



# NOTICE of FILING

## LAND USE REQUEST AFFECTING THIS AREA

*There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.*

*Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.*

<b>CASE NUMBER:</b>	Class 2 Minor Historic Design Review Case No. HIS24-14
<b>PROPERTY LOCATION:</b>	495 State St, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	August 2, 2024
<b>PROPOSAL SUMMARY:</b>	A proposal to install a security gate and replace lighting on the exterior of the Masonic Temple Building (1912).
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, August 16, 2024. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</b>
<b>CASE MANAGER:</b>	<b>Jacob Morris, Historic Preservation Planner</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2417; E-mail: <a href="mailto:jjmorris@cityofsalem.net">jjmorris@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i>  Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Land Use Chair; Phone: 971-388-0654; Email: <a href="mailto:mbbaird@hotmail.com">mbbaird@hotmail.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 230.040 – Standards for Historic Contributing Buildings in Commercial Historic Districts  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	SUZANNE GWYNN Family Trust
<b>APPLICANT(S):</b>	Jeffrey Machina
<b>PROPOSAL REQUEST:</b>	Class 2 Minor Historic Design Review of a proposal to install a new security gate and replace existing light fixtures in-kind on secondary elevations on the exterior of the Masonic Temple Building (1912), a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 495 State St (aka 101 High St NE, Marion County Assessors Map and Tax Lot number: 073W27AB/2700).
<b>APPLICATION PROCESS:</b>	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 24 113890. Paper copies can be obtained for a reasonable cost.

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE**  
**For more information about Planning in Salem:**  
<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.*

TTD/TTY telephone 503-588-6439 is also available 24/7

# 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. HIS24-14

**PROJECT ADDRESS:** 495 State St, Salem OR 97301

**AMANDA Application No.:** 24-113890-PLN

**COMMENT PERIOD ENDS:** August 16, 2024 at 5:00 p.m.

**SUMMARY:** A proposal to install a security gate and replace lighting on the exterior of the Masonic Temple Building (1912).

**REQUEST:** Class 2 Minor Historic Design Review of a proposal to install a new security gate and replace existing light fixtures in-kind on secondary elevations on the exterior of the Masonic Temple Building (1912), a historic contributing building in Salem’s Downtown Historic District, zoned CB (Central Business District), and located at 495 State St (aka 101 High St NE, Marion County Assessors Map and Tax Lot number: 073W27AB/2700).

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. Friday, August 16, 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.

**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: [jjmorris@cityofsalem.net](mailto:jjmorris@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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

