

REQUEST FOR COMMENTS

Sí necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Class 3 Major Historic Design Review No. HIS24-23 **AMANDA NO.:** 24-119378-PLN

PROJECT ADDRESS: 1598 Court St NE, Salem OR 97301

HEARD BY: Historic Landmarks Commission

SUMMARY: A proposal to construct a new residence to replace one destroyed by fire.

REQUEST: 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.

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from 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 9, 2024, will be considered in the staff report. Comments received after this date will be provided to the review body. *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 ITEMS THAT APPLY:

- ____ 1. We have reviewed the proposal and have no comments.
- ____ 2. We have reviewed the proposal and have the following comments:

Name/Agency: _____

Address: _____

Email: _____

Phone No.: _____

Date: _____

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

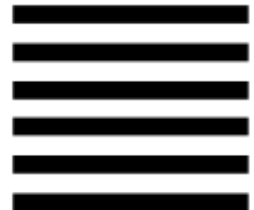
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

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



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map 1598 Court Street NE



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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0 100 200 400 Feet





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

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0.03 0 0.01 0.03 Miles

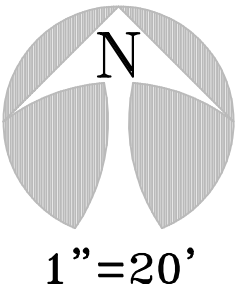
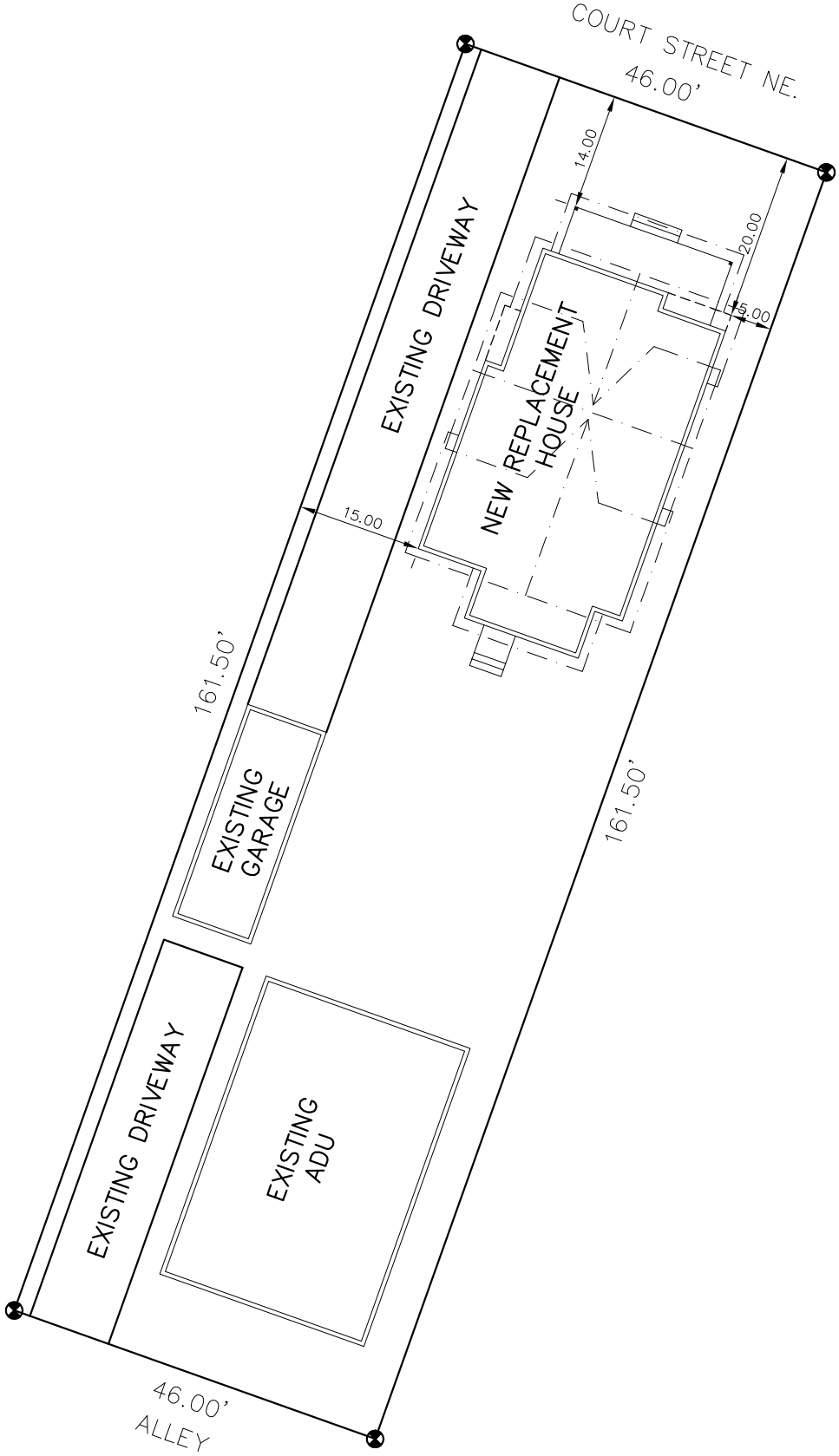
WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon

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

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

SITE PLAN



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

* 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.*

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

APPROVAL STAMPS

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"

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.

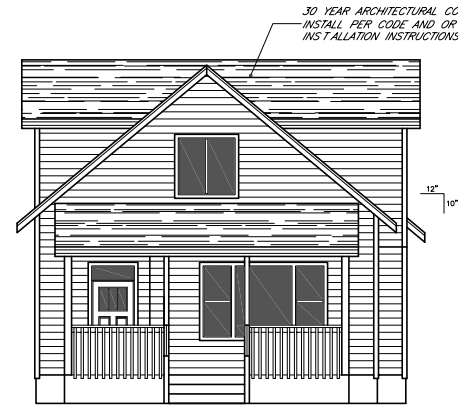


REAR ELEVATION SCALE: 1/4" = 1'-0"



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

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



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.

30 YEAR ARCHITECTURAL COMPOSITION ROOF. INSTALL PER CODE AND OR 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



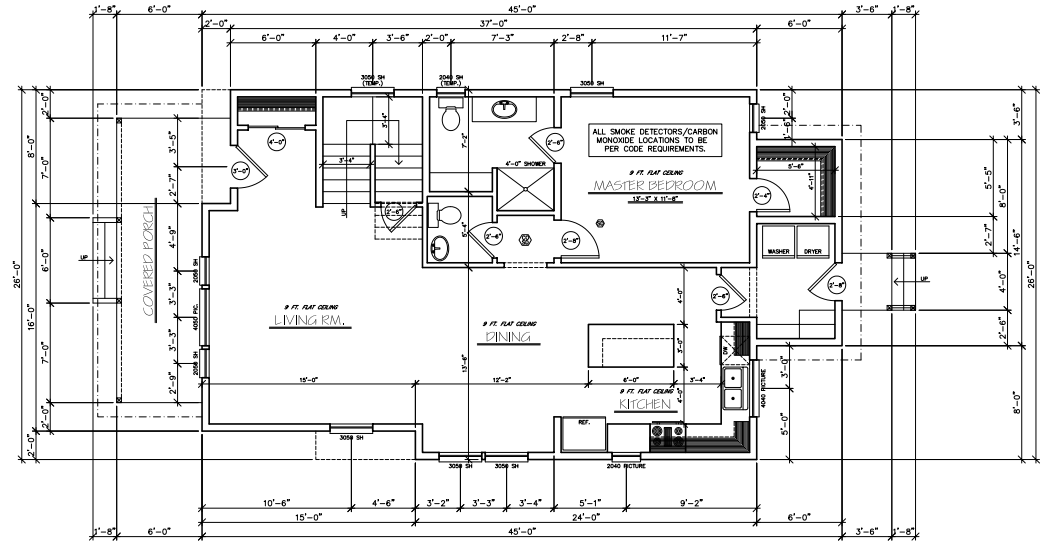
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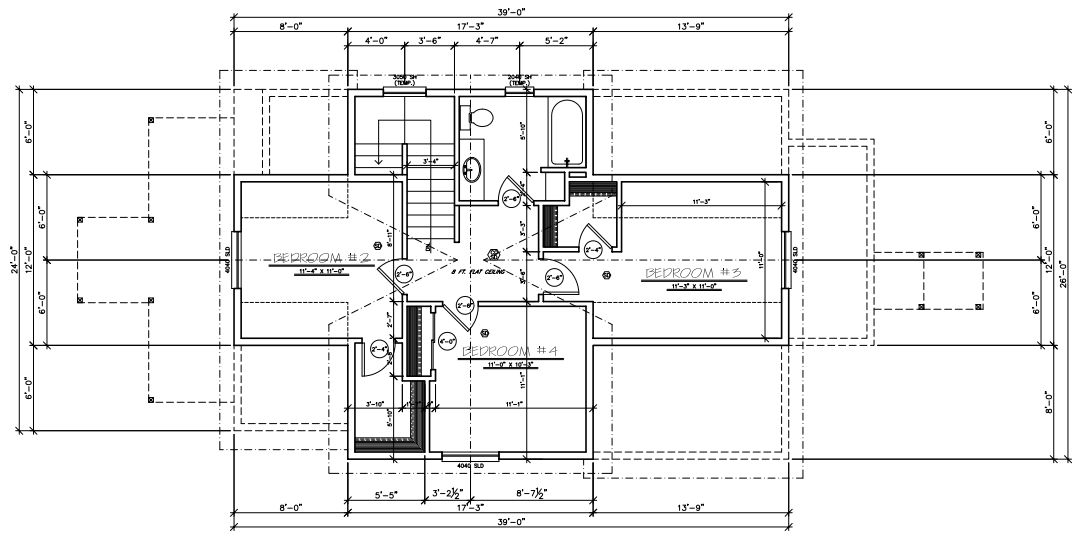
DATE: 06-13-24
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VEGA
PHONE #: 503-506-8773
SHEET: - OF -
FLOOR PLANS

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.

MAIN FLOOR	1055 SQ. FT.
UPPER FLOOR	646 SQ. FT.
TOTAL LIVING	1701 SQ. FT.



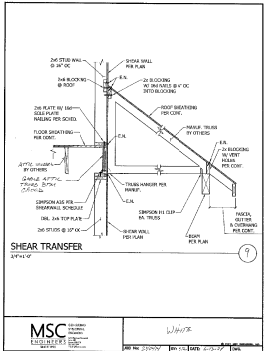
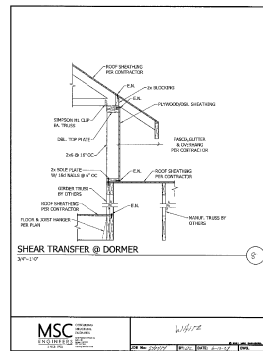
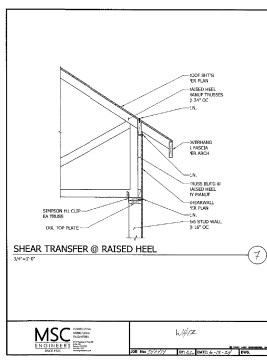
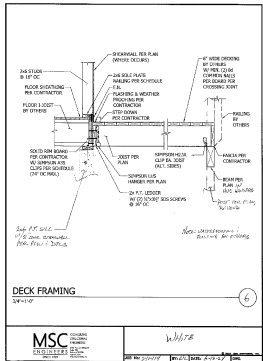
MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN SCALE: 1/4" = 1'-0"

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



MSC Engineers, Inc.
Job # 240414
Project: White

Date: 6/13/2024
Designer: CTC

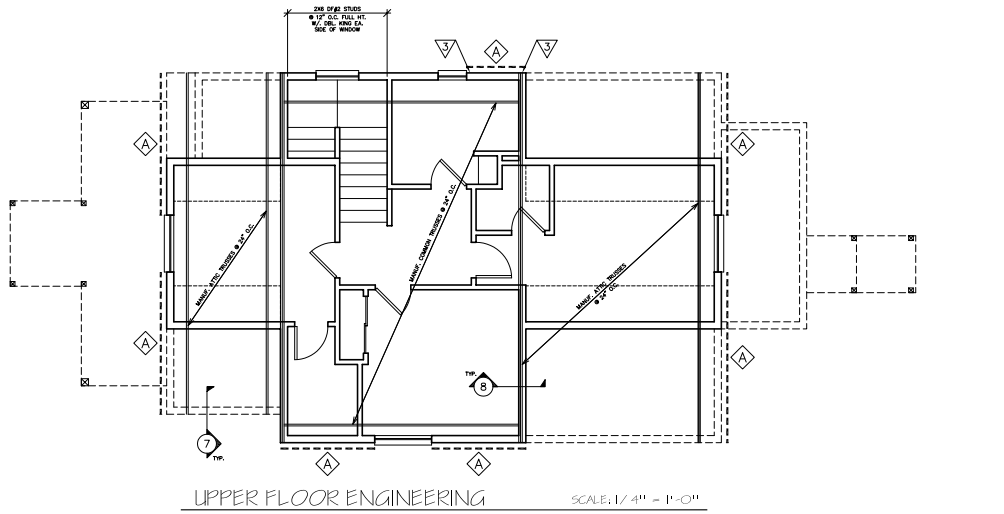
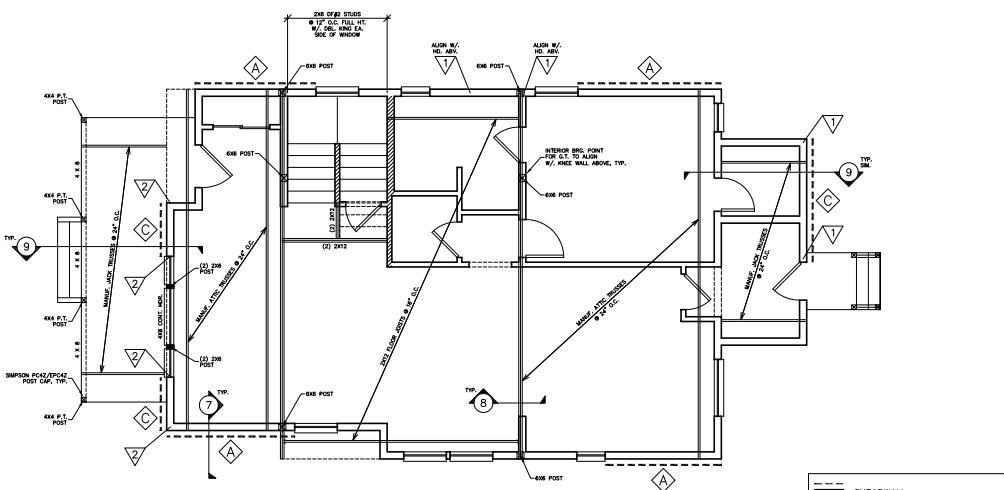
Sheet T.1
Client: MRC

SHEARWALL CONSTRUCTION SCHEDULE ^{1,2,3,4,6,7,8,9}						
(NOT ALL WALL TYPES SHOWN MAY BE USED ON PROJECT)						
Wall Type	Structural Panel	Edge Nailing ⁴	Field Nailing	Remarks	Sill Plate Connection (A,B)	
					A 35 Clip Double Top Plate Conn. ¹	Sole Plate Connection
A	7/16" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 8" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.	12" O.C. 2" x 8" O.C. ^{1,2} 1" x 8" O.C. ^{1,2}	16d Nails @ 4 1/2" O.C.	380 325
B	7/16" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 8" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.	12" O.C. 1" x 8" O.C. ^{1,2} 2" x 8" O.C. ^{1,2}	16d Nails @ 4 1/2" O.C.	380 488
C	7/16" OSB or 15/32" Plywood ¹	0.131" Dia x 2.5" Nails @ 8" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.	12" O.C. 1" x 8" O.C. ^{1,2} 2" x 8" O.C. ^{1,2}	16d Nails @ 3 1/2" O.C.	480 650

Notes:
1. Check all edges of sheathing U.O.N.
2. Do not break sheathing plate to over driving nails.
3. Pre-drill as required to avoid splitting, etc.
4. Nails should be spaced 50" 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 frame U.O.N.
7. Values of other standard construction methods will require spacing adjustments and must be approved by the engineer of record.
8. The 16d diagonal sheathing nails at all exterior applications.
9. C.O., C.C. blocking, plywood panel siding, and other grades covered in AIA's Plywood Design Specification.

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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
159B COURT ST. NE.
SALEM, OREGON 97301

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

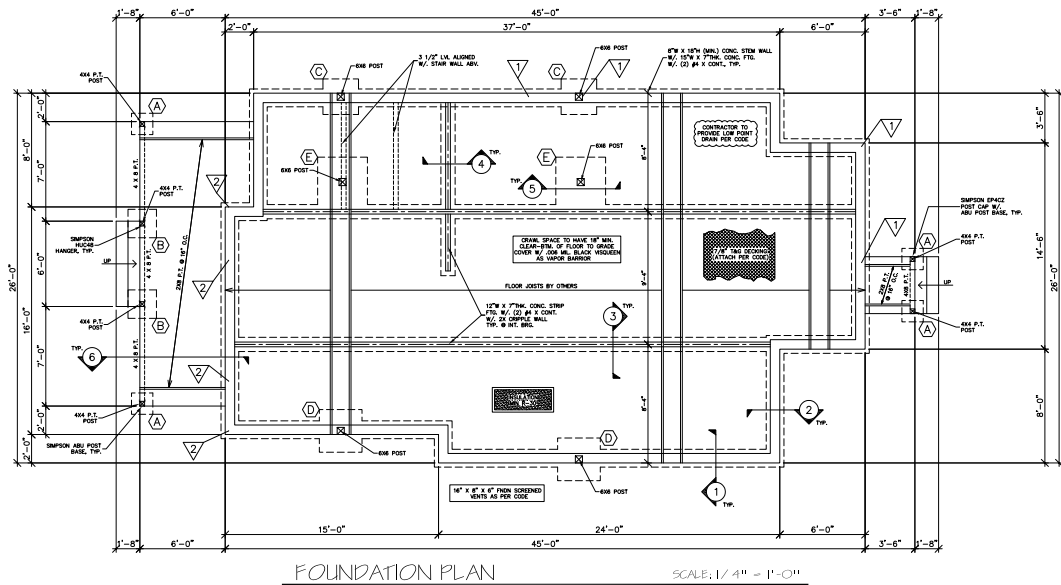
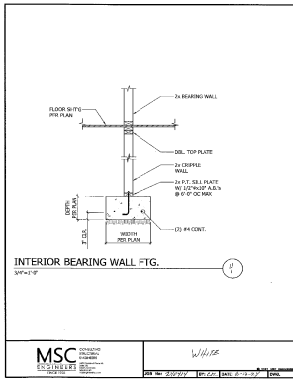
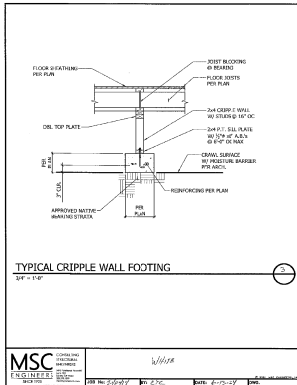
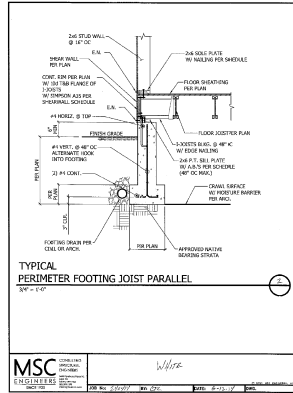
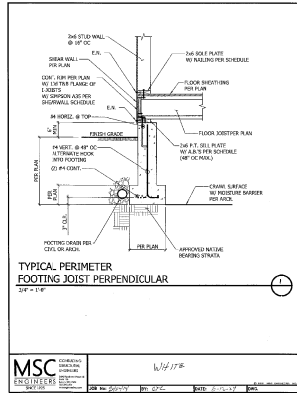
DATE: 06-13-24
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VEGA
PHONE #: 503-508-0773
SHEET: - OF -
ENGINEERING



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

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

DATE: 06-13-24
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VERA
PHONE #: 503-508-8773
SHEET: - OF -
FOUNDATION PLAN



FOUNDATION PLAN

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

- ▽ HOLDOWN TYPE/LOCATION
A FTG. MARK

NOTICE
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MSC Engineers, Inc.
Job # 240414
Project: White

Date: 6/13/2024
Designer: CTC

Sheet # T.2
Client: MRC

HOLDOWN SCHEDULE 12.3.4.5									
(Notall holdown types shown may be used on project)									
Mark	Holdown	Anchor Bolt	Embedment Diameter	Length	Minimum Stemwall Width	Minimum Boundary Member	Connection to Boundary Member	Allowable Loads (Wind)	Allowable Loads (Seismic)
1	HDU2	SSTB16	5/8"	12 5/8"	6"	(2) 2x6"	(6) 1/4" x 2 1/2"	3075#	2550#
2	HDU4	SSTB20	5/8"	18 5/8"	6"	(2) 2x6"	(10) 1/4" x 2 1/2"	4145#	2960#
3	MSTC40	N/A	N/A	N/A	N/A	(2) 2x6"	(2) 10# Common	2690#	2690#

Notes:
1. Holdowns by Simpson Strong Tie Company, Inc. See Simpson catalog for proper installation.
2. Handmount 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 8" clear from corner.
6. Laminate studs with 16d nails at 12" on center staggered. Climb top of nails.
Use Simpson SD514" diameter wood screws.

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

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 & FASTENER'S TO BE PER CODE REQUIREMENTS

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