

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

HISTORIC DESIGN REVIEW CASE NO. HIS16-30

APPLICATION NO. : 16-118226-DR

NOTICE OF DECISION DATE: OCTOBER 21, 2016

REQUEST: Major Historic Design Review of a proposal to replace three existing interpretive kiosks and add three new interpretive kiosks within Bush's Pasture Park, a historic contributing resource in the Gaiety Hill/Bush's Pasture Park National Register Historic District, located at 600 Mission Street SE, Marion County Assessor's Map and Tax Lot number 073W27D00100.

APPLICANT: John Kleeman for City of Salem Parks

LOCATION: 600 Mission Street SE / 97302

CRITERIA: Salem Revised Code Chapter 230.065

DECISION: The Historic Landmarks Commission **APPROVED** Major Historic Design Review Case No. HIS16-30.

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>September 29, 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>January 27, 2017</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. HIS16-30 / AMANDA No. 16-118226-DR

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated October 20, 2016 incorporated herein by reference, and testimony provided at the Public Hearing of 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) 230.065 as follows:

Criteria: 230.065. General Guidelines for Historic Contributing Resources.

FINDINGS

(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

Finding: The HLC finds that no kiosks are proposed for installation within the most character defining pasture area located to the west and southwest of the Bush Barn and Annex. The applicant is not proposing to change the use of the park, and the proposed new kiosks will not alter street access, or the character defining landscape design of Bush's Pasture Park. The HLC finds that this use is compatible and that this guideline has been met.

(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.

Finding: The HLC finds that there are no historic materials or features proposed for removal, reconstruction, or repair and that Guideline 230.065(b) is not applicable to the evaluation of this proposal.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Finding: The HLC finds that there are no distinctive stylistic features proposed for removal, reconstruction, or repair and Guideline 230.065(c) does not apply to the evaluation of this proposal.

(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

Finding: The HLC finds that there are no historic materials or features proposed for removal, reconstruction, or repair and that Guideline 230.065(d) is not applicable to the evaluation of this proposal.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in

their own right, and this significance should be recognized and respected.

Finding: The HLC finds that there are no historic features on the site that have acquired significance over time that will be impacted, therefore Guideline 230.065(e) is not applicable to the evaluation of this proposal.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Finding: The HLC finds that the material and design of the replacement kiosks will substantially match the existing in character defining features including the under eave rafter tails on the roof joists. The HLC finds that the kiosks will be placed along existing pedestrian trails or parking lots and no kiosks are proposed for installation within the most character defining pasture area located to the west and southwest of the Bush Barn and Annex. The HLC finds that the proposal minimizes changes to Bush's Pasture Park, thereby meeting SRC 230.065(f).

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Finding: The HLC finds that the applicant is proposing to remove and replace the existing kiosks in poor condition and construct additional kiosks throughout the park in order to provide interpretive signage about the history and natural features within the park. The HLC finds that all kiosks are located adjacent to existing pedestrian pathways or parking areas adjacent to the park, and no significant features will be obscured, damaged or destroyed as a result of their installation. The HLC finds that the replacement and addition of the new kiosks will not be an adverse visual impact to Bush's Pasture Park or the adjacent historic Bush House and Barn and the addition of new kiosks are compatible with the Bush's Pasture Park and surrounding Gaiety Hill/Bush's Pasture Park Historic District, and that SRC 230.065 (g) has been met.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Finding: The HLC finds that the proposal does not include any plans to correct structural deficiencies, and that Guideline 230.065(h) does not apply to the evaluation of this proposal.

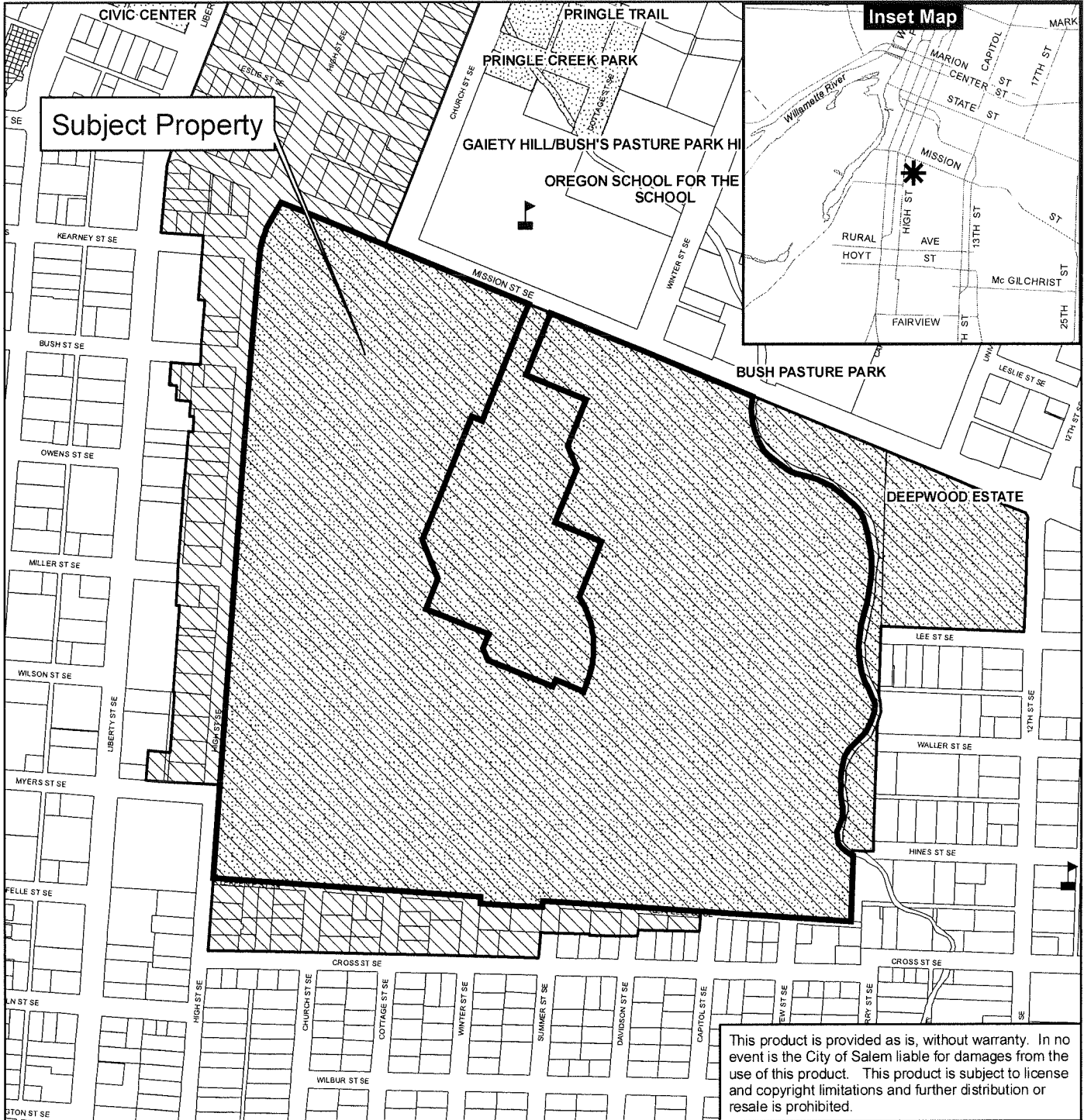
(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Finding: The HLC finds that the proposal does not include any plans for excavation or regrading, and that Guideline 230.065(i) does not apply to the evaluation of this proposal.

DECISION: The Historic Landmarks Commission APPROVES the HIS16-30 proposal.

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

Vicinity Map 600 Mission Street SE



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Legend

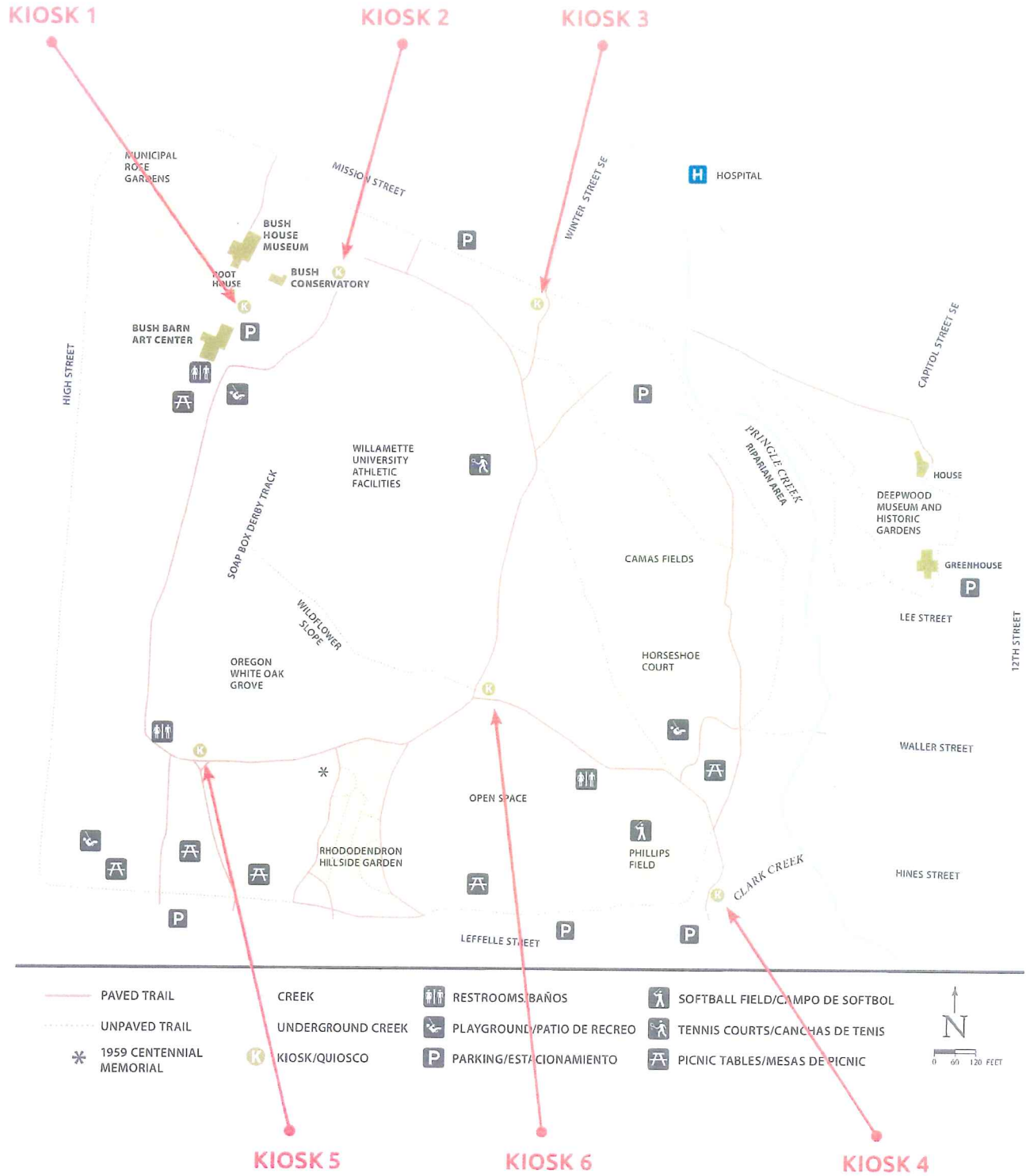
- Outside Salem City Limits
- Urban Growth Boundary
- Taxlots
- Historic District
- Schools
- Parks

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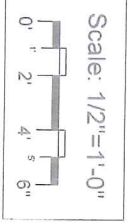
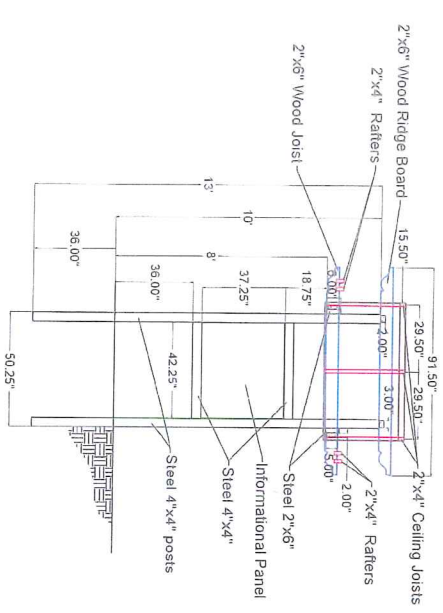
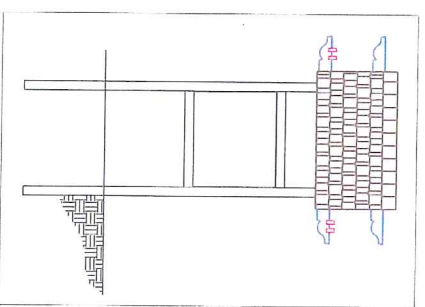
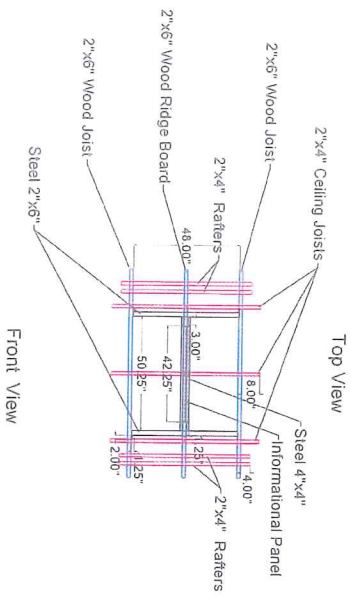
CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

MAP SHOWING KIOSK LOCATIONS



Bush's Pasture Park Proposed Kiosks :

Small Kiosks : (5 total)
42" x 37" Panels



Design Note:
All wood framing, side strips, and angle iron will be Powder Coated (dark brown).
All wood framing to be painted dark brown. Architectural asphalt shingles in a weatherwood finish will be used to create a genuine wood shake look. The underside of the kiosks roofing will be exposed 1" x 6" T&G in with a light stain.

Bush's Pasture Park Proposed Kiosks will accommodate sign panels that include pictures, maps, and historical information about Bush's Pasture Park. The panels were designed by Friends of Bush Gardens and the planning firm, Alchemy of Design. The proposed kiosks will replace old, existing kiosks throughout the park. There will also be kiosks at three new locations. To reflect the historical character of the park, the structural design of the new kiosks will be a replica of the old, existing ones. Structural details like the ornate rafter tails on the roof joists will be maintained. The style, size, color, and overall aesthetic of the old kiosks will be preserved.

General Notes

No.	Revisions/Issues	Date

Project Name and Address
Bush's Pasture Park
Kiosk Design
42" x 37" Displays

Project Number and Revision
Structural Details
Rev: 8/18/2016
Page: 1 of 2
Scale: 1/2"=1'-0"

