

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS20-22

APPLICATION NO.: 20-114560-DR

NOTICE OF DECISION DATE: September 23, 2020

SUMMARY: A proposal to construct an addition on the rear of the Starkey/McCulley Building.

REQUEST: Minor historic design review of a proposal to construct an addition on the rear of the Starkey/McCulley Building(1867) , a contributing building within the Salem Downtown Historic District, on property located at 233 Commercial Street NE, 97301; Marion County Assessor Map and Tax Lot number: 073W22DC08800.

APPLICANT: Ronald Ped, on behalf of SAMAX LLC (Angela Jones)

LOCATION: 233 Commercial St NE

CRITERIA: Salem Revised Code (SRC) Chapters 230.040(f) – Alterations and Additions

FINDINGS: The findings are in the attached Decision dated September 23, 2020

DECISION: The **Historic Preservation Officer** (a Planning Administrator Designee) **APPROVED** Historic Design Review HIS20-22 based upon the application materials deemed complete on September 23, 2020 and the findings as presented in this report.

This Decision becomes effective on Friday, October 9, 2020. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

The rights granted by the attached decision must be exercised, or an extension granted, by October 9, 2022, or this approval shall be null and void.

Application Deemed Complete:	<u>September 23, 2020</u>
Notice of Decision Mailing Date:	<u>September 23, 2020</u>
Decision Effective Date:	<u>October 9, 2020</u>
State Mandate Date:	<u>January 21, 2021</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., Thursday, October 8, 2020. 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 Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission 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>

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503-588-6173***

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS20-22
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS20-22)
233 COMMERCIAL STREET NE) SEPTEMBER 23, 2020**

In the matter of the application for a Minor Historic Design Review submitted by Ron Ped, on behalf of Angela Jones, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

Summary: A proposal to construct an addition on the rear of the Starkey/McCulley Building.

Request: Minor historic design review of a proposal to construct an addition on the rear of the Starkey/McCulley Building(1867), a contributing building within the Salem Downtown Historic District, on property located at 233 Commercial Street NE, 97301; Marion County Assessor Map and Tax Lot number: 073W22DC08800.

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

DECISION

APPROVED based upon the application materials deemed complete on September 23, 2020 and the findings as presented in this report.

FINDINGS

1. Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a 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 justification for the decision.

2. Analysis of Minor Historic Design Review Approval Criteria

Project Summary and Background: The applicant is proposing to construct an addition at the rear of the Starkey/McCulley Building. The proposal is to remove the existing non-contributing rear additions and construct an addition 38' in height and 47' in length, clad in metal, fiberglass and brick. The applicant is proposing to reuse approximately 60 square feet of the historic brick on the north façade of the existing rear addition to create a veneer on the west façade of the proposed new addition (**Attachment B**). The Oregon State Historic Preservation Office (SHPO) has reviewed the proposal under Section 106 of the National Historic Preservation Act and while they concur that there will be no adverse effect to the resource as a result of this addition, their office recommends archaeological monitoring due to the high probability of encountering archaeological resources during ground disturbing activity. This review was required due to federal pass through grant funds being utilized for the project (**Attachment C**). The proposal was previously approved by the HLC under HIS17-38 and an extension granted under HIS17-38EXT1. While this Decision is still effective through August 31, 2021, due to minor modifications of the originally HLC approved design a minor historic design review is required. The modifications include: 1) Reuse of the historic brick on the exterior (west) façade of the addition; 2) Removal of the previously approved penthouse level with elevator shaft; 3) Removal of the roof garden and the modification of a door and window on the deck (2nd story) to a sliding door (Fiberglass); 3) Modification of the size of the garage door (increase in size from 10' wide to 16' in order to provide on-site parking). Staff determined that the following standards from SRC 230.040(f) (*Alterations and Additions in Commercial Historic Districts*) are applicable to this project.

FINDINGS

SRC 230.040(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.*

- (1) **Materials.** *Materials for alterations or additions shall:*
(A) *Building materials shall be of traditional dimensions.*

Finding: The applicant is proposing to reuse the historic brick on the north end of the addition on the west façade of the proposed new addition. This brick is the only location where material with traditional dimensions is intact on the exterior of the non-contributing additions. Staff finds that SRC 230.040(f)(1)(A) has been met.

- (B) *Material shall be of the same type, quality, and finish as original material in the building.*

Applicant Statement: The 1867 building will remain and a new free-standing structure will fill the back half of the property. The 1867 brick and stucco materials will remain. The materials utilized in the proposed new doors within the new addition are of metal and paintable fiberglass, a materials found throughout the historic district. Staff finds that SRC 230.040(f)(1)(B) has been met.

(C) *New masonry added to a building shall, to the greatest degree possible, match the color, texture, and bonding pattern of the original masonry.*

Finding: The brick masonry on the 1867 building will remain. The new addition is comprised of a CMU base which will complement the existing brick and stucco façade without trying to replicate the historic material. Approximately 60 square feet of the western façade of the new addition will be comprised of salvaged original brick. Staff finds that SRC 230.040(f)(1)(C) has been met.

(D) *For those areas where original material must be disturbed, original material shall be retained to the greatest extent possible.*

Finding: The one-story additions at the rear of the property which the applicant proposes to remove lack remaining historic integrity, with the exception of the northward-facing brick wall. The historic bricks from this wall are therefore available to be incorporated into the façade of the new addition, in order to preserve this historic material and reflect traditional building materials as found in the original 1867 structure and elsewhere throughout the district. The applicant proposes to reuse these bricks on the western façade of the new addition. Staff finds that the proposal meets SRC 230.040(f)(D).

