



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.

CASE NUMBER:	Modification of Class 2 Minor Historic Design Review Case No. HIS23-16MOD1
PROPERTY LOCATION:	1474 Court St NE, Salem OR 97301
NOTICE MAILING DATE:	September 18, 2024
PROPOSAL SUMMARY:	A proposal to modify the existing proposal to replace the rear porch on the rear of the Mills House (c.1909) by adding a deck to the project scope.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Wednesday, October 2, 2024. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at https://egov.cityofsalem.net/PlanningComments. 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.
CASE MANAGER:	Jacob Morris, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2417; E-mail: jjmorris@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<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> Northeast Neighbors (NEN), Laura Buhl, Land Use Co-Chair; Email: buhll@yahoo.com ; Joan Lloyd, Historic Land Use; Email: jello879@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 230.025(h) – Standards for historic contributing buildings in residential historic districts Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Patricia Caswell
APPLICANT(S):	Patricia Caswell
PROPOSAL REQUEST:	A proposal to modify the existing Class 2 Minor Historic Design Review of a proposal to replace the rear porch and siding, wall cap and half wall, by adding a deck on the rear of the Mill House (c 1909), a historic contributing building in the Court Chemeketa Historic District, in the RS (Single Family Residential) zone and located at 1474 Court Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BD03200).
APPLICATION PROCESS:	<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>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 24 118395. 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: Modification of Class 2 Minor Historic Design Review Case No. HIS23-16MOD1

PROJECT ADDRESS: 1474 Court St NE, Salem OR 97301

AMANDA Application No.: 24-118395-PLN

COMMENT PERIOD ENDS: October 2, 2024 at 5:00 p.m.

SUMMARY: A proposal to modify the existing proposal to replace the rear porch on the rear of the Mills House (c.1909) by adding a deck to the project scope.

REQUEST: A proposal to modify the existing Class 2 Minor Historic Design Review of a proposal to replace the rear porch and siding, wall cap and half wall, by adding a deck on the rear of the Mill House (c 1909), a historic contributing building in the Court Chemeketa Historic District, in the RS (Single Family Residential) zone and located at 1474 Court Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W26BD03200).

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 2, 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, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2417; E-Mail: 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

