

NOTICE OF DECISION

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



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

DECISION OF THE HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO. HIS17-07

APPLICATION NO. : 17-106110-DR

NOTICE OF DECISION DATE: **APRIL 25, 2017**

REQUEST: Summary: A proposal for two new storage buildings at the McCulloch Stadium Complex.

Request: Major Historic Design Review of a proposal to construct two new single story wood storage buildings on the grounds of Willamette University's McCulloch Stadium Complex. The grounds are a non-contributing feature within the Gaiety Hill/Bush's Pasture Park National Register Historic District, on property zoned PA (Public Amusement), and located at 700 Mission Street SE, 97301; Marion County Assessors Map and Tax Lot Number: 073W27D00200.

APPLICANT: Mark Mazurier, for Willamette University

LOCATION: 700 MISSION ST SE

CRITERIA: 230.030(i) New Accessory Structures in Residential Historic Districts

DECISION:

The Historic Landmarks Commission, **GRANTED** approval of Historic Design Review HIS17-07.

VOTE:

Yes 6 No 0 Absent 3 (Carmichael, Pearson, Timbrook)



Kevin Sund, Chair
Historic Landmarks Commission

The rights granted by the attached decision must be exercised, or an extension granted, by **May 11, 2019** or this approval shall be null and void.

A copy of the Historic Landmarks Commission findings and decision are attached. For questions, please contact: Case Manager: Kimberli Fitzgerald, AICP, Historic Preservation Officer, kfitzgerald@cityofsalem.net, 503.540.2397

Application Deemed Complete: March 30, 2017
Public Hearing Date: April 20, 2017
Notice of Decision Mailing Date: April 25, 2017

Decision Effective Date:

May 11, 2017

State Mandate Date:

July 28, 2017

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net

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., **Wednesday, May 10, 2017**. Any person who presented evidence or testimony at the hearing may appeal the decision. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer 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>

G:\CD\PLANNING\HISTORIC\DECISIONS\2017\Decision Cover Sheets (Orders)\HIS17-07 Decision.docx

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. HIS17-07 / AMANDA No. 17-106110-DR

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report and the Supplemental staff Report incorporated herein by reference, and testimony provided at the Public Hearing of April 20, 2017, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.030(i) as follows:

Criteria: 230.030(i) New Accessory Structures. New accessory structures may be built on the site of non-contributing buildings, subject to the following standards:

FINDINGS

230.030(i) (1) Materials.

(A) *Building materials shall be of traditional dimensions.*

Finding: The HLC finds that the applicant is proposing to construct the storage buildings of vertically installed wood composite siding of traditional dimensions (averaging 4" x 10') with 4" corner board caps. The proposed building materials are of traditional dimensions, therefore the HLC finds that 230.030(i)(1)(A) has been met for this proposal.

(B) *Siding material shall consistent with those present in buildings in the district generally.*

Finding: The HLC finds that the applicant is proposing to construct the storage buildings of wood composite material, a material generally found throughout the district, therefore 230.030(i)(1)(B) has been met.

(2) Design.

(A) *The accessory structure shall be located at the rear of the lot or parcel.*

Finding: The HLC finds that McCulloch Stadium is not a typical resource within the Gaiety-Hill Bush's Pasture Park Historic District. It is not a residential resource, with a clearly defined primary and rear facade, but an open oval shaped track and adjacent sports fields with stadium seating facing east toward the track and field on an irregularly shaped lot. The HLC finds that the proposed track storage shed will be set back almost 400' from Mission Street SE, behind the primary entrance gate, adjacent to the track, and not easily visible from the right of way. The HLC finds that the proposed grounds storage shed is located almost 1000' feet from Mission Street SE, at the south end of the track and stadium and not visible at all from the right of way. The HLC finds that neither of the proposed accessory structures will obscure any character defining features of McCulloch Stadium, nor adversely impact the Gaiety-Hill/Bush's Pasture Park Historic District therefore 230.062(i)(2)(A) has been met for this parcel.

