

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 PRESERVATION OFFICER

CLASS 2 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS24-25

APPLICATION NO.: 24-119346-PLN

NOTICE OF DECISION DATE: November 1, 2024

SUMMARY: A proposal to repair the platform and install ADA-related signage ramps and lighting adjacent to the Salem Southern Pacific Railroad (Amtrak) Station(1918).

REQUEST: A Class 2 Minor Historic Design Review of a proposed replacement of the platform and installation of ADA-related signage, ramps, and lighting at the platform north of the Salem Southern Pacific Railroad (Amtrak) Station (1918), individually listed on the National Register of Historic Places for property zoned CG (General Commercial) and located at 500 13th Street SE - 97301 (Marion County Assessors Tax Lot: 073W26CB / 02402 / 02500).

APPLICANT: Aimee Angel

LOCATION: 500 13th St SE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.060 – Standards for historic contributing buildings in public historic districts and individually listed public historic resources.

FINDINGS: The findings are in the attached Decision dated November 1, 2024.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 2 Minor Historic Design Review Case No. HIS24-25 based on the application deemed complete on October 16, 2024

The rights granted by the attached decision must be exercised, or an extension granted, by November 19, 2026, or this approval shall be null and void.

Application Deemed Complete:	<u>October 16, 2024</u>
Notice of Decision Mailing Date:	<u>November 1, 2024</u>
Decision Effective Date:	<u>November 19, 2024</u>
State Mandate Date:	<u>February 13, 2025</u>

Case Manager: Jacob Morris, jjmorris@cityofsalem.net, 503-540-2417

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, November 18, 2024. 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>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF)	MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)	
CASE NO. HIS24-25)	
500 13TH ST SE)	November 1, 2024

In the matter of the application for a Minor Historic Design Review submitted AMTRAK (Aimee Angel), 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 repair the platform and install ADA-related signage ramps and lighting adjacent to the Salem Southern Pacific Railroad (Amtrak) Station (1918).

Request: A Class 2 Minor Historic Design Review of a proposed replacement of the platform and installation of ADA-related signage, ramps, and lighting at the platform north of the Salem Southern Pacific Railroad (Amtrak) Station (1918), individually listed on the National Register of Historic Places for property zoned CG (General Commercial) and located at 500 13th Street SE - 97301 (Marion County Assessors Tax Lot: 073W26CB / 02402 / 02500).

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

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.

BACKGROUND & PROPOSAL

The applicant is requesting Historic Design Review to; change the platform surface from asphalt to concrete with no change to overall shape or scale and update associated features to current AMTRAK minimum accessibility standards, replace globe light pole assemblies with shaded ones to prevent glare to train operators, reduce light pollution and meet minimum visibility standards.

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: 24 1119346.

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 as **Attachment B** 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) (SRC) 230.060(k) - *Accessibility* 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, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. 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. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their 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. Historic Significance

The Salem Southern Pacific Railroad Station was listed in the National Register of Historic Places in 2009, and is a City of Salem local landmark. It stands today where it was constructed in 1917-18, at the location of two previous stations, dating from 1871 and 1889 respectively.

The current buff brick, Beaux Arts style main building has been in continuous use as a passenger station since it was completed. The associated REA Depot currently serves as a Greyhound bus terminal. This latter building is a salvaged remnant (essentially the baggage room) of the 1889 station, which was a wooden, Queen Anne style, structure. The 1889 station suffered a disastrous fire during the night of March 5, 1917, the day before the U.S entered World War I. Eventually moved about one-hundred feet south of its original location and rotated one-hundred eighty degrees, the baggage room of the 1889 building was used for freight handling by the Railway Express Agency (REA) until the mid 1970s. The building was stabilized and mothballed, until it was again rehabilitated for use as a Greyhound bus terminal

in 2015-2016. Both buildings exhibit a high degree of physical integrity within their 1918-1952 context.

The Salem Southern Pacific Railroad Station (1918) and REA Depot played a significant role in the growth of Oregon's state capital. Unique qualities of this historic resource that contributed to the way in which the city grew include its location. It was constructed approximately one mile away from the commercial core of the city, which necessitated the development of railways and electric car systems to connect the station to downtown. These systems essentially formed an iron ring around the downtown area. Another important aspect is the fact that the main station is the third building constructed for that purpose on the site; it was built in 1918 after the majority of the second station burned. Additionally, it is unique that what remained of the second station was made into the REA Depot when it was moved approximately 100 feet south and rotated 180 degrees. The Beaux Arts style of the main station is unlike any other in the state and is interpreted to be symbolic of the importance and dignified role the capital plays in representing the entire state. Also, this site has been a primary venue for important events, including providing a gateway for military personnel and politicians to travel to and from other parts of the country and thereby connecting and influencing the growth and development of the City of Salem and its citizens.

3. Neighborhood and Citizen Comments

The subject property is located within the Southeast Salem Neighborhood Association (SESNA). A Request for Comments was sent to the neighborhood association, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on October 16, 2024. The SESNA Neighborhood Association did not provide comment on the proposal.

4. City Department and Public Agency Comments

The Building and Safety Division returned a comment stipulating that **all applicable building permits are required. (Attachment C)**

5. Historic Design Review

(SRC) 230.060(k) - *Accessibility* are the applicable criteria for this case. Table 230-1 defines this activity as a Class 2 Minor Historic Design Review. Historic Preservation staff reviewed the project proposal and has the following findings for the applicable criterion.

FINDINGS:

(SRC) 230.060(k) - Accessibility

(1) Materials. To the greatest extent practicable, materials shall be of the same type, quality, design, size, finish, proportions and configuration of the original materials in the building.

Finding: The proposal is limited to the platform area, and the materials of either building will not be impacted. Therefore staff finds that this criterion is met.

(2) Design.

(A) Additions or alterations to improve accessibility should be designed in a manner that identifies the building's character-defining spaces and features and prevents their damage or loss.

Finding: The proposed alterations do not impact the overall site arrangement of the contributing buildings on the site. The exteriors of both buildings will not be obscured, and the platform area will possess the generally same feeling it had historically. The lights to be replaced are not historic themselves, and the replacements are of a historically appropriate design. The fence alterations are minor and do not impact the overall design. The asphalt platform surface is not a character-defining feature, therefore conversion to concrete does not impact historic character. For these reasons, staff finds that this criterion is met.

(B) Additions and alterations to improve accessibility should be designed in a manner that is compatible with the building and its setting.

Finding: The proposed alterations result in no change to the contributing buildings, and only minor changes to the setting. The proposed lighting pole assemblies are a design compatible with the period of significance and design of the property. Therefore, this criterion is met.

DECISION

Based upon the application materials deemed complete on October 16, 2024 and the findings as presented in this report, the application for HIS24-25 is **APPROVED**.



