



# HEARING NOTICE

## 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 3 Major Historic Design Review No. HIS24-23
<b>PROPERTY LOCATION:</b>	1598 Court St NE, Salem OR 97301
<b>SUMMARY:</b>	A proposal to construct a new residence to replace one destroyed by fire.
<b>HEARING INFORMATION:</b>	<u>Historic Landmarks Commission on October 17, 2024 at 5:30 PM <b>Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</b></u>  To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: <a href="http://bit.ly/planningpublicmeetings">http://bit.ly/planningpublicmeetings</a>
<b>HOW TO PROVIDE TESTIMONY:</b>	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Comments can also be submitted online at <a href="https://egov.cityofsalem.net/PlanningComments">https://egov.cityofsalem.net/PlanningComments</a> . Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <u>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</u>
<b>CASE MANAGER:</b>	<b>Jacob Morris, Historic Preservation Planner</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 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>  Northeast Neighbors (NEN), Laura Buhl, Land Use Co-Chair; Email: <a href="mailto:buhll@yahoo.com">buhll@yahoo.com</a> ; Joan Lloyd, Historic Land Use; Email: <a href="mailto:jello879@gmail.com">jello879@gmail.com</a> .
<b>STAFF REPORT:</b>	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website: <a href="https://www.cityofsalem.net/government/boards-commissions/commissions/historic-landmarks-commission">https://www.cityofsalem.net/government/boards-commissions/commissions/historic-landmarks-commission</a>
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	Salem Revised Code (SRC) Chapter(s) 230.035 – Standards for new construction in residential historic districts  Salem Revised Code (SRC) is available to view at this link: <a href="http://www.cityofsalem.net/src">www.cityofsalem.net/src</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>OWNER(S):</b>	JCW Investments LLC (Jaimes White)
<b>APPLICANT / AGENT(S):</b>	Work With Miller LLC (Matthew Miller)
<b>PROPOSAL / REQUEST:</b>	A proposal to construct a replacement primary residence to replace the historic Robertson-McLaughlin House, which was destroyed by fire, in Salem's Court Chemeketa Residential Historic District, zoned RS (Single Family Residential), and located at 1598 Court St NE, Salem Oregon 97301; Marion County Assessor's Map and Tax Lot number: 073W26BD02400.
<b>HEARING PROCEDURE:</b>	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</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 119378. Paper copies can be obtained for a reasonable cost.
<b>NOTICE MAILING DATE:</b>	October 27, 2024

**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

# Vicinity Map 1598 Court Street NE



## Legend

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

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

0 100 200 400 Feet



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Legend

- Centerline (Labels)
- Historic Buildings
- 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
- Overlay Zones
  - Overlay Zones
  - Compact Development Overlay Zor
  - Mixed-Use Overlay Zone
- Urban Growth Boundary
- City Limit

Notes

Enter notes here...

0.03 0 0.01 0.03 Miles

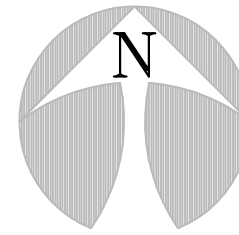
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Salem, Oregon

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.

