

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 información, por favor llame
503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

CLASS 3 MAJOR HISTORIC DESIGN REVIEW CASE NO.: HIS23-23

APPLICATION NO.: 23-119363-PLN

NOTICE OF DECISION DATE: November 17, 2023

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).

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: Gretchen Stone

LOCATION: 236 Commercial St NE

CRITERIA: Salem Revised Code (SRC) Chapters 230.095 – Demolition of Accessory Structure; 230.065 – Guidelines for Historic Contributing Resources


FINDINGS: The findings are in the attached Decision dated November 16, 2023.

DECISION: The **Historic Landmarks Commission APPROVED** Class 3 Major Historic Design Review Case No. HIS23-23 subject to the following conditions of approval:

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.

VOTE:

Yes 5 No 0 Absent 4 (Curteman, Morris, Ponce, Zimmerman)



Jennifer Maglinte-Timbrook
Vice-Chair, Historic Landmarks Commission

The rights granted by the attached decision must be exercised, or an extension granted, by December 5, 2025, or this approval shall be null and void.

Application Deemed Complete:	<u>October 25, 2023</u>
Public Hearing Date:	<u>November 16, 2023</u>
Notice of Decision Mailing Date:	<u>November 17, 2023</u>
Decision Effective Date:	<u>December 5, 2023</u>
State Mandate Date:	<u>February 22, 2024</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Monday, December 4, 2023. 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(s) 230. 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 by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO.: Historic Design Review Case No. HIS23-23

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of the November 16, 2023 Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.095 and 230.065 as follows:

FINDINGS

The HLC finds that 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. The HLC finds that nothing in this Decision shall be construed to have approved the Class 2 Site Plan. The HLC adopts 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.

Criteria:

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

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 HLC finds that 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. The HLC finds 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 HLC finds that the applicant is not proposing to restore or repair any original historic materials as part of this proposal; therefore, the HLC finds 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 HLC finds that the applicant is not proposing to alter any original distinctive stylistic features or examples of skilled craftsmanship as part of this proposal; therefore, the HLC finds 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 HLC finds that the applicant is proposing to reopen previously covered over transom window openings on the primary façade (based upon physical evidence), which will be restored. The HLC finds 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 HLC finds that the applicant is proposing to demolish the metal storage building, which has blocked the rear façade of the England-Wade Building. The HLC finds that 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. The HLC finds 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 HLC finds that the applicant is proposing to re-open blocked transom windows on the primary façade. Overall, the HLC finds that 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 HLC finds that 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 HLC finds that the overall massing and size of the structure is half the square footage of the historic resource on the site and therefore the HLC finds 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 HLC finds that 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. The HLC finds that 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 HLC finds that 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. The HLC finds 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 HLC finds that the applicant is not proposing to correct any structural deficiencies as part of this proposal; therefore the HLC finds 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: The HLC finds that 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. The HLC finds that SRC 230.065(i) has been met for the proposal.

DECISION

The Historic Landmarks Commission **APPROVES** HIS23-23 with the following condition of approval:

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.

VOTE: Yes 5 No 0 Absent 4 (Curteman, Morris, Ponce, Zimmerman) Abstain 0

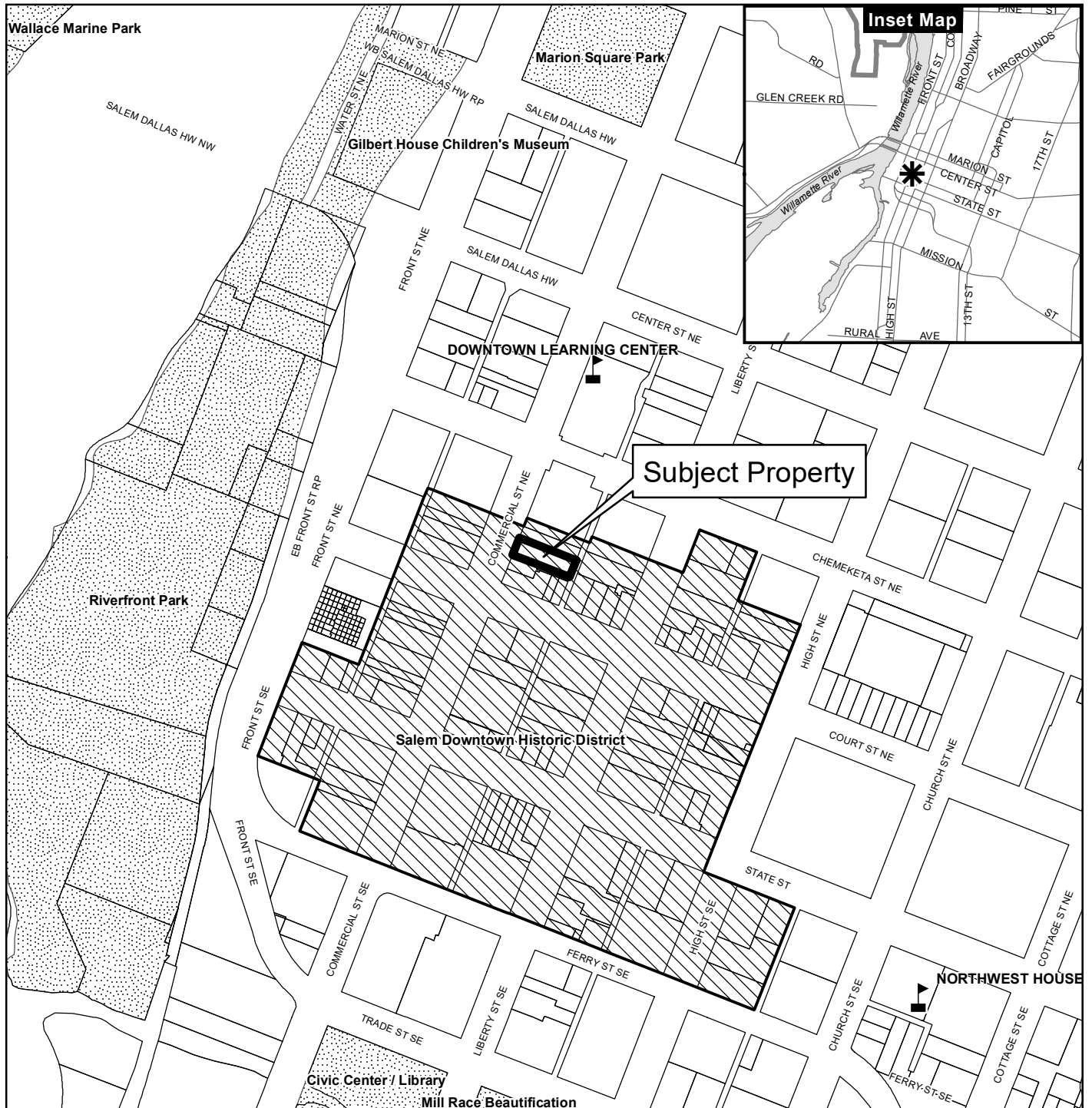
Attachments: A. Vicinity Map
B. Excerpt from Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

