

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
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*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS18-29

APPLICATION NO. : 18-117088-DR

NOTICE OF DECISION DATE: AUGUST 18, 2018

SUMMARY: A proposal to remove and replace four trees within Bush's Pasture Park.

REQUEST: Minor Historic Design Review of a proposal to remove and replace four dead or dying white oak trees, contributing features to the Bush's Pasture Park National Register District, in the PA (Public Amusement) zone, and located at 600 Mission Street SE, (Marion County Assessors Map and Tax Lot number: 073W27D00100).

APPLICANT: Jan Staszewski for City of Salem

LOCATION: 600 Mission Street SE

CRITERIA: Salem Revised Code Chapter 230.025 Standards for Historic Contributing Buildings and Features within Residential Historic Districts

FINDINGS: The findings are in the attached Decision dated August 18, 2018.

DECISION: The Historic Preservation Officer, (a Planning Administrator Designee), **APPROVED** Historic Design Review Case No. HIS18-29 based upon the application materials deemed complete on August 17, 2018 and the findings as presented in this report.

*This Decision becomes effective on **September 5, 2018**. 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 5, 2020** or this approval shall be null and void. A copy of the decision is attached.

Application Deemed Complete: August 17, 2018
Notice of Decision Mailing Date: August 18, 2018
Decision Effective Date: September 5, 2018
State Mandate Date: December 15, 2018

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., Tuesday, September 4, 2018.**

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. HIS18-29
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS18-29)
600 MISSION STREET SE) AUGUST 18, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Jan Staszewski, on behalf of the City of Salem, 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 remove and replace four trees within Bush's Pasture Park.

REQUEST: Minor Historic Design Review of a proposal to remove and replace four dead or dying white oak trees, contributing features to the Bush's Pasture Park National Register District, in the PA (Public Amusement) zone, and located at 600 Mission Street SE, (Marion County Assessors Map and Tax Lot number: 073W27D00100).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment 1**).

DECISION

APPROVED based upon the application materials deemed complete on August 17, 2018 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

Summary and Background: The applicant proposes to remove four dead or dying White Oak trees within Bush's Pasture Park. The applicant is proposing to replace these trees with 2" to 2.5" Caliper White Oaks (*Quercus Garryana*) within the same general location, (**Attachment 2**). Trees are contributing site features within Bush Park's Oak Savannah within the Bush's Pasture Park National Register District; therefore, staff determined that the following standards from SRC Chapter 230 are applicable to this project:

230.025. Standards for Historic Contributing Buildings and Features within Residential Historic Districts.

*(I) **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.*

Finding: The applicant proposes to replace the four existing dead or dying White Oak trees with 2" to 2 1/2" caliper White Oak trees. Staff finds that this in-kind replacement of these trees, which are significant landscape features, 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.

Finding: The applicant proposes to plant the replacement tree in the same general location as the existing trees, within Bush's Pasture Park. While the young replacement trees will be significantly smaller in size when planted, once they have had an opportunity to grow to maturity, their appearance will replicate that of the mature trees within this area of the Park, thereby meeting this standard.

SUMMARY FINDINGS

The removal of the four White Oak trees does not materially alter or destroy the character defining aspects or integrity of the supporting historic landscape of Bush's Pasture Park, since the proposed replacement trees will be of the same species and within substantially the same location as the existing trees. The new trees will grow to maturity and will serve to retain the

feel of the Oak Savannah within this area of Bush's Pasture Park. Therefore, staff finds that the proposal meets the applicable standards within SRC 230.025(l).

DECISION

Based upon the application materials deemed complete on August 17, 2018 and the findings as presented in this report, the application for HIS18-29 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: 1. Vicinity Map
2. Applicant's Submittal Materials

