

PLANNING DIVISION
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NOTICE OF DECISION

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

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS13-20MOD / AMANDA No. 15-102102-DR

NOTICE OF DECISION DATE: February 20, 2015

REQUEST: Major historic design review of a proposal to modify the previously approved design of the building modifications required for second-story access from the Annex to the Bush Barn, a historic contributing building within the Gaiety Hill/Bushs Pasture Park National Register Historic District, on property zoned PA (Public Amusement), and located at 600 Mission Street SE, 97302; Marion County Assessor Map and Tax Lot number: 073W27D 00100.

OWNER/APPLICANT: Leonard Lodder for the Salem Art Association, Sandra Burnett

LOCATION: 600 Mission Street SE-97302(Marion County Assessor's Map and Tax Lot number: 073W27D-00100)

CRITERIA: 230.065 General Guidelines for Historic Contributing Resources

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated February 19, 2015 incorporated herein by reference, and testimony provided at the Public Hearing of February 19, 2015 the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that the proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

230.065. GENERAL GUIDELINES FOR HISTORIC CONTRIBUTING RESOURCES. In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and SRC 230.040, an applicant may make a proposal for preservation, restoration, or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:

(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

Findings: The HLC finds that proposed alterations will not change the existing use of the property and that the modifications will not significantly alter the design of the front entry of the Bush Barn, but instead will improve the design of the connection between the Barn and the Annex. The HLC finds that the visible modifications are clearly new and will not obscure, damage or destroy street access, the entrance, height, footprint, fenestration or massing of the Bush Barn and that 230.065 (a) has been met.

(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

(d) Historic features shall be restored or reconstructed only when supported by

physical or photographic evidence.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Findings: The HLC finds that building modifications are limited to changes in the approved alterations to the Annex Building, a non-historic structure and therefore Guidelines 230.065 (b), (c), (d), (e), do not apply.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

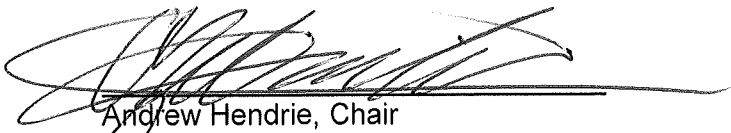
Findings: The HLC finds that the proposed modifications will be located on the south and east sides of the Annex and no historic material will be adversely affected, as the Annex is a non-historic addition, and these changes will not obscure, damage or destroy any significant features on the site. The HLC finds the proposed new walkway/ramp access to the Annex/Barn is removable, clearly new, and will not obscure, damage or destroy any significant features on the site, the Bush Barn, or the Bush House thereby meeting 230.065 (f) and (g) have been met for the current proposed modifications.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Findings: The HLC finds that the proposal does not include any work relating to correcting structural deficiencies, excavation adjacent to the historic structures and that Standards 230.065(h) and (i) do not apply.

DECISION: The Historic Landmarks Commission **GRANTS** approval of Historic Design Review Case No. HIS13-20MOD.



Andrew Hendrie, Chair
Historic Landmarks Commission

Prepared by Kimberli Fitzgerald, Historic Preservation Officer *KF*

The rights granted by this decision must be exercised by March 10, 2017 or this approval shall be null and void.

A copy of the complete Case File is available for review at the Planning Division office during regular business hours. Please contact the Case Manager, Kimberli Fitzgerald, by email: kfitzgerald@cityofsalem.net, or phone: 503-540-2397.

