guideline is not applicable to the evaluation of this proposal.

DECISION

The Historic Landmarks Commission **APPROVES** HIS24-03 with the following conditions of approval:

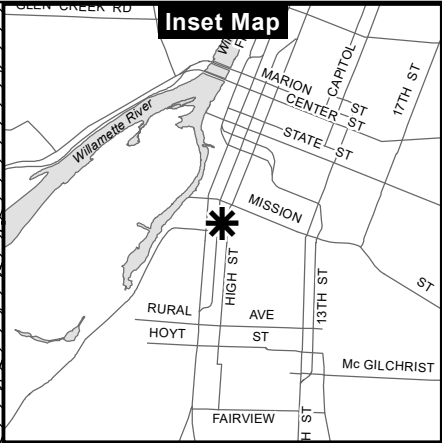
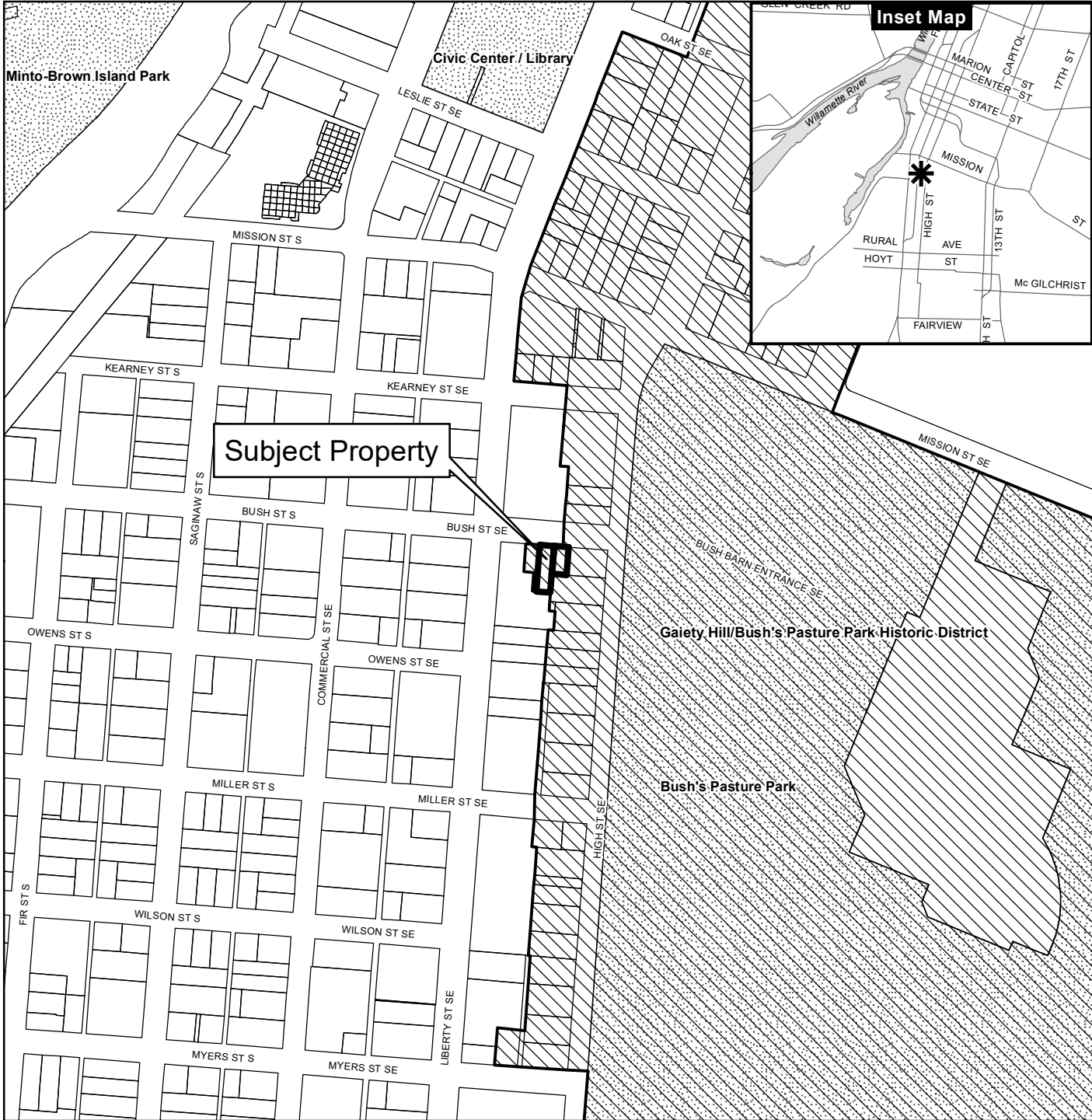
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VOTE: Yes 8 No 0 Abstain 0 Absent 1 (Curteman)








