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## ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

**CASE NO.** Historic Review Case No. HIS16-32 / AMANDA No. 16-118292-DR

**NOTICE OF DECISION DATE:** October 6, 2016

**REQUEST:** Minor historic design review of a proposal to replace the existing non-historic metal driveway gate with a new gate reconstructed to replicate the original historic driveway gate at the Elizabeth Lord House & Gardens, individually listed on the National Register of Historic Places, and a historic contributing resource within the Gaiety Hill / Bush's Pasture Park Historic District, zoned RS (Single Family Residential), and located at 545 Mission St SE, 97302; Marion County Assessor's Map and Tax Lot number: 073W27DB00900.

**OWNER/APPLICANT:** Russell Schutte for the Lord & Schryver Conservancy

**LOCATION:** 545 Mission Street SE, 97301

**CRITERIA:** Salem Revised Code (SRC) Chapter 230.025(l) Site Features

**FINDINGS:** The applicant is proposing to replace the existing non-historic driveway gate with a new gate reconstructed to replicate the original gate in this location. Staff finds that the applicant adequately demonstrated that this proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

**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.

(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:

#### **Materials**

The applicant is proposing to construct the new gate of cedar with custom-made metal hinges and a copper ridge cap to reduce water damage. The proposed new wooden gate is of traditional materials, thereby meeting SRC 230.025(l)(1).

# NOTICE OF DECISION

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

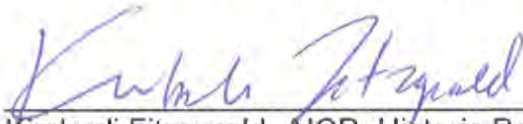
 CITY OF Salem  
AT YOUR SERVICE

**Finding:**

**Design**

The applicant is proposing to replace the existing non-historic metal gate, installed in the 1980s, with a new wooden gate. The proposed new gate will be designed to replicate the original gate designed by Lord and Schryver, and shown in both drawings and historic photographs provided by the applicant. The gate will include custom made Bommer hinges, and a copper cap to reduce the impact of water accumulation. The gate will be painted with Benjamin Moore Tudor Brown paint to match the original color of this feature. The overall design of the proposed gate reproduces to the greatest extent possible the appearance of this original gate, thereby meeting SRC 230.025(l)(2).

**DECISION:** Based upon the application materials deemed complete on October 5, 2016, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, AICP, Historic Preservation Officer  
Planning Administrator Designee

[kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net) Phone: (503)540-2397

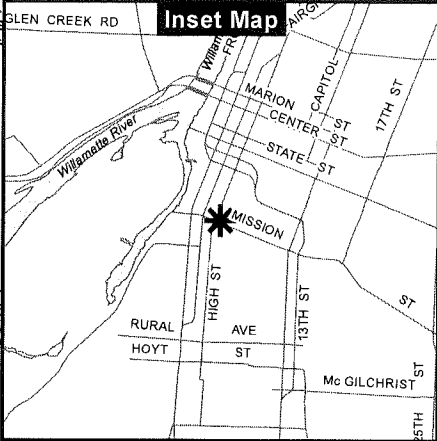
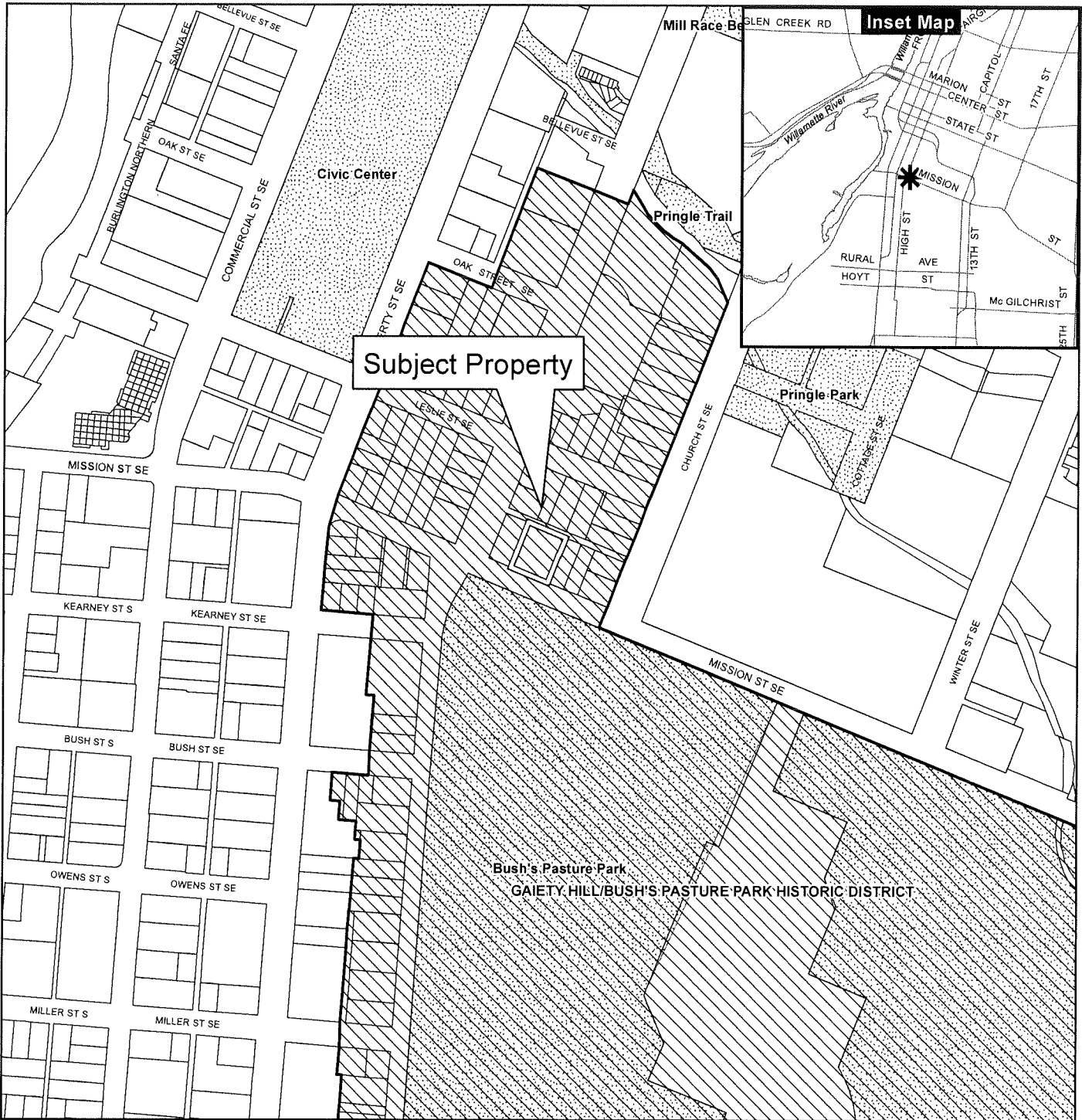
*This Decision becomes effective on **October 22, 2016**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

The rights granted by this decision must be exercised by October 22, 2018, or this approval shall be null and void.








Application Deemed Complete: October 5, 2016  
Notice of Decision Mailing Date: October 6, 2016  
Decision Effective Date: October 22, 2016  
State Mandated Decision Date: February 2, 2017

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., October 21, 2016**. 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

**CITY OF Salem**  
 AT YOUR SERVICE  
 Community Development Dept.

0 100 200 400 Feet



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### Historic Alteration Review - General Resource Worksheet

Site Address: 545 MISSION STREET Resource Status:  Contributing  
 Individual Landmark  Non- Contributing

#### Type of Work Activity Proposed

Major  Minor

#### Replacement, Alteration, Restoration or Addition of:

**Architectural Feature:**

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: \_\_\_\_\_
- Other architectural feature (describe) \_\_\_\_\_

**Landscape Feature:**

- Fence
- Retaining wall
- Other Site feature (GATE)
- Streetscape

**New Construction:**

- Addition
- New Accessory Structure
- Sign
- Awning

Will the proposed alteration be visible from any public right-of-way?  YES  NO

Project's Existing Material: METAL Project's New Material: WOOD OVER METAL POSTS

#### 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:

OWNER WANTS TO REMOVE EXISTING NON HISTORIC METAL VEHICLE ENTRY GATE AND REPLACE WITH EXACT WOOD REPLICA. THE GATE IS TO BE CENTERED ON THE GARAGE AS ORIGINALLY DRAWN. SEE ATTACHED DRAWINGS AND IMAGES FOR MORE INFO.