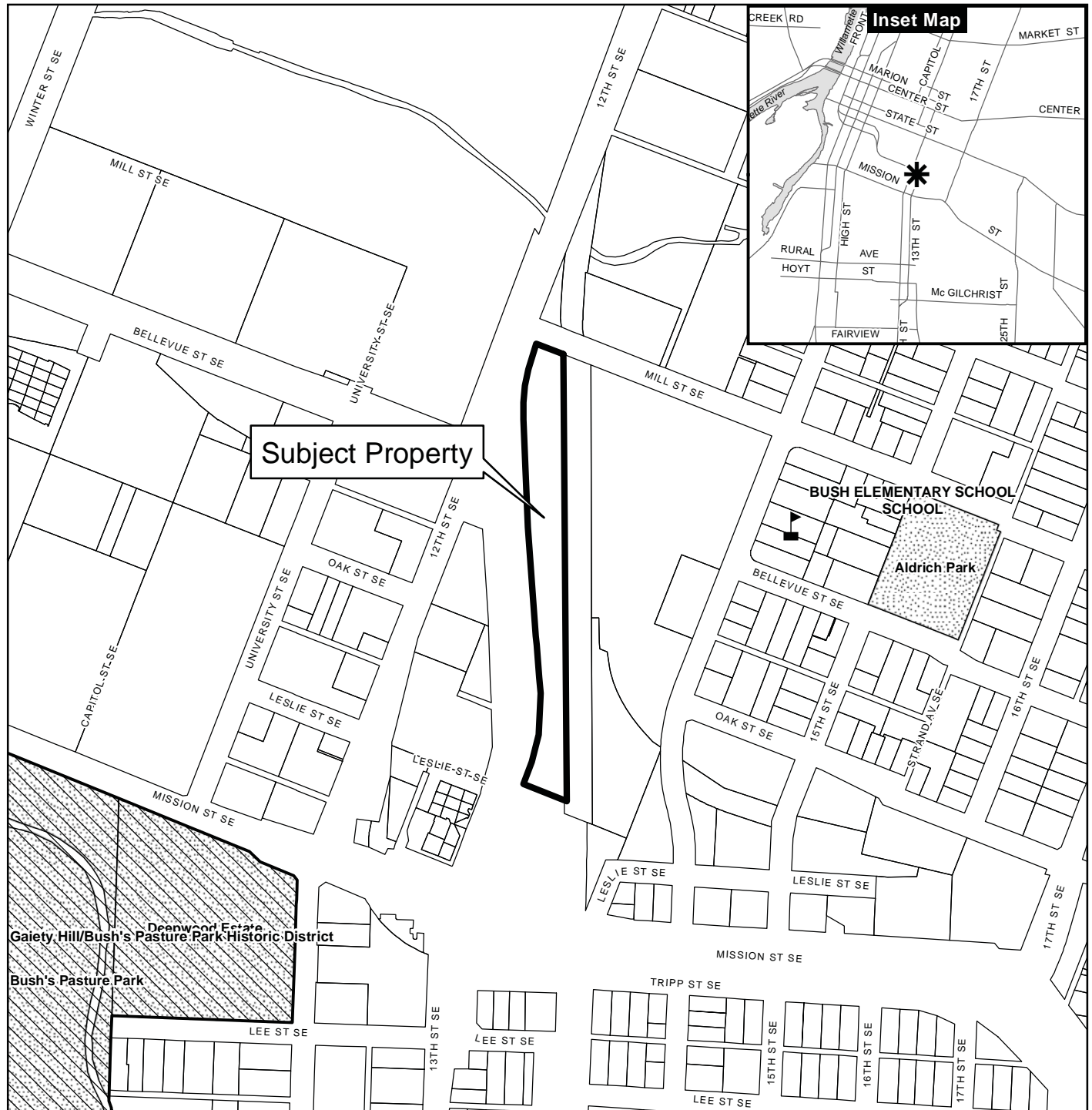
Jacob Morris, PhD
Historic Preservation Planner
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials
C. Comments

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Vicinity Map

500 13th Street SE



Legend

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

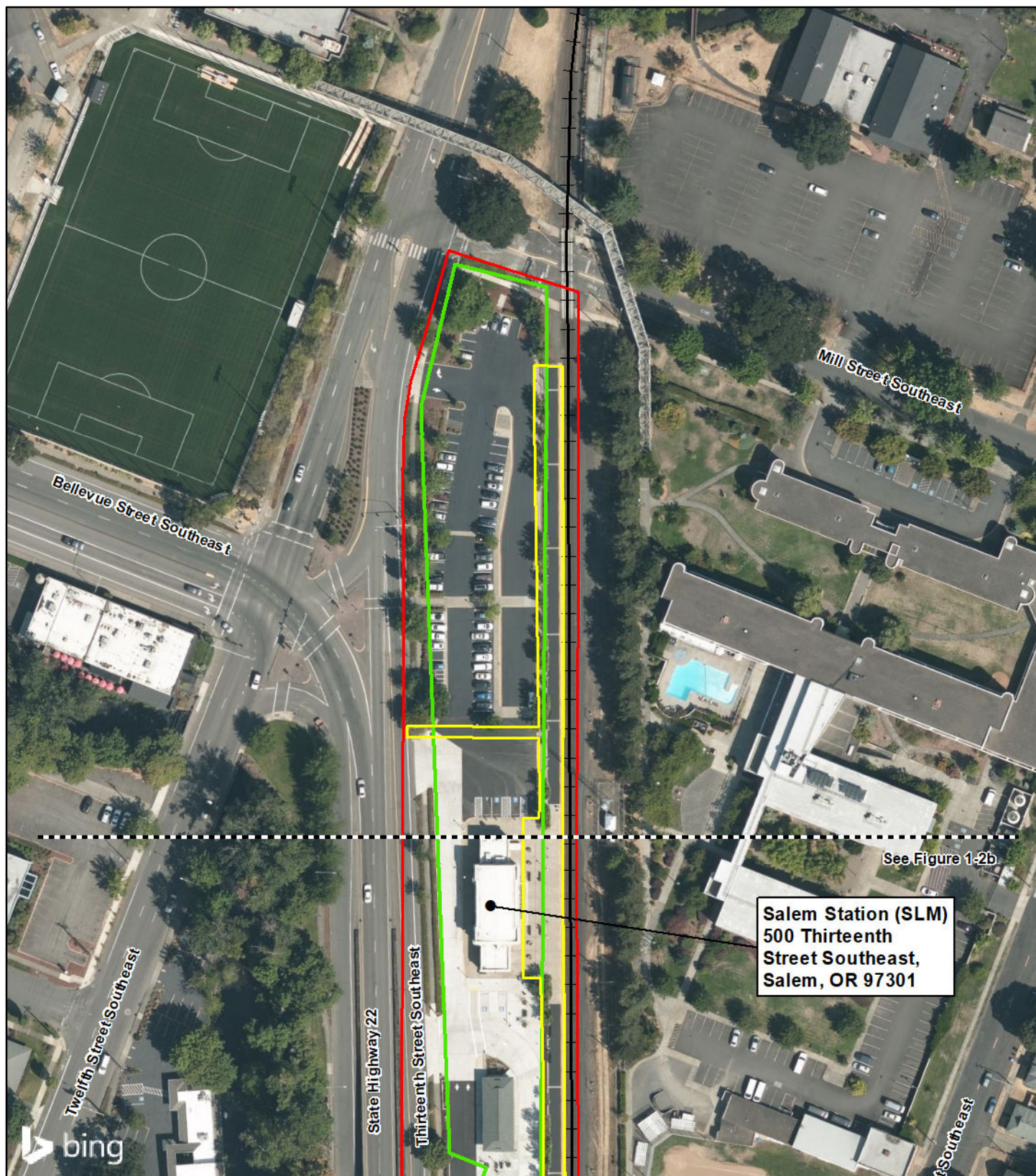
Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet





Legend

- ▬ Above-Ground APE
- ▬ Below-Ground APE
- ▬ National Register of Historic Places-Listed Salem Southern Pacific Railroad Station (NRIS # 10000015)

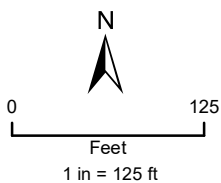
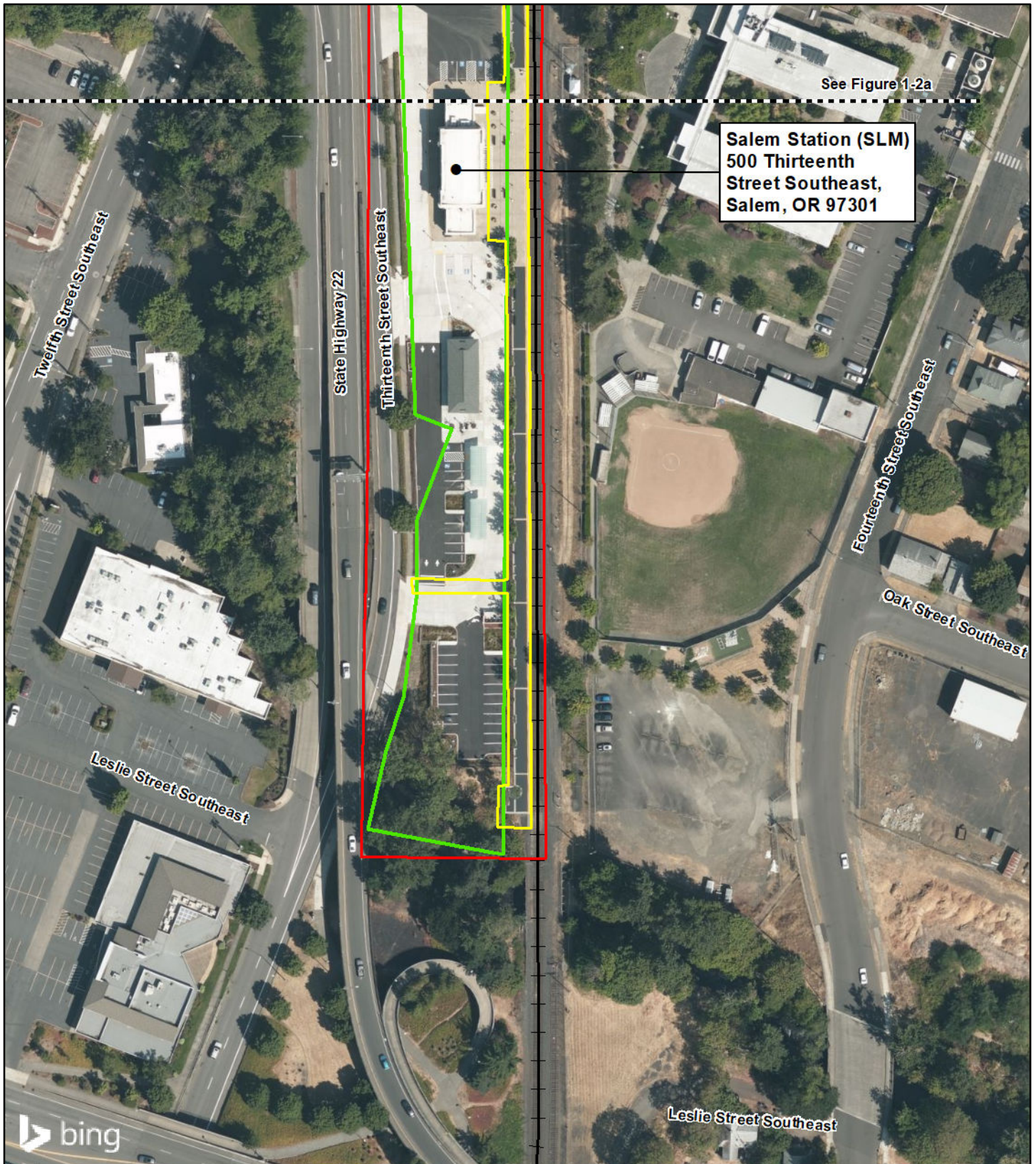