Attachments: A. Vicinity Map
B. Excerpt from 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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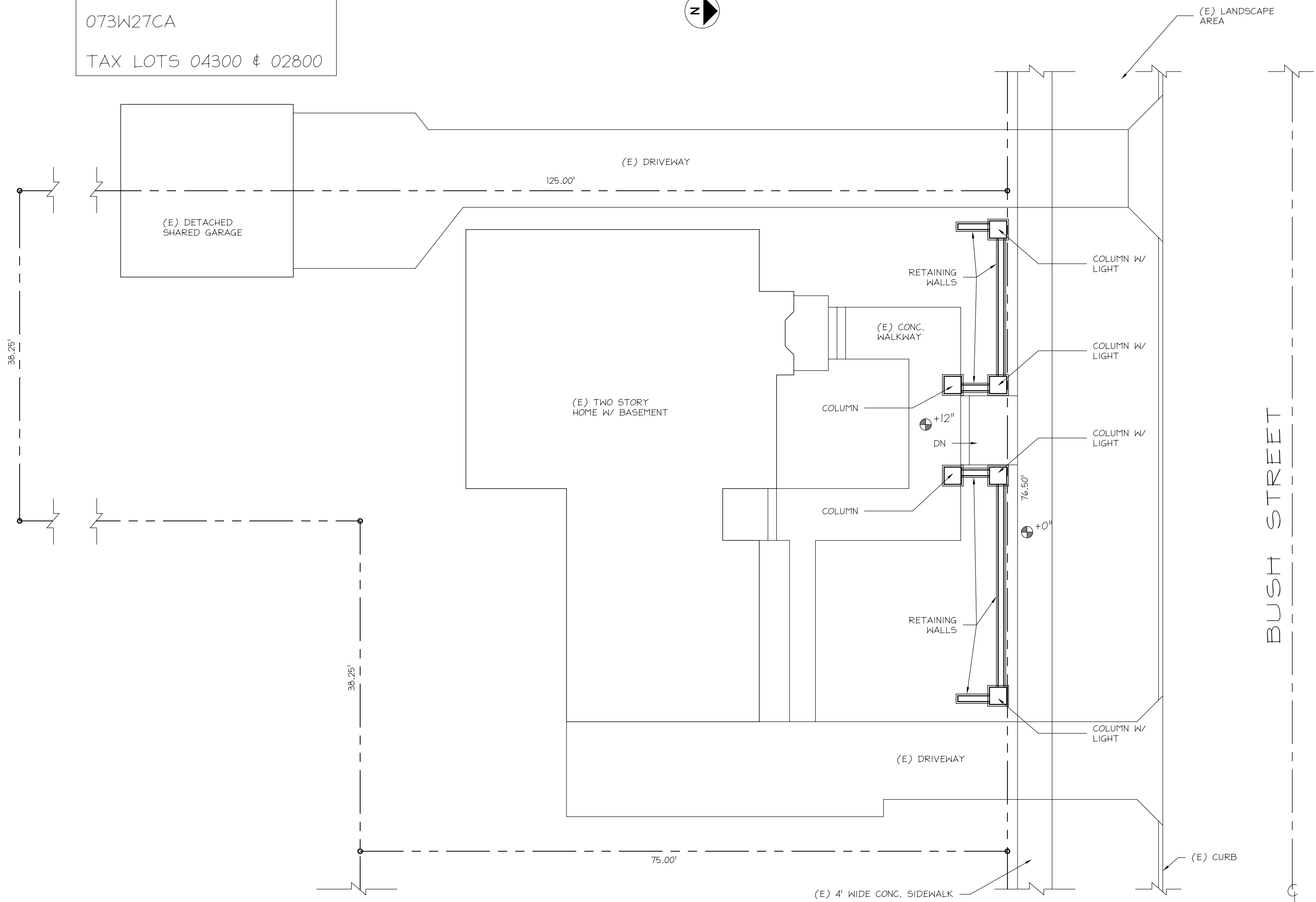
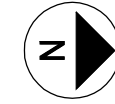