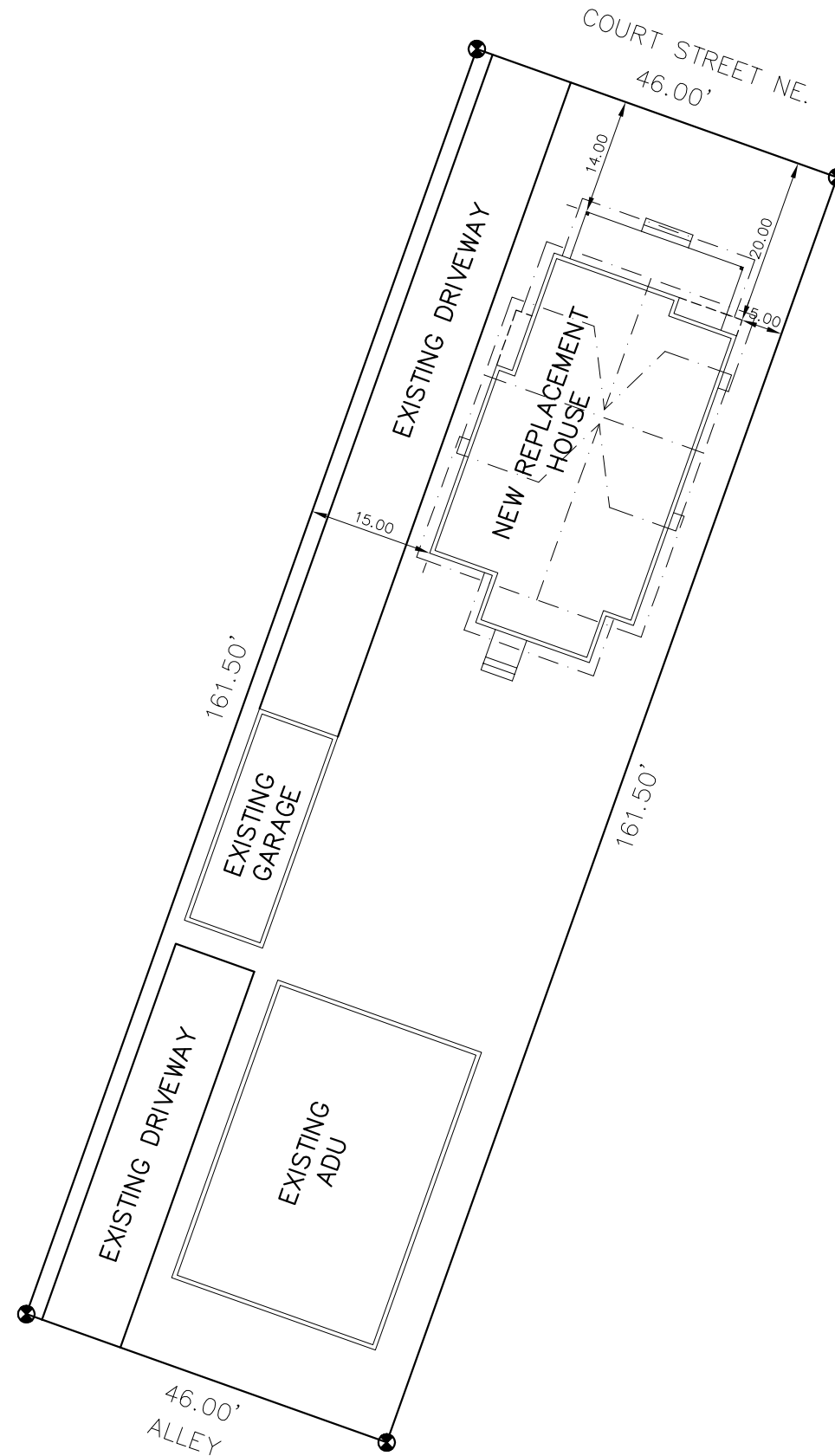
THIS MAP IS NOT TO BE USED FOR NAVIGATION

# SITE PLAN

CONTRACTOR:  
MIKE RIDDLE CONST.  
(971) 237-3445



1"=20'



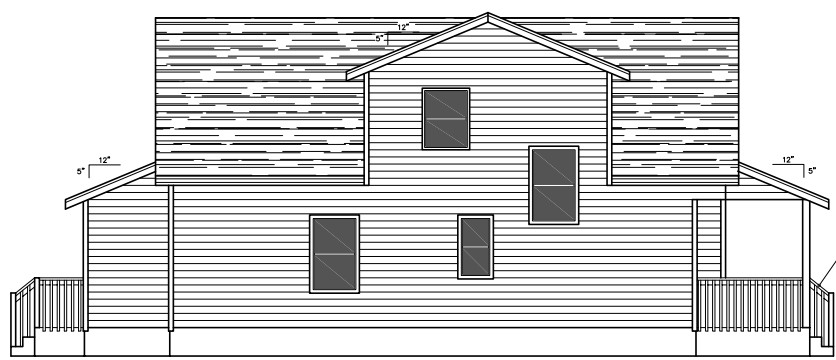
SITE PLAN  
1598 COURT ST. NE.  
SALEM, OR 97301  
SCALE: 1" = 20.00'

SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_ BLK: \_\_\_\_  
 NAME: \_\_\_\_\_ PH. # \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ CDA: \_\_\_\_\_  
 ASBUILT # \_\_\_\_\_ MAP # \_\_\_\_\_  
 STORM DRAINAGE: \_\_\_\_\_  
 WATER SERVICE LEVEL: \_\_\_\_\_ CODE: \_\_\_\_ PS: \_\_\_\_  
 SIDEWALK: \_\_\_\_\_

APPROVAL STAMPS

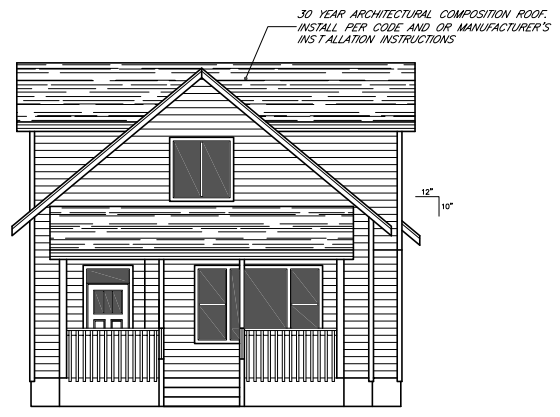
- \* CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD\*
- \* ALL UTILITY LOCATIONS ARE TO BE DETERMINED BY CONTRACTOR.\*
- \* ALL PROPERTY ELEVATIONS ARE TO BE DETERMINED BY CONTRACTOR.\*

NOTE:  
 DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS. THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED CONSTRUCTION PROFESSIONAL. THESE PLANS ARE INTENDED TO BE GUIDELINES FOR CONSTRUCTION. THE CONTRACTOR RESERVES THE RIGHT TO MAKE SUCH MINOR DEVIATIONS AS DEEMED NECESSARY AS LONG AS SUCH DEVIATIONS PROMOTE THE OVERALL EFFICACY AND AESTHETICS OF THE PLAN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES OR VARIATIONS OF AND FROM THESE DRAWINGS PRIOR TO WORK ON THE JOB.



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

GUARDRAIL DESIGN PER CONTRACTOR. GUARDRAIL POST ATTACHMENT, GUARDRAIL RAILING AND PICKET ATTACHMENT TO BE PER CODE & MANUFACTURER'S REQUIREMENTS (TYP.)



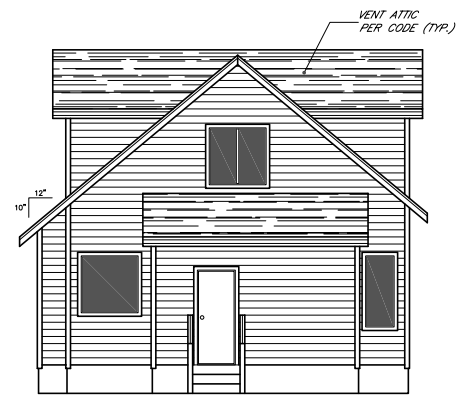
FRONT ELEVATION SCALE: 1/4" = 1'-0"

INSTALLATION OF SIDING, HOUSE WRAP, AND WINDOWS TO BE PER CODE REQUIREMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.

ELEVATIONS ARE ARTISTIC RENDERINGS ONLY

**NOTICE**  
 ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.



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



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

HARDI PLANK SIDING OVER APPROVED HOUSE WRAP. INSTALL SIDING/HOUSE WRAP AND WINDOWS PER CODE & MANUFACTURER'S INSTALLATION INSTRUCTIONS



WHITE RESIDENCE  
 1598 COURT ST. NE,  
 SALEM, OREGON 97301

CONTRACTOR: MIKE RIDDLE CONST.  
 (971) 257-3445

DATE: 06-13-24  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: ALEX VESA  
 PHONE #: 503-508-5773  
 SHEET: - OF -  
 ELEVATIONS

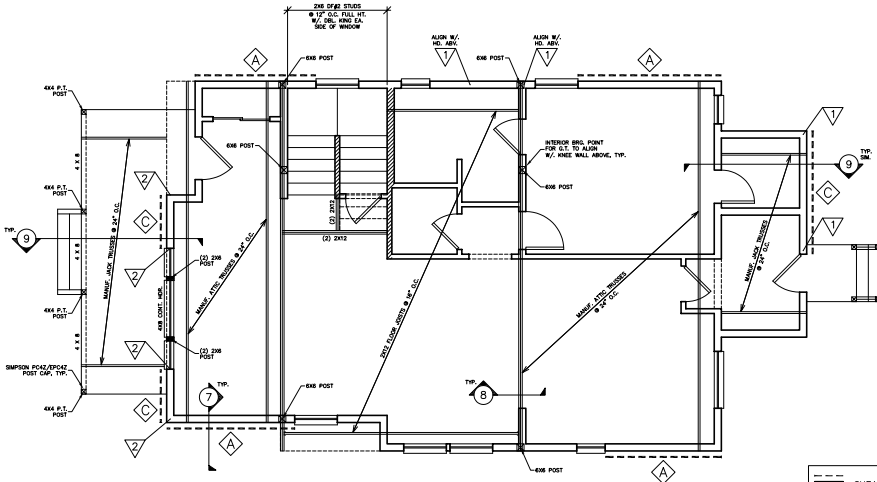
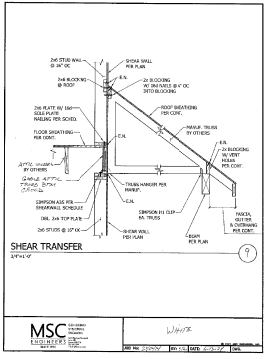
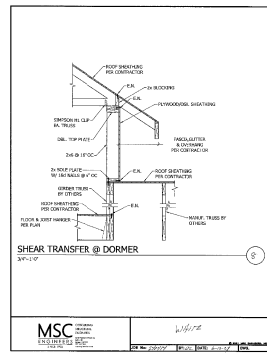
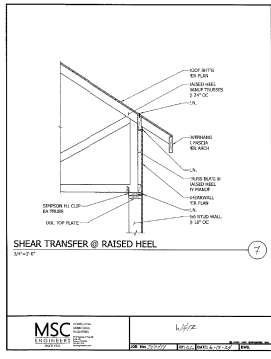
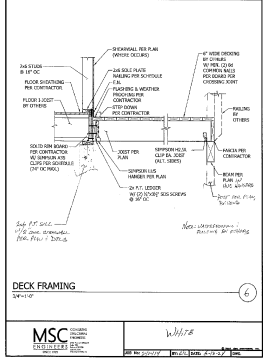




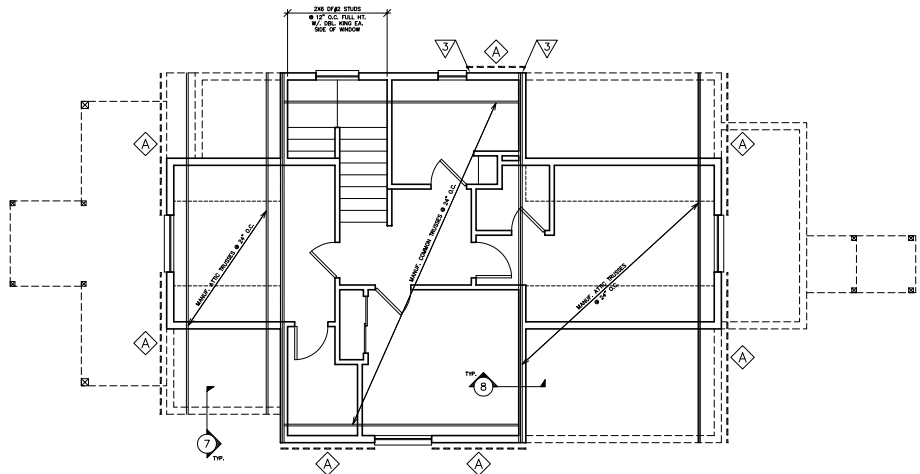
WHITE RESIDENCE  
159B COURT ST. N.E.  
SALEM, OREGON 97301

CONTRACTOR: MIKE RIDDLE CONST.,  
(971) 257-5445

DATE: 06-13-24  
SCALE: 1/4" = 1'-0"  
DRAWN BY: ALEX VEGA  
PHONE #: 503-008-0773  
SHEET: - OF -  
ENGINEERING



	SHEAR WALL
	INTERIOR BEARING WALL
	SHEATH ENTIRE WALL ABOVE & BELOW OPENINGS PER SHEARWALL SCHEDULE
	SHEARWALL TYPE
	HOLDDOWN TYPE/LOCATION



MSC Engineers, Inc. Job # 246414 Date: 6/13/2024 Sheet # T.1  
Project: White Designer: CIC Client: MRC

SHEARWALL CONSTRUCTION SCHEDULE <sup>1,2,3,4,6,7,8,9</sup>										
Wall Type	Structural Panel	Edge Nailing <sup>4</sup>	Field Nailing	Remarks	Sill Plate Connection (A,B)			Sole Plate Connection	Shear Value (DR)	Shear (DR) Value (DR) Wind
					A 35 Clip Double Top Plate Conn. <sup>5</sup>	1/2" Dia. X 10" Long	5/8" Dia. X 10" Long			
A	7/8" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 8" O.C.	0.131" Dia x 2.4" Nails @ 12" O.C.	12" O.C. 2' - 0" O.C. <sup>10</sup> 4' - 0" O.C. <sup>11</sup>	16d Nails @ 8" O.C.	280	325			
B	7/8" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 4" O.C.	0.131" Dia x 2.4" Nails @ 12" O.C.	12" O.C. 2' - 0" O.C. <sup>10</sup> 4' - 0" O.C. <sup>11</sup>	16d Nails @ 4 1/2" O.C.	380	488			
C	7/8" OSB or 15/32" Plywood <sup>1</sup>	0.131" Dia x 2.5" Nails @ 2" O.C.	0.131" Dia x 2.4" Nails @ 12" O.C.	12" O.C. 2' - 0" O.C. <sup>10</sup> 4' - 0" O.C. <sup>11</sup>	16d Nails @ 3 1/2" O.C.	480	650			

Notes:  
 1. Check all edges of sheathing U.O.N.  
 2. Do not break sheathing skin in roof/dormer ridge.  
 3. Fit all as required to avoid gapping, etc.  
 4. Nails should be spaced 5/8" clear of panel edges.  
 5. Use Simpson A35 clips to attach blocking or gable to top plate.  
 6. At roof line use Simpson H-1 clips in place of the A35 clips at each beam U.O.N.  
 7. Values of other standard construction fasteners will require spacing adjustments and must be approved by the engineer of record.  
 8. Use hot-dipped galvanized nails at all exterior applications.  
 9. C.D., C.C. sheathing, plywood panel siding, and other grades covered in AIA's Plywood Design Specification.  
 10. Sheathing face grain can be applied perpendicular or parallel to wall studs, provided studs are spaced a maximum of 16" o.c.  
 11. All framing members receiving edge nailing from existing panels shall not be less than 2" nominal or 1/4" dia. member, or 2" nominal members nailed with 10d nails @ o.c. staggered. Panel corners shall be staggered.

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.

DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR

NOTE:  
 -TYP. TRUSS/WALL CONN. TO BE SIMPSON H1 CLIP U.O.N.  
 -TYP. FRAMING TO BE DF#2 U.O.N.  
 -TYP. HDR. TO BE 4X8 DF#2 U.O.N.