(B) *The accessory structure shall be no taller than one story.*

Finding: The HLC finds that the proposed structures are no taller than one story, therefore 230.030(i)(2)(B) has been met for this proposal.

(C) *The accessory structure shall be of a reasonable size and scale in relationship to the building.*

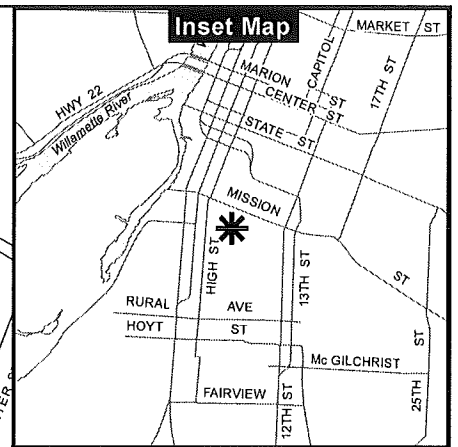
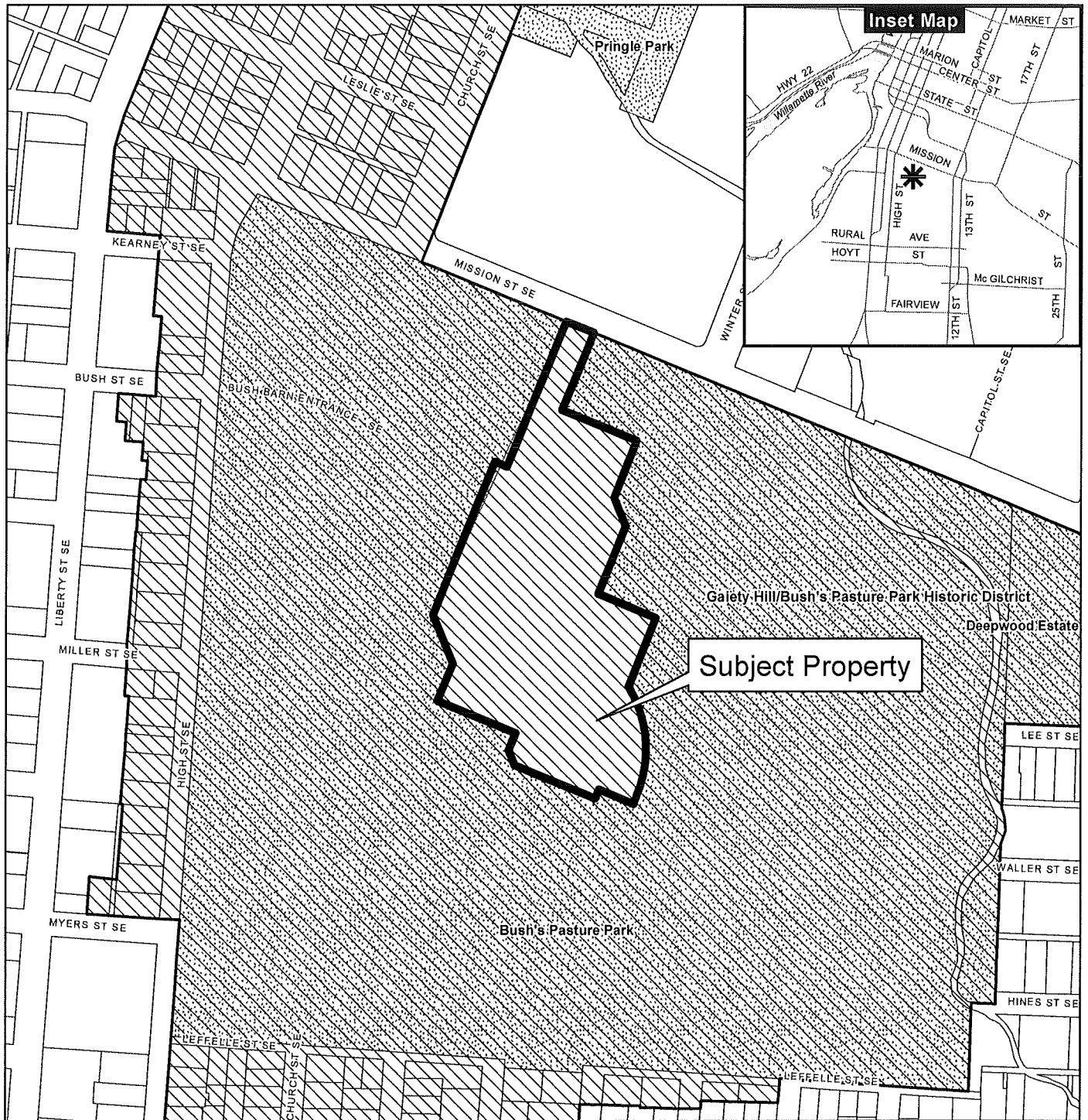
Finding: The HLC finds that the enlargement of the size of the proposed storage structures from 16' x 24' to 16' x 28' is minor in scale and will not result in an adverse impact to McCulloch Stadium. The HLC finds that the proposed storage buildings are one story, and small in scale in relationship to the McCulloch Stadium, and will not adversely impact the character of this non-historic, non-contributing resource or the surrounding National Register Historic District and that 230.030(i)(2)(C) has been met for the amended proposal.

