



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. HIS24-21
PROPERTY LOCATION:	455 Court St NE, Salem OR 97301
NOTICE MAILING DATE:	September 26, 2024
PROPOSAL SUMMARY:	A proposal to restore the cornice on the exterior of the D'Arcy Building (aka Whitlock's).
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:	Kimberli Fitzgerald, Historic Preservation Officer , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@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):	W3RE LLC (ORREO Fund LLC (Charles Weathers), Fundy Business LLC (John and Rebecca Wulf))
REPRESENTATIVE(S):	Gretchen Stone
PROPOSAL REQUEST:	Class 2 Minor Historic Design Review of a proposal to restore the cornice on the exterior of the D'Arcy Building (aka Whitlock's) on property appx. .194 acres in size within the CB (Central Business District) zone and the Salem Downtown Historic District and located at 455 Court Street NE, (Marion County Assessor Tax Lot Number: 073W22DC06100).
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 118856. 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. HIS24-21

PROJECT ADDRESS: 455 Court St NE, Salem OR 97301

AMANDA Application No.: 24-118856-PLN

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

SUMMARY: A proposal to restore the cornice on the exterior of the D'Arcy Building (aka Whitlock's).

REQUEST: Class 2 Minor Historic Design Review of a proposal to restore the cornice on the exterior of the D'Arcy Building (aka Whitlock's) on property appx. .194 acres in size within the CB (Central Business District) zone and the Salem Downtown Historic District and located at 455 Court Street NE, (Marion County Assessor Tax Lot Number: 073W22DC06100).

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: Kimberli Fitzgerald, Historic Preservation Officer, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2397; E-Mail: kfitzgerald@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

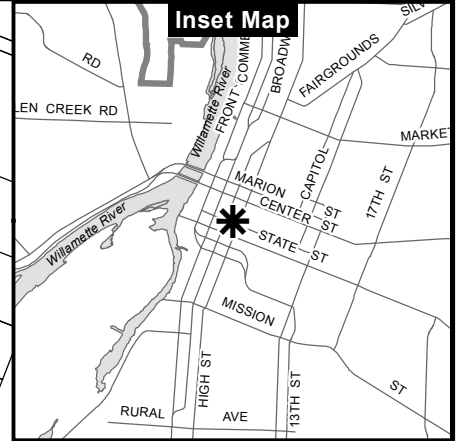
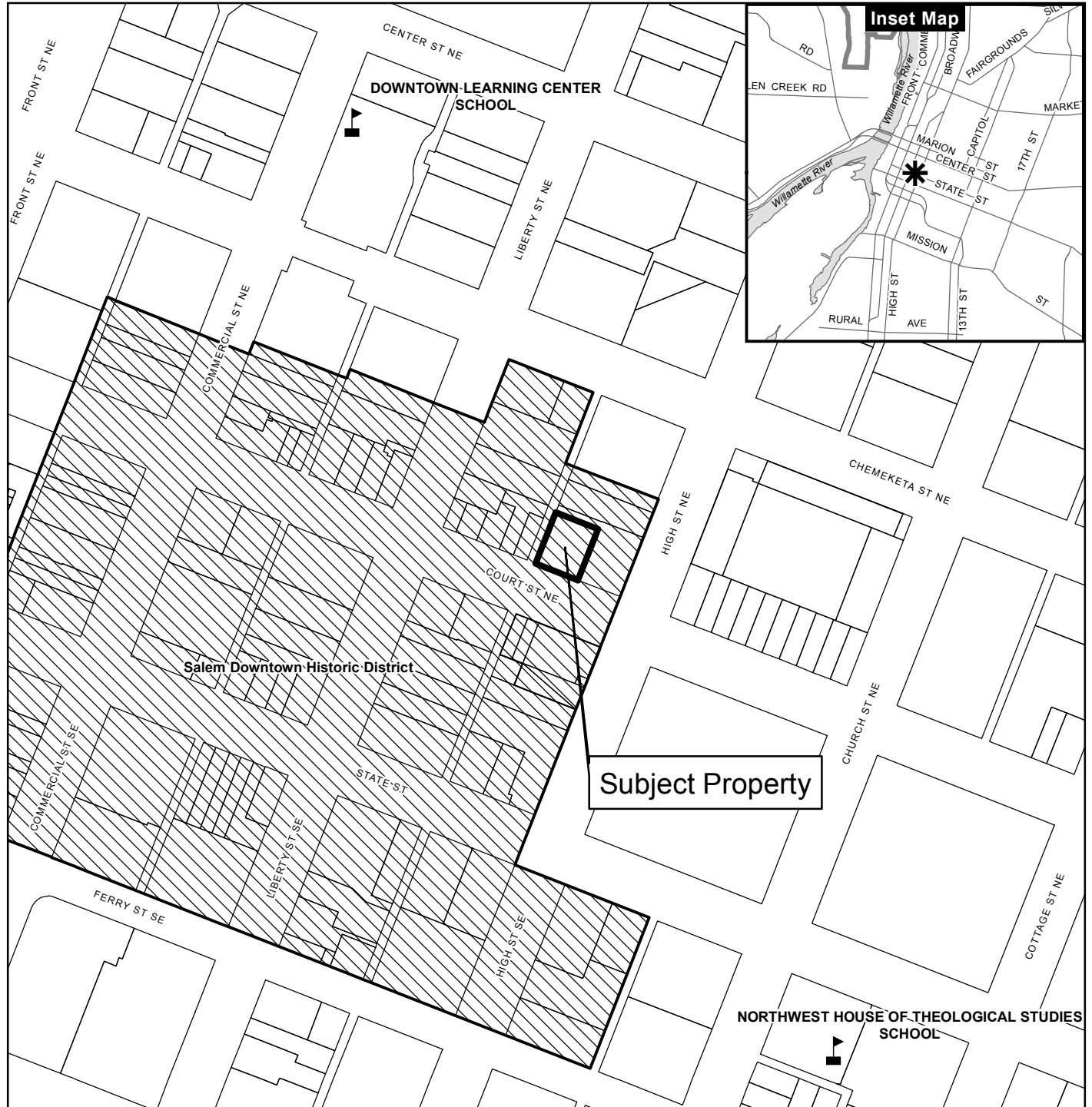
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map 455 Court St NE



