

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.: HIS19-04

APPLICATION NO. : 19-104087-DR

NOTICE OF DECISION DATE: February 27, 2019

SUMMARY: A proposal to rehabilitate the Lower Terrace (1950s) at Deepwood (1894).

REQUEST: Minor Historic Design Review of a proposal to rehabilitate the Lower Terrace (1929) at Deepwood (1894), a historic contributing resource in the Gaiety Hill/Bush's Pasture Park Historic District in the PA (Public Amusement) zone, and located at 1116 Mission Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27DD00100).

APPLICANT: Russell Schutte for the Lord and Schryver Conservancy

LOCATION: 1116 Mission St SE

CRITERIA: Salem Revised Code (SRC) Chapter 230.025(I)

FINDINGS: The findings are in the attached Decision dated February 27, 2019.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Historic Design Review HIS19-04 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 15, 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 15, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>February 21, 2019</u>
Notice of Decision Mailing Date:	<u>February 27, 2019</u>
Decision Effective Date:	<u>March 15, 2019</u>
State Mandate Date:	<u>June 21, 2019</u>

Case Manager: Kimberli Fitzgerald, 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., Thursday, March 14, 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. HIS19-04
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-04)
1116 MISSION STREET SE)
FEBRUARY 27, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Russell Schutte for the Lord and Schryver 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 rehabilitate the Lower Terrace (1950s) at Deepwood (1894).

REQUEST: Minor Historic Design Review of a proposal to rehabilitate the Lower Terrace (1929) at Deepwood (1894), a historic contributing resource in the Gaiety Hill/Bush's Pasture Park Historic District in the PA (Public Amusement) zone, and located at 1116 Mission Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27DD00100).

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 rehabilitate the Lower Terrace (1950s) at Deepwood (1894). The lower terrace within Deepwood's Scroll Garden was originally designed and constructed by Lord and Schryver for Alice Brown. It originally included a grape arbor with pavement that extended to the northwest to make a landing for stairs at the bottom of the curved rose arbor walk. The grape arbor was removed during the 1960s and a retaining wall was built up over its foundation. The pavement is in a derelict condition due to the erosion of the pavers. The applicant is proposing to restore the patio, pavers, and lower brick steps and reconstruct the retaining wall and the grape arbor (**Attachment B**). Staff determined that the following standards from SRC 230.025(l) *Standards for Contributing Resources in Residential Historic Districts, Site Features* are applicable to this project.

FINDINGS:

Criteria: 230.025(l) Site Features. *Replacement or alteration of site features of a historic contributing building that are identified as significant features on the historic resource inventory for the district, including, but not limited to, driveways, sidewalks, gardens, significant trees, or geological features is allowed, unless the replacement or alteration would materially alter or destroy the 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 restore the patio, pavers, and lower brick steps with brick and materials that match the exterior appearance of the original material. The applicant is proposing to remove and salvage as much original material as possible from the patio border and retaining wall. The retaining wall will be reconstructed with a concrete footing and a short CMU wall and will then be veneered with salvaged brick. The failing 8 x 16" pavers will be removed and reinstalled on a new compacted base. The grape arbor will be reconstructed using appropriate materials based upon historic photographs and Lord and Schryver plans. Staff finds that this standard has been met.

(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 restore and reconstruct the retaining wall, patio, steps, and arbor based upon both physical evidence and evidence from Lord & Schryver plans and photographs. 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 HIS19-06 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

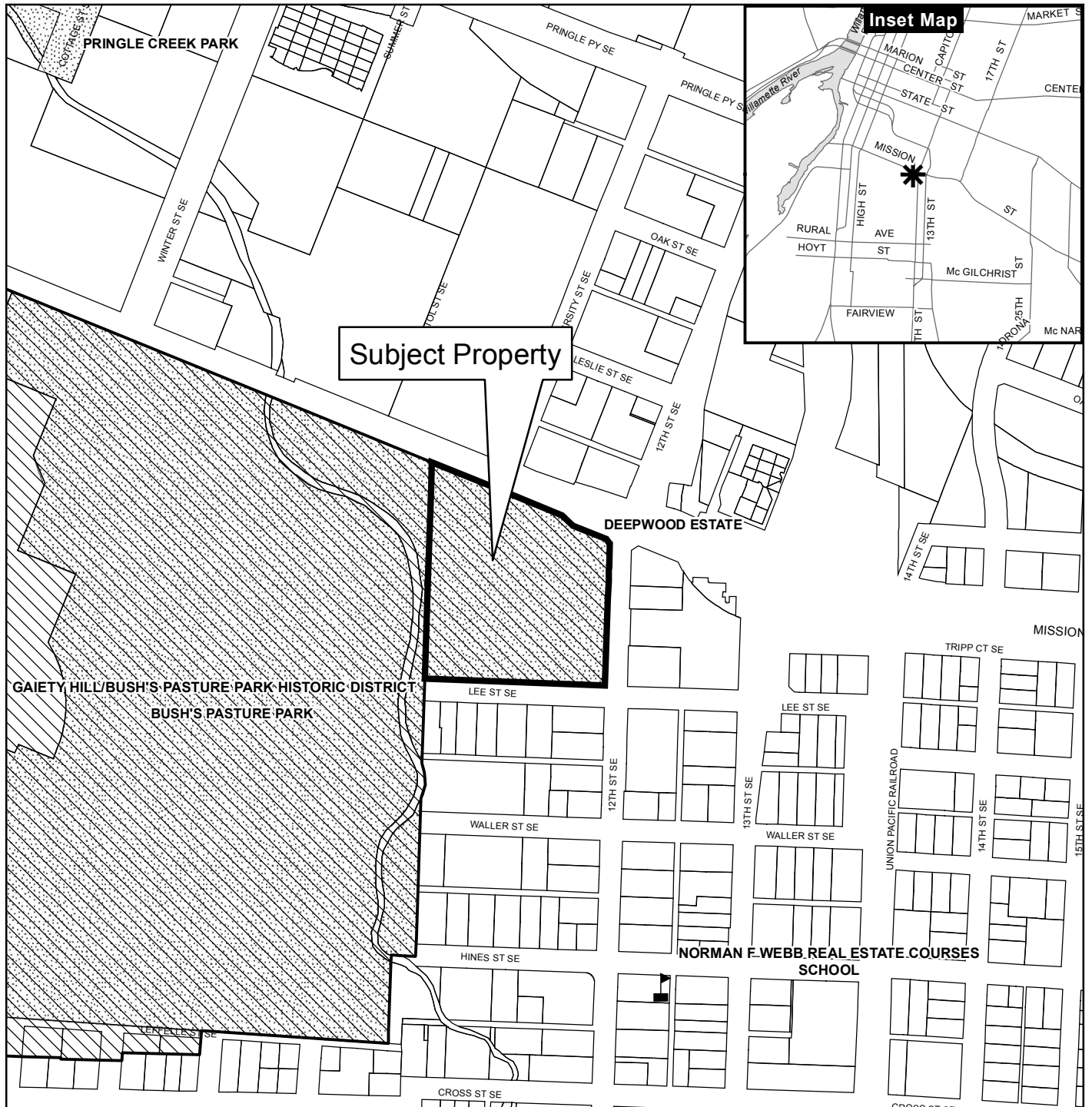
Application Deemed Complete:	<u>February 21, 2019</u>
Notice of Decision Mailing Date:	<u>February 27, 2019</u>
Decision Effective Date:	<u>March 15, 2019</u>
State Mandate Date:	<u>June 21, 219</u>

*This Decision becomes effective on **March 15, 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 15, 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., Thursday, March 14, 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 1116 Mission Street SE



Legend

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

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 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.