CITY OF SALEM, OR
MARION COUNTY

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

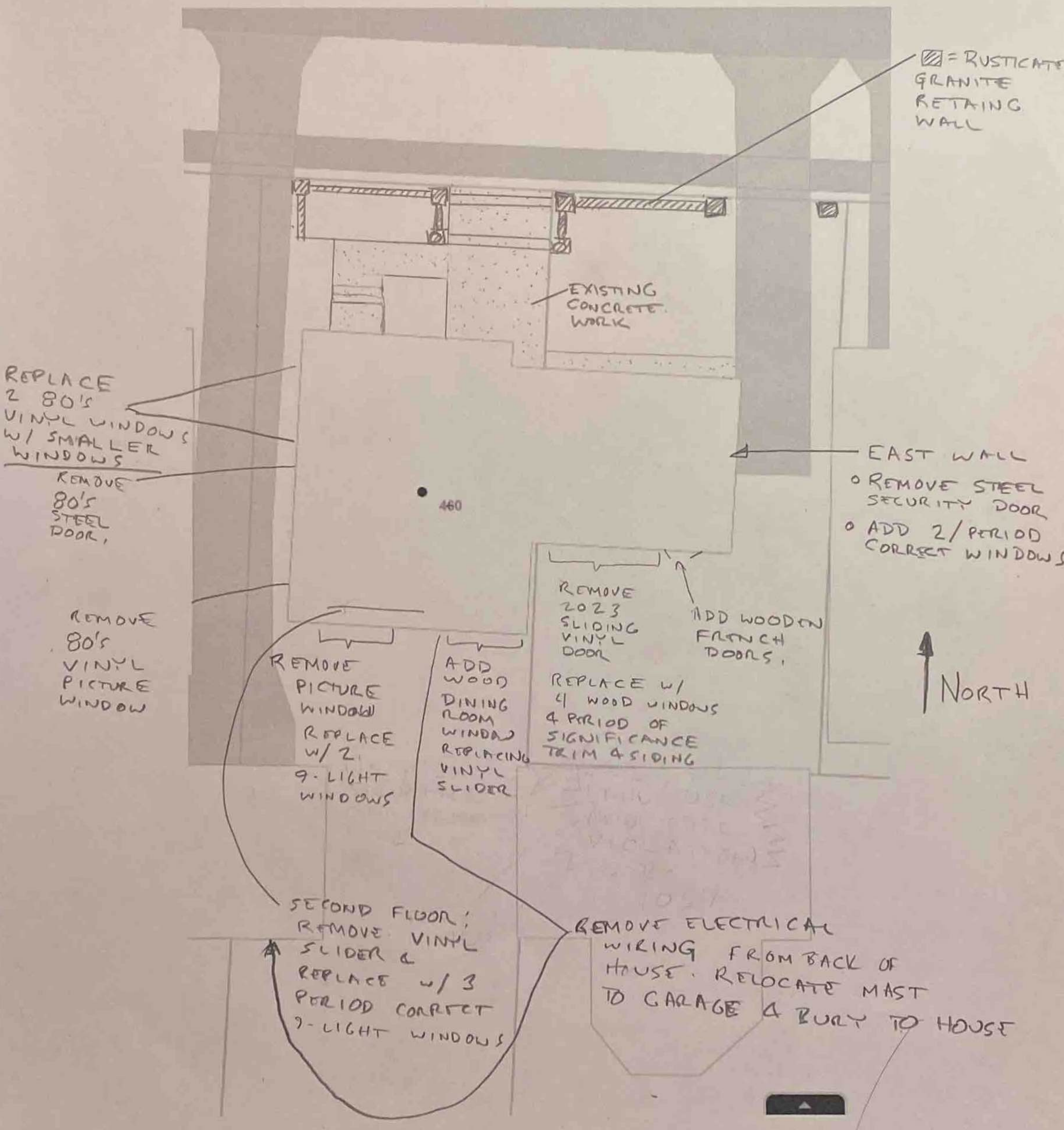
PAUL G. WILLETTTS
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503-932-5473 PW4DESIGNS@YAHOO.COM

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



☒ = RUSTICATED GRANITE RETAINING WALL

EXISTING CONCRETE WORK

REPLACE 2 80'S VINYL WINDOWS W/ SMALLER WINDOWS

REMOVE 80'S STEEL DOOR

REMOVE 80'S VINYL PICTURE WINDOW

REMOVE PICTURE WINDOW REPLACE W/ 2 9-LIGHT WINDOWS

ADD WOOD DINING ROOM WINDOW REPLACING VINYL SLIDER

REMOVE 2023 SLIDING VINYL DOOR

ADD WOODEN FRENCH DOORS

REPLACE W/ 4 WOOD WINDOWS & PERIOD OF SIGNIFICANCE TRIM & SIDING

EAST WALL

○ REMOVE STEEL SECURITY DOOR
○ ADD 2/PERIOD CORRECT WINDOWS

↑ NORTH

SECOND FLOOR: REMOVE VINYL SLIDER & REPLACE W/ 3 PERIOD CORRECT 7-LIGHT WINDOWS

REMOVE ELECTRICAL WIRING FROM BACK OF HOUSE. RELOCATE MAST TO GARAGE & BURY TO HOUSE

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

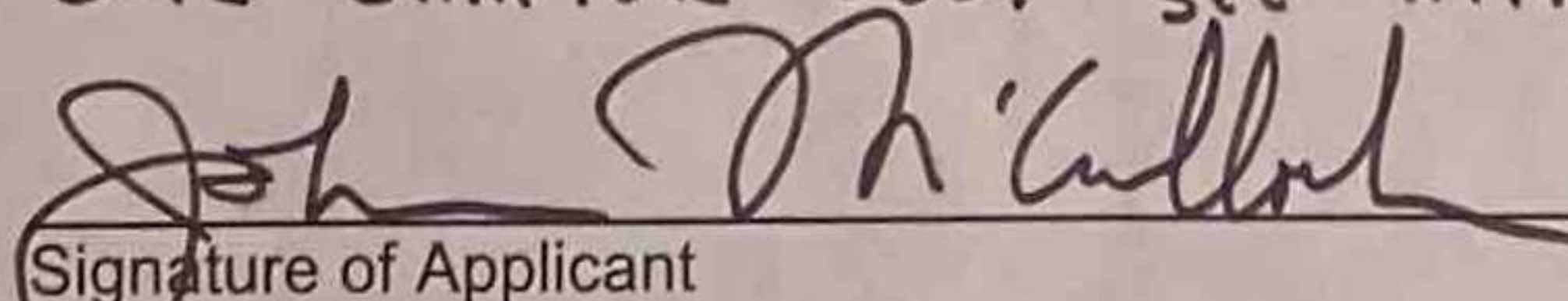
Project Description

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.

