

# NOTICE OF DECISION

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## ADMINISTRATIVE DECISION – MINOR HISTORIC REVIEW

**CASE NO.:** Historic Review Case HIS14-21 / AMANDA No. 14-110995-DR

**DECISION DATE:** June 26, 2014

**REQUEST:** Minor administrative historic review of a proposal to install "Art Wells" at 9 sidewalk corner locations within the Downtown Salem Historic District, on properties zoned CB (Central Business District). Each Art Well would consist of a 6 by 6 foot square opening in the sidewalk covered by a cast iron grate, similar to the approved tree well design.

**APPLICANT:** City of Salem, Public Works Department

**CONTACT:** Todd Klocke, Project Coordinator

**LOCATION:** Various sites within the Salem Downtown Historic District

**CRITERIA:** Salem Revised Code (SRC) Chapter 230

**FINDINGS:** The applicant proposes to install "Art Wells" at 9 sidewalk corner locations within the Downtown Salem Historic District. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

***SRC 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.*

**Findings:**

The applicant does not propose to replace any original features within the streetscape. The sidewalks throughout the Downtown Historic District no longer retain any original historic material, and are currently concrete. The applicant proposes cast iron coverings for the Art Wells, similar in design and material to tree wells installed throughout the district. Therefore, staff finds that the proposal meets this standard.

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

**Findings:**

The applicant does not propose any changes to street trees. Therefore, this standard does not apply to the proposal.

**(b) Design.**

PLANNING DIVISION  
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- (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 historical material when those elements contribute to the historic character of the district.*

**Findings:** The applicant does not propose to make any changes to historic street lamps, street trees, landscaped buffer zones, historic retaining walls, or sidewalk or driveway features or curb cuts that contribute to the historic character of the district. The applicant does not propose to repair deteriorated portions of the streetscape or install new sidewalks. Therefore, SRC 230.075(2)(b)(1) through (9) do not apply to the proposal.

While the applicant proposes to install a total of 12 art wells throughout the downtown Salem area, just 9 Art Wells would be installed within the Downtown Salem Historic District. The art wells are proposed as a place for temporary public display of works of art identified by the Salem Public Art Commission. The applicant describes each art well as a six foot by six foot square opening in the sidewalk, surrounded by a six inch curb, with the opening covered by a cast iron grate bearing a similar design as tree wells installed throughout the district. The decorative pattern of the cast iron grating is compatible with the character of the streetscape within the historic district. No significant historic sidewalk features that contribute to the Downtown Historic District would be disturbed by the installation of the proposed art wells.

**DECISION:** Based upon the application materials deemed complete on June 24, 2014, and the findings as presented in this report, the application is APPROVED.



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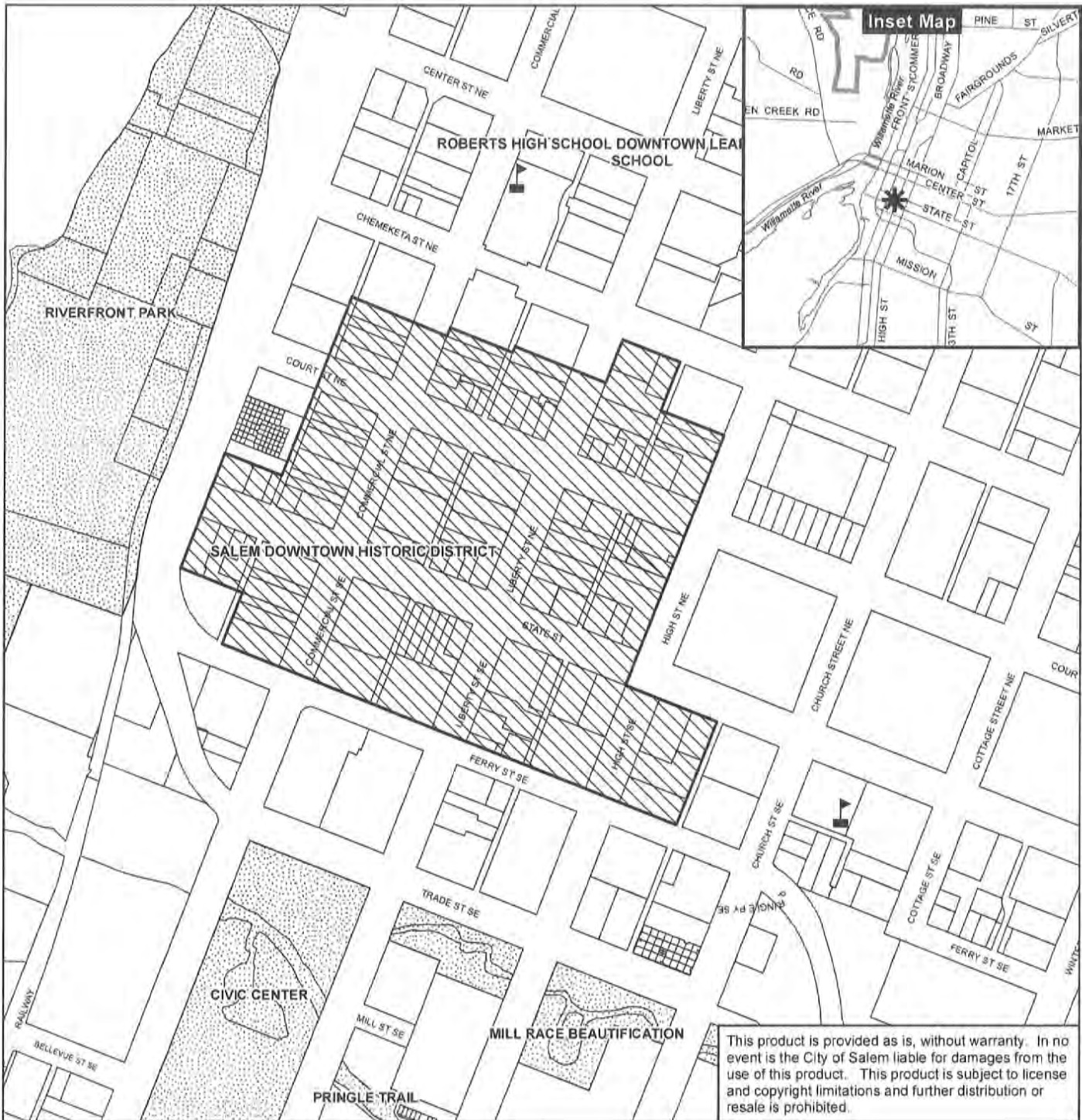
Christopher Green, Planner II  
Urban Planning Administrator Designee  
[cgreen@cityofsalem.net](mailto:cgreen@cityofsalem.net)  
Phone: (503) 540-2326

Application Deemed Complete: June 24, 2014  
Notice of Decision Mailing Date: June 26, 2014  
Decision Effective Date: July 12, 2014  
State Mandated Decision Date: October 24, 2014

The rights granted by this decision must be exercised by July 12, 2016 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., July 11, 2014**. 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 SALEM DOWNTOWN HISTORIC DISTRICT



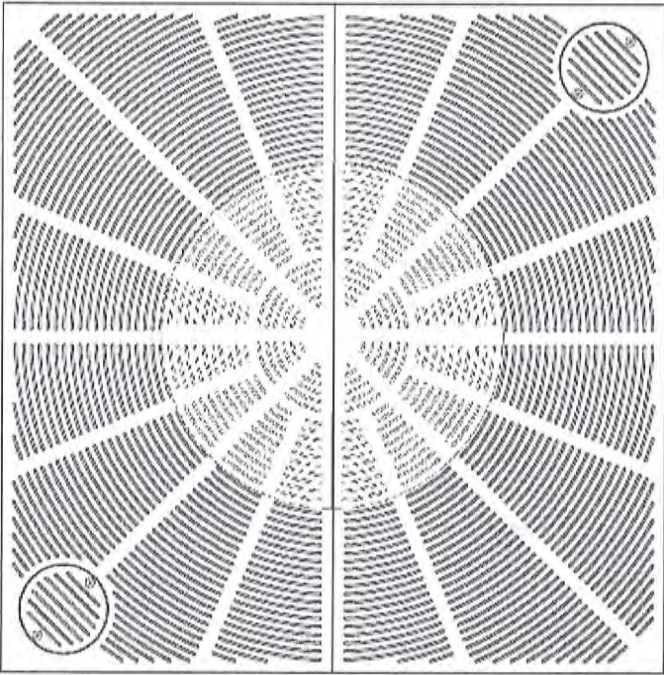
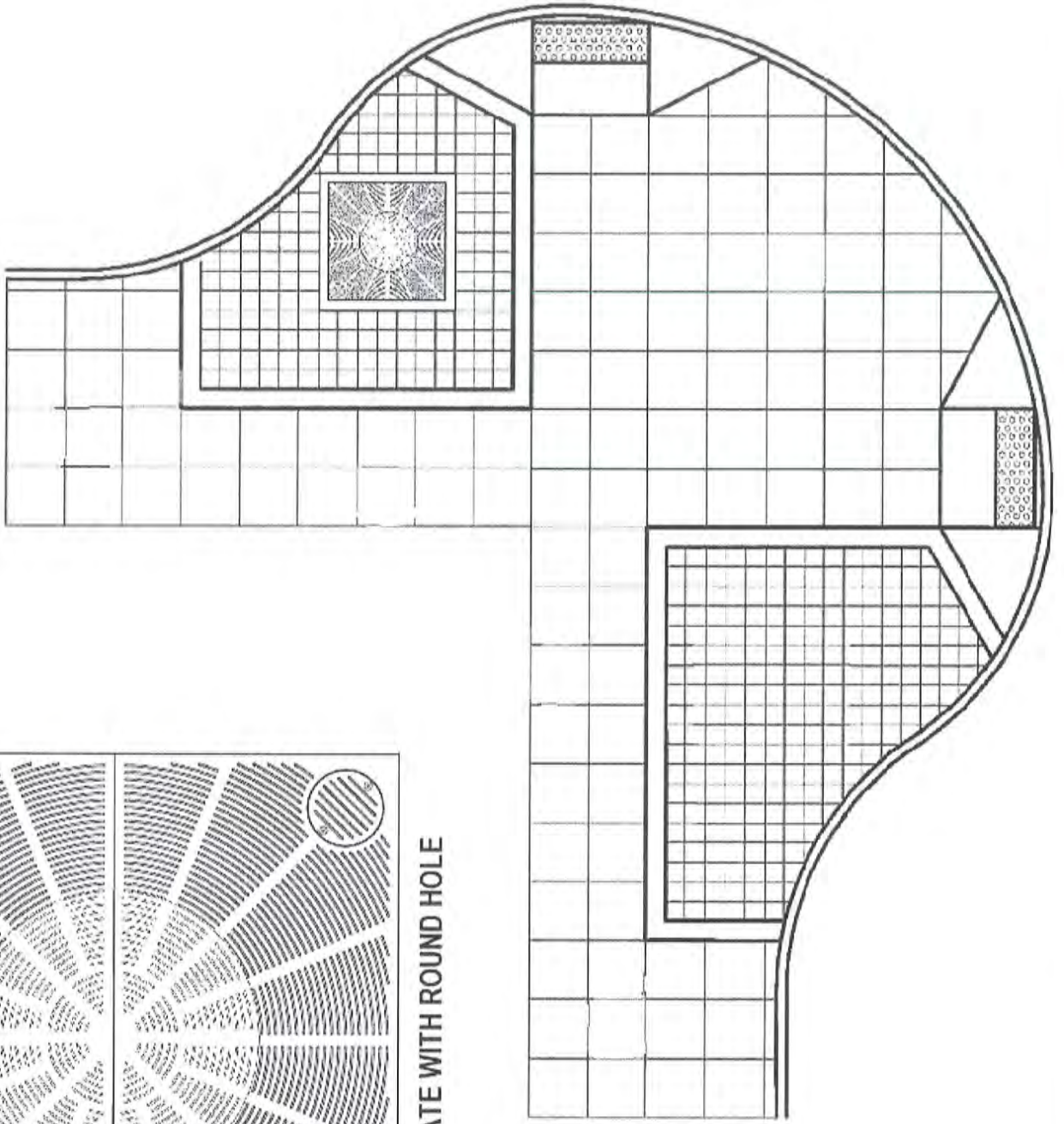
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## Legend

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



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Community Development Dept.



SQUARE GRATE WITH ROUND HOLE



\* NOTE: "BLUE DOT" ART WELL ON THE CORNER OF COURT & COMMERCIAL WILL BE MOVED ACROSS THE STREET.