



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

| | |
|----------------------------------|--|
| CASE NUMBER: | Class 3 Major Historic Design Review Case No. HIS24-03 |
| PROPERTY LOCATION: | 460 Bush St SE, Salem OR 97302 |
| SUMMARY: | A proposal to construct a new street-facing granite wall and rehabilitate the exterior of the 460 Bush Street SE house (c.1920). |
| HEARING INFORMATION: | <p>Historic Landmarks Commission on March 21, 2024 at 5:30 PM in Anderson Room A, Salem Public Library, 585 Liberty Street SE, Salem, OR 97301</p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p> |
| HOW TO PROVIDE TESTIMONY: | <p>Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <i>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</i></p> |
| CASE MANAGER: | Jacob Morris, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2417; E-mail: jjmorris@cityofsalem.net . |
| NEIGHBORHOOD ASSOCIATION: | <p><i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i></p> <p>South Central Association of Neighbors (SCAN), Roz Shirack, Land Use Chair; Email: rozshirack7@gmail.com; Jon Christenson, Historic Preservation, Parks & Gardens, Chair, Email: scanparks2023@gmail.com.</p> |
| STAFF REPORT: | <p>The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website under Agendas and Minutes: https://www.cityofsalem.net/government/boards-commissions/commissions/historic-landmarks-commission</p> |
| ACCESS: | The Americans with Disabilities Act (ADA) accommodations will be provided on request. |
| CRITERIA: | <p>Salem Revised Code (SRC) Chapter(s) 230.065 – Guidelines for historic contributing resources</p> <p>Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src. Type in the chapter number(s) listed above to view the applicable criteria.</p> |

| | |
|------------------------------|---|
| OWNER(S): | John McCulloch |
| APPLICANT / AGENT(S): | John McCulloch |
| PROPOSAL / REQUEST: | Class 3 Major Historic Design Review of a proposal to rehabilitate the exterior including removing non-historic vinyl siding, fenestration, and lighting, and replacing primarily with historically accurate wooden windows and cedar siding, and historically accurate lighting, and constructing a granite stone retaining wall at 460 Bush Street SE (c. 1920), a historic contributing property in the Gaiety Hill/Bushs Pasture Park Historic District in the CO (Commercial Office) and RS (Single Family Residential) zones. (Marion County Assessor Map and Tax Lot Numbers: 073W27CA04300 and 073W27CA02800) |
| HEARING PROCEDURE: | <p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p> |
| MORE INFORMATION: | All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 24 102218. Paper copies can be obtained for a reasonable cost. |
| NOTICE MAILING DATE: | February 29, 2024 |

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

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

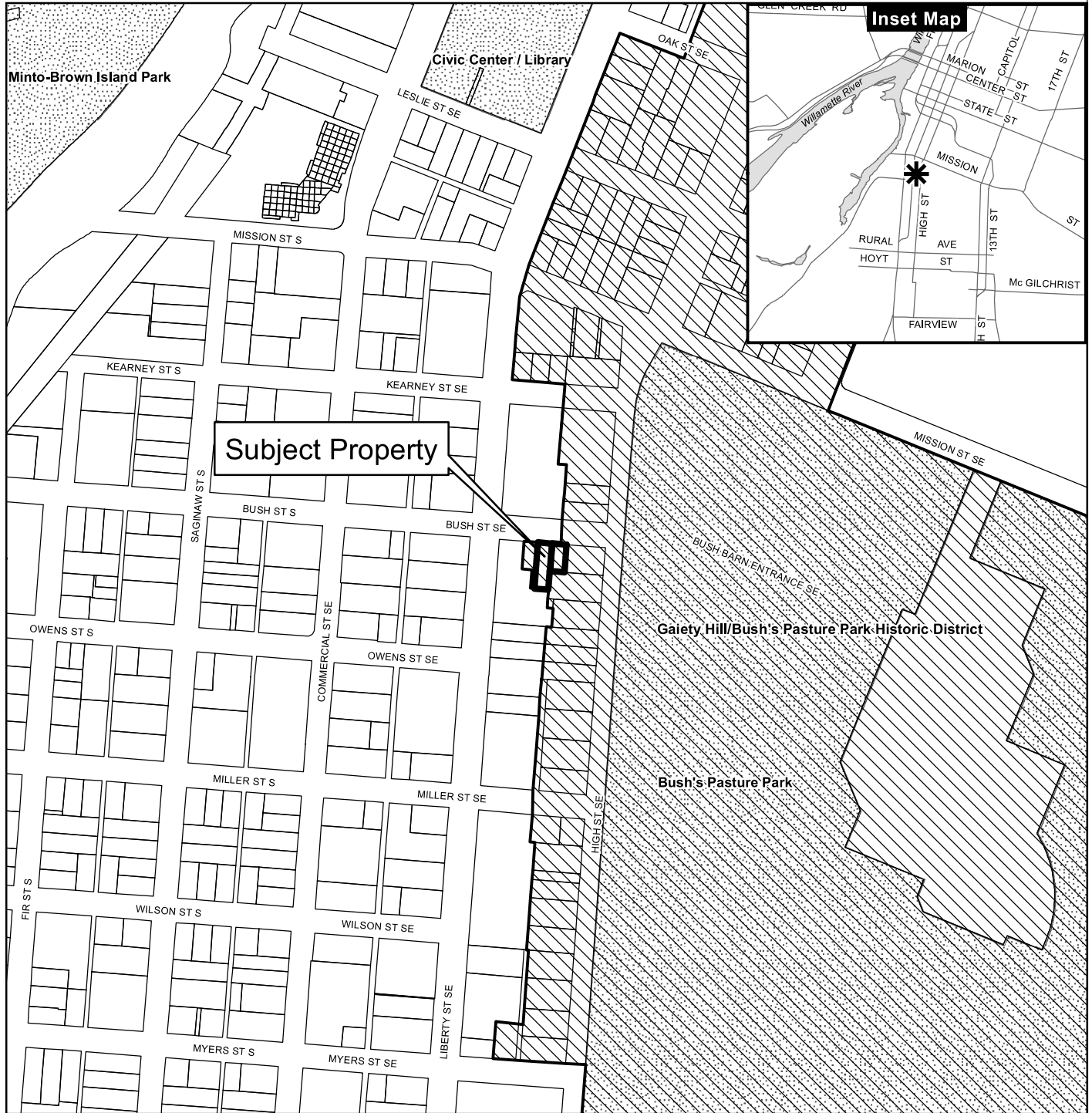
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community