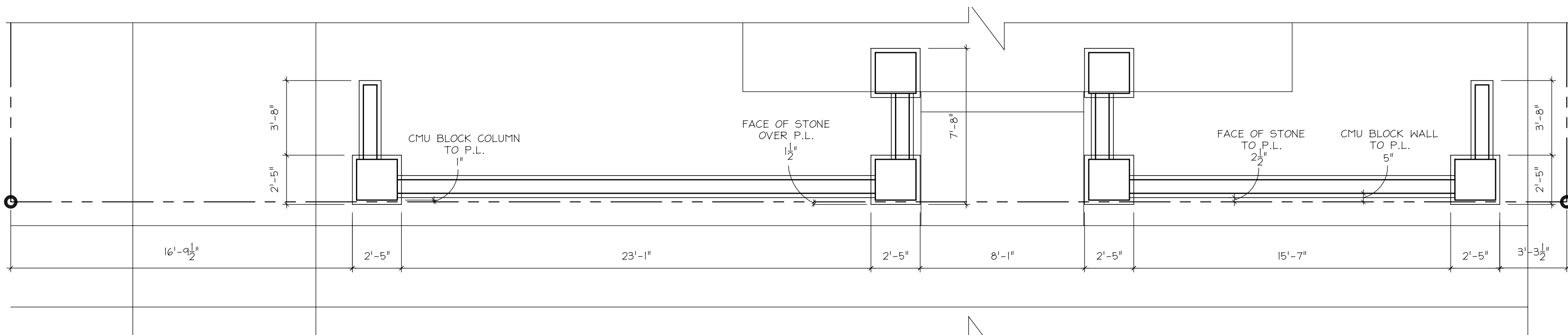
West Elevation Door Removal:

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.

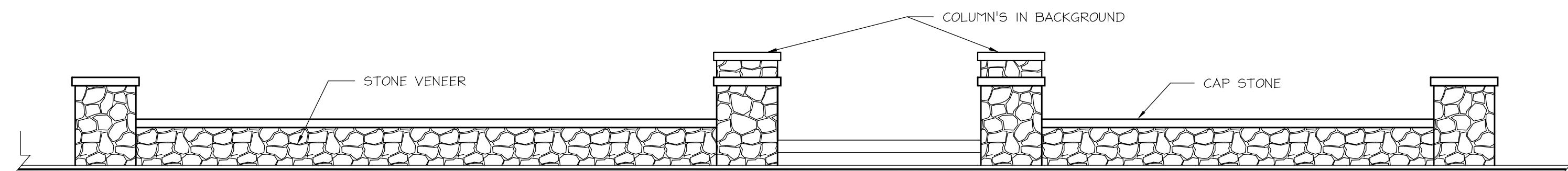
The downstairs bathroom and upstairs bathroom in the West corner of the house will get one smaller vinyl window, as a clear story where currently there is a larger vinyl window. (Milgard Window 2 Style Line, 1 3/8" Setback, Ext / Int White, XO Half Vent, Net Frame: 35 1/2" x 11 1/2", 1/8" Clear Low E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

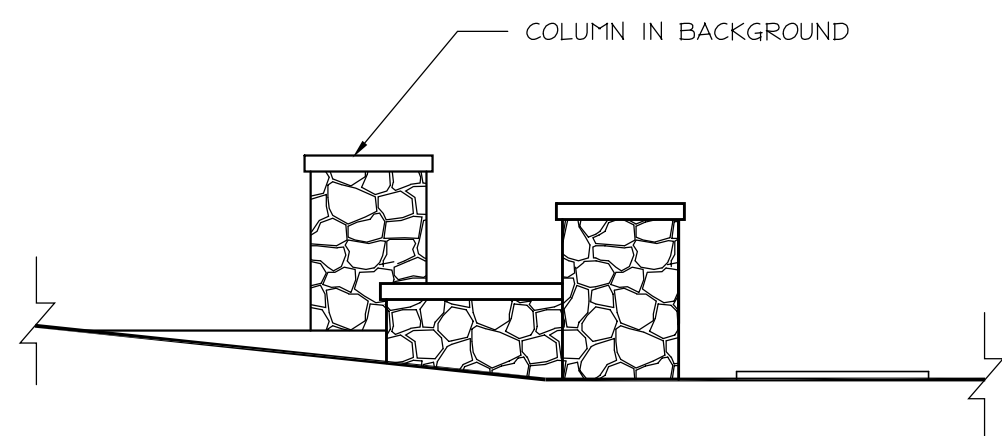
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NORTH ELEVATION