G:\CD\PLANNING\HISTORIC\CASE APPLICATION Files - Processing Documents & Staff Reports\Major Type III\2023\Decisions\HIS23-23 236 Commercial St. NE. Decision Findings.doc

Vicinity Map

236 Commercial Street NE (073W22DC08200)



Legend

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



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

SITE INFORMATION:

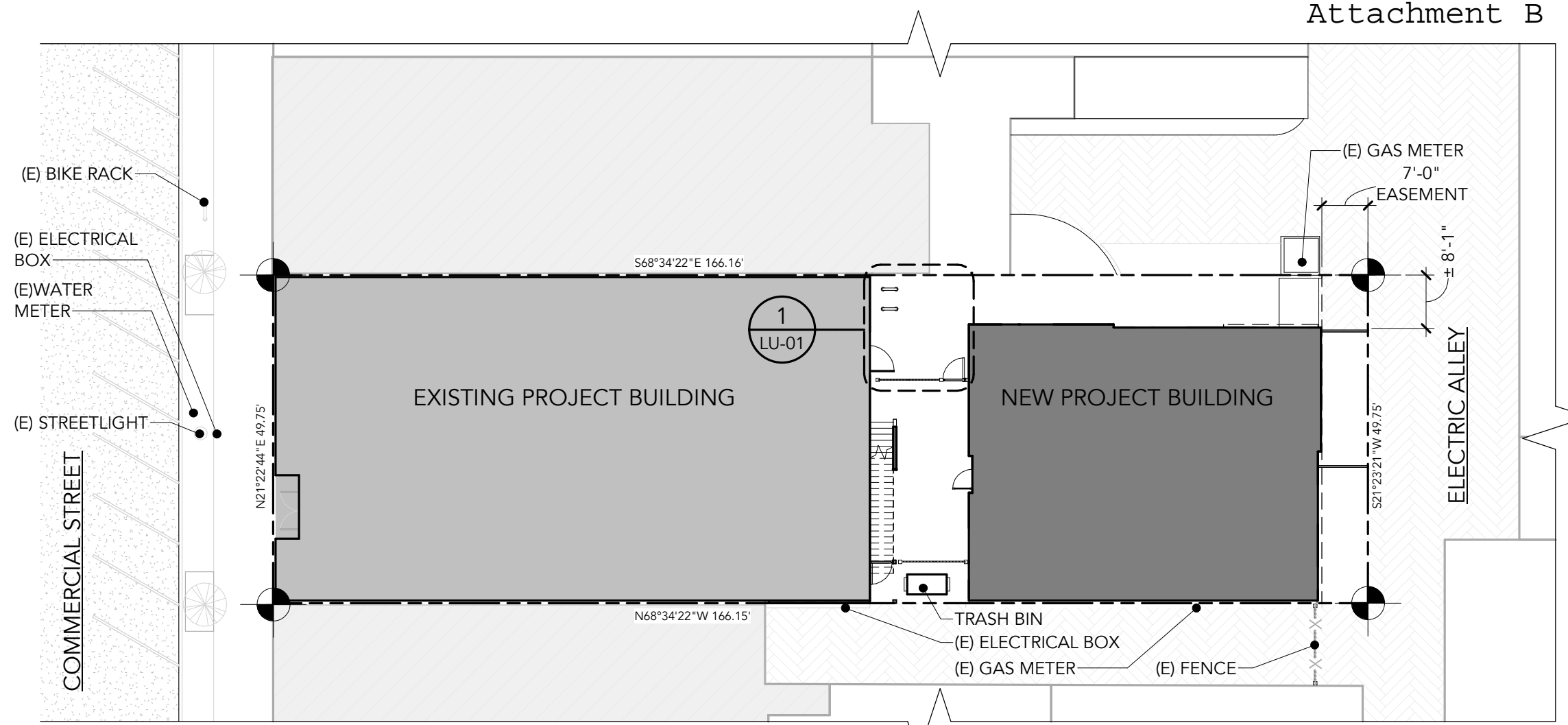
LOT AREA	8,265 SF
ZONE	CENTRAL BUSINESS DISTRIC HISTORIC DISTRICT
USES	MULTIPLE FAMILY COMMERCIAL
# UNITS	16
LOT WIDTH	49'-9"
LOT DEPTH	166'-1"