Jan. 25, 2018

APPLICANT'S STATEMENT

Historic Design Review (Minor) Scroll Garden located at Deepwood
1115 Mission Street SE, Salem, Oregon

APPLICANT: Lord & Schryver Conservancy, PO Box 2755, Salem, OR 97302

PROPERTY OWNER: City of Salem

REPRESENTATIVE: Russell Schutte, CBTwo Architects, 500 Liberty Suite 100, Salem, OR 97301

SECTION 230.018 PUBLIC HISTORIC DESIGN REVIEW JURISDICTION.

SECTION 230.020 HISTORIC DESIGN REVIEW.

A. APPLICABILITY

This is a request for a Minor Historic Design Review to permit to remove and replace/reinstall the brick patio in the Eastern most portion of the Lower Terrace near the Scroll Garden. The project aims to improve the areas deteriorating and unsafe state by fixing drainage issues, refurbishing the retaining wall and construct the missing historic grape arbor. Any NEW materials purchased for the patio, wall or arbor are to be same size, material and color matched to close as possible to existing. This intended work will be done in the rear garden of the Historic Contributing property known as "Deepwood Estate" at 1116 Mission Street SE. This review is a requirement under section 230.020.a.1.E See **Exhibit I** for Vicinity map

B. OBJECTIVES

In an effort to Rehabilitate this area back to its original Design intent the Conservancy would like to remove, repair and or replace the existing patio, retaining wall, 3 brick steps and to reconstruct a historically accurate replica of a grape arbor that was removed sometime in the early 1960's. The existing brick is to be salvaged and reused as much as possible. Any extra brick or pavers needed will be supplemented with previously salvaged historic material. The Arbor will be built using cedar and will match as accurately as possible to the historic photographs(see attached) . The exact size, material and location can be seen in the Exhibits provided (see Attached RFP).

C. CLASSES

This project requires a "Minor" review under Classes 230.025(l), 230.060 (q) and 230.065.

D. PROCEDURE TYPE

(1) This Type I application is in accordance with Salem Revised Code Chapter 300.

E. ADDITIONAL SUBMITTAL REQUIREMENTS

1. See attached RFP for construction materials and key details.
2. Existing and Historical images of the garden paths and its location can be seen in the RFP
(This is a Lord and Schryver garden)

F. APPLICABLE APPROVAL CRITERIA

Please review all materials including application, worksheet, Drawings, images and fees. I believe the minimum requirements are provided set forth in this chapter under (Ord. No. 34-10; Ord. No 25-13) I hope you determine the finding acceptable and approve the request for the stated project above.

SECTION 230.060 STANDARDS FOR HISTORIC CONTRIBUTING BUILDINGS IN PUBLIC DISTRICTS.

(p) RETAINING WALLS

(1) MATERIALS (brick)

(2) DESIGN (Historic match)

(q) SITE FEATURES

(Existing Retaining wall, patio and steps, Arbor)