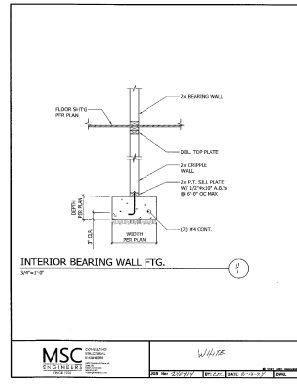
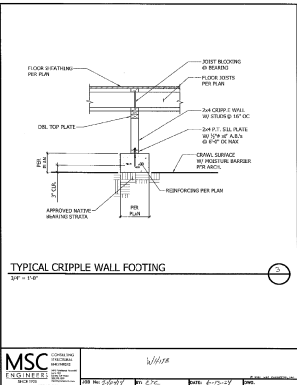
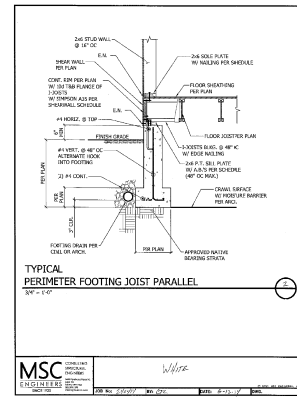
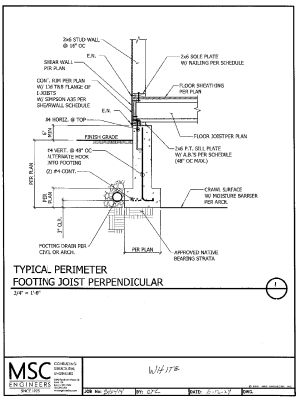




WHITE RESIDENCE  
1598 COURT ST. NE.  
SALEM, OREGON 97301

CONTRACTOR: MIKE RIDGLE CONST.  
(971) 257-5445

DATE: 06-13-24  
SCALE: 1/4" = 1'-0"  
DRAWN BY: ALEX VERA  
PHONE #: 503-508-8732  
SHEET: - OF -  
FOUNDATION PLAN



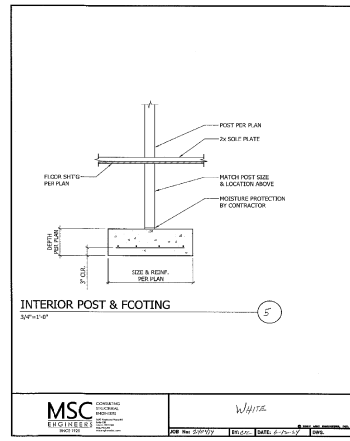
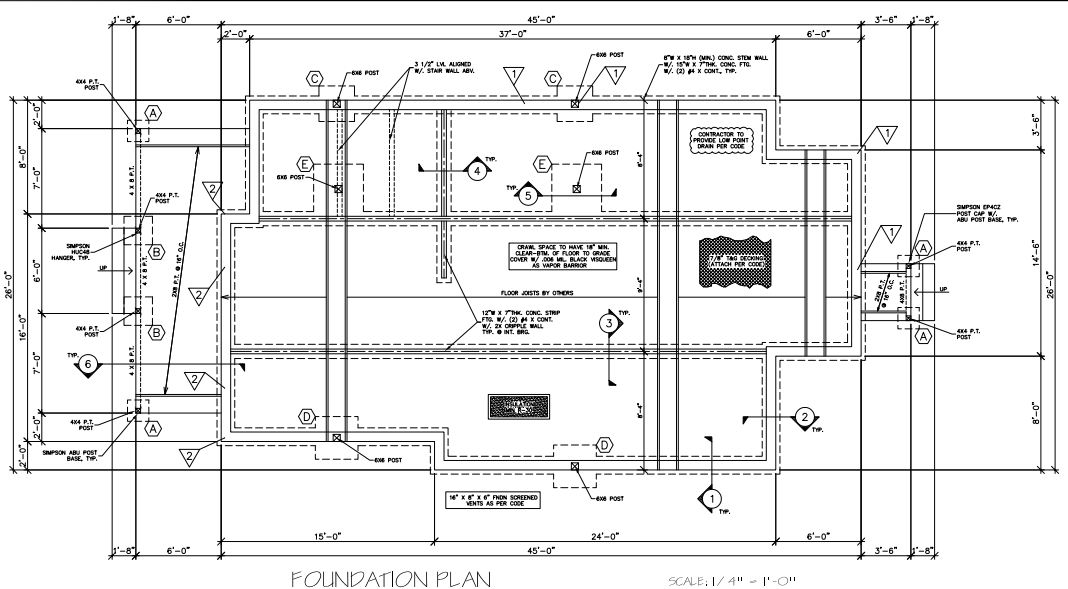
NOTE: LOCATE FND. VENTS 12" CLR. (MIN.) FROM HD. A.B.'S

UNDERFLOOR SPACE VENTILATION PER SECTION R408 THE MINIMUM NET FREE AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDERFLOOR SPACE AREA.

VENT LOCATIONS TO BE DETERMINED BY CONTRACTOR IN FIELD AND BE INSTALLED PER CODE REQUIREMENTS.

EXPANSIVE SOILS OR OTHER SOIL ISSUES MAY BE PRESENT ON YOUR PROPERTY (BUILDING SITE). THE OWNER OR PERMIT HOLDER IS RESPONSIBLE TO VERIFY IF ANY SOIL CONDITIONS ARE PRESENT PRIOR TO FOUNDATION/ FOOTING INSTALLATION.

ALL CONNECTIONS & FASTENERS TO BE PER CODE REQUIREMENTS



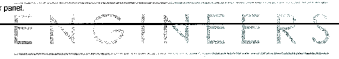
- ▽ HOLDOWN TYPE/LOCATION
- Ⓐ FTG. MARK

MSC Engineers, Inc. Job # 240414 Date: 6/13/2024 Sheet # T.2  
Project: White Designer: CTC Client: MRC

**HOLDOWN SCHEDULE 12A.4.4**  
(Notal holdown types shown may be used on project)

Mark	Holdown	Anchor Bolt	Embedment Diameter	Length	Minimum Wall Thickness	Minimum Boundary Member	Connection to Boundary Member	Allowable Loads (Wind)			
								Mid-Wall	Corner/End	Mid-Wall	Corner/End
1	HDU2	SSTB16	5/8"	12 5/8"	6"	(2) 2x8	(8) 1/4" x 2 1/2"	3075#	3075#	2550#	2550#
2	HDU4	SSTB20	5/8"	18 5/8"	6"	(2) 2x8	(10) 1/4" x 2 1/2"	4145#	3890#	3145#	2960#
3	MSTC40	N/A	N/A	N/A	N/A	(2) 2x6	(2) 10x 10x Common	2890#		2890#	

Notes:  
 1. Holdowns by Simpson Strong Tie Company, Inc. See Simpson catalog for proper installation.  
 2. Handout all holdown anchors prior to concrete pour.  
 3. Edge nail sheathing to all posts or boundary members at holdowns.  
 4. Locate HD within 6" of end of shear panel.  
 5. Install holdown members 5' clear from corner.  
 6. Laminate studs with 16d nails at 12" on center staggered. Check top of nails.  
 Use Simpson SDS1/4" diameter wood screws.



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MARK	FOOTING SIZE	FOOTING REINFORCEMENT
Ⓐ	1'-6" X 1'-6" X 10"	(2) #4 X 1'-0" EA. WAY
Ⓑ	2'-0" X 2'-0" X 10"	(3) #4 X 1'-6" EA. WAY
Ⓒ	2'-6" X 2'-6" X 10"	(3) #4 X 2'-0" EA. WAY
Ⓓ	3'-0" X 3'-0" X 10"	(4) #4 X 2'-6" EA. WAY
Ⓔ	3'-6" X 3'-6" X 12"	(4) #4 X 3'-0" EA. WAY

NOTE: THICKEN FTGS. AT EXTERIOR AS REQ'D FOR FROST DEPTH (12" MINIMUM)