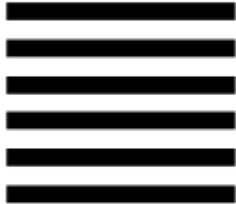


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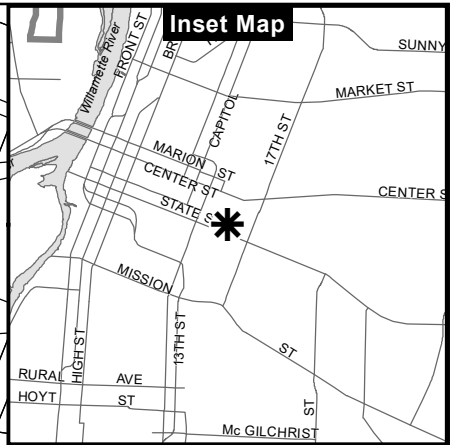
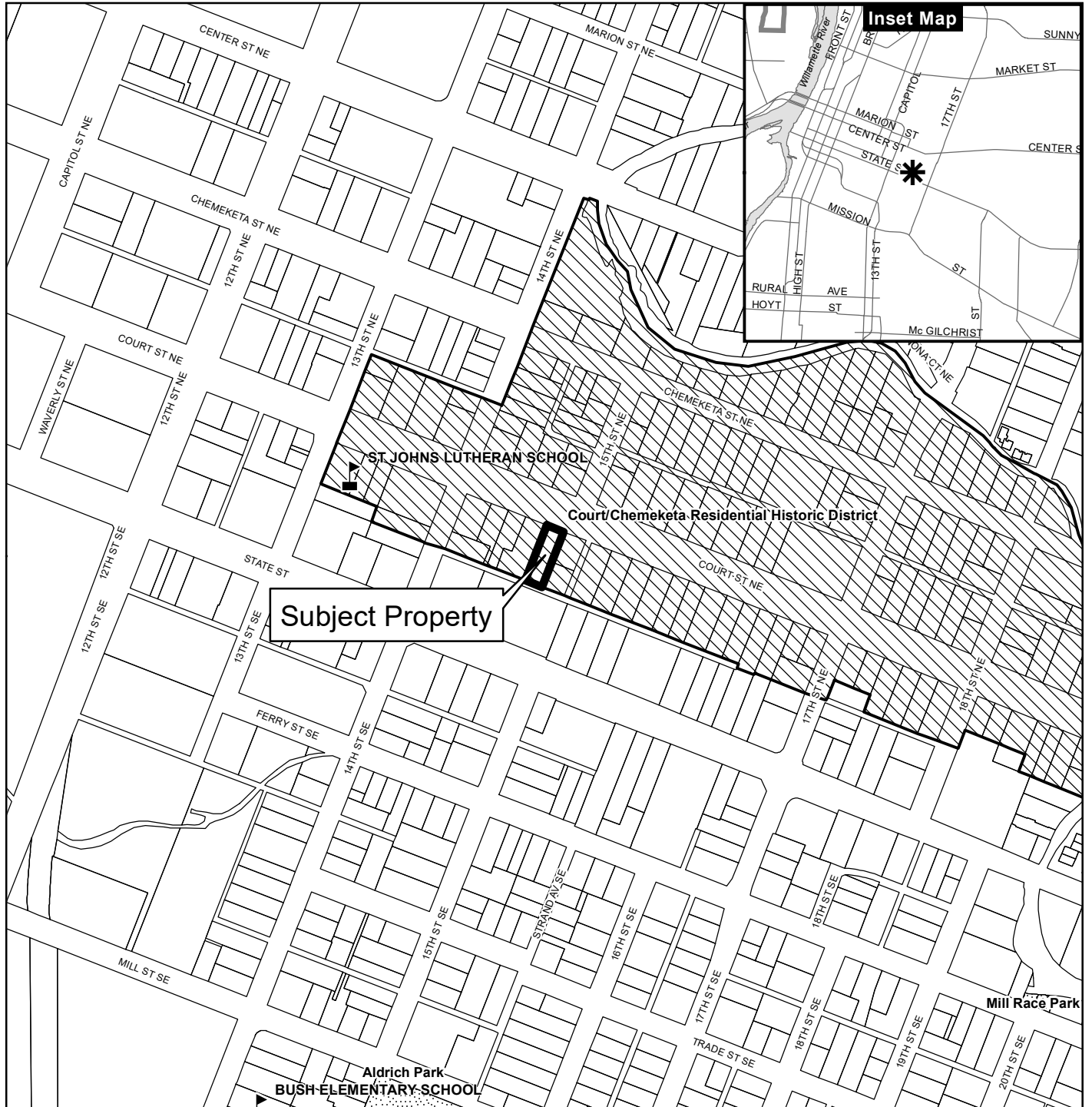
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PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










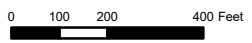
Vicinity Map

1474 Court Street NE (073W26BD03200)



Legend

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



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Narrative response Residential Contributing Resources:

SRC230.025 (h):

Decks. Replacement and addition of decks in historic contributing buildings is allowed.

(1)Materials. The deck shall be constructed of wood, a wood composite, or a material available during the period of significance.

Response: The deck and railing are constructed of gray composite resembling wood.

(2)Design. The deck shall:

(A)Be located off the rear of the resource.

Response: The deck is located at the rear of the resource. It measures 10' by 20' and the west edge does not extend past the side of the house.

(B)Not obscure any significant architectural features of the resource.