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



NO POSTAGE  
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UNITED STATES

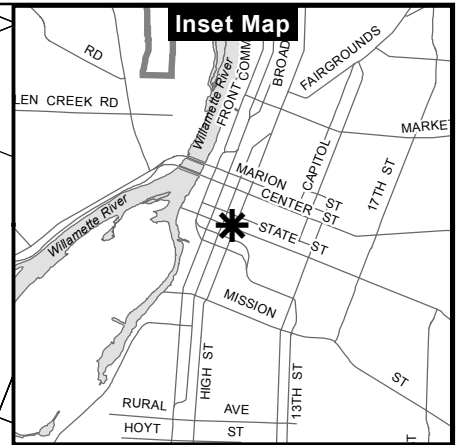
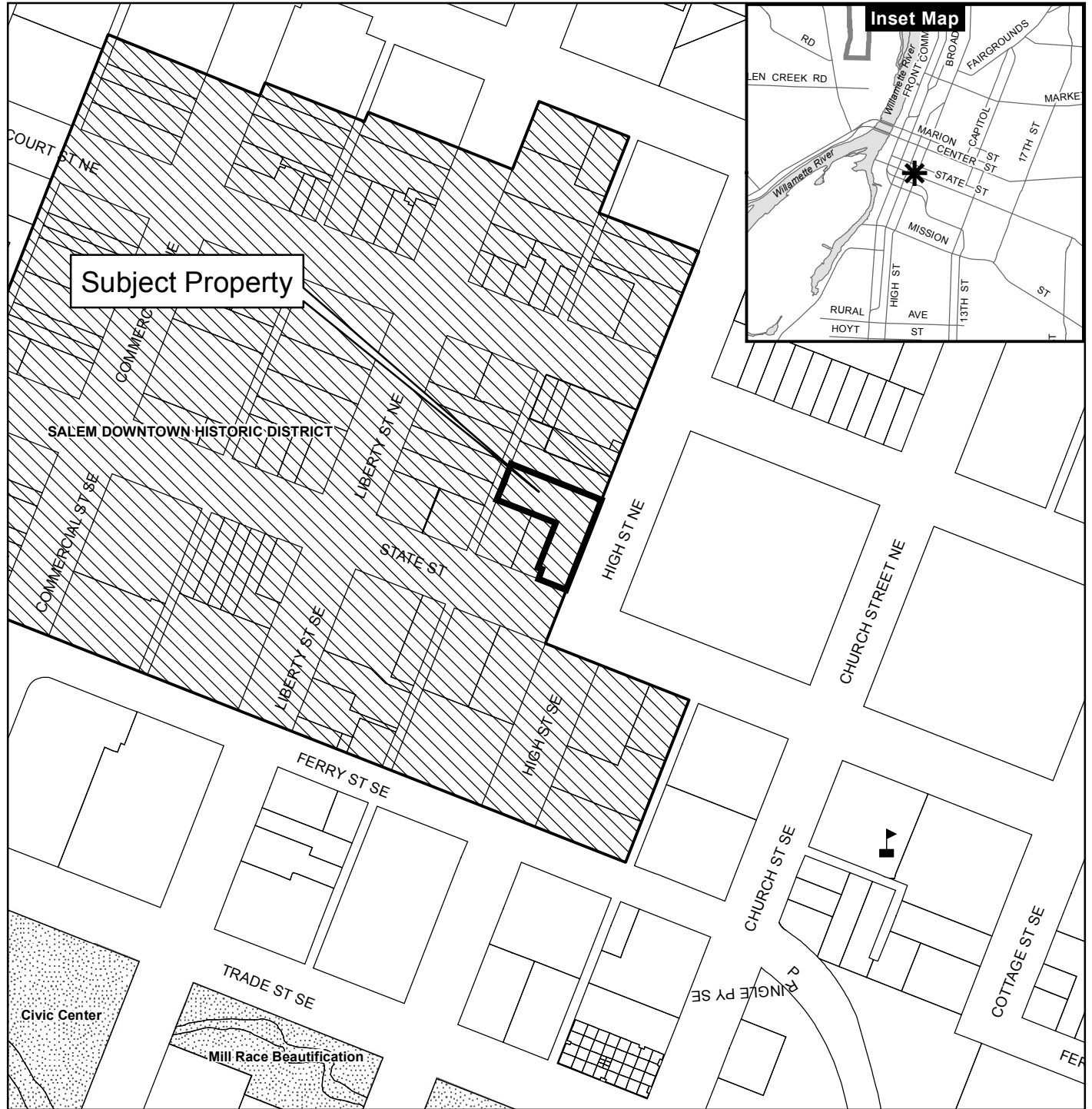
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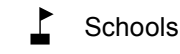

PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907



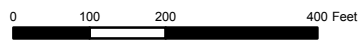
# Vicinity Map 495 State Street



## Legend

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

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.