DECISION: The Historic Landmarks Commission APPROVES the HIS17-07 proposal.

VOTE: YES 6 NO 0 ABST 0 ABSENT 3 (Carmichael, Pearson, Timbrook)

Vicinity Map

700 Mission Street SE (073W27D00200)



Gaiety Hill/Bush's Pasture Park Historic District
 Deepwood Estate

Subject Property

Bush's Pasture Park

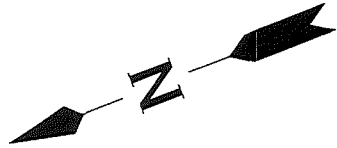
Legend

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

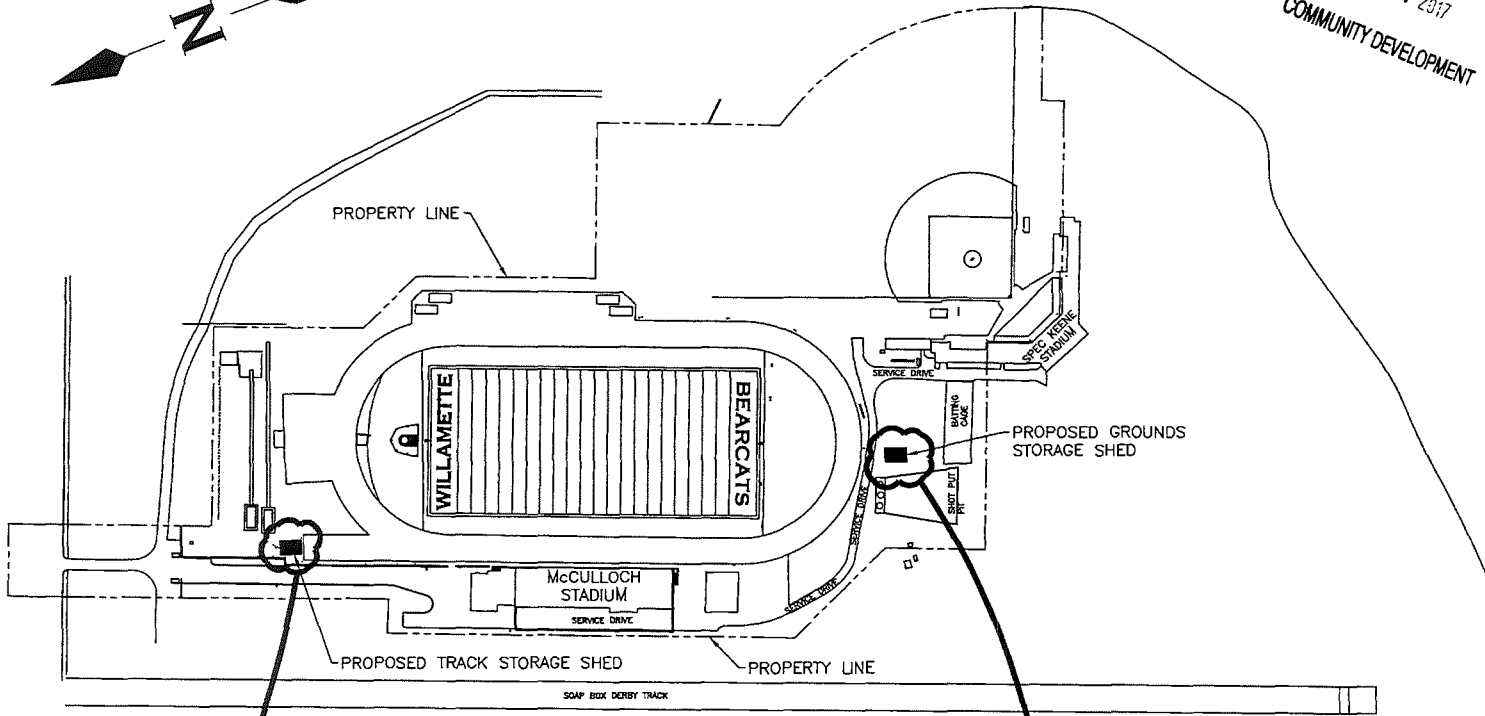


CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

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.