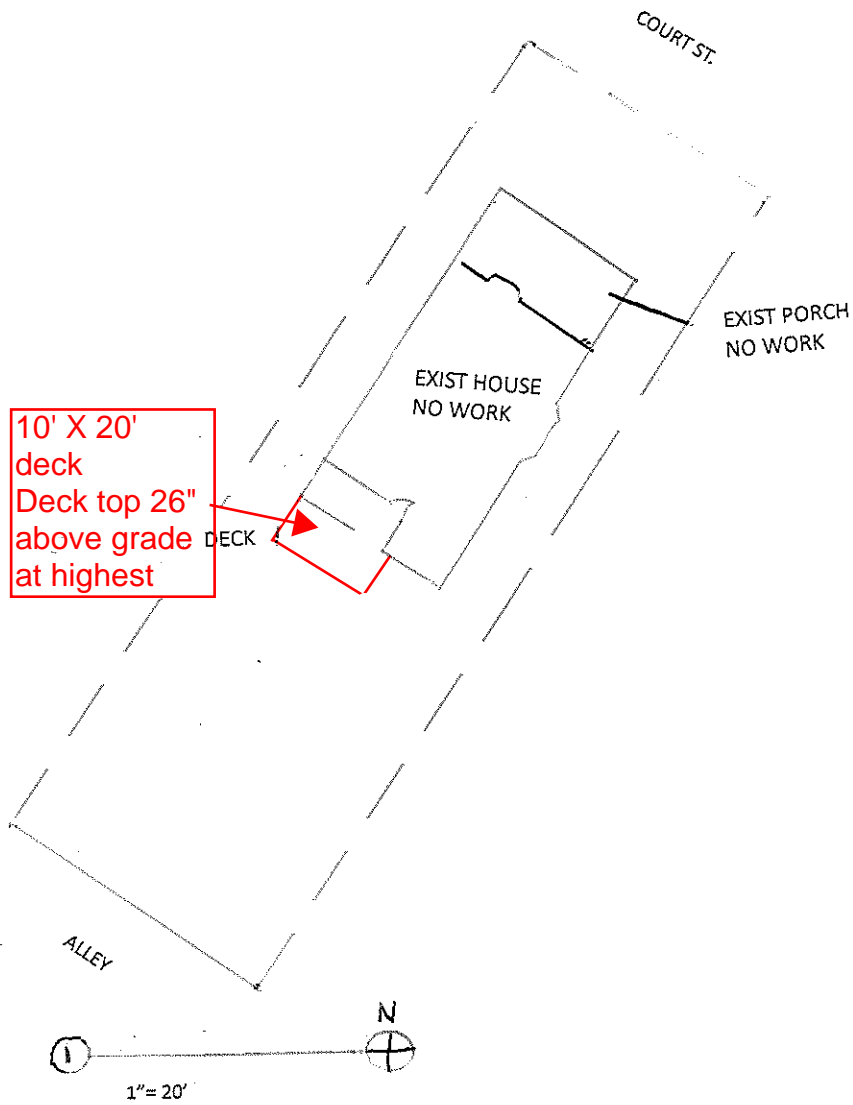
Response: The porch, siding and all significant features are visible behind the deck. The top of the deck is only 26" above grade, so it does not obscure the house.

(C)Be of a reasonable size and scale in relationship to the resource.

Response: The deck is smaller than the house in footprint and does not extend past the rear wall on either side.

(D)Shall not extend beyond the width of the existing footprint of the resource.

Response: The deck does not extend beyond the width of the house.



10' X 20'
deck
Deck top 26"
above grade
at highest

PROJECT INFO
 ZONE RS
 SCOPE OF WORK:
 REPAIR EXISTING GUARDRAIL:
 TO RECEIVE PERIOD CORRECT LAP SIDING
 AND TOP CAP
 NO NEW HABITABLE SQUARE FOOTAGE
 OWNER:
 PATTI CASWELL
 CONTRACTOR:
 OWNER

INDEX
 1. SITE AND TITLE
 A1. REPAIR DRAWING

CASWELL
 1474 COURT ST. NE
 Salem, OR

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