Development Department at 503-588-6173 at least three business days before this meeting or event.








TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map

460 Bush Street SE



Legend

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



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.

0 100 200 400 Feet





0.01
0
0.01
0.01 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

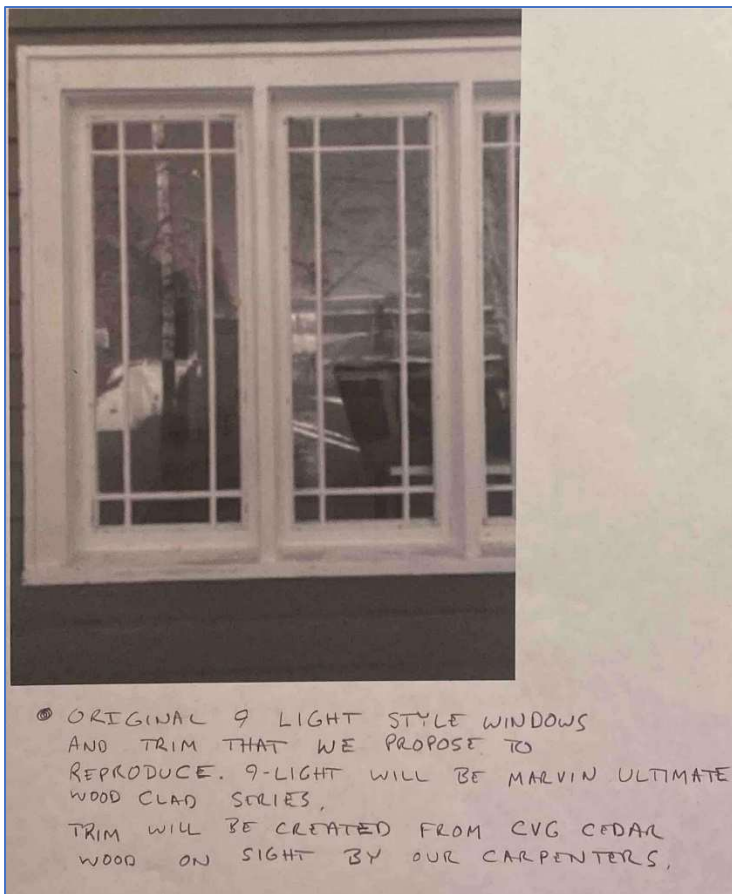
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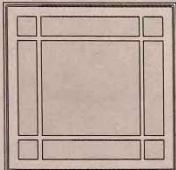
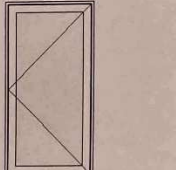


