

TO: Historic Landmarks Commission

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

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: November 16, 2023

CASE NO.: Historic Design Review Case No. HIS23-22

APPLICATION 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).

LOCATION: 236 Commercial St. NE (See Attachment A)

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).

APPLICANT(S): Gretchen Stone, CB Two Architects on behalf of Charles Weathers and ASM9 LLC and Electro Fund LLC.

APPROVAL CRITERIA: Salem Revised Code (SRC) 230.095(d) Demolition and 230.065 General Guidelines for Historic Contributing Buildings;

RECOMMENDATION: **APPROVE** the proposal with the following **CONDITION:**

Condition 1: The applicant shall obtain a Class 2 Site Plan approval authorizing adaptive reuse of the England-Wade Building, demolition of the rear structure and the construction of a new 12-unit multi-family residential structure at the rear of the England-Wade Building.

BACKGROUND

On October 3, 2023 the applicant submitted an application to re-open transom windows, and install new ground level storefronts, demolish the existing 1950 structure and construct a new

structure at the rear of the England-Wade Building (1887/1950), a historic contributing building in the Downtown Historic District. The application was deemed complete for processing on October 25, 2023. Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on October 27, 2023. Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620. The City of Salem Historic Landmarks Commission will hold a public hearing for the case on November 16, 2023 at 5:30 p.m. in Council Chambers, Civic Center at 555 Liberty Street SE, Room 240. (<https://bit.ly/planningpublicmeetings>).

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is February 22, 2024.

PROPOSAL

The applicant is proposing to re-open transom windows, and install new ground level storefronts, demolish the existing 1950 structure and construct a new structure at the rear of the England-Wade Building (1887/1950). The applicant is proposing to use the ground floor tenant spaces of the historic building for personal services (laundromat) and commercial entertainment (comedy club) uses and is proposing a multi-family residential use containing four units for the upper floor residential. The applicant is proposing to construct a new multifamily residential building containing 12 units at the rear of the site fronting the alley. A summary of the proposed alterations is below:

- Demolition: The applicant is proposing to demolish the 1950 structure at the rear of the England/Wade Building, approximately 150' by 200' in size, clad in corrugated metal siding.
- England/Wade Alterations: Primary Façade (west): Re-Open Transom Windows; install new door for emergency exiting.
- Secondary Façade (east): Re-open windows -- install one fixed and 4 multi-paned double hung metal windows on the second story within existing blocked openings; Install new metal storefront entry door at both the ground level and second story. Installation of a full light metal residential patio door at the ground level.
- New Structure: Construction of a new three story, 2,126 square foot structure at the rear of the England/Wade Building, fronting the alley. The building will be clad in corrugated metal with fixed metal windows on each of the three floors, some paired with a one over one narrow band window.

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at

<https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 23 119363.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as **Attachment C** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. **Salem Revised Code (SRC) 230.095(d) Demolition and 230.065 General Guidelines for Historic Contributing Buildings**; are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing building, non-contributing building, or new construction in a local historic district shall be erected, altered, restored, moved, or demolished until historic design review approval has been granted. The Historic Landmarks Commission (HLC) shall approve, conditionally approve, or deny the application on the basis of the project's conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain the justification for the decision.

2. Historic Significance and Background

The England-Wade Building was constructed in 1887 and is a two-story stucco faced brick commercial building, which was remodeled c.1950 with Modern style features. The primary façade faces Commercial Street (west) and is marked by four multi-light sash fixed steel windows. A large 2 story storage building was constructed as a warehouse, most likely as storage for the hardware store in this location and the footprint is evident in the 1926-27 Sanborn Fire Insurance map. The updated 1950 Sanborn Fire Insurance map shows that this storage building was enveloped and attached to the England-Wade Building, although it is not clear when. Regardless, this accessory structure is clad in metal siding, and does not have any windows or other character defining features (**Attachment B**).

3. Neighborhood and Citizen Comments

The subject property is located within Central Area Neighborhood Development Organization (CANDO). Notification of the public hearing was sent to the neighborhood association, tenants

and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on October 25, 2023. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments have been received from tenants within the historic district or from adjoining property owners. Comments were received from Michael Livingston representing the neighborhood association, on November 3, 2023, who stated CANDO supports the proposal (**Attachment D**).

4. City Department and Public Agency Comments

The Building and Safety Division indicate that the applicant must obtain required building permits. Both the Fire Department and the Building and Safety Division stated that at the time of permit submittal, verification will be required for new occupancy type(s) proposed for each structure. The Public Works Department has no concerns with the proposal. The Planning Division indicated that a Class 2 Site Plan approval is required. The applicant has applied for the Class 2 Site Plan review (23 119364 PLN), however a Decision has not been issued yet. Nothing in this Decision shall be construed to have approved the Class 2 Site Plan. Staff recommends the HLC adopt a Condition of Approval to ensure compliance prior to construction:

Condition 1: The applicant shall obtain a Class 2 Site Plan approval authorizing adaptive reuse of the England-Wade Building, demolition of the rear structure and the construction of a new 12-unit multi-family residential structure at the rear of the England-Wade Building.

5. Historic Design Review

Salem Revised Code (SRC) 230.095(d) Demolition and 230.065 General Guidelines for Historic Contributing Buildings are the applicable criteria for this proposal. Following each criterion is a response and/or finding relative to the proposal.

Demolition of the rear Pole/Storage Building

230.095(e)(2) Demolition of Accessory Structure

(A) The historic accessory structure is not individually significant nor comprised of distinctive stylistic features or examples of skilled craftsmanship that contribute significantly to the historic value of the primary historic structure on the site.

Findings: The metal storage structure at the rear of the England-Wade Building is not comprised of distinctive stylistic features or examples of skilled craftsmanship that contribute either to the England-Wade Building or the Downtown Historic District. Staff recommends that the HLC finds that 230.095(e)(2) has been met.

(B) The historic accessory structure lacks structural integrity and would be cost prohibitive to repair on site; and

Findings: While the applicant has not submitted any evidence related to the structural integrity of the structure, they have stated that the existing structure only has load bearing

walls on the perimeter. There are currently no windows, and a single door fronting the alley. Staff recommends the HLC find that this structure lacks structural integrity for any other use other than storage and that SRC 230.095(e)(2)(B) has been met.

(C) No feasible alternative exists to rehabilitate the historic accessory structure.

Findings: The applicant has stated that this structure, as constructed, would not be feasible to adaptively reuse for the proposed residential use and therefore staff recommends the HLC find that SRC 230.095(e)(2)(C) has been met.

Alterations and New Structure

230.065. GENERAL GUIDELINES FOR HISTORIC CONTRIBUTING RESOURCES. *In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and SRC 230.040, an applicant may make a proposal for preservation, restoration, or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:*

(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.*

Findings: The applicant is proposing to continue to use the resource for commercial uses on the ground floor, its historic purpose. While the applicant is proposing adaptively reuse the upper floor for residential purposes, the proposed alterations will not adversely impact street access, height, or massing. New door openings are located either within the existing non-original storefront or on secondary facades, minimizing any adverse visual impact. Staff recommends that the HLC find that the proposed use will not alter street access, footprint or massing of the England-Wade Building and that SRC 230.065 (a) 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.*

Findings: The applicant is not proposing to restore or repair any original historic materials as part of this proposal; therefore, staff recommends that the HLC find that this guideline is not applicable to the evaluation of this proposal.

(c) *Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.*

Findings: The applicant is not proposing to alter any original distinctive stylistic features or examples of skilled craftsmanship as part of this proposal; therefore, staff recommends that the HLC find that this guideline is not applicable to the evaluation of this proposal.

(d) *Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.*

Findings: The applicant is proposing to reopen previously covered over transom window openings on the primary façade (based upon physical evidence), which will be restored. Staff recommends the HLC find that SRC 230.065(d) has been met.

(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.

Findings: The applicant is proposing to demolish the metal storage building, which has blocked the rear façade of the England-Wade Building. The removal of this non-contributing accessory structure, and through repairing the brick façade and reopening the original window openings on this façade, this façade of the England-Wade Building will be restored. Staff recommends the HLC find that SRC 230.065(e) has been met.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Findings: The applicant is proposing to re-open blocked transom windows on the primary façade. Overall, the changes on the primary façade are minimal and serve to restore the 1950 modern style storefront of this historic resource. The proposal includes re-opening and installing new windows and doors on secondary facades of the England-Wade Building, minimizing the adverse visual impact of these alterations. The applicant is proposing to construct a new 2,126 square foot three story multi-family building at the rear of the England-Wade building site. The structure's location at the rear of the site, set back from the historic resource and fronting the alley minimizes any adverse visual impact of this new structure to the England-Wade Building. The overall massing and size of the structure is half the square footage of the historic resource on the site and therefore staff recommends that the HLC find 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.

Findings: The proposed alterations to the primary façade of the historic resource include installing one fixed and 4 multi-paned double hung metal windows on the second story within existing blocked openings and installing new metal storefront entry doors at both the ground level and second story. While a small amount of historic materials will be lost due to these alterations, overall no significant character defining features will be damaged or destroyed, and overall the proposed alterations will serve to restore many of the openings that have been blocked throughout the England-Wade Building.

The proposed new structure will be located at the rear of the England-Wade building site, ensuring that overall no significant historic features of the England-Wade Building will be damaged, destroyed or obscured. Staff recommends that the HLC find that SRC 230.065(g) has been met for the proposal.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Findings: The applicant is not proposing to correct any structural deficiencies as part of this proposal; therefore staff recommends that the HLC find that this guideline is not applicable 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.

Findings: A minimal amount of ground disturbance is necessary to install the foundation for the new structure at the rear of the site. However, the new structure will be set back approximately 15' from the England-Wade Building, reducing the potential for the proposed work to adversely impact the adjacent historic foundation. Staff recommends that the HLC find that SRC 230.065(i) has been met for the proposal.

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal with the following CONDITION:

Condition 1: The applicant shall obtain a Class 2 Site Plan approval authorizing adaptive reuse of the England-Wade Building, demolition of the rear structure and the construction of a new 12-unit multi-family residential structure at the rear of the England-Wade Building.

DECISION ALTERNATIVES

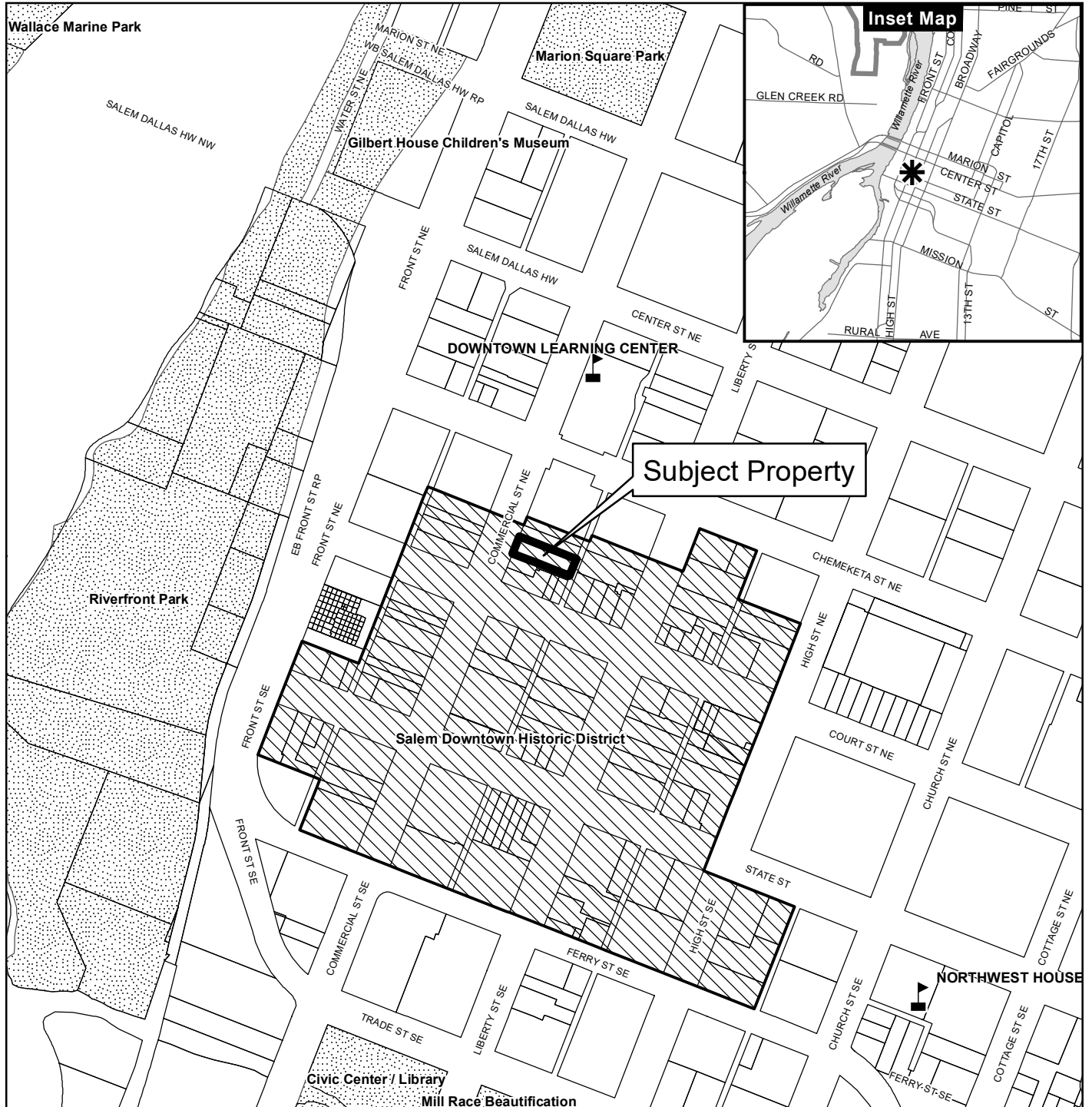
1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific standard(s).
3. DENY the proposal based on noncompliance with identified standards in SRC 230, indicating which standard(s) is not met and the reason(s) the standard is not met.