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

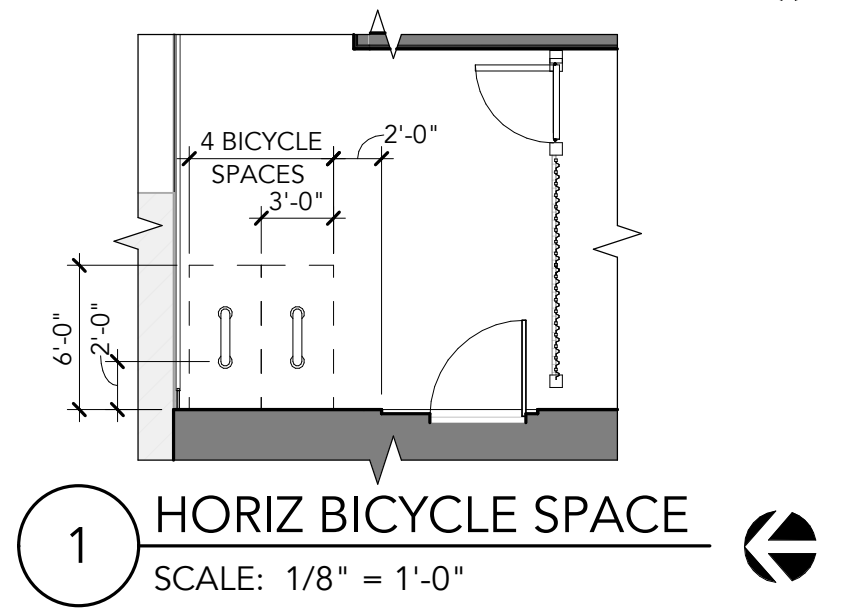


SITE PLAN

SCALE: 1" = 20'-0"

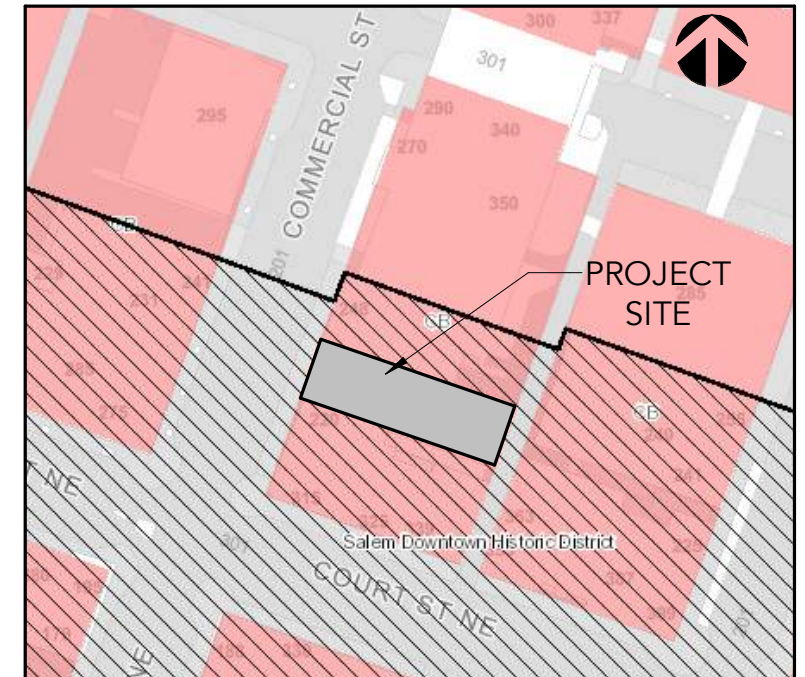
BIKE PARKING SCHEDULE:

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



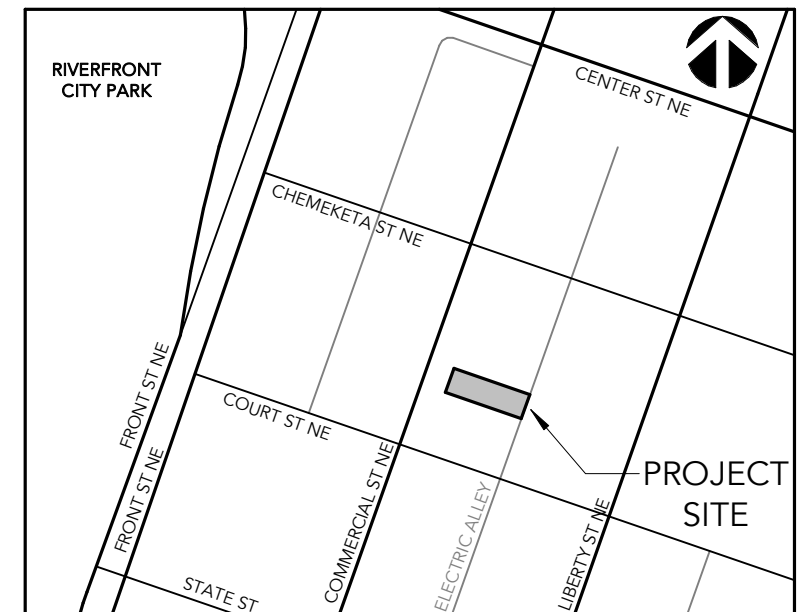


ZONING MAP



- 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

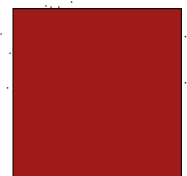
LU-00

DATE: 09/26/2023 REVISION: 01



WEST ELEVATION

SCALE: 1" = 10'-0"



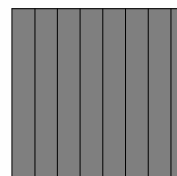
1A
MATERIAL:
 PAINT
COLOR:
 RED



1B
MATERIAL:
 PAINT
COLOR:
 DARK BLUE



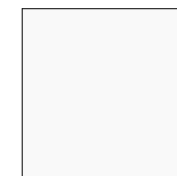
1C
MATERIAL:
 WINDOW MULLION
COLOR:
 DARK GREY



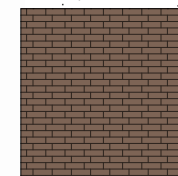
1D
MATERIAL:
 VERTICAL SIDING
COLOR:
 DARK GREY



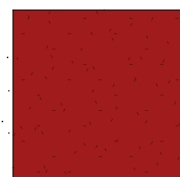
1E
MATERIAL:
 EXISTING METAL AWNING
COLOR:
 DARK GREY