- Legend
- Taxlots
 - City Limit

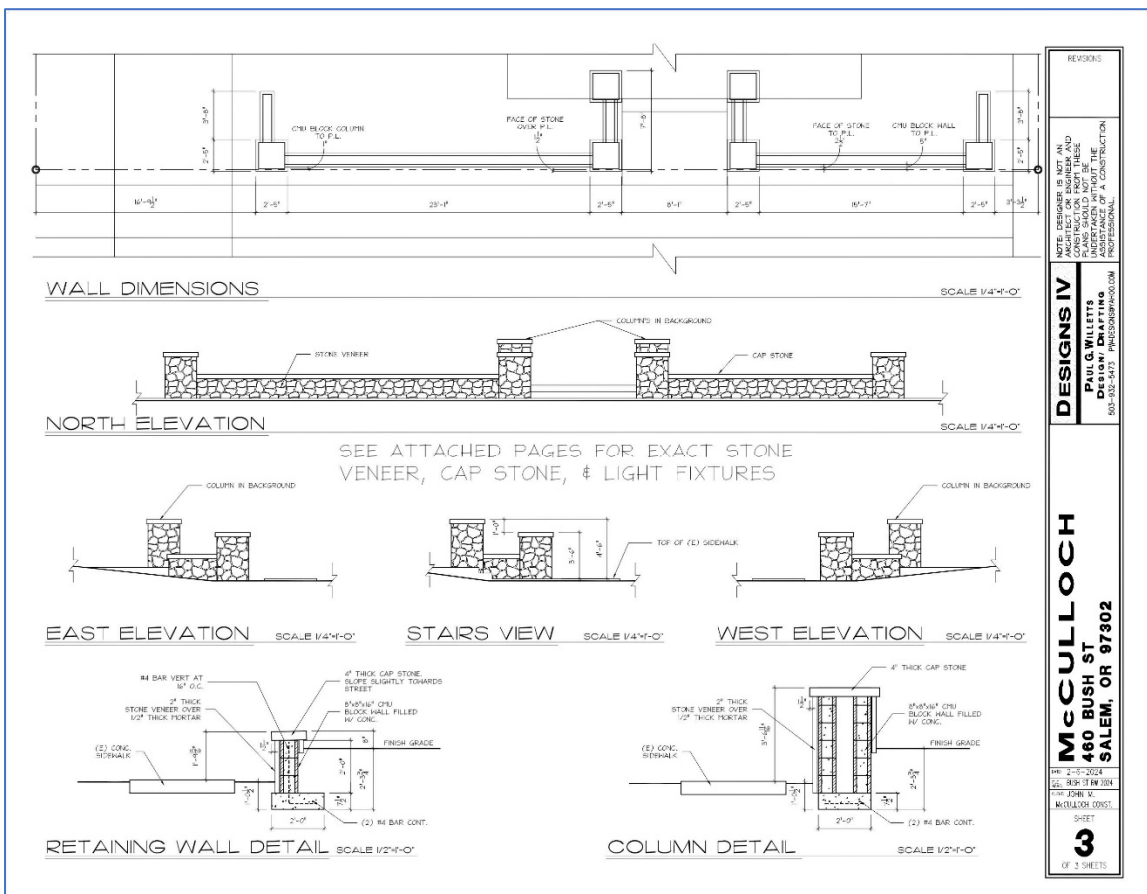
Notes

comprehensive rehabilitation.



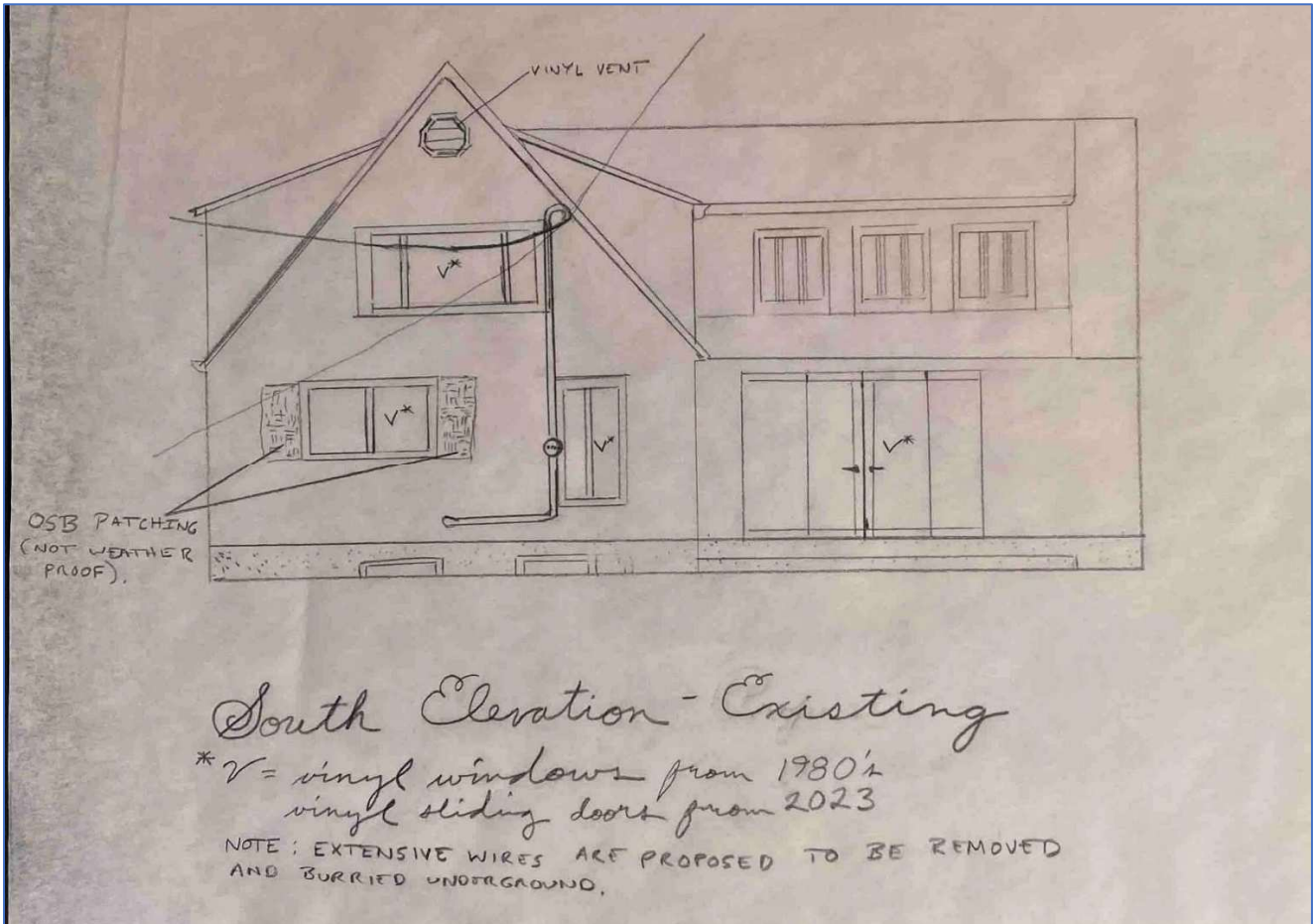
| OMS Ver. 0004.05.00 (Current) Product availability and pricing subject to change. | | McCulloch Construction Salem Quote Number: KRSENLIM | |
|---|-----------------------------------|---|--|
| LINE ITEM QUOTES | | | |
| The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit. | | | |
| Line #2 | Mark Unit: Fireplace | | |
| Qty: 2 | | | |
| MARVIN  As Viewed From The Exterior RO 37" X 35 5/8" Egress Information No Egress Information available. Performance Information U-Factor: 0.27 Solar Heat Gain Coefficient: 0.26 Visible Light Transmittance: 0.43 Condensation Resistance: 46 CPD Number: MAR-N-350-11844-00001 | | Stone White Clad Exterior Primed Pine Interior Ultimate Casement Push Out - Stationary CN 3636 Rough Opening 37" X 35 5/8" Frame Size 36" X 33 1/8" Stone White Clad Sash Exterior Primed Pine Sash Interior IG - 3/4" Low E2/E5 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL With Spacer Bar - Stainless Prairie 9 - Special Cut 3W3H 9 Rect Lites 4" X 4" Corner DLO Stone White Clad Ext. - Primed Pine Int Ogee Interior Glazing Profile Standard Bottom Rail White Weather Strip Solid Wood Covers 6 9/16" Jamb Nailing Fin ***Note: Unit Availability and Price is Subject to Change | |
| MARVIN  As Viewed From The Exterior RO 25" X 47 5/8" Egress Information No Egress Information available. Performance Information U-Factor: 0.27 Solar Heat Gain Coefficient: 0.26 Visible Light Transmittance: 0.43 Condensation Resistance: 46 CPD Number: MAR-N-350-11844-00001 | | Stone White Clad Exterior Primed Pine Interior Ultimate Casement Push Out - Left Hand CN 2448 Rough Opening 25" X 47 5/8" Frame Size 24" X 47 1/8" Stone White Clad Sash Exterior Primed Pine Sash Interior IG - 3/4" - 1 Lite Tempered Low E2/E5 w/Argon Stainless Perimeter Bar Ogee Interior Glazing Profile Standard Bottom Rail White Weather Strip White Push Out Handle No Screen Solid Wood Covers 6 9/16" Jamb Nailing Fin ***Note: Marvin recommends ordering in-swing wood screen on Casement Push Out and Awning with initial order. Concealed hinges require factory routing for | |
| Line #6 | Mark Unit: Kitchen - left of sink | | |
| Qty: 1 | | | |
| OMS Ver. 0004.05.00 (Current) Processed on: 12/13/2023 10:59:32 AM Page 3 of 9 For product warranty information please visit, www.marvin.com/support/warranty . | | | |