Figure: 1-2a Attachment 1: Project Location and Area of Potential Effects (APE) Maps

Amtrak
Salem Station ADASP Improvements – Salem, OR
Proj No: 394446CH.GC.TO.01.12.SLM

Jacobs



Legend

- ▭ Above-Ground APE
- ▭ Below-Ground APE
- ▭ National Register of Historic Places-Listed Salem Southern Pacific Railroad Station (NRIS # 10000015)

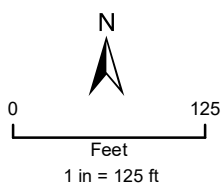


Figure: 1-2b Attachment 1: Project Location and Area of Potential Effects (APE) Maps

Amtrak
Salem Station ADASP Improvements – Salem, OR
Proj No: 394446CH.GC.TO.01.12.SLM

Jacobs

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Central File: BIM360\1_A_central_R20.rvt

Project Number: 067435
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No.	Revisions	Date	By
0	100% (IFB) SUBMISSION	10/26/2023	KAB



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Office of the ADA Stations Program

National Railroad Passenger Corporation
1801 Market Street, Suite 1450, Philadelphia, Pennsylvania 19103

Approved	Date



SALEM (SLM), OREGON
ADA STATIONS PROGRAM (ADASP)

OVERALL PLATFORM PLAN

Designed LNM Drawn EVH Checked RPP Date 10/26/2023

OREGON

Project Code: 067435

WBS: C.EN. 100694.2037

Sheet No. 32 OF 49

Dwg. No.

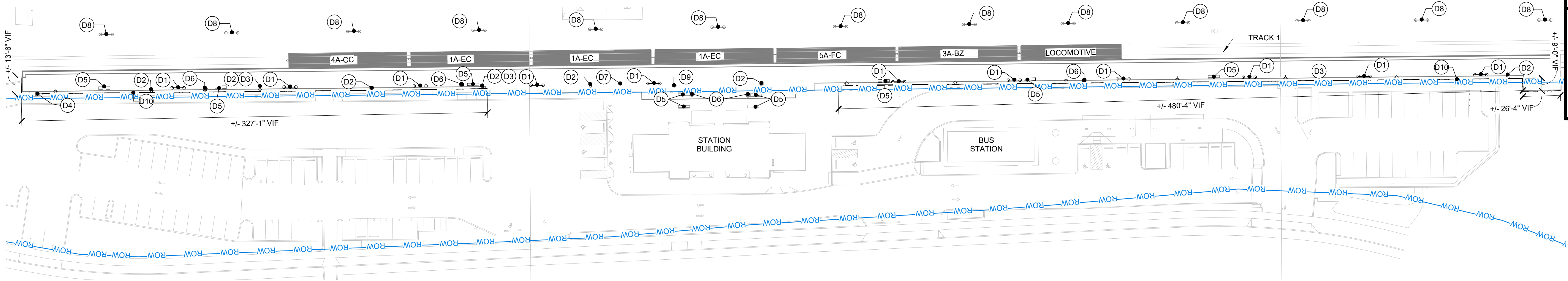
A100

DEMOLITION KEYNOTES

- D1 SALVAGE ALL EXISTING PLATFORM A1 SIGNS, BRACKETS, AND BASE COVER FOR RELOCATION. DEMOLISH SIGN FOUNDATION AND POLES.
- D2 DEMOLISH LIGHT POLE MOUNTED SIGN ALONG WITH ALL ASSOCIATED HARDWARE AND BRACKETS.
- D3 REMOVE EXISTING BOARDING SIGNS.
- D4 DEMOLISH EXISTING SLIDING GATE.
- D5 REMOVE AND STORE ALL EXISTING BENCHES.
- D6 SALVAGE AND STORE ALL EXISTING TRASH CANS.
- D7 DEMOLISH A12 SIGN AND SALVAGE MOUNTING BRACKETS, POLES, AND ALL ASSOCIATED HARDWARE. EXISTING SIGN TO REMAIN.
- D8 SALVAGE LIGHT POLE MOUNTED PIDS SIGN. REFER TO ELECTRICAL FOR RELOCATION.
- D9 SALVAGE LIGHT POLE MOUNTED PIDS SIGN. REFER TO ELECTRICAL FOR RELOCATION.
- D10 DEMOLISH FENCE IN ITS ENTIRETY.

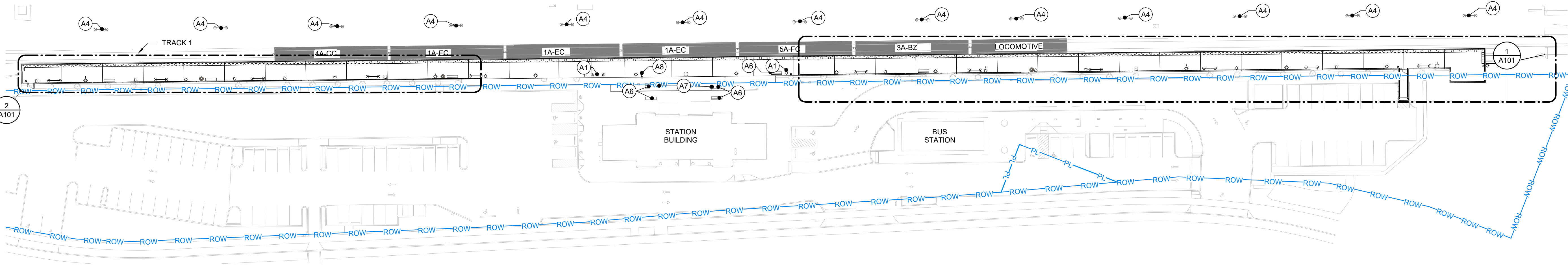
NEW WORK KEYNOTES

- A1 INSTALL PLATFORM SIGNAGE, REFER TO PLATFORM SIGNAGE PLAN ON A750.
- A4 EXISTING SIGN TO REMAIN.
- A6 INSTALL SALVAGED BENCH BOLTED TO PLATFORM, CENTERED BETWEEN LIGHT POSTS.
- A7 REINSTALL SALVAGED TRASH CAN.
- A8 REINSTALL SALVAGED PIDS SIGN. REFER TO ELECTRICAL DETAIL 2/E500.



