

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 información, por favor llame
503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 1 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS24-10

APPLICATION NO.: 24-111115-PLN

NOTICE OF DECISION DATE: May 23, 2024

SUMMARY: A proposal to repair the porch decking on the north side of the Bush House.

REQUEST: Class 1 Minor Historic Design Review of a proposal to repair the porch decking on the north side of the Bush House, a historic contributing resource within the Gaiety Hill/Bushfts 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: City of Salem

LOCATION: 600 Mission St SE, Salem, OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(d) – Standards for Contributing Resources in Residential Historic Districts, Porches

FINDINGS: The findings are in the attached Decision dated May 23, 2024.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 1 Minor Historic Design Review Case No. HIS24-10 based on the application deemed complete on May 22, 2024.

The rights granted by the attached decision must be exercised, or an extension granted, by May 23, 2026, or this approval shall be null and void.

Application Deemed Complete:	<u>May 22, 2024</u>
Notice of Decision Mailing Date:	<u>May 23, 2024</u>
Decision Effective Date:	<u>May 23, 2024</u>
State Mandate Date:	<u>September 19, 2024</u>

Case Manager: Jake Morris, jjmorris@cityofsalem.net, 503-540-2347

This decision is final.

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>

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. HIS 24-10)
600 MISSION ST SE) May 23, 2024

In the matter of the application for a Minor Historic Design Review submitted by Ingrid Jacobe on behalf of the City of Salem, 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 replace the porch decking on the east and north sides of the Bush House.

REQUEST: Class 1 Minor Historic Design Review of a proposal to replace the porch decking and trim in poor condition on the east and north sides of the Bush House (1878), 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**).

FINDINGS

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 to replace dry rotted porch decking on the side (east) porch as well as the rotted decking on the front (north) porch of the Bush House. The replacement decking boards have been custom milled, and the bull nosed trim will be custom milled to replicate the design of the existing. The replacement porch decking, and trim will be painted to match the existing. *230.025 (d) Standards for Contributing Resources in Residential Historic Districts, Porches* are applicable to this project.

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 111115.

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; an excerpt is included as **Attachment B** 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 230.025 (d) *Standards for Contributing Resources in Residential Historic Districts, Porches* are applicable to this project.

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. Historic Significance

According to nomination documents, the Bush House is a two-story Italianate residence that was constructed in 1877-78 by banker and newspaper publisher Asahel Bush. The Bush family occupied the house until 1953, when it was acquired by the City of Salem. The Bush house was designed by local contractor Wilbur F. Boothby, who had also designed and constructed the first Marion County Courthouse. The Bush House is owned by the City of Salem and operated as a historic house museum by the Salem Art Association. The Bush House is in good condition and retains historic integrity and is individually listed on the National Register and is also contributing to the Gaiety Hill/Bush's Pasture Park National Register Historic District.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from Salem Revised Code 230.025 (d) *Standards for*

Contributing Resources in Residential Historic Districts, Porches are applicable to this project.

**Sec. 230.025. - Standards for contributing buildings in residential historic districts
(d) Porches**

1.Materials. *All features of the porch shall be replaced with material that duplicate, to the greatest degree possible, the appearance and structural qualities of the original porch.*

Finding: The applicant is proposing to replace the existing porch decking which is in poor condition with wooden decking boards that have been custom milled to match the existing tongue and groove boards on the Bush House porch. The bull nosed trim will be custom milled with materials that match the existing. These are materials that duplicate to the greatest degree possible the materials of the existing porch boards and trim; therefore, staff finds that SRC 230.025(d)(1) has been met for the proposal.

2.Design. *The overall design of the porch shall reproduce, to the greatest degree possible, the appearance of the original porch.*

Finding: The applicant is proposing to replace the existing dry-rotted porch deck boards with decking boards that have been custom milled to match the existing. The tongue and groove replacement boards will be painted to match, and the bull nosed trim will be custom made to match the existing. The proposed design of the replacement porch decking and trim reproduces to the greatest degree possible, the original appearance of the original historic porch decking and trim. Therefore, staff finds that SRC 230.025(d)(2) has been met for the proposal.