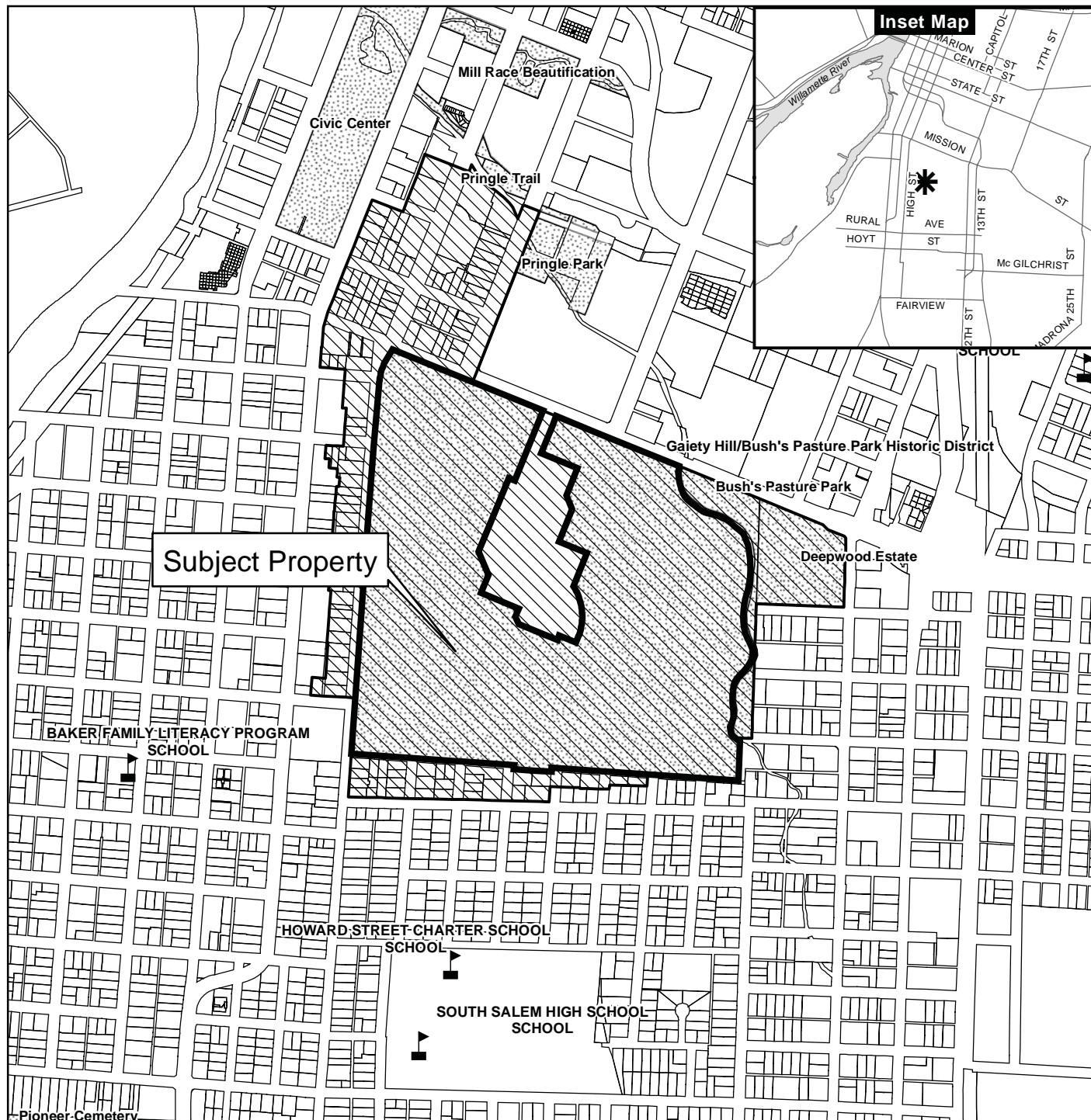
Application Deemed Complete: August 17, 2018
Notice of Decision Mailing Date: August 18, 2018
Decision Effective Date: September 5, 2018
State Mandate Date: December 15, 2018

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Vicinity Map 600 Mission Street SE



Legend

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



0 100 200 400 Feet



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Bush Pasture Park

Risk Trees 2018

Trees 1 – 4



Tree 1



Tree 2



Tree 3



Tree 3



Tree 4



Historic Alteration Review - General Resource Worksheet

Site Address: 600 Mission St. SE Resource Status: Contributing
Bush Pasture Park 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
- 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: 4 - Trees Project's New Material:

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:

The removal of four dead or dying Oregon
White Oaks (Quercus garryana) and replanting
with the same species

[Signature]
Signature of Applicant

8/9/18
Date Submitted/Signed