2 OVERALL PLATFORM DEMO PLAN

A100
SCALE: 1" = 40'-0"
0' 30' 60'

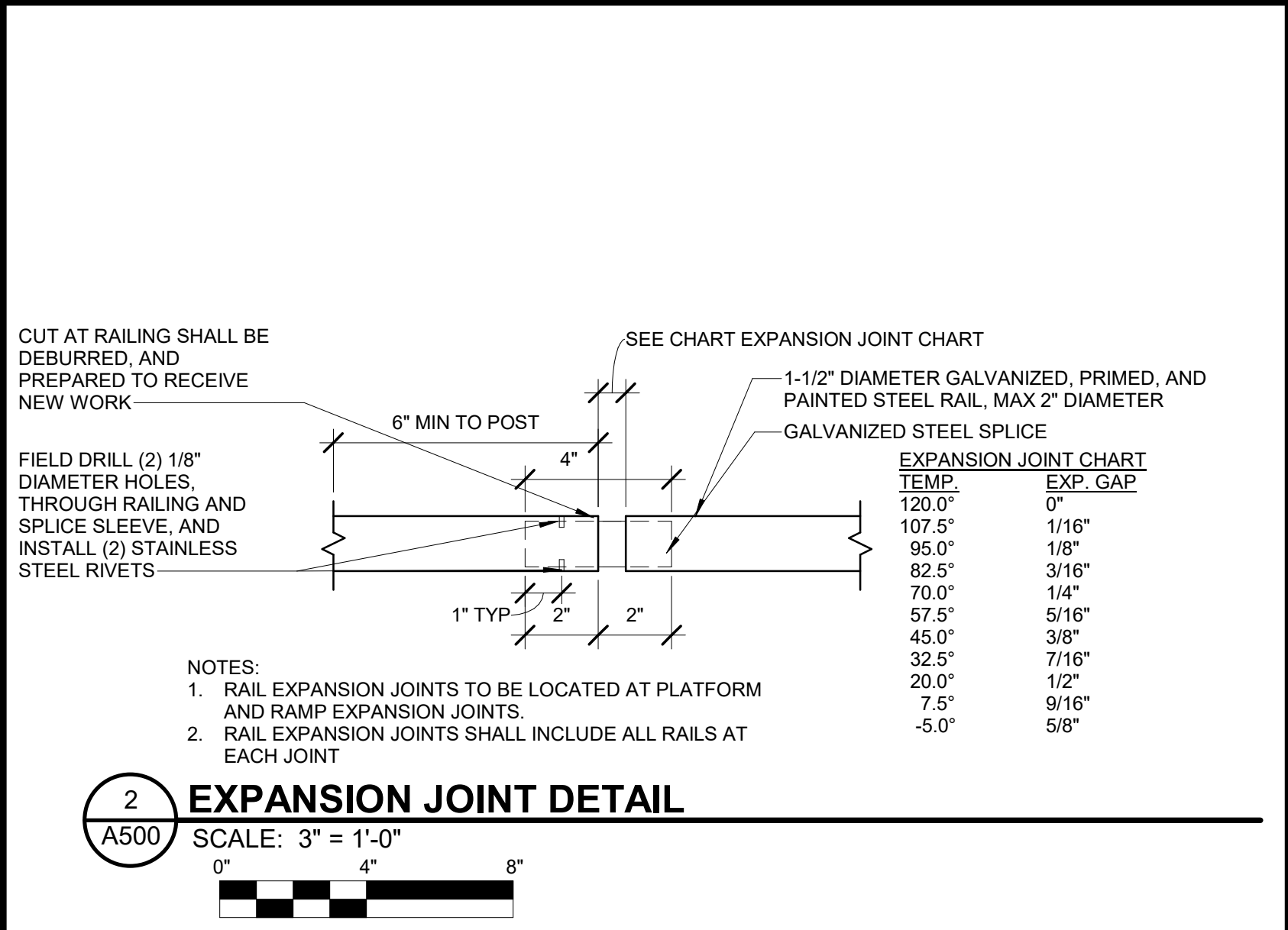
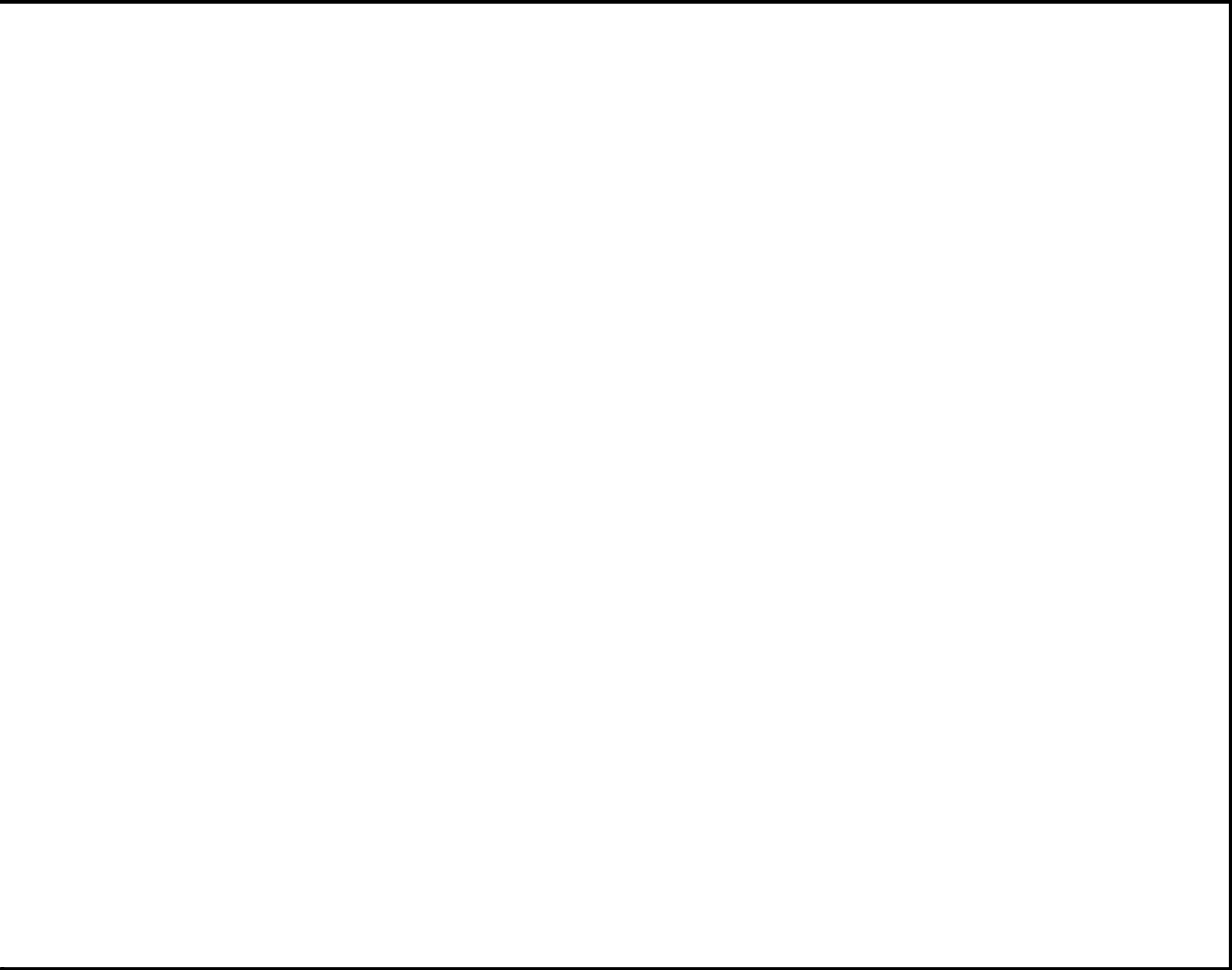