Attachments: A. Vicinity Map
B. Excerpt from National Register Historic Resource Documents
C. Applicant's Submittal Materials
D. Email testimony from CANDO

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map

236 Commercial Street NE (073W22DC08200)



Legend

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



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Occupancy history can only be traced in detail in the Salem City Directory after street numbers were first adopted in 1886. However, glimpses of the building's use before that year are possible. Nicklin and Company operated a general store selling groceries, dress goods and hardware, and a Mrs. Snyder operated a millinery shop. By 1894 there were two grocery stores in the southern portion of the building. In the northern portion of the building E.S. Lampport had a harness shop, Charles G. Giver repaired boots and shoes, and Charles W. Hellenbrand operated a restaurant. Lampport continued his harness business at that location until his death in 1912. Later occupants included Watt Shipp & Co (sporting goods, 1913-1915); Quackenbush Auto Supplies (1921); F.W. Pettyjohn & Co (automobiles, 1924); the Nash Furniture Company (1928-45); Coast-to-Coast Stores (hardware, 1947-48); and Valley Furniture Business (1951-56).

236 Commercial Street, NE

Category: Historic Contributing

Historic Name: England-Wade Building

Current Name(s): Fathertime Clocks

Year of Construction: c. 1887/1889/1950

Legal Description: 73W22DC08200, Salem Addition, from Lot 6, Block 32

Owner(s) Richard and Ruby Don
236 Commercial Street, NE
Salem, Oregon 97301

Description: This two-story stucco-faced brick commercial building has a fifty-foot street frontage. The second-floor facade of this building, remodeled with Modern style features, has two groups of windows each comprised of four multi-light sash steel windows. A fifteen-foot-wide panel accented by fluting of the wall surface separates the two groups or sets of windows.

The ground-floor facade is composed of large aluminum-framed display windows. The double entry doors are aluminum framed and recessed approximately four feet from the main facade. This storefront appears to date from the c.1950 remodel and is a contributing feature of this building. A horizontal, wood-and-metal canopy supported by six steel bars running from the canopy diagonally up and affixed to the second-story facade protects the front sidewalk and is a contributing feature of the building. Five large, single-light transom windows have been covered.

This building retains its c.1950 appearance which unified the structure into one building and is considered to be a contributing resource in the district.

History and Significance: The England-Wade Building is composed of two buildings, each constructed at a different time in the late 1800s, but remodeled as one unit around 1950. The southern portion of the building is part of the old England Block, probably built about 1877 and extending two storefronts to the south. Property owner R.M. Wade built the northern portion around 1889. It replaced a one-story building that stood on this site. The joined buildings, remodeled around 1950, convey a strong sense of the evolving history of Salem's commercial development from the late 1860s to the early 1950s. It has retained much of its second-floor integrity and its associations with two early Salem merchants.

The England Block, which included three shop spaces (216-236 Commercial in 2000) is associated with William England, one of Salem's early wagon makers and with R.M. Wade, a hardware and farm implement businessman. William England purchased this building site in the 1860s; the northern, two-story section of the block may have been built in the mid-1870s. The "England Block" appears on the 1884 Sanborn fire insurance company map of Salem, Oregon. This building also appears in an 1886 photograph of

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Commercial Street. In the 1880s this portion of the present building featured four double-hung sash windows on the second floor. Throughout most of the 1880s, a one-story building (now the northern part of this structure) stood adjoining the England Block. Between 1888 and 1890, this building was replaced with a two-story structure, with three double-hung sash windows on the second floor. Typical of most Italianate style buildings in the 1870s to the 1890s, the England-Wade Building featured a projecting roof cornice with decorative brackets below.²⁶

R.M. Wade apparently had acquired both sections of the England-Wade Building by the mid-1870s. The building thereafter became intimately associated with the Wade & Company (later Wade-Pearce & Company) hardware business in Salem, whose primary retail store stood on nearby property at the northeast corner of Commercial and Court streets. The property at 236 Commercial Street remained in the Wade and Pearce families until the early 1960s. One hundred years earlier Robert M. Wade, an 1850 overland immigrant to Oregon, founded R. M. Wade & Company in Salem.

George A. Pearce began clerking in the Wade store in 1871; he became president and treasurer of the firm when it was incorporated in 1885. "Wades," as it was familiarly known, sold agricultural and household equipment from their two-story brick structure (constructed in 1869) at the northeast corner of Commercial and Court streets. The nearby England-Wade Building housed agricultural implements (northern portion) in the mid-1880s and seeds and carriages (southern and northern portions, respectively) in the late 1880s and early 1890s. Wades eventually specialized in farm equipment, carrying all the latest iron tools and equipment manufactured in the 1870s and 1880s and, eventually, tractors. The company also pioneered the use of sprinkler irrigation equipment (known as "Wade Rain"). By the early 1890s, when R.M. Wade established the company headquarters in Portland, Wades distributed its goods throughout the Willamette Valley and the Pacific Northwest. In 1902 the Salem branch of the business became "Wade-Pearce & Company." Helen and Dorothy Pearce, daughters of George A. Pearce, acquired the England-Wade Building in 1918 (along with the corner Wade & Pearce building) from Wade & Pearce Company.²⁷ From 1915 to 1929, R.M. Wade's son-in-law, Edward Newbegin, presided over the company, followed by his son, Wade Newbegin.²⁸ The complete remodeling of the England-Wade Building's main facade and, possibly, the construction of a large rear addition took place around 1951 during the ownership of Dorothy and Helen Pearce. Dorothy Pearce sold the building in 1960.

Both Dorothy and Helen Pearce were born in the family home at 267 North Winter Street in Salem, Oregon. Both sisters graduated from Willamette University in the early 1900s. Dorothy, a musician, then attended the New England Conservatory of Music in Boston and also studied music in New York. For many years, Dorothy Pearce maintained a music studio in Salem, taught music, and belonged to several local and national music clubs and associations. Prior to her death in 1966, she served as an officer in the Salem district of the Oregon Music Teachers Association.²⁹ Her sister Helen Pearce, a student of English, became the first women graduate of Willamette University (in 1915) to receive her Ph.D. (in 1930 from the University of California, Berkeley, after receiving her master's degree from Radcliffe College in 1926). Helen Pearce taught English at Willamette University from 1920 to 1955. She was a scholar on the subject of Alfred Lord Tennyson. Later in her career, she chaired the English Department at Willamette. She also became an

²⁶ "Salem, Oregon," New York: Sanborn Map Company, 1884, 1888, 1890, 1895; historic photographs of Commercial Street from Al Jones Collection, Salem, Oregon and the Marion County Historical Society, Salem, Oregon; Murphy, *Oregon Business Directory and Gazetteer*, 274

²⁷ Marion County, deed book, vol. 146, p. 249.

²⁸ Westenhouse, "Wade-Pearce and Company," 4; Madsen, "Wade Company Has Grown With Farming in Valley for 100 Years," sec. 4, p. 37.

²⁹ "Death Claims Music Teacher," *Capital Journal*, February 22, 1966, sec. 1, p. 3.

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authority on local Salem and Oregon history; she co-edited the first ten volumes of "Marion County History." Helen Pearce distinguished herself as the first Oregon woman to preside over Zonta International (from 1938-1940). She was a charter member of the Salem branch of the American Association of University Women. Helen Pearce passed away in 1978.³⁰ The Pearce family estate retained ownership of the Pearce Building property into the late 1900s.

240 - 254 Commercial Street, NE

Classification: Historic Contributing (Listed as Local Landmark)

Historic Name: South Eldridge Block/Greenbaum Building

Current Name(s): Quilted Forest

Legal Description: 073W22DC08300, Salem Addition, from Lot 6, Block 32.

Year of Construction: 1889

Owner(s): Irene Depenbrock
 240 Commercial Street, NE
 Salem, Oregon 97301

Description: This is a two-story stucco-covered, unreinforced brick building in the Italianate style, most likely designed by Wilbur F. Boothby. It has cast-iron ornamentation on its primary facade. This seven-bay building was originally the southern part of a twenty-three-bay building known as the South Eldridge Block. Most of the ornate decorative features, which serve to define its Italianate character, remain.

The predominate architectural accent of the building is the pedimented entrance that continues from the ground-floor upward to become the tower base. The cornice is canted with brackets, terminating at a bas-relief parapet that is bisected by the tower base (the tower was removed at an unknown date). Between the brackets are twelve one-foot-high sunburst or fan decorative details across the entire width of the facade. The year 1889 appears in twelve-inch-high relief numerals on the tower base.

Each of the seven second-story one-over-one, double-hung sash windows is ornately accented. Each has a transom window and above each transom window in bas-relief trim that extends across the top of the transom window and continues halfway down the side of the primary window to terminate in a decorative bracket with acanthus and ball trim. Decorative pilasters flank the windows and are on either side of the central bay and at the building's edges.

The storefront appears to date from c.1930s-40s. Glass windows, some with steel mullions and others connected through the beveling of the glass, rest on tile bulkheads, line the recessed entryways that have scored concrete floors, and contribute to the historic character of the building, as does the metal canopy that appears to be from the same period. The transoms have been painted over. The building retains its historic integrity and contributes to the character of the downtown district.

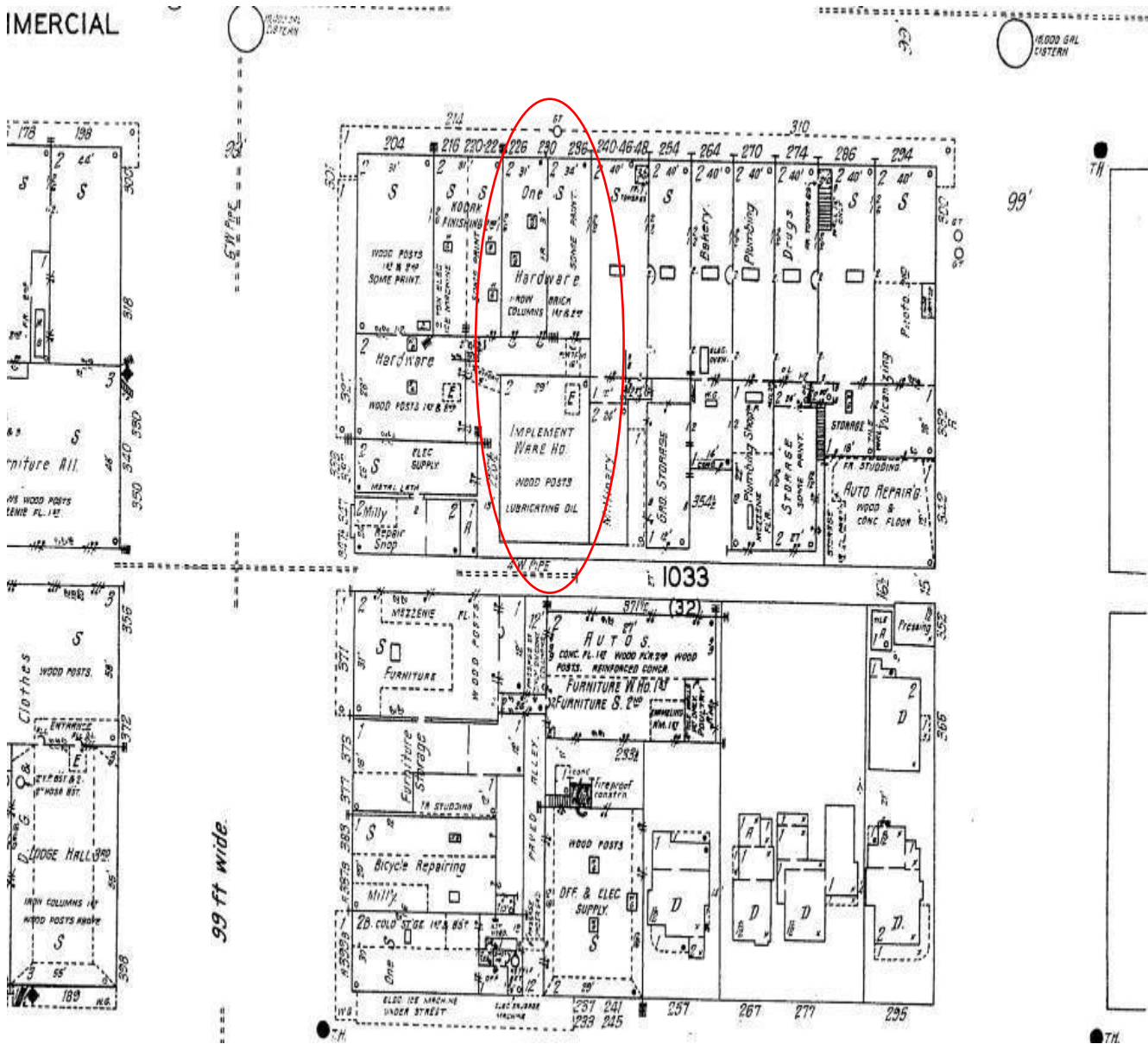
History and Significance: The South Eldridge Block, erected in 1889, conveys a sense of historical evolution that characterizes Salem's commercial district. This building is the southern-most seven-bay section of a twenty-three-bay building that extended to the end of the block. It has retained architectural integrity of design, window fenestration, and decorative ornamentation on the second floor, and it is associated with local noteworthy architect Wilbur F. Boothby and Salem's Rostein and Greenbaum families, long-time Salem merchants.