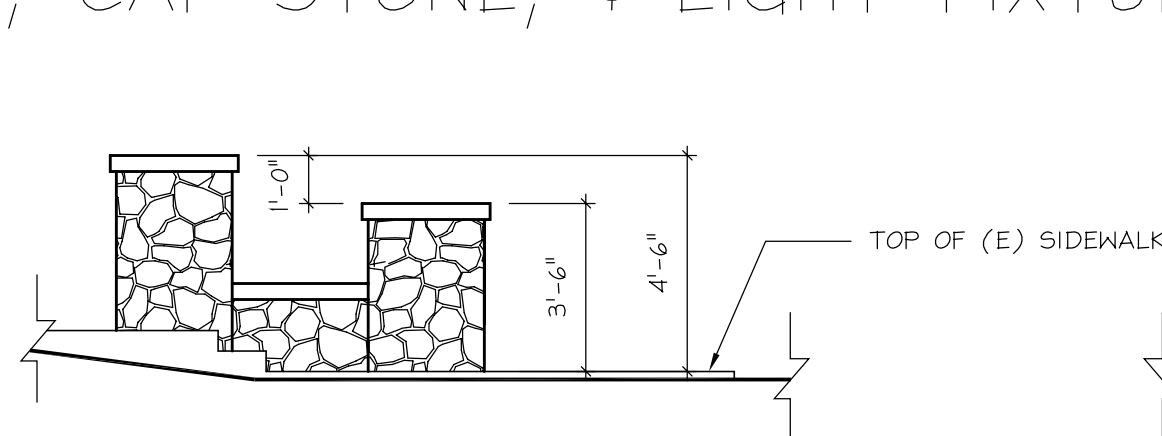
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SEE ATTACHED PAGES FOR EXACT STONE VENEER, CAP STONE, & LIGHT FIXTURES



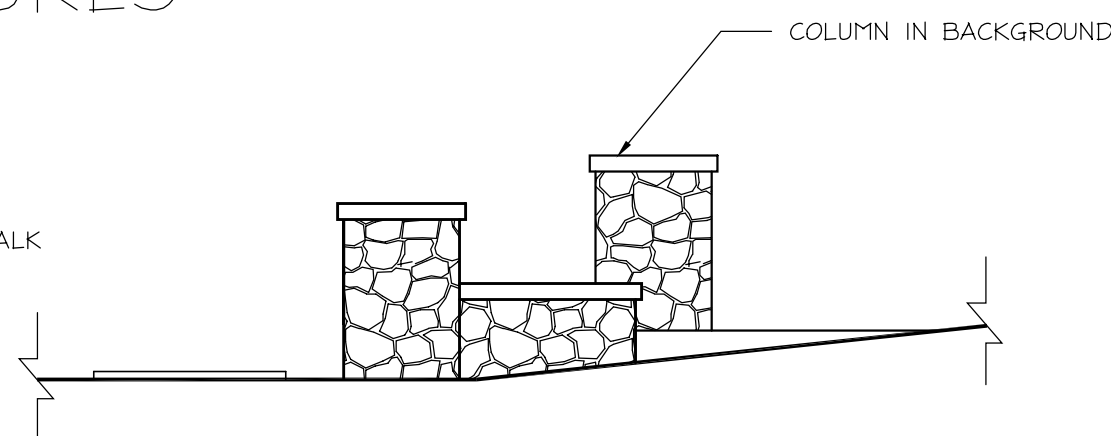
EAST ELEVATION

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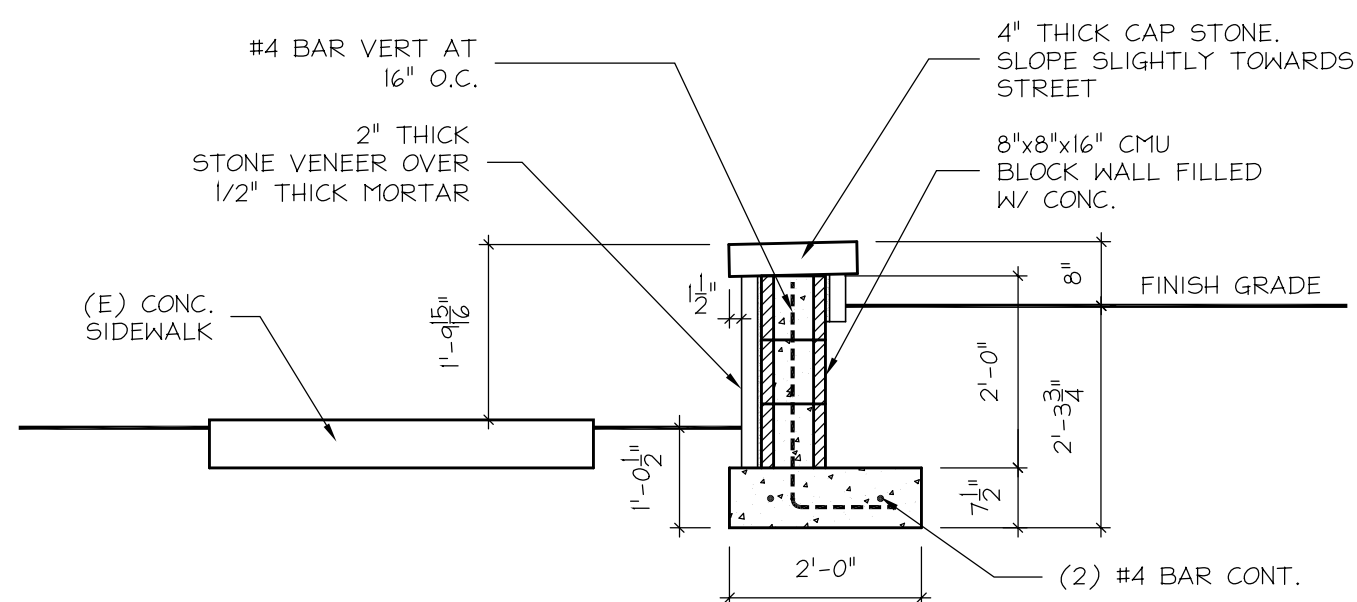
STAIRS VIEW