(2) Design. Alterations shall:

(A) *Additions shall be located at the rear, or on an inconspicuous side, of the building.*

Finding: The proposed addition is located at the rear of the contributing resource. Staff finds that the proposal meets SRC 230.040(f)(2)(A).

(B) *Be designed and constructed to minimize changes to the building.*

Finding: The proposed new addition is a separate free-standing structure which will not adversely affect the original historic structure. The 1867 structure will continue to have a commercial tenant on the first floor and an apartment on the second floor. Staff finds that SRC 230.040(f)(2)(B) has been met.

(C) *Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.*

Finding: The proposed design changes to the previously approved doors are minor in nature, and located at the rear of the addition fronting the alley. The addition is configured as a rearward extension of the existing building, spanning nearly the entire width of the parcel between two existing buildings. Whereas the existing building is two relatively tall stories in height (14 feet and 12 feet, on first and second floor, respectively), the new addition would be three stories in height. Despite the additional story, the height of the primary portion of the addition would exceed the height of the existing building by only approximately one foot. The fourth story penthouse originally approved by the HLC has been eliminated, which would have extended an additional 16 feet in height. At the original HLC hearing in 2017, the applicant has provided a cross section of the site demonstrating that the new addition would not be visible from directly across from the front façade, at the

furthest point within the Commercial Street NE right-of-way. At that time, the HLC found that the addition would likewise be obscured by several other adjacent historic contributing buildings of 30 feet or greater in height. Staff finds that SRC 230.040(f)(2)(C) has been met.

(D) *Be designed and constructed in a manner that significant historical, architectural, or cultural features of the building are not obscured, damaged, or destroyed.*

Finding: The alteration would leave the front and side facades of the original 1867 building intact and unobscured. Staff finds that SRC 230.040(f)(2)(D) has been met.

(E) *Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.*

Finding: The proposed addition maintains the existing width of the original building while extending it towards the rear property line and slightly increasing the building height. The addition would also maintain the longstanding residential-above-commercial mixed-use configuration of the original building. The southern portion of the Starkey-McCully Building (223 Commercial Street NE) and abutting building to the north (the Forstner Store Building) also have been expanded to include non-contributing additions on the alley side of their respective parcels. Staff finds that SRC 230.040(f)(2)(E) has been met.

(F) *Not destroy or adversely impact existing distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that are part of the building.*

Finding: The contributing 1867 building would remain intact, and no changes are proposed to existing, character-defining features. The one-story additions proposed to be removed lack remaining historic integrity, with the exception of the northward-facing brick wall. The applicant is proposing to salvage and reuse the brick from this wall. Staff finds that SRC 230.040(f)(2)(F) has been met.

(G) *Be constructed with the least possible loss of historic materials.*

Finding: The contributing 1867 building would remain intact, and no historic materials are proposed to be removed from this section of the resource. As described in findings above, the one-story additions proposed to be removed lack remaining historic integrity, with the exception of the northward-facing brick wall which will be salvaged. The applicant proposes to reuse these bricks as possible on the interior of the remodeled commercial tenant space. Staff finds that the proposal meets SRC 230.040(f)(2)(G).

(H) *Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence.*

Finding: The new addition is designed with similar scale and proportion to the original building and other contributing buildings within the district, but incorporates contemporary design into details such as window openings, door and window design, and cladding to avoid replication of features from the period of significance. Staff finds that SRC 230.040(f)(2)(H) has been met.

(I) *Be designed in a manner that makes it clear what is original to the building and what is new.*

Finding: The proposed addition does not adversely impact the 1867 building and the new addition introduces new cladding material to differentiate it from the existing 1867 building. Staff finds that the proposal meets SRC230.040(f)(2)(I).

(J) *Be designed to reflect, but not replicate, the architectural styles of the period of significance.*

Finding: The proposed addition adheres to the general scale, proportion, and residential-above-commercial configuration of the original building and many others within the district, but does not replicate specific stylistic elements of the Italianate style or other architectural styles commonly found during the period of significance. Staff finds that SRC 230.040(f)(2)(J) has been met.

(K) *Preserve features of the building that has occurred over time and has attained significance in its own right.*

Finding: The single-story additions at the rear of the property would be removed. As a result of general deterioration and a series of alterations, these additions lack historic integrity and do not contribute to the significance of the original 1867 building and have not attained significance in their own right. The proposal does not include any alterations to character-defining features on the original building. Staff finds that SRC 230.040(f)(2)(K) has been met.

(L) *Preserve distinguishing original qualities of the building and its site.*

Finding: The proposal would retain the original, contributing portion of the Starkey-McCulley Building located on the subject property. The two one-story structures to be removed at the rear of the property are historic but non-contributing. Due to the lack of remaining integrity of these structures, they do not retain distinguishing original qualities to be preserved under this subsection, with the exception of the northward-facing brick wall which will be salvaged. Staff finds that SRC 230.040(f)(2)(L) has been met.

(M) *Not increase the height of a building to more than four stories.*

Finding: The proposed addition would be three full stories in height. The originally approved elevator landing and penthouse level above the third story have been removed from the proposal. Staff finds that SRC 230.040(f)(2)(M) has been met.

