



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Class 3 Major Historic Design Review Case No. HIS23-23
PROPERTY LOCATION:	236 Commercial St NE, Salem OR 97301
SUMMARY:	A proposal to install a new storefront and demolish the existing 1950 rear portion and construct a new structure at the rear of the England-Wade Building (1887/1950).
HEARING INFORMATION:	<u>Historic Landmarks Commission on November 16, 2023 at 5:30 PM Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u> To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <u>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</u>
CASE MANAGER:	Kimberli Fitzgerald, Historic Preservation Officer , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 5035402397; E-mail: kfitzgerald@cityofsalem.net .
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Land Use Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website under Agendas and Minutes: https://www.cityofsalem.net/government/boards-commissions/commissions/historic-landmarks-commission
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 230.095 – Demolition of Accessory Structure; 230.065 – Guidelines for Historic Contributing Resources Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src . Type in the chapter number(s) listed above to view the applicable criteria.

OWNER(S):	Asm9 LLC (Charles Weathers), Electro Fund LLC (William Conrad Venti)
APPLICANT / AGENT(S):	Gretchen Stone
PROPOSAL / REQUEST:	Class 3 Major Historic Design Review of a proposal to re-open transom windows, and install new ground level storefronts, demolish the existing 1950 addition and construct a new structure at the rear of the England-Wade Building (1887/1950), a historic contributing building in the Downtown Historic District, on property .12 acres in size, in the CB (Central Business District) zone and located at 236 Commercial St. NE - 97301 (Marion County Assessor Map and Tax Lot Number: 0073W22DC8200).
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 23 119363. Paper copies can be obtained for a reasonable cost.
NOTICE MAILING DATE:	October 27, 2023

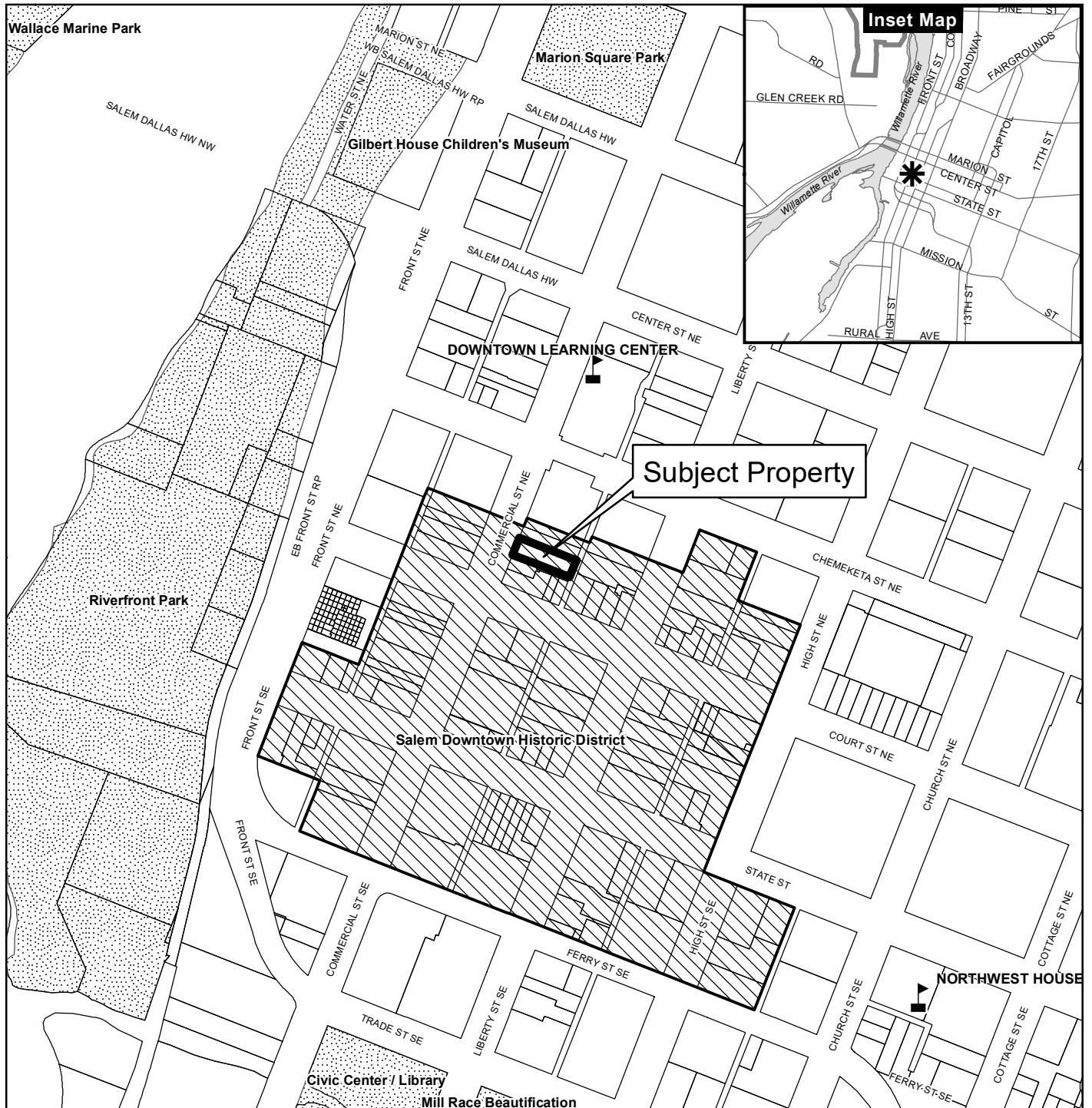
PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.








TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map

236 Commercial Street NE (073W22DC08200)



Legend

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



0 100 200 400 Feet



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SITE INFORMATION:

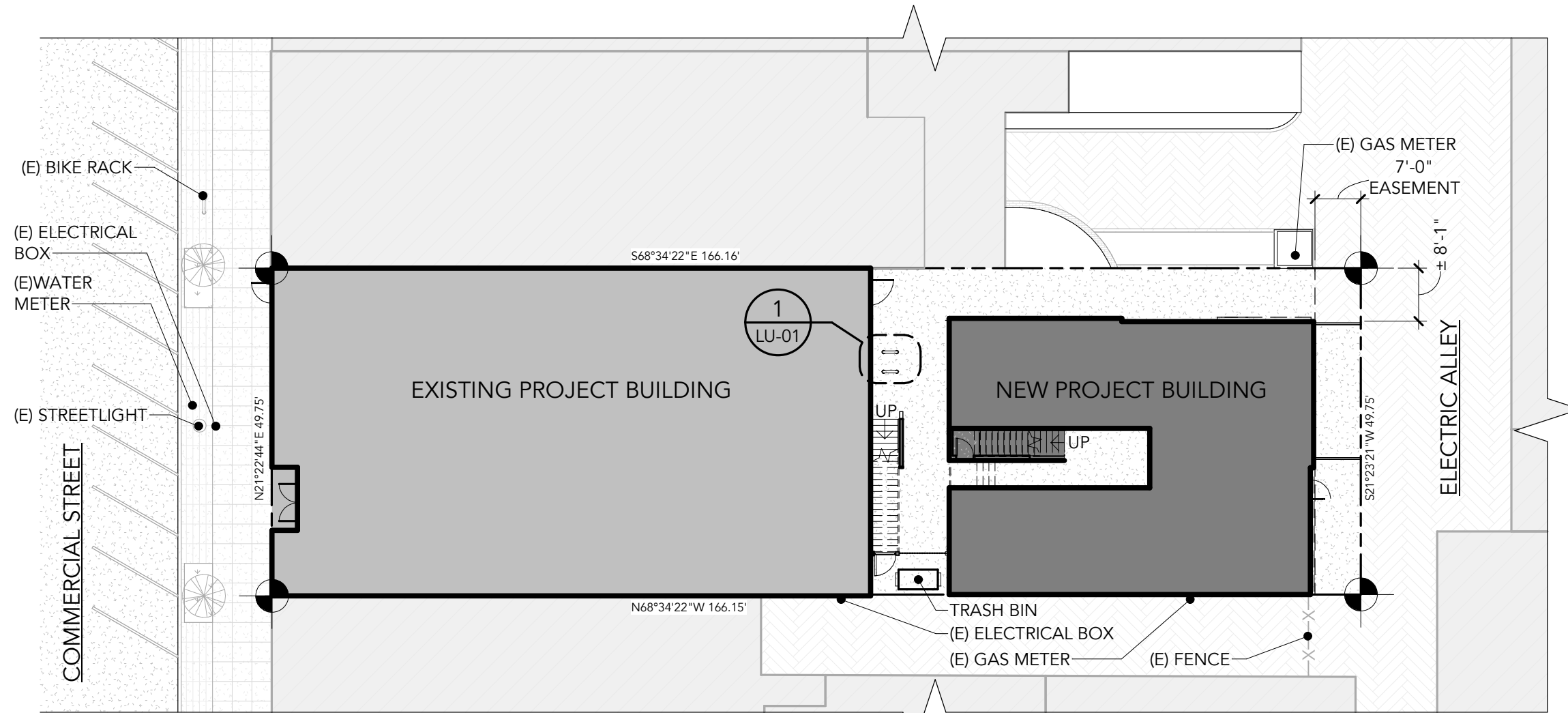
LOT AREA	8,265 SF
ZONE	CENTRAL BUSINESS DISTRIC HISTORIC DISTRICT
USES	MULTIPLE FAMILY COMMERCIAL
# UNITS	16
LOT WIDTH	49'-9"
LOT DEPTH	166'-1"