[Signature] 8/20/16  
Signature of Applicant Date Submitted/Signed

September 27, 2016

## **APPLICANT'S STATEMENT**

Historic Design Review (Minor) Gaiety Hollow located at  
545 Mission Street SE, Salem, Oregon

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

**PROPERTY OWNER:** Lord & Schryver Conservancy, PO Box 2755, Salem, OR 97302

**REPRESENTATIVE:** Russell Schutte, AC + Co Architecture | Community, 363 State Street, Salem, OR 97301

### **SECTION 230.020 HISTORIC DESIGN REVIEW.**

#### **A. APPLICABILITY**

This is a request for a Minor Historic Design Review to permit change to the existing NON-Historic metal vehicle gate at the driveway and replace it with an exact replica of the original fir wood gate in its correct location at the entry of the Historic Contributing property known as "Gaiety Hollow" at 545 Mission Street SE. This review is a requirement under section 230.020.a.1.E&G See **Exhibit I** for Vicinity map

#### **B. OBJECTIVES**

In all efforts to bring the property back to its original condition the Conservancy would like to remove the existing non-historic gate and install the new gate in conjunction with the approved driveway repairs from HIS14-12, which is planning to begin construction this fall. The exact size, material and location can be seen in the Exhibits provided below.

#### **C. CLASSES**

This project requires a "Minor" review under Classes 230.025(I), 230.065 and 230.075.

#### **D. PROCEDURE TYPE**

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

#### **E. ADDITIONAL SUBMITTAL REQUIREMENTS**

1. See attached **Exhibit G** for Site plans with dimensions. See **Exhibit H** for elevations, construction materials and key details.
2. Existing images of the gate and its location can be seen below in **Exhibit A & B**
3. Historic images and drawings, **Exhibit C, D, E & F attached** show the intent, design and location of original gate.
4. This requirement does not apply.

#### **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.

**EXHIBIT A.**



In this image you can see the existing metal driveway gate to the right. The original Lord & Schryver drawings show the Gates in line with each other centered along with the boxwood hedge. Note the location of the gate is behind the row of boxwood and not centered as the person gate is in the center of the frame. **(EXHIBIT B)** The gate is also not centered on the garage door as the drawings show. **(EXHIBIT D)**

