

# 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 PLANNING ADMINISTRATOR

**HISTORIC DESIGN REVIEW CASE NO.: HIS19-03**

**APPLICATION NO. : 19-103449-DR**

**NOTICE OF DECISION DATE: FEBRUARY 26, 2019**

**SUMMARY:** A proposal to replace a non-historic door on the Bush Barn (c.1878/1960).

**REQUEST:** Minor Historic Design Review of a proposal to remove a non-historic door and replace it with a new multi-light wooden door at the rear of the Bush Barn (c.1878/1960), 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 Assessor's Map and Tax Lot number: 073W27D00100).

**APPLICANT:** Ingrid Jacobe for City of Salem Facilities

**LOCATION:** 600 Mission St SE

**CRITERIA:** Salem Revised Code (SRC) Chapter230.025(c)

**FINDINGS:** The findings are in the attached Decision dated February 26, 2019.

**DECISION:** The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Historic Design Review HIS19-03 based upon the application materials deemed complete on February 21, 2019 and the findings as presented in this report.

*This Decision becomes effective on March 14, 2019. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

The rights granted by the attached decision must be exercised, or an extension granted, by March 14, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>February 21, 2019</u>
Notice of Decision Mailing Date:	<u>February 26, 2019</u>
Decision Effective Date:	<u>March 14, 2019</u>
State Mandate Date:	<u>June 21, 2019</u>

Case Manager: Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net), 503-540-2397

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Wednesday, March 13, 2019. 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 must be filed in duplicate with the City of Salem Planning Division. 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 at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

\\allcity\amanda\amandaforms\4431Type2-3NoticeOfDecision.doc

***Si necesita ayuda para comprender esta informacion, por favor llame  
503-588-6173***

**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM**

**HISTORIC DESIGN REVIEW CASE NO. HIS19-03  
DECISION**

<b>IN THE MATTER OF APPROVAL OF</b>	<b>)</b>	<b>MINOR HISTORIC DESIGN REVIEW</b>
<b>HISTORIC DESIGN REVIEW</b>	<b>)</b>	
<b>CASE NO. HIS19-03</b>	<b>)</b>	
<b>600 MISSION ST SE</b>	<b>)</b>	
	<b>)</b>	<b>FEBRUARY 26, 2019</b>

In the matter of the application for a Minor Historic Design Review submitted by Ingrid Jacobo 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 a non-historic door on the Bush Barn (c1878/1960).

**REQUEST:** Minor Historic Design Review of a proposal to remove a non-historic door and replace it with a new multi-light wooden door at the rear of the Bush Barn (c1878/1960), 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 Assessor's 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 February 21, 2019 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.

## 2. Analysis of Minor Historic Design Review Approval Criteria

**Finding:** The applicant is proposing to remove an existing non-historic door and replace it with a new multi-light wood door. Staff determined that the following standards from SRC 230.025(c) *Standards for Contributing Resources in Residential Historic Districts, Doors* are applicable to this project.

### **FINDINGS:**

**Criteria: 230.025(c) Doors.** *Replacement of doors in historic contributing buildings shall be allowed only where the owner has attempted to repair the original door, but repair was not feasible due to the poor condition of the original materials. If the doors are not original then every effort shall be made to replicate the original doors; the effort shall be substantiated by historic, physical, or pictorial evidence. If the door cannot be replicated then it should be of a compatible design and material.*

**Finding:** The applicant is proposing to replace a non-original door at the rear of the Bush Barn. There is no physical or pictorial evidence indicating the style and material of the original door in this location, therefore the applicant is proposing to replace the existing door, which has been damaged as the result of a break in, with a door that replicates the style and material of the doors that are currently in place at the rear of the Bush Barn Annex (**Attachment B**).

### **(1) Materials.**

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

**Finding:** The proposed replacement door will be of wood. While it is not possible to substantiate the original door material, given the estimated date of construction of this portion of the Bush Barn, the original door was most likely wood. Staff finds that this standard has been met.

