

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 HIS16-26

APPLICATION NO. : 16-114809-DR

NOTICE OF DECISION DATE: **SEPTEMBER 16, 2016**

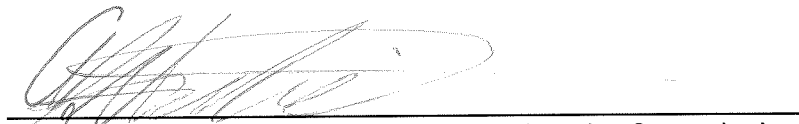
REQUEST: Major Historic Design Review of a proposal to place a 1909 train caboose on the site of the Willamette Heritage Center/ Thomas Kay Historic Park, individually listed on the National Register of Historic Places, on property zoned CR (Retail Commercial), and located at 1313 Mill Street SE, 97301; Marion County Assessor Map and Tax Lot number: 073W26BC04100.

APPLICANT: Sean O'Harra, Willamette Heritage Center

LOCATION: 1313 Mill St SE / 97301

CRITERIA: Salem Revised Code Chapter 230.065

DECISION: The Historic Landmarks Commission **APPROVED** Major Historic Design Review Case No. HIS16-26.



Andrew Hendrie, Chair, Historic Landmarks Commission

This Decision becomes effective on **October 4, 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 18, 2016</u>
Public Hearing Date:	<u>September 15, 2016</u>
Notice of Decision Mailing Date:	<u>September 16, 2016</u>
Decision Effective Date:	<u>October 4, 2016</u>
State Mandate Date:	<u>December 16, 2016</u>

The rights granted by this decision must be exercised by **October 4, 2018**, or this approval shall be null and void. A copy of the decision is attached.

Case Manager: Kimberli Fitzgerald, ^{KCF} AICP, Historic Preservation Officer
k Fitzgerald@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., October 3, 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. HIS16-26 / AMANDA No. 16-114809-DR

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated September 15, 2016 incorporated herein by reference, and testimony provided at the Public Hearing of September 15, 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 the historic use of this property was as a mill but the property has had many historic resources moved to the site and is now used for historic interpretation. The HLC finds that the relocation of the caboose to this site is consistent with the existing use of the site for historic interpretation. The HLC finds that the proposal will not adversely impact the height, footprint, fenestration or massing of the existing historic contributing resources on the site and that this proposed use is compatible with the historic use 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 proposed location of the train caboose at the northwestern corner of the parking lot ensures that the train caboose will not alter or adversely impact any of the existing historic contributing resources on the site. The HLC finds that the installation of the train caboose is compatible with the size and scale of the surrounding buildings within the historic Thomas Kay Historic Park, and that SRC 230.065(f) has been met.

(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 proposed train caboose will be placed on the northwest corner of the parking lot, to the southwest of the primary historic resources on the site and will not adversely impact any significant features on the site. The HLC finds that no historic materials will be lost, and no significant historic features on the site will be obscured, damaged or destroyed through the installation of the caboose and the associated improvements for the development of the train exhibit. The HLC finds 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.