**EXHIBIT B:**

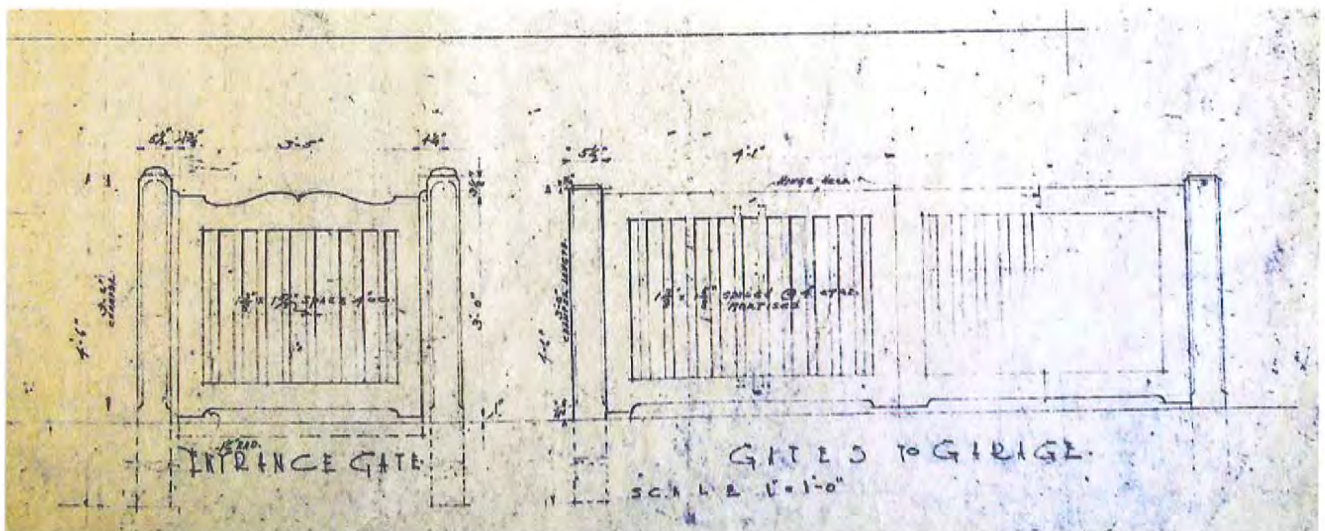


**EXHIBIT C**

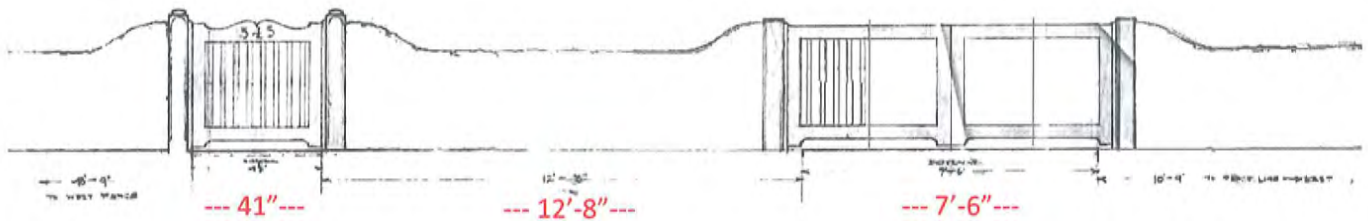


This historic photo shows the vehicle gate in an open position, the style of the gate is similar to the entrance gate, the posts and the top rail are much simpler in design. See original detail (EXHIBIT D)

**EXHIBIT D**



**EXHIBIT E**



This copy of an original sketch shows the scale and proportions between the two gates. The center line of the vehicle Gate is in line with the Garage door. Original drawing dimensions are shown in red to show scale.

