

TO: HISTORIC LANDMARKS COMMISSION

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

SUBJECT: South Salem High School- Leslie Middle School Demolition and Mitigation

ISSUE:

Proposed Mitigation for the South Salem High School Redevelopment

RECOMMENDATION:

Information Only.

SUMMARY AND BACKGROUND:

The Salem-Keizer Public School District is proposing to demolish the original 1927 Leslie Middle School building and replace it with a new seismically stronger structure. The Leslie Middle School building is eligible for the National Register of Historic Places. Though the letter from Salem-Keizer Public Schools asks for a response by December 19, 2019, Staff reached out to the Oregon State Historic Preservation Office to ask for a 30-day extension on the comment period in order to accommodate the schedule of the Historic Landmarks Commission. The extension was granted.

FACTS AND FINDINGS:

Mitigation Required.

Since the school is publicly owned, and public funds are being used for the demolition and reconstruction, the Salem-Keizer Public School District is required to consult with the Oregon State Historic Preservation Office under ORS 358.653 to develop a Memorandum of Agreement (SHPO Case #19-1674) outlining appropriate mitigation for the loss of a significant historic resource. In order to develop the appropriate mitigation, the Salem-Keizer Public School District is required to obtain input from relevant stakeholders. The City of Salem, a Certified Local Government is one of the stakeholders the District is requesting input from.

The School District has proposed to develop a video and an interpretive panel to mitigate for the demolition of the resource (**Attachment A**).

SRC 230.082. Public Historic Mitigation.

Salem Revised Code 230.082, Table 230-5 outlines the appropriate level of mitigation that public agencies should offer based upon the activity proposed. In this particular case, the proposed demolition of the Leslie Middle School is a Level Three Adverse Effect and therefore the following mitigation is outlined:

Level Three: Major Adverse Effect. Work results in demolition of a historic resource. Mitigation shall include photo documentation of historic resource prior to commencement of demolition. ILS level documentation of the historic resource, and the development of both on-site and stand-alone educational materials which will meaningfully educate the public about the historic resource, and donation to the City's Historic Preservation Trust Fund, as provided in this subsection. Examples of stand-alone educational materials include, but are not limited to, informational websites and pamphlets. A digital version of any educational materials shall be provided along, and adequate hard copies printed for distribution by the City. On-site materials include, but are not limited to, informational kiosks or panels containing historical photos, architectural information and maps relating to the historic resource and site that are installed on the site of the historic resource. The public agency shall donate 0.1 percent of the estimated market value of the historic resource to the City's Historic Preservation Trust Fund.

HLC Alternatives

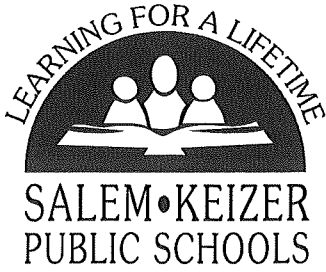
The HLC does not have the authority to make a determination regarding the proposed mitigation, however the HLC has the following alternatives:

1. **No Action**. The HLC is not required to take any action or make any comment regarding the proposed mitigation.
2. **Letter of Support/Opposition**.
 - A. Should the HLC feel that the applicant has made the case for the development of a video and interpretive panel as appropriate mitigation for the demolition of the Leslie Middle School, the HLC can authorize staff to draft a letter of support to be sent to the Oregon State Historic Preservation Office.
 - B. Alternatively, should the HLC believe that the applicant has not made the case for the video and interpretive panel, the HLC can authorize staff to draft a letter in opposition and request additional mitigation.

Should the HLC wish to comment or make a recommendation, a letter could be forwarded to the Oregon SHPO for their consideration as part of their evaluation of the proposed mitigation for the loss of the Leslie Middle School and the development of the MOA with the School District.

Attachments: (A) 12/10/19 Letter from Salem Keizer Public School District

19-1674



JOEL SMALLWOOD, Director
Maintenance & Construction Services
3630 State Street • Salem, Oregon 97301
503-399-3290 • FAX: 503-375-7847

Christy Perry, Superintendent

December 10, 2019

Kimberli Fitzgerald, AICP, RPA
Historic Preservation Officer/City Archaeologist
Community Development Department, City of Salem
555 Liberty St SE, Room 305
Salem, OR. 97301-3503

Dear Ms. Fitzgerald,

Salem-Keizer Public Schools (SKPS) is delivering more than \$677.7 million in bond-funded improvements and expansions throughout the Salem and Keizer city limits as part of the 2018 bond construction program.

Plans for construction at South Salem High School include the demolition of the original Leslie Middle School building and replacement with a new, seismically stronger structure including classroom spaces and a new performing arts center among other improvements on the site. The construction will provide important educational benefits for hundreds of South Salem High School students for many years to come and as a result, the original Leslie Middle School building will be adversely impacted.

The original Leslie Middle School building is eligible for National Register of Historic Places designation and SKPS proposes to create a video to memorialize and document the history of the building and the site. SKPS will also include educational information on site inside the new construction, such as a display panel.

Your organization is invited to participate in the memorial project. Some ways to participate include:

- Provide historical photos
- Provide written history or stories; describe why the building and/or site is important to your group
- Provide feedback on the video prior to publishing
- Share the video through your communication channels when finished
- Indicate you support the video project and be listed in video credits
- Share other ideas you may have to commemorate the building's and site's history

SKPS envisions sharing the final video on social media, on the South Salem High School website and the district website, showing the video at South Salem High School meetings and events such as PTC meetings or theater events, to name a few.

SKPS must sign a Memorandum of Agreement with the State Historic Preservation Office that describes the memorial project (also referred to as mitigation activity) and the organizations involved.

In order to meet timelines, **please respond to Karma Krause, SKPS capital construction public engagement manager at krause_karma@salkeiz.k12.or.us, by December 19, 2019 and indicate if your organization will participate in the memorial project.** We look forward to your input and partnership in this project and hope for your positive response.

Sincerely,

Joel Smallwood
Director of Maintenance and Construction Services