DECISION

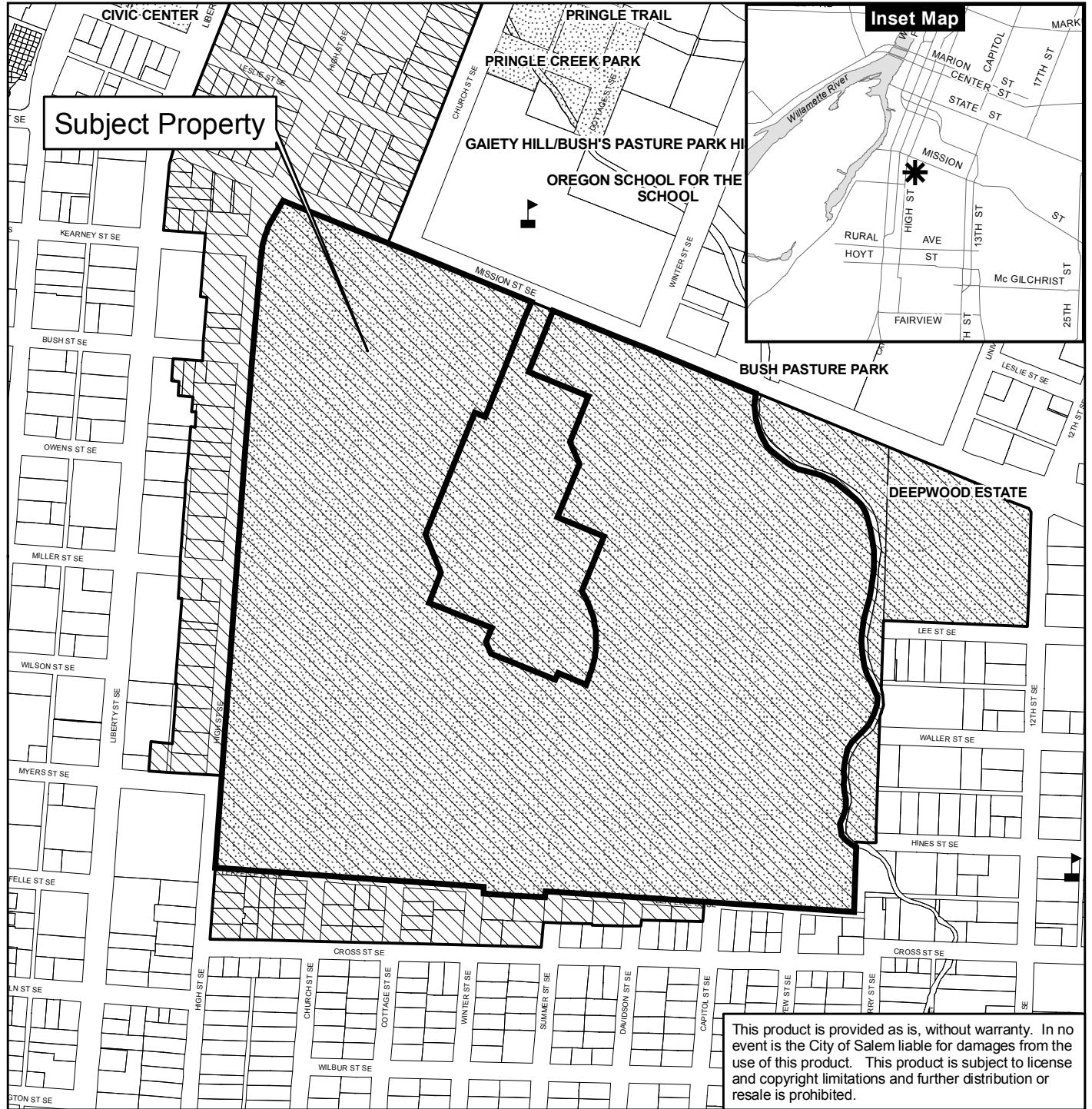
Based upon the application materials deemed complete on May 22, 2024 and the findings as presented in this report, the application for HIS24-10 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

Vicinity Map 600 Mission Street SE



Case No. _____

Historic Alteration Review WorksheetSite Address: 600 Mission St., SE, Salem, OR Bush HouseResource 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
 Exterior Trim, Lintel
 Other architectural feature /Porch
 Roof/Cornice
 Masonry/Siding
 Storefront
 Window(s) Number of windows: _____

Landscape Feature:

- Fence
 Streetscape
 Other Site feature (describe) _____

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 NoProject's Existing Material: Wood, painted Project's New Material: Wood, painted**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:

Replacement of dry-rotted Porch deck boards with like material. Boards are custom-milled to match existing tongue-and-groove boards and will be painted to match. Framing nails will be used for attachment. Any trim (bullnose trim) will be custom-made to match existing (1/4-round)

Signature of Applicant

Date Submitted/Signed

Inter-Office Bill Request

Community Development – Planning Division

Project name:

Bush House Porch Repair

Project Manager:

COS - Facilities

Fund:

175

Cost Center:

60913000

Account:

52670

Project #:

693025

Task Code:

110.22

Fund: 3-digit number identifying which Department is being charged within the City.

Cost Center: 8-digit number that identifies the Department, the Division within the Department, which Section within that Division, and the Function.

Account: 5-digit number that tracks the revenue or expense within the Cost Center.

Project #: 6-digit number that identifies which project this revenue or expense belongs to.

Task: 5-digit number that shows which task is associated with this revenue or expense and always includes a decimal – see example below.

Staff must enter the information as shown in **BOTH** the FIMS# INFO field and the MEMO line in the payment window as follows:

FUND-COST CENTER-ACCOUNT-PROJECT #-TASK

Example: 151-58122000-52740-752406-450.12 (hyphens help make the string more readable)

Planning Budget Staff Person: Chris Neider **Phone Ext.** 2361

PW Division Budget Staff Person: **Phone Ext.**

Historic Staff Use Only

Request Received: Billing Codes Received:

Case Number: AMANDA Number:

Project Location within Known Archaeological Site? Y/N: (If no, issue C.O.A & I.D.P.)

Certificate of Appropriateness Date Issued:

If yes, provide project manager with an archaeological site compliance check list:

230.025(d) Porches.

Narrative description of proposed work:

(1) Materials. All features of the porch shall be replaced with material that duplicate, to the greatest degree possible, the appearance and structural qualities of the original porch.

Applicant RESPONSE:

Only selected dry-rotted deck porch are to be replaced with in-kind lumber

(2) Design. The overall design of the porch reproduces the appearance of the original porch.

Applicant RESPONSE:

The porch design and appearance will not be affected by the non-structural dry rot repair

Additional Submittal Requirements

Photo(s) of Building (detailing location(s) and existing condition of feature(s):

Spec Sheets for Proposed Replacement Material(s): N/A - custom milled tongue-and-groove deck boards

Site Plan showing location(s) of proposed repair:



Area of Work
- Side Porch -

Bush House - Front Porch





600 Mission St SE

Areas of porch rot repair






Side Plan



Map data ©2024 Google 50 ft



600 Mission St SE

- 
Directions
- 
Save
- 
Nearby
- 
Send to phone
- 
Share

 600 Mission St SE, Salem, OR 97302

 WXJ6+H7 Salem, Oregon

Bush House

Legend

📍 600 Mission St SE

📍 Bush House Museum