RECEIVED
APR 17 2017
COMMUNITY DEVELOPMENT



LOCATION OF WORK

LOCATION OF WORK

PLANS
McCULLOCH STADIUM COMPLEX
700 MISSION ST, SALEM, OREGON

1
1

LOCATION OF WORK FOR PROPOSED TRACK & GROUNDS STORAGE SHEDS

WILLAMETTE UNIVERSITY
900 STATE ST. SALEM, OR

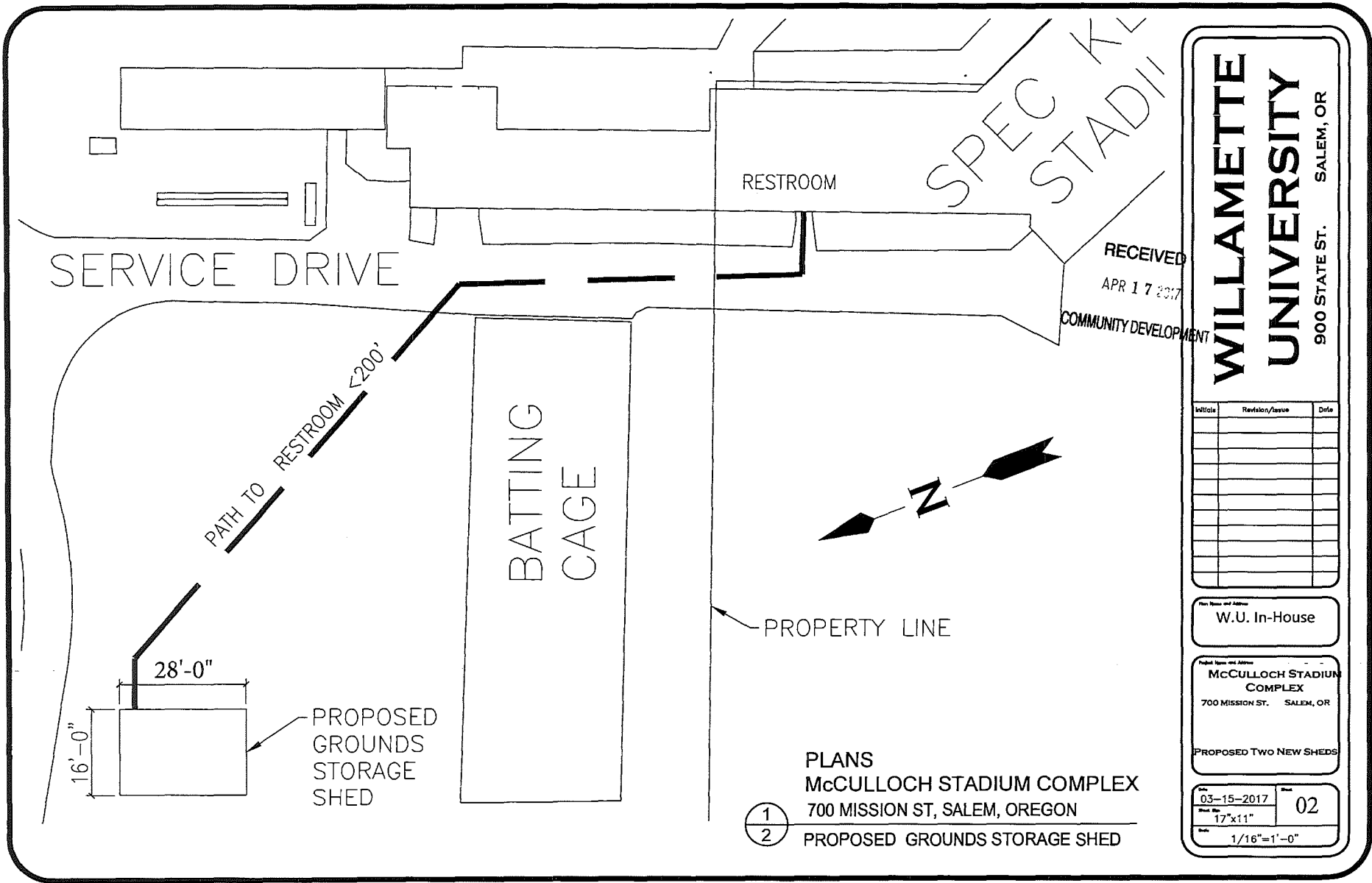
Intitolo	Revision/Issue	Date

W.U. In-House

McCULLOCH STADIUM COMPLEX
700 MISSION ST. SALEM, OR

PROPOSED TWO NEW SHEDS

Date: 03-15-2017	Page: 01
Sheet: 17"x11"	
Scale: 1/128"=1'-0"	



WILLAMETTE UNIVERSITY
900 STATE ST. SALEM, OR

Initials	Revision/Issue	Date

W.U. In-House

MCCULLOCH STADIUM COMPLEX
