

NOTICE OF DECISION

PLANNING DIVISION
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SALEM, OREGON 97301
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503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO. HIS16-22

APPLICATION NO. : 16-114140-DR

NOTICE OF DECISION DATE: OCTOBER 21, 2016

REQUEST: Major Historic Design Review of a proposal to replace the Court Street Pedestrian Bridge, a non-historic non-contributing resource within the Court Chemeketa National Register Historic District, and located at the 1900 Block of Court St NE, 97301.

APPLICANT: Troy Thompson for the Salem Public Works Department

LOCATION: 1900 Block of Court St NE / 97301

CRITERIA: Salem Revised Code Chapter 230.070

DECISION: The Historic Landmarks Commission **APPROVED** Major Historic Design Review Case No. HIS16-22.

Andrew Hendrie, Chair, Historic Landmarks Commission

This Decision becomes effective on **November 8, 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:	<u>August 17, 2016</u>
Public Hearing Date:	<u>October 20, 2016</u>
Notice of Decision Mailing Date:	<u>October 21, 2016</u>
Decision Effective Date:	<u>November 8, 2016</u>
State Mandate Date:	<u>December 15, 2016</u>

The rights granted by this decision must be exercised by **November 8, 2018**, or this approval shall be null and void. A copy of the decision is attached.

Case Manager: Kimberli Fitzgerald, ^{KF} AICP, Historic Preservation Officer
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., November 7, 2016**.

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>

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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS16-22 / AMANDA No. 16-114140-DR

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated September 15, 2016 and the Supplemental Staff Report dated October 20, 2016 incorporated herein by reference, and testimony provided at the Public Hearings of September 15, 2016 and October 20, 2016, 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) 230.070 as follows:

Criteria: 230.070. General Guidelines for Non-Contributing Buildings and Structures.

FINDINGS

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

Finding: The HLC finds that there is a precedent (HIS11-30) for approving this type of material on replacement bridges within the Court-Chemeketa Historic District. In 2011, historic design review approval was given to a private property owner (1547 Chemeketa Street NE) to replace a non-historic footbridge that crosses the creek replacing wood handrails with steel and aluminum for improved longevity and safety. The HLC finds that the original bridge material is wood, and the applicant is proposing to utilize concrete and steel instead of wood in order to ensure that the bridge will be more durable. These are materials commonly found throughout the buildings and structures in the district. The HLC finds that this guideline has been met.

(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.*

Finding: The HLC finds that that there are no architectural elements such as porches, dormers, doors or windows proposed, as the proposal is not a new building and that Guideline 230.070(b)(1) 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: The HLC finds that the proposal does not involve a new addition to an existing structure or resource and that Guideline 230.070(b)(2) is not applicable to the evaluation of this proposal.

(3) *The size and scale is consistent and harmonious with the buildings and structures*

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

Finding: The HLC finds that the proposed new footbridge is consistent in size and scale with the structures in the District. While the new bridge will be raised 2', this is necessary in order to allow the 100-year flood to pass under the bridge without obstructing creek flows. The bridge will be realigned, in order to reduce the impact on private property owners. The HLC finds that the proposed location of the new bridge will minimize the impact to private properties adjacent to the bridge and that the new width of the proposed bridge has been increased from 5' to 8' in order to accommodate the use of both bicycles and pedestrians and meet ADA requirements. The HLC finds that the proposed new replacement Court Street Footbridge is compatible in size and scale with the Court-Chemeketa Historic District and that Guideline 230.070(b)(3) has been met.

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

Finding: The HLC finds that the proposed new footbridge is compatible in design with the District. The proposed bridge is 90' long and 8' wide with a pedestrian railing. The existing bridge rail is horizontal, and the proposed new pedestrian rail will be comprised of horizontal rail panels crossed by a diagonal support bar reflecting the design of the existing bridge rail. The HLC finds that the proposed bridge rail is compatible with the resources in the historic district. The HLC finds that the proposed new replacement Court Street Footbridge reflects the style of the buildings and structures in the Court-Chemeketa Historic District and that Guideline 230.070(b)(4) has been met.