³⁰ "Retired WU professor Helen Pearce Dies," *Capital Journal*, November 13, 1978, 3C.

ProQuest® Digital Sanborn Maps, 1867-1970

Salem 1926-1927 vol. 1, 1926, Sheet 109

IMERCIAL

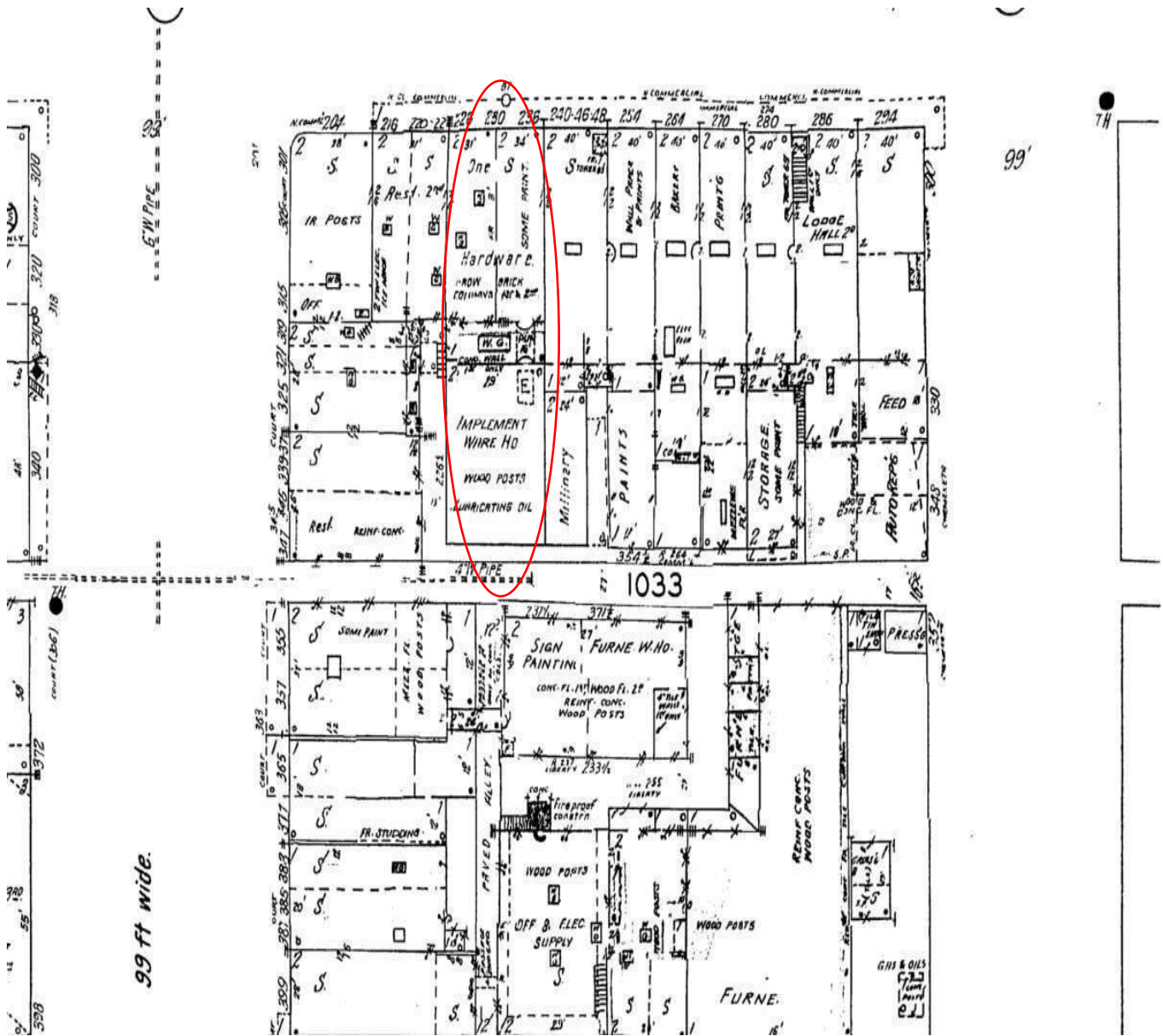


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Salem 1926-Dec. 1950 vol. 1, 1926-Nov. 1950, Sheet 109



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Historic Alteration Review WorksheetSite Address: 236 Commercial Street NEResource Status: Contributing Non- Contributing Individual Landmark Type of Work Activity Proposed: Major Minor Chose One: Commercial District Individual Resource Public District
Residential District Sign **Replacement, Alteration, Restoration or Addition of:****Architectural Feature:**

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature _____
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) _____

New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes NoProject's Existing Material: Stucco/Plaster/Masonry Project's New Material: No change to wall finishes of primary resource**Project Description**

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

The project plans for an adaptive re-use of the existing resource to allow for residential units on second floor and the removal of a non-historic metal building addition. Primary facade work is limited to re-establish clerestory/transom windows which are covered, install a second storefront door for emergency exiting of ground floor, and repainting. Secondary facade work entails replacing second floor windows if required to for building or fire code reasons, installing a new storefront system on ground floor for tenant space access, installing a new storefront door at second floor for resident entry, repair to existing masonry. Demolition of a historic accessory structure located behind the primary resource.

Additional work is related to the construction of a new building within the footprint of the razed non-historic metal building addition.

November 6, 2023

Signature of Applicant

Date Submitted/Signed

HISTORIC DESIGN REVIEW

November 3, 2023

Kimberli Fitzgerald
City of Salem – Planning Division
555 Liberty Street SE, Room 305
Salem, OR 97301

PROJECT NAME

RETRO ELECTRO

SITE ADDRESS

236 COMMERCIAL STREET NE

1. REQUEST

The applicant, Charles Weathers of ORREO LLC, with CBTWO Architects is requesting a Class 3 Historic Design Review and approval for a Class 2 historic accessory structure demolition to allow for the adaptive re-use of the primary existing historic resource, the demolition of the historic accessory structure, and an addition to the site of a new multi-family structure behind the primary resource.

2. PROJECT DESCRIPTION

The proposed Retro Electro development entails adaptive re-use of an existing contributing historic building located at 236 Commercial Street NE. Available records indicate the primary contributing resource was originally constructed in 1887 but underwent a major alteration in 1951 that removed many original historic façade features including cornice, frieze, architraves, windows, clerestories, and window trim. Records also indicate that an accessory building was constructed behind the historic resource adjacent to the alley between 1890 and 1895.

Proposed exterior changes to the resource anticipate: primary façade improvements are limited to re-establishing the transom/clerestory windows at the ground floor level and painting; secondary façade improvements include replacement of broken or damaged windows, brick repair, a storefront entry for the ground floor commercial tenant will be installed at an existing opening, and an entry door at the second floor level for the residential tenants use; deconstruction of the historic accessory building; and construction of a new 3 story multi-family building as an addition to the historic property behind the historic resource.

3. HISTORIC DESIGN REVIEW

The proposed development, as noted, is subject to a Class 3 Historic Design Review as applicable under SRC 230.020(a)(1)(D). The applicant has opted to pursue historic design review through conformance with guidelines in lieu of the applicable standards set forth in SRC 230.040. Each historic building feature that is anticipated to be impacted by proposed alterations will be identified in *gray Italics* with detailed project information confirming compliance of the guidelines following in navy type with a **BOLD** header for clearer distinction between the two:

Sec. 230.065. General guidelines for historic contributing resources.

In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and 230.040, an applicant may make a proposal for preservation, restoration, or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:

- (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.
- (b) Historic materials, finishes, and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods.
- (c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.
- (d) Historic or original features shall be restored or reconstructed only when supported by physical or photographic evidence.
- (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 historic significance in their own right, and this significance should be recognized and respected.
- (f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.
- (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.
- (h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.
- (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.

Sec. 230.040. Standards for historic contributing buildings in commercial historic districts.

Modifications to historic contributing buildings in commercial historic districts shall comply with this section.

- (a) *Masonry, siding and exterior trim.* Replacement of masonry, siding, and exterior trim of historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was unfeasible due to poor condition of the materials. If the masonry, siding or trim is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.

PROJECT INFORMATION: Masonry work is limited to the east secondary façade where repairs required for missing or damage brick may be necessary. This work will utilize materials and installation methods that is to the greatest degree possible matching in color, texture and bonding pattern of the existing. Unpainted brick will be maintained.

- (b) *Windows.* Replacement of windows in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was unfeasible due to poor condition of the materials. If the window is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.

PROJECT INFORMATION: The primary street façade, along Commercial Street, will generally remain as is, with the hope of re-establishing existing clerestory or transom windows which are currently covered by panels. The building's primary façade will maintain existing ground floor storefront and if feasible, re-establish the clerestory/transom windows as original fenestrations appear to be intact. Currently, interior mechanical systems are located within the mezzanine

adjacent to the clerestory/transom system as a result the applicant wishes to preserve the right to use obscure glazing should screening of mechanical equipment be needed. Obscure glazing materials would be consistent to the original clerestory/transom glazing for this building.

The rear secondary façade of the primary existing historic resource, includes windows which are in place but are currently “interior” to the building due to an addition that joins the primary existing historic resource and the historic accessory structure at the rear of the property. This proposal includes deconstruction of the addition and historic accessory structure with the intent to re-establish the rear secondary façade of the primary existing historic resource, and where possible, preservation and rehabilitation of the existing windows on the second floor in accordance with current fire and life safety requirements for the new occupancy. Where modified or replaced, the windows will be designed to be harmonious and minimize changes to the rear façade.

The windows for the new multi-family building are vertical glazing units, either single units or combined units which are consistent in design to other new residential buildings also located in the historic district.

(c) Doors. Replacement of doors in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was determined to be unfeasible due to poor condition of the materials. If the doors are not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.

PROJECT INFORMATION: No existing doors are being replaced. Two new doors are proposed for the secondary façade of the historic resource. One of those doors will provide access from the alley to the ground floor commercial tenant space, the other will provided access at the second floor level for the residential units.

(d) Storefronts. Replacement of storefronts or components of storefronts in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was determined to be unfeasible due to poor condition of the materials. If the storefront is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.

PROJECT INFORMATION: The primary façade of the historic resource contains existing storefront for the majority of the ground floor which will be preserved.

The new storefront entry proposed for the east, secondary façade, will be located within an existing opening and provided access to the ground floor commercial tenant space from the alley. This new storefront entry will be consistent in design and fabrication with other storefront entry systems used in the historic downtown district.

(e) Roofs and cornices. Replacement of roofs and cornices on historic contributing buildings is allowed.

PROJECT INFORMATION: There is no plan to replace the existing roof at this point; however, if it is determined during construction that the condition of the roof warrants replacement it will be replaced.

(f) Alterations and additions. Additions to, or alterations of, the historic contributing building may be made to accommodate uses other than the originally intended purpose.

PROJECT INFORMATION: The addition of a multi-family building behind the primary resource has been sited generally, within the footprint of where the accessory metal building is currently located. There will be no alterations to the primary façade. However, due to the interior renovations proposed, which include ground floor tenant improvements and creating 4 residential units within the second floor of the historic resource: alterations to the secondary facade include: a new storefront entry for the ground floor tenant space; and a storefront entry door at the second floor for access to residential uses; and preservation and rehabilitate the existing windows or replacement of windows for residential units required to meet building and fire code. Window locations do not change and repairs to masonry associated with new entries and window replacement will be consistent in design and material type and color with the existing masonry on the secondary façade.

The new multi-family building will be clad in vertical metal siding, which is consistent with the use of vertical metal siding used on the historic accessory building that is being deconstructed. This building, while smaller than the historic accessory structure, is similar in scale and proportion. The proposed building height is 32-feet, 6-inches, with a parapet wall that extends to 35-feet, 1-inch, allowing for a roof deck and to screen rooftop equipment. While the new building is taller than the primary resource it is generally consistent in height with neighboring buildings to the north and other 2 and 3 story buildings in the downtown historic district. Proposed glazing units are vertical and will be installed as a single or mulled unit. Full lite residential doors are proposed on the east ground floor façade that provides access to the private patios from 2 residential units.