Subject Property

Legend

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



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455 COURT



HISTORIC DESIGN REVIEW SHEET INDEX

SHEET NUMBER	SHEET NAME
HDR-11	COVER SHEET
HDR-12	SITE PLAN
HDR-13	SOUTH ELEVATION
HDR-14	SOUTH ELEVATION - PHOTOS

PROJECT INFORMATION

PROJECT DESCRIPTION

EXTERIOR IMPROVEMENTS ALONG THE SOUTH FACADE OF THE WESTERN STRUCTURE TO RE-ESTABLISH A PREVIOUSLY DEMOLISHED CORNICE DETAIL.

CONTACT LIST

ARCHITECT OF RECORD

CB TWO ARCHITECTS, LLC
500 LIBERTY STREET SE, STE 100
SALEM, OR 97301
PH: 503.480.8700
E: DYLAN@CBTWOARCHITECTS.COM

LOCATION MAP



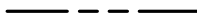
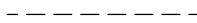
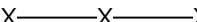

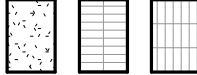
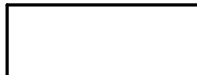







455 COURT
455 COURT ST NE SALEM, OR 97301

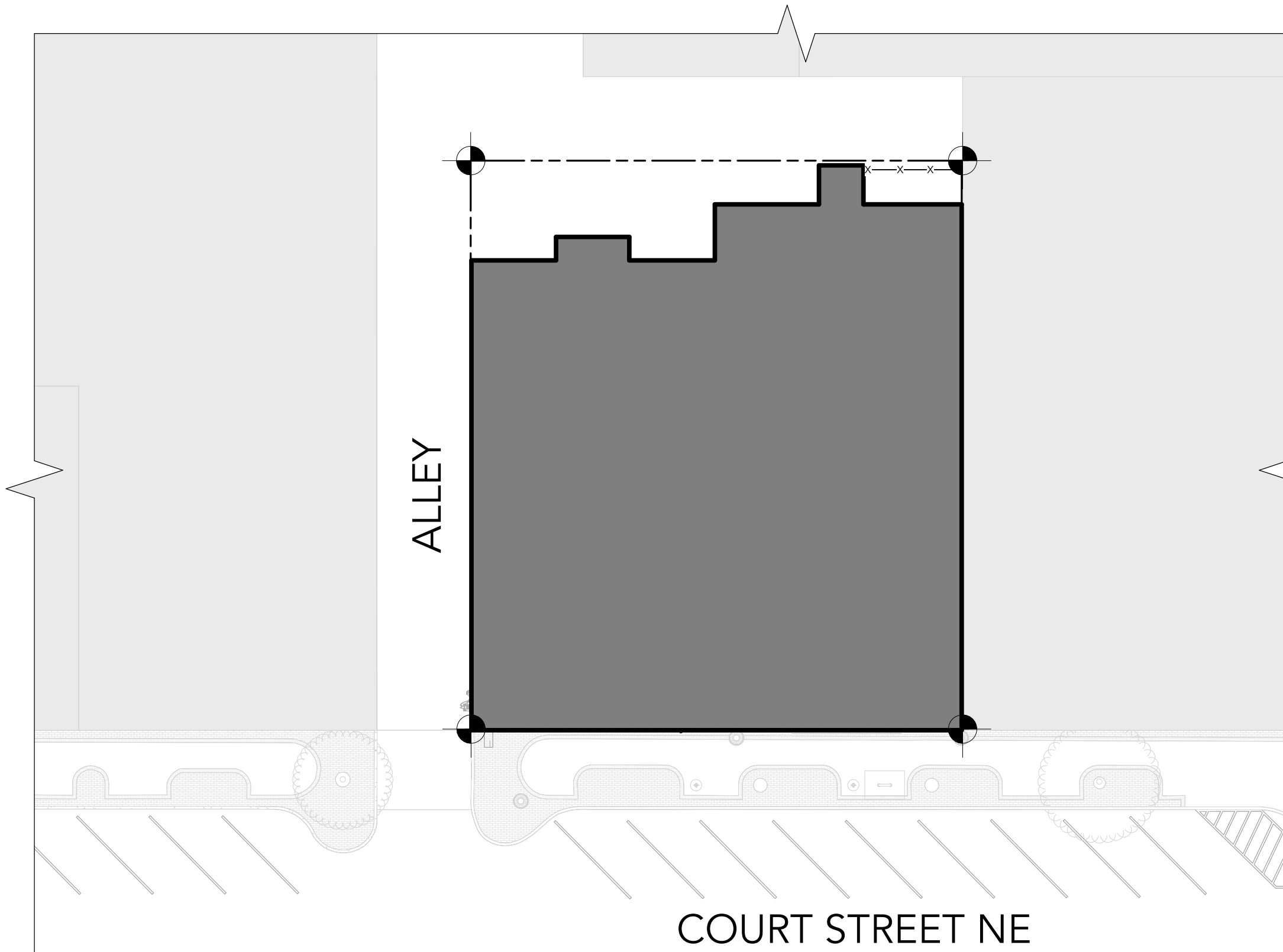
COVER SHEET

HDR-11

DATE: 08/30/2024

SITE PLAN LEGEND

OBJECT/PATTERN	DESCRIPTION(S)
	- PROPERTY LINE
	- ROOF OUTLINE
	- FENCE
	- PROPERTY DATUM POINT
	- EXISTING SIDEWALK
	- EXISTING ROAD
	- EXISTING PROJECT BUILDING
	- EXISTING ADJACENT BUILDING NOT IN SCOPE
	- EXISTING TREE
	- WALL MOUNT STREET LIGHT
	- EXISTING TRASH CAN
	- EXISTING STREET LIGHT
	- EXISTING BIKE RACK



SITE PLAN

SCALE: 1" = 20'-0"