Historic window at left, Typical replacement specifications at right



North retaining wall-proposed

-No window or door alterations are proposed for north façade.



South Elevation-Existing



South Elevation-Proposed

SHEET INDEX

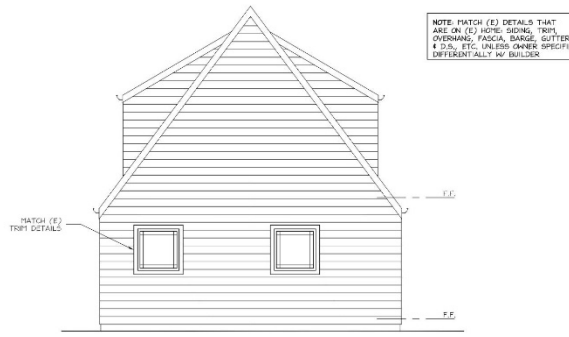
1. NOTES/ ELEVATIONS
2. EXISTING BASEMENT
3. EXISTING MAIN FLOOR
4. EXISTING UPPER FLOOR
5. PROPOSED BASEMENT
6. UPPER FLOOR FRAMING
7. PROPOSED MAIN FLOOR
8. PROPOSED UPPER FLOOR
9. SECTION AND DETAILS

ENERGY NOTES

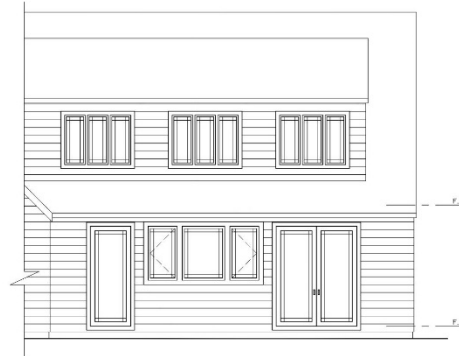
| TABLE N10.2 EXISTING BUILDING COMPONENT REQUIREMENTS | TABLE N10.1(1) RESIDENTIAL ENVELOPE REQUIREMENTS |
|---|---|
| WALLS: U-0.091 R-5 | HALLS ABOVE GRADE: U-0.091 R-5 |
| FLAT CEILING: U-0.026 R-4 | HALLS BELOW GRADE: U-0.063 R-7.5 |
| VAULTED CEILING w/ RAFTERS: U-0.045 R-25 | FLAT CEILING: U-0.027 R-4 |
| VAULTED CEILING w/ RAFTERS: U-0.047 R-21 | VAULTED CEILING: U-0.035 R-30 (A,G,H) |
| UNDERFLOOR: U-0.017 R-1 | UNDERFLOOR: U-0.019 R-2 |
| UNDERFLOOR: U-0.018 R-30 | SLAB EDGE PERIMETER: R-5 |
| SLAB EDGE PERIMETER: R-5 | WINDOWS: U-0.30 |
| WINDOWS: U-0.30 | SKYLIGHT: U-0.50 |
| SKYLIGHT: U-0.50 | DOORS: U-0.20 |
| DOORS WITH > 2.5 GS, FT. GLAZING: U-0.40 | DOORS WITH > 2.5 GS, FT. GLAZING: U-0.40 |
| FORCED AIR DUCT: R-8 | FORCED AIR DUCT: R-8 |