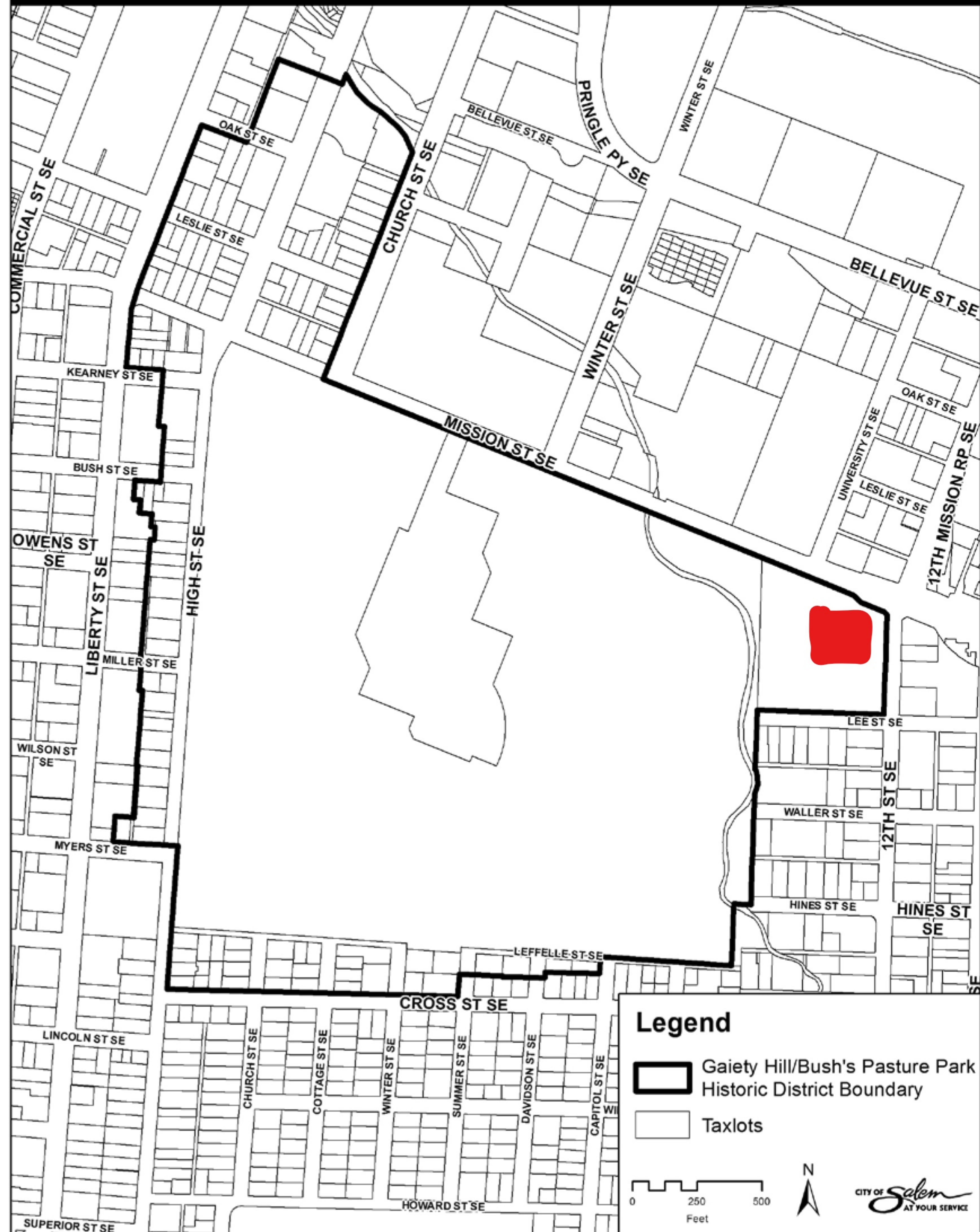
(1) MATERIALS

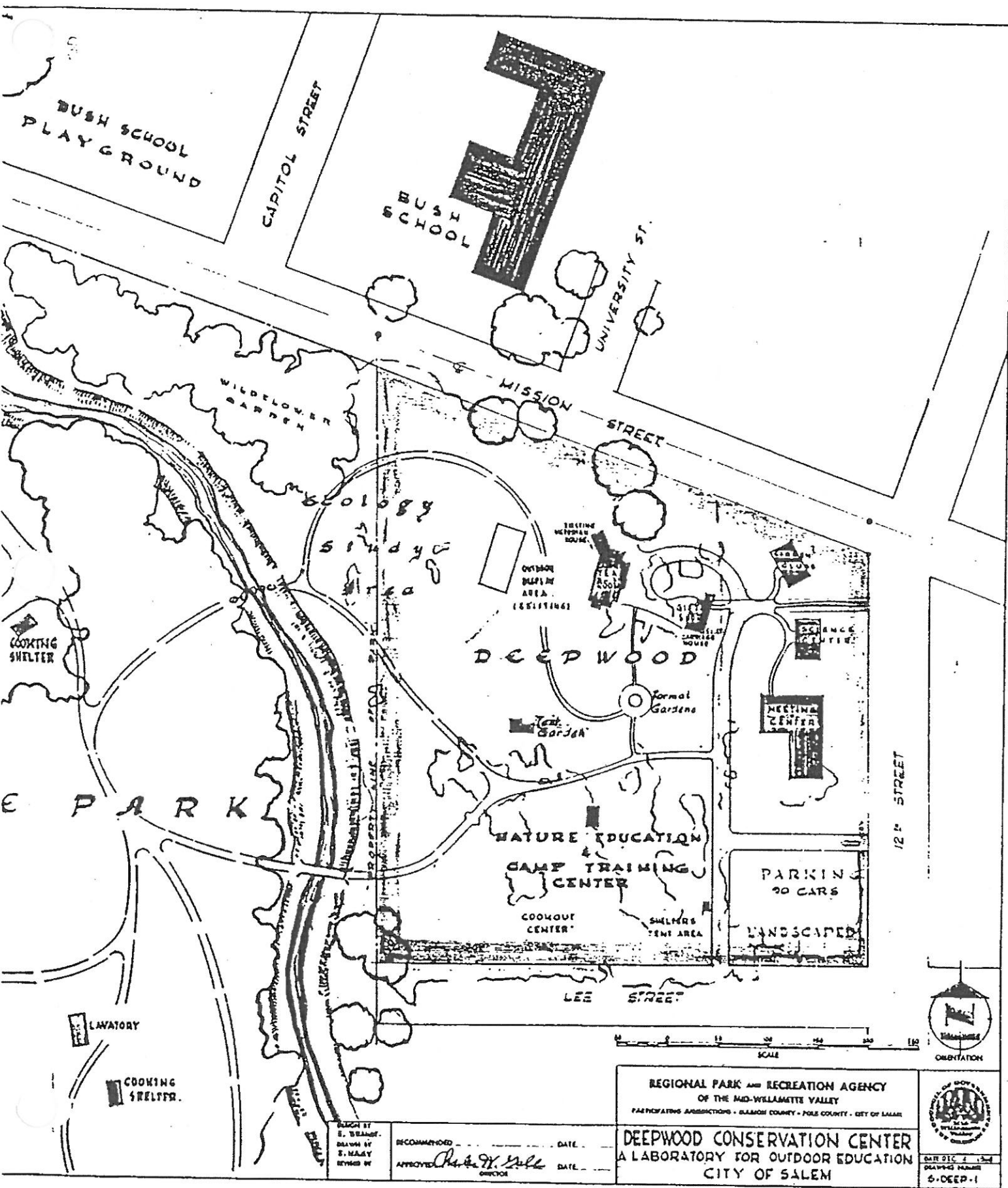
Reconstructed wall and patio will be of reused historic brick with new concrete or CMU base to support the construction and help with longevity.

(2) DESIGN

The intent is to reconstruct the wall and patio in the exact location it currently is, keeping the all historic features (brick coursing and heights) as close as possible. Additionally; constructing a new Grape Arbor over the patio using historic drawings, images and site measurements to build an accurate replica.

Gaiety Hill/Bush's Pasture Park Historic District





DESIGNED BY
 S. BRADY
 DRAWN BY
 S. HADY
 REVIEWED BY

 DATE _____
 APPROVED *[Signature]*
 DIRECTOR

REGIONAL PARK AND RECREATION AGENCY
 OF THE MID-WILLAMETTE VALLEY
 PARTNERING AGENCIES - CLATSOP COUNTY - FOLLE COUNTY - CITY OF SALEM
DEEPWOOD CONSERVATION CENTER
 A LABORATORY FOR OUTDOOR EDUCATION
 CITY OF SALEM

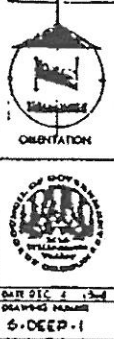
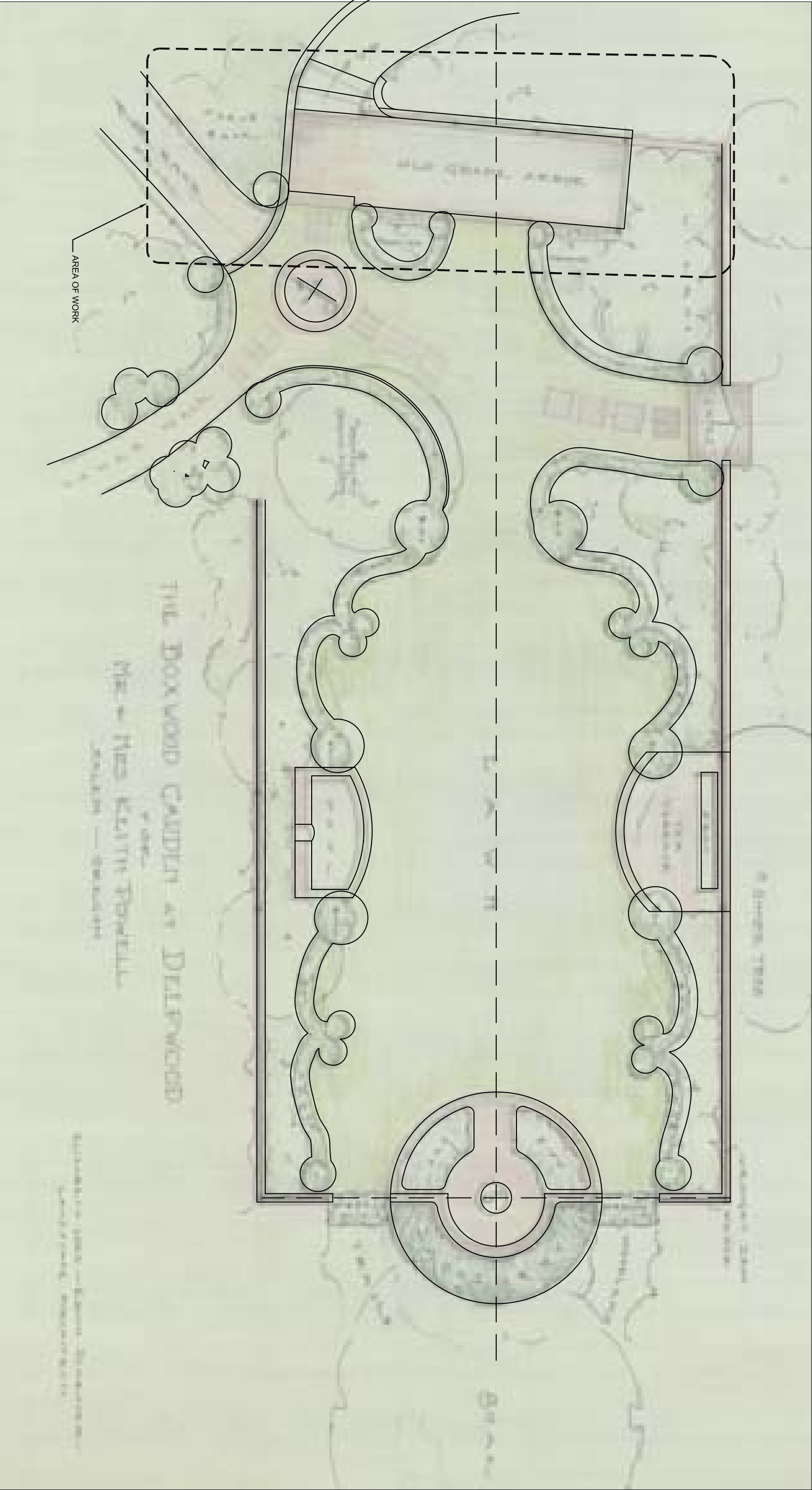