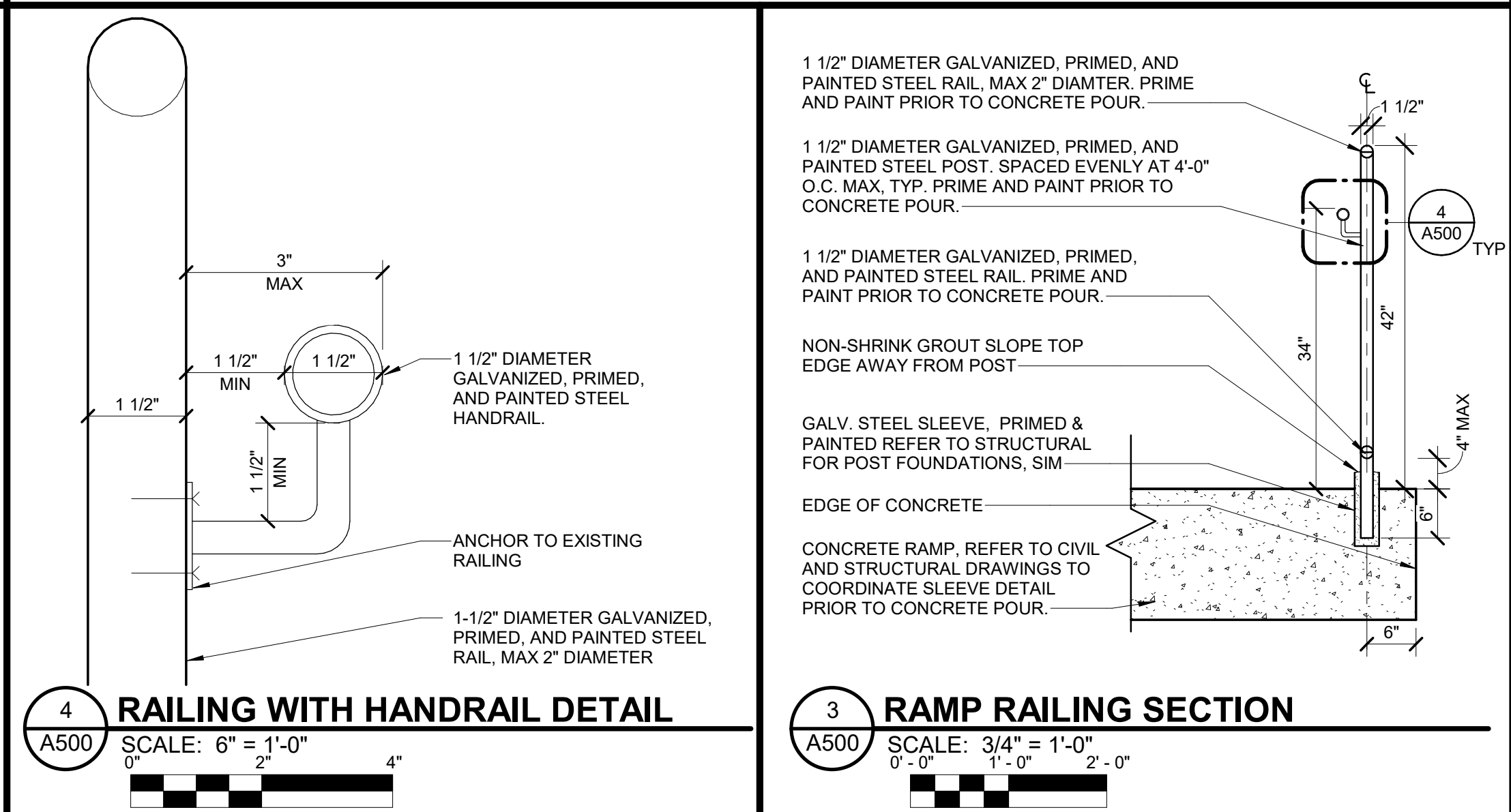
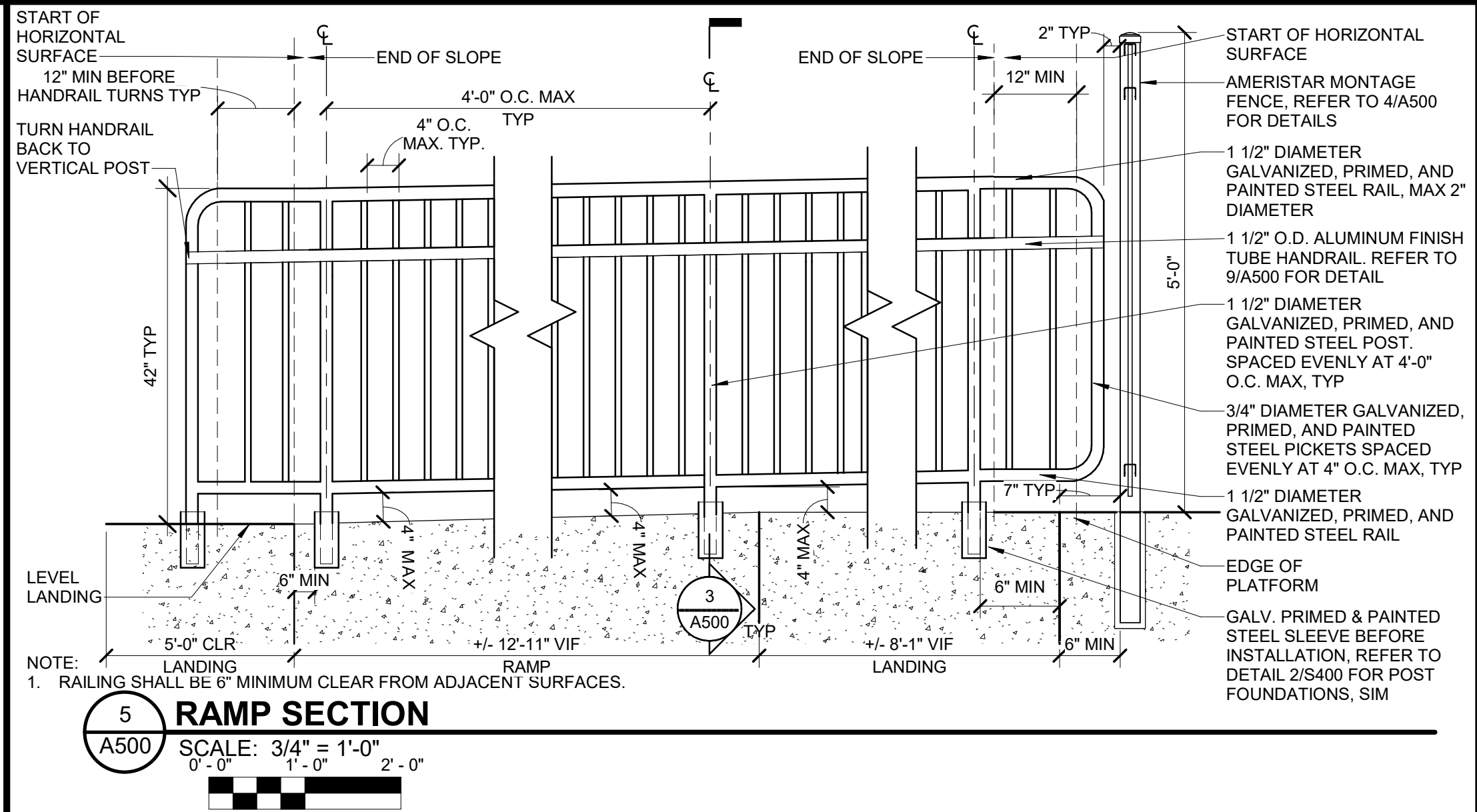
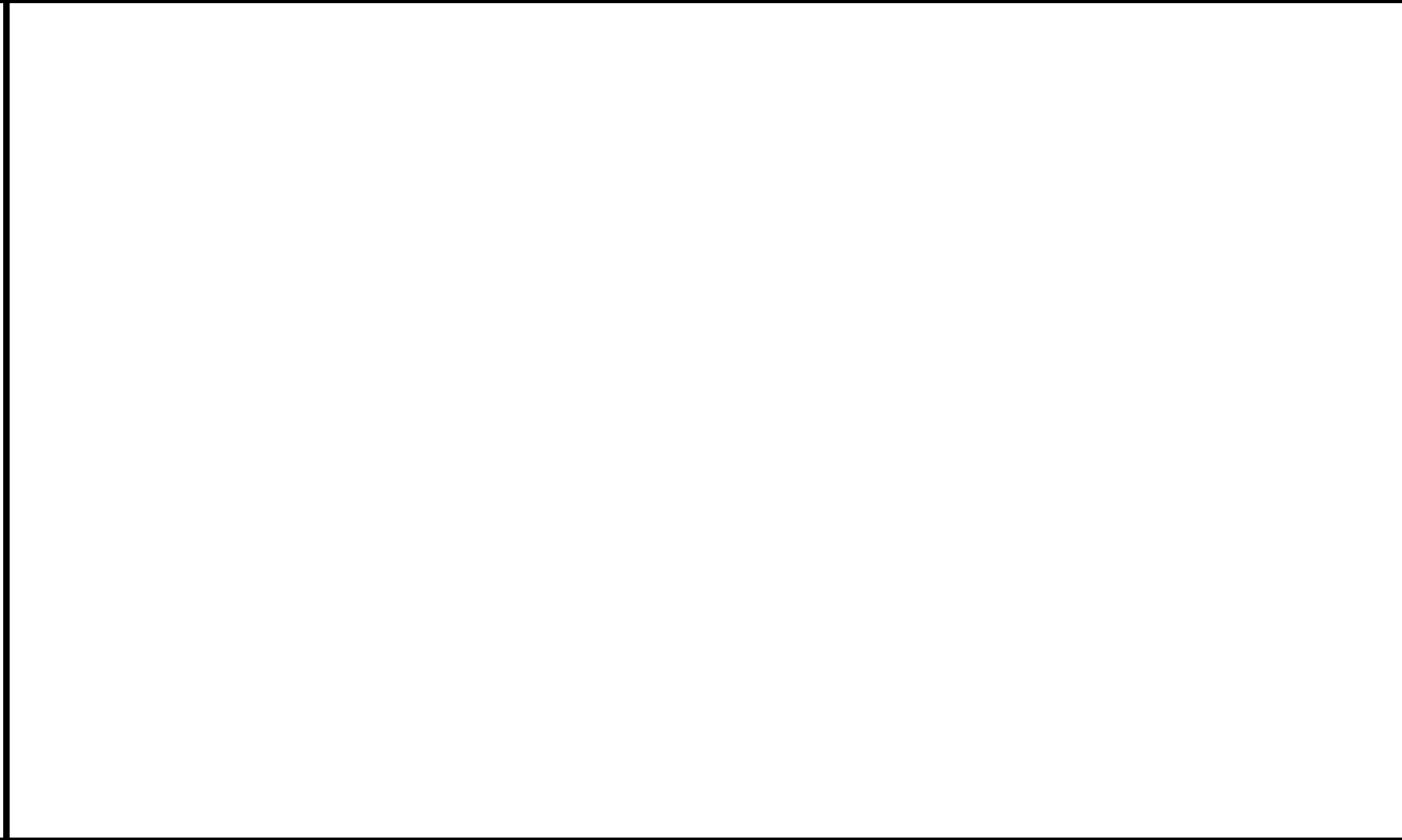