1F
MATERIAL:
 EXISTING WINDOW TRIM
COLOR:
 WHITE



1G
MATERIAL:
 EXISTING MASONRY
COLOR:
 EXISTING



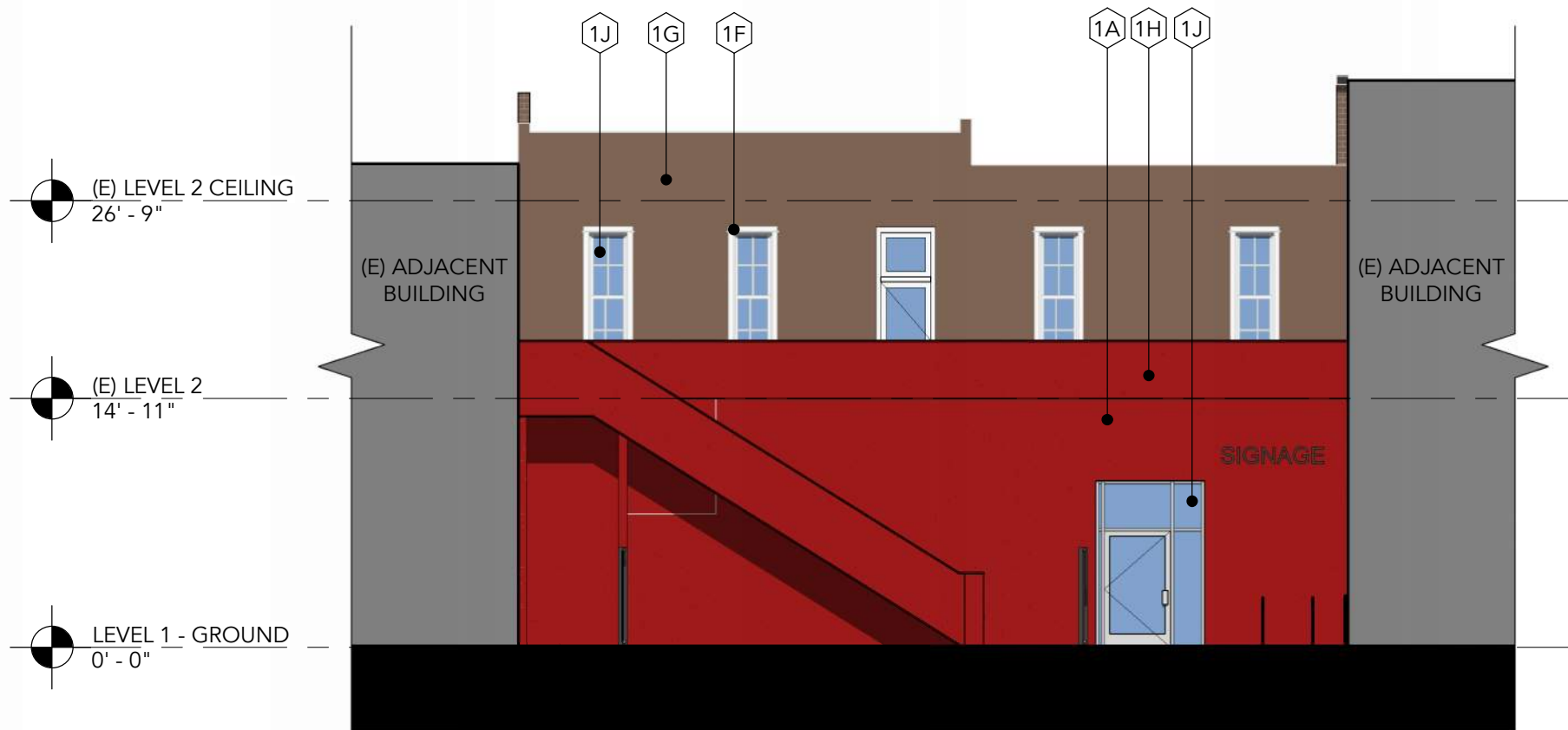
1H
MATERIAL:
 STUCCO
COLOR:
 RED



1J
MATERIAL:
 GLAZING
COLOR:
 CLEAR

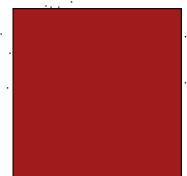


1K
MATERIAL:
 STOREFRONT
COLOR:
 ALUMINUM



COURTYARD EAST ELEVATION

SCALE: 1" = 10'-0"



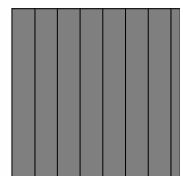
1A
MATERIAL:
 PAINT
COLOR:
 RED



1B
MATERIAL:
 PAINT
COLOR:
 DARK BLUE



1C
MATERIAL:
 WINDOW MULLION
COLOR:
 DARK GREY



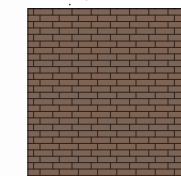
1D
MATERIAL:
 VERTICAL SIDING
COLOR:
 DARK GREY



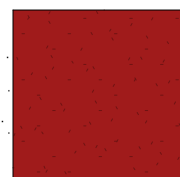
1E
MATERIAL:
 EXISTING METAL AWNING
COLOR:
 DARK GREY