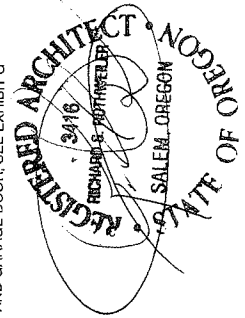
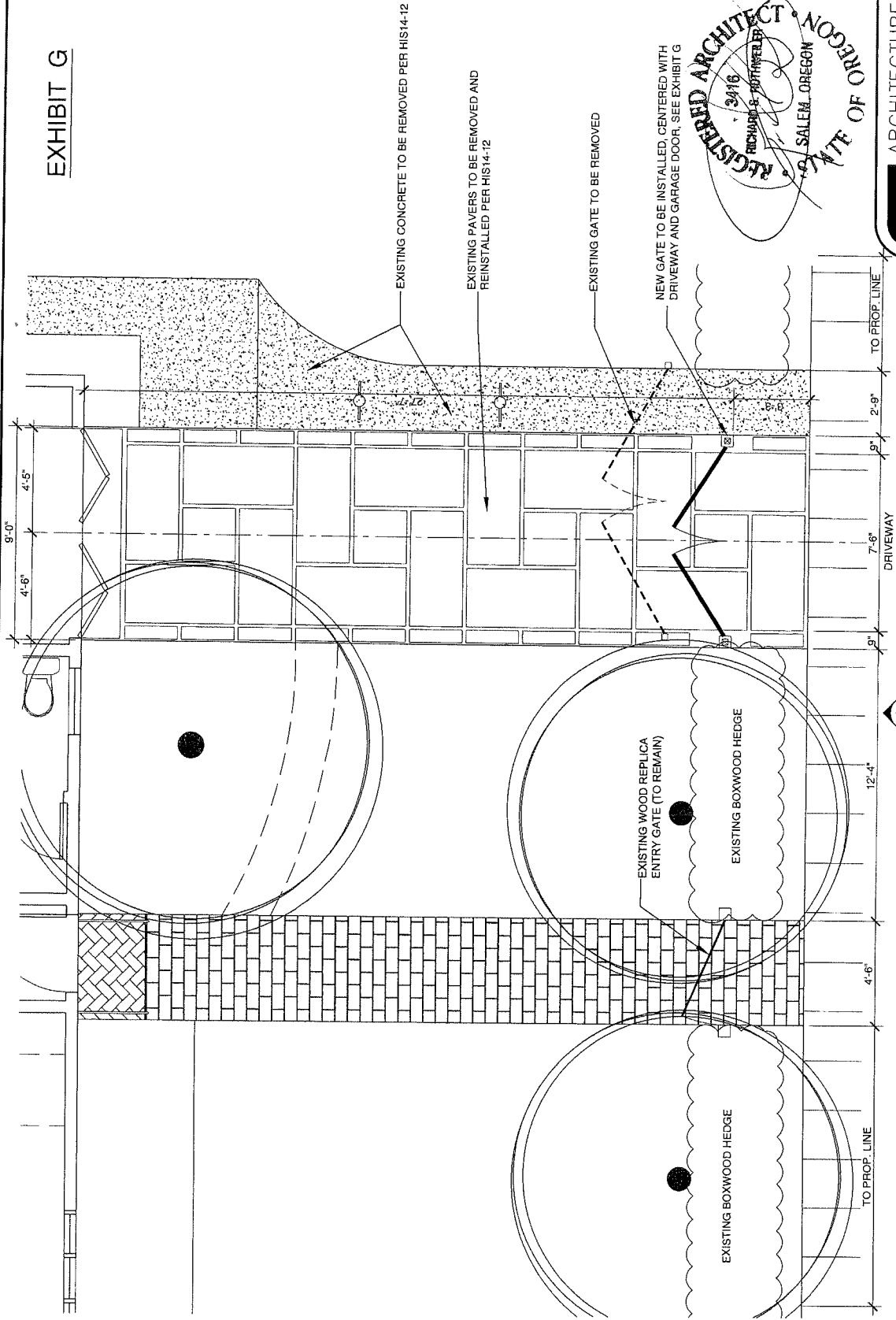
EXHIBIT F



This image shows the original gate in 1961, you can see the chocolate, light umber color of the paint. The new person gate has been painted to match and the new vehicle gate will also be painted the same to match.