Exhibit B



1

EXISTING OVERALL (HISTORIC) SITE PLAN

SCALE: 1/4"=1'-0"



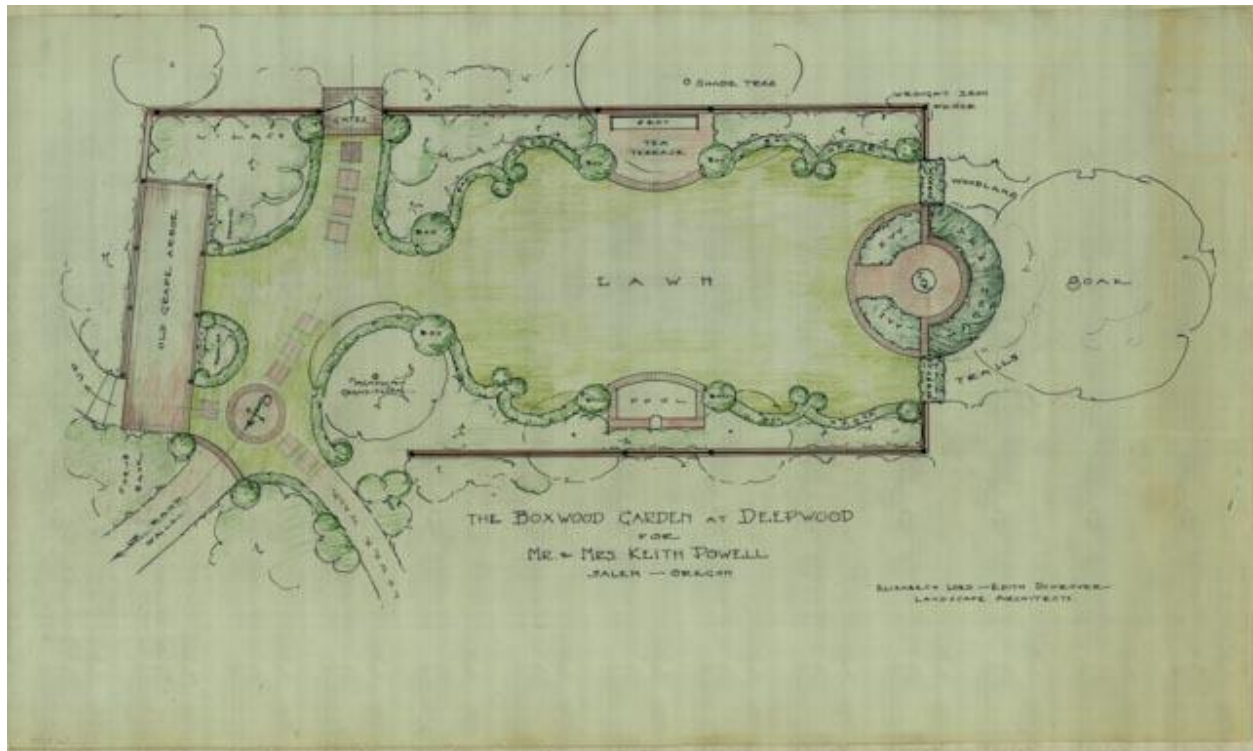


Figure 1, Historic drawing from Lord and Schryver

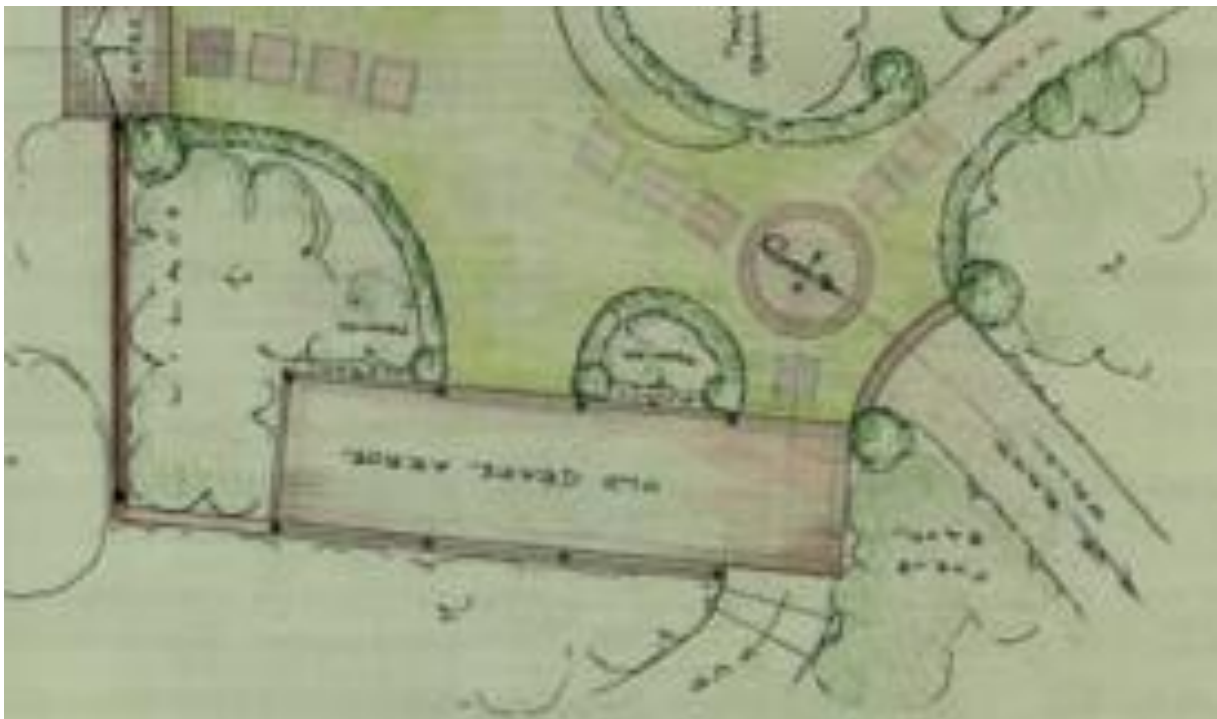


Figure 2 Area of work to be done.