1F
MATERIAL:
 EXISTING WINDOW TRIM
COLOR:
 WHITE



1G
MATERIAL:
 EXISTING MASONRY
COLOR:
 EXISTING



1H
MATERIAL:
 STUCCO
COLOR:
 RED



1J
MATERIAL:
 GLAZING
COLOR:
 CLEAR

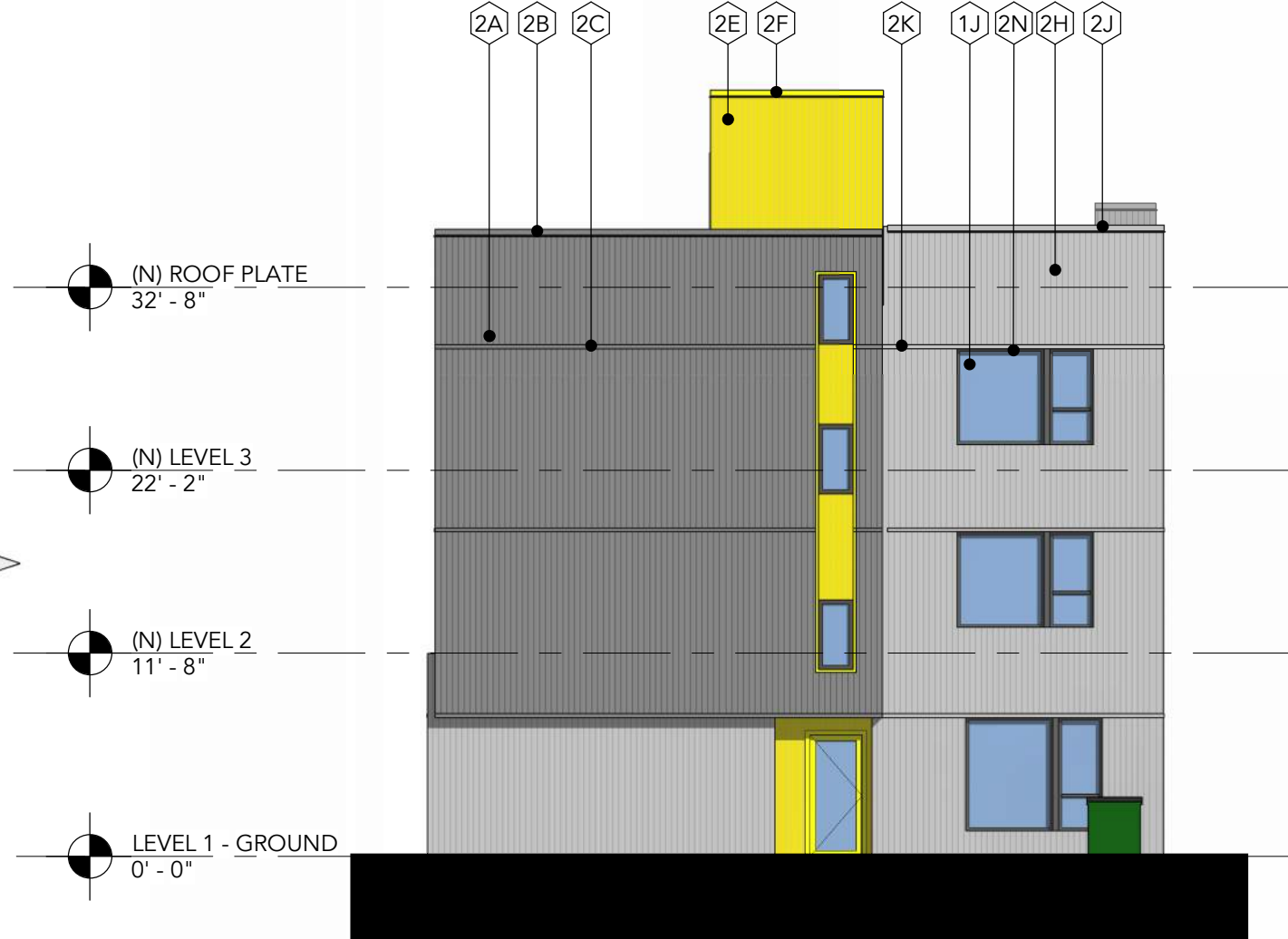


1K
MATERIAL:
 STOREFRONT
COLOR:
 ALUMINUM



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>



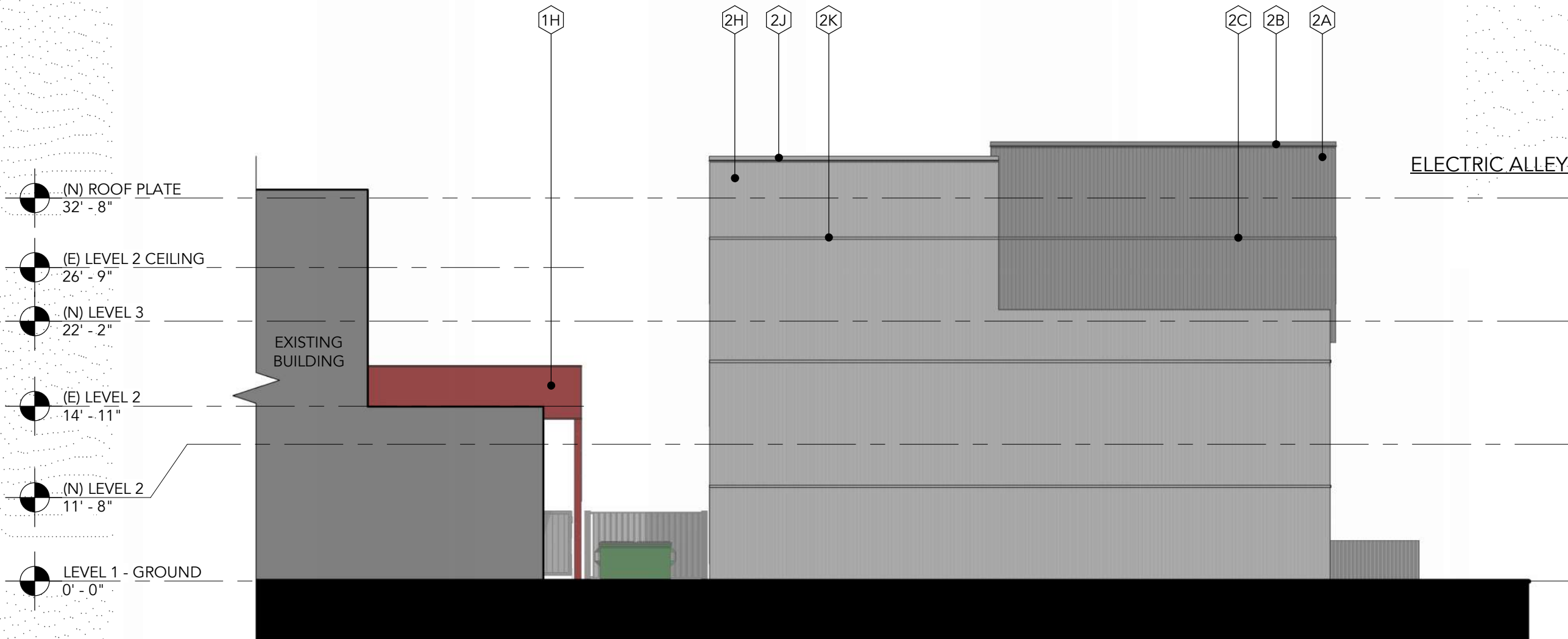
ORREO

RETRO ELECTRO
236 COMMERCIAL ST NE, SALEM, OR 97301

BUILDING ELEVATIONS

LU-07

DATE: 09/26/2023 REVISION: 01



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: DARK GREY</p>	<p>2C</p> <p>MATERIAL: HORIZONTAL TRIM COLOR: DARK GREY</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: 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>



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"

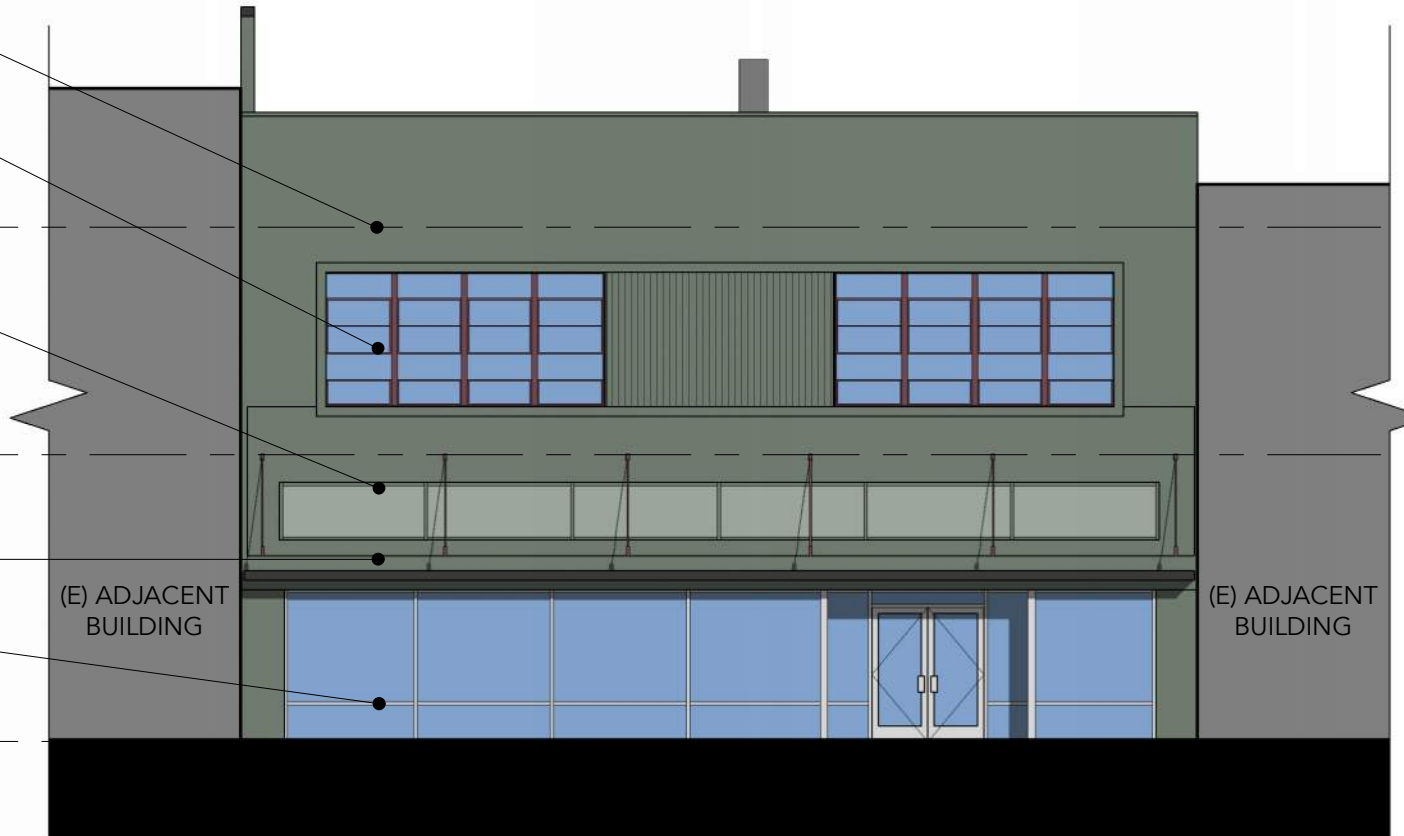
CLEARSTORY WINDOWS ARE TO BE
REPLACED WITH A STOREFRONT TO
MATCH THE FIRST FLOOR.

(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

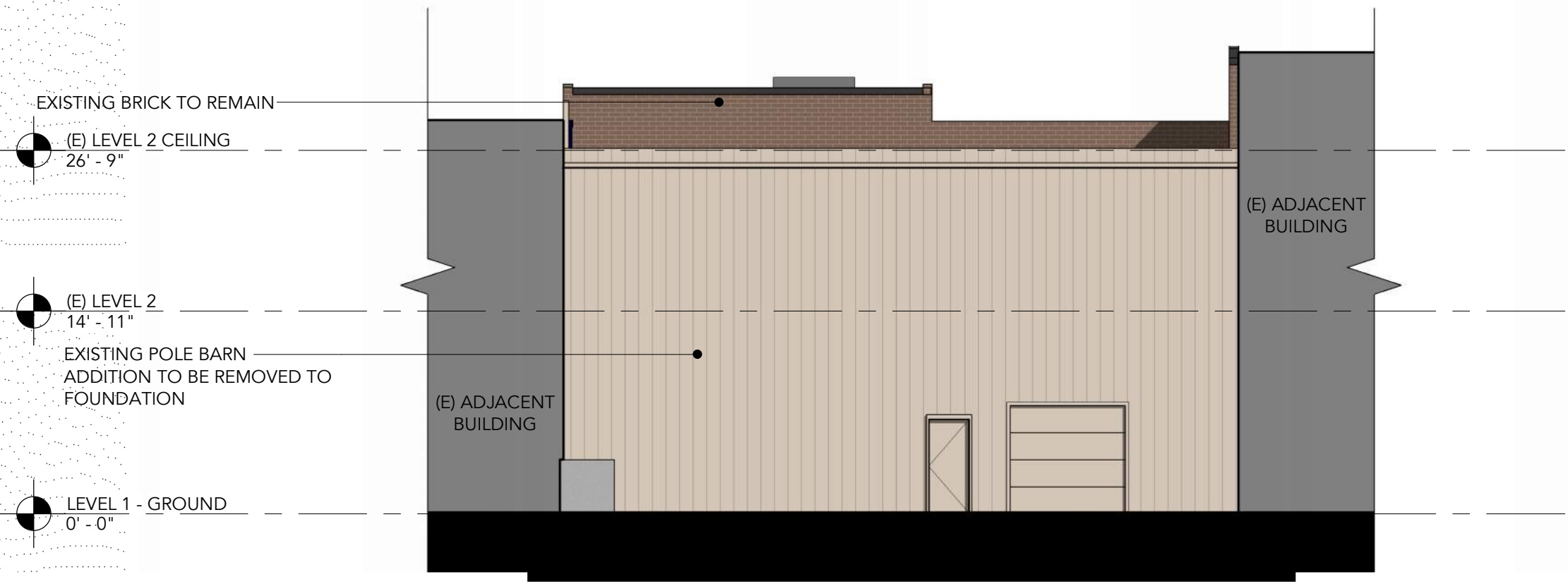
ORREO

RETRO ELECTRO
236 COMMERCIAL ST NE, SALEM, OR 97301

EXISTING BUILDING ELEVATIONS

LU-10

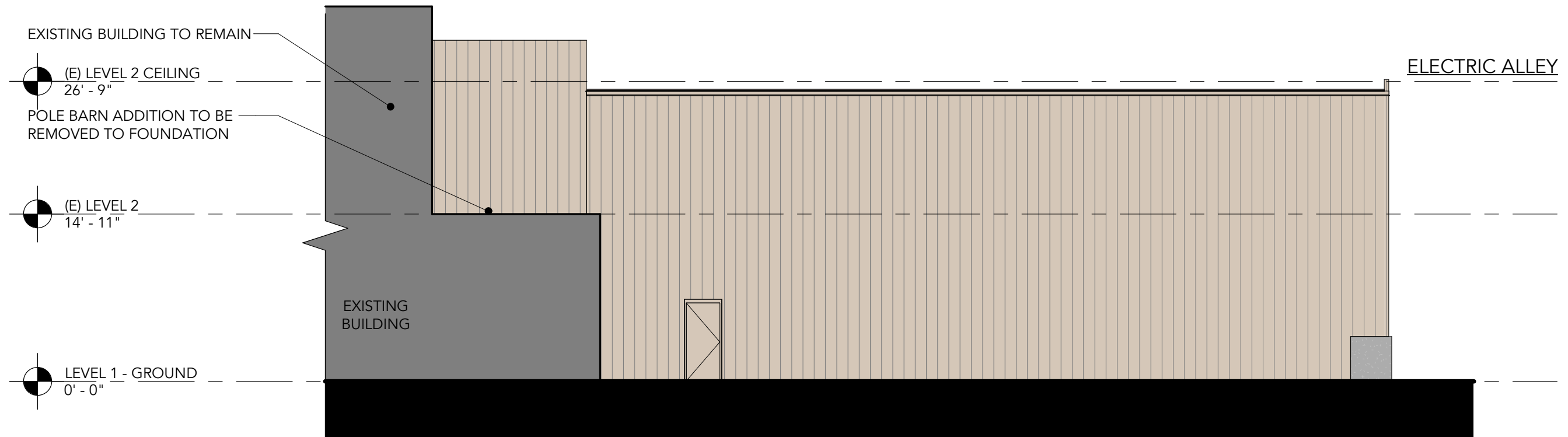
DATE: 09/26/2023 REVISION: 01



COURTYARD EAST ELEVATION

SCALE: 1" = 10'-0"

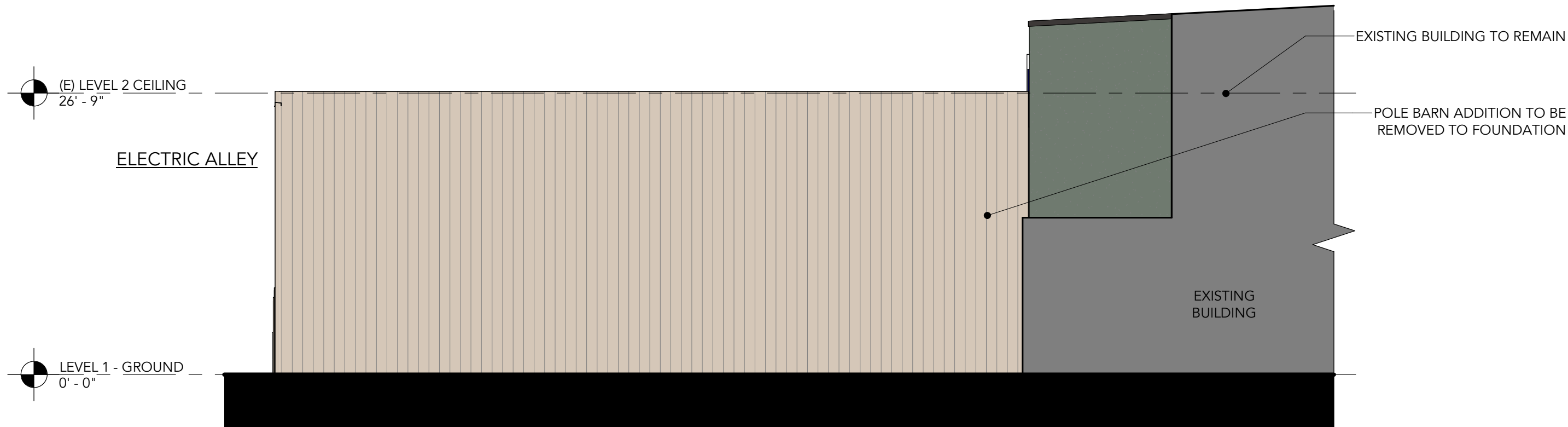




NORTH ELEVATION

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