SITE COVERAGE:

TYPE	AREA	%
EXISTING BUILDING FOOTPRINT TO REMAIN	4,561 SF	55 %
NEW BUILDING FOOTPRINT	2,126 SF	19 %
HARDSCAPE	1,577 SF	19 %
TOTAL SITE AREA	8,264 SF	
NO MAXIMUM LOT COVERAGE PER CENTRAL BUSINESS DISTRICT AND HISTORIC DISTRICT		

SITE PLAN LEGEND

OBJECT/PATTERN	DESCRIPTION(S)
---	- PROPERTY LINE
	- NEW BUILDING FOOTPRINT
	- EXISTING BUILDING FOOTPRINT TO REMAIN
	- EXISTING ADJACENT BUILDING
	- EXISTING SIDEWALK
	- EXISTING ALLEY
	- PROPERTY DATUM POINT
---	- SETBACK LINES

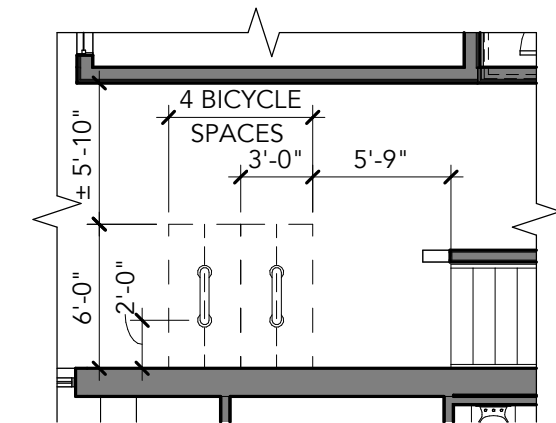


SITE PLAN

SCALE: 1" = 20'-0"

BIKE PARKING SCHEDULE:

USE	SPACE REQUIREMENTS	MIN NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
MULTIPLE FAMILY	1 PER DWELLING UNIT	16	16
EATING & DRINKING ESTABLISHMENTS	THE GREATER OF 4 SPACES OR 1 PER 1,000 SF	2	2
PERSONAL SERVICES LAUNDRY	1 PER 10,000 SF	1	2
TOTAL NUMBER OF SPACES REQUIRED		19	20



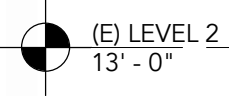
1 **HORIZ BICYCLE SPACE**
SCALE: 1/8" = 1'-0"

EXISTING FACADE TO REMAIN.
TO BE REPAINTED.

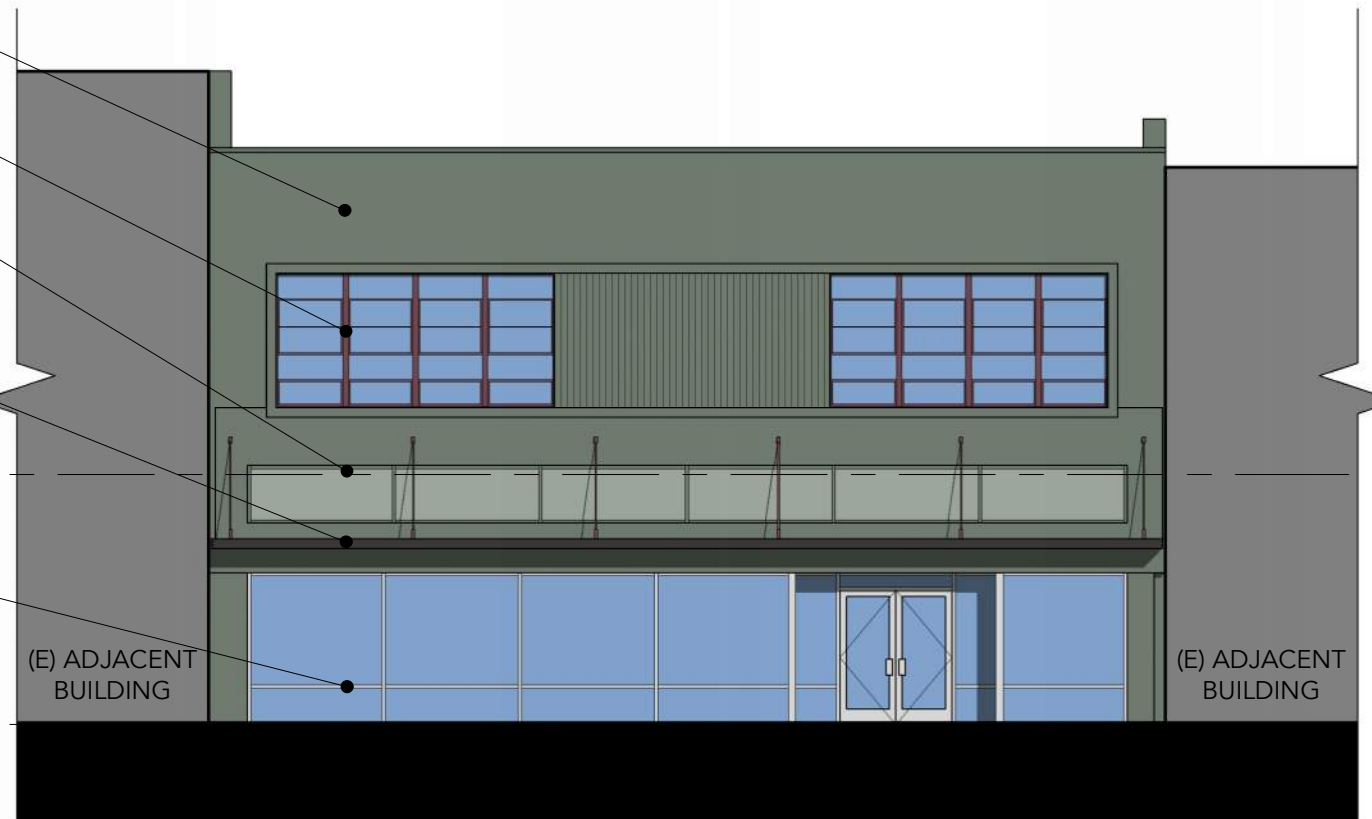
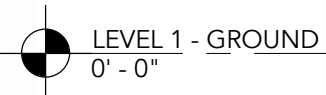
EXISTING WINDOWS TO
REMAIN. TO BE REPAINTED

CLEARSTORY WINDOWS ARE
TO BE REPLACED WITH A
STOREFRONT TO MATCH THE
FIRST FLOOR.

EXISTING AWNING TO
REMAIN. TO BE REPAINTED.



EXISTING STOREFRONT TO
REMAIN



WEST ELEVATION

SCALE: 1" = 10'-0"

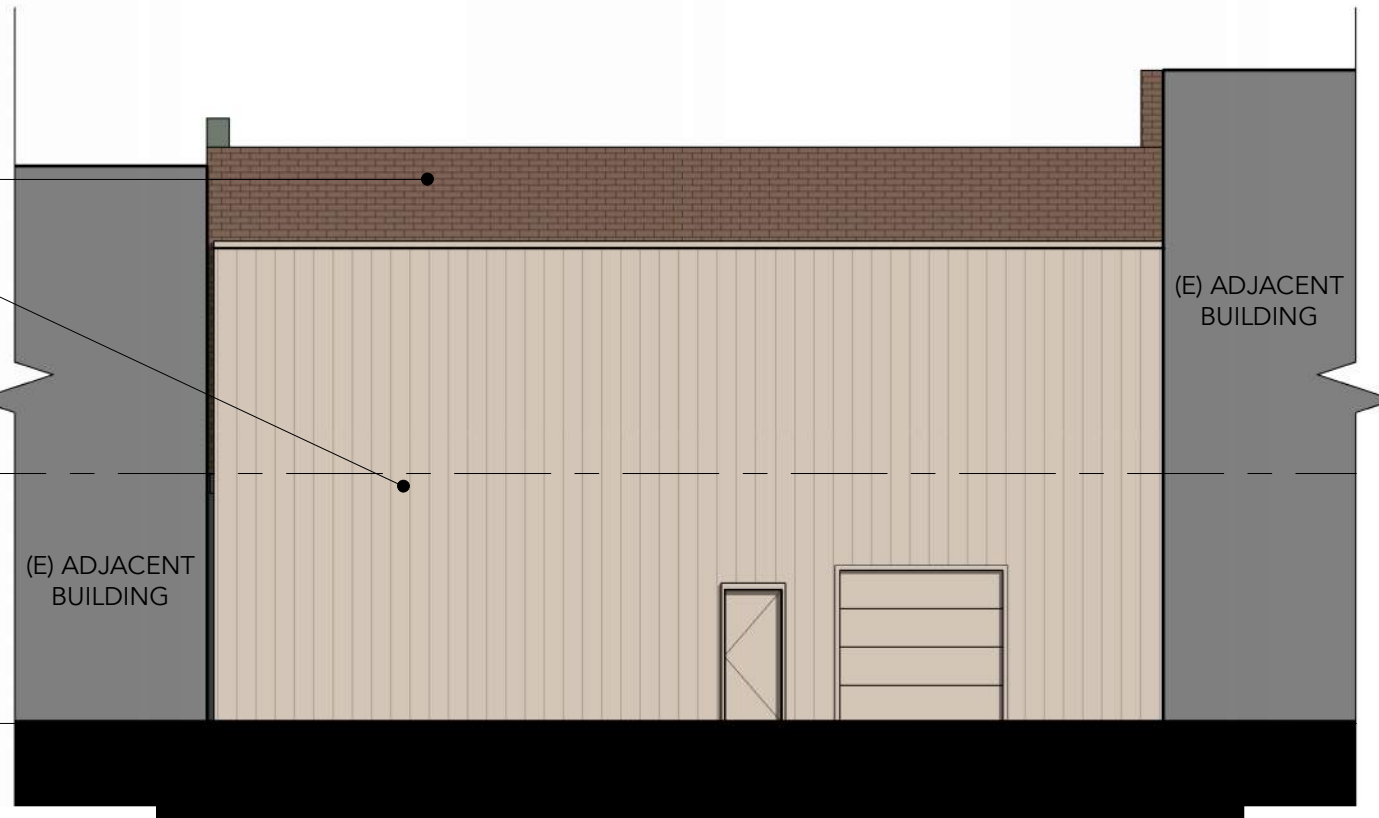


EXISTING BRICK TO REMAIN

EXISTING POLE BARN
ADDITION TO BE REMOVED TO
FOUNDATION

(E) LEVEL 2
13'-0"

LEVEL 1 - GROUND
0'-0"



COURTYARD EAST ELEVATION

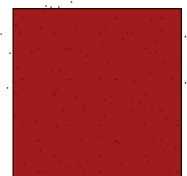
SCALE: 1" = 10'-0"





WEST ELEVATION

SCALE: 1" = 10'-0"



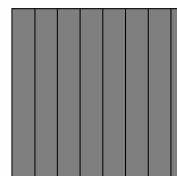
1A
MATERIAL:
 EXISTING STUCCO
COLOR:
 RED



1B
MATERIAL:
 OPENING FRAME
COLOR:
 DARK GREY



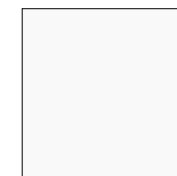
1C
MATERIAL:
 WINDOW MULLION
COLOR:
 DARK GREY



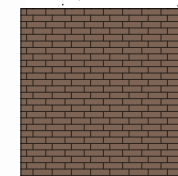
1D
MATERIAL:
 VERTICAL SIDING
COLOR:
 DARK GREY



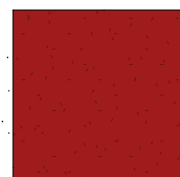
1E
MATERIAL:
 EXISTING METAL AWNING
COLOR:
 DARK GREY



1F
MATERIAL:
 EXISTING WINDOW TRIM
COLOR:
 WHITE



1G
MATERIAL:
 EXISTING MASONRY
COLOR:
 EXISTING



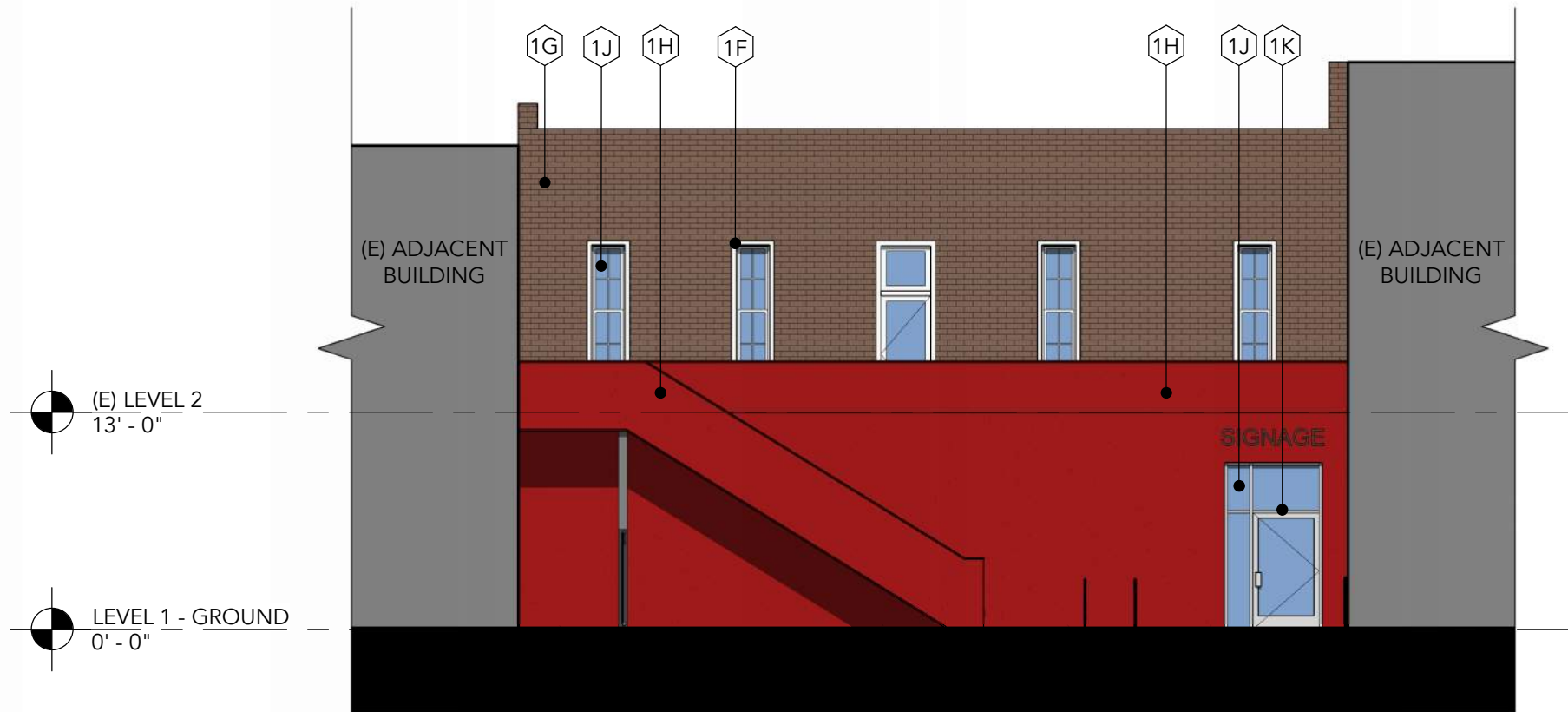
1H
MATERIAL:
 STUCCO
COLOR:
 RED



1J
MATERIAL:
 GLAZING
COLOR:
 N/A

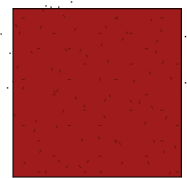


1K
MATERIAL:
 STOREFRONT
COLOR:
 ALUMINUM

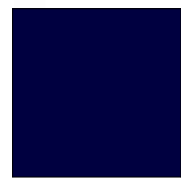


COURTYARD EAST ELEVATION

SCALE: 1" = 10'-0"



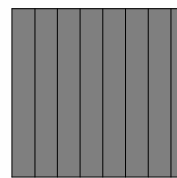
1A
MATERIAL:
 EXISTING STUCCO
COLOR:
 RED



1B
MATERIAL:
 OPENING FRAME
COLOR:
 DARK GREY



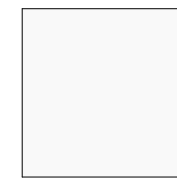
1C
MATERIAL:
 WINDOW MULLION
COLOR:
 DARK GREY



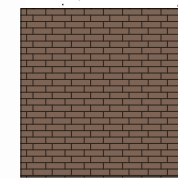
1D
MATERIAL:
 VERTICAL SIDING
COLOR:
 DARK GREY



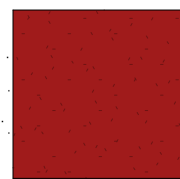
1E
MATERIAL:
 EXISTING METAL AWNING
COLOR:
 DARK GREY



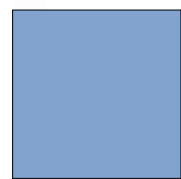
1F
MATERIAL:
 EXISTING WINDOW TRIM
COLOR:
 WHITE



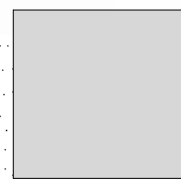
1G
MATERIAL:
 EXISTING MASONRY
COLOR:
 EXISTING



1H
MATERIAL:
 STUCCO
COLOR:
 RED



1J
MATERIAL:
 GLAZING
COLOR:
 N/A



1K
MATERIAL:
 STOREFRONT
COLOR:
 ALUMINUM



EAST ELEVATION

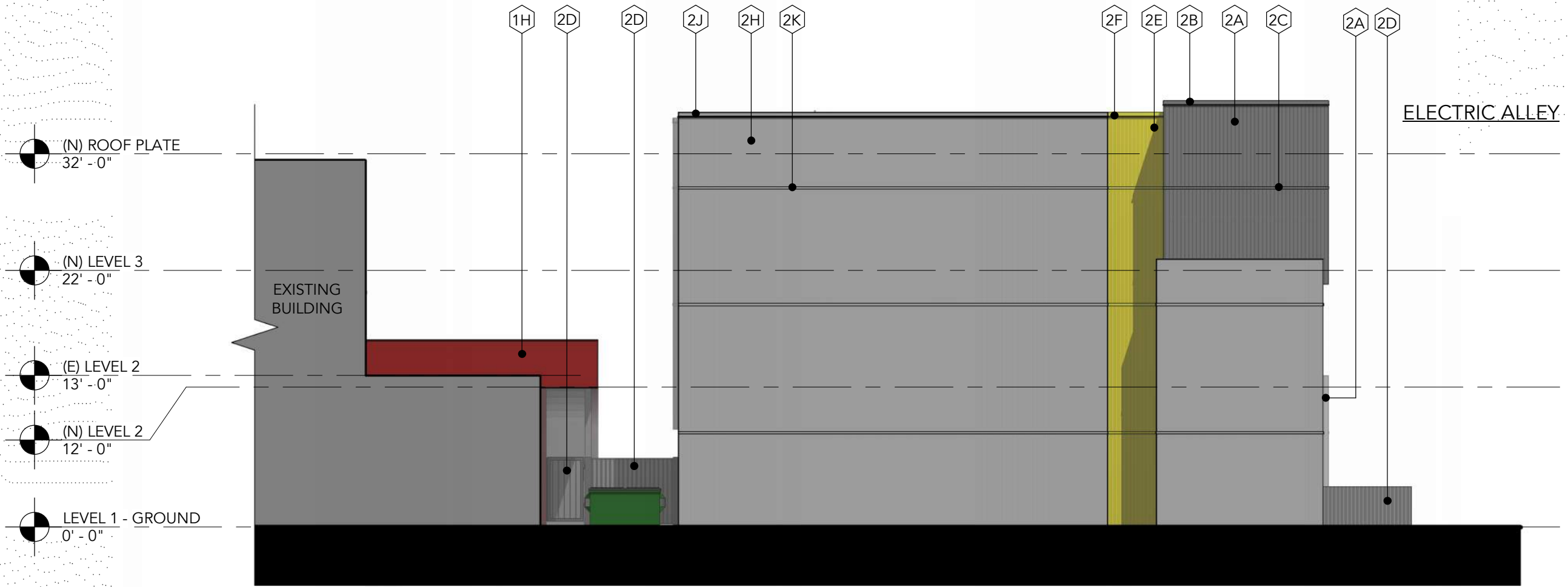
SCALE: 1" = 10'-0"



COURTYARD WEST ELEVATION

SCALE: 1" = 10'-0"

<p>2A MATERIAL: VERTICAL METAL SIDING COLOR: DARK GREY</p>	<p>2B MATERIAL: COPING CAP COLOR: PAINT TO MATCH SIDING</p>	<p>2C MATERIAL: HORIZONTAL TRIM COLOR: PAINT TO MATCH SIDING</p>	<p>2D MATERIAL: PERFORATED METAL SIDING COLOR: DARK GREY</p>	<p>2E MATERIAL: VERTICAL METAL SIDING COLOR: YELLOW</p>	<p>2F MATERIAL: COPING CAP COLOR: PAINT TO MATCH SIDING</p>	<p>2G MATERIAL: LED LIGHT PANEL COLOR: YELLOW</p>
<p>2H MATERIAL: VERTICAL METAL SIDING COLOR: LIGHT GREY</p>	<p>2J MATERIAL: COPING CAP COLOR: PAINT TO MATCH SIDING</p>	<p>2K MATERIAL: HORIZONTAL TRIM COLOR: PAINT TO MATCH SIDING</p>	<p>1J MATERIAL: GLAZING COLOR: N/A</p>	<p>2M MATERIAL: RAILING COLOR: DARK GREY</p>	<p>2N MATERIAL: WINDOW TRIM COLOR: DARK GREY</p>	<p>1H MATERIAL: STUCCO COLOR: RED</p>



NORTH ELEVATION

SCALE: 1" = 10'-0"

<p>2A</p> <p>MATERIAL: VERTICAL METAL SIDING COLOR: DARK GREY</p>	<p>2B</p> <p>MATERIAL: COPING CAP COLOR: PAINT TO MATCH SIDING</p>	<p>2C</p> <p>MATERIAL: HORIZONTAL TRIM COLOR: PAINT TO MATCH SIDING</p>	<p>2D</p> <p>MATERIAL: PERFERATED METAL SIDING COLOR: DARK GREY</p>	<p>2E</p> <p>MATERIAL: VERTICAL METAL SIDING COLOR: YELLOW</p>	<p>2F</p> <p>MATERIAL: COPING CAP COLOR: PAINT TO MATCH SIDING</p>	<p>2G</p> <p>MATERIAL: LED LIGHT PANEL COLOR: YELLOW</p>
<p>2H</p> <p>MATERIAL: VERTICAL METAL SIDING COLOR: LIGHT GREY</p>	<p>2J</p> <p>MATERIAL: COPING CAP COLOR: PAINT TO MATCH SIDING</p>	<p>2K</p> <p>MATERIAL: HORIZONTAL TRIM COLOR: PAINT TO MATCH SIDING</p>	<p>1J</p> <p>MATERIAL: GLAZING COLOR: N/A</p>	<p>2M</p> <p>MATERIAL: RAILING COLOR: DARK GREY</p>	<p>2N</p> <p>MATERIAL: WINDOW TRIM COLOR: DARK GREY</p>	<p>1H</p> <p>MATERIAL: STUCCO COLOR: RED</p>



SOUTH ELEVATION

SCALE: 1" = 10'-0"

2A		MATERIAL: VERTICAL METAL SIDING COLOR: DARK GREY	2B		MATERIAL: COPING CAP COLOR: PAINT TO MATCH SIDING	2C		MATERIAL: HORIZONTAL TRIM COLOR: PAINT TO MATCH SIDING	2D		MATERIAL: PERFORATED METAL SIDING COLOR: DARK GREY	2E		MATERIAL: VERTICAL METAL SIDING COLOR: YELLOW	2F		MATERIAL: COPING CAP COLOR: PAINT TO MATCH SIDING	2G		MATERIAL: LED LIGHT PANEL COLOR: YELLOW
2H		MATERIAL: VERTICAL METAL SIDING COLOR: LIGHT GREY	2J		MATERIAL: COPING CAP COLOR: PAINT TO MATCH SIDING	2K		MATERIAL: HORIZONTAL TRIM COLOR: PAINT TO MATCH SIDING	1J		MATERIAL: GLAZING COLOR: N/A	2M		MATERIAL: RAILING COLOR: DARK GREY	2N		MATERIAL: WINDOW TRIM COLOR: DARK GREY	1H		MATERIAL: STUCCO COLOR: RED



CBTWO
ARCHITECTS^{LLC}

ORREO

RETRO ELECTRO
236 COMMERCIAL ST NE, SALEM, OR 97301

RENDERING

LU-14

DATE: 09/26/2023 REVISION: 00