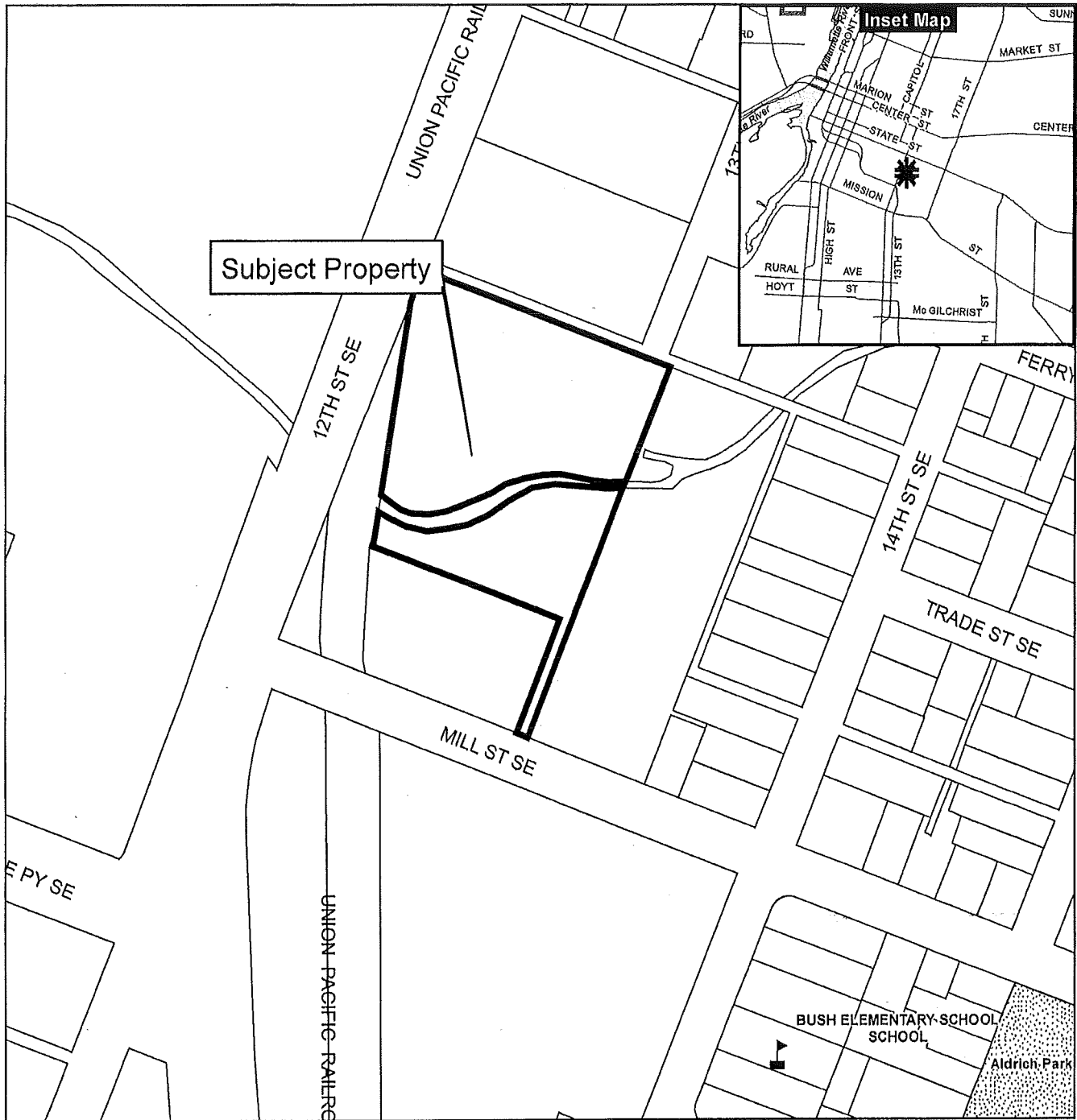
Finding: The HLC finds that the proposal does not include any plans for excavation or regrading, and that Guideline 230.065(i) does not apply to the evaluation of this proposal.

DECISION: The Historic Landmarks Commission APPROVES the HIS16-26 proposal.

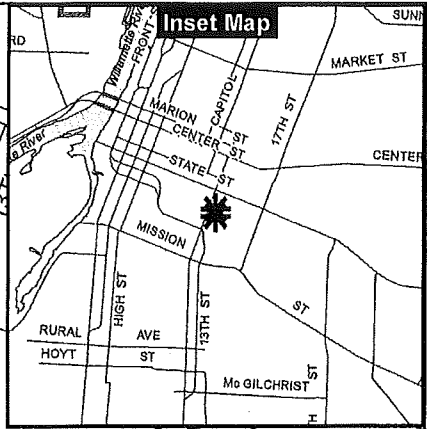
VOTE: YES 7 NO 0 ABST 0 ABSENT 1 (Kaser)