Figure 3 Historic image of garden from North looking South



Figure 4 Historic image of other Arbor on the property



Figure 5 Existing degrading conditions (old photo)

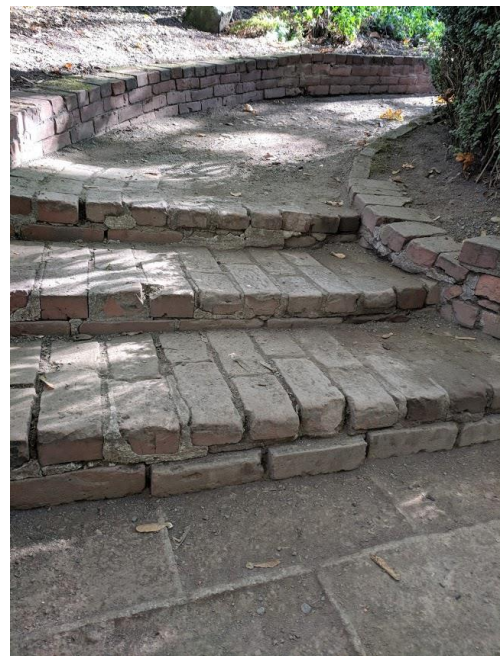


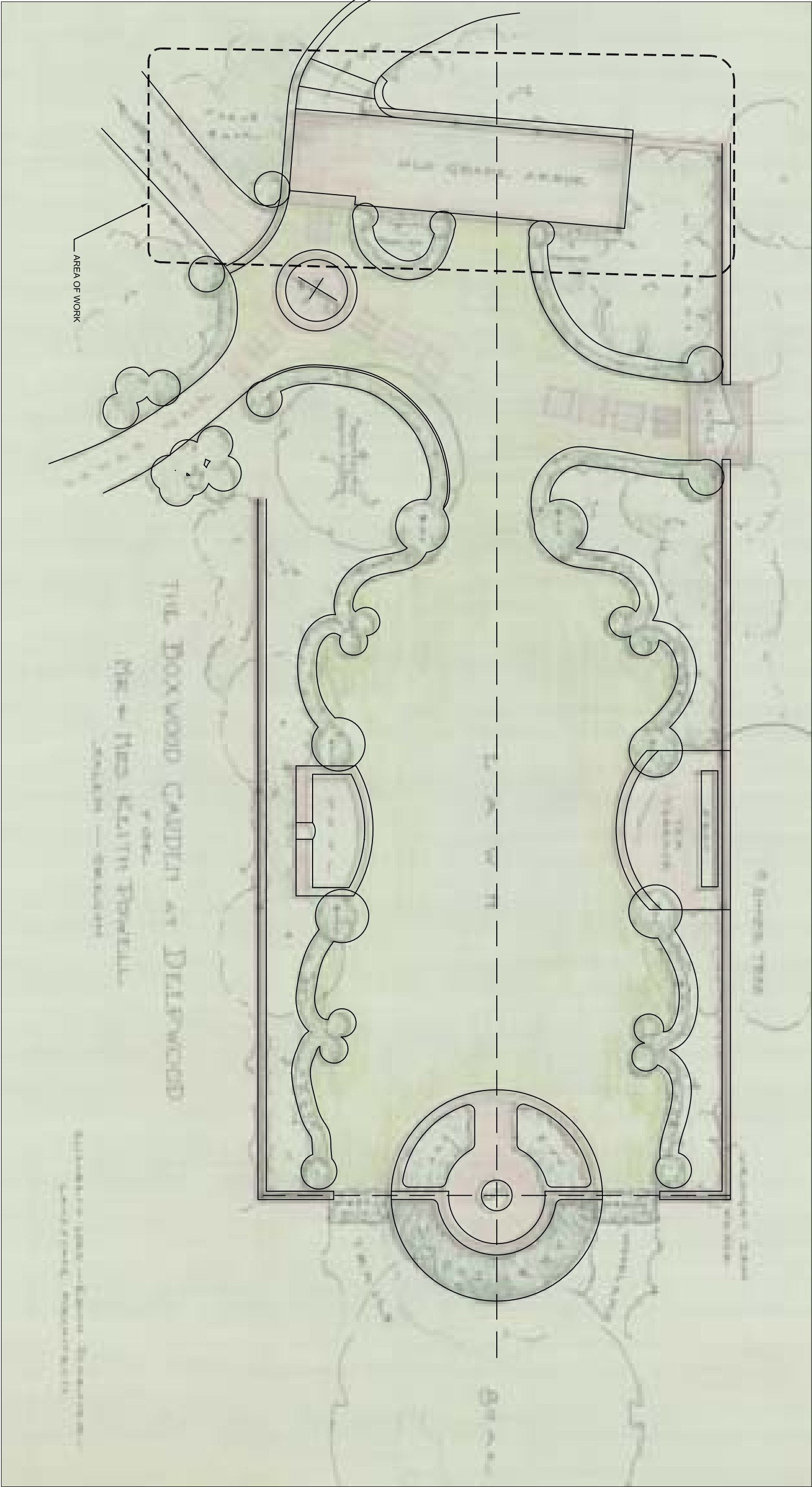
Figure 6 Existing degrading conditions



Figure 7 current condition of stair and wall.



Figure 8 Wall and patio condition



1

EXISTING OVERALL (HISTORIC) SITE PLAN

SCALE: 1/4"=1'-0"