GENERAL NOTES

1. FRAMER TO VERIFY ALL DIMENSIONS. DISCREPANCIES OF MORE THAN 2" + OR - REQUIRE CONSULTATION WITH DESIGNER.
2. ALL ROUGH AND FINISH FLOORS IN NEWLY CONSTRUCTED SPACES TO BE SET FLUSH WITH EXISTING FLOORS. VERIFY EXISTING FLOOR HEIGHT FOR FOUNDATION AND SECOND STORY AND ADJUST WALL HEIGHT AND FLOOR JOIST AS NEEDED.
3. REFER TO MANUFACTURER'S LITERATURE FOR DETAILS AND SPECIFICATIONS FOR PROPER USAGE AND INSTALLATION OF "TRUSS JOIST," "SIMPSON," AND OTHER PROPRIETARY ITEMS.
4. REFER TO "2019 OREGON RESIDENTIAL SPECIALTY CODE" FOR PROPER NAILING AND FASTENING OF ALL FRAMING MEMBERS INCLUDING BRACE PANELS AND ALTERNATIVE BRACE PANELS.
5. ALL MEASUREMENTS ARE FACE OF STUD, UNLESS OTHERWISE NOTED.
6. VERIFY SIZES OF NEW & EXISTING DOORS & WINDOWS WITH EXISTING CONDITIONS ON SITE BEFORE ORDERING REPLACEMENT UNITS.



EAST ELEVATION SCALE 1/4"=1'-0"



SOUTH ELEVATION SCALE 1/4"=1'-0"

NOTE: MATCH (E) DETAILS THAT ARE ON (E) WITH OTHERS, TRIM, OVERHANG, FASCIA, BARGE, GUTTERS E.T.C. UNLESS OWNER SPECIFIES DIFFERENTIALLY W/ BUILDER

REVISIONS

NOTE: DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND THESE PLANS SHOULD NOT BE USED WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL.