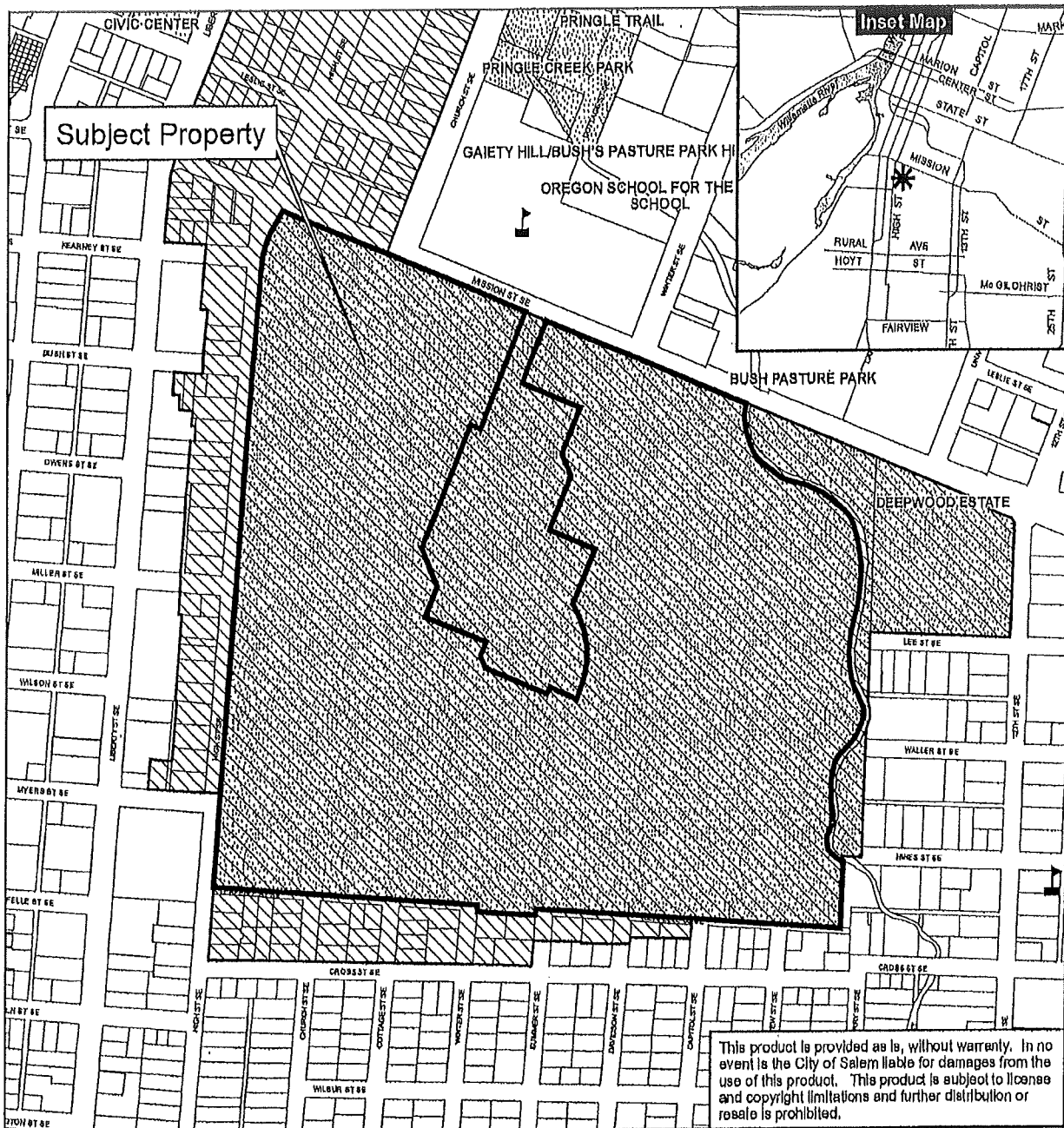
Application Deemed Complete: January 28, 2015
Notice of Decision Mailing Date: February 20, 2015
Decision Effective Date: March 10, 2015
State Mandated Decision Date: June 18, 2015

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, March 9, 2015, 5:00 p.m.** Any person who presented evidence or testimony for the hearing may appeal the decision. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or firm the action, or refer the matter to staff for additional information.







