



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:	Class 2 Minor Historic Design Review Case No. HIS24-20
PROPERTY LOCATION:	409 Court St NE, Salem OR 97301
NOTICE MAILING DATE:	September 26, 2024
PROPOSAL SUMMARY:	A proposal to reconstruct the historic metal awning on the Wallace and Mabel Moore Building (c. 1916).
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Thursday, October 10, 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, Historic Preservation Planner , 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> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Land Use Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 230.065 – General guidelines for historic contributing resources 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):	Baltic Avenue, LLC (Travis Noble)
REPRESENTATIVE(S):	Lift Architecture
PROPOSAL REQUEST:	Class 2 Minor Historic Design Review of a proposal to reconstruct a historic metal awning on the exterior of the Wallace and Mabel Moore Building on property appx. 0.05 acres in size within the CB (Central Business District) zone and the Salem Downtown Historic District and located at 409 Court Street NE, (Marion County Assessor Tax Lot Number: 073W22DC06500).
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 118949. 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. HIS24-20

PROJECT ADDRESS: 409 Court St NE, Salem OR 97301

AMANDA Application No.: 24-118949-PLN

COMMENT PERIOD ENDS: Thursday, October 10, 2024 at 5:00 p.m.

SUMMARY: A proposal to reconstruct the historic metal awning on the Wallace and Mabel Moore Building (c. 1916).

REQUEST: Class 2 Minor Historic Design Review of a proposal to reconstruct a historic metal awning on the exterior of the Wallace and Mabel Moore Building on property appx. 0.05 acres in size within the CB (Central Business District) zone and the Salem Downtown Historic District and located at 409 Court Street NE, (Marion County Assessor Tax Lot Number: 073W22DC06500).

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. Thursday, October 10, 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: 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

