

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

DECISION OF THE  
SALEM HISTORIC LANDMARKS COMMISSION  
HISTORIC REVIEW CASE NO. HIS14-09  
APPLICATION NO. 14-106324-DR

NOTICE OF  
DECISION

NOTICE OF DECISION DATE & MAILING DATE: June 17, 2014

**REQUEST:** Major historic discretionary review of a proposal to demolish Howard Hall, former dormitory at the Oregon School for the Blind (OSB) and a Local Salem Landmark, zoned PE (Public and Private Education) and located at 700 Church Street SE; Marion County Assessor's Map and Tax Lot number: 073W27DB-500.

**OWNER/APPLICANT:** Alden Kasiewicz for Cynthia Wagner, Salem Hospital

**LOCATION:** 700 Church Street SE, 97301

**CRITERIA:** Salem Revised Code (SRC) Chapter 230  
Section 230.090 Demolition

**FINDINGS:** The Historic Landmarks Commission hereby adopts as its findings the attached Order.

**DECISION:** The Historic Landmarks Commission **DENIED** Historic Review Case No. 14-09.

**VOTE:**

**YES 6 NO 0 Abstain 1 (Morris) Absent 2 (Johnson /Mangini)**

Application Deemed Complete: April 22, 2014  
Notice of Decision Mailing Date: June 17, 2014  
Decision Effective Date: July 3, 2014  
State Mandated Decision Date: August 20, 2014

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than July 2, 2014, 5:00 p.m.** Any person who presented evidence or testimony for the hearing may appeal the decision. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance, SRC Chapter 230. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The City Council will review the appeal at a public hearing. After the hearing, the City Council may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at: [www.cityofsalem.net/Departments/CommunityDevelopment/Planning/Historic/HowardHallDemolition/Pages/default.aspx](http://www.cityofsalem.net/Departments/CommunityDevelopment/Planning/Historic/HowardHallDemolition/Pages/default.aspx) or at the Planning Division office, room 305, City hall, 555 Liberty Street SE, during regular business hours.

Case Manager: Kimberli Fitzgerald (k Fitzgerald@cityofsalem.net, 503-540-2397).

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PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
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CITY OF Salem  
AT YOUR SERVICE

BEFORE THE HISTORIC LANDMARKS COMMISSION OF THE CITY OF SALEM

IN THE MATTER OF DENYING ) ORDER NO. HIS14-09  
THE APPLICATION FOR A MAJOR )  
HISTORIC DISCRETIONARY REVIEW )  
FOR DEMOLITION, CASE NO. )  
HIS14-09, FOR PROPERTY LOCATED )  
AT 700 CHURCH STREET, SE )

This matter coming regularly for hearing before the Historic Landmarks Commission (HLC) at its May 15, 2014 meeting, and continued to a special meeting on June 12, 2014, and the HLC, having received evidence and heard testimony, makes the following findings and adopts the following order denying the application for demolition in Case No. HIS 14-09.

**(I) PROCEDURAL FINDINGS**

(a) On April 4, 2014 the applicant filed the application, and it was deemed complete on April 22, 2014.

(b) On May 15, 2014, upon proper notice being provided by the City, the HLC conducted a hearing on the application, and received testimony and evidence regarding the application. The hearing was continued to June 12, 2014 to allow additional written evidence to be submitted.

(c) On June 12, 2014 the HLC conducted deliberations and voted on the application. The HLC voted 6-0, with 1 abstention.

**(II) SUBSTANTIVE FINDINGS:**

(a) The applicable criteria for an application for a Historic Resource Demolition are SRC 230.090(d)(2). Below are the findings for all applicable criteria.

(b) Based upon the application materials, the findings outlined below, and testimony provided at the Public Hearing of May 15, 2014, the HLC finds that the applicant has demonstrated that the proposal complies with SRC 230.090(d)(2)(C) as follows:

*The owner has made a good faith effort to sell or relocate the designated resource (SRC 230.090(d)(2)(C)).*

Applicant's Response:

On July 10, 2013, Salem Hospital issued an RFP for adaptive reuse of Howard

Hall; no responses were received. The applicant has provided an engineer's report from BMGP Engineers, Inc., which states that the process of relocating the building would damage the structure of the building beyond repair. Documentation in Appendix E provides analysis of the building condition.

Findings:

HLC finds that Howard Hall is the only designated historic building on the larger tax lot on which Howard Hall is presently located. Howard Hall cannot be relocated without damaging it beyond repair, as confirmed by the City of Salem Building Official. Therefore, HLC finds that this criterion has been met.