(g) Lintels, architraves, sills, and other architectural details. Replacement of lintels, architraves, sills and other architectural details in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was unfeasible due to poor condition of the original materials. If the feature is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.

PROJECT INFORMATION: There are no plans to replace these types of details.

(h) Accessibility. Additions or alterations to improve accessibility are allowed.

PROJECT INFORMATION: Accessibility to the ground floor commercial tenant space is met with the existing entry on the primary façade no alterations for accessibility are required.

(i) Energy. Retrofitting historic contributing buildings to achieve energy efficiency is permitted, if the retrofitting preserves the building's historic character.

PROJECT INFORMATION: Improvements enabling energy efficiency will not trigger changes to the buildings primary façade or have an effect on the historic character of the buildings secondary façade.

(j) Mechanical equipment and service areas. Addition and replacement of mechanical equipment, including, but not limited to, heating and cooling systems, solar panels and telecommunications equipment, and service areas, including, but not limited to, dumpster enclosures, is permitted.

PROJECT INFORMATION: Add mechanical equipment will be roof mounted which is consistent with existing mechanical equipment, and will not be visible from the street. The dumpster location will remain at the south side of the building accessed from the alley.

(k) Awnings and canopies. Replacement or installation of awnings and canopies on historic contributing buildings is allowed.

PROJECT INFORMATION: There are no changes to the existing awning and no additional awnings proposed.

Sec. 230.050. Standards for new construction in commercial historic districts.

New buildings may be constructed in commercial historic districts, subject to the following standards:

(a) Materials.

- (1) The primary facade shall be constructed of traditional building materials such as brick or stone. Stucco or pre-cast concrete block shall not be used in the primary facade.*
- (2) Materials used in the construction shall be identical or similar to those available for similar buildings or structures built during the period of significance.*
- (3) Materials shall be similar in scale, proportion, texture, and finish to those found on nearby historic structures.*

PROJECT INFORMATION: The new multi-family building is considered an addition to the historic site. Located behind the historic resource, it will be accessed from the alley. Proposed exterior siding is vertical metal which is consistent in texture and scale to with the historic accessory building that is being removed.

(b) Design.

- (1) The design shall be compatible with the general character of historic contributing buildings in the historic district. Factors in evaluating compatibility include, but are not limited to:
 - (A) The height, width, proportions, size and scale is consistent with those used in similar historic contributing buildings in the district generally.*
 - (B) The design reflects, but does not replicate, the architectural style of historic contributing buildings in the district.*
 - (C) Architectural elements that are similar to those found on historic contributing buildings in the historic district are used.*
 - (D) Architectural elements such as lintels, cornices, doors, storefronts and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district.*
 - (E) The front facade is designed with human-scaled proportions that are compatible with adjacent buildings and the district as a whole.**
- (2) Buildings shall be placed contiguous with the right-of-way line.*

PROJECT INFORMATION: The proposed multi-family structure fronts onto the alley and requires a 7-foot building setback from the east property line due to an existing easement the prevents building contiguous to the ROW. The design is nod to historic accessory structure planned for removal. Other design approaches use vertical lines, a flat roof with parapet, and windows that are vertical glazing units. All of these features are typical of other commercial and mixed-use buildings in the area.

- (3) Buildings shall be designed without above ground pedestrian walkways which are prohibited across any public street.*

PROJECT INFORMATION: No above ground pedestrian walkways crossing a public street are proposed.

- (4) Walls shall include storefronts along each ground floor and shall extend the length of each lot line that is adjacent to a public street. Windows shall not be tinted, mirrored, or treated in such a way as to block views into the interior.

PROJECT INFORMATION: The proposed apartment building will not be adjacent to a public street and does not include ground floor commercial uses.

- (5) Parking within a building on the ground floor shall only be allowed behind secondary facades. Commercial storefronts or office uses shall be provided between any ground floor parking area and the primary facades fronting the public street. Parking is prohibited between the building and the street.

PROJECT INFORMATION: Vehicle parking on-site is not provided.

- (6) No new building shall be designed to allow drive-through uses, except banks and credit unions where construction of the bank or credit union is commenced on or after October 1, 2011, may include a drive-through use as a conditional use subject to the following standards:

PROJECT INFORMATION: The proposed apartment building is residential and will not require provisions for a drive-through use.

- (7) Manufactured dwelling units are prohibited.

PROJECT INFORMATION: No manufactured dwelling units are proposed.

- (c) Mechanical equipment and service areas. Mechanical equipment, including, but not limited to, heating and cooling systems, solar panels and telecommunications equipment, and service areas, including, but not limited to, dumpster enclosures, shall meet the following standards:

- (1) Materials. Materials shall be harmonious in type, color, scale, texture, and proportions with the building and the district generally.

- (2) Design.

(A) Mechanical equipment and service areas should be located out of public view and designed as an integral part of the overall building design.

(B) Mechanical equipment and service areas should be placed at the rear of the building, recessed on the roof of the building, or screened by appropriate fencing.

(C) Low-profile mechanical units and elevator shafts may be placed on rooftops if they are not visible from the street, or are set back and screened from view.

(D) Solar panels should have low profiles and not be visible from the street.

(E) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.

(F) Mechanical equipment placed at street level should be screened in a manner that is compatible with the streetscape and adjacent buildings.

(G) Skylights and vents shall be placed behind and below the parapet level.

PROJECT INFORMATION: The mechanical equipment will be placed on the roof and will be screened from view by the building's parapet walls. Trash for the overall development will remain on the south side of the site within a shared solid waste area, this development's trash receptacle will be placed in an alcove to further screen it from the alley.

- (d) Awnings and canopies. Awnings and canopies on new construction shall meet the following standards:

PROJECT INFORMATION: There are no awnings proposed for this project.

4. DEMOLITION OF HISTORIC ACCESSORY STRUCTURES

The Applicant is requesting approval to demolish an existing historic accessory structure that was built behind the primary contributing resource.

SRC 230.095(e)(2)

(e) *Criteria.*

- (1) *An application for Class 1 historic accessory structure removal shall be granted if the accessory structure lacks structural integrity and would be cost prohibitive to repair on site.*
- (2) *An application for Class 2 historic accessory structure removal shall be granted if the following criteria are met:*
 - (A) *The historic accessory structure is not individually significant nor comprised of distinctive stylistic features or examples of skilled craftsmanship that contribute significantly to the historic value of the primary historic structure on the site.*
 - (B) *The historic accessory structure lacks structural integrity and would be cost prohibitive to repair on site; and*
 - (C) *No feasible alternative exists to rehabilitate the historic accessory structure.*

RESPONSE: The application is considered a Class 2 procedure and requires that the applicant meet criteria from SRC 230.095(e)(2) noted above. The following information illustrates how the applicable criteria is met:

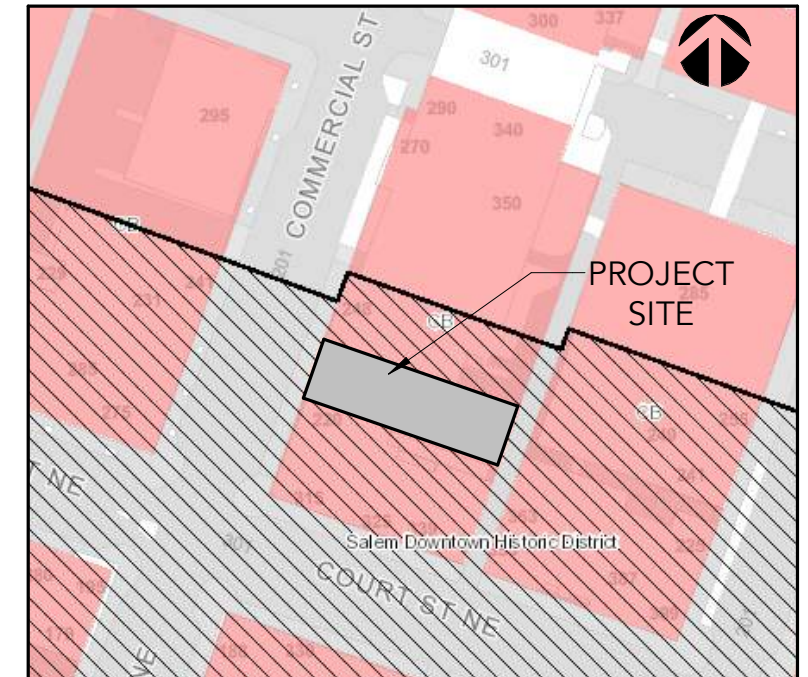
- (A) The existing accessory structure is not individually significant nor does it include distinctive stylistic features. The existing structure is a wood framed, metal sided building with a single door on the south elevation adjacent to what is currently a private alley and then a single door and an overhead door on the east elevation. The building is essentially a metal box with a flat membrane roof with no windows, architectural details, or fenestrations. Based on how it sits on the site, it completely blocks the secondary façade of the primary contributing historic resource.
- (B) The only baring walls of the accessory historic structure are the perimeter walls, which are constructed along the property lines, adjacent to existing structures, or easements adjacent to the alley. Due to this situation, the existing structure can only be used as a warehouse or for storage, and will not allow the proposed residential uses within the existing structure or feasibly allow additions above.
- (c) The applicant is proposing 12 new multi-family units where this historic accessory structure currently sits. Based on it's construction, there is no feasible alternative that would allow it to be rehabilitated for residential use.

Thank you for your consideration,

Gretchen Stone
Land Use Coordinator

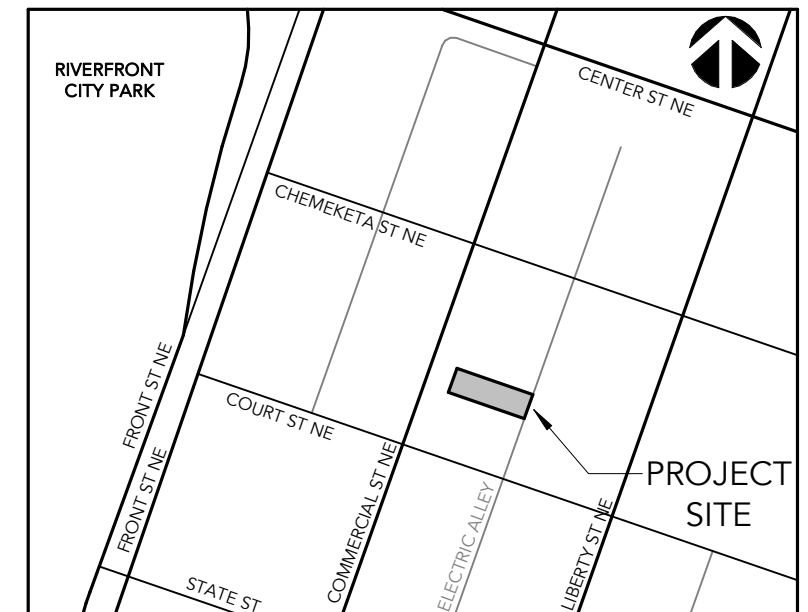


ZONING MAP



- CENTRAL BUSINESS DISTRICT
 - HISTORIC DISTRICT

LOCATION MAP



LU DRAWING INDEX	
SHEET #	SHEET NAME
LU-00	COVER SHEET
LU-01	SITE PLAN
LU-02	FLOOR PLAN - LEVEL 0 & LEVEL 1
LU-03	FLOOR PLAN - LEVEL 2 & LEVEL 3
LU-04	ROOF PLAN
LU-05	BUILDING ELEVATIONS
LU-06	BUILDING ELEVATIONS

LU DRAWING INDEX	
SHEET #	SHEET NAME
LU-07	BUILDING ELEVATIONS
LU-08	BUILDING ELEVATIONS
LU-09	BUILDING ELEVATIONS
LU-10	EXISTING BUILDING ELEVATIONS
LU-11	EXISTING BUILDING ELEVATIONS
LU-12	EXISTING BUILDING ELEVATIONS
LU-13	EXISTING BUILDING ELEVATIONS
LU-14	RENDERING

PROJECT DESCRIPTION

THE RENOVATION OF EXISTING ±23,000 SQUARE FOOT BUILDING COMPRISED OF TWO STORIES AND A BASEMENT. THE RENOVATION WILL INCLUDE DEMOLITION OF THE EXISTING ADDITION ON THE ALLEY SIDE OF THE SITE WHICH WILL BE REPLACED WITH A STAND-ALONE STRUCTURE WITH TWELVE APARTMENTS. THE EXISTING REMAINING STRUCTURE WILL BE RE-DEVELOPED A COMMERCIAL TENANT SPACE ON THE GROUND FLOOR WITH TENANT STORAGE IN THE BASEMENT AND FOUR RESIDENTIAL APARTMENTS ON THE SECOND FLOOR.