### **(2) Design.**

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

**Finding:** The applicant is proposing to replace the existing non-original door with a door that replicates the wooden multi-light doors located on the rear of the Bush Barn Annex. Given that it is not feasible to determine the original design of the door at this location, this proposed design is a compatible alternative. Staff finds that this standard has been met.

## **DECISION**

Based upon the application materials deemed complete on February 21, 2019 and the findings as presented in this report, the application for HIS19-03 is **APPROVED**.



Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

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

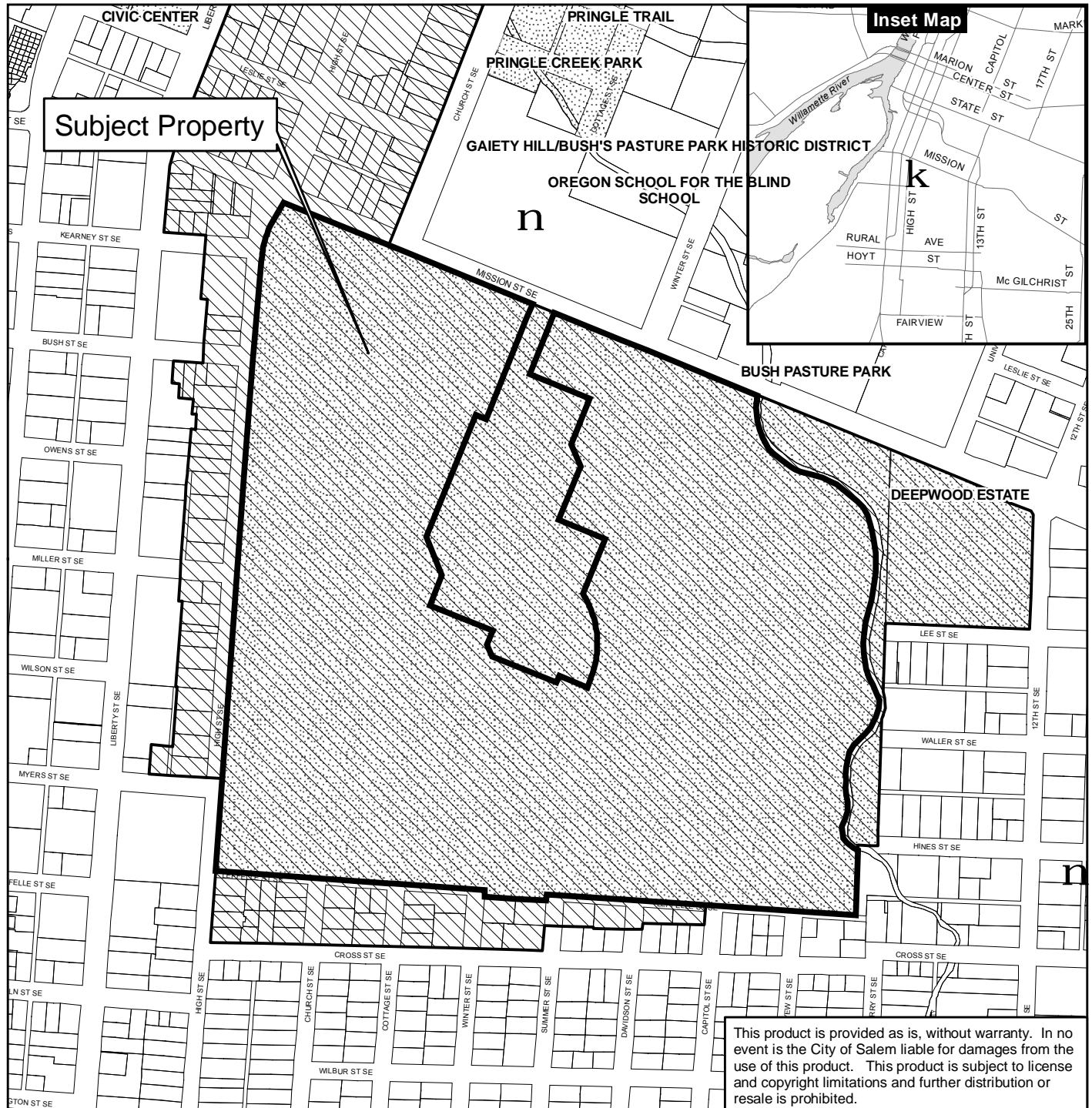
Application Deemed Complete:	<u>February 21, 2019</u>
Notice of Decision Mailing Date:	<u>February 26, 2019</u>
Decision Effective Date:	<u>March 14, 2019</u>
State Mandate Date:	<u>April 19, 2019</u>

*This Decision becomes effective on **March 14, 2019**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

The rights granted by this decision must be exercised by **March 14, 2021** or this approval shall be null and void.

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, OR 97301, no later than **5:00 p.m., Wednesday, March 13, 2019**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division. 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 Salem 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.

# Vicinity Map 600 Mission Street SE



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.

## Legend

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

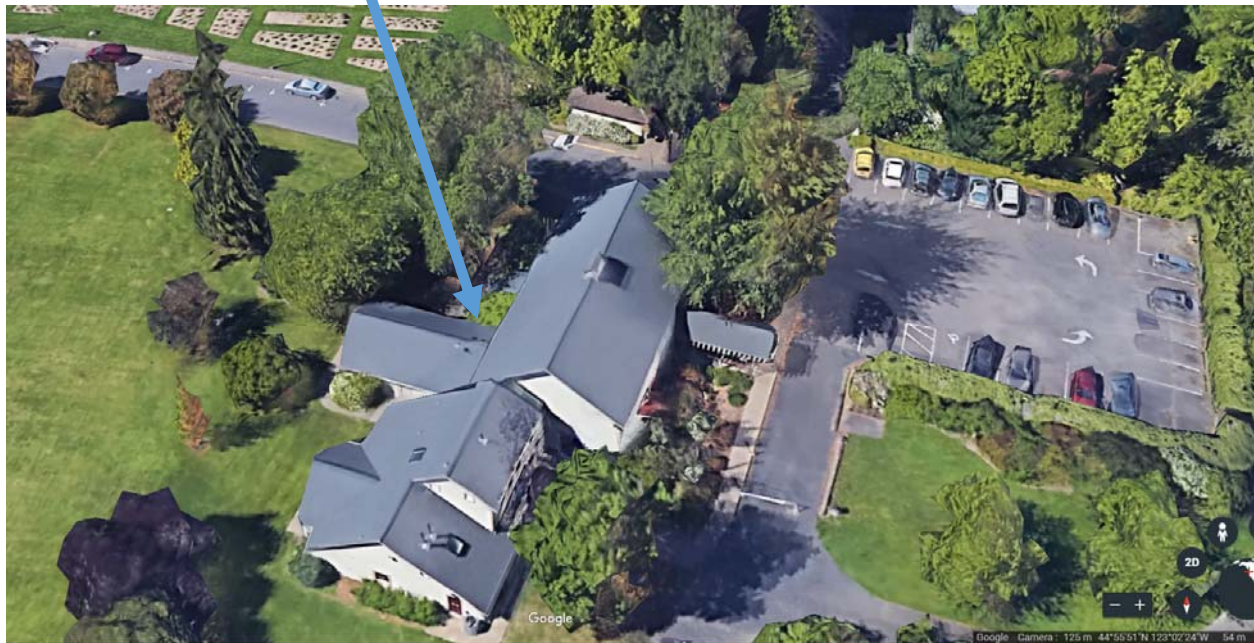
0 100 200 400 Feet





# DOOR LOCATION

Attachment B









EXISTING



PROPOSED