(c) Based upon the application materials, the findings outlined below, and testimony provided at the Public Hearing of May 15, 2014, HLC finds that the applicant has NOT demonstrated that the proposal complies with SRC 230.090(d)(2)(A),(B), and (D) as follows:

*The value to the community of the proposed use of the property outweighs the value of retaining the designated historic resource on the present site (SRC 230.090(d)(2)(A)).*

Applicant's Response:

Howard Hall stands as a memorial to the blind community and reflects a period during which the State of Oregon served that community when the disabled population had very few opportunities to learn to live in a sighted world. The applicant is proposing to replace Howard Hall with a Commemorative Garden which will honor the site's historic association with OSB and serve as a therapy area for children being treated in Salem Hospital's rehabilitation center and as a playground for children throughout the community.

Findings:

HLC finds that retaining Howard Hall on its present site provides a higher benefit to the community than the applicant's proposed use of the site as a Commemorative Garden and playground for the disabled community. Specifically, HLC finds that because the Commemorative Garden lacks both a guarantee of permanence and a maintenance plan for the playground equipment, the proposed Garden does not provide a higher value than retaining Howard Hall. Finally, HLC finds that retaining Howard Hall better conveys the history of the site's OSB history, which is a higher benefit to the community than the applicant's proposed use.

*The designated historic resource is not capable of generating a reasonable economic return and the demolition is economically necessary (SRC 230.090(d)(2)(B)).*

Applicant's Response:

The 2011 Sperry Van Ness economic viability analysis concluded that Howard



Hall was not capable of providing a reasonable economic return. In December 2013, Salem Hospital revisited the Turner Construction rehabilitation cost analysis and concluded that – due to the building’s lack of seismic stability and necessary infrastructure, its poor energy performance, limited interior configuration, and overall cost-per-square-foot – renovation of Howard Hall was not a reasonable alternative. Documentation addressing the inability of Howard Hall to produce a reasonable economic return is contained in Appendix H and J. Additionally, the Hospital solicited a Request for Proposal (RFP) for adaptive reuse of Howard Hall and did not receive any proposals (Appendix G).

Findings:

HLC finds that Howard Hall is capable of generating a reasonable economic return and that the demolition is not economically necessary. Specially, HLC finds that the applicant has not demonstrated that demolition is economically necessary for the site’s redevelopment plans.

*No prudent and feasible alternative exists to rehabilitate and reuse the designated resource in its present location (SRC 230.090(d)(2)(D)).*

Applicant’s Response:

The applicant conducted a structural evaluation of Howard Hall which identified significant but necessary costs associated with bringing it up to contemporary seismic and life safety code compliance. The applicant also conducted a rehabilitation analysis to consider the potential reuse of Howard Hall at its present location. Finally, the applicant issued a RFP offering the building for adaptive reuse and no one responded. Therefore, the applicant concluded that rehabilitating the building is cost prohibitive and the rehabilitation and reuse of Howard Hall is neither prudent nor feasible. Refer to page 17 in the application and Appendix J, which presents an analysis of Howard Hall as a medical office building or as a daycare facility. Based on the construction costs and related tenant lease rates required to support those costs, it would not be fiscally feasible to rehabilitate Howard Hall.

Findings:

HLC finds that the RFP conditions were unreasonable. Therefore, no responses or contacts from interested parties were received. HLC finds that there are prudent and feasible alternatives to rehabilitate Howard Hall in its present location.

**NOW, THEREFORE, IT IS HEREBY ORDERED BY THE HISTORIC LANDMARKS COMMISSION OF THE CITY OF SALEM, OREGON:**

**Section 1.** The Salem Historic Landmarks Commission denies the application in case No. HIS14-09.

**Section 2.** This decision is effective on July 3, 2014.

ADOPTED by the Salem Historic Landmarks Commission this 17th day of June, 2014.



Joy Sears, Chair  
Historic Landmarks Commission

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The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, room 305, City hall, 555 Liberty Street SE, during regular business hours. Case Manager: Kimberli Fitzgerald, (kfitzgerald@cityofsalem.net, 503-540-2397).

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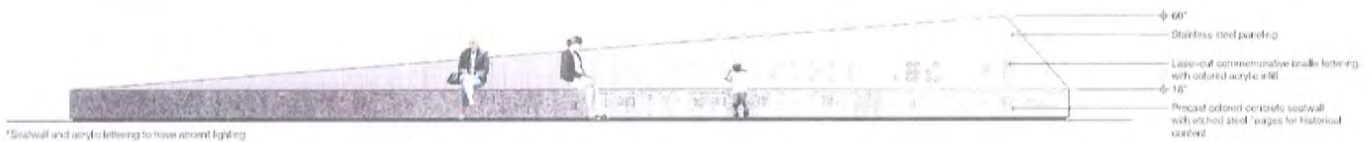








View of Commemorative Plaza



Commemorative Wall/Seating Element