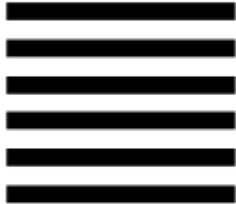


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

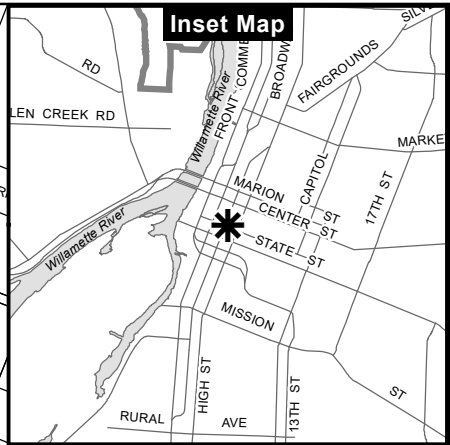
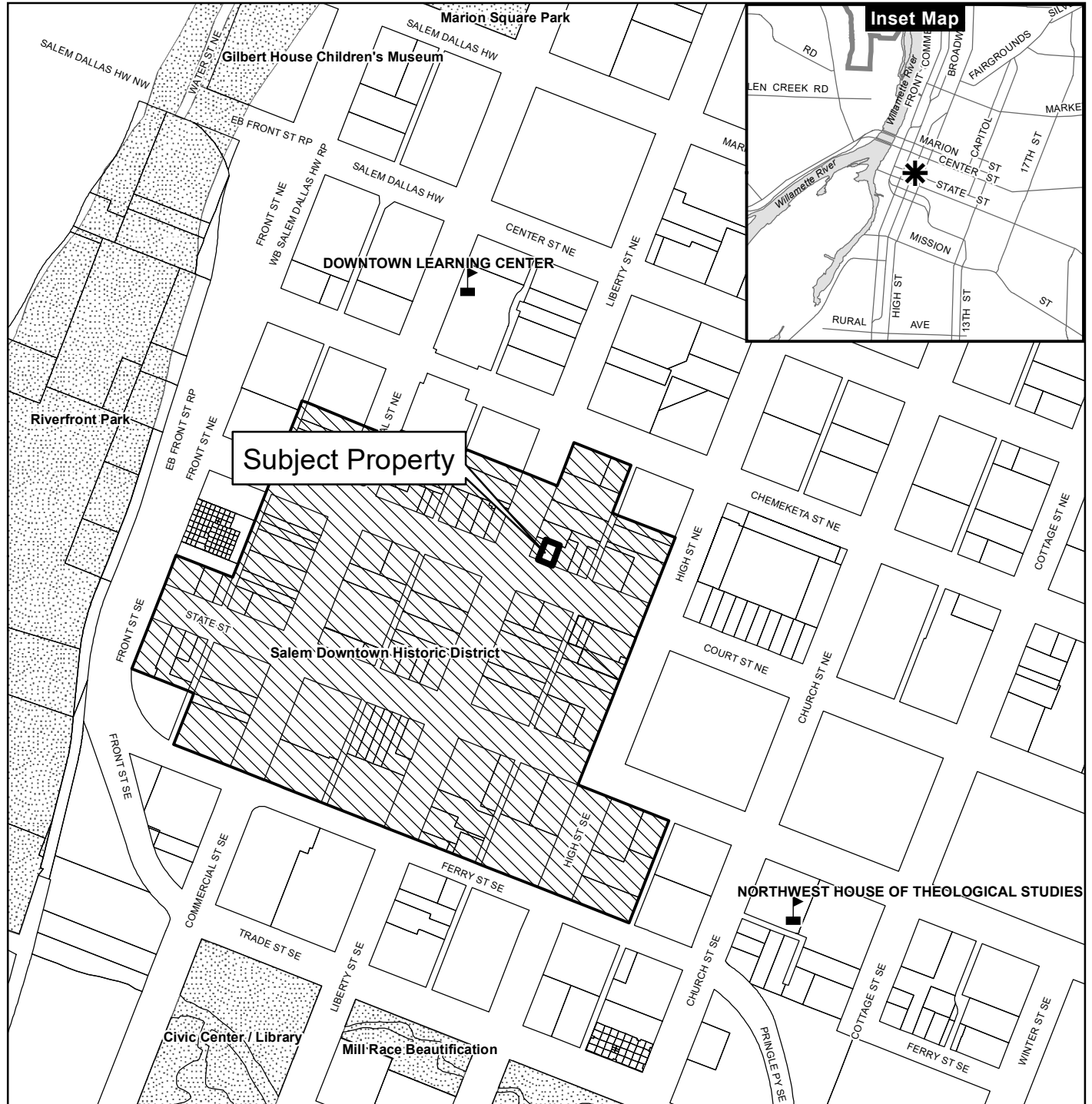
POSTAGE WILL BE PAID BY ADDRESSEE

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










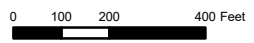
Vicinity Map

409 Court Street NE



Legend

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



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



Legend

- Centerline (Labels)
- Historic Buildings
- ▣ Historic Districts
- ▭ Annexations (delayed)
- ▭ Taxlots
- Creeks
 - 50 - 200
 - 200 - 640
 - 640 - 6400
 - GT 6400
- Hydrology
- Street Class
 - - Future Minor Arterial
 - - Future Collector
 - Major Arterial
 - Minor Arterial
 - Parkway
 - Collector
 - Highway/Freeway
- ▭ Urban Growth Boundary
- ▭ City Limit

Notes

Enter notes here...

0.03 0 0.01 0.03 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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



EXISTING SOUTH FACADE (WORK DONE IN 1980S, PHOTOGRAPH TAKEN 2024)



MOORE BUILDING, CIRCA 1950s



PRELIMINARY
NOT FOR
CONSTRUCTION

Historic Design Review For:
Moore Building
409 Court St NE, Salem, OR 97301

REVISIONS:

SHEET:
A2.00
PHOTOGRAPHS

PROJECT # 2024-025
DATE: 9/18/2024

ELEVATION NOTES	
NO.	DESCRIPTION
1	EXISTING STOREFRONT GLAZING ASSEMBLIES TO REMAIN.
2	EXPOSE EXISTING BRICK/INSTALL NEW IF EXISTING BRICK IS NOT PRESENT BEHIND EIFS CLADDING.
3	SOLDER COURSE TO MATCH HISTORIC IMAGES.
4	MARBLE TILE BASE.
5	TILE BASE AT PILASTER.
6	NEW SUSPENDED CANOPY TO MATCH 1950s AESTHETIC.
7	CANOPY SUPPORT TO ATTACH TO EXISTING ANCHOR POINTS AS DETERMINED FEASIBLE BY STRUCTURAL ENGINEER. NEW ANCHORS WITH MATCHING LOCATION/AESTHETICS WILL BE INSTALLED IF EXISTING ANCHORS DO NOT EXIST.
8	DECORATIVE BRACKET.
9	TIP ORNAMENTAL TEXT, POWDERCOATED STEEL FONT TO BE SELECTED TO MATCH 1950s IMAGES.



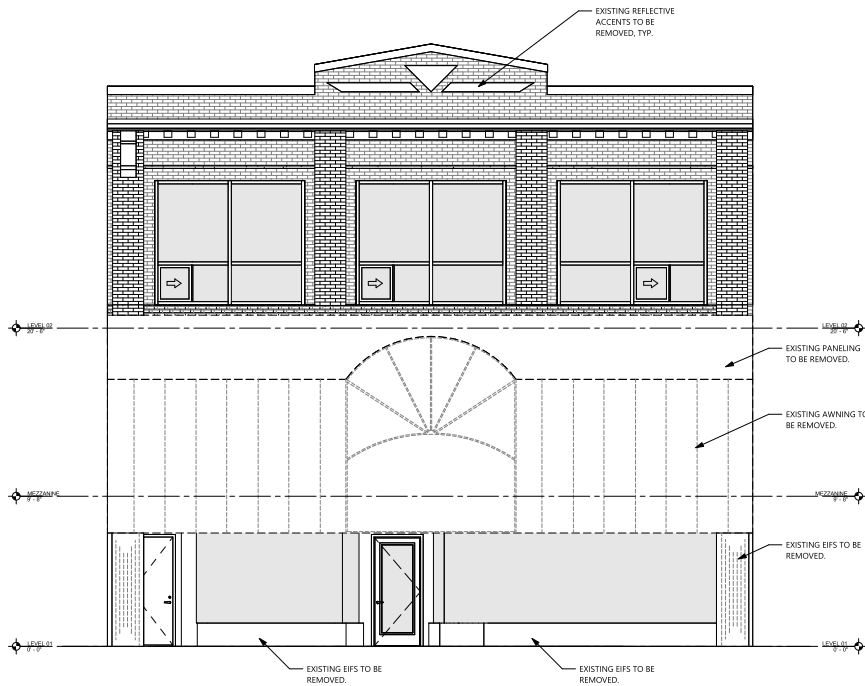
PRELIMINARY
NOT FOR
CONSTRUCTION

Historic Design Review For:
Moore Building
409 Court St NE, Salem, OR 97301

REVISIONS:

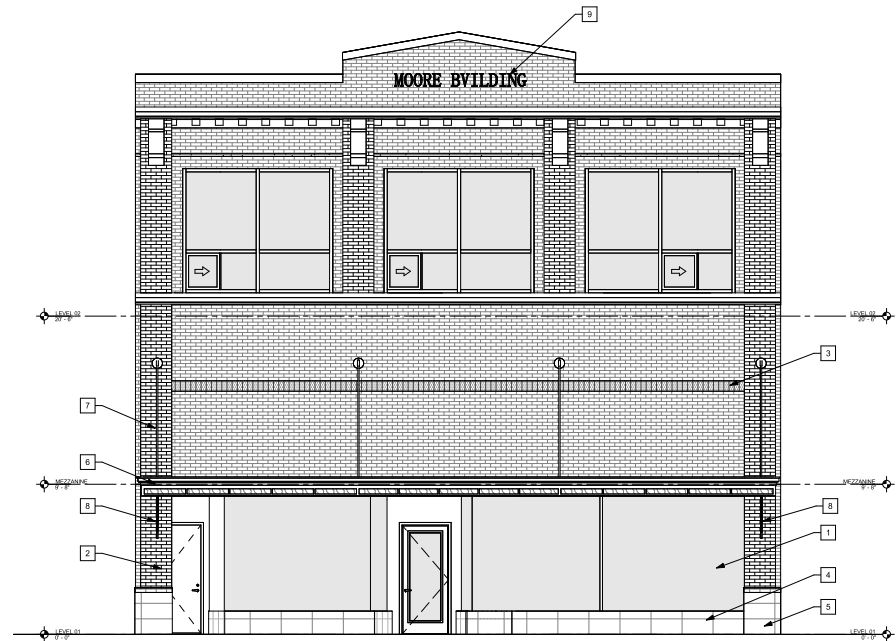
SHEET:
A2.01
ELEVATIONS

PROJECT # 2024-025
DATE: 9/18/2024



1 EXISTING SOUTH ELEVATION (FACING COURT STREET)

SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION (FACING COURT STREET)

SCALE: 1/4" = 1'-0"



Historic Review Narrative

Date: September 18, 2024
Project: Façade Remodel
409 Court St NE
Salem, OR 97301

The following is a written narrative to accompany a Historic Design Review – Class II Minor application. The applicant responses are in **bold** below:

Sec. 230.065. - General guidelines for historic contributing resources.

(a) Except as otherwise provided in this chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

Response:

The property has historically been occupied by commercial tenants including retail and office users. The most recent use was a florist with multiple sales displays on the ground floor and mezzanine. The new user will continue the retail use, while the existing office suites on the second floor will remain (currently vacant). The existing entrance configuration is to remain. The only landscaping is in the public right-of-way and will remain. The height and footprint of the building are not proposed to change.

(b) Historic materials, finishes, and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods.

Response:

The façade currently has EIFS cladding at the pilasters and base beneath the storefront windows. The applicant plans to remove the EIFS and expose the original brick cladding. If the brick is no longer present, new brick will be added to match photos and the remaining brick on the upper floor. A similar method will be applied to the areas covered by plywood/sheet metal at the mezzanine.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Response:

The existing brick and decorative wood features will be assessed for damage, then preserved or restored. The applicant currently anticipates repainting the wood sills and corbeling, and cleaning the existing brick.

(d) Historic or original features shall be restored or reconstructed only when supported by physical or photographic evidence.

Response:

The target era for the proposed work is approximately 1950, as seen in this photograph:



Moore Building, circa 1950s

The applicant proposes to expose/reinstall the following:

- Brick pilasters and cladding at the ground floor.
- Tile base below the storefront windows.

- **Suspended canopy.** Additional investigation needs to be conducted to determine if the original anchor points still exist. If they were removed during the 1980s remodel, they will be reconstructed to be aesthetically consistent with the image above.
- **“Moore Building” lettering at parapet.**
- **The translucent glass openings do not exist as shown, and the applicant proposes to continue brick cladding in that area.**

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired historic significance in their own right, and this significance should be recognized and respected.

Response:

The existing fabric awning, metallic accents at the mezzanine and parapet, and EIFS pilasters/window base are assumed to have been installed in the 1980s. The applicant believes the architectural elements from the 1950s would be more beneficial to the aesthetics of the building and streetscape. The 1980s elements will be allowed to remain in our memories and photographs.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Response:

The proposed alterations are aimed at replacing or restoring architectural elements seen in the photos above. The proposed canopy is designed to use the existing structural anchors to the maximum extent deemed feasible upon removal of the existing plywood/sheet metal cladding.

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Response:

The applicant intends to leave the existing brick and wood elements of the façade and address them as maintenance items. The design team is hopeful that there is existing brick to be exposed and restored. The proposed canopy will be designed and constructed to match the 1950s photo above while meeting current building code for life safety purposes.