RUSTY DESIGN

1398 HEMLOCK ST.
Salem, OR 97304
P: 406.570.7299
russellschutte@hotmail.com

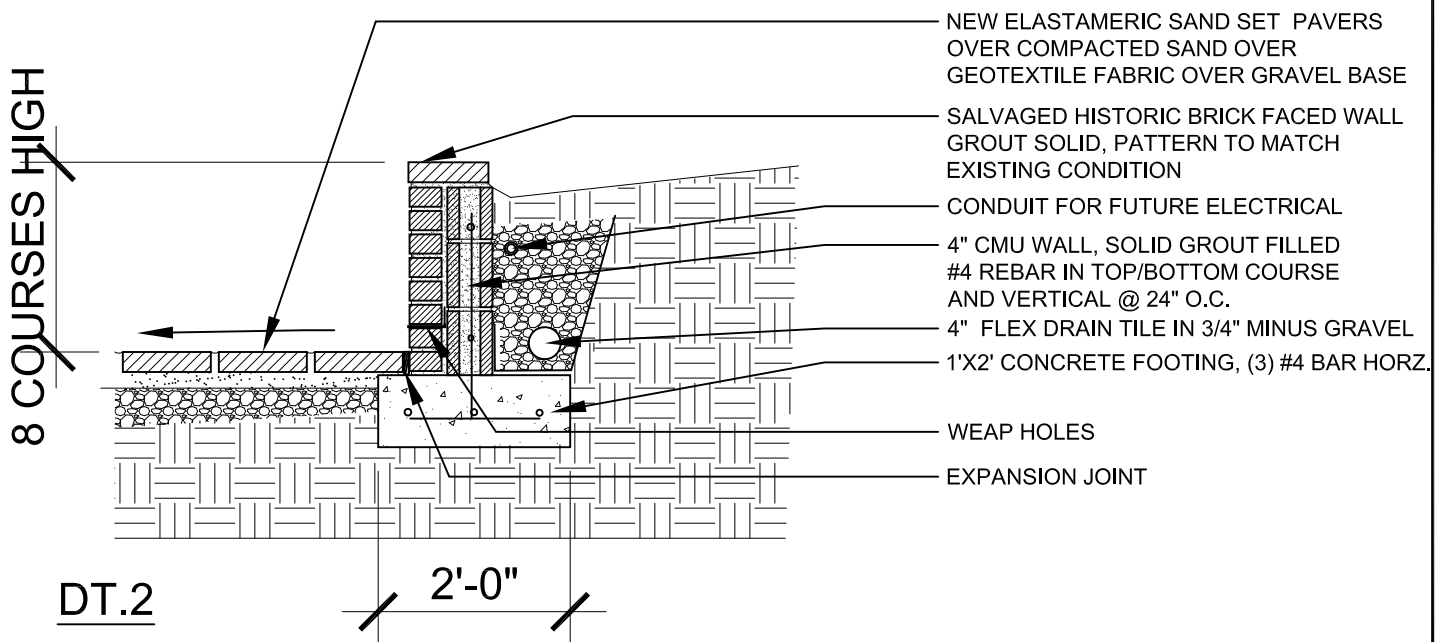
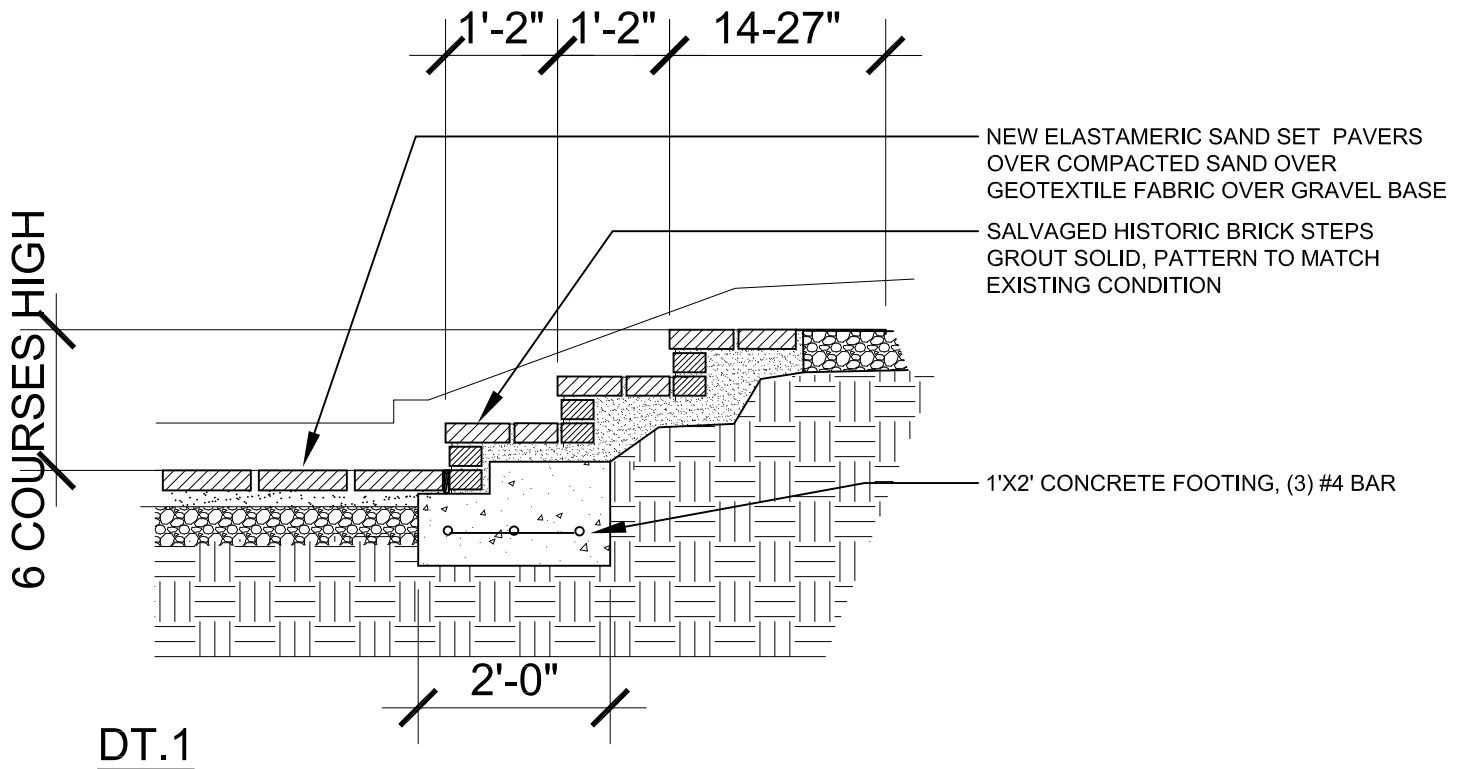