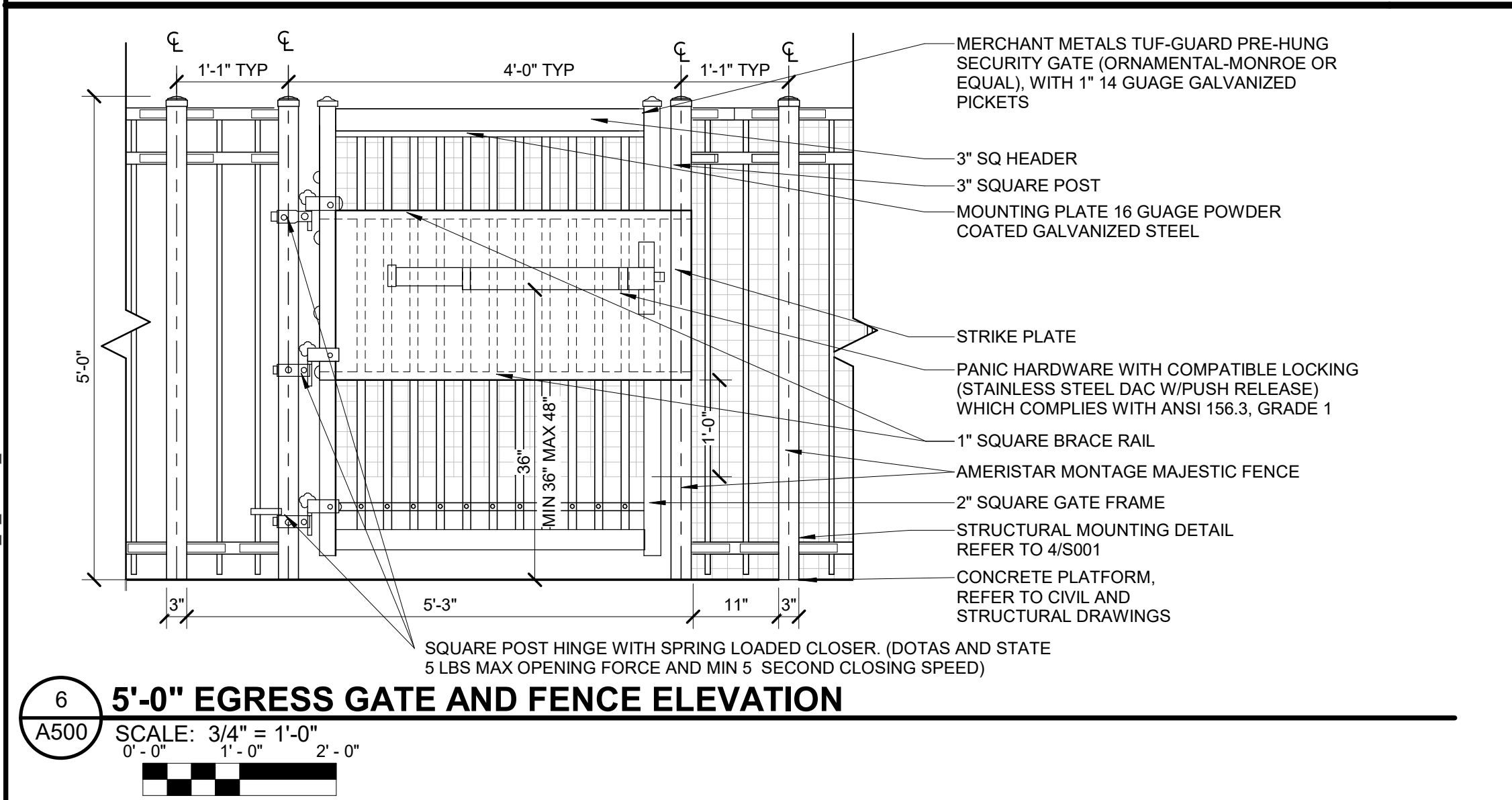
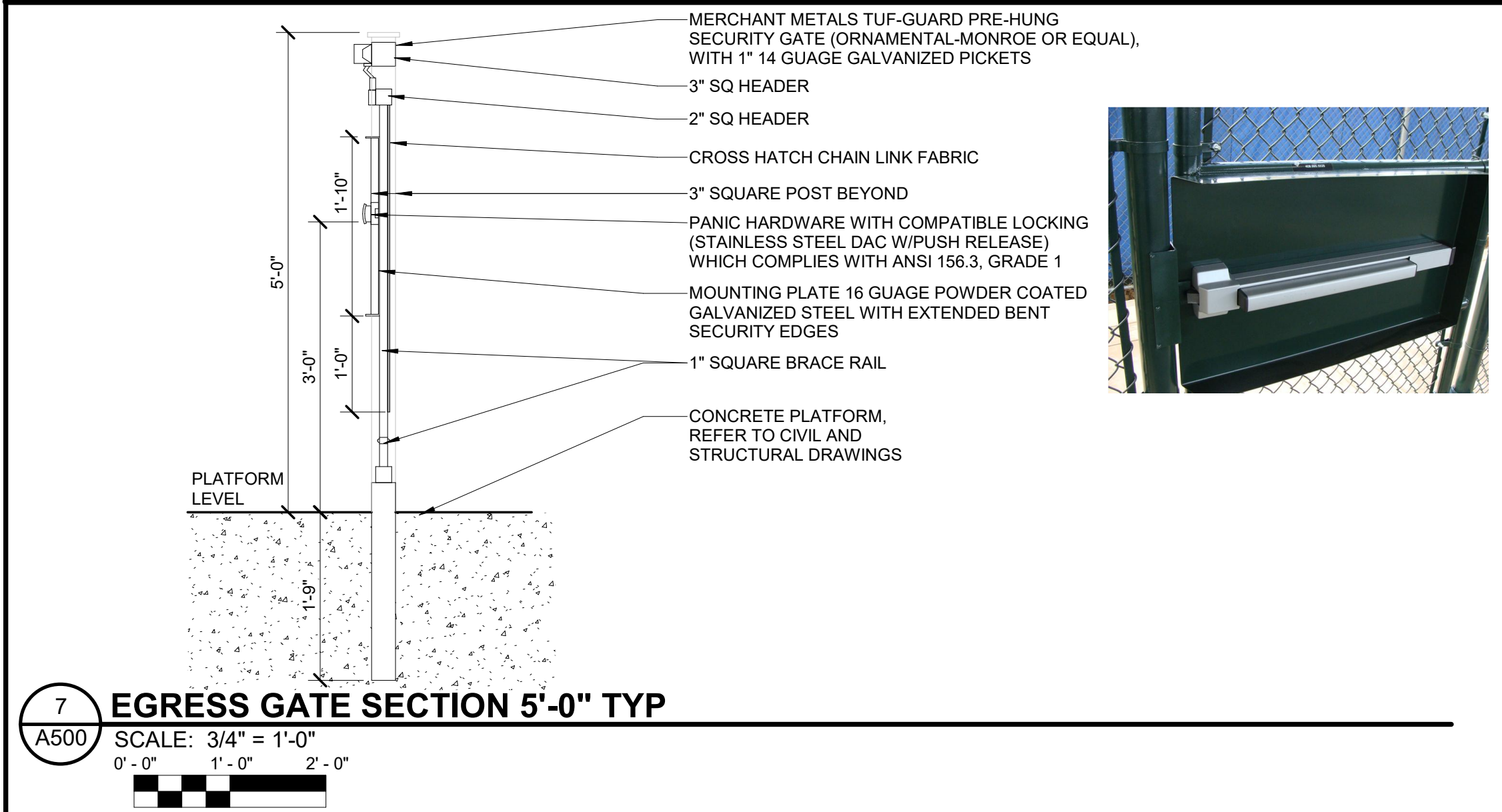
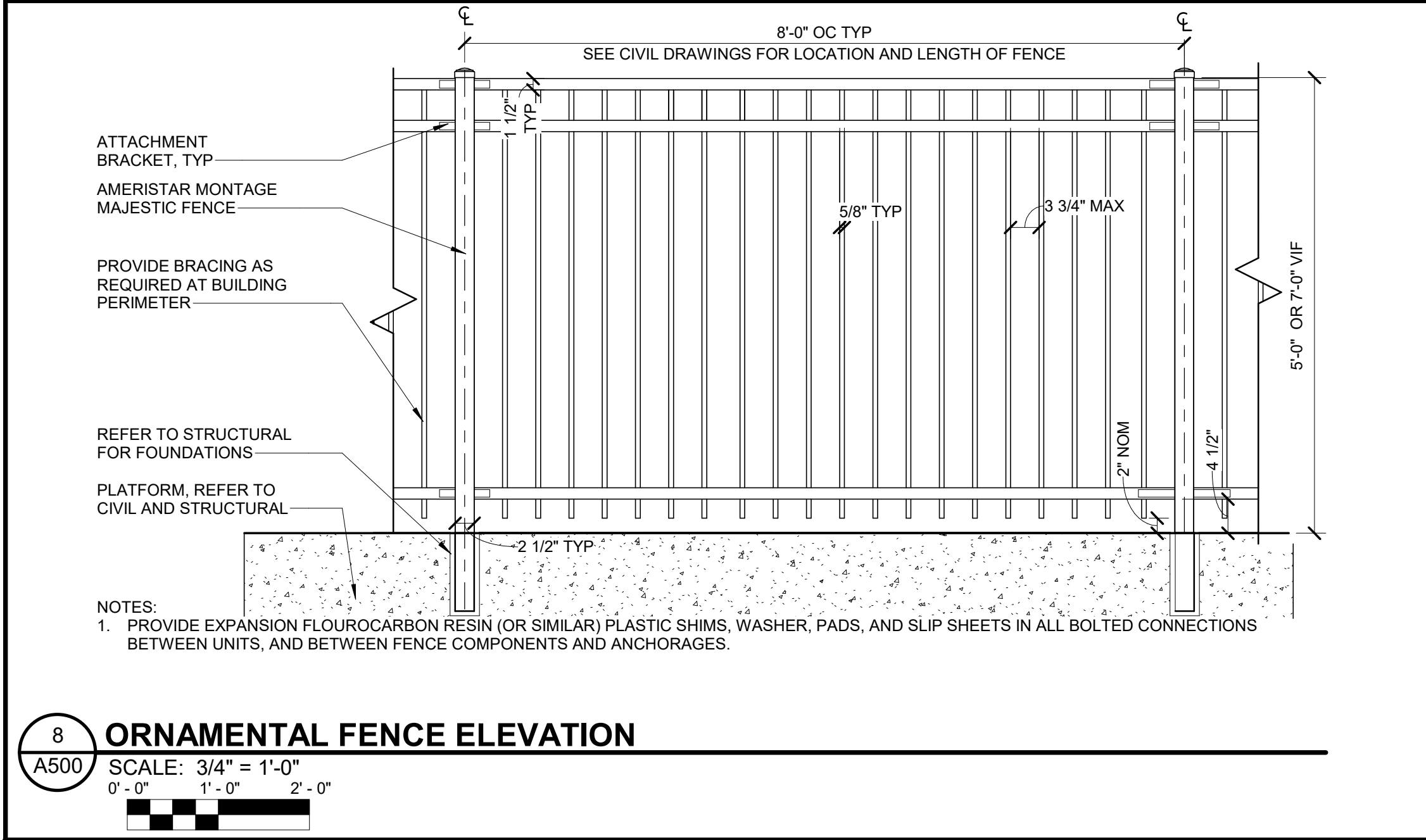


