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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 16-14 / Amanda No. 16-109573-DR

NOTICE OF DECISION DATE: May 24 , 2016

REQUEST: Minor Historic Design Review of a proposal to replace parking meters within the Capitol Mall right of way adjacent to the Capitol Building and Waller Hall, Willamette University both individually listed on the National Register of Historic Places; and Gatke and Eaton Hall, Willamette University, individually listed as Salem Local Landmarks and located at 900 State Street. Additional parking meters will be replaced in the right of way adjacent to the McGilchrist House (885 Summer) and the Stiff/Jarman House (796 Winter).

OWNER: City of Salem

APPLICANT: Sara Long for the City of Salem Urban Development Department

LOCATION: Public ROW within the Capitol Mall adjacent to the Capitol and Willamette University; and adjacent to the McGilchrist House (885 Summer), and the Stiff/Jarman House (796 Winter St).

CRITERIA: Salem Revised Code Chapter 230.075

FINDINGS: The applicant is proposing to replace existing parking meters throughout the Capitol Mall adjacent to the Capitol and Willamette University (Waller, Eaton and Gatke Halls) and the McGilchrist and Stiff/Jarman Houses. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

230.075. Streetscape Standards.

(a) Materials.

- (1) Replacement materials should match as closely as possible to the original color, texture, size and finish of the original materials.
- (2) Diseased street trees should be replaced in kind, if possible.

(b) Design.

- (1) Historic street lamps shall be preserved, if feasible.
- (2) Healthy, mature street trees shall be preserved if they are significant to the district.
- (3) Historic landscaped buffer zones, such as the grassy median between the sidewalk and curb shall be preserved.
- (4) Historic retaining walls should be preserved, if feasible.
- (5) Significant sidewalk and driveway features should be preserved when they contribute to the character of the district.
- (6) Original driveway locations and curb cuts should be preserved when they

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

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


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

Findings

The applicant is proposing to replace the existing single space coin metal parking meters with new metal multi-space smart parking meters and metal signage. The existing parking meter heads are grey in color, and while the proposed new multi-space parking stations will be darker in color with blue signage; these colors are compatible with the adjacent historic resources. On the block across from the Capitol, and adjacent to Willamette University, the applicant is proposing to replace 25 meter poles with 6 multi-space parking stations. A total of 9 standard parking signs will be installed on existing poles in this area. On the Summer Street Block a total of 16 meter poles will be replaced with 4 multi-space parking stations, and 6 standard parking signs will be installed on existing meter poles. On the Winter Street Block a total of 4 meter poles will be replaced with 4 multi-space parking stations, and 2 standard parking signs will be installed on existing meter poles.

The proposed parking signs will be 24" x 18" in size, white with green letters, which is compatible with the surrounding historic resources. While the proposed new parking stations are larger in size (60.5" H x 16"W x 11.8" D) compared to the size of the existing parking meters, the cumulative adverse effect of the large number of these parking meters on the blocks surrounding the Capitol Building, Willamette University Buildings, and the McGilchrist and Stiff/Jarman Houses will be significantly reduced through the installation of the multi-space parking stations. While small concrete pads will need to be installed for 11 of the new parking stations, 3 will be able to utilize existing pads, and the applicant is proposing to replace the existing concrete slabs with new landscape strips where feasible, which will serve to improve the historic landscaped buffer zones surrounding the historic buildings. Additionally, the view sheds in front of the primary facades of the buildings will be maintained. Staff finds that SRC 230.075(a)(1) and 230.075 (b)(2) and(3) have been met for this proposal. SRC 230.075 (b)(4)- (9) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on May 23, 2016, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, AICP, Historic Preservation Officer