DECISION

Based upon the application materials deemed complete on September 23, 2020 and the findings as presented in this report, the application for HIS20-22 is **APPROVED**.



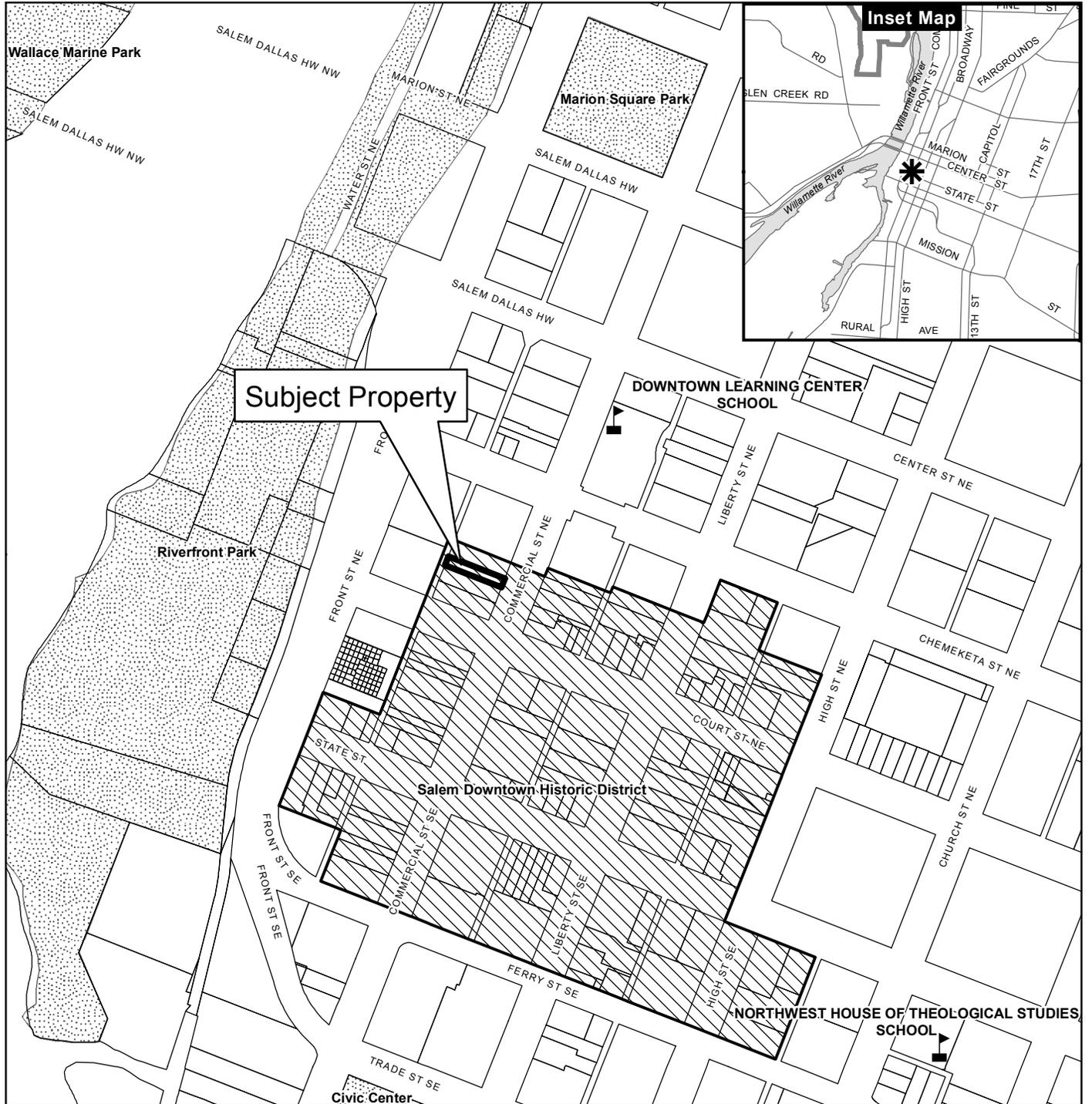
Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials
C. SHPO Case #20-0975 Response

G:\CD\PLANNING\HISTORIC\DECISIONS\2020\HIS20-22 233 Commercial St. NE.doc

Vicinity Map

231-233 Commercial St NE



Legend

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



0 100 200 400 Feet



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Historic Alteration Review Worksheet

Site Address: 233 Commercial street NE

Resource 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 No

Project's Existing Material: sheet metal (previously approved) Project's New Material: sheet metal

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:

Due to Financial infeasibility of the previously approved (HIS17-38EXT01) minor changes have been made to reduce cost. the primary changes are:

1. The scope of the project has been reduced, thus reducing cost. the change is only apparent from the the interior North property line and the alley. Changes are NOT visible from street facade.
2. The elevator penthouse and roof garden have been removed. due to the width of the alley and the mass of the building the change is not visible. To the extent the change might be visible the change has a smaller profile. The parapet remains the same height. the glass guardrail has been eliminated with
3. The Garage door has changed from being 10' wide to 16' wide to provide on-site parking for both units
4. The swinging door and window on the deck has been replaced with a sliding door.