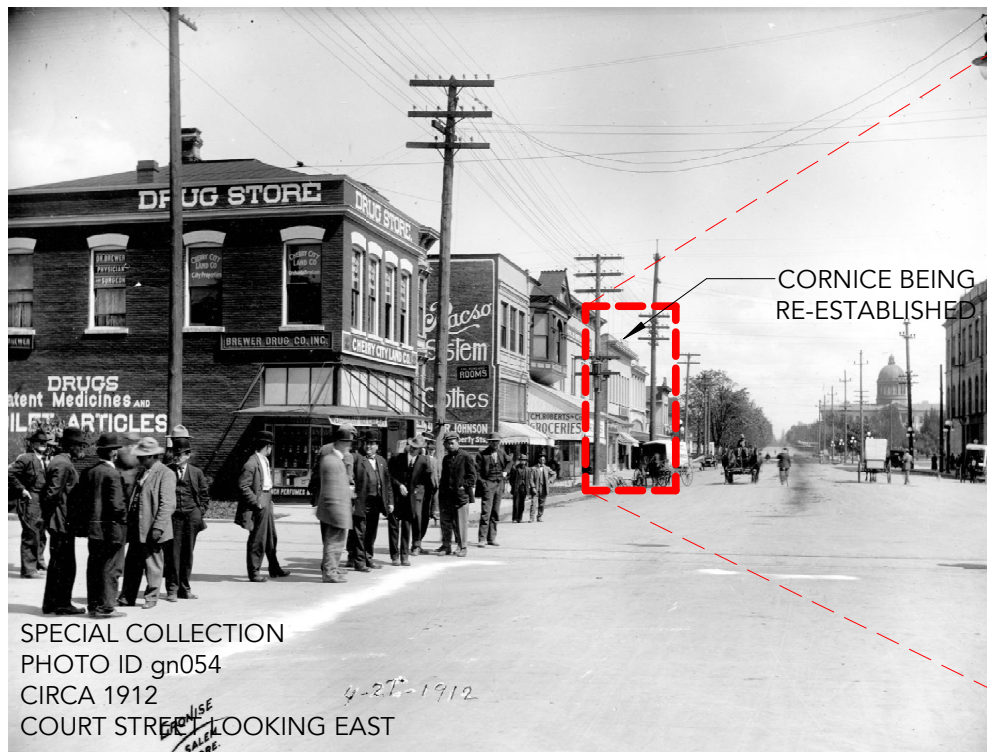
SOUTH ELEVATION - CURRENT EXISTING

SCALE: 1/16" = 1'-0"

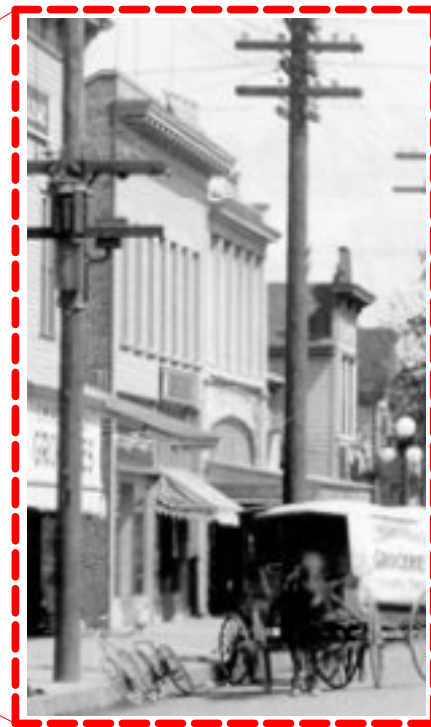


SOUTH ELEVATION - PROPOSED

SCALE: 1/16" = 1'-0"



SPECIAL COLLECTION
 PHOTO ID gn054
 CIRCA 1912
 COURT STREET LOOKING EAST



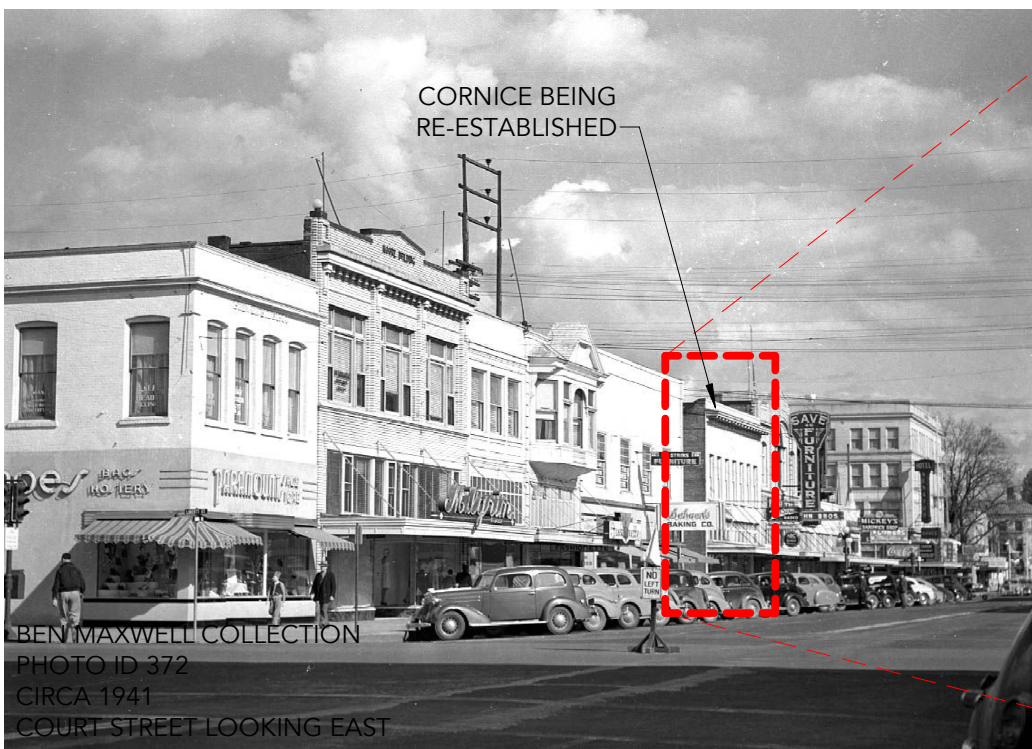
ENLARGED PORTION OF IMAGE



SPECIAL COLLECTION
 PHOTO ID pcds059
 CIRCA 1912
 PREVIOUS WEXFORD THEATER ELEVATION

HISTORIC SOUTH ELEVATION - 1912

HISTORIC SOUTH ELEVATION - 1915



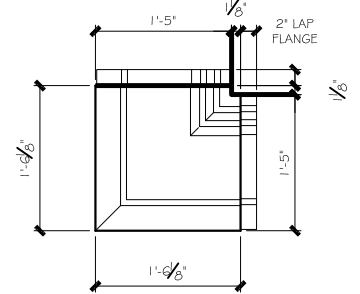
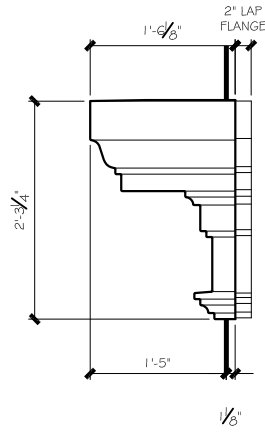
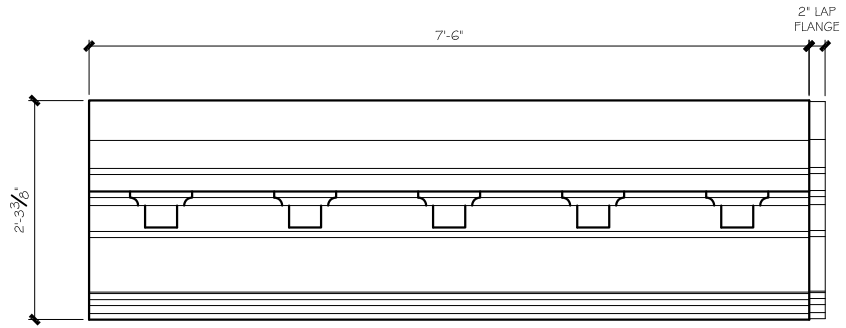
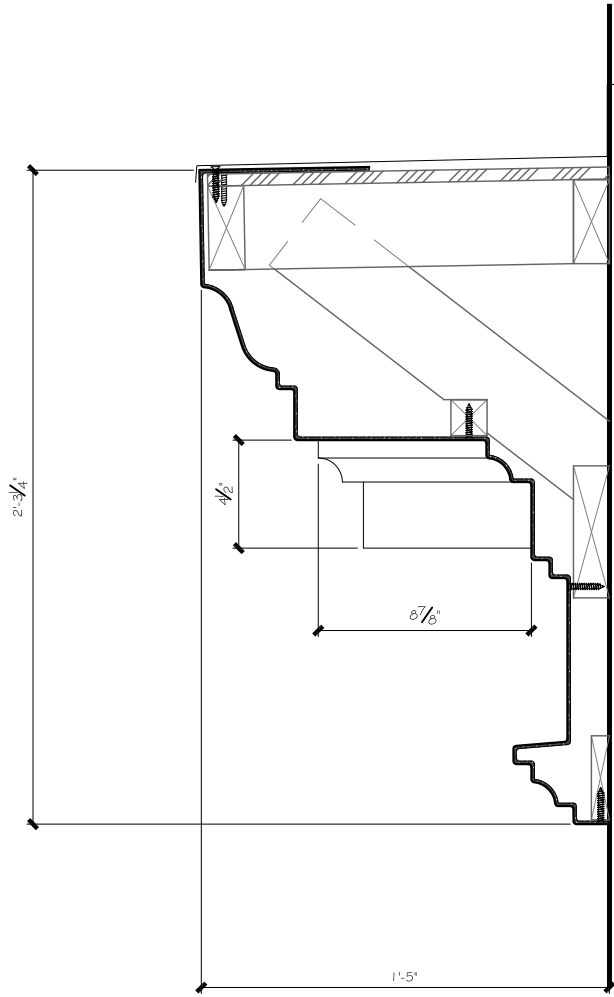
BEN MAXWELL COLLECTION
 PHOTO ID 372
 CIRCA 1941
 COURT STREET LOOKING EAST



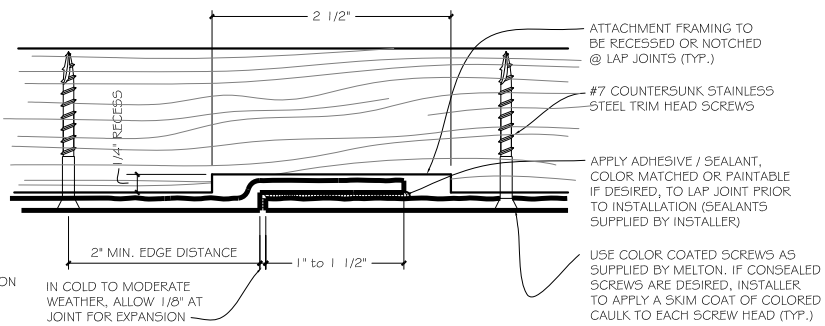
ENLARGED PORTION OF IMAGE



CURRENT SOUTH ELEVATION - 2024



NOTE:
CORNICHE IS INTENDED TO BE INSTALLED USING ONLY THE APPROPRIATE COUNTERSINKING TOOL AND SCREW SYSTEM AS PROVIDED IN THE MELTON SAMPLE PACK. ALL BLOCKING, FASTENERS AND SEALANTS TO BE PROVIDED BY INSTALLER.



MC-4	Melton Classics <i>Incorporated</i>
SUBJECT	MC-4 CORNICHE DETAILS
PROJECT	STANDARD CORNICES
CONTRACTOR	MELTON CLASSICS INCORPORATED
DRAWN BY: JCH	DATE: 7/13/09