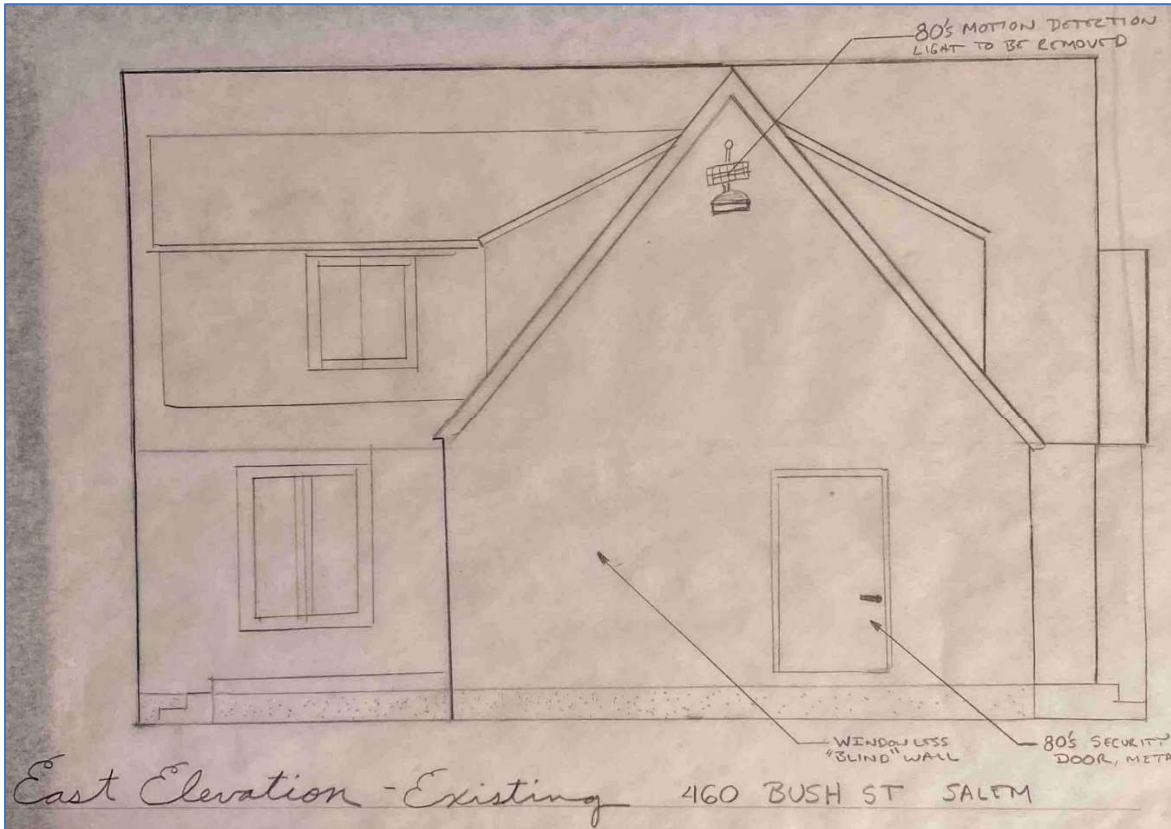
DESIGNS IV
PAUL G. WILLETT
DESIGN/ DRAFTING
501-232-5413 PROFESSIONAL

McCULLOCH
460 BUSH ST
SALEM, OR 97302

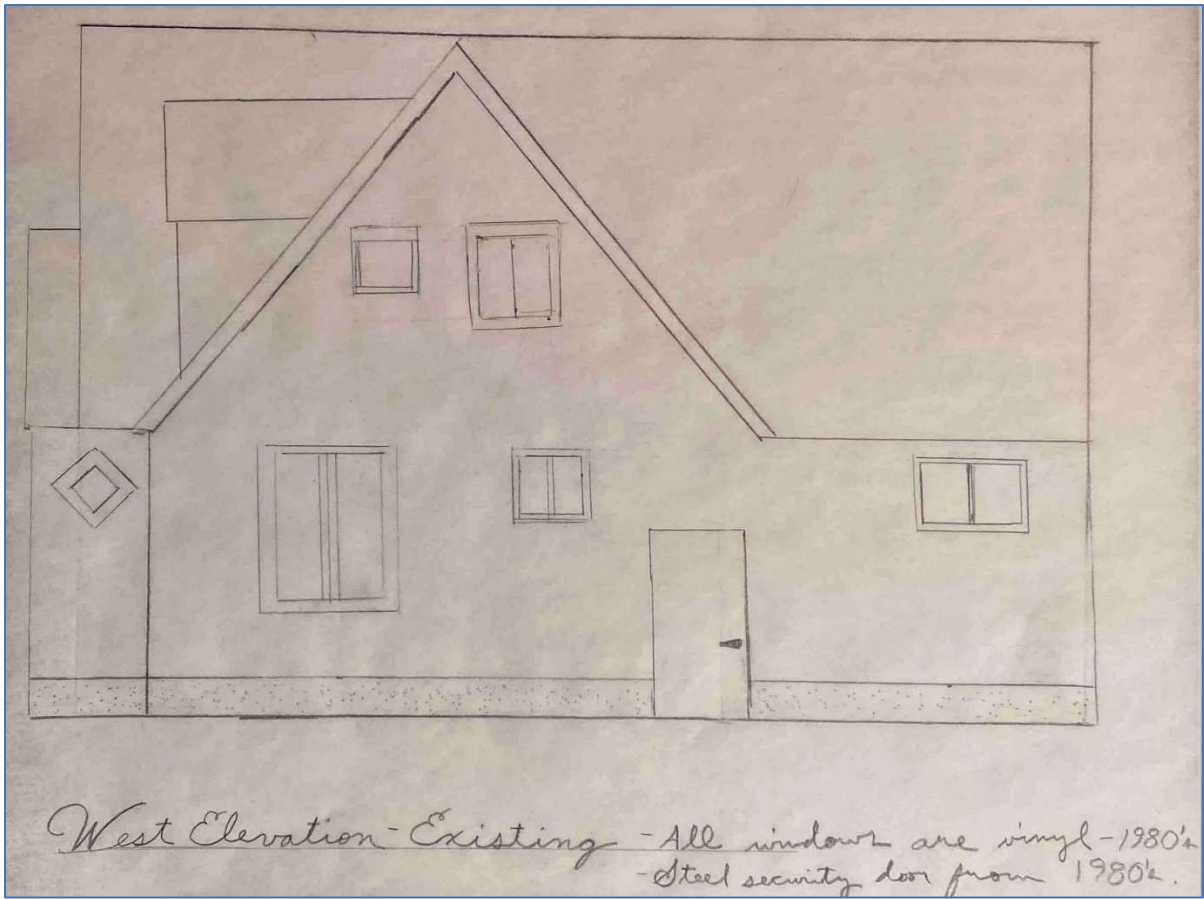
DATE: 11-11-2023
JOB: BUSH ST 2023
DRAWN: JOHN M.
CHECKED: MCGILLI
SCALE: AS SHOWN

SHEET
1
OF 9 SHEETS

Proposed-East and South Elevation Detail

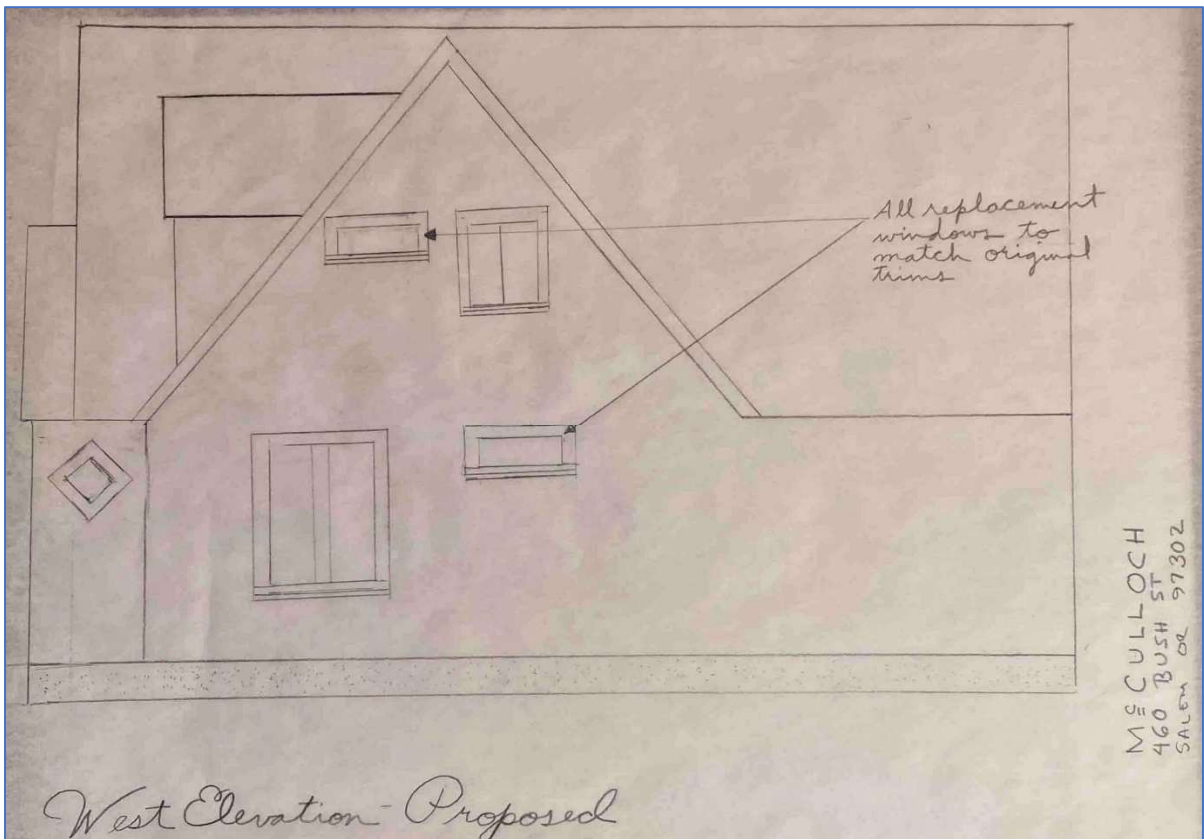


East Elevation-Existing



*West Elevation - Existing - All windows are vinyl - 1980's
- Steel security door from 1980's.*

West Elevation-Existing



All replacement windows to match original trims

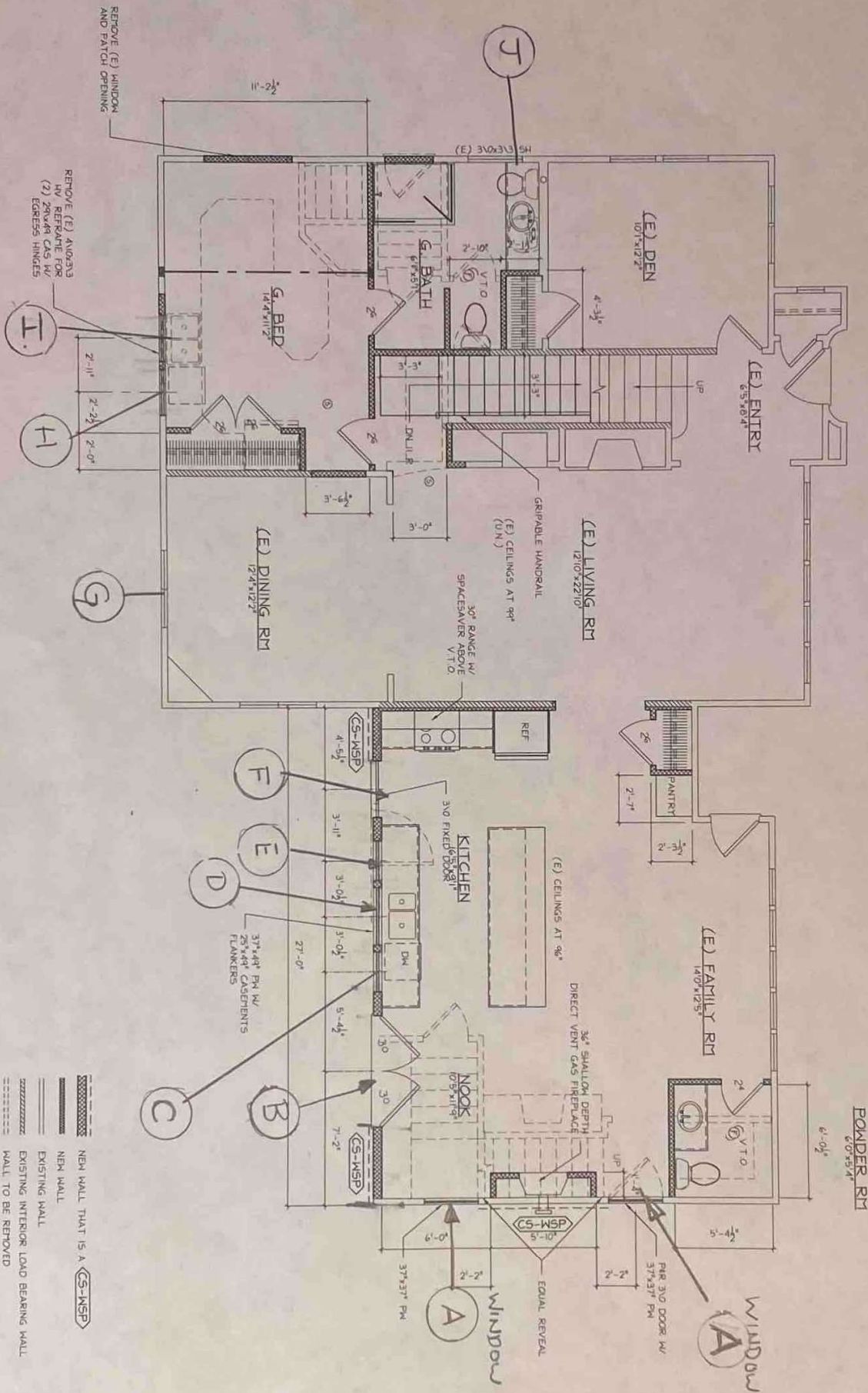
*M E CULLOCH
460 BUSH ST
SALEM OR 97302*

