

NOTICE OF DECISION

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



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503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS19-35

APPLICATION NO. : 19-117354-DR

NOTICE OF DECISION DATE: AUGUST 22, 2019

SUMMARY: A proposal to replace existing street light poles at alley entrances throughout Salem's Downtown Historic District.

REQUEST: Minor administrative historic review of a proposal to replace existing street light poles at alley entrances, install new poles with hanging pendant lighting throughout Salem's Downtown Alleys.

APPLICANT: Michael Miller, City of Salem Public Works

LOCATION: Salem Downtown Lighting, Alleys

CRITERIA: Salem Revised Code (SRC) 230.075 Streetscape Standards

FINDINGS: The findings are in the attached Decision dated August 22, 2019.

DECISION: The **Historic Preservation Officer**, a Planning Administrator designee, **APPROVED** Historic Design Review HIS19-35 based upon the application materials deemed complete on August 22, 2019 and the findings as presented in this report.

This Decision becomes effective on September 7, 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 September 7, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>August 22, 2019</u>
Notice of Decision Mailing Date:	<u>August 22, 2019</u>
Decision Effective Date:	<u>September 7, 2019</u>
State Mandate Date:	<u>December 20, 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., Friday, September 6, 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>

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS19-35
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-35)
DOWNTOWN LIGHTING) August 22, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Michael Miller, City of Salem Public Works, 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 replace existing street light poles at alley entrances throughout Salem's Downtown Historic District.

REQUEST: Minor administrative historic review of a proposal to replace existing street light poles at alley entrances, and install new poles with hanging pendant lighting throughout Salem's Downtown Alleys.

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 August 22, 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

Project Summary: The applicant is proposing to remove existing non-historic public lighting structures and systems throughout Salem's downtown alleys, some of which are attached to structures abutting these alleys. Existing street light poles will be replaced at alley entrances with new street light poles which have mast arms that extend over the right of way to provide needed lighting. Additionally, the applicant is proposing to install new light poles within certain downtown alleys and hang pendant lighting from these poles (**Attachment B**). Staff determined that the following standards from *SRC 230.075 Streetscape Standards* are applicable to this project.

FINDINGS:

Criteria: 230.075. *Streetscape improvements in historic districts shall comply with this section.*

(a) Materials.

- (1) *Replacement materials should match as closely as possible to the original color, texture, size, and finish of the original materials.*

Findings: The applicant does not propose to replace any original features within the streetscape. The streetlights and associated lighting equipment and framework throughout the Downtown Historic District no longer retain any original historic material. In locations where this framework is currently attached to historic structures, the applicant is proposing to repair the masonry and mortar to match the existing on the structures, and are currently concrete. Therefore, staff finds that the proposal meets this standard.

- (2) *Diseased street trees should be replaced in kind, if possible.*

Findings:

The applicant does not propose any changes to street trees. Therefore, this standard does not apply to the proposal.

(b) Design.

- (1) *Historic street lamps shall be preserved, if feasible.*

Findings:

The streetlights and associated lighting equipment and framework throughout the Downtown Historic District proposed for replacement are not original, nor from the period of significance for the historic district (circa 1860-1950). Therefore staff finds that this standard has been met.

- (2) *Healthy, mature street trees shall be preserved if they are significant to the district.*

Findings:

The applicant does not propose any changes to street trees. Therefore, this standard does not apply to the proposal.

- (3) *Historic landscaped buffer zones, such as the grassy median between the sidewalk and curb shall be preserved.*

Findings:

The applicant does not propose any changes to historic landscaped buffer zones. Therefore, this standard does not apply to the proposal.

- (4) *Historic retaining walls should be preserved, if feasible.*

Findings:

The applicant does not propose any changes to historic retaining walls. Therefore, this standard does not apply to the proposal.

- (5) *Significant sidewalk and driveway features should be preserved when they contribute to the character of the district.*

Findings:

The applicant does not propose any changes to significant sidewalk or driveway features. Therefore, this standard does not apply to the proposal.

- (6) *Original driveway locations and curb cuts should be preserved when they contribute to the character of the district.*

Findings:

The applicant does not propose any changes to original driveway locations and curb cuts. Therefore, this standard does not apply to the proposal.

- (7) *Only those portions of character-defining streetscape that are deteriorated beyond repair shall be replaced.*

Findings:

The applicant does not propose any changes to any historic contributing character-defining features of the streetscape. Therefore, this standard does not apply to the proposal.

- (8) *New sidewalks should align with existing historic sidewalks on the block, if present.*

Findings:

The applicant does not propose to construct new sidewalks. Where the existing sidewalk or alleyway surface will be disturbed at the time of installation of the new light poles with associated equipment and conduit, the sidewalk and alley surfaces will be replaced with in-kind material. Therefore, staff finds that this standard has been met.

(9) *When feasible, replacement or new sidewalks should exhibit scoring lines and brush patterns consistent with the historical material when those elements contribute to the historic character of the district.*

Findings: There are no sidewalks within the Salem Downtown Historic District that exhibit the scoring lines and brush patterns consistently found within other historic districts in Salem. Additionally, the applicant is not proposing to construct or replace sidewalks as part of this proposal, therefore this standard is not applicable to the evaluation of this proposal.

DECISION

Based upon the application materials deemed complete on August 22, 2019 and the findings as presented in this report, the application for HIS19-35 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

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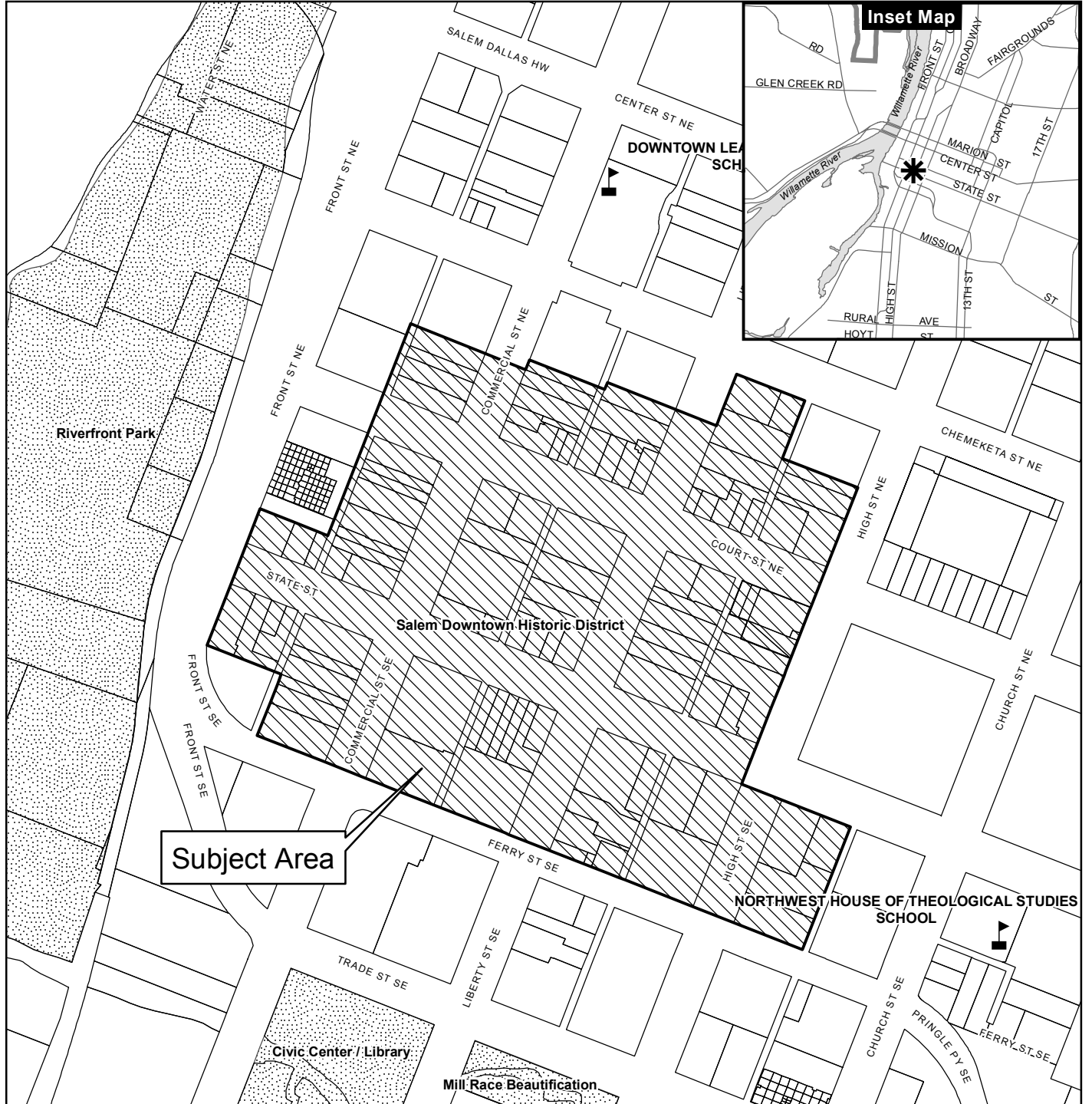
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HIS19-35 Salem Downtown Historic District



Legend

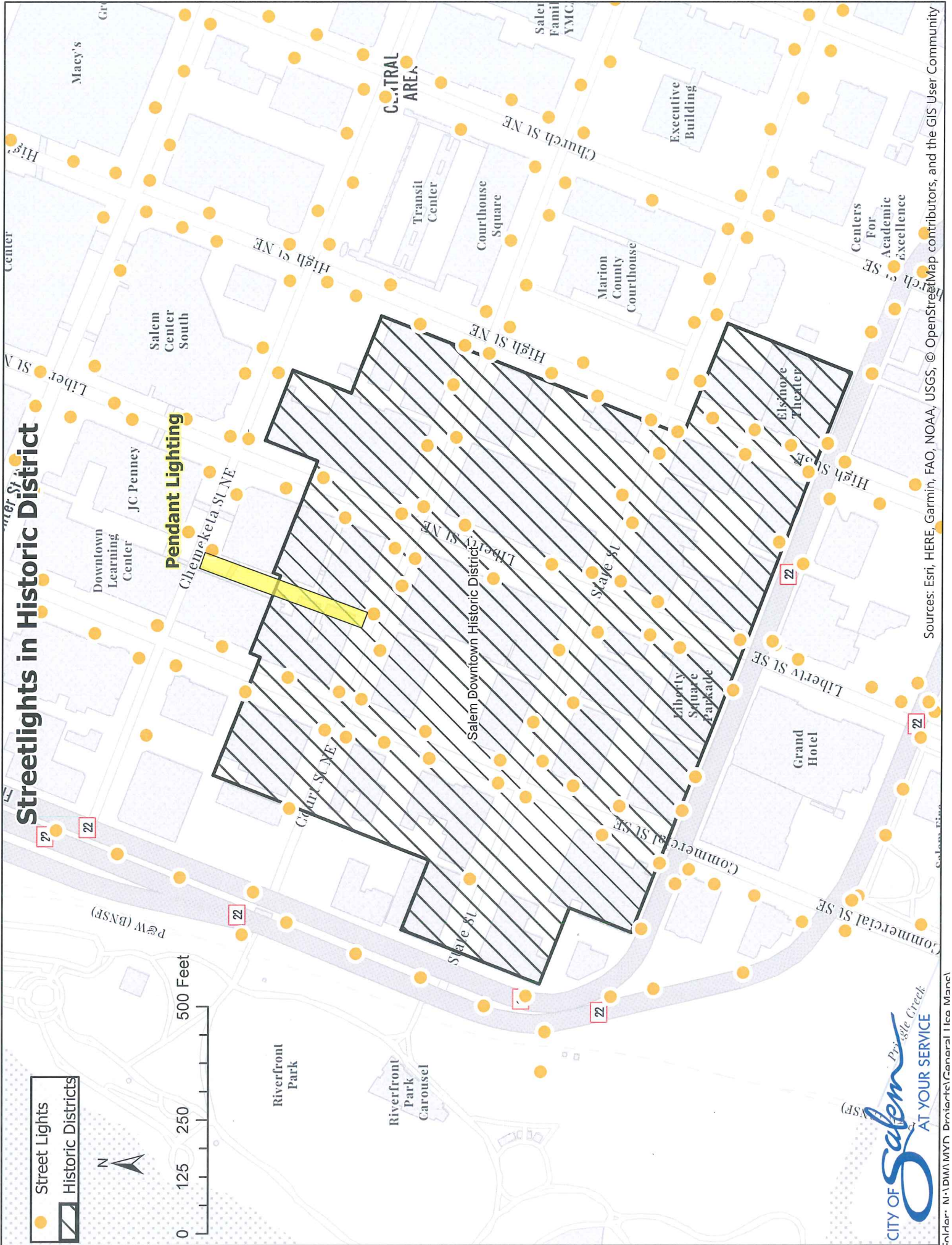
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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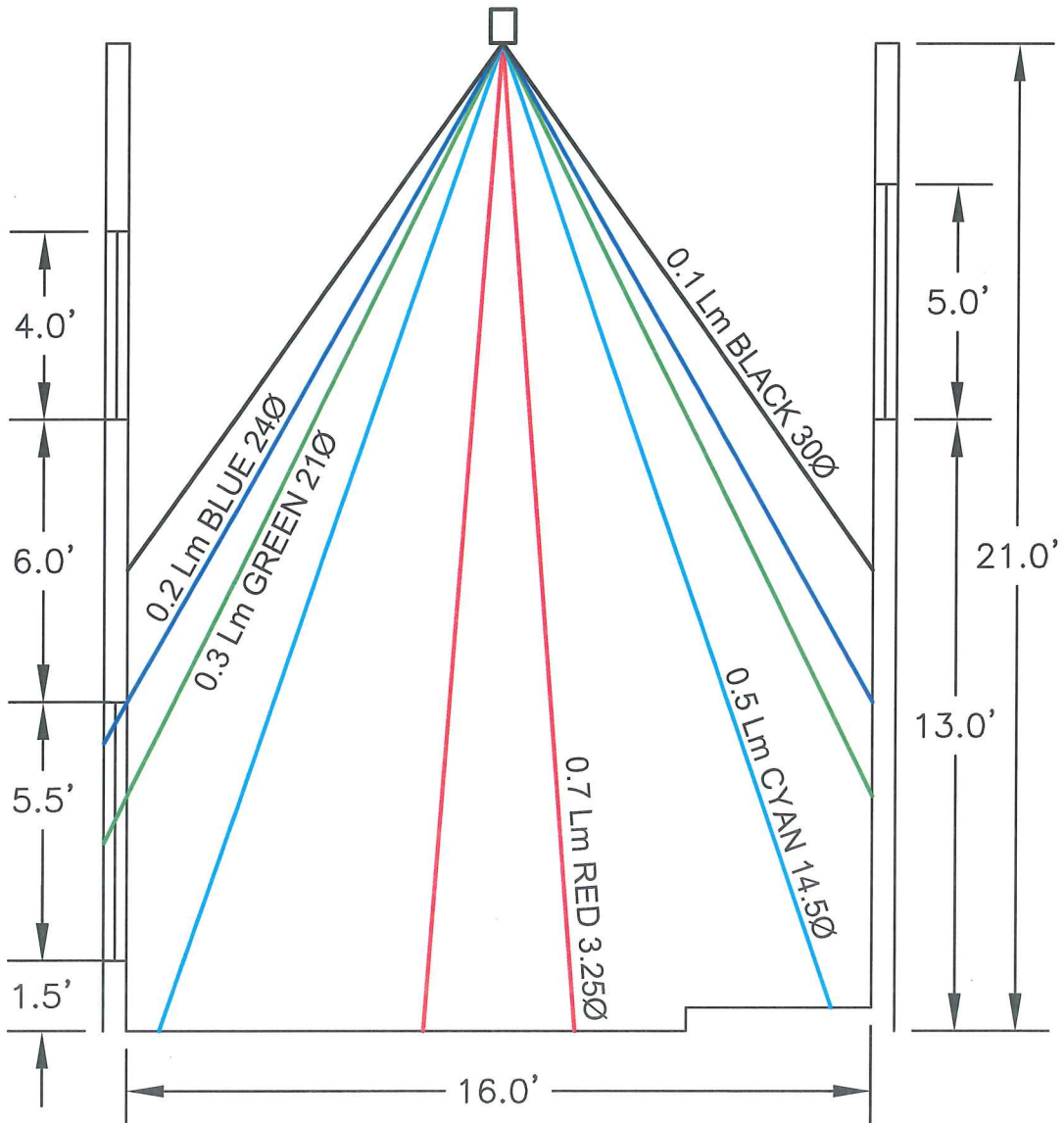
Streetlights in Historic District

- Street Lights
- ▨ Historic Districts



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ALLEY CROSS SECTION WITH LIGHTING DISTRIBUTION PROJECTION PN 682086



PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION
555 Liberty Street SE, Room 325
Salem, OR 97301-3513
Phone 503-588-6211
www.cityofsalem.net

July 2019