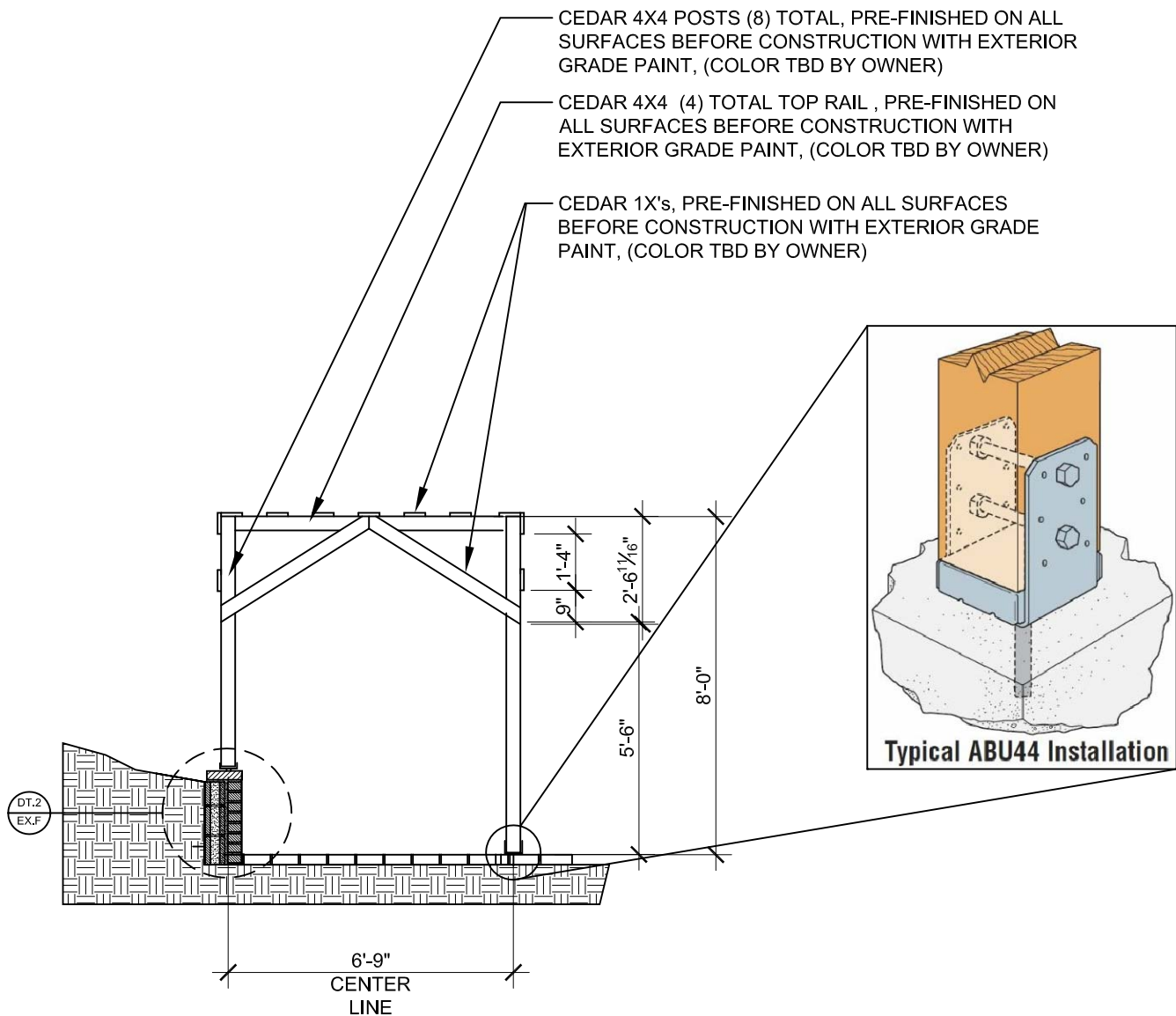
EXHIBIT F

RECONSTRUCT RETAINING WALL PER HISTORIC IMAGERY,
USE RECLAIMED HISTORIC BRICK TO VENEER CMU

01.27.19

RUSTY DESIGN

1398 HEMLOCK ST.
Salem, OR 97304
P: 406.570.7299
russellschutte@hotmail.com



NOTE: FIELD VERIFY ALL DIMENSIONS

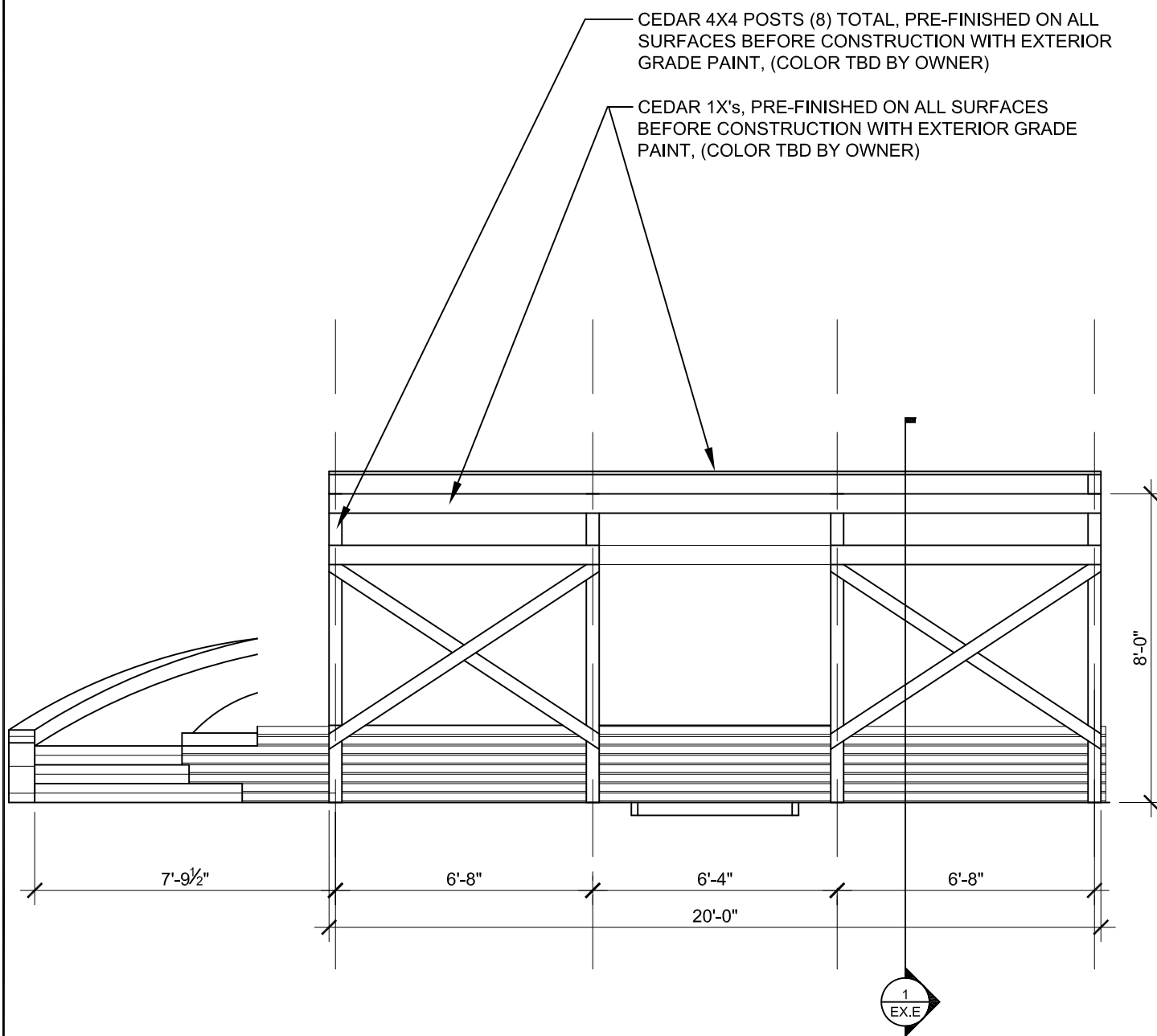
EXHIBIT E

WEST ELEVATION GRAPE ARBOR

REVISED
01.27.19

RUSTY DESIGN

1398 HEMLOCK ST.
 Salem, OR 97304
 P: 406.570.7299
 russellschutte@hotmail.com



NOTE: FIELD VERIFY ALL DIMENSIONS

EXHIBIT D

WEST ELEVATION GRAPE ARBOR

REVISED
01.27.19

RUSTY DESIGN

1398 HEMLOCK ST.
 Salem, OR 97304
 P: 406.570.7299
 russellschutte@hotmail.com

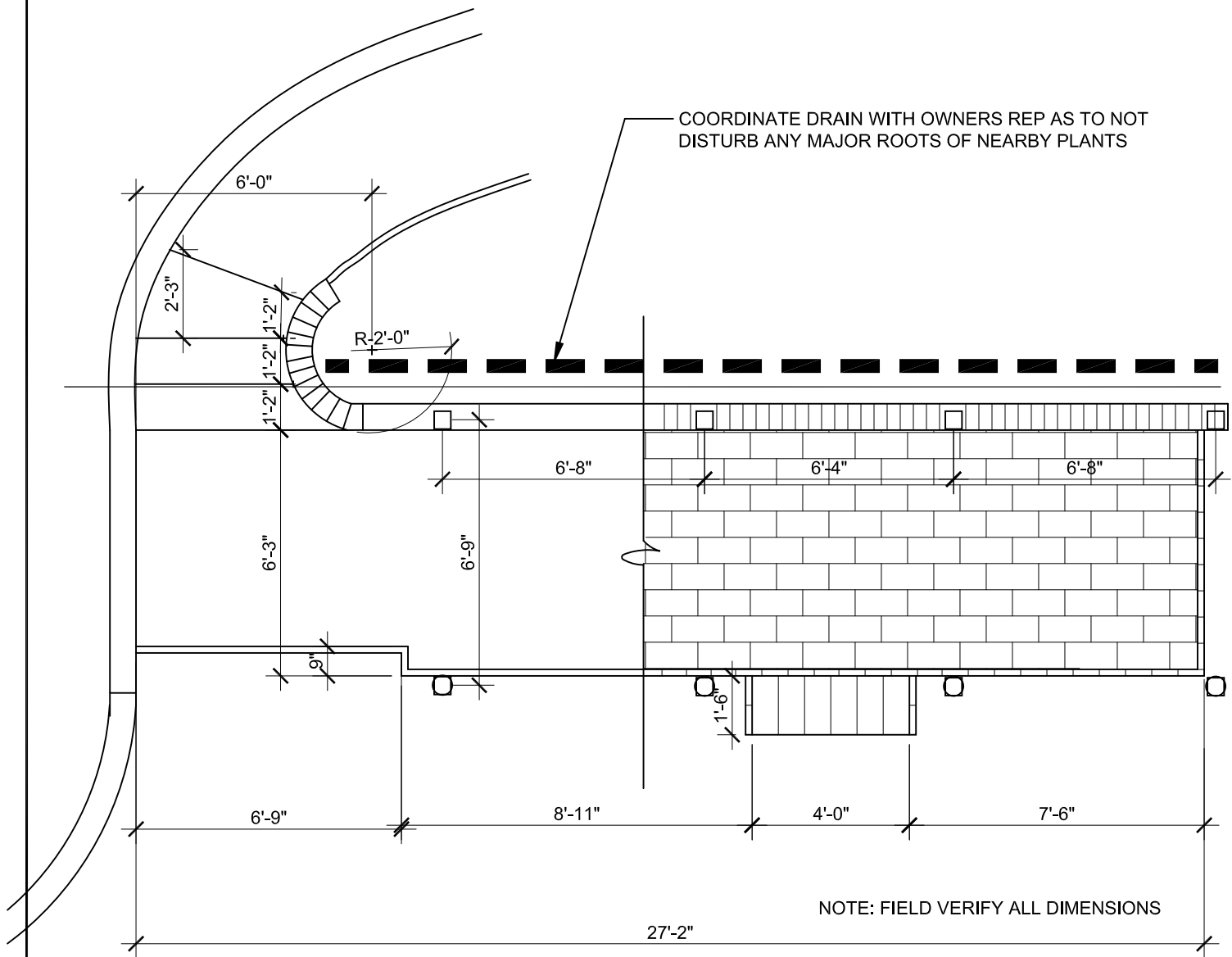


EXHIBIT C (WORK AREA)

- NEW 1 1/2" CONDUIT FOR FUTURE ELECTRICAL
- NEW 4" DRAIN TILE IN GRAVEL BACKFILL
- NEW GROUTED PATIO OVER COMPACTED SAND BED OVER COMPACTED GRAVEL (SEE DETAILS)
- NEW GROUTED MASONRY RETAINING WALL, USE SALVAGED/HISTORIC BRICK

REVISED
01.27.19

RUSTY DESIGN

1398 HEMLOCK ST.
Salem, OR 97304
P: 406.570.7299
russellschutte@hotmail.com

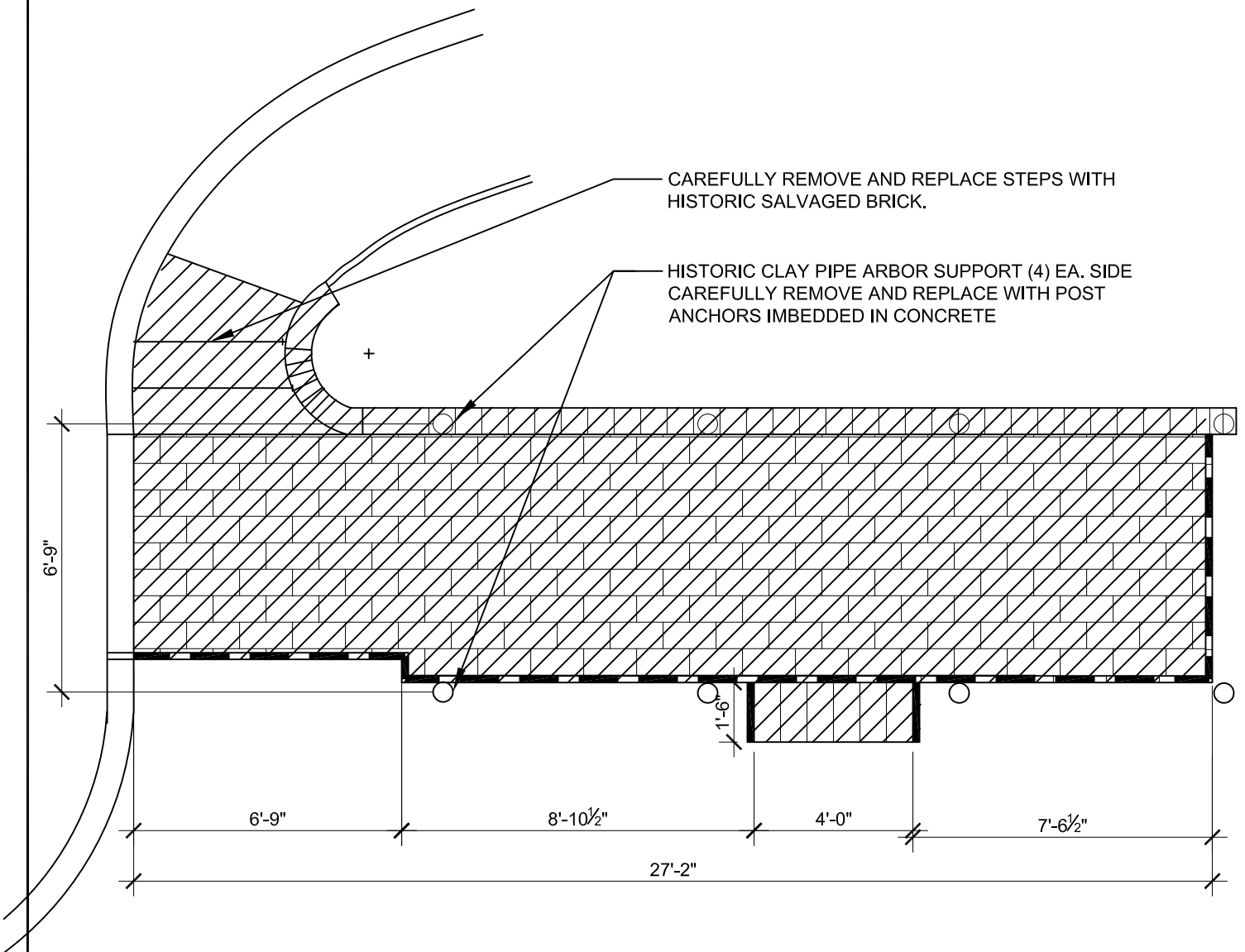
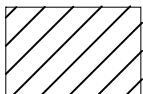


EXHIBIT B (demo area)

— MASONRY BORDER TO BE REMOVED/REPLACED



MASONRY PATHWAY TO BE REMOVED/REPLACED

REVISED
01.27.19

RUSTY DESIGN

1398 HEMLOCK ST.
Salem, OR 97304
P: 406.570.7299
russellschutte@hotmail.com