SCALE 1/4"=1'-0"



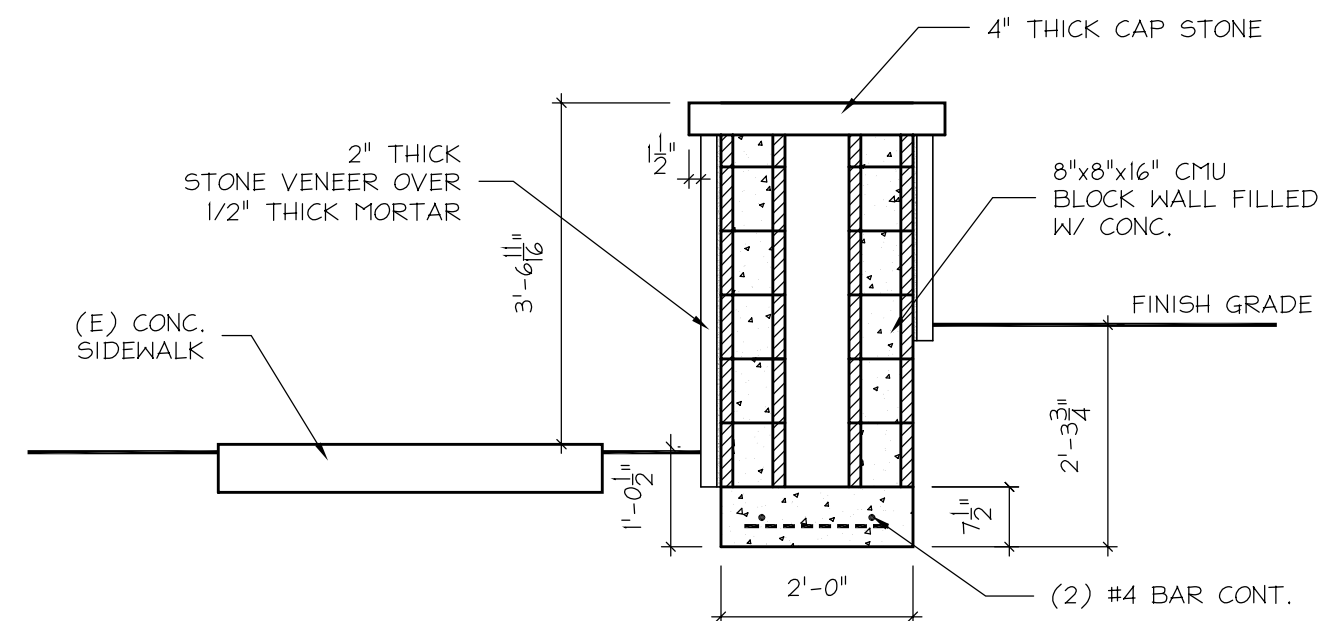
WEST ELEVATION

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.