Vicinity Map








1313 Mill Street SE



Subject Property



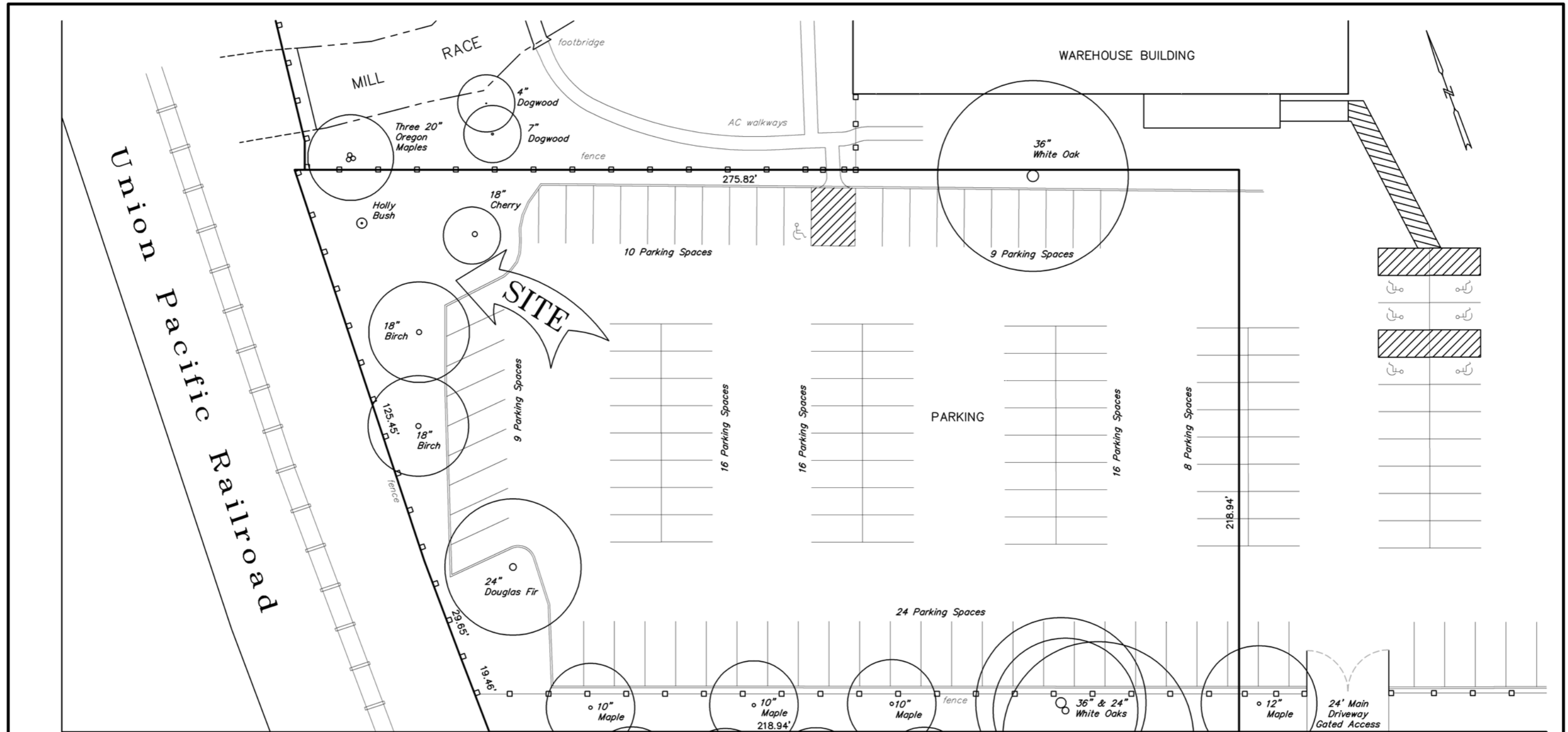
Legend

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

CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

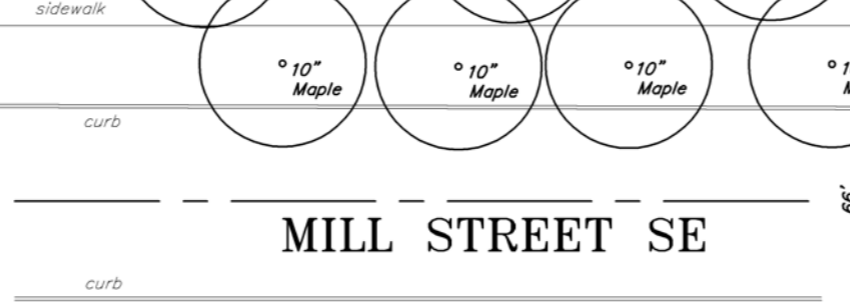


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NOTES:

- Total WHC Ownership = 6.17 Ac (268,699 SF)
- Total WHC Trees = 101, including 5 Oregon White Oaks
- Total WHC Parking = 253 Full Size, 8 ADA Accessible
- Tax Lot Site = 0.94 Ac (41,141 SF)(73W 26BC 4200)
- Tax Lot Site Existing Landscape Area = 0.19 Ac (8092 SF) 19.67%
- Tax Lot Site Proposed Improvement Area = 1590 SF Access Structures & 239 SF Caboose.
- Tax Lot Site Resultant Landscape Area = 6263 SF = 15.22%
- Tax Lot Site Existing Trees = 10, including 3 Oregon White Oaks
- Tax Lot Site Existing Street Trees = 5, including 1 Oregon White Oak (No Removal)
- Tax Lot Site Existing Trees to be Removed = 2 (18" Cherry & 18" Birch)
- 7' Black Iron Perimeter Fence on North, South and West Property Lines of Tax Lot Site.
- Tax Lot Site Parking = 108 Full Size spaces



MILL STREET SE

Willamette Heritage Center

1909 O&C - Southern Pacific Caboose #507

Sec 26, T7S, R3W, WM City of Salem MARION COUNTY, OREGON

Scale: 1" = 30' Date: July 22, 2016 Revised:

Design: JMB	Boatwright Engineering, Inc. 2613 12th Street SE, SALEM, OREGON 97302 TEL: (503) 363-9225 • FAX: (503) 363-1051	Job No. 16/7
Drawn: JMB		Sheet
Chkd: CFB		2 of 2