EXHIBIT G



**ac** **cc** ARCHITECTURE COMMUNITY  
363 State Street  
Salem, OR 97301-3633  
P: 603.681.4114  
WWW.OCCOAC.COM

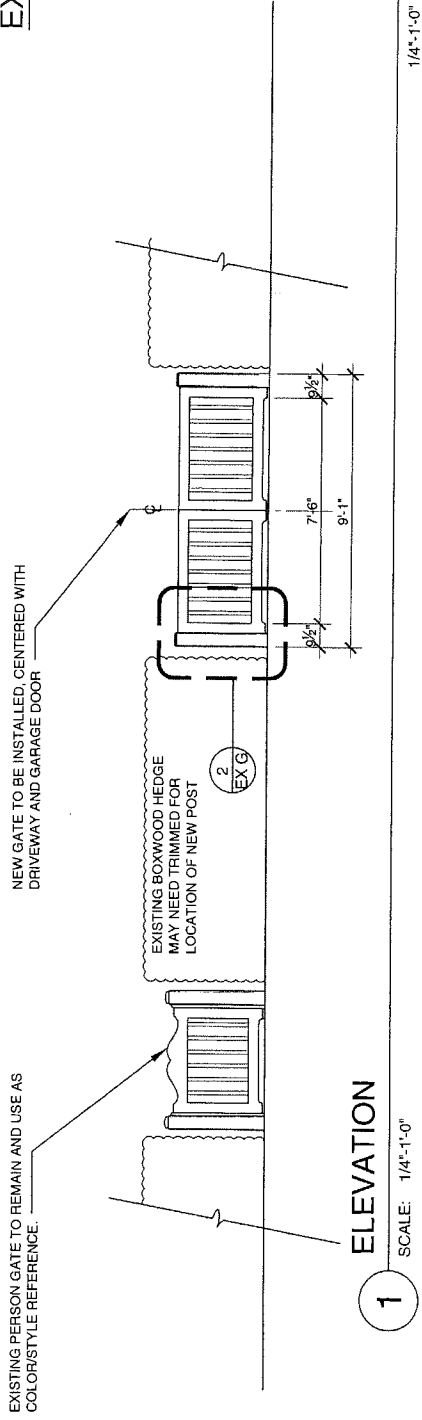
1 PROPOSED FLOOR PLAN

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

A2.1  
09.27.16



# EXHIBIT H



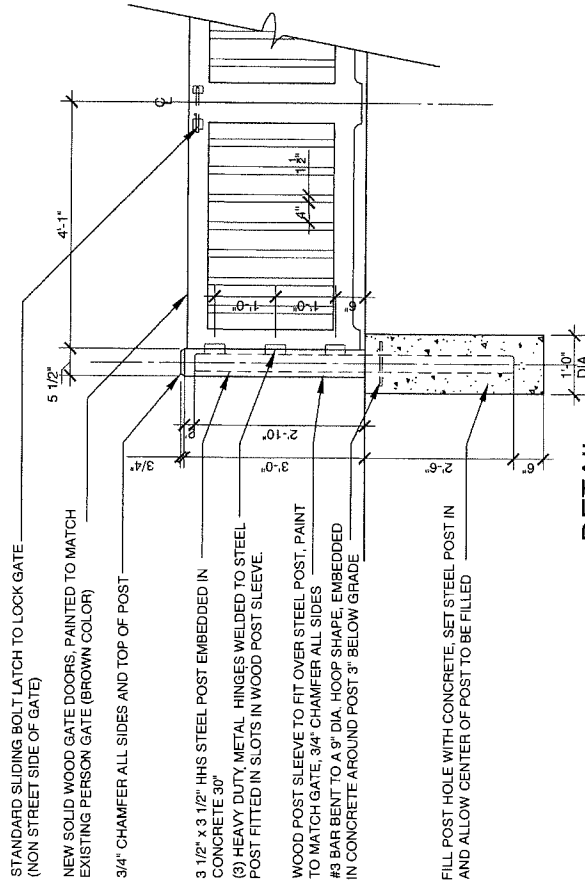
**1** ELEVATION

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

EXISTING PERSON GATE TO REMAIN AND USE AS COLOR/STYLE REFERENCE.

NEW GATE TO BE INSTALLED, CENTERED WITH DRIVEWAY AND GARAGE DOOR

EXISTING BOXWOOD HEDGE MAY NEED TRIMMED FOR LOCATION OF NEW POST



**2** DETAIL

SCALE: 1/2"=1'-0"

STANDARD SLIDING BOLT LATCH TO LOCK GATE (NON STREET SIDE OF GATE)

NEW SOLID WOOD GATE DOORS, PAINTED TO MATCH EXISTING PERSON GATE (BROWN COLOR)

3/4" CHAMFER ALL SIDES AND TOP OF POST

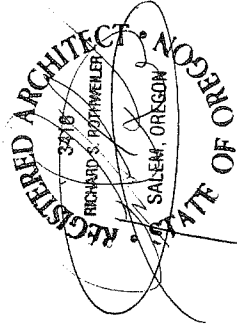
3 1/2" x 3 1/2" HHS STEEL POST EMBEDDED IN CONCRETE 30"

(3) HEAVY DUTY METAL HINGES WELDED TO STEEL POST FITTED IN SLOTS IN WOOD POST SLEEVE

WOOD POST SLEEVE TO FIT OVER STEEL POST, PAINT TO MATCH GATE, 3/4" CHAMFER ALL SIDES

#3 BAR BENT TO A 9" DIA. HOOP SHAPE, EMBEDDED IN CONCRETE AROUND POST 3" BELOW GRADE

FILL POST HOLE WITH CONCRETE, SET STEEL POST IN AND ALLOW CENTER OF POST TO BE FILLED



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