CBTWO
 ARCHITECTS LLC

ORREO

RETRO ELECTRO
 236 COMMERCIAL ST NE, SALEM, OR 97301

COVER SHEET

LU-00

DATE: 09/26/2023 REVISION: 01

SITE INFORMATION:

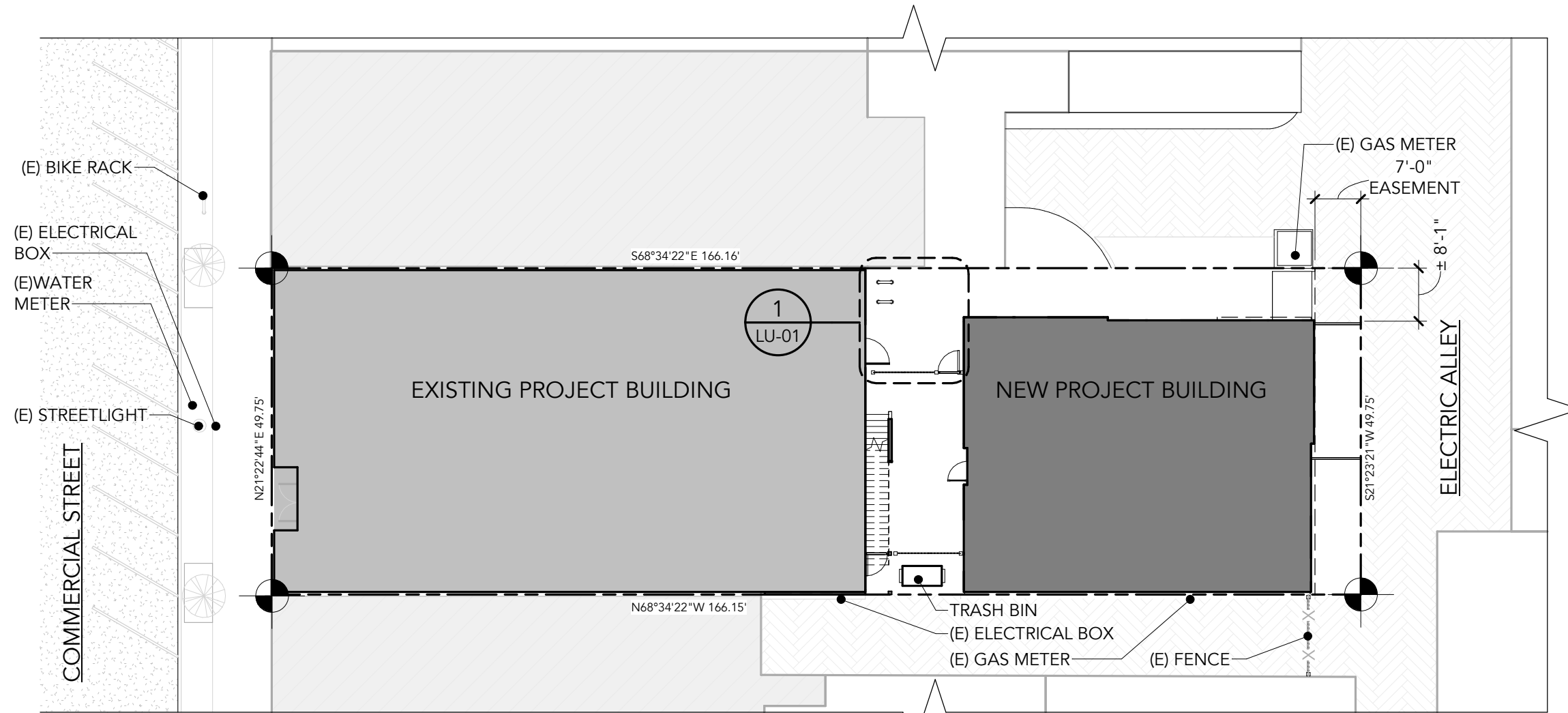
LOT AREA	8,265 SF
ZONE	CENTRAL BUSINESS DISTRIC HISTORIC DISTRICT
USES	MULTIPLE FAMILY COMMERCIAL
# UNITS	16
LOT WIDTH	49'-9"
LOT DEPTH	166'-1"

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

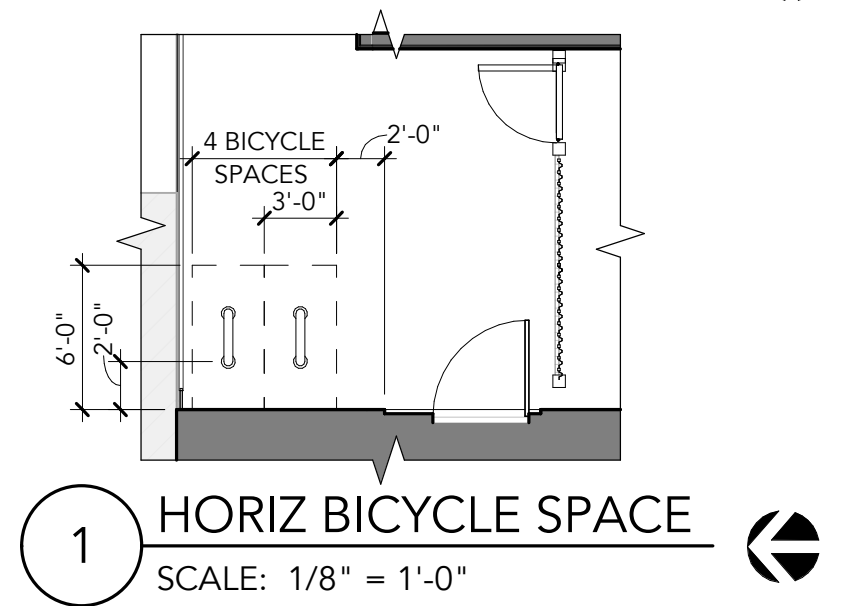


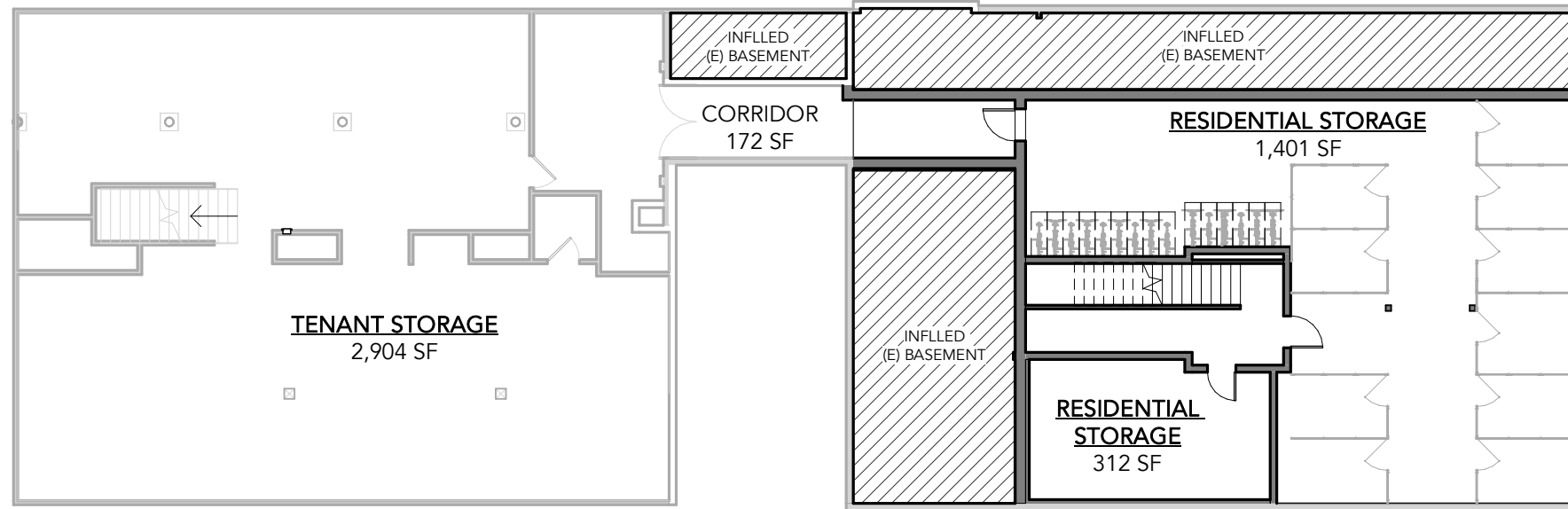
SITE PLAN

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



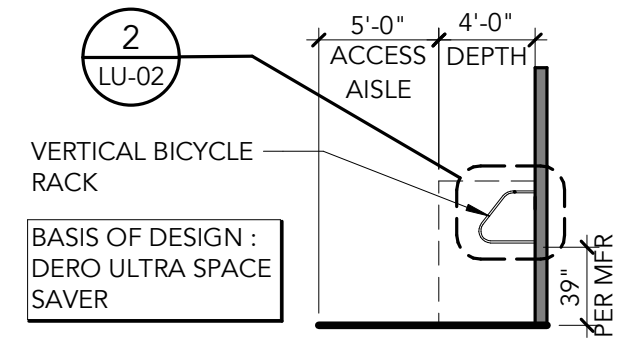


LEVEL 0 - AREA SUMMARY

TENANT STORAGE	2,904 SF
RESIDENTIAL STORAGE	1,713 SF
CORRIDOR	172 SF
STAIRS	254 SF
OVERALL	4,254 SF

LEVEL 1 - AREA SUMMARY

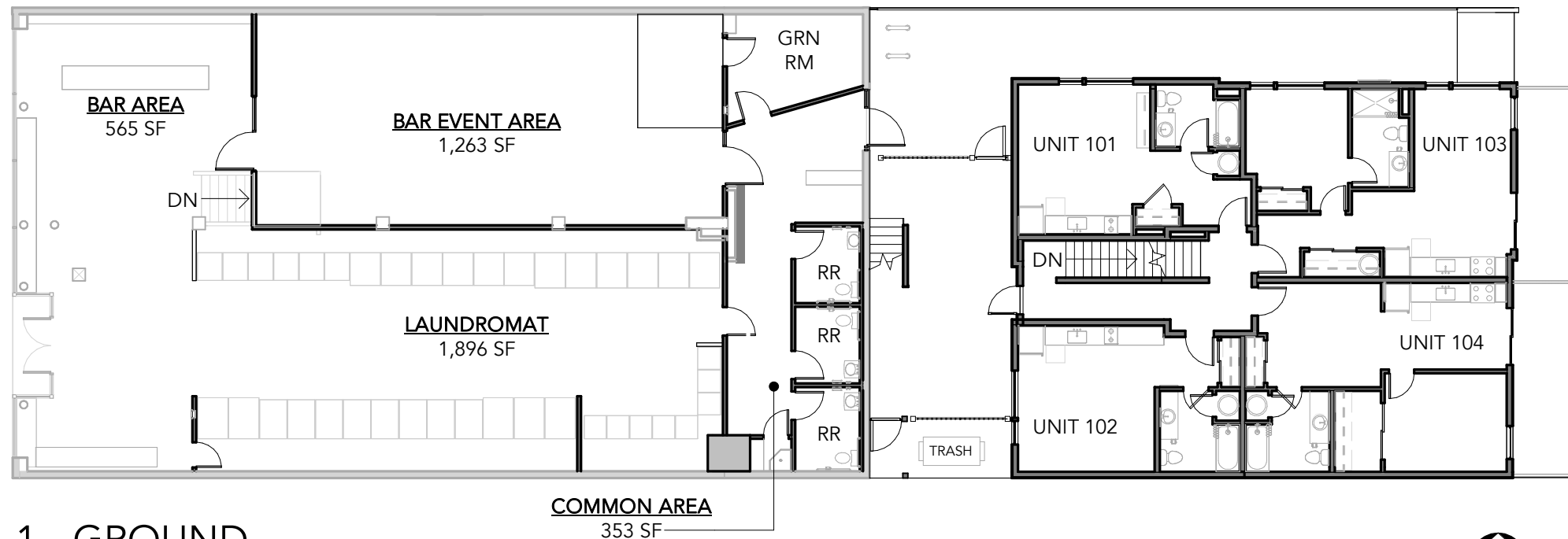
BAR AREA	565 SF
BAR EVENT AREA	1,263 SF
LAUNDROMAT	1,896 SF
COMMON AREA	562 SF
RESIDENTIAL	1,908 SF
STAIRS	254 SF
OVERALL	6,448 SF



SIDE ELEVATION

LEVEL 0 - BASEMENT

SCALE: 1/16" = 1'-0"



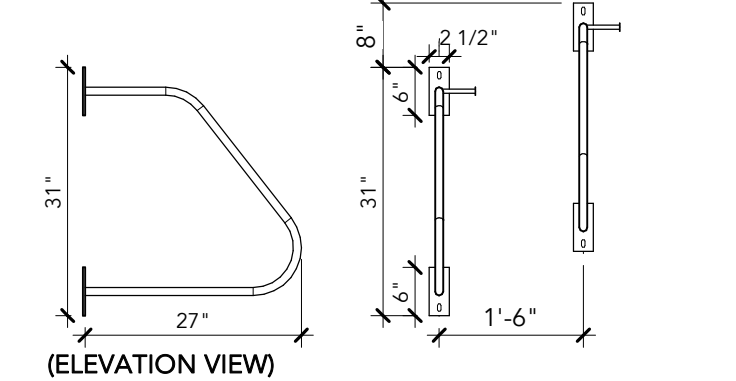
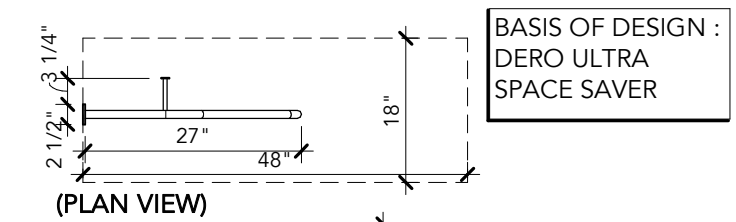
LEVEL 1 - GROUND

SCALE: 1/16" = 1'-0"



1 VERTICAL BICYCLE SPACE

SCALE: 1/8" = 1'-0"



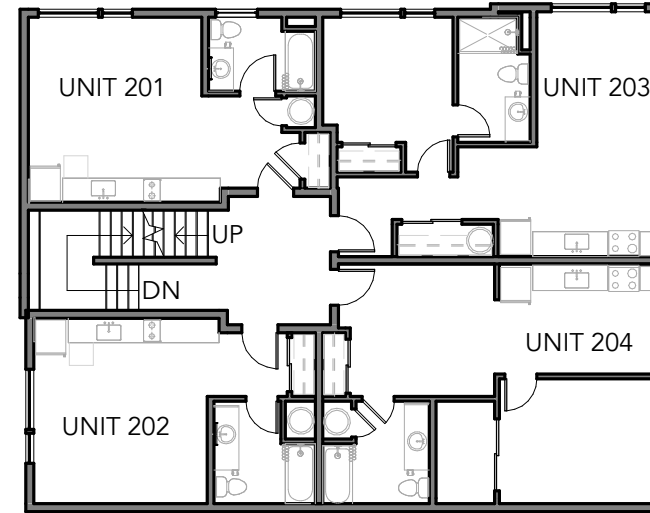
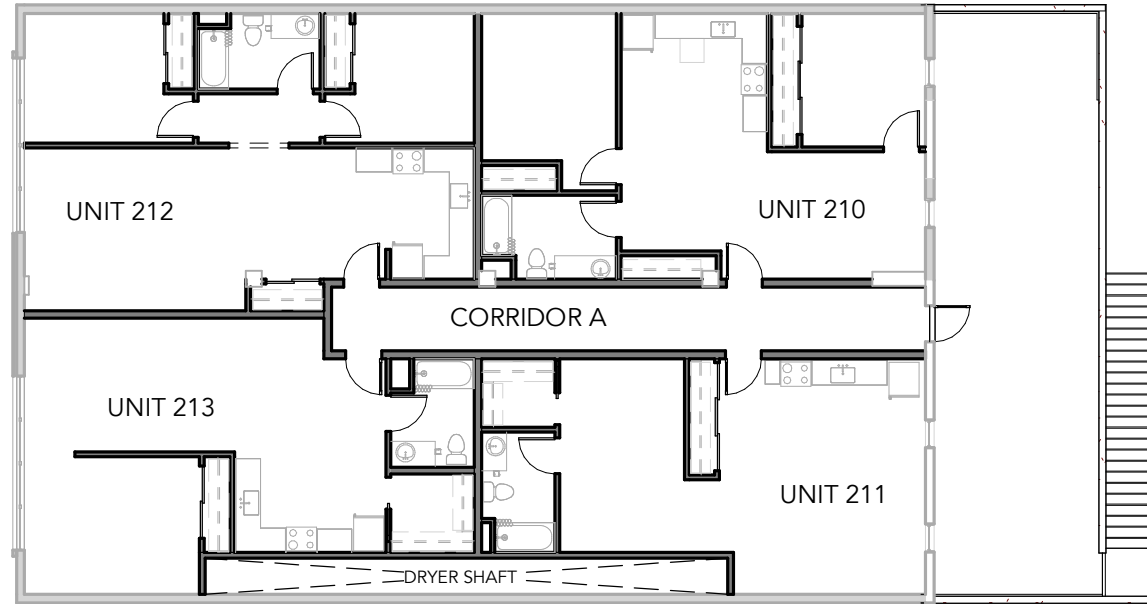
2 VERTICAL BIKE RACK DETAIL

SCALE: 1/2" = 1'-0"

COMMERCIAL STREET

ELECTRIC ALLEY

COMMERCIAL STREET



ELECTRIC ALLEY

LEVEL 2 - AREA SUMMARY

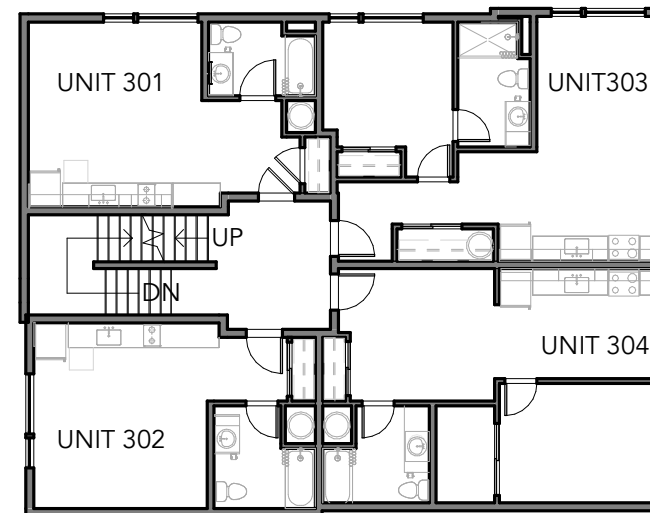
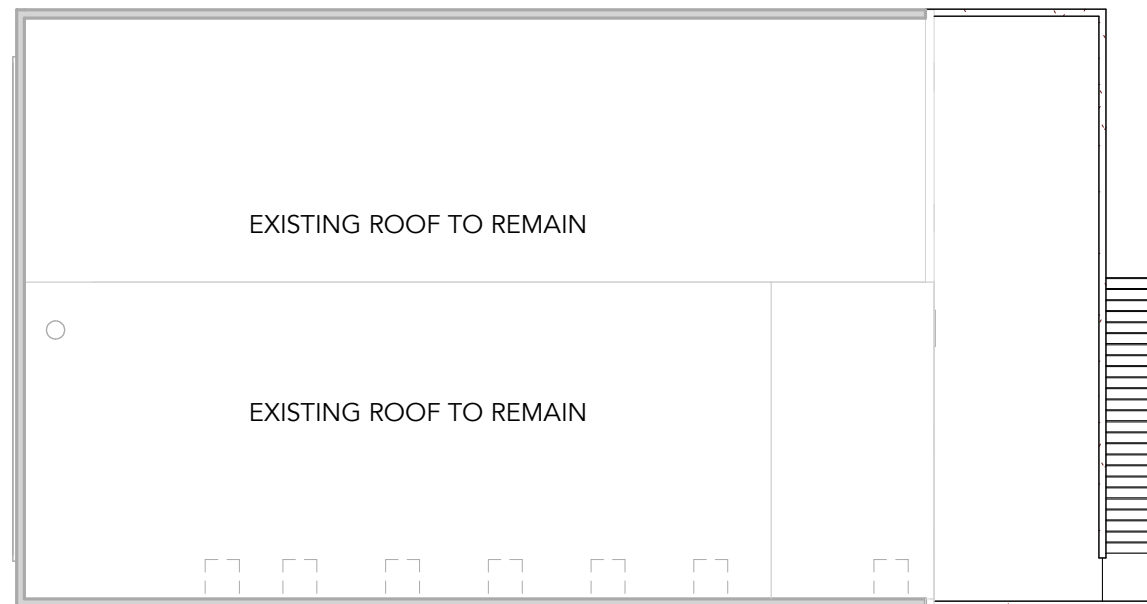
RESIDENTIAL	5,233 SF
CORRIDOR A	299 SF
STAIRS	254 SF
OVERALL	5,786 SF

LEVEL 2 - RESIDENTIAL

SCALE: 1/16" = 1'-0"



COMMERCIAL STREET



ELECTRIC ALLEY

LEVEL 3 - AREA SUMMARY

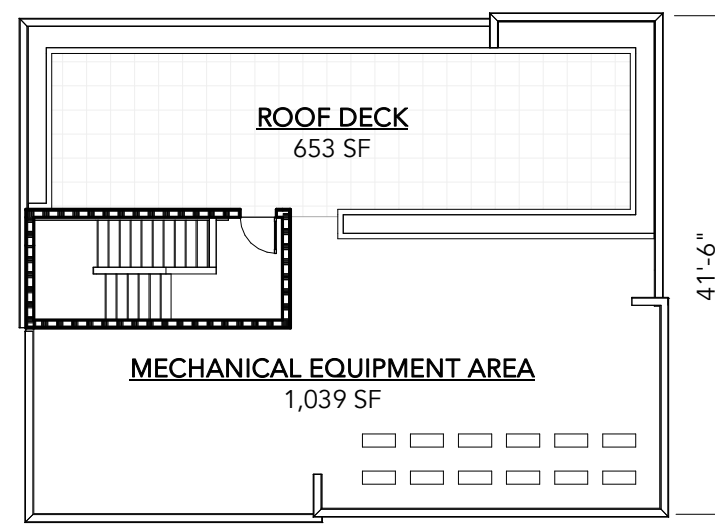
RESIDENTIAL	1,908 SF
STAIRS	254 SF
OVERALL	2,162 SF

LEVEL 3 - RESIDENTIAL

SCALE: 1/16" = 1'-0"



COMMERCIAL STREET



ELECTRIC ALLEY

ROOF PLAN - AREA SUMMARY

ROOF DECK	653 SF
MECHANICAL EQUIPMENT AREA	1,039 SF
OVERALL	1,692 SF

ROOF PLAN

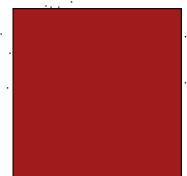
SCALE: 1/16" = 1'-0"





WEST ELEVATION

SCALE: 1" = 10'-0"



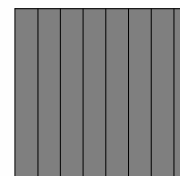
1A
MATERIAL:
 PAINT
COLOR:
 RED



1B
MATERIAL:
 PAINT
COLOR:
 DARK BLUE



1C
MATERIAL:
 WINDOW MULLION
COLOR:
 DARK GREY



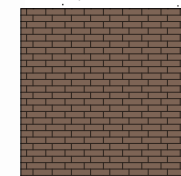
1D
MATERIAL:
 VERTICAL SIDING
COLOR:
 DARK GREY



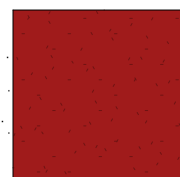
1E
MATERIAL:
 EXISTING METAL AWNING
COLOR:
 DARK GREY



1F
MATERIAL:
 EXISTING WINDOW TRIM
COLOR:
 WHITE



1G
MATERIAL:
 EXISTING MASONRY
COLOR:
 EXISTING



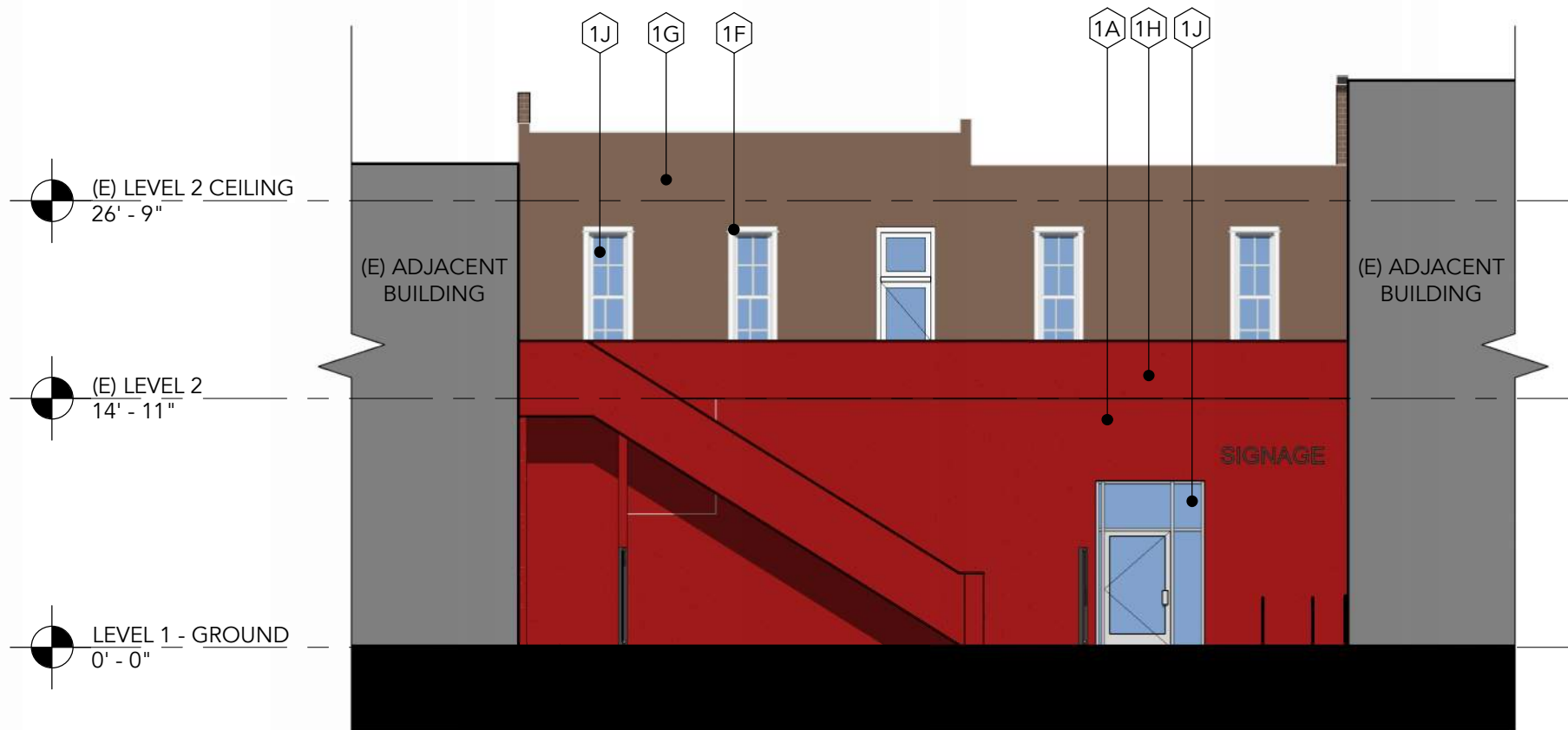
1H
MATERIAL:
 STUCCO
COLOR:
 RED



1J
MATERIAL:
 GLAZING
COLOR:
 CLEAR



1K
MATERIAL:
 STOREFRONT
COLOR:
 ALUMINUM



COURTYARD EAST ELEVATION

SCALE: 1" = 10'-0"



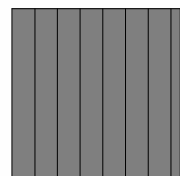
1A
MATERIAL:
 PAINT
COLOR:
 RED



1B
MATERIAL:
 PAINT
COLOR:
 DARK BLUE



1C
MATERIAL:
 WINDOW MULLION
COLOR:
 DARK GREY



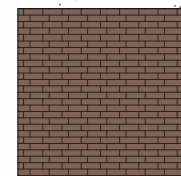
1D
MATERIAL:
 VERTICAL SIDING
COLOR:
 DARK GREY



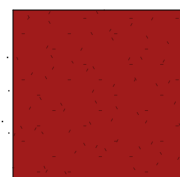
1E
MATERIAL:
 EXISTING METAL AWNING
COLOR:
 DARK GREY



1F
MATERIAL:
 EXISTING WINDOW TRIM
COLOR:
 WHITE



1G
MATERIAL:
 EXISTING MASONRY
COLOR:
 EXISTING



1H
MATERIAL:
 STUCCO
COLOR:
 RED



1J
MATERIAL:
 GLAZING
COLOR:
 CLEAR

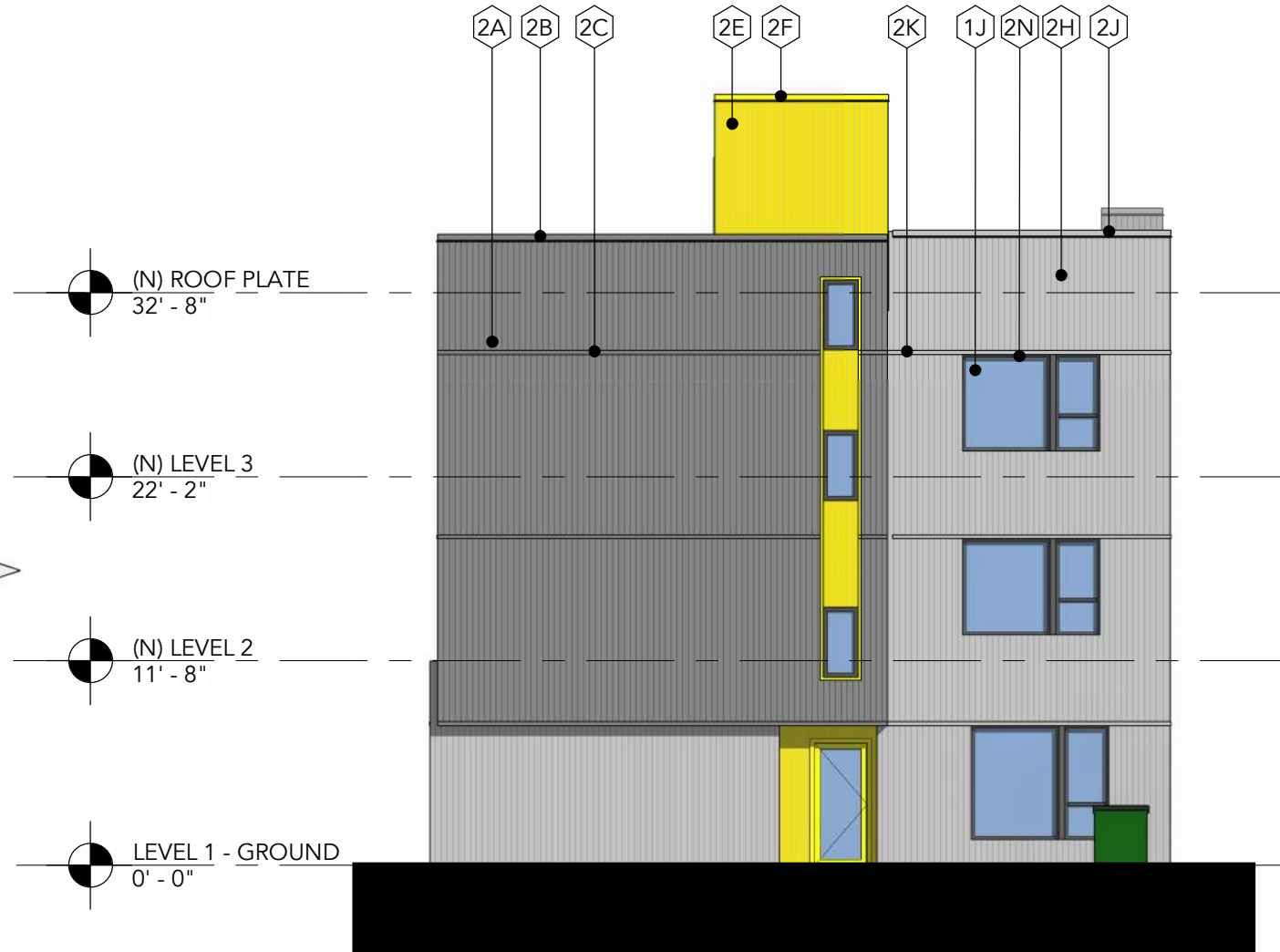


1K
MATERIAL:
 STOREFRONT
COLOR:
 ALUMINUM



EAST ELEVATION

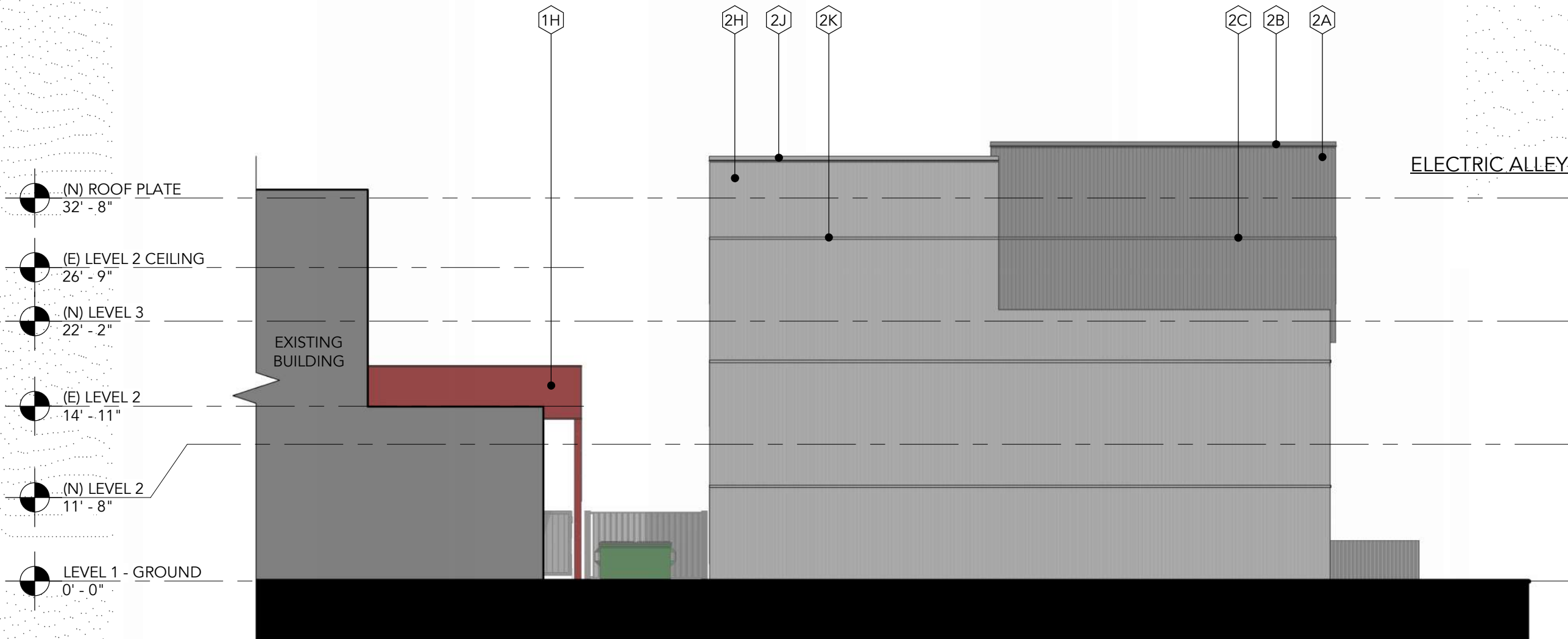
SCALE: 1" = 10'-0"



COURTYARD WEST ELEVATION

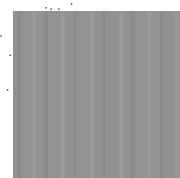



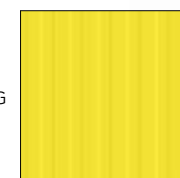
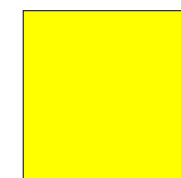
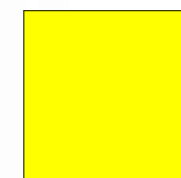
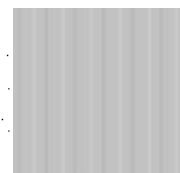


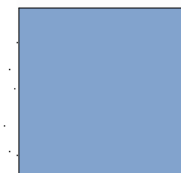
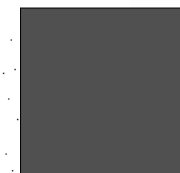
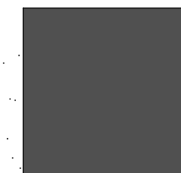
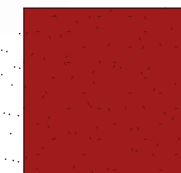
SCALE: 1" = 10'-0"

<p>2A MATERIAL: VERTICAL METAL SIDING COLOR: DARK GREY</p>	<p>2B MATERIAL: COPING CAP COLOR: DARK GREY</p>	<p>2C MATERIAL: HORIZONTAL TRIM COLOR: DARK GREY</p>	<p>2D MATERIAL: PERFERATED 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: LIGHT GREY</p>	<p>2K MATERIAL: HORIZONTAL TRIM COLOR: LIGHT GREY</p>	<p>1J MATERIAL: GLAZING COLOR: CLEAR</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 MATERIAL: VERTICAL METAL SIDING COLOR: DARK GREY</p>	 <p>2B MATERIAL: COPING CAP COLOR: DARK GREY</p>	 <p>2C MATERIAL: HORIZONTAL TRIM COLOR: DARK GREY</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: LIGHT GREY</p>	 <p>2K MATERIAL: HORIZONTAL TRIM COLOR: LIGHT GREY</p>	 <p>1J MATERIAL: GLAZING COLOR: CLEAR</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>



SOUTH 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: DARK GREY</p>	<p>2C</p> <p>MATERIAL: HORIZONTAL TRIM COLOR: DARK GREY</p>	<p>2D</p> <p>MATERIAL: PERFORATED 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: LIGHT GREY</p>	<p>2K</p> <p>MATERIAL: HORIZONTAL TRIM COLOR: LIGHT GREY</p>	<p>1J</p> <p>MATERIAL: GLAZING COLOR: CLEAR</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>

EXISTING FACADE TO REMAIN.
TO BE REPAINTED.

EXISTING WINDOWS TO REMAIN.
TO BE REPAINTED.

(E) LEVEL 2 CEILING
26' - 9"

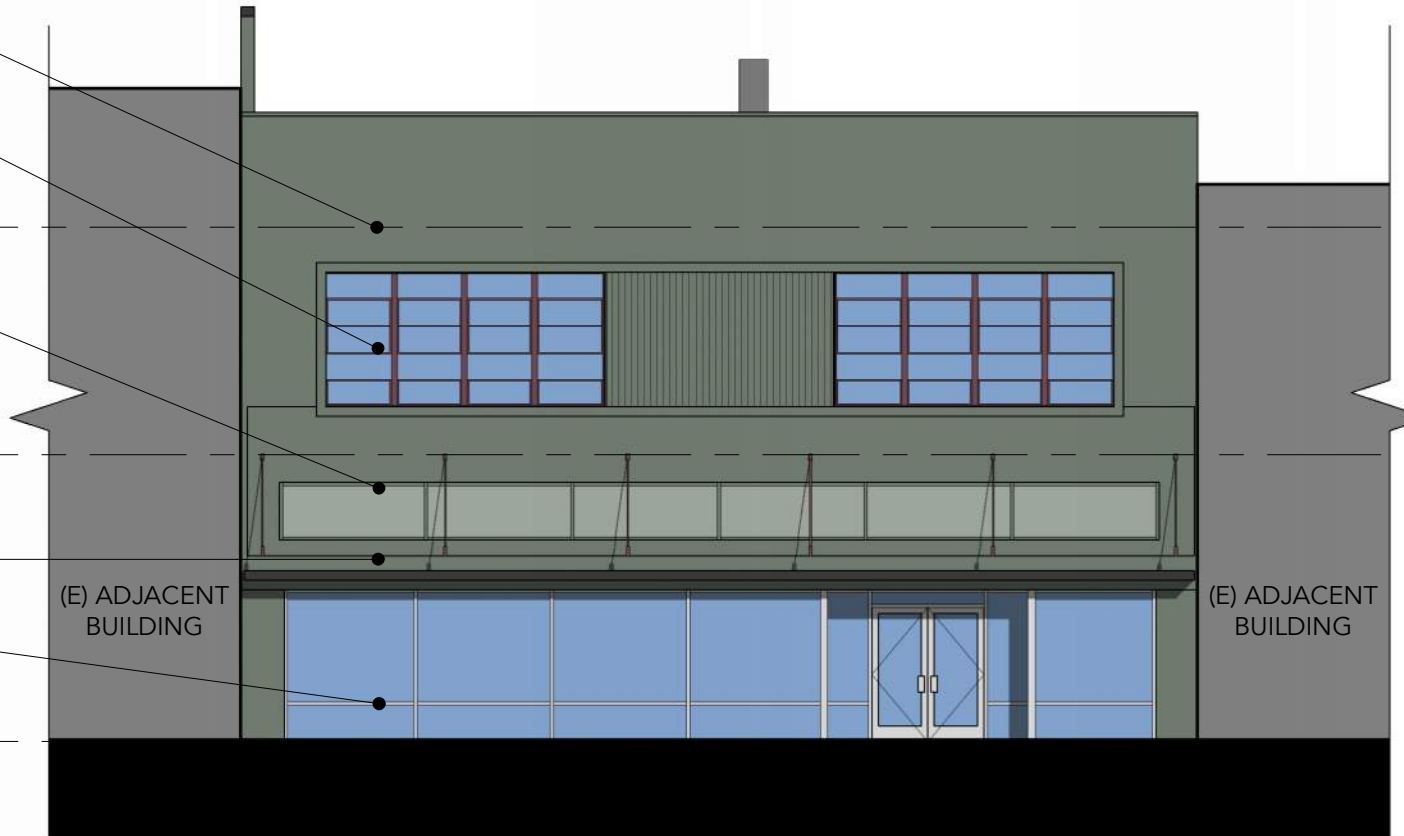
CLEARSTORY WINDOWS ARE TO BE
REPLACED WITH A STOREFRONT TO
MATCH THE FIRST FLOOR.

(E) LEVEL 2
14' - 11"

EXISTING AWNING TO REMAIN.
TO BE REPAINTED.

EXISTING STOREFRONT TO REMAIN

LEVEL 1 - GROUND
0' - 0"



WEST ELEVATION

SCALE: 1" = 10'-0"



CBTWO
ARCHITECTS LLC

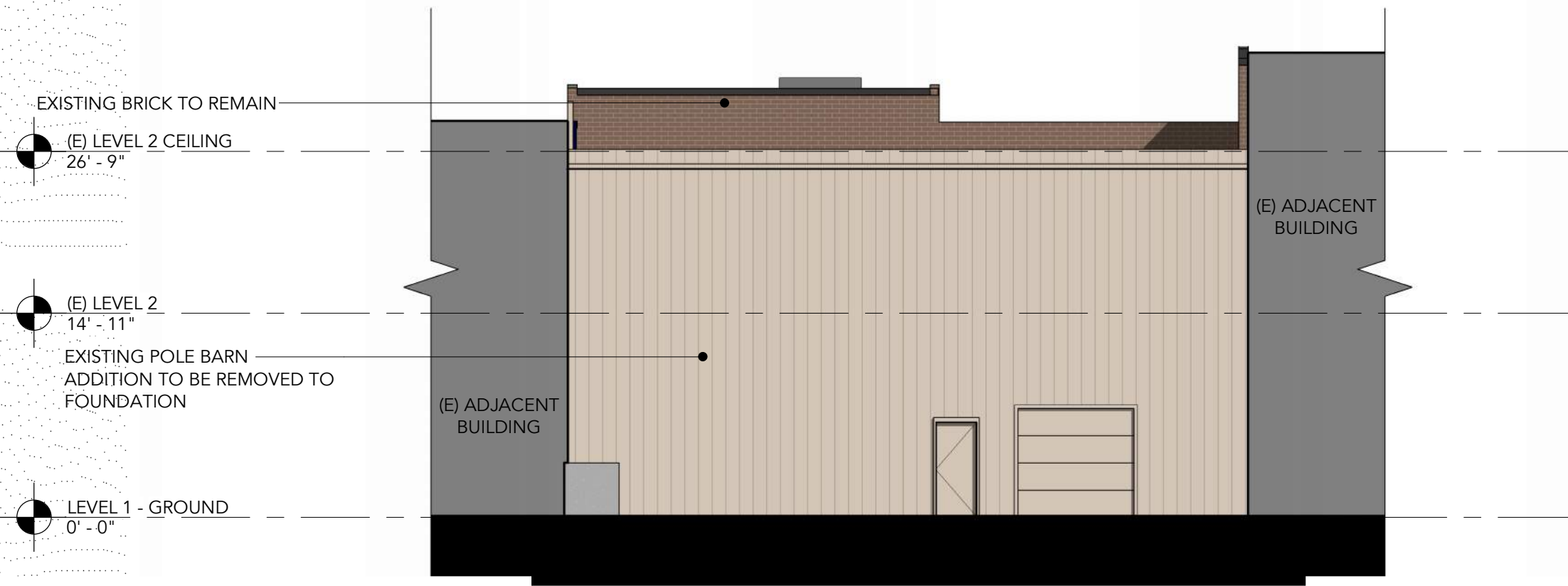
ORREO

RETRO ELECTRO
236 COMMERCIAL ST NE, SALEM, OR 97301

EXISTING BUILDING ELEVATIONS

LU-10

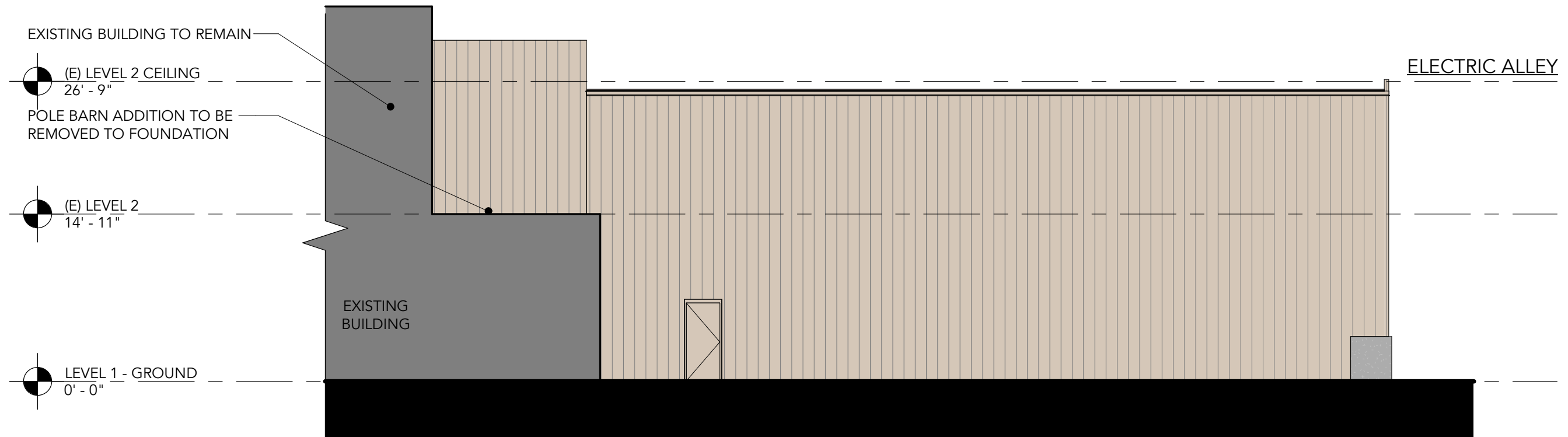
DATE: 09/26/2023 REVISION: 01



COURTYARD EAST ELEVATION

SCALE: 1" = 10'-0"

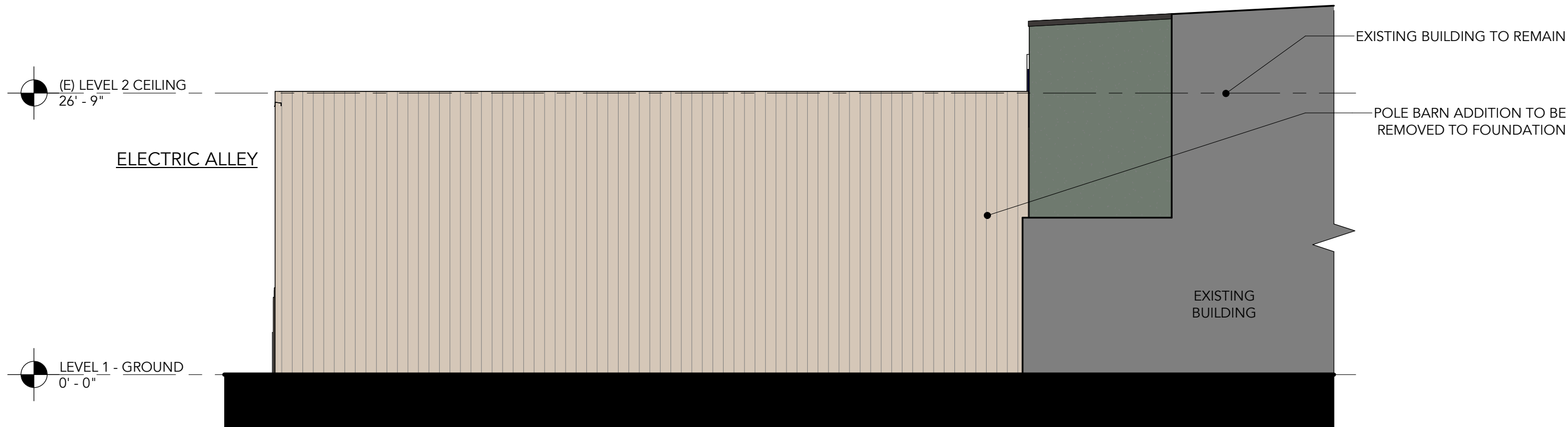




NORTH ELEVATION

SCALE: 1" = 10'-0"





SOUTH ELEVATION

SCALE: 1" = 10'-0"





CBTWO
ARCHITECTS^{LLC}

ORREO

RETRO ELECTRO
236 COMMERCIAL ST NE, SALEM, OR 97301

RENDERING

LU-14

DATE: 09/26/2023 REVISION: 01

Kimberli Fitzgerald

From: MICHAEL LIVINGSTON <michaellivingston1@comcast.net>
Sent: Friday, November 3, 2023 3:42 PM
To: Zachery Cardoso
Cc: Kimberli Fitzgerald; Irma Coleman; Owens, Sarah; Bryant Baird
Subject: Re: Request for Comments - Case No. HIS23-23 for 236 Commercial St NE

f CANDO, I am submitting this comment in response to your revised request below in
23-23 for 236 Commercial St NE :

**supports the proposal to install a new storefront and demolish the existing 1950
and construct a new structure at the rear of the England-Wade Building
The proposed new storefront is modest and tasteful in design and is in keeping
ing's historic character. The proposed new structure at the rear of the building
at improvement and will enhance the character and atmosphere of Electrical**

ston

On 10/25/2023 3:42 PM PDT Zachery Cardoso <zcardoso@cityofsalem.net> wrote:

Hello,

The Request for Comments for Historic Design Review Case No. HIS23-23 for 236 Commercial St NE is attached for your information. Comments are due **Wednesday, November 8, 2023 by 5:00 p.m.** Hard copies go out in the mail today for those of you who are to receive one.

Application 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).

Please direct questions or comments to the **CASE MANAGER:**

Kimberli Fitzgerald