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Vicinity Map

600 Mission Street SE

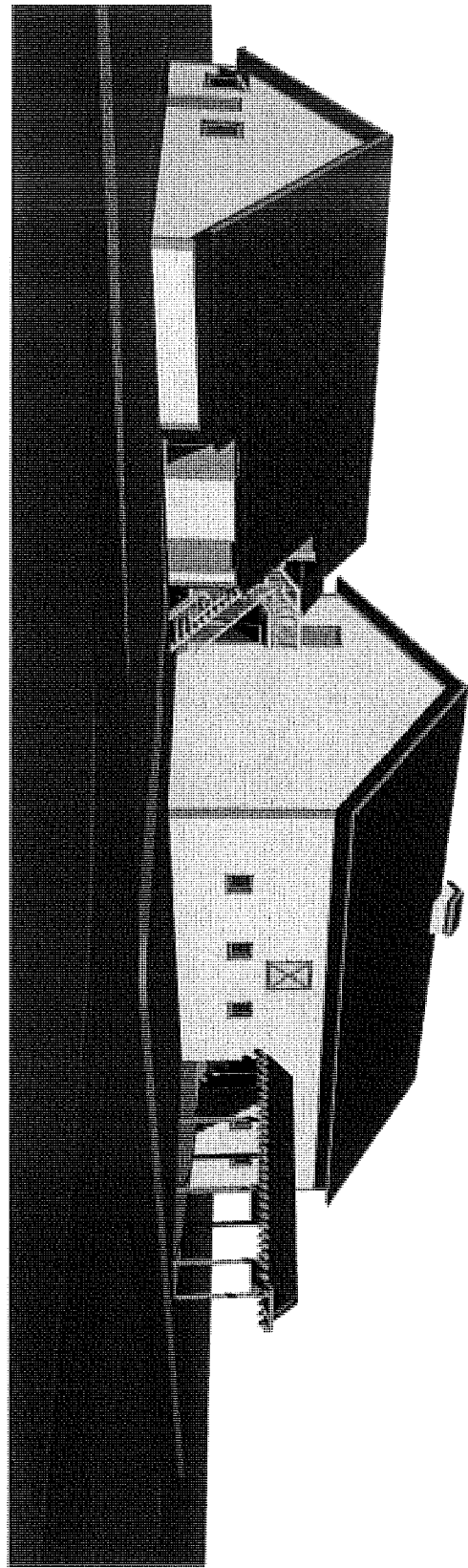


Legend

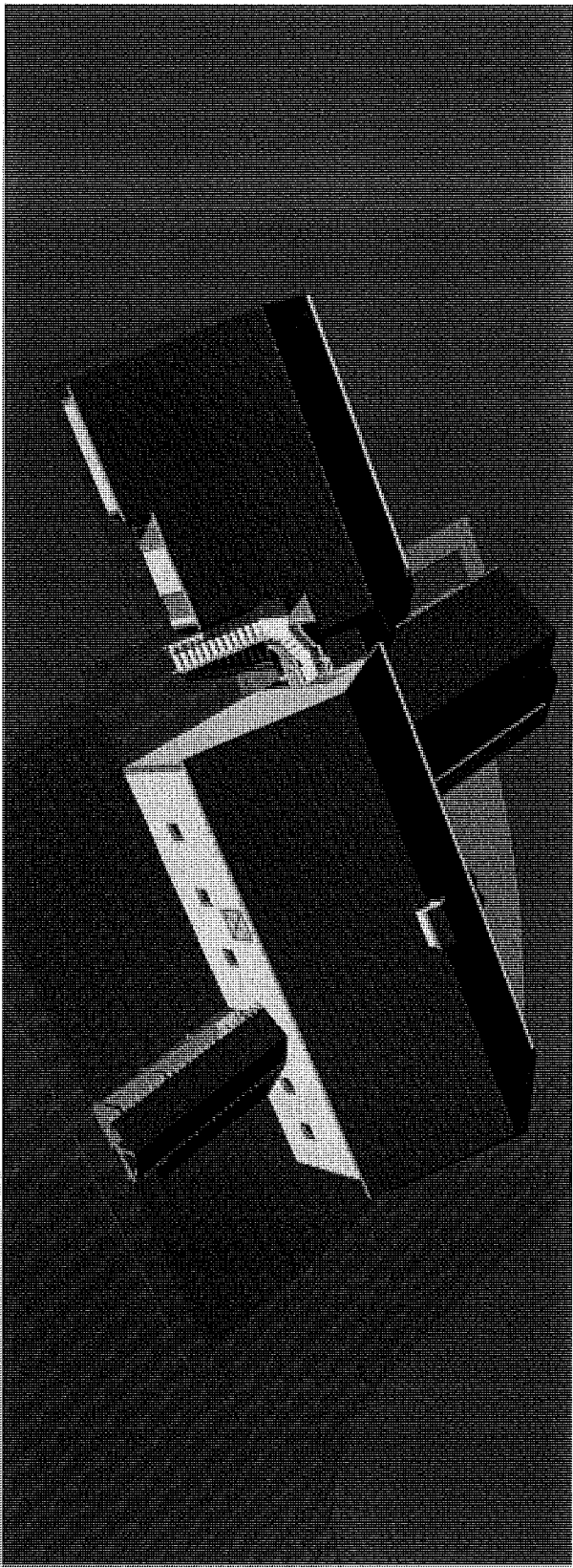
-  Outside Salem City Limits
 Urban Growth Boundary
 Taxlots
 Historic District
 Schools
 Parks



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



6 EXISTING EAST PERSPECTIVE



7 EXISTING BIRDS EYE

EXISTING BUSH ART BARN PERSPECTIVES

PRELIMINARY
NOT FOR
CONSTRUCTION

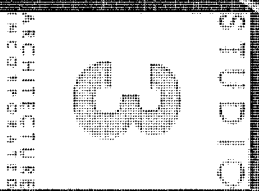
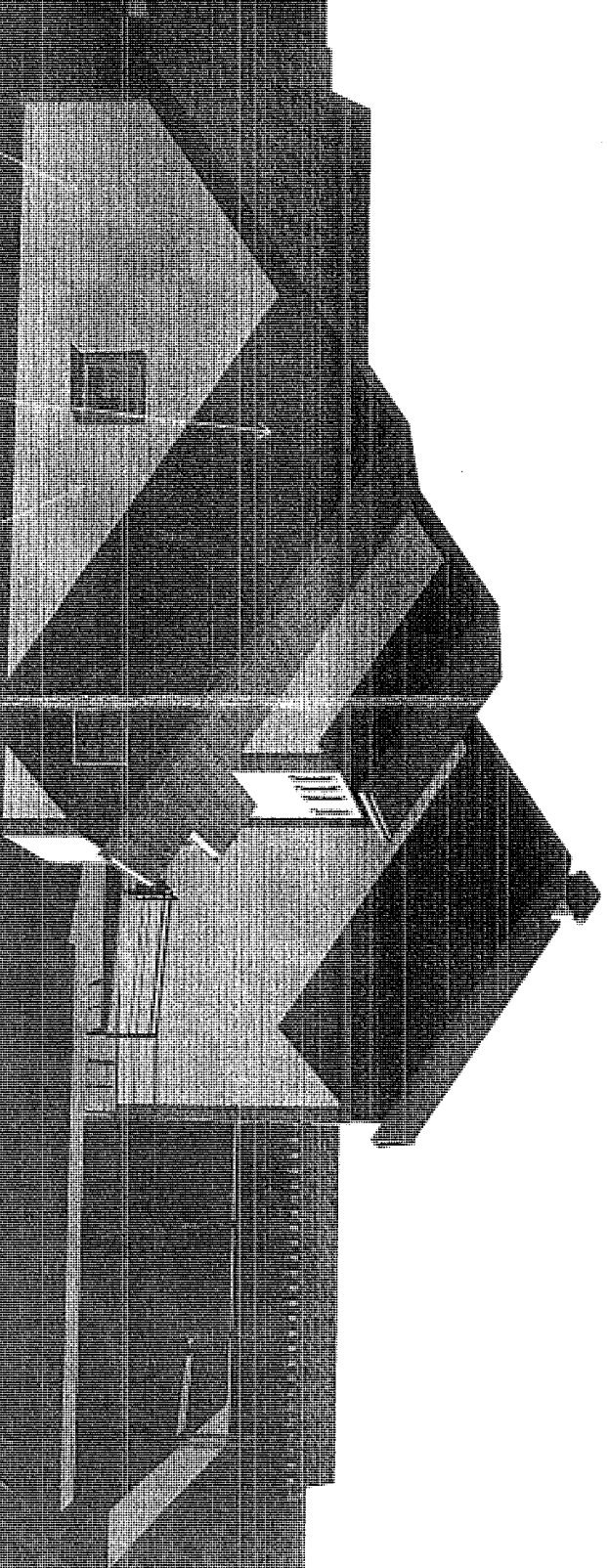
Nathan Good Architects PC

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existing window and door in south elevation towards west side, of which at grade level were closed up to provide more display space inside.

the originally approved drawings identified a new door and window for the second floor of the annex, south elevation which were not finally included.

exit for south stair changed



With Nathan Good Architects

east elevation, the arrangement and number of small windows into the annex changed from the proposed drawings, although the new arrangement is consistent with the approved drawings.

the roof of the second floor addition was adjusted in order to permit the construction of the elevator with the required equipment headroom.

on the east side, the sidewalk and ramp approach were reworked to address differences in elevation and ensure accessibility