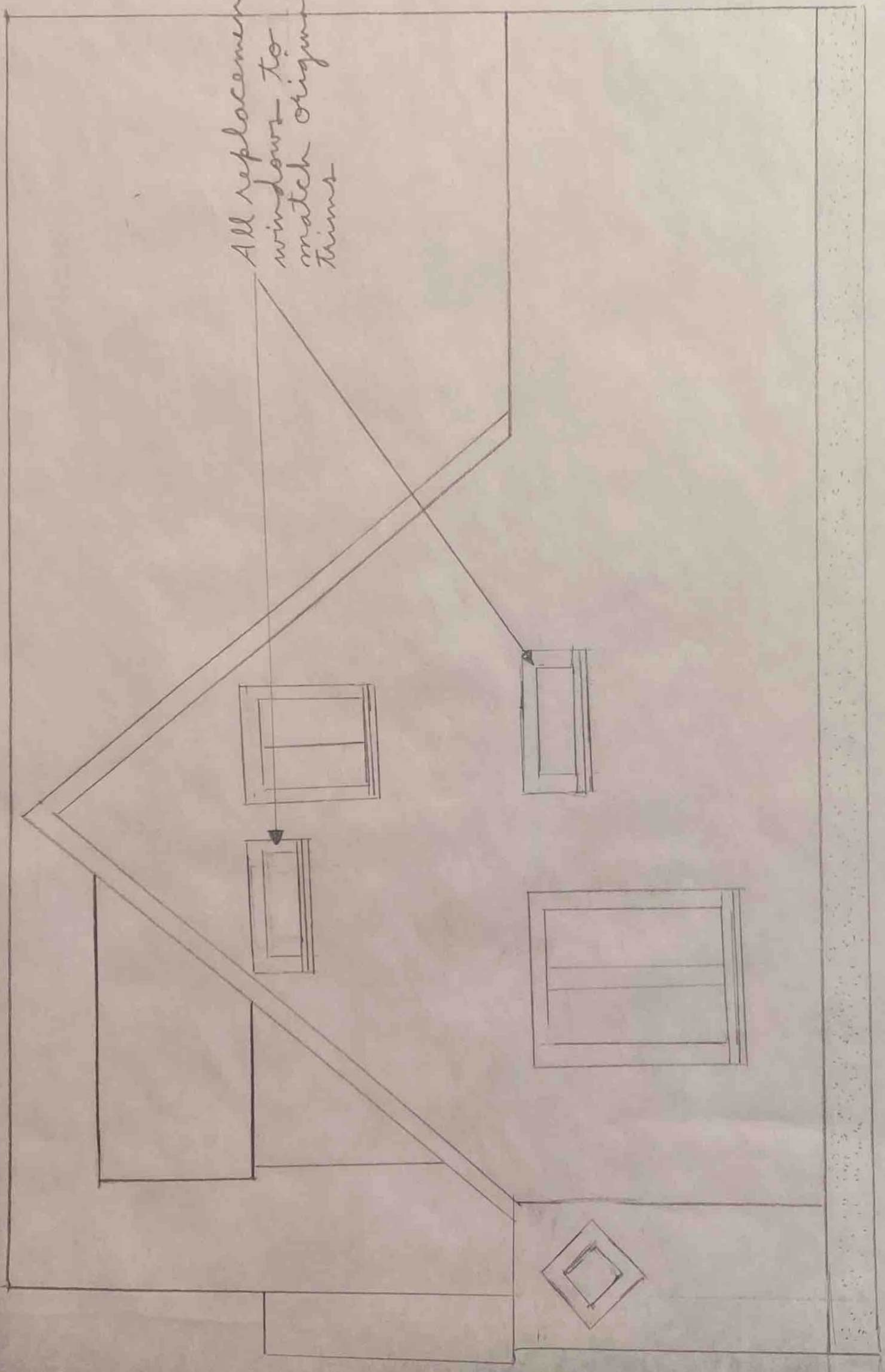
SHEET

3

OF 3 SHEETS

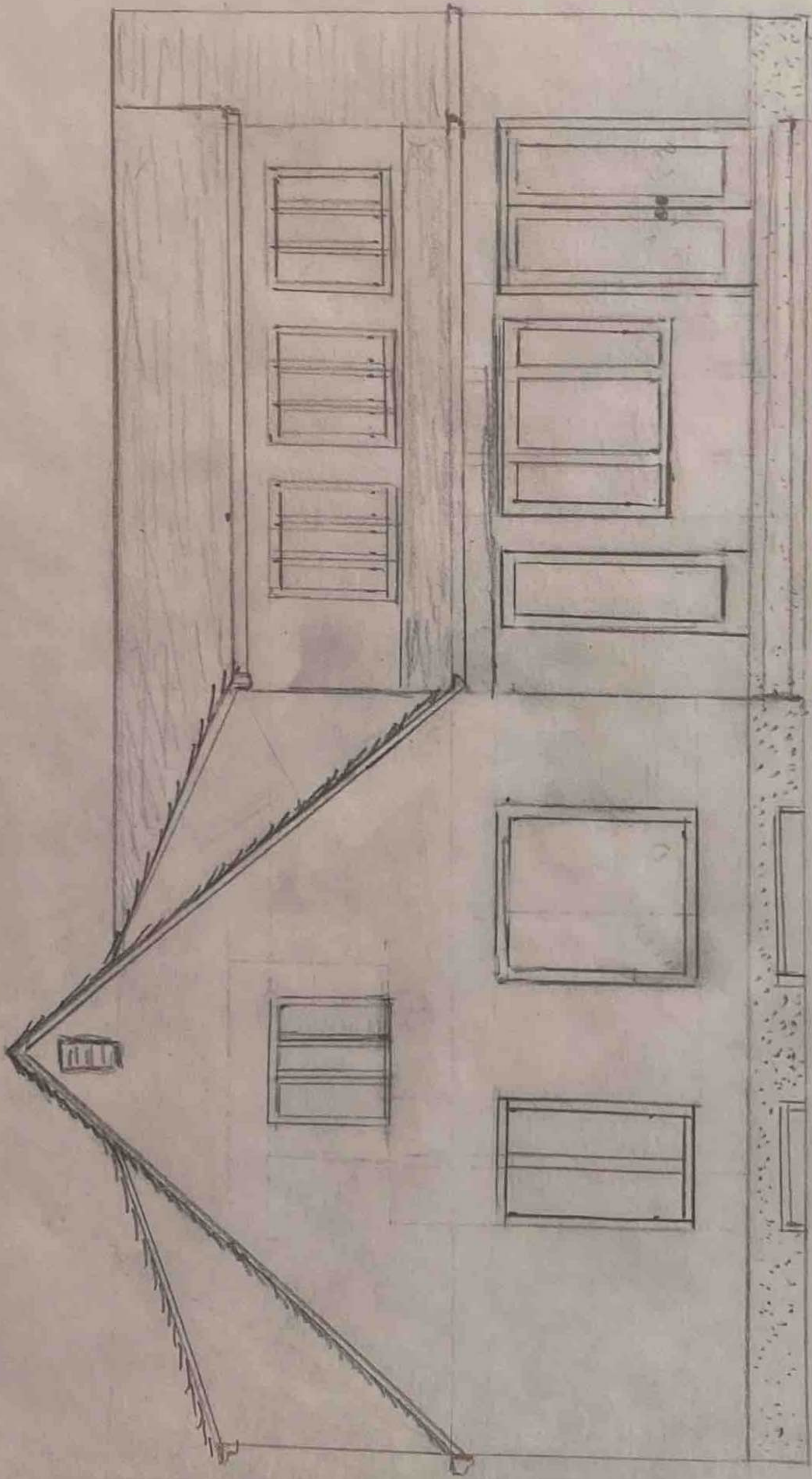
M E CULLOCH
460 BUSH ST
SALEM OR 97302

All replacement