Ronald J Ped

Digitally signed by Ronald J Ped
DN: cn=Ronald J Ped, o=Ronald James Ped Architect, PC, ou, email=rip@rkitect.com, c=US
Date: 2020.09.11 12:59:25 -0700

Signature of Applicant

Date Submitted/Signed

Response to Criteria in Red. It should be noted this project was reviewed under HIS17-38 and approved on 9.22.2017. That project was not financial feasible. In a cost saving exercise to bring it into conformance with the lender standards, great care was taken maintain the spirit of the approval. We have worked hard to be faithful to that approval, and believe that the findings are still appropriate and on point. In general the old will be preserved and untouched. The new will a contemporary expression that respectful of its older neighbors

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

(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.

(1) Materials. Materials for alterations or additions shall:

(A) Building materials shall be of traditional dimensions.

Response: The proposed Metal Cladding on the addition resemble material available and in common use on building exteriors (especial the alley.) Many examples may be found around the downtown area.

(B) Material shall be of the same type, quality and finish as original material in the building.

Response: the building fronting on Commercial shall remain as is. The new building will be different that the exiting to delineate between new and old. Color and texture of the new building will be harmonious with the old

(C) New masonry added to a building shall, to the greatest degree possible, match the color, texture and bonding pattern of the original masonry.

Response: Existing masonry from the North wall will be repurposed as masonry veneer, approximately 60 square feet, will match in color, texture and bonding pattern to the original sand cast brick.

(D) For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible.

Response: the existing one-story building will be removed near the alley. It should yield enough brick to repurpose for use as veneer in the new building

(2) Design. Alterations or additions shall:

(A) Additions shall be located at the rear, or on an inconspicuous side, of the building.

Response: The new will occur at the rear of building and is as inconspicuous as possible

(B) Be designed and constructed to minimize changes to the building.

Response: the historic portion of the building (two-story Brick fronting on Commercial Street) will remain intact. The new building will be an independent structure to current code. The new building will be complimentary to the existing building.

(C) Be limited in size and scale such that a harmonious relationship is created in relationship to the original building.

Response: the new building will complement the old. The scale and form is appropriate

(D) Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed.

Response: The new three-story building will not have an elevator or the associated penthouse and roof garden will not be constructed. The height of the parapet matches that of the previously approved in HIS17-38. The height will exceed that of original building by one foot. In fact the profile of the building will be reduced by eliminate of the elevator. As in the previous approval

the mass of the building façade will screen the new building and will not be visible from Commercial Street. The adjacent historic buildings will screen the new building for the most part. A small aperture (when looking south in the from Chemeketa Street NE) will provide a glimpse of the new building.

- (E) Be designed to be compatible with the size, scale, material, and character of the building, and the district generally.

Response: The new building matches the width of the old; it will expand too modestly to the west property line. Adjacent buildings along the alley have expanded to the alley with non-contributing additions. The New building will provide housing above commercial space in a vertically integrated mixed use building.

- (F) Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building.

Response: The old building will remain in an as-is no visible features or textures will be altered.

- (G) Be constructed with the least possible loss of historic materials

Response: Historic materials will remain in tacked. The north facing masonry demolished to make way for the new building will be repurposed as veneer on the west face.

- (H) Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence.

Response: While using new materials, the new building is appropriate in scale to adjacent historic recourses. Detailing will “tip their hats” to historic details without replicating them. The new building will be an honest expression without parroting the old

- (I) Be designed in a manner that makes it clear what is original to the building and what is new.

Response: the new building using new materials will be separated by distance and massing to be discrete architectural expression

- (J) Be designed to reflect, but not replicate, the architectural styles of the period of significance.

Response: The new building is appropriate in proportion and scale. it does not replicate specific styles. The new building is in an alley-esque vernacular that is respectful of it elder neighbor.

- (K) Preserve features of the building that has occurred over time and has attained significance in its own right.

Response: The portion of the building to be removed is not historically contributing. It has been altered and has deteriorated over the years. No alterations are proposed to the original building and significant details shall be preserved.

- (L) Preserve distinguishing original qualities of the building and its site.

