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503-588-6173*

**ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW**

**CASE NO.:** Historic Review Case 16-27 / Amanda No. 16-115622-DR

**NOTICE OF DECISION DATE:** August 19, 2016

**REQUEST:** Minor historic design review of a proposal to repair and replace public right-of-way sidewalk panels and curb ramps in the Court Chemeketa National Register Historic District.

**OWNER:** City of Salem

**APPLICANT:** City of Salem Public Works Department, Street Maintenance Section  
(Bruce Hildebrandt, representative)

**LOCATION:** Public ROW in the Court Chemeketa National Register Historic District

**CRITERIA:** Salem Revised Code Chapter 230.075, Streetscape Standards

**FINDINGS:** The applicant received approval under HIS13-40 and HIS13-40MOD to repair and replace public right-of-way sidewalk panels and curb ramps as needed in order to meet ADA and the City's acceptable condition standards in the Gaiety Hill/Bush's Pasture Park Historic District. Under these original approvals, the City Public Works Department replicated the historic "four square" tooled joints in all new sidewalk panels replaced during the project. The applicant is requesting approval to complete similar work on the sidewalks within the public right of way throughout the Court Chemeketa National Register Historic District (see map - Attachment 1). Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

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

**FINDING:**

The applicant is proposing to replace the existing sidewalk panels and curb ramps with concrete throughout the Court Chemeketa National Register Historic District. Every effort will be made to replicate the color, texture and finish of the original sidewalk materials. The applicant will make every effort to ensure that all trees and tree roots adjacent to the sidewalk are treated with sensitivity. Any trees that are diseased or damaged shall be replaced. Staff finds that SRC 230.075(a) has been met.

**(b) Design.**

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

**NOTICE OF  
DECISION**

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

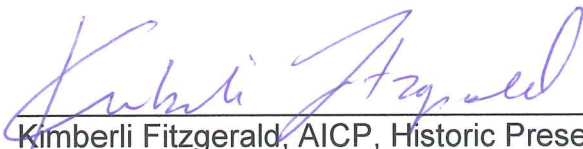


- (2) *Healthy, mature street trees shall be preserved if they are significant to the district.*
- (3) *Historic landscaped buffer zones, such as the grassy median between the sidewalk and curb shall be preserved.*
- (4) *Historic retaining walls should be preserved, if feasible.*
- (5) *Significant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

**FINDING:**

The applicant is proposing to replicate the historic “four square” tooled joints in all new sidewalk panels that will replace original historic sidewalk panels in poor condition. Where the original sidewalk has already been replaced, the applicant will also install the historic “four square” tooled joints. Staff finds that SRC 230.075 (b)(5)- (9) are met for this proposal. SRC 230.075 (b)(1)-(4) do not apply to this proposal.

**DECISION:** Based upon the application materials deemed complete on August 18, 2016, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, AICP, Historic Preservation Officer  
Planning Administrator Designee

[kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net), Phone: (503)540-2397

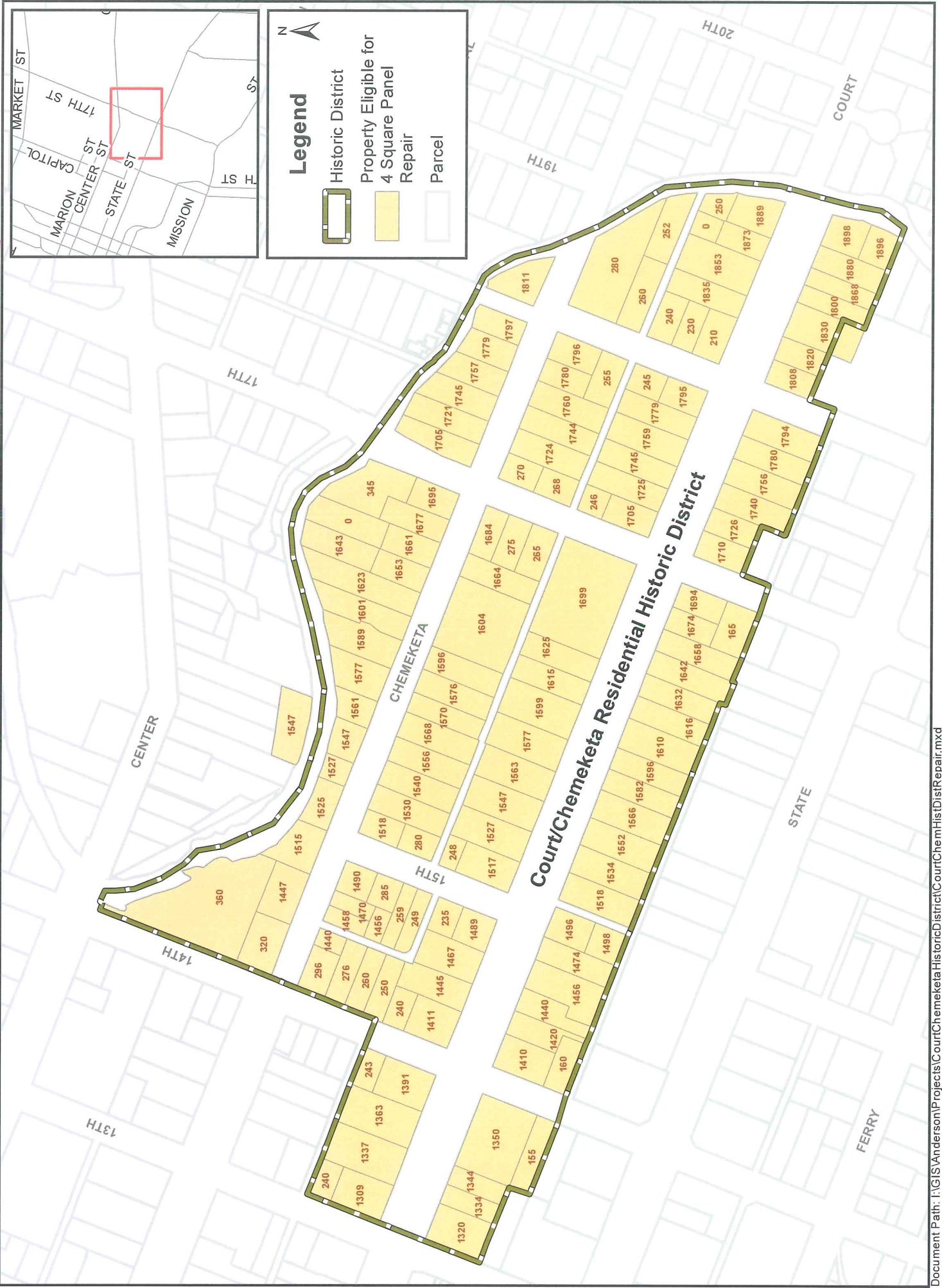
*This Decision becomes effective on **September 7, 2016**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: August 18, 2016  
Notice of Decision Mailing Date: August 19, 2016  
Decision Effective: September 7, 2016  
State Mandated Decision Date: December 16, 2016

The rights granted by this decision must be exercised by September 7, 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., September 6, 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.

# Court / Chemeketa Historic District Sidewalk Repair



Case No. \_\_\_\_\_

## Historic Alteration Review - Public Resource Worksheet

Site Address: Various Court Chemeketa Historic District

Resource Status:  Contributing       Non- Contributing

### Type of Work: Activity Proposed

Major       Minor       New Construction:

### Replacement, Alteration, Restoration or Addition of:

**Architectural Feature:**

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: \_\_\_\_\_

**Landscape Feature:**

- Fence
- Streetscape
- Other Site feature (describe)
- Public Sidewalks

**New:**

- Addition
- New Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment

Will the proposed alteration be visible from any public right-of-way?       YES       NO

Project's Existing Material: Concrete and Mortar Mix      Project's New Material: Concrete

### 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:

City staff will be conducting repairs and replacement of defective public right-of-way sidewalk panels and curb ramps throughout the Court Chemeketa Historic District as needed to meet ADA and City's acceptable condition standards (see attached map.) Will also cause minor alterations to current sidewalk width and alignment to provide continuous pedestrian path of travel. Sites to be repaired will be documented through before and after photos and tied to adjacent property address. Work will occur over the next 8 to 12 months and all affected property owners will be contacted prior to commencement of existing sidewalk removal. Staff will replicate historic "four square" tooled joints in all new sidewalk panels replaced during project. Where private property walkways need replacement at intersection with public sidewalk, staff will replicate style and shape. Most walkways and driveway replacements will occur within the Public Right-of-way to re-connect to newly installed sidewalk panels. Historic stamped and dated sidewalk panels will be documented in place, removed, and stored for future historic exhibits within the community.

  
Signature of Applicant

PW Services Supervisor

8-16-16

Date Submitted/Signed

Typical Four-Square Pattern, Installed