1 OVERALL PLATFORM NEW WORK PLAN

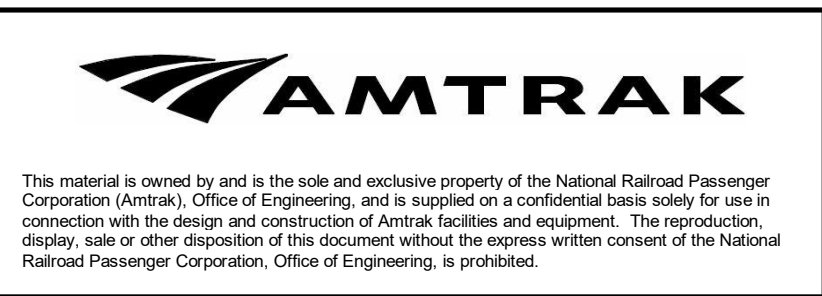
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Office of the ADA Stations Program

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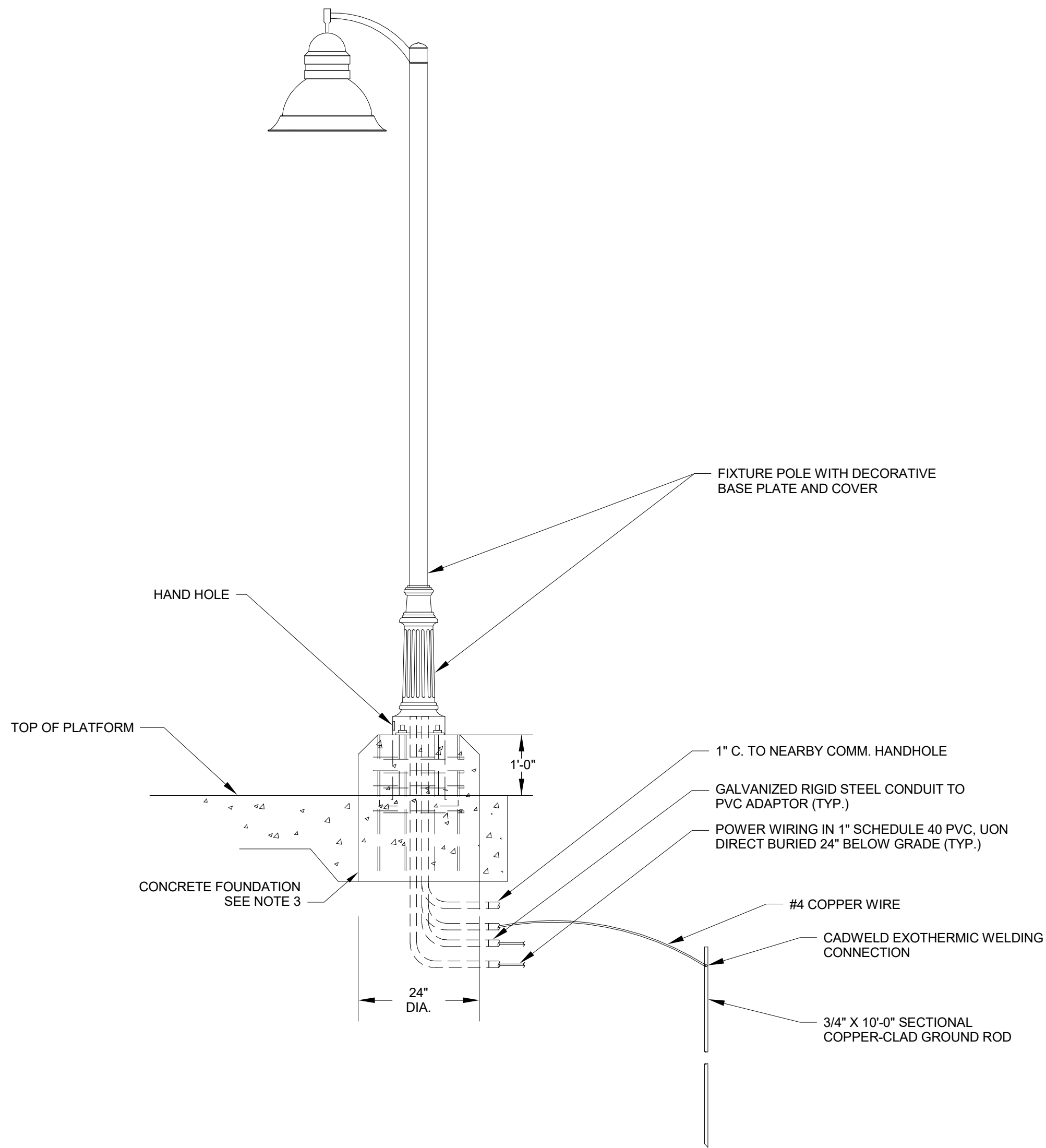
Approved	Date