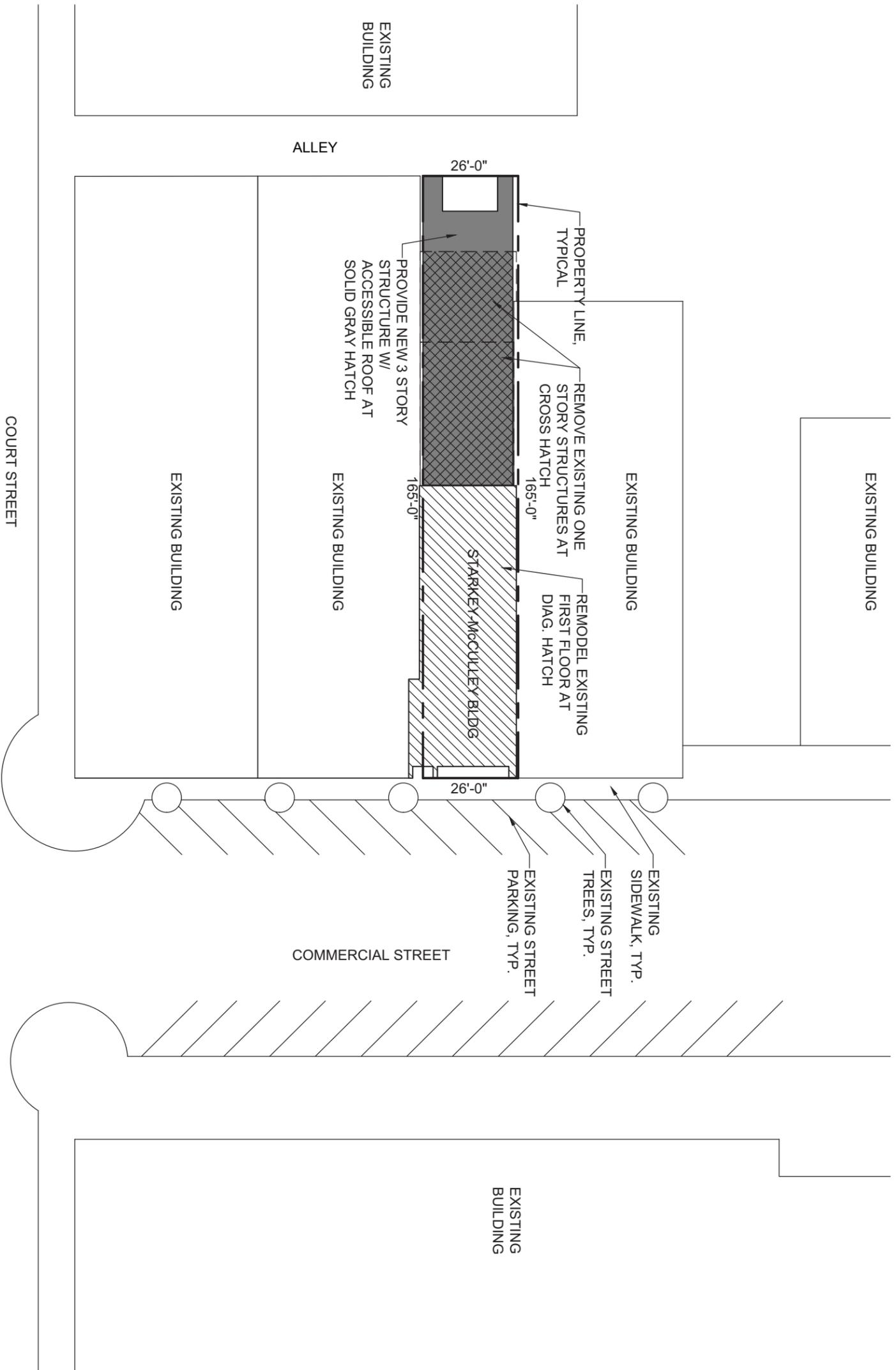
Response: The original building and significant details will be preserved. No modification is proposed to the historically significant portion of the building

- (M) Not increase the height of a building to more than four stories.

Response: The new building is three stories. The previously approved elevator penthouse and roof garden have been removed.

THE STARKEY-McCULLEY BUILDING 1867

REMODEL & APARTMENT ADDITION



1 SITE PLAN
A0.1 SCALE: 1/32"=1'-0"



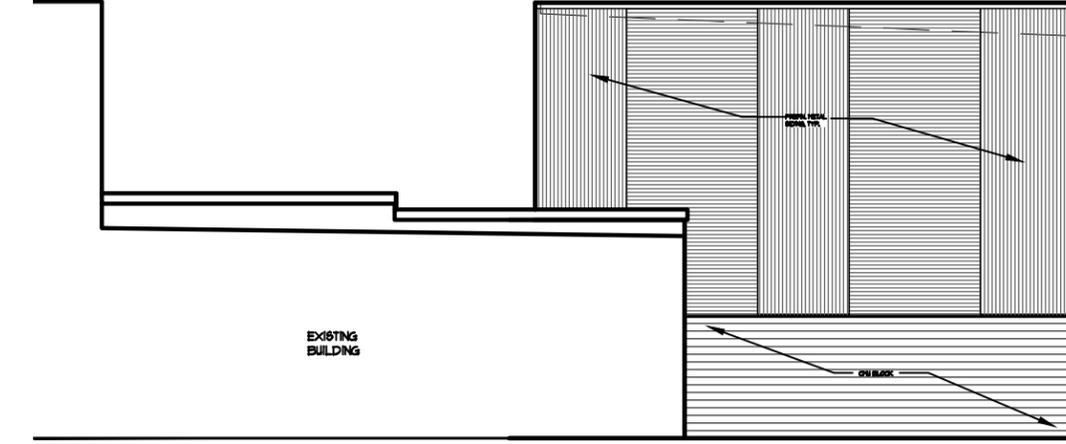
PRELIMINARY • PRELIMINARY
NOT FOR CONSTRUCTION
PRELIMINARY • PRELIMINARY

PROJ: REMODEL / APARTMENT ADDITION
THE STARKEY-McCULLEY BUILDING
233 COMMERCIAL ST. NE
SALEM, OR 97301

**ANDERSON
SHIRLEY**
ARCHITECTS INC.

695 COMMERCIAL SE
SUITE 5
SALEM, OR 97301
V: 503.371.1140
F: 503.364.6751

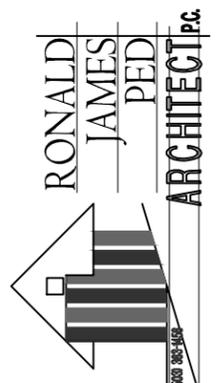
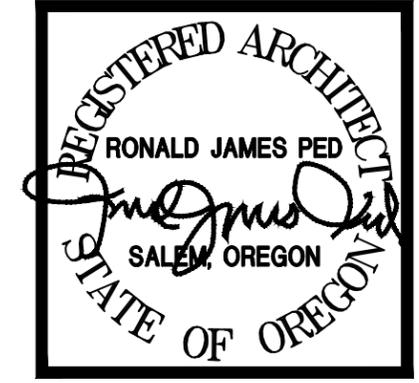
DRAWN JKS	DATE 8/4/17
	JOB NO.
SHEET TITLE SITE PLAN	
SHEET NO. A0.1	