kfitzgerald@cityofsalem.net
Phone: (503)540-2397

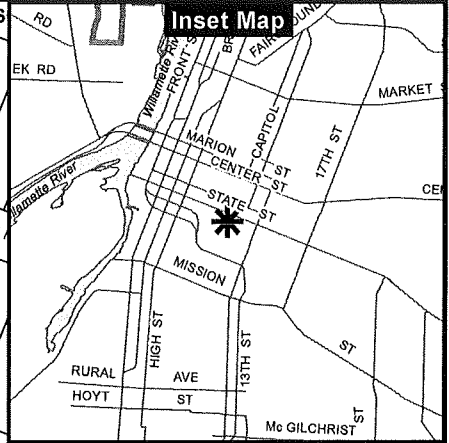
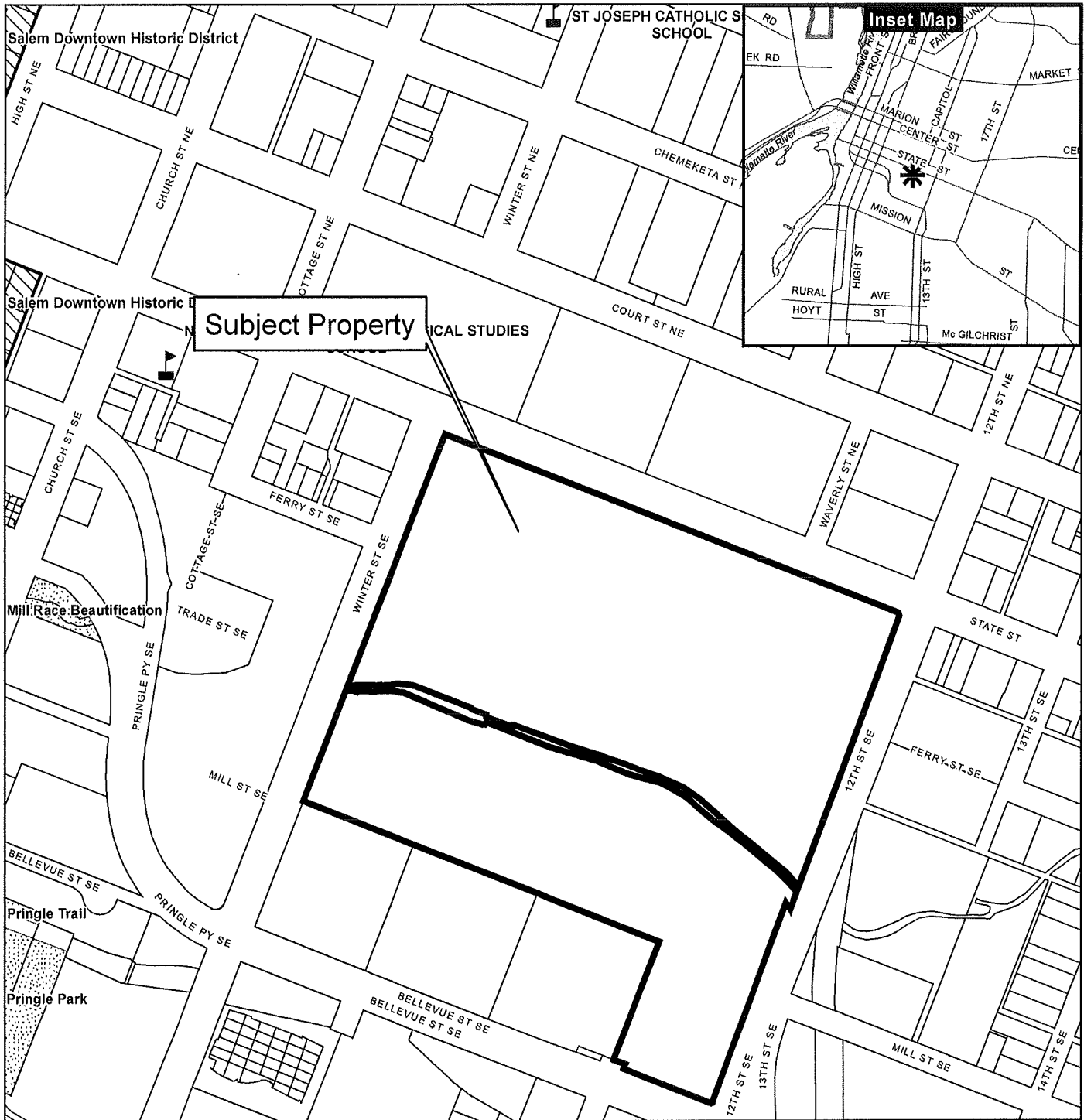
*This Decision becomes effective on **June 9, 2016**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: May 23, 2016
Notice of Decision Mailing Date: May 24, 2016
Decision Effective Date: June 9, 2016
State Mandated Decision Date: September 20, 2016








The rights granted by this decision must be exercised by June 9, 2018, or this approval shall be null and void.

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., June 8, 2016**. 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 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.

Vicinity Map 900 State Street



Legend

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

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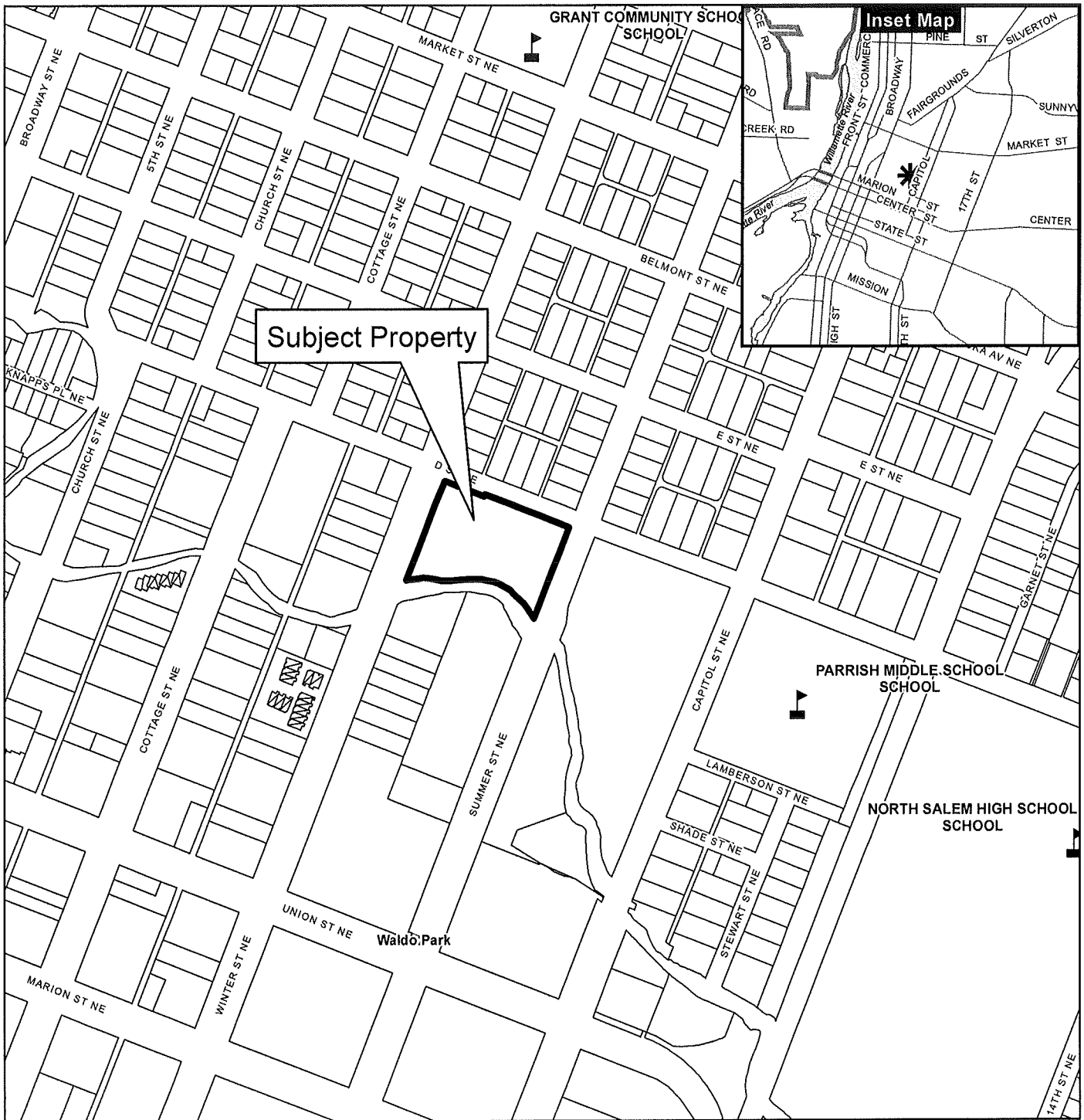
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








Vicinity Map

885 Summer St NE and 796 Winter St. NE



Legend

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


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Capitol Mall New Parking Technology Project Description

The Capitol Mall Parking Technology Project will remove the existing single-space coin meters adjacent to several historic buildings; Willamette University (Waller Hall, Eaton Hall, and Gatke Hall), McGilchrist House (885 Summer), Stiff/Jarman House (796 Winter) and replace with multi-space parking meters. The multi-space pay stations will be installed in one of two methods 1) bolting to the existing concrete pad or 2) pouring a new concrete pad and then bolting to it. In most locations which require a new pad, the purpose is to make all pay stations ADA accessible, unlike the current coin meters.

The multi-space meters will allow for an unobstructed view of the historic buildings within the capitol and will be located in areas outside of the view shed.

In addition, paid parking signage will be installed to match signage installed throughout the City and within the remainder of the Capitol Mall which was converted to new technology in fall 2015.

Multi-Space Pay Station Dimensions:

60.5"H x 16"W x 11.8"D

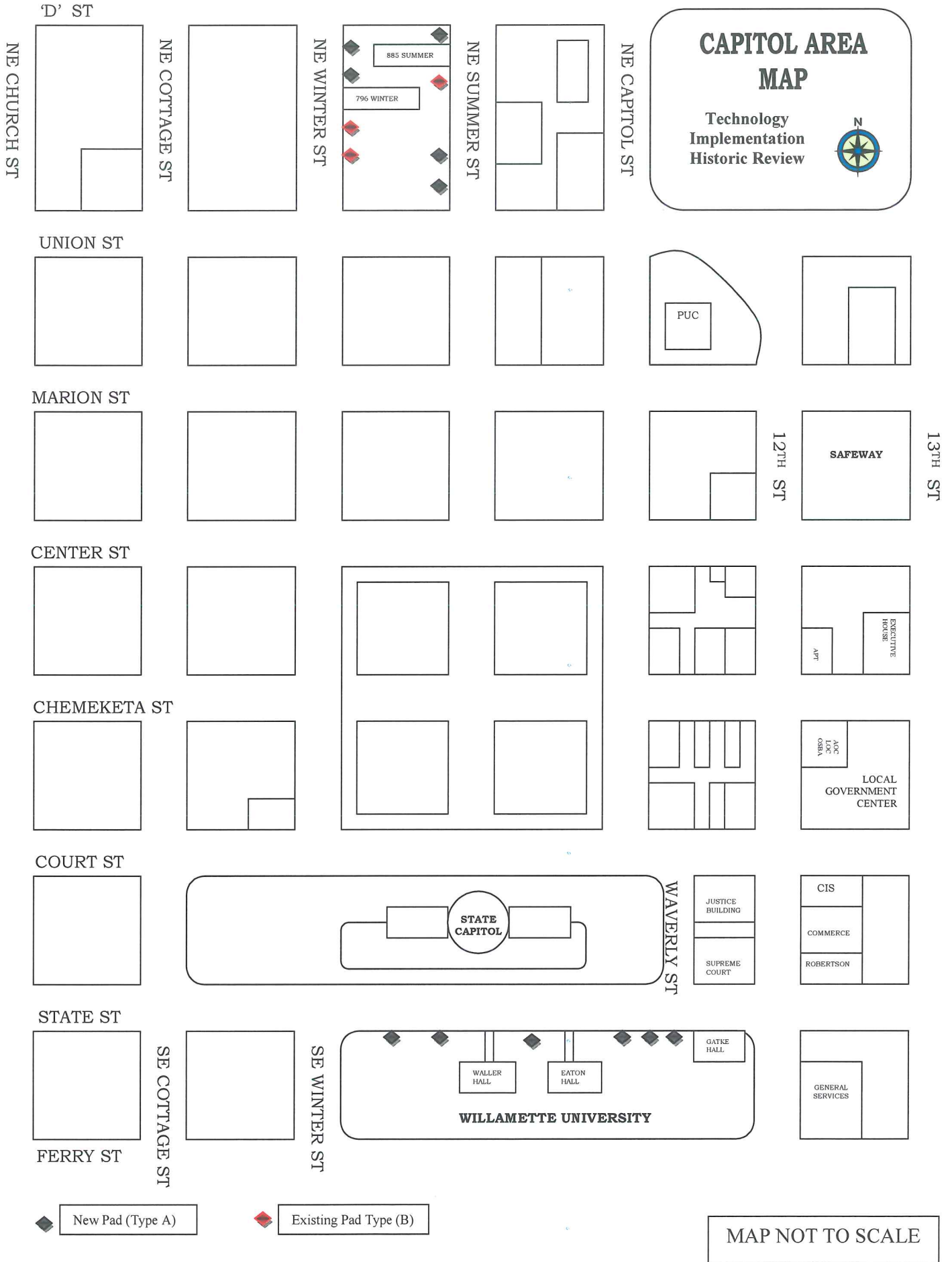
Colors: black with blue/white text

New Installation Pad: 2.5 x 2.5 ft. dept of approximately 4 inches (depending on location)

Project Specifics

(Type A) Multi-Space Meters with New Pad: 11

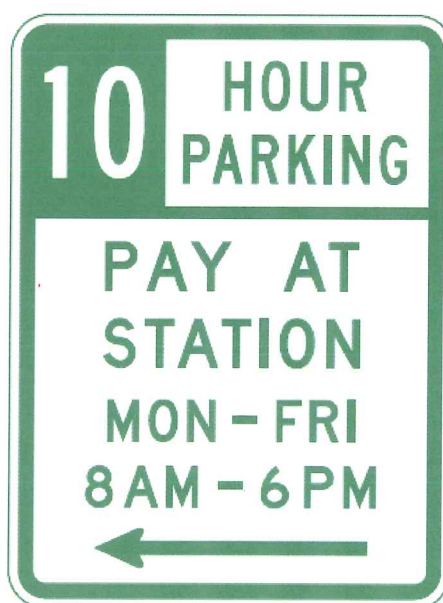
(Type B) Multi-Space Meters using Existing Pad: 3



MAP NOT TO SCALE



Multi-Space Pay Station



Paid Parking Signage