(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: The HLC finds that the proposal is not a new building and that Guideline 230.070(b)(5) is not applicable to the evaluation of this proposal. However, it should be noted that the proposed replacement footbridge has been designed to ensure minimal impact to the residential resources adjacent to the bridge.

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.*

Finding: The applicant is proposing to replace the existing sidewalk panels and curb ramps with concrete at either end of the bridge. Every effort will be made to replicate the color, texture and finish of the original sidewalk materials. The HLC finds that SRC 230.075(a)(1) has been met.

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

Finding: 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. The HLC finds that SRC 230.075(a)(2) has been met.

(b) Design.

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

Finding: The HLC finds that the proposal is will not impact any historic street lamps and that SRC 230.075(b)(1) 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 relocation of the bridge has reduced the impacts to mature trees, including a large tree near the creek which will be preserved. Additionally, 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. The HLC finds that SRC 230.075(b)(2) has been met for this proposal.

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

Finding: The applicant is proposing to replant the slopes adjacent to the new sidewalk. The HLC finds that SRC 230.075(b)(3) has been met.

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

Finding: The applicant has noted that placing the new bridge south of the existing bridge will eliminate the need for retaining walls. No historically significant retaining walls will be impacted by the project, the HLC finds that SRC 230.075(b)(4) 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: The applicant is proposing to replicate the historic "four square" tooled joints in all new sidewalk panels that will replace sidewalk panels. The HLC finds that SRC 230.075(b)(5) has been met.

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

Finding: The applicant has noted that driveway locations will not be changed as part of this project, however the driveway elevations within the project area will be adjusted to conform to the Americans with Disabilities Act requirements for the sidewalk leading up to the bridge. Any driveways impacted will be replaced in-kind, with matching materials. The HLC finds that SRC 230.075(b)(6) has been met.

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

Finding: The applicant is proposing to replace the pedestrian bridge because it has deteriorated beyond repair. The HLC finds that SRC 230.075(b)(7) has been met.

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

Finding: The applicant is proposing to relocate the pedestrian bridge. The proposed new sidewalk connecting the bridge to its new location will connect to the existing sidewalks within the Court-Chemeketa District. The HLC finds that SRC 230.075(b)(8) has been met.

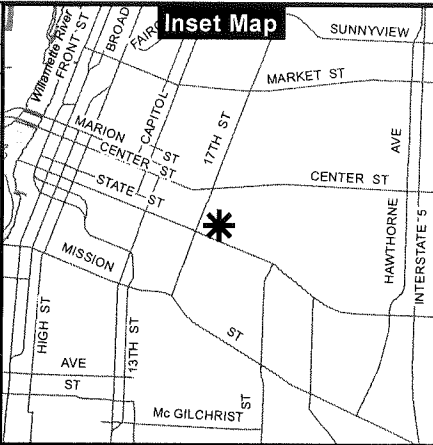
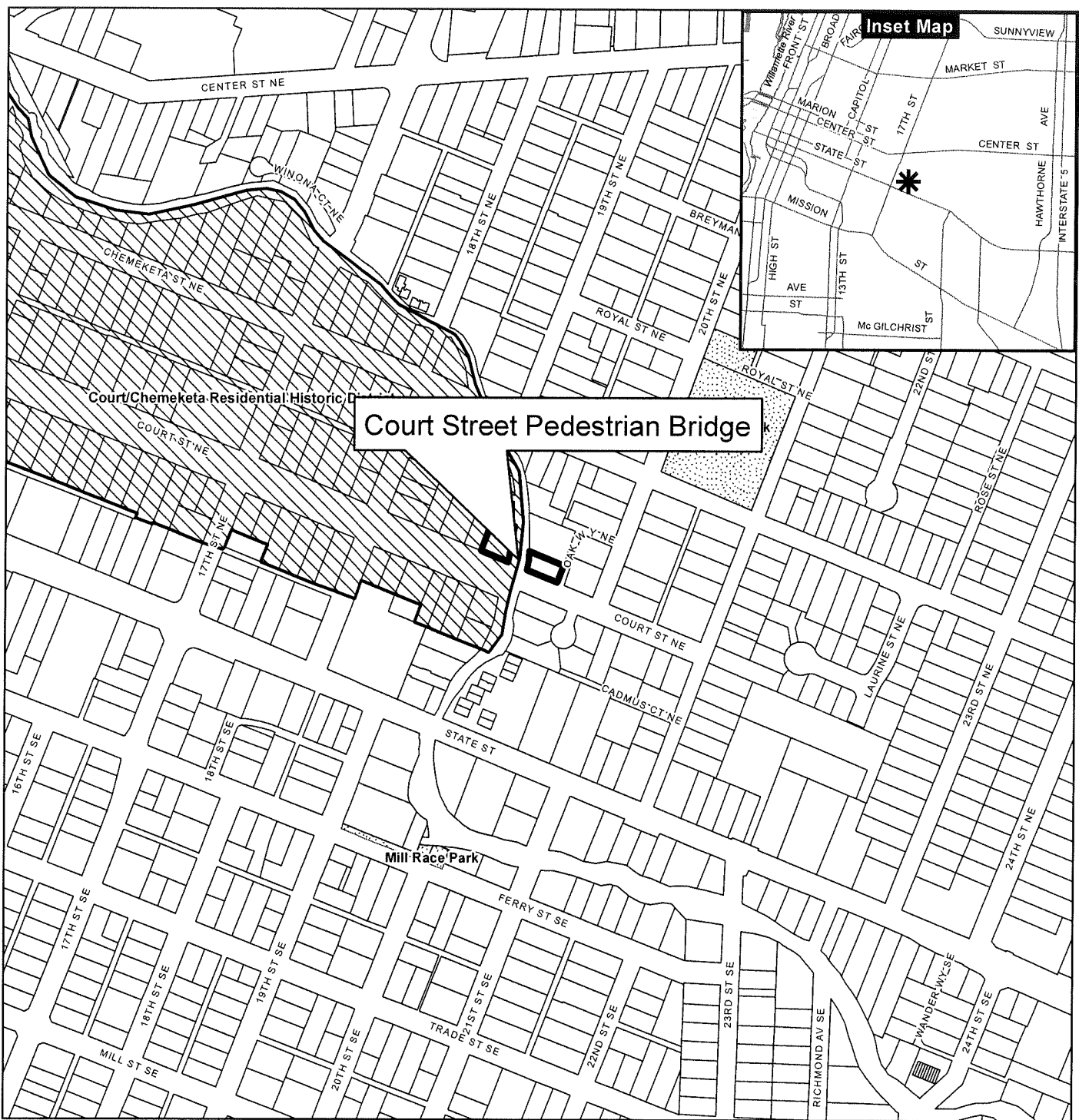
(9) When feasible, replacement or new sidewalks should exhibit scoring lines and brush patterns consistent with the historic material when those elements contribute to the historic character of the district.

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. The HLC finds that SRC 230.075(b)(9) has been met.

DECISION: The Historic Landmarks Commission APPROVES the HIS16-22 proposal.








VOTE: YES 5 NO 0 ABST 0 ABSENT 3 (Holton, Morris, Timbrook)

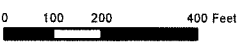
Vicinity Map Court Street Pedestrian Bridge



Court Street Pedestrian Bridge








Legend

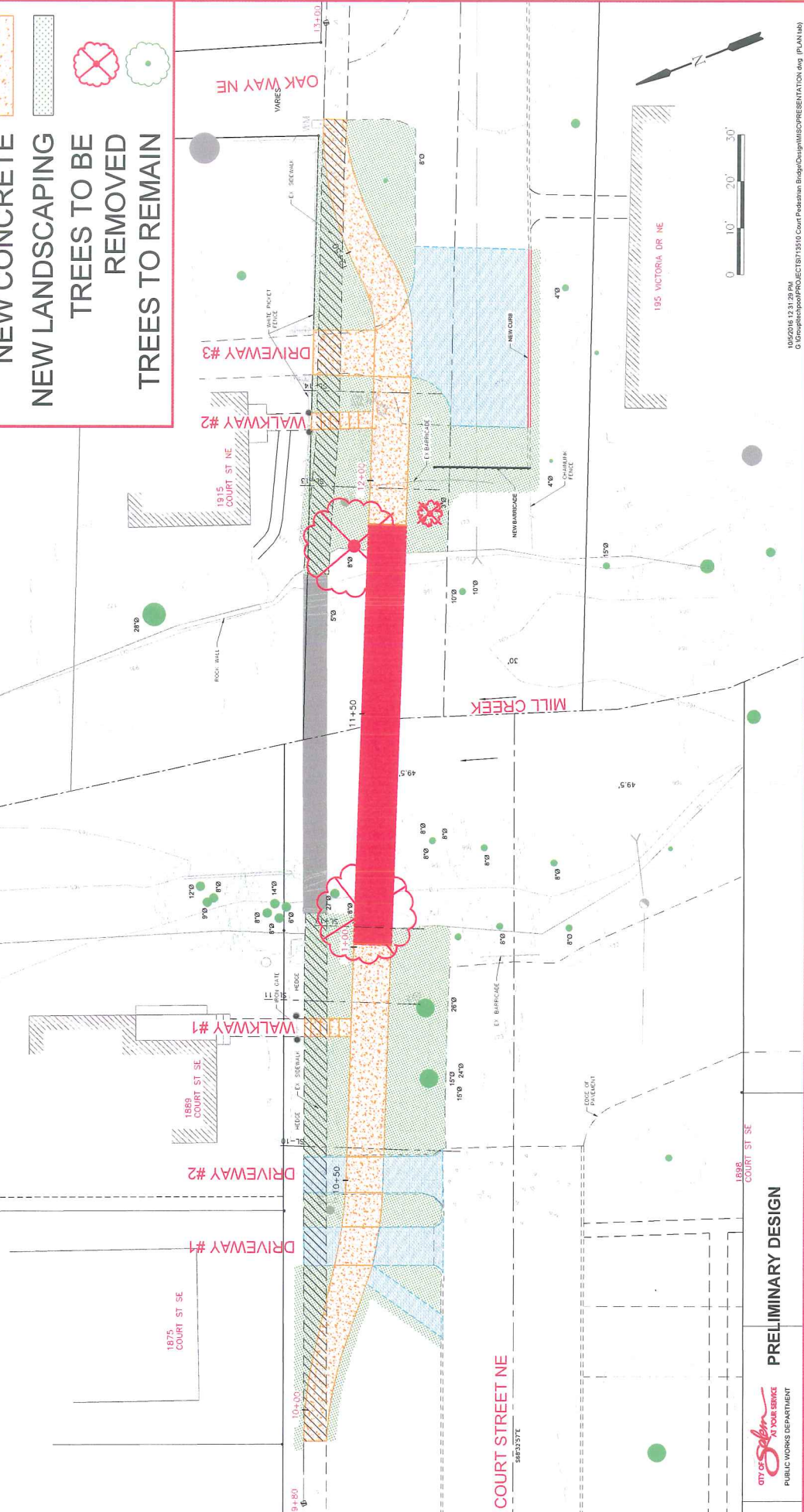
-  Taxlots
-  Outside Salem City Limits
-  Urban Growth Boundary
-  Historic District
-  City Limits
-  Schools
-  Parks



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COURT STREET PEDESTRIAN BRIDGE RECOMMENDED ALIGNMENT

-  EX. BRIDGE
-  NEW BRIDGE
-  NEW ASPHALT
-  NEW CONCRETE
-  NEW LANDSCAPING
-  TREES TO BE REMOVED
-  TREES TO REMAIN



1898B COURT ST SE

PRELIMINARY DESIGN