A
A3.3 **NORTH ELEVATION - PED**
SCALE : 1/16"=1'-0"



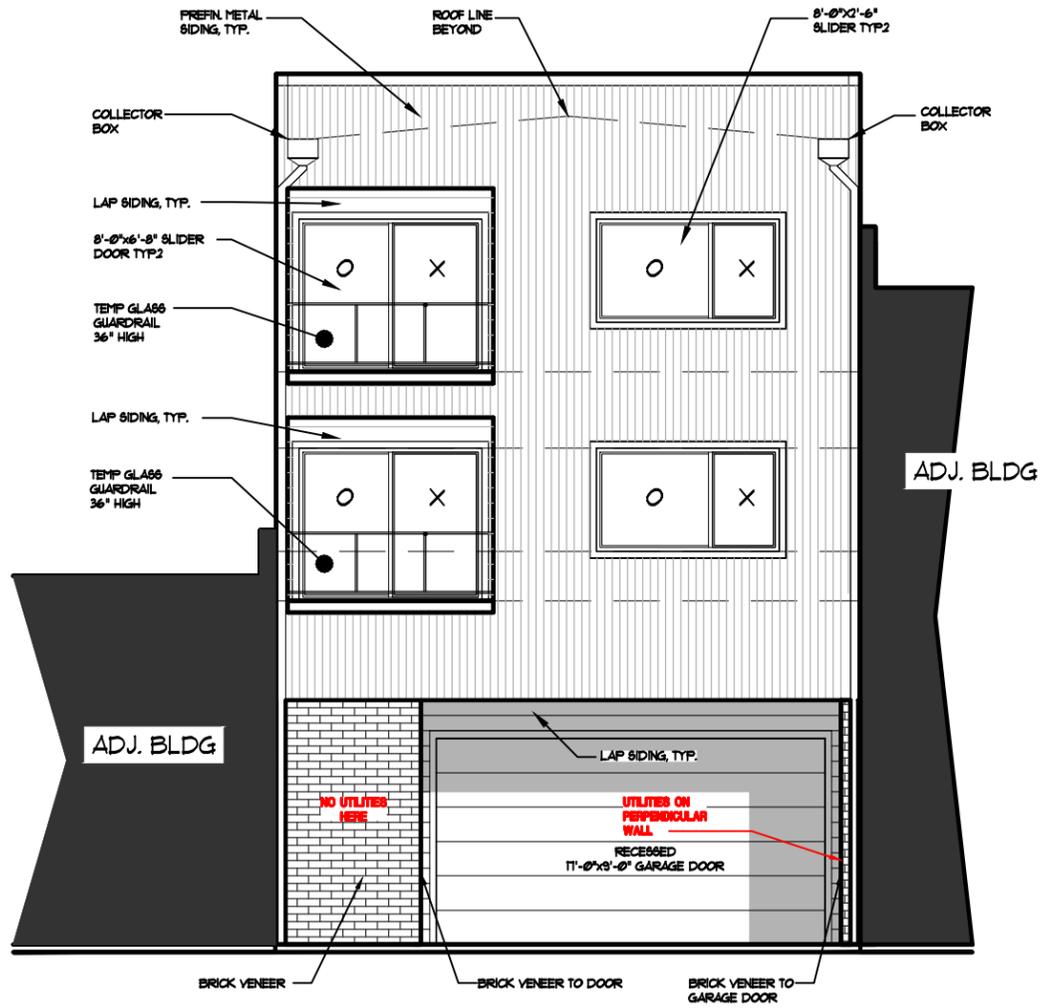
B
A3.3 **NORTH ELEVATION CASE NO. HIS17-38**
SCALE : 1/16"=1'-0"



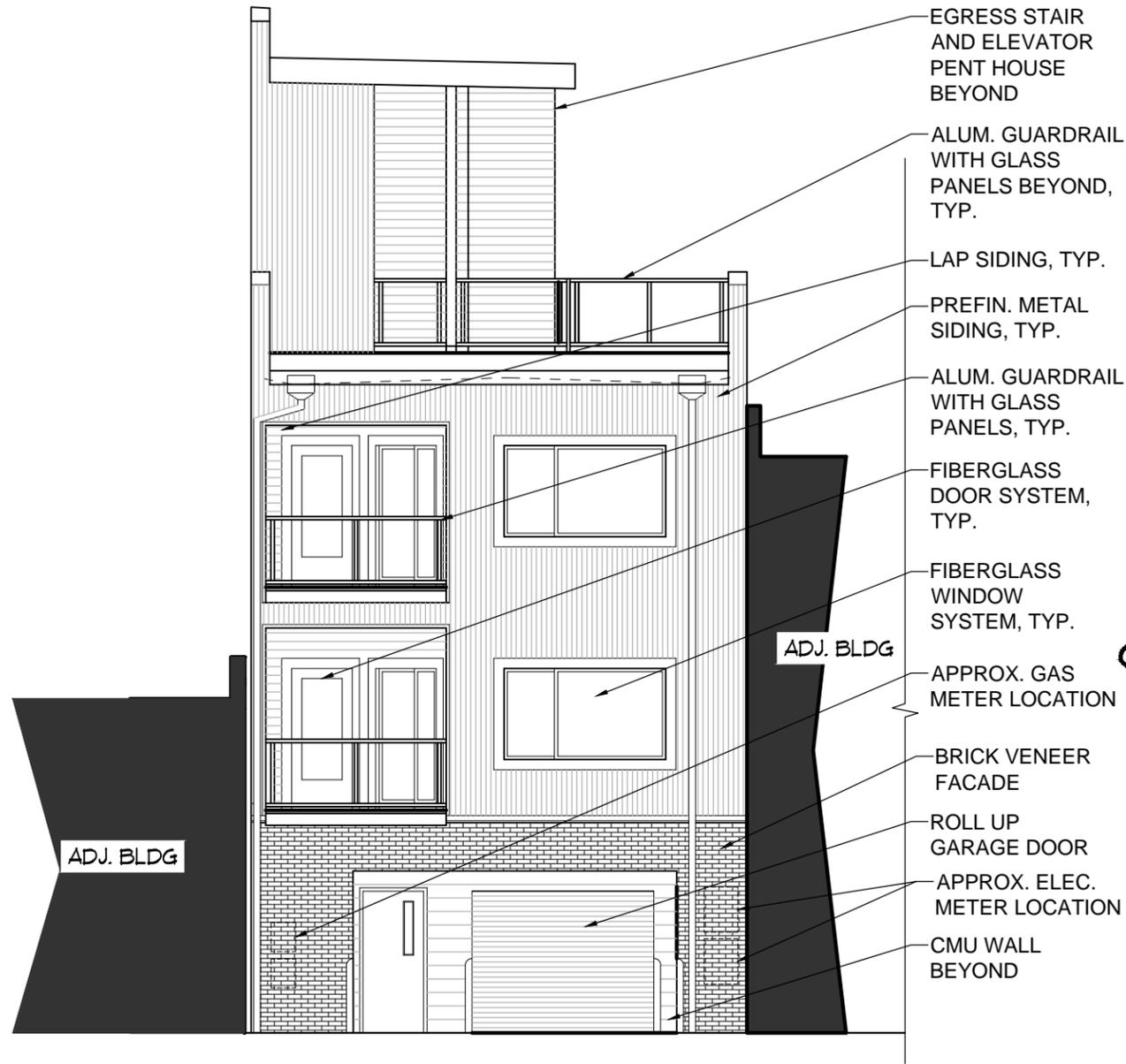
BUILDING ADDITION FOR:
STARKEY-MCCULLEY BUILDING
233 COMMERCIAL STREET NE SALEM OREGON 97301

3-12-2019
DATE: 10/3/2018
DRAWN:
JOB NO. 1914

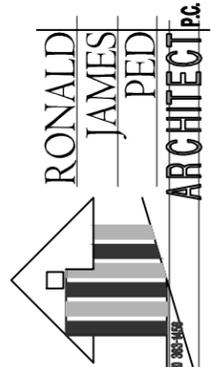
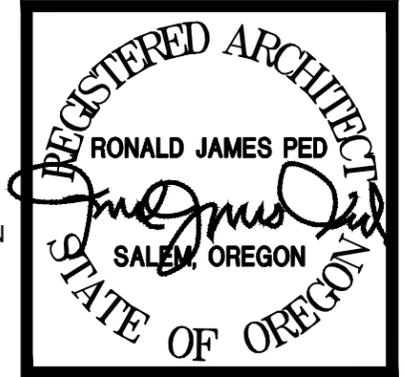
A3.3



A
A3.2 **WEST ELEVATION - PED**
SCALE : 1/8" = 1'-0"



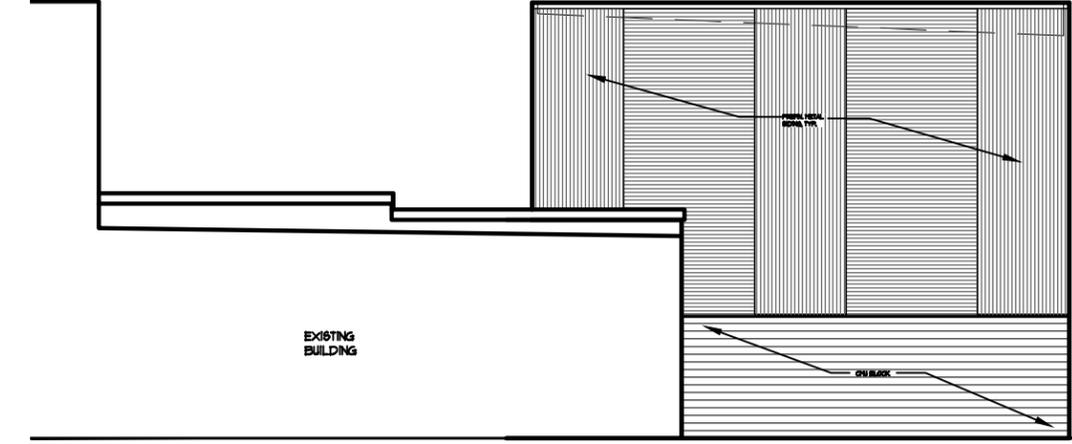
B
A3.2 **WEST ELEVATION CASE NO. HIS17-38**
SCALE : 1/8" = 1'-0"



BUILDING ADDITION FOR:
STARKEY-MCCULLEY BUILDING
233 COMMERCIAL STREET NE SALEM OREGON 97301

3-12-2019
 DATE: 10/3/2018
 DRAWN:
 JOB NO. 1914

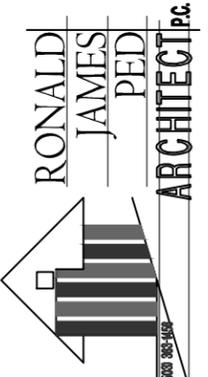
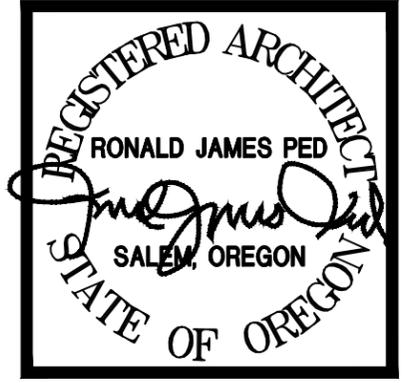
A3.2



A
A3.3 **NORTH ELEVATION - PED**
SCALE : 1/16"=1'-0"



B
A3.3 **NORTH ELEVATION CASE NO. HIS17-38**
SCALE : 1/16"=1'-0"



BUILDING ADDITION FOR:
STARKEY-MCCULLEY BUILDING
233 COMMERCIAL STREET NE SALEM OREGON 97301

3-12-2019
DATE: 10/3/2018
DRAWN:
JOB NO. 1914

A3.3



Oregon
Kate Brown, Governor

Parks and Recreation Department
State Historic Preservation Office
725 Summer St NE Ste C
Salem, OR 97301-1266
Phone (503) 986-0690
Fax (503) 986-0793
www.oregonheritage.org



August 17, 2020

Ms. Wesley Nell
U.S. Small Business Administration
2401 4th Ave, Ste 400
Seattle, WA 98121

RE: SHPO Case No. 20-0975
SBA, Starkey-McCulley Building
Rear 3 story addition to existing
231-233 Commercial Street NE, Salem, Marion County

Dear Ms. Nell:

We have reviewed the materials submitted on the project referenced above, and we concur with the finding of no adverse effect for the proposed project. This letter refers to above-ground historic resources only. Comments pursuant to a review for archaeological resources have been sent separately.

Unless there are changes to the project, this concludes the requirement for consultation with our office under Section 106 of the National Historic Preservation Act (per 36 CFR Part 800) for above-ground historic resources. Local regulations, if any, still apply and review under local ordinances may be required. Please feel free to contact me if you have any questions, comments or need additional assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Allen".

Jason Allen, M.A.
Historic Preservation Specialist
(503) 986-0579
jason.allen@oregon.gov

cc: Ron Ped, Ronald James Ped Architect



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



August 3, 2020

Ms. Wesley Nell
U.S. Small Business Administration
2401 4th Ave, Ste 400
Seattle, WA 98121

RE: SHPO Case No. 20-0975
SBA, Starkey-McCulley Building
Rear 3 story addition to existing
231-233 Commercial Street NE, Salem, Marion County

Dear Ms. Nell:

This letter refers to archaeological resources only. Comments pursuant to a review for above-ground historic resources will be sent separately.

Our office recently received a request to conduct a cultural resource review for the project referenced above. In checking our statewide archaeological database, it appears that there have been few previous archaeological surveys completed near the proposed project area. However, the project area is located on a landform generally perceived to have a high probability for possessing archaeological sites and/or buried human remains and prehistoric sites are known to be located in close proximity to your area. In addition, the structure that is being modified was constructed in 1867 and if native soils are exposed during construction activities the proposed project could affect buried historic remains from Salem's earlier period of history. Little details could be found within your application that discussed the depth any excavations will be needed for the proposed addition. If all construction activities will take place above ground with no exposure to buried soils, your project should not have a potential to adversely affect archaeological remains. However, if your project will need to expose soils adjacent to the current structure, in the absence of sufficient knowledge to pinpoint the exact location of cultural resources within your project area, the presence of an archaeological monitor is recommended to ensure that if an archaeological site is discovered during subsequent ground disturbing activities, all activities can cease without serious disturbance to the discovered site. In such a case, a list of archaeological consultants can be found on the web site of the Association of Oregon Archaeologist (<https://www.oregonarchaeologists.com/>) by clicking on the Contractor Directory on the top of their page. Federal and state statutes provide protection for archaeological sites, objects, and human remains on both public and private lands in Oregon. If you have not already done so, be sure to consult with all appropriate Indian tribes regarding your proposed project. If your project has a federal nexus (i.e., federal funding, permitting, or oversight) please coordinate with your federal agency representative to ensure that you are in compliance with Section 106 of the NHPA. We hope that by providing the above-suggested archaeological monitor, damage to any archaeological sites in the area of your proposed project can be avoided. If you have any questions about the above comments or would like additional information, please feel to contact me. In order to help us track your project accurately, please be sure to reference the SHPO case number above in all correspondence.

Sincerely,

Dennis Griffin, Ph.D., RPA



State Archaeologist
(503) 881-5038
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cc: Ron Ped, Ronald James Ped Architect