

NOTICE OF DECISION

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ADMINISTRATIVE DECISION – MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case HIS16-29 / AMANDA No. 16-117719-DR

NOTICE OF DECISION DATE: October 6, 2016

REQUEST: Minor historic design review of a proposal to replace the existing non-historic plaza and replace the existing sidewalks on the west side of the parking lot, east of the grounds of Deepwood Estates, individually listed on the National Register, and a contributing resource within the Gaiety Hill/Bush's Pasture Park National Register Historic District, on property within the PA (Public Amusement) District, and located at 1116 Mission Street SE (Marion County Assessors Map and Tax Lot number: 073W27DD00100).

OWNER/ APPLICANT: Christina Vinson, for the City of Salem

LOCATION: 1116 Mission Street SE, 97302

CRITERIA: Salem Revised Code (SRC) Chapter 230
230.070 General Guidelines for Non-Contributing Resources.
230.075 Streetscape Standards

FINDINGS: The applicant proposes to replace the plaza, a non-historic, non-contributing feature to the historic district. Additionally, the applicant proposes to install new ADA compliant sidewalks. Staff determined that the following criteria from SRC Chapter 230 are applicable to this project:

Deepwood Plaza

Criteria 230.070. General Guidelines for Non-Contributing Buildings and Structures. In lieu of the standards for non-contributing buildings and structures set forth in SRC 230.030 and SRC 230.045 of this section, an applicant may make changes to a non-contributing building or structure, regardless of type of work, which shall conform to the following guidelines:

(a) *Materials shall be consistent with those present in buildings and structures in the district generally.*

Findings:

The applicant is proposing to replace the 1400 square foot concrete plaza with concrete, a material found throughout the district, thereby meeting SRC 230.070(a).

(b) *Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district.*

Factors in evaluating compatibility include, but are not limited to:

(1) *Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, generally.*

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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Finding:

The resource is not a building or structure, and the applicant is not proposing to add any architectural elements to the plaza therefore this guideline is not applicable to the evaluation of this proposal.

(2) The location is at the rear, or on an inconspicuous side, of the building or structure.

Finding:

This non-contributing resource is not a building or structure, therefore this guideline is not applicable to the evaluation of this proposal.

(3) The size and scale is consistent and harmonious with the buildings and structures in the district generally.

Finding:

The non-historic plaza is constructed with concrete panels divided by wooden two by fours, which are installed in a three by three pattern, to create a 7.5' x 7.5' square at the center of the plaza. They are currently in poor condition, do not meet current ADA requirements, and require replacement. The applicant is proposing to replace the current plaza with the four square pattern utilized on the sidewalks throughout the historic district in order to create a more consistent and harmonious design, compatible with the surrounding sidewalks and the surrounding historic district, thereby meeting SRC 230.070(b)(3).

(4) The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district.

Finding:

This non-contributing resource is not a building or structure and does not have an architectural style, therefore this guideline is not applicable to the evaluation of this proposal.

(5) The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.

Finding:

This non-contributing resource is not a building or structure, therefore this guideline is not applicable to the evaluation of this proposal.

Sidewalks

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 on the west side of the Deepwood parking lot, and the east side of the Deepwood restrooms, adjacent to the Deepwood Plaza. 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 if necessary. Staff finds that SRC 230.075(a) has been met.

(b) Design.

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

Finding:

No historic street lamps exist within the project area, therefore this standard is not applicable to the evaluation of this proposal.

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

Finding:

The applicant has not proposed removing any trees within the project area, therefore SRC 230.075(b)(2) has been met. The applicant will make every effort to ensure that all trees and tree roots adjacent to the sidewalk are treated with sensitivity.

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

Finding:

The project area does not currently include a grassy median between the sidewalk and the curb adjacent to the parking lot. The applicant is proposing to retain all existing grassy areas that exist within the project area, thereby meeting SRC 230.075(b)(3).

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

Finding:

The project area does not include any historic retaining walls, therefore this standard is not applicable to the evaluation of this proposal.

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

Finding:

There are no extant significant sidewalk and driveway features that exist within the project area, therefore this standard is not applicable to the evaluation of this proposal.

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

Finding:

There are no historic contributing driveway locations or curb cuts within the project area, therefore this standard is not applicable to the evaluation of this proposal.

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

Finding:

The applicant is proposing to replace the existing sidewalks which are in disrepair and do not meet current ADA standards, thereby meeting SRC 230.075(7).

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

Finding:

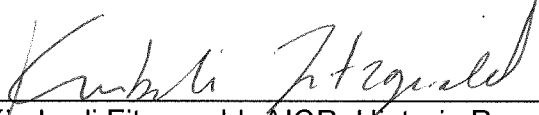
The applicant is proposing to align the replacement sidewalks with the existing sidewalks found on Deepwood Estates located to the west of the existing parking lot, and to the east of the Deepwood gardens and grounds, thereby meeting SRC 230.075(8).

(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 existing sidewalk panels in poor condition thereby meeting SRC 230.075(9).

DECISION: Based upon the application materials deemed complete on October 5, 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; Phone: (503) 588-2397

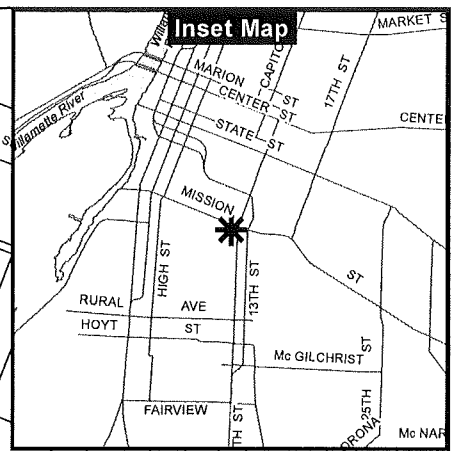
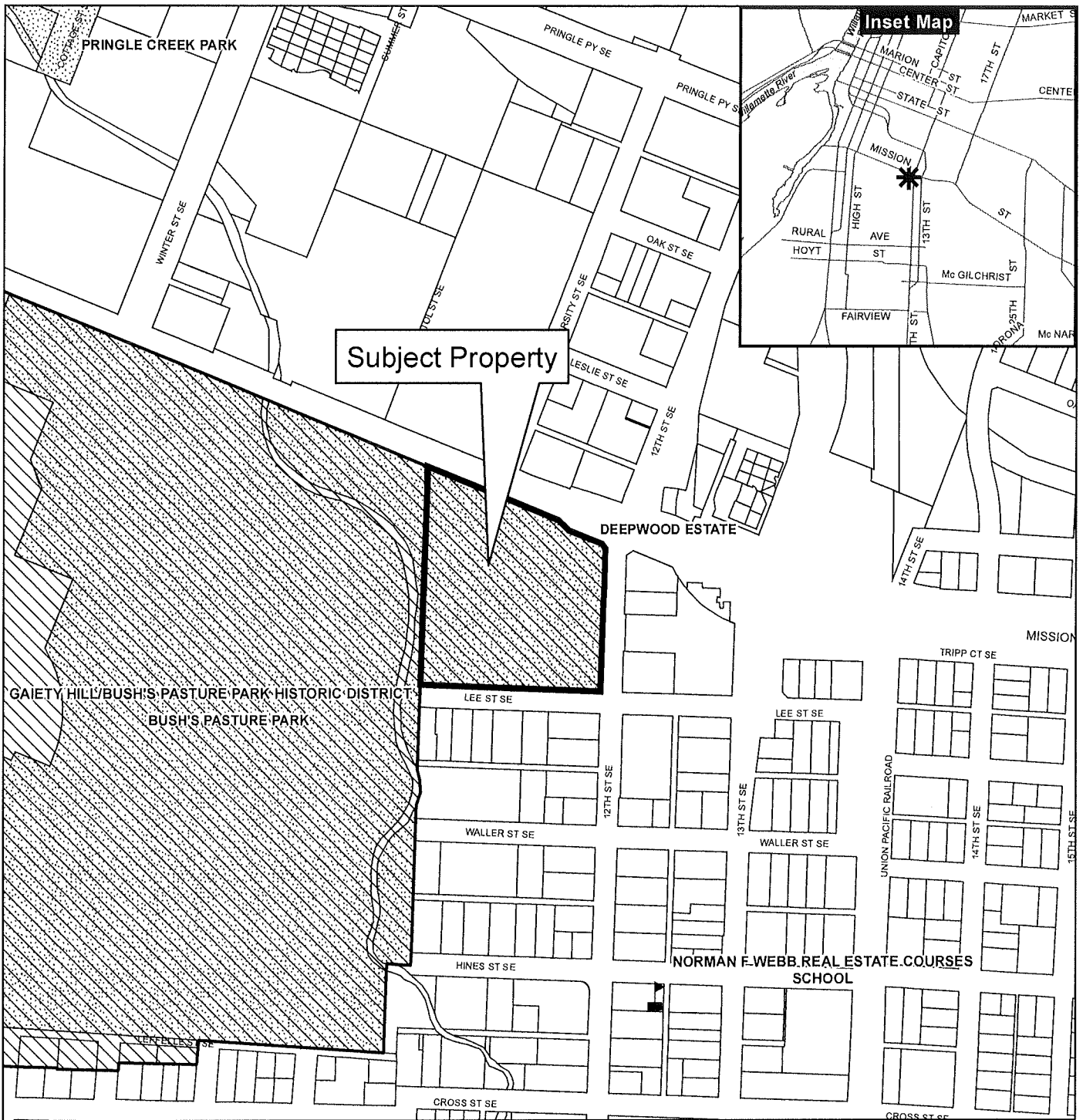
*This Decision becomes effective on **October 22, 2016**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

The rights granted by this decision must be exercised by October 22, 2018 or this approval shall be null and void.

Application Deemed Complete: October 5, 2016
Notice of Decision Mailing Date: October 6, 2016
Decision Effective Date: October 22, 2016
State Mandated Decision Date: February 2, 2016

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., October 21, 2017.** 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 1116 Mission Street SE



Subject Property

Legend

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

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Case No. _____

Historic Alteration Review - Public Resource Worksheet

Site Address: 1116 Mission St. SE

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) _____

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 Project's New Material: concrete

Project Description

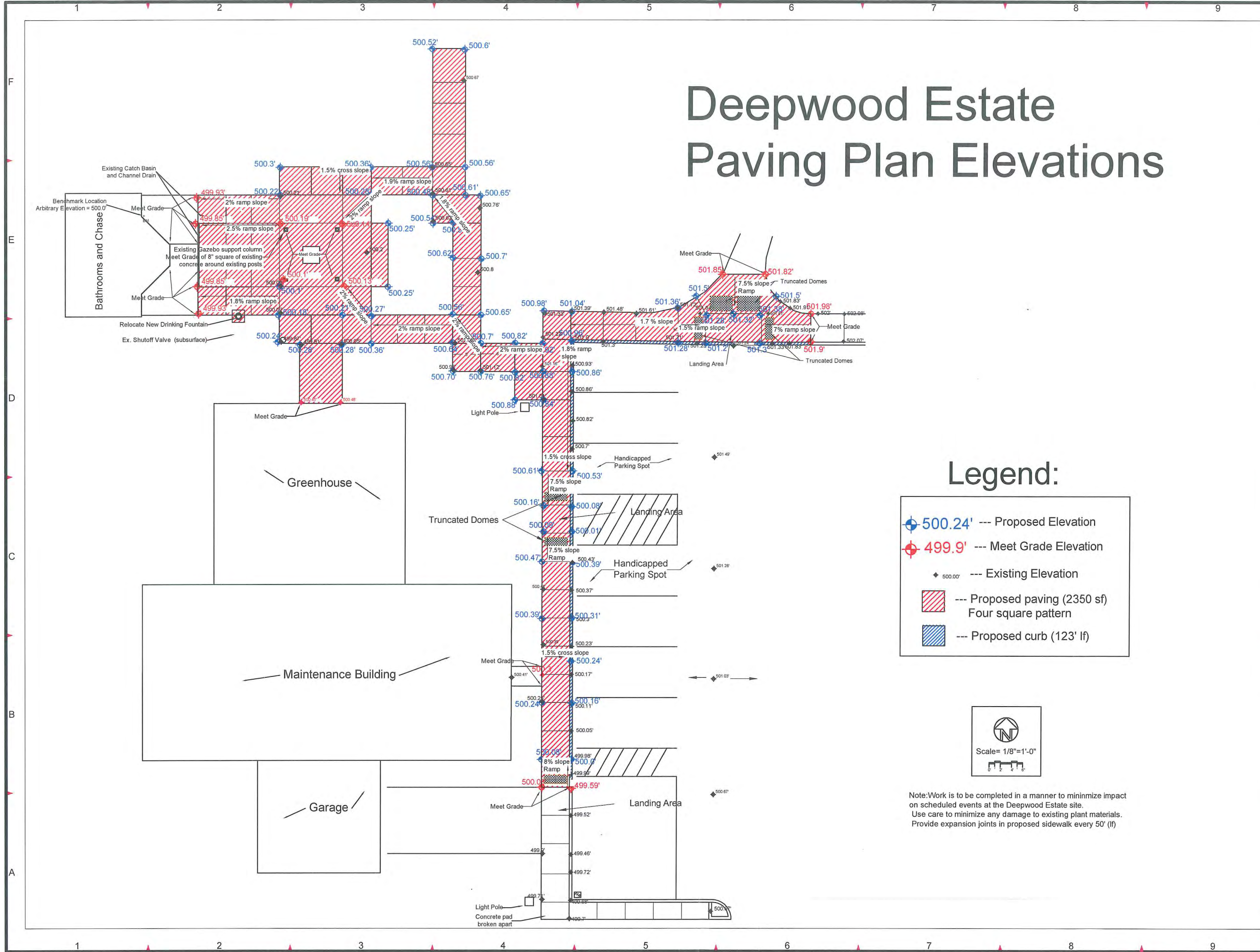
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Sidewalk will be removed and replaced with concrete, scored with the historic "Four score" pattern consistent with the district. ADA ramping will be added/improved.

Charlene Chow
Signature of Applicant

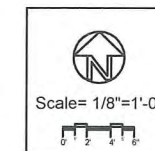
8/18/2016
Date Submitted/Signed

Deepwood Estate Paving Plan Elevations



Legend:

- ⊕ 500.24' --- Proposed Elevation
- ⊕ 499.9' --- Meet Grade Elevation
- ◆ 500.00' --- Existing Elevation
- Proposed paving (2350 sf)
Four square pattern
- Proposed curb (123' lf)



Note: Work is to be completed in a manner to minimize impact on scheduled events at the Deepwood Estate site. Use care to minimize any damage to existing plant materials. Provide expansion joints in proposed sidewalk every 50' (if)

REVISIONS			
NO.	DESCRIPTION	DATE	BY

HORIZ DATUM:
VERT DATUM:
HORIZ SCALE:
VERT SCALE:
DESIGN:
DRAWN:
CHECKED:

APPROVED:

SHEET TITLE