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0.04 0 0.02 0.04 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Salem, Oregon.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

NOT TO BE USED FOR NAVIGATION



## Historic Alteration Review Worksheet

Site Address: \_\_\_\_\_

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: \_\_\_\_\_ Project's New Material: \_\_\_\_\_

### 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:

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*Jeff Machina*  
Signature of Applicant

June 5, 2024  
Date Submitted/Signed



Before lighting



Visualization of installed lighting



Proposed Gate  
Visualization





CCB# 215124 WA# MONTGCG839MG  
 P.O. Box 12309  
 Salem, Oregon 97309  
[Chad@mcgcorp.net](mailto:Chad@mcgcorp.net)  
[www.mcgcorp.net](http://www.mcgcorp.net)  
 P: 971.915.2527  
 C: 503.881.1841

## Proposal

Proposal No.: 1  
 Proposal Date: 12.15.23

**Jeff Machina**  
 Franklin Building

**Jobsite Address:**  
 101 High St. N  
 Salem, Or. 97301

DESCRIPTION	AMOUNT
<b><u>Exterior Security/Safety</u></b>	
1.) Provide & Install custom steel welded gate frame, wire mesh insert, panic rim device, ornamental decorative gate and rail top, provide and install flange plates to epoxy bolts and install into concrete only, install commercial keypad lockset. Door to be LHR swing pattern.	\$10,642.00
2.) Provide & Install (8) Exterior lights that are broken or not functioning properly. New fixtures to be like for like in size, shape and look. Exterior man door facing Liberty Rd. to be motion light.	\$5,103.00
<b><u>MCG/POI/CAT</u></b>	\$1,889.00
<b>TOTAL</b>	<b>\$17,634.00</b>

**Thank you for your business!**



**Low Voltage NW, LLC**  
 2837 22<sup>nd</sup> Street SE, Suite 155  
 Salem, OR 97302  
 P | 971-273-7117  
 W | lowvoltage.com  
 CCB# 205471

## LOW VOLTAGE PROPOSAL

Project: Franklin Building - 495 State St

Quotation #12.11.2023

Low Voltage NW is pleased to offer the following proposal for the Low Voltage Systems at the Franklin Building - 495 State St. This proposal is submitted in accordance with the scope and price defined below.

### Security/Intrusion: \$3,236.00

#### System Specific Inclusions:

- Provide & Install Verkada 1 door controller
- Provide & Install 1 card reader
- Provide & install composite cable from door to headend
- Programming, testing, owner training
- Annual subscription for basic includes first year.
- See standard exclusions, listed below

#### System Specific Exclusions:

- Conduit, boxes, sleeve, firestop & pathway to accessible
- 120v power
- Door hardware excluded and provided by customer
- Network switches, routers, patch cables and other network equipment by owner
- Annual subscription billed to customer after first year
- See standard exclusions, listed below

#### Standard Inclusions/Exclusions:

**Inclusions:** Cable & Wiring; Field Device Installation; Panel Terminations; Head-end panel programming & Start-up; Shop Drawings; A/E Submittals, O&M manuals; Customer Training, Performance & AHJ Acceptance Testing, One Year Warranty & Permit/Plan Review Fees.

**Exclusions:** Demo; Conduit/Sleeves/Firestop & Raceways including Wire basket/cable tray & etc.; Standard back-boxes & Installation; Floor boxes/Adapter plates; Demolitions; Enclosure/Panel Mounting; Duct Detector Mounting; door Holder Hardware/Power Supplies & Power; 120v Residential Unit Smoke Detectors; 120v Fire Sprinkler Bell; Flow & Tamper Switches & Adjustments; Damper End-Switches & Monitoring; Lifts & Scaffolding; Plywood Backboards & Installation Earth Ground/Electric Service Entrance to Panel; Access Hatches & Signage; Demolition; Fire-Watch; Coring/Cutting; Painting/Patching; Knox Box; Seismic Calculations/Engineering.

\*\*Additional charges may apply if primary and non-contributory language is required on insurance to Client or Client's agent(s).

Submitted by:

Albert Payne  
 albert@lowvoltage.com  
 Low Voltage NW, LLC

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

**Fire Alarms • Security • Access Controls • Data Comm • CCTV • Nurse Call  
 Installation • Maintenance • Service**

*Proposal submitted on 12/11/2023 and is valid for Thirty (30) Days*