700 MISSION ST. SALEM, OR

PROPOSED TWO NEW SHEDS

03-15-2017 02
17"x11"
1/16"=1'-0"

RECEIVED

APR 17 2017

COMMUNITY DEVELOPMENT

**WILLAMETTE
UNIVERSITY**
900 STATE ST. SALEM, OR

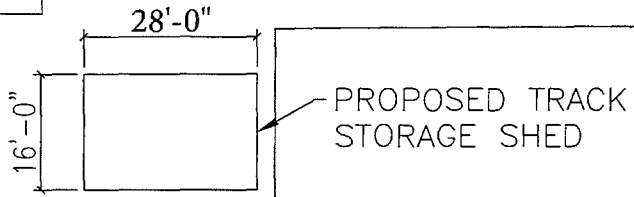
Initials	Revision/Issue	Date

Prep Name and Address
W.U. In-House

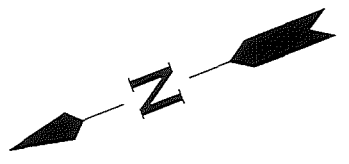
Project Name and Address
McCULLOCH STADIUM
COMPLEX
700 MISSION ST. SALEM, OR

PROPOSED TWO NEW SHEDS

Date: 03-15-2017
Sheet No: 17"x11"
Sheet: 03
Scale: 1/16"=1'-0"



PROPERTY LINE



PLANS
McCULLOCH STADIUM COMPLEX
700 MISSION ST, SALEM, OREGON
PROPOSED TRACK STORAGE SHED

①
③