windows to
match original
trim

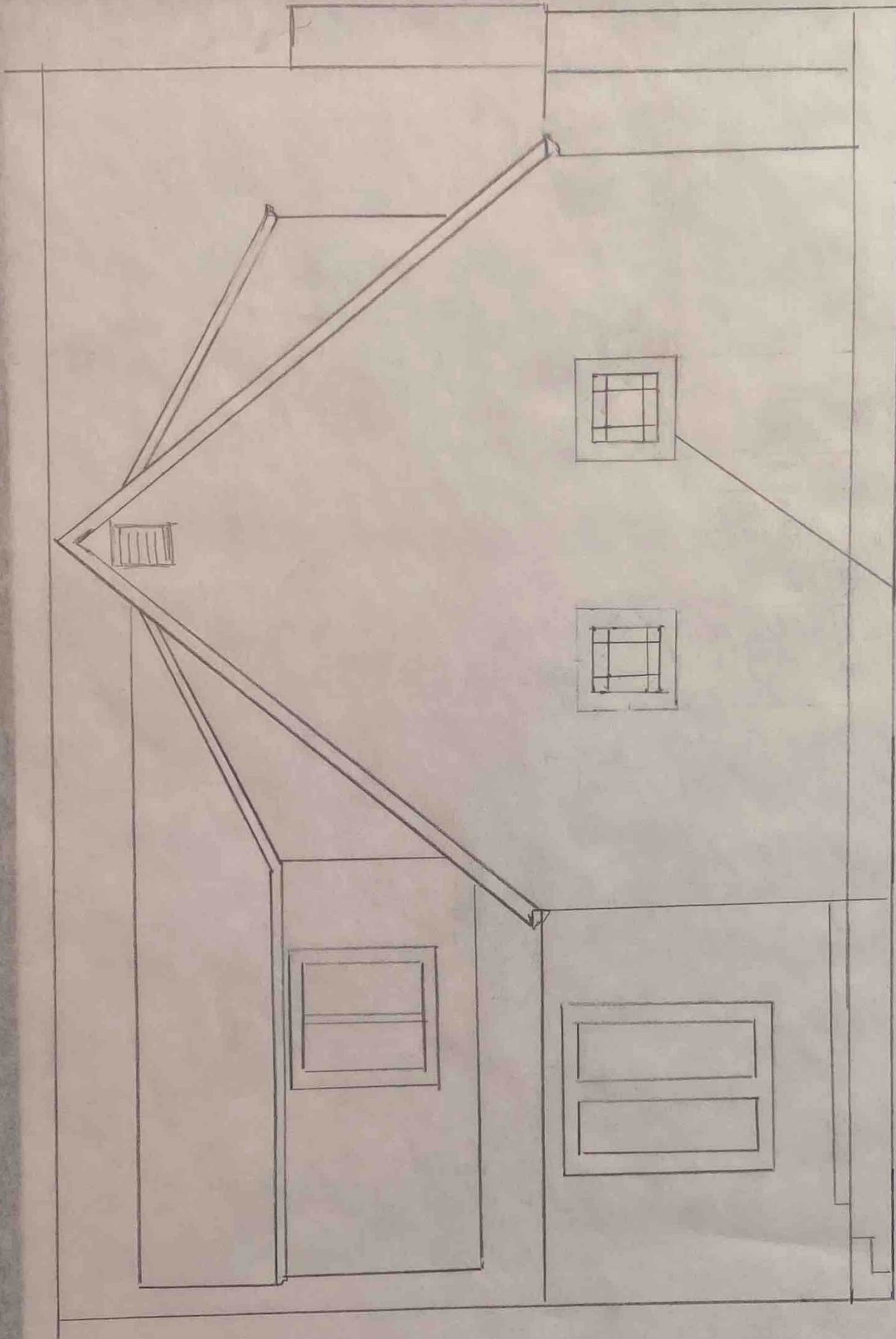


West Elevation - Proposed

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