SALEM (SLM), OREGON ADA STATIONS PROGRAM (ADASP)		OREGON		Project Code: 067435
				WBS: C.EN. 100694.2037
				Sheet No. 36 OF 49
RAILING & FENCE DETAILS				
Designed LNM	Drawn EVH	Checked RPP	Date 10/26/2023	
				Dwg. No. A500

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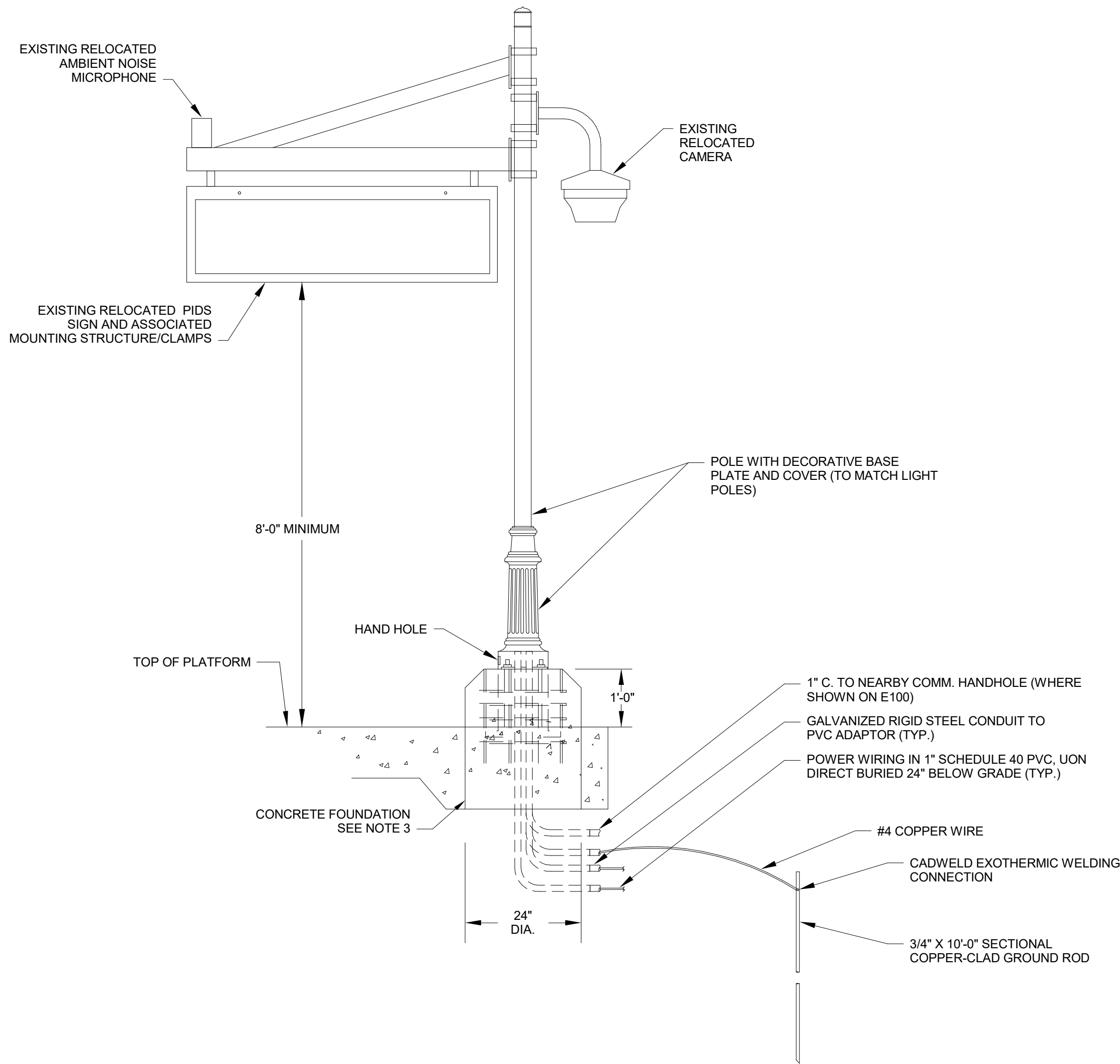
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1 LIGHT POLE DETAIL
E500 SCALE: NTS

NOTES:

- COORDINATE BOLT CIRCLE AND LENGTH OF BOLT PROTRUSION FROM CONCRETE WITH POLE MANUFACTURER.
- CONNECT GROUND ROD TO METAL POLE AND BRANCH CIRCUIT GROUND CONDUCTOR WITH BARE #4 COPPER WIRE.
- SEE STRUCTURAL DRAWINGS FOR LIGHT POLE FOUNDATION AND ANCHORAGE REQUIREMENTS.



2 PIDS SIGN DETAIL
E500 SCALE: NTS

NOTES:

- COORDINATE BOLT CIRCLE AND LENGTH OF BOLT PROTRUSION FROM CONCRETE WITH POLE MANUFACTURER.
- CONNECT GROUND ROD TO METAL POLE AND BRANCH CIRCUIT GROUND CONDUCTOR WITH BARE #4 COPPER WIRE.
- SEE STRUCTURAL DRAWINGS FOR PIDS POLE FOUNDATION AND ANCHORAGE REQUIREMENTS.

No.	Revisions	Date	By
0	100% (IFB) SUBMISSION	10/26/2023	BRL



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Office of ADA Stations Program

National Railroad Passenger Corporation
1801 Market Street, Suite 1450 Philadelphia, Pennsylvania 19103

Approved	Date



Gannett Fleming

SALEM (SLM) OREGON
ADA STATIONS PROGRAM

DETAILS & DIAGRAMS			
Designed BRL	Drawn BRL	Checked CJG	Date 10/26/2023

Project Code: 67435
WBS: C.EN.100694.2037
Sheet No. 45 OF 49
Dwg. No. E500



Photograph 1: View of the Salem Station platform, looking north. (Amtrak 2022)



Photograph 2: View of the Salem Station platform and Greyhound Bus Station (former freight depot), looking south. (Amtrak 2022)



Photograph 3: North elevation of Salem Station and north parking lot, looking south. (Amtrak 2022)



Photograph 4: Overview of the Salem Station platform, looking north. (Amtrak 2022)



Photograph 5: View of the platform from south of the Salem Station, looking south. (Amtrak 2022)

REQUEST FOR COMMENTS

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

REGARDING: Class 2 Minor Historic Design Review Case No. HIS24-25

PROJECT ADDRESS: 500 13th St SE, Salem OR 97301

AMANDA Application No.: 24-119346-PLN

COMMENT PERIOD ENDS: October 30, 2024 at 5:00 p.m.

SUMMARY: A proposal to repair the platform and install ADA-related signage ramps and lighting adjacent to the Salem Southern Pacific Railroad (Amtrak) Station(1918).

REQUEST: A Class 2 Minor Historic Design Review of a proposed replacement of the platform and installation of ADA-related signage, ramps, and lighting at the platform north of the Salem Southern Pacific Railroad (Amtrak) Station (1918), individually listed on the National Register of Historic Places for property zoned CG (General Commercial) and located at 500 13th Street SE - 97301 (Marion County Assessor's Tax Lot: 073W26CB / 02402 / 02500).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Wednesday, October 30, 2024, will be considered in the decision process. Comments received after this date will be not considered. Comments submitted are *public record*. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>

CASE MANAGER: Jacob Morris, Historic Preservation Planner, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2417; E-Mail: jimorris@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: _____
Building permits required as applicable

Name/Agency: AL-D R.

Address: City of Salem

Phone: Building and Safety

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM