

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*

ADMINISTRATIVE DECISION FOR CLASS 1 TIME EXTENSION

CASE NO.: HIS14-12EXT1
AMANDA NO.: 16-106040-DR
DATE OF DECISION : April 1, 2016
PROPERTY LOCATION: 545 Mission Street SE
OWNER: Lord & Schryver Conservancy
REPRESENTATIVE: Bobbie Dolp

REQUEST

A Class 1 Extension to extend the historic design review approval (HIS14-12) to repair and restore the original driveway on the south side of the Elizabeth Lord House & Gardens (Lord and Schryver Office), a historic contributing building in the Gaiety Hill/Bush's Pasture Park Historic District, on property zoned RS (Single Family Residential) and located at 545 Mission St SE, 97302. (Marion County Assessor Map and Tax Lot number 073W27DB00900)

BACKGROUND

On June 6, 2014, the Planning Administrator approved the repair and restoration of the original driveway on the south side of the Elizabeth Lord House & Gardens (Lord and Schryver Office). The historic design review approval is set to expire on June 22, 2016.

On March 17, 2016, the applicant submitted a request to extend the historic design review approval (HIS14-12) for a period of two years (Attachment A). On March 30, 2016, the application for the Class 1 Extension was deemed complete.

FINDINGS

1. HIS14-12 was approved on June 6, 2014 (Attachment C). The applicant has requested a 2-year extension, which would extend the expiration period for the amended tentative subdivision plan approval to June 22, 2018.
2. Under the City's Unified Development Code, extension requests are classified under one of the following two classes:

Class 1 Extension: A Class 1 Extension is an extension that applies when there have been no changes to the standards and criteria used to approve the original application; or

Class 2 Extension: A Class 2 Extension is an extension that applies when there have been changes to the standards and criteria used to approve the original application, but such changes to the standards and criteria would not require modification of the original approval.

There have been no changes to the standards and criteria used to approve the original application; therefore this new extension request is classified as a Class 1 Extension.

3. Class 1 Time Extension Approval Criteria

SRC 300.850(b)(4)(A) establishes the following approval criterion which must be met in order for a Class 1 Time Extension to be approved:

A Class 1 extension shall be granted if there have been no changes to the standards and criteria used to approve the original application.

4. Analysis of Class 2 Time Extension Approval Criteria

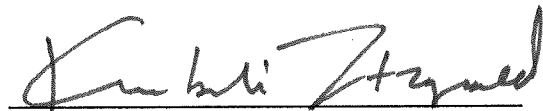
A Class 1 Extension shall be granted if there have been no changes to the standards and criteria used to approve the original application.

Finding: HIS14-12 was approved in 2014 under the requirements of SRC Chapter 230 (Historic Preservation). The standards and criteria within this chapter remain the same, therefore this criterion is met.

DECISION

Based on the requirements of SRC 300.850(b)(4)(A), the proposed Class 1 Extension complies with the requirements for an affirmative decision.

The Class 1 Extension to extend the historic design review approval (HIS14-12) to repair and restore the original driveway on the south side of the Elizabeth Lord House & Gardens (Lord and Schryver Office), a historic contributing building in the Gaiety Hill/Bush's Pasture Park Historic District, on property zoned RS (Single Family Residential) and located at 545 Mission St SE, 97302. (Marion County Assessor Map and Tax Lot number 073W27DB00900) is hereby APPROVED. The extension shall be valid through June 22, 2018.

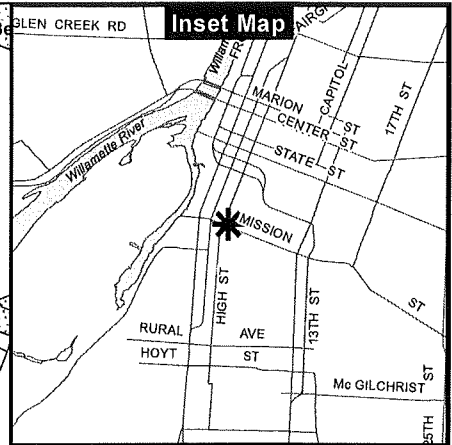
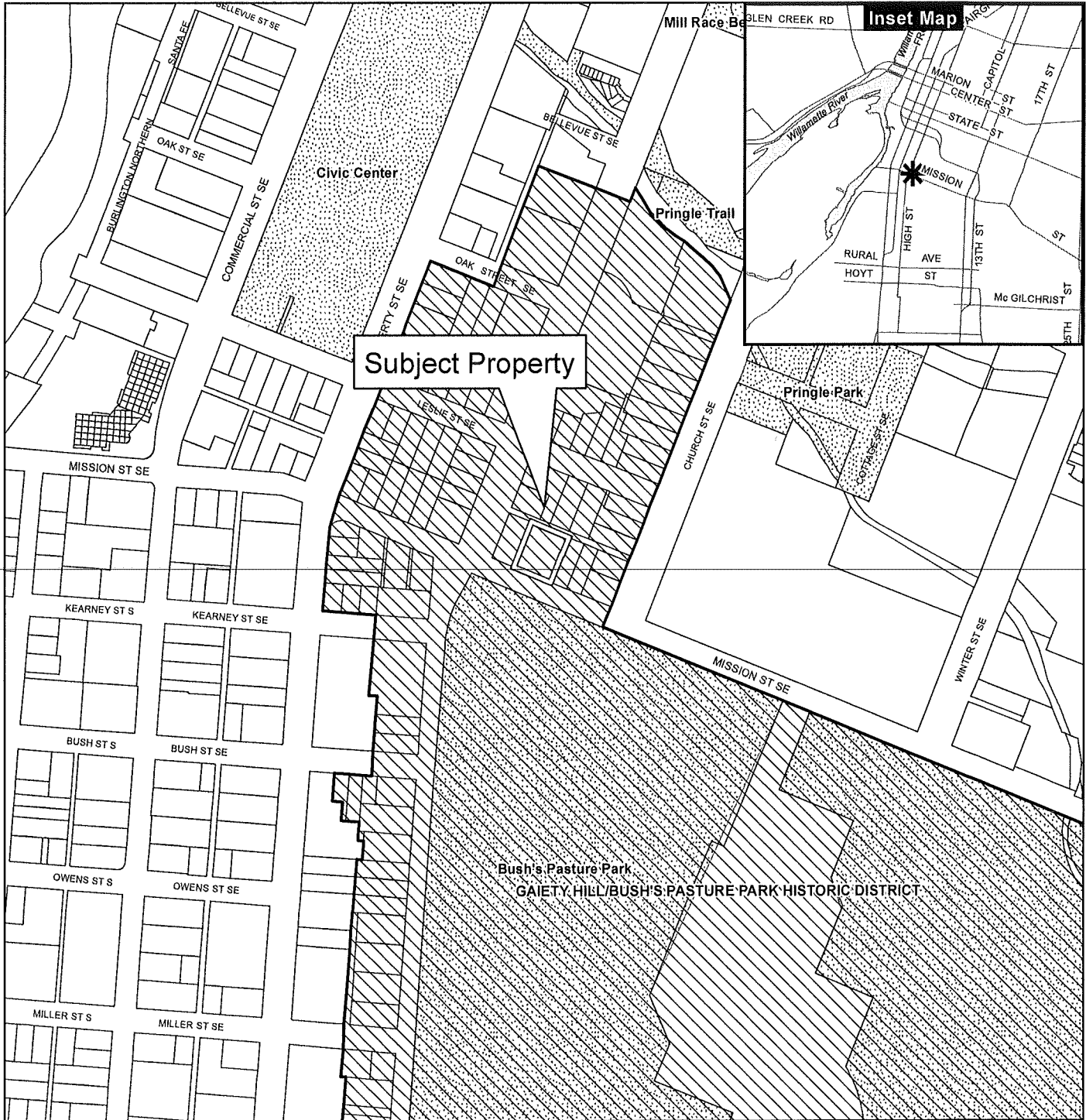


Kimberli Fitzgerald, AICP, Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
 B. Applicant's Extension Request
 C. Decision of the Planning Administrator approving Case No. HIS14-12








Application Deemed Complete: March 30, 2016
Decision Mailing Date: April 1, 2016
Decision Effective Date: April 1, 2016
State Mandated Decision Date: July 29, 2016

545 Mission St SE

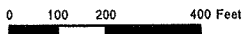


Subject Property

Legend

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

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.



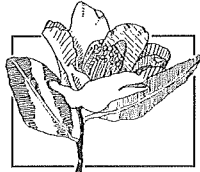
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ATTACHMENT B

RECEIVED

MAR 17 2016

COMMUNITY DEVELOPMENT



LORD & SCHRYVER
CONSERVANCY

March 14, 2016

Kimberli Fitzgerald
Historic Preservation Officer,
Cultural Resources Planner
Community Development Department
City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301-3503

Re: HIS 14-12/Amanda No. 14-107463-DR

Dear Kimberli,

Enclosed please find a completed application for an extension of the driveway project at Gaiety Hollow along with check #2668 in the amount of \$167.00 to the City of Salem for the fee.

Thank you for your help with this process.

Sincerely,

Bobbie Dolp

Let the Garden Embrace You

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(503) 588-6173*

ADMINISTRATIVE DECISION – MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case HIS14-12 / AMANDA No. 14-107463-DR

DECISION DATE: June 6, 2014

REQUEST: Minor Historic Design Review of a proposal to repair and restore the original driveway on the south side of the Elizabeth Lord House & Gardens (Lord and Schryver Office), a historic contributing building in the Gaiety Hill/Bush's Pasture Park Historic District, on property zoned RS (Single Family Residential) and located at 545 Mission St SE, 97302. (Marion County Assessor Map and Tax Lot number 073W27DB00900)

APPLICANT: Bobbie Dolp for Lord & Schryver Conservancy

OWNER: Lord & Schryver Conservancy

LOCATION: 545 Mission Street SE

CRITERIA: Salem Revised Code (SRC) Chapter 230

FINDINGS: The applicant is proposing to repair and restore the historic concrete pavers in the driveway of the resource. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

SRC 230.060(q) Site Features. Replacement or alteration of site features of a historic contributing building and individually listed public historic resources that are identified as significant features on the historic resource inventory, 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.

Findings:

The applicant proposes to repair and restore the original driveway of the resource, which consists of a distinctive arrangement of rectangular concrete pavers of differing sizes placed in an offset pattern, meant to resemble a terrace. The applicant provided photographs documenting the current condition of the original driveway, which is in poor condition. The photographs show an uplifting and cracks on several pavers and a large gap at the interface with the new sidewalk on Mission Street SE.

(1) Materials. Materials shall duplicate, to the greatest degree possible, the appearance and physical qualities of the original materials. Example:

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Rhododendron plants planted during the period of significance is replanted with heritage varieties available during the period of significance.

Findings:

The applicant proposes to remove continuous pour sections added to the west and east edges of the original driveway in order to restore the approximate 8' to 9' width of the original driveway. The applicant also proposes to restore the original section of the driveway by removing, restoring, and resetting existing pavers over a prepared base of crushed rock. All salvaged existing concrete pavers would be washed. The applicant notes that three pavers are broken or deeply cracked and must be replaced. The replacement pavers would be poured and acid stained to match the existing pavers, with a similar blend of gravel material exposed.

As a result, original materials would be retained in the majority of pavers, and duplicated to the greatest degree possible in the three replacement pavers. Furthermore, the original dimensions of the driveway would be restored, and existing pavers would be washed to more closely reflect their physical qualities at the time of original installation. Therefore, staff finds that the proposal meets this standard.

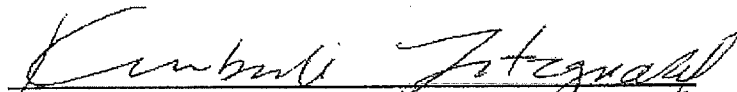
- (2) **Design.** *The design shall reproduce, to the greatest extent possible, the appearance of the original site feature. Example: If the site contains a Lord and Schryver garden, the replacements shall be allowed provided the original design and location of plantings of the historical garden are retained.*

Findings:

The applicant proposes to restore the design of the original 8' to 9' wide driveway. In order to restore the original design width and appearance of the driveway, the applicant would remove continuous pour sections added on either side of the original driveway that were added after the original installation.

The applicant notes that in the original Lord & Schryver design, the pattern of paver placement was meant to resemble a terrace. In order to preserve the original design pattern, the applicant proposes to mark and map pavers prior to lifting them for restoration, and reset pavers in their original locations. Therefore, staff finds that the proposal meets this standard.

DECISION: Based upon the application materials deemed complete on May 2, 2014 and the findings as presented in this report, the application is APPROVED.


Kimberli Fitzgerald, Senior Historic Planner
Urban Planning Administrator Designee

kfitzgerald@cityofsalem.net

Phone: (503) 588-2397

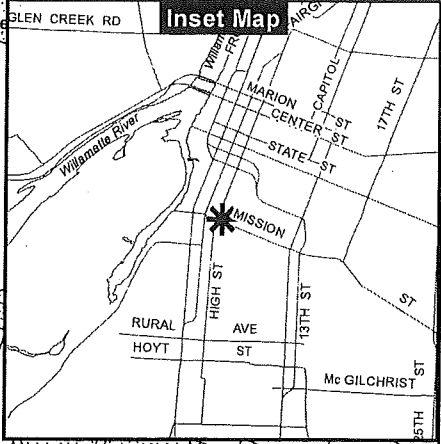
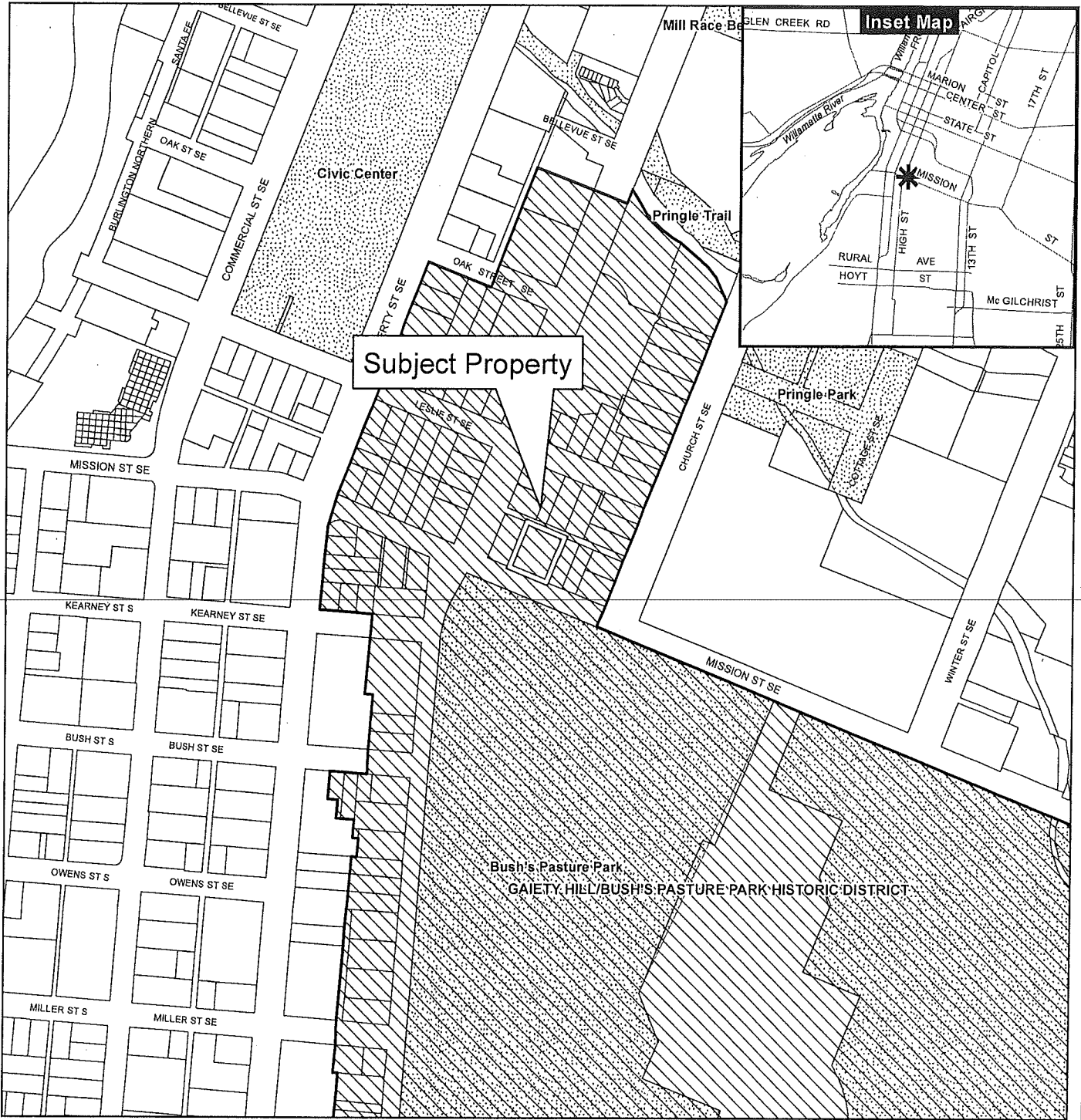
Prepared by Christopher Green, Planner II 

Application Deemed Complete: May 2, 2014
Notice of Decision Mailing Date: June 6, 2014
Decision Effective Date: June 24, 2014
State Mandated Decision Date: August 20, 2014








The rights granted by this decision must be exercised by June 22, 2016, 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., June, 23, 2014**. 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.

545 Mission St SE



Legend

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

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Gaiety Hollow – Lord and Schryver Conservancy – Current interface of driveway and sidewalk



Uplifted pavers



Cracked paver