West Elevation - Proposed

West Elevation-Proposed

NOTE: LETTERS FOR WINDOWS CORRESPOND

PRELIMINARY
NOT FOR CONSTRUCTION



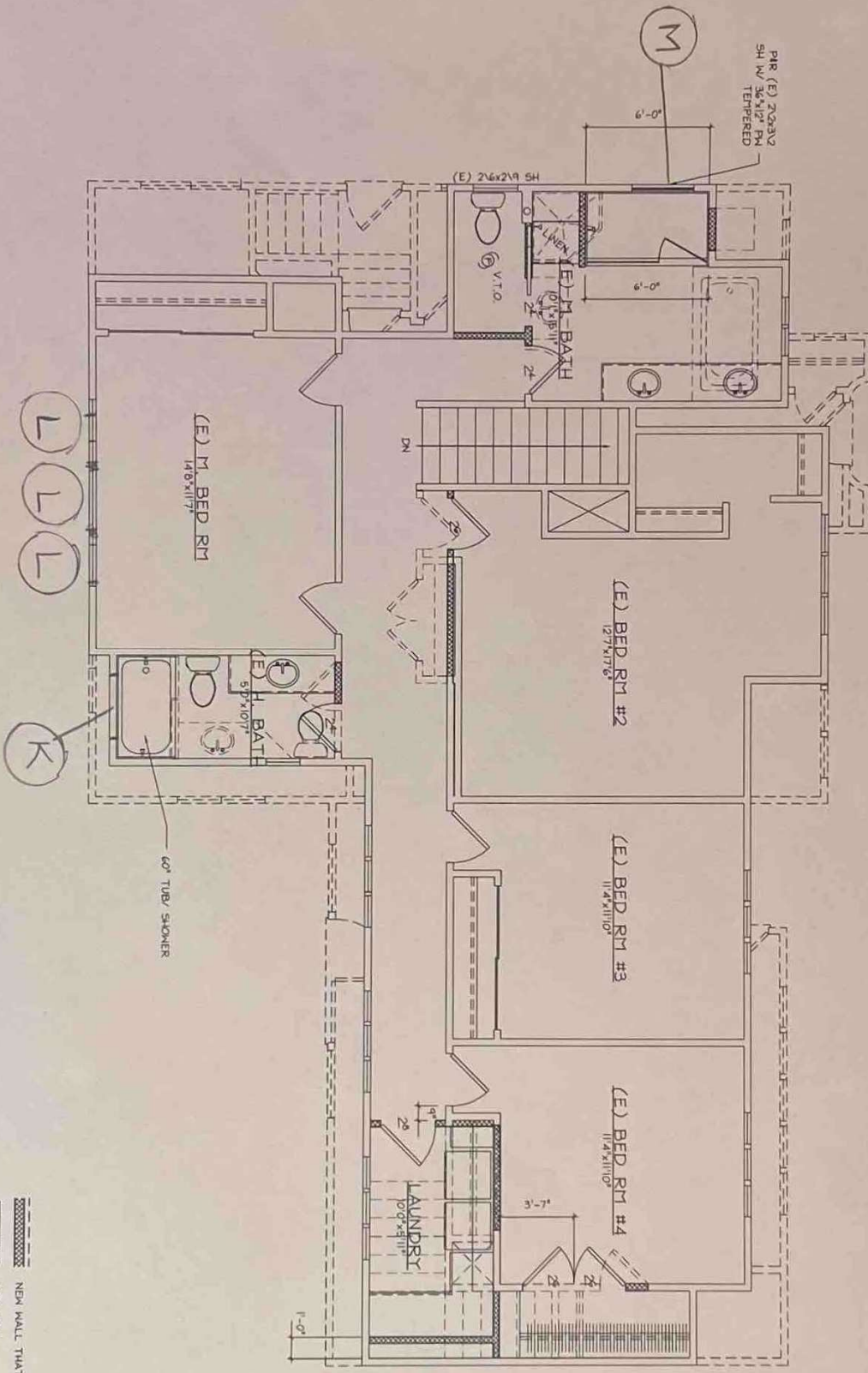
PROPOSED MAIN FLOOR PLAN

SCALE 1/4"=1'-0"

- NEW WALL THAT IS A (CS-MSP)
- NEW WALL
- EXISTING WALL
- EXISTING INTERIOR LOAD BEARING WALL
- WALL TO BE REMOVED
- (E) EXISTING

| | | |
|---|--|---|
| <p>McCULLOCH 460 BUSH ST SALEM, OR 97302</p> | <p>DESIGNS IV PAUL G. WILLETTS DESIGN/ DRAFTING 503-932-5473 PW4DESIGNS@YAHOO.COM</p> | <p>NOTE: DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL.</p> |
| <p>SHEET 7 OF 9 SHEETS</p> | | <p>REVISED</p> |

PROPOSED UPPER FLOOR PLAN



PRELIMINARY
NOT FOR CONSTRUCTION

- NEW WALL THAT IS A
- NEW WALL
- EXISTING WALL
- EXISTING INTERIOR LOAD BEARING WALL
- WALL TO BE REMOVED
- EXISTING

SCALE 1/4"=1'-0"

McCULLOCH
 460 BUSH ST
 SALEM, OR 97302

DATE 11-21-2023
 DRAWN BY JOHN M.
 CHECKED BY JOHN M.
 McCULLOCH CONST.

SHEET
8
 OF 9 SHEETS

DESIGNS IV
 PAUL G. WILLETTS
 DESIGN/ DRAFTING
 503-932-5473 PWDESIGNS@YAHOO.COM

NOTE: DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL.