

PLANNING DIVISION
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NOTICE OF DECISION



Si necesita ayuda para comprender esta informacion, por favor llame (503) 588-6173

ADMINISTRATIVE DECISION – MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case HIS15-10 / AMANDA No. 15-104090-DR

NOTICE OF DECISION DATE: April 3, 2015

REQUEST: Minor historic design review of a proposal to replace playground equipment and install new play area curbing within the Lower Leffelle Playground, a non-contributing feature within the Gaiety Hill/Bush's Pasture Park National Register Historic District, on property zoned PA (Public Amusement), and located at 600 Mission Street SE, 97302; Marion County Assessor Map and Tax Lot number: 073W27D 00100.

OWNER/ APPLICANT: City of Salem, John Kleeman

LOCATION: 600 Mission Street SE, 97302

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

FINDINGS: The applicant proposes to replace playground equipment and install new play area curbing within the Lower Leffelle Playground, a non-contributing feature. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

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.
- (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.
 - (2) The location is at the rear, or on an inconspicuous side, of the building or structure.
 - (3) The size and scale is consistent and harmonious with the buildings and structures in the district generally.
 - (4) The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district.
 - (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.

Findings

The Lower Leffelle Playground is a non-contributing intrusion into the southeast area of Bush's Pasture Park, and not visible from the significant historic resources within the park. The applicant is proposing to install a new two bay swing set, which will be of metal, a similar material to the existing, and a material found throughout the district. The applicant is also proposing a minor alteration to the landscape design of the playground, installing a new low concrete curb around the perimeter of the playground, surrounding the fall zone which will be filled with wood chips in order to meet current safety requirements. Staff finds the proposal will not adversely affect any character defining features of the surrounding historic district, the proposed materials and design are compatible with the district generally and that SRC 230.070(a) and (b)(3) have been met for this proposal. SRC 230.070(b)(1),(2),(4) and (5) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on February 26, 2015, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer

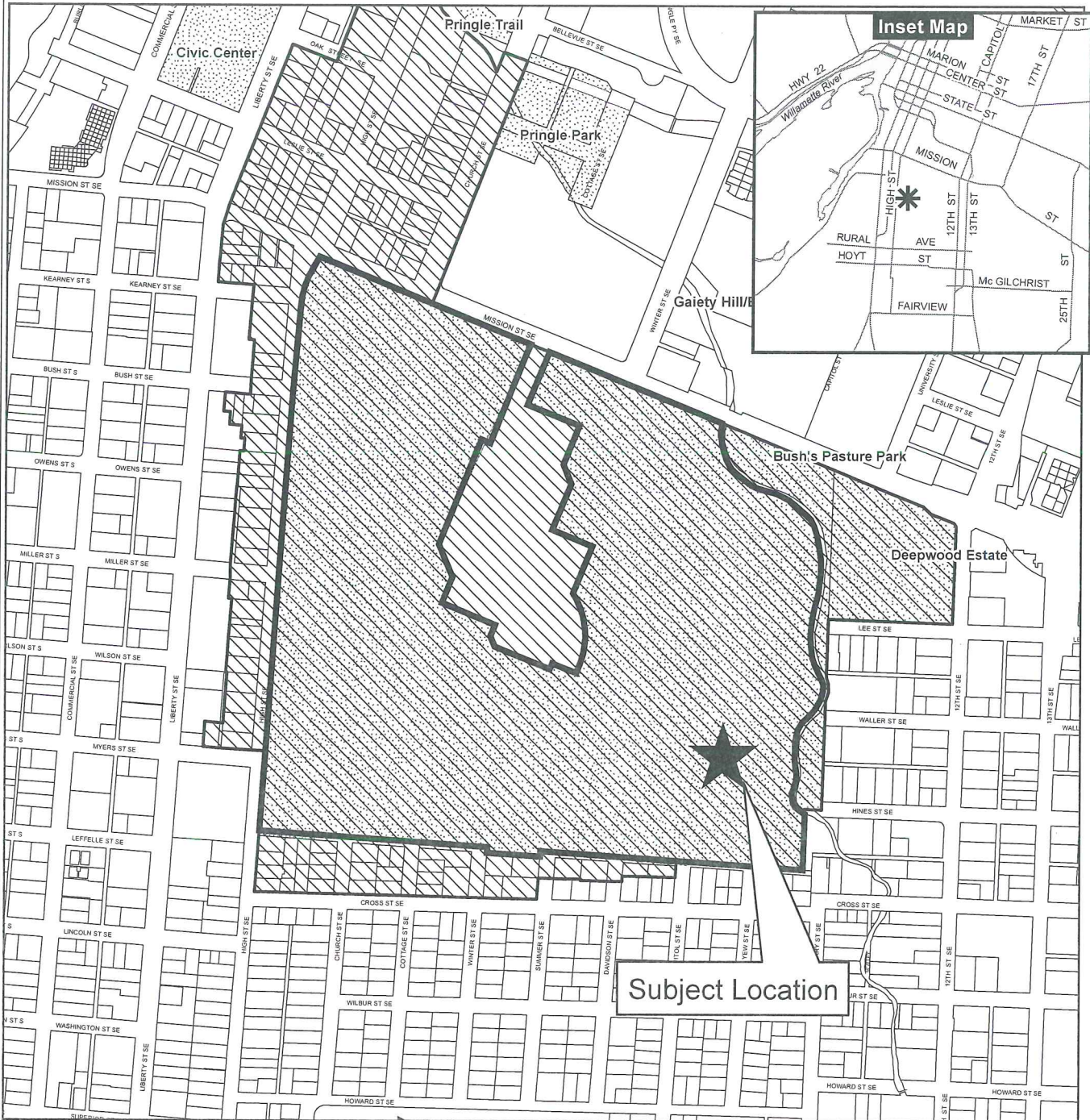
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Phone: (503) 588-2397

The rights granted by this decision must be exercised by April 21, 2017 or this approval shall be null and void.

Application Deemed Complete: February 26, 2015
Notice of Decision Mailing Date: April 3, 2015
Decision Effective Date: April 21, 2015
State Mandated Decision Date: June 26, 2015

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., April 20, 2015. 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 600 Mission Street SE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

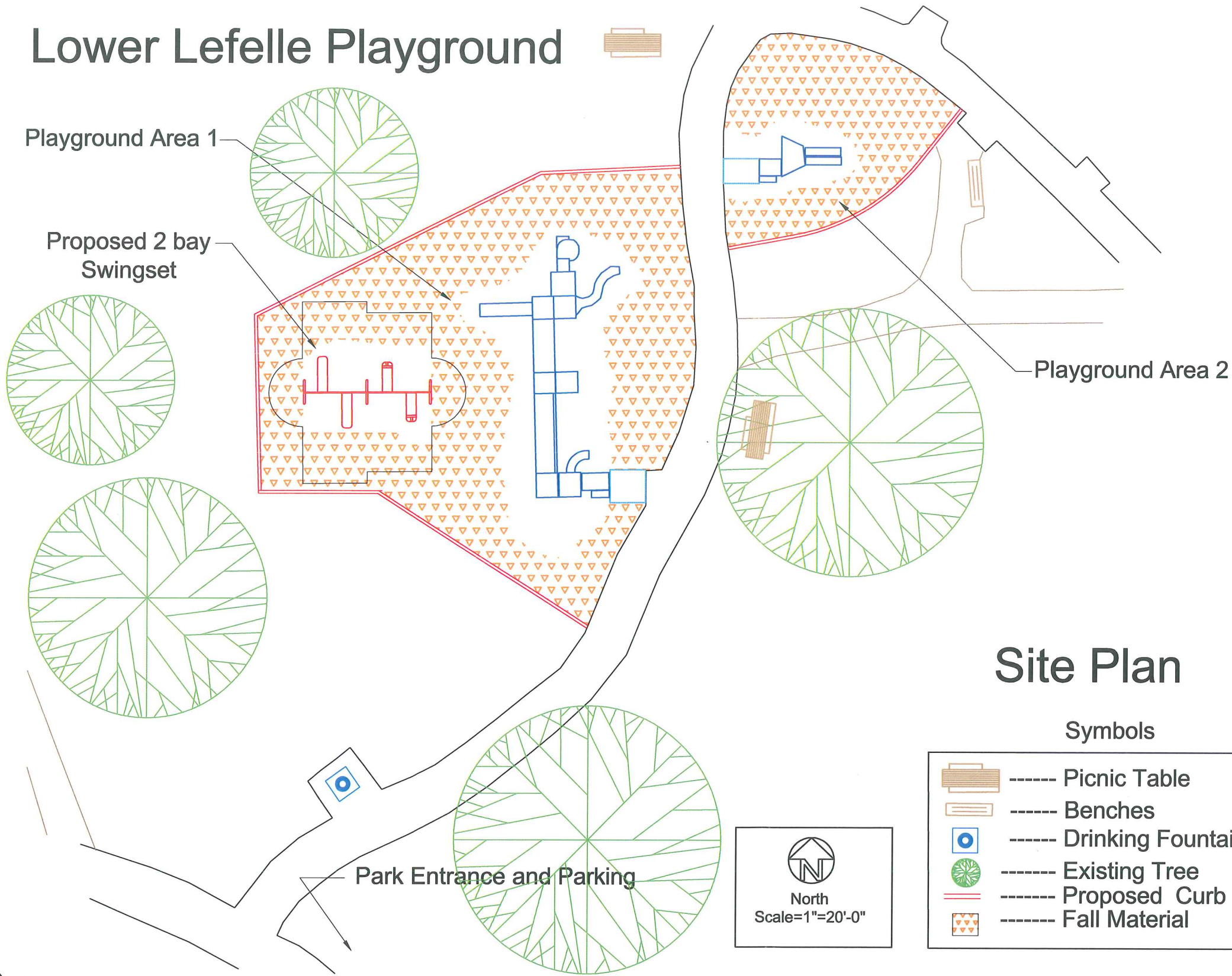
Schools

Parks

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Community Development Dept.

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Lower Lefelle Playground



Site Plan

Symbols

	----- Picnic Table
	----- Benches
	----- Drinking Fountain
	----- Existing Tree
	----- Proposed Curb
	----- Fall Material

General Notes

No.	Revision/Issue	Date
Firm Name and Address		
Project Name and Address		
Bush park Lower Playground Salem, Or.		
Project Lower Lefelle	Sheet 1 of 1	
Date 12/17/2014		
Scale 1"=20'-0"		