

**TO:** HISTORIC LANDMARKS COMMISSION

**THROUGH:** Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

**FROM:** Kimberli Fitzgerald, AICP, Historic Preservation Officer

**SUBJECT:** Special Assessment Case 23-01  
455 Court Street NE

**ISSUE:**

Application for the Oregon Special Assessment of Historic Property program and historic preservation plan for 455 Court Street NE, Marion County Assessors Map and Tax Lot number: 073W22DC06100.

**RECOMMENDATION:**

Information Only.

**SUMMARY AND BACKGROUND:**

The property owner, Charles Weathers, has submitted an application to the Oregon State Historic Preservation Office (SHPO) to enroll in the Oregon State Special Assessment of Historic Property Program for the historic building(s) located at 455 Court Street NE. The application includes a Preservation Plan which includes seven (7) proposed projects (**Attachment A**). These proposed projects include repair and maintenance of windows, masonry and brick, upgrading of HVAC as well as exterior work previously reviewed and approved by the HLC under HIS22-28 in 2022, which included reopening formerly blocked windows and doors, removing non-historic awnings and replacing the non-original storefront.

Owners of historic properties on the National Register of Historic Places are eligible for enrollment in Oregon's Special Assessment of Historic Properties program. Oregon's Special Assessment of Historic Properties program offers a specially assessed value, calculated by the county assessor, to formally listed National Register properties for a 10-year benefit term. The intent of the benefit is to encourage state-wide preservation by providing an owner with an avenue to make appropriate preservation improvements to the property without being fully assessed on those improvements during the 10-year benefit period. At the end of the 10-year term the assessed value of the property will return to the fully assessed value which now includes the improvements completed during the 10-year benefit period.

Owners must apply to the Oregon SHPO for enrollment into the program. This application must include a historic preservation plan for the property, which includes a detailed description of the proposed rehabilitation and preservation work which the owner anticipates completing within this ten-year period.

**FACTS AND FINDINGS:**

1. **Preservation Plan Review.** The City of Salem is a Certified Local Government with a qualified Historic Landmarks Commission (HLC), therefore, the HLC has

been invited by the SHPO to review and comment on the Preservation Plan submitted as part of Charles Weather's application to enroll in the Oregon Special Assessment of Historic Properties program.

2. **Commissioner SA Evaluation Worksheet.** The Oregon SHPO has invited the Salem HLC Commissioners to evaluate the proposed preservation proposal within four (areas): 1) Integrity; 2) Restoration; 3) Repair and Maintenance; and 4) Timeline & Budget by noting where each Commissioner believes the Preservation Plan is acceptable as submitted, or where Commissioners have concerns. Please note, this review does not substitute for any required local historic design review but will be utilized by SHPO staff to evaluate the application for enrollment in the Special Assessment Program.
3. **Local Land Use and Permits Still Required.** Once the Oregon SHPO has approved the application and the property is enrolled in the Oregon Special Assessment of Historic Properties program, the owner may proceed with the projects identified in the preservation plan for the property. The property owner is still required to obtain any necessary local land use approvals or historic design review approvals, as well as any required building permits before starting work on the identified projects.
4. **Local Historic Design Review May Substitute for SHPO Review.** Once the property is enrolled in the Oregon Special Assessment of Historic Properties program, the owner may request that the City of Salem's local historic design review process substitute for SHPO review. The City of Salem is a Certified Local Government with qualified staff and a qualified HLC, therefore the owner may elect to bypass SHPO review for projects in their Preservation Plan and instead utilize the local historic design review process for review and approval of the proposed work within the Preservation Plan, provided the City sends notice and provides SHPO staff an opportunity to comment.

Attachments: (A) Proposed Preservation Plan  
(B) Commissioner Evaluation Worksheet



# Oregon

Tina Koteck, Governor

## Parks and Recreation Department

Oregon Heritage/  
State Historic Preservation Office  
725 Summer St. NE, Suite C  
Salem, OR 97301-1266  
(503) 986-0690  
Fax (503) 986-0793  
oregonheritage.org



May 17, 2023

Zach Cardoso  
City of Salem  
Historic Landmarks Commission  
555 Liberty St SE Rm 305  
Salem, OR 97301

RE: Meyers Building  
455 Court St NE, Salem  
Marion County  
Property Tax Account: 589145

Dear Local Government Official,

Enclosed is a copy of an application for the Special Assessment of Historic Property program for a property located in your jurisdiction. We have performed an initial review and would like to afford you the opportunity to review the application and provide your comments.

**As you may be aware, the current statute for the program allows the owner to bypass SHPO review for projects in their Preservation Plan that would be subject to local historic design review. If this property is certified for the Special Assessment of Historic Properties program, be reminded that any projects brought before you still require the 14-day notice to our office for comment. Participation in the Special Assessment program does not negate this responsibility of notice.**

Please respond within 30-days from the date of this letter with any comments. We will consider your comments with those of the county assessor during the final review of the application. Information may be provided via e-mail to [special.assessment@oregon.gov](mailto:special.assessment@oregon.gov).

If the application is approved, special assessment certification for this property would become effective for the tax year beginning July 1, 2023.

Thank you for your time. Please contact me if you have any questions.

Sincerely,

Joy Sears  
Restoration Specialist  
(971) 345-7219  
[Joy.Sears@oprds.oregon.gov](mailto:Joy.Sears@oprds.oregon.gov)

enclosures





**SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM**  
**Application Form**

**Instructions:** Please fill out the form completely. Submit this form with the Preservation Plan and all supplementary material as indicated on the application checklist. **Incomplete applications will be returned.**

**1. Property Information:**

Historic Name of Property: Meyers & D'arcy Buildings  
Property Address: 455 Court St NE  
City: Salem County: Marion Zip: 97301  
National Register District (if applicable): Salem Downtown State Street-Commercial Street Historic District

**2. Property Tax Information:**

Tax Account Number: 589145 Does owner reside in property?  Yes  No  
Current Assessed Value: \$ 429,330 Current Real Market Value (RMV): \$ 2,130,000

**3. Application Fee Due Upon Approval :Do not include payment at this time. (Assessed Value x .001 )**

**4. Preservation Plan Overview:**

Current Use:  Residential  Other  
FIRST TERM:  SECOND TERM:   
Estimated Cost of Rehabilitation: \$ 2,827,045

**5. Owner Information (Primary contact due to a 10 year term and the responsibility of reporting is the owners.)**

Owner Name: Charles Weathers Business Name if Owner: W3RE, LLC  
Address: PO Box 2717 City: Salem  
State: OR Zip: 97308  
Phone: 503-510-8834 E-mail: orreoproperties@gmail.com

**6. Consultant Information : Please cc on all correspondence to owner:  Yes  No**

Name: \_\_\_\_\_ Company: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

I certify that I have read and understand that this application and any attachments accurately represent the property to be specially-assessed. I agree to grant access for the viewing of the property by the State Historic Preservation Officer, the State Historic Preservation Officer staff, and the Historic Assessment Review Committee. I agree to preserve and maintain this property.

Charles Weathers Digitally signed by Charles Weathers  
Date: 2023.03.17 12:19:09 -07'00'  
Owner Signature

3/17/2023

Date

Print Owner Name Charles Weathers



## Preservation Plan

### Detailed Description of Rehabilitation/Preservation/Maintenance Work

**Historic Name:** Meyers Building

**Street:** 455 Court St NE

**City:** Salem

**County:** Marion

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<p><b>Project 1</b> Storefront</p>	<p><input checked="" type="checkbox"/> <b>Approved to count toward 5-year spending requirement (10% of RMV)</b></p>
Architectural Feature: Street Facing Elevations - 1st floor	Estimated or Actual Project Cost: \$52,000.00
Approximate Date of Feature: 1950	Estimated or Actual Completion Date: 4/1/2024
<p>Describe existing feature and condition:</p> <p>Meyers (west half) - The storefront entrance and display windows as well as the bulkhead Roman brick and metal awning are unoriginal, from a c.1950 remodel and are in good condition. Just above, stucco infill with metal signage letters covers an opening where transoms once were.</p> <p>D'arcy (east half) - The storefront entrance, wood display windows, bulkhead tile, and metal awning are unoriginal, from a c.1950 remodel and are in good condition. Just above, painted wood panels cover mezzanine level windows. The windows exist behind and are narrow reed prismatic glass transoms.</p>	<p>Proposed treatment and impact on existing feature:</p> <p>Meyers (west half) - The existing storefront will be removed and replaced with a layout consisting of ceramic tile bulkheads, recessed entry, aluminum display windows and door. The awning will be removed. Mezzanine level windows will be added back to existing opening. Additional door with transom will be added on east end to provide access to 2nd floor stairs for egress. Materials chosen and design plans will be guided by historical photographs of subject and commiserate with the era within the district.</p> <p>D'arcy (east half) - The existing storefront will be removed and replaced with a layout consisting of ceramic tile bulkheads, recessed entry, aluminum display windows and door. The awning will be removed. Mezzanine level windows will be exposed and restored. Materials chosen and design plans will be guided by historical photographs of subject and commiserate with the era within the district.</p>

### PRESERVATION PLAN PROGRESS REPORT

*To be completed upon SHPO request in the 3rd, 6th, and 9th years of the Special Assessment period.*

Progress Report Required Response List	3-Year Progress Report	5-Year Compliance (10% Spend of RMV) and 6-Year Progress Report	9-Year Progress Report
Percent of project completed so far: (0% - 100%)			
*Total \$ spent to date on the project: (this is a running total from project start to end)			
Date project was completed:			
Project Amendment Enclosed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
**Pictures Included:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

\*Receipts are not required to be included with the progress reports, however, it is recommended to retain accurate records in case of a tax audit.

\*\*Electronic, printed or hard copy photographs are required when reporting a project as completed.

**Owner Comments:** *(optional)*

# Preservation Plan

## Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> Meyers Building		
<b>Street:</b> 455 Court St NE	<b>City:</b> Salem	<b>County:</b> Marion

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 2</b> Front Windows	<input checked="" type="checkbox"/> <b>Approved to count toward 5-year spending requirement (10% of RMV)</b>
Architectural Feature: Street Facing Elevations - 2nd floor	Estimated or Actual Project Cost: \$15,000.00
Approximate Date of Feature: 1906	Estimated or Actual Completion Date: 4/1/2024
Describe existing feature and condition: Meyers (west half) - Seven one-over-one double-hung sash wood windows with rectangular, decorative concrete lintels have been worn by the elements and lack of maintenance. D'arcy (east half) - Second-story fenestration is comprised of three bays. The center bay has five wood casement windows in close proximity; each has a transom window. The two flanking bays contain multi-window windows and transoms with segmental arched openings. Windows are in marginal condition due to direct exposure to the elements and deferred maintenance.	Proposed treatment and impact on existing feature: Meyers (west half) - Windows will be repaired to ensure functionality, scraped, voids filled, primed with oil-based primer, painted with two top coats and caulked and flashed as needed. Broken glass and degraded/missing glazing will be replaced as needed and any dry-rot repaired, as financially feasible. Windows needing to be replaced will be wood-clad aluminum of matching style.  D'arcy (east half) - Windows will be repaired to ensure functionality, scraped, voids filled, primed with oil-based primer, painted with two top coats and caulked and flashed as needed. Broken glass and degraded/missing glazing will be replaced as needed and any dry-rot repaired, as financially feasible. Windows needing to be replaced will be wood-clad aluminum of matching style.

### PRESERVATION PLAN PROGRESS REPORT

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Progress Report Required Response List	3-Year Progress Report	5-Year Compliance (10% Spend of RMV) and 6-Year Progress Report	9-Year Progress Report
Percent of project completed so far: (0% - 100%)			
*Total \$ spent to date on the project: (this is a running total from project start to end)			
Date project was completed:			
Project Amendment Enclosed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
**Pictures Included:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

\*Receipts are not required to be included with the progress reports, however, it is recommended to retain accurate records in case of a tax audit.  
 \*\*Electronic, printed or hard copy photographs are required when reporting a project as completed.

<b>Owner Comments:</b> <i>(optional)</i>



## Preservation Plan

### Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> Meyers Building		
<b>Street:</b> 455 Court St NE	<b>City:</b> Salem	<b>County:</b> Marion

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 3</b> Alley	<input checked="" type="checkbox"/> <b>Approved to count toward 5-year spending requirement (10% of RMV)</b>
Architectural Feature: Rear Alley Elevations & Windows	Estimated or Actual Project Cost: \$22,000.00
Approximate Date of Feature: 1906	Estimated or Actual Completion Date: 4/1/2024
Describe existing feature and condition: Meyers (west half) - Masonry in marginal condition. Unoriginal awning above back door. Some missing windows. added CMU as infill in previous window/doorways. Lots of conduit, plumbing and gutters. Some one-over-one double-hung sash wood windows, all in disrepair. Brick damage on ground level. D'arcy (east half) - Masonry in marginal condition. Unoriginal awning above loading door. Some missing windows. Lots of conduit, plumbing and gutters. Very new fenced trash enclosure. Some multi-window casement windows and transoms with segmental arched openings. Some one over one double-hung sash windows. Vegetation. Brick damage on ground level.	Proposed treatment and impact on existing feature: Meyers (west half) - Masonry to be repaired and cleaned as needed. Affixed MEP removed. All existing windows repaired/restored as financially feasible. Missing windows replaced with wood-clad aluminum of matching style within current openings. Awning to be removed. Areas of CMU infill removed and new doors and windows to be put in original openings. Security lighting to be added.  D'arcy (east half) - Masonry to be repaired and cleaned as needed. Vegetation removed. Affixed MEP removed. All existing windows repaired/restored as financially feasible. Missing windows replaced with wood-clad aluminum of matching style within current openings. Awning to be removed. Loading door and trash enclosure to remain.

#### PRESERVATION PLAN PROGRESS REPORT

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Progress Report Required Response List	3-Year Progress Report	5-Year Compliance (10% Spend of RMV) and 6-Year Progress Report	9-Year Progress Report
Percent of project completed so far: (0% - 100%)			
*Total \$ spent to date on the project: (this is a running total from project start to end)			
Date project was completed:			
Project Amendment Enclosed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
**Pictures Included:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

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<b>Owner Comments:</b> <i>(optional)</i>

## Preservation Plan

### Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> Meyers Building		
<b>Street:</b> 455 Court St NE	<b>City:</b> Salem	<b>County:</b> Marion

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 4</b> Roof	<input checked="" type="checkbox"/> <b>Approved to count toward 5-year spending requirement (10% of RMV)</b>
Architectural Feature:	Estimated or Actual Project Cost: <span style="float: right;">\$10,000.00</span>
Approximate Date of Feature: 1950	Estimated or Actual Completion Date: <span style="float: right;">4/1/2024</span>
Describe existing feature and condition: Meyers (west half) - Gabled, membrane-covered roof with metal-capped parapet. Multiple HVAC penetrations and abandoned chimneys. D'arcy (east half) - Gabled, membrane-covered roof with metal-capped parapet. Known leak near common wall. Multiple HVAC penetrations. No evidence of prior skylight or clerestory penetration (though glazing visible on ceiling).	Proposed treatment and impact on existing feature: Meyers (west half) - Repair as needed. Missing or loose parapet bricks, mortar will be repaired or replaced as required and flashed. Elevator house to be added along east side, largely out of public view.  D'arcy (east half) - Repair as needed. Missing or loose parapet bricks, mortar will be repaired or replaced as required and flashed.

#### PRESERVATION PLAN PROGRESS REPORT

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Progress Report Required Response List	3-Year Progress Report	5-Year Compliance (10% Spend of RMV) and 6-Year Progress Report	9-Year Progress Report
Percent of project completed so far: (0% - 100%)			
*Total \$ spent to date on the project: (this is a running total from project start to end)			
Date project was completed:			
Project Amendment Enclosed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
**Pictures Included:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

\*Receipts are not required to be included with the progress reports, however, it is recommended to retain accurate records in case of a tax audit.

\*\*Electronic, printed or hard copy photographs are required when reporting a project as completed.

<b>Owner Comments:</b> <i>(optional)</i>

## Preservation Plan

### Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> Meyers Building		
<b>Street:</b> 455 Court St NE	<b>City:</b> Salem	<b>County:</b> Marion

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 5</b> Basement	<input type="checkbox"/> <b>Approved to count toward 5-year spending requirement (10% of RMV)</b>
Architectural Feature:	Estimated or Actual Project Cost: <span style="float: right;">\$135,000.00</span>
Approximate Date of Feature: 1906	Estimated or Actual Completion Date: <span style="float: right;">4/1/2024</span>
Describe existing feature and condition: Meyers (west half) - Unfinished space with concrete floor. Concrete walls. 2 sets of stairs. Exposed plumbing and electrical. Utilities, service panels and connections. D'arcy (east half) - Unfinished space with concrete floor in northern 2/5. Crawlspace in other 3/5ths. Mix of concrete, brick and natural stone walls. Freight elevator shaft. Exposed plumbing and electrical. Utility service panels and connections. Stairs.	Proposed treatment and impact on existing feature: Meyers (west half) - To be finished commercial space. Many walls removed and new ones added. Restrooms and elevator added. Foundation walls to be covered with gypsum drywall. MEP removed and replaced with new. Access to adjacent building enclosed.  D'arcy (east half) - To remain unfinished / storage. MEP removed and replaced with new. Shaft opening enclosed. Crawlspace enclosed and louvered for ventilation. Access to adjacent building enclosed.

### PRESERVATION PLAN PROGRESS REPORT

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Progress Report Required Response List	3-Year Progress Report	5-Year Compliance (10% Spend of RMV) and 6-Year Progress Report	9-Year Progress Report
Percent of project completed so far: (0% - 100%)			
*Total \$ spent to date on the project: (this is a running total from project start to end)			
Date project was completed:			
Project Amendment Enclosed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
**Pictures Included:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

\*Receipts are not required to be included with the progress reports, however, it is recommended to retain accurate records in case of a tax audit.  
 \*\*Electronic, printed or hard copy photographs are required when reporting a project as completed.

<b>Owner Comments:</b> <i>(optional)</i>

## Preservation Plan

### Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> Meyers Building		
<b>Street:</b> 455 Court St NE	<b>City:</b> Salem	<b>County:</b> Marion

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 6</b> Façade	<input checked="" type="checkbox"/> <b>Approved to count toward 5-year spending requirement (10% of RMV)</b>
Architectural Feature: Birkc Façade	Estimated or Actual Project Cost: \$16,000.00
Approximate Date of Feature: 1906	Estimated or Actual Completion Date: 4/1/2024
Describe existing feature and condition: Meyers (west half) - All elevations are unpainted masonry in marginal condition with a number of poor repairs, failing mortar joints and existing damaged bricks. Evidence of prior sandblasting. D'arcy (east half) - Street-side is yellow-painted brick. Appears to be in good condition. Rear is unpainted and in marginal condition with a number of poor repairs, failing mortar joints and existing damaged bricks. East side - 1st floor is a partywall, but the 2nd floor can be seen from afar - painted white.	Proposed treatment and impact on existing feature: Meyers (west half) - Brick will be cleaned and repaired following guidance found in Pres. Brief 1: Assessing, Cleaning, and Water-Repellant Treatments for Historic Masonry Buildings, using the gentlest means possible. The mortar joints will be repaired using a mortar that matches the composition and appearance of the historic - all work done will be in accordance with Pres. Brief 2. Any replacement bricks required for repairs will match the historic appearance.  D'arcy (east half) - Paint to remain, but exposed brick will be cleaned and repaired following guidance found in Pres. Brief 1: Assessing, Cleaning, and Water-Repellant Treatments for Historic Masonry Buildings, using the gentlest means possible. The mortar joints will be repaired using a mortar that matches the composition and appearance of the historic - all work done will be in accordance with Pres. Brief 2. Any replacement bricks required for repairs will match the historic appearance.

### PRESERVATION PLAN PROGRESS REPORT

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Percent of project completed so far: (0% - 100%)			
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Date project was completed:			
Project Amendment Enclosed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
**Pictures Included:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

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<b>Owner Comments:</b> <i>(optional)</i>
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## Preservation Plan

### Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> Meyers Building		
<b>Street:</b> 455 Court St NE	<b>City:</b> Salem	<b>County:</b> Marion

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 7</b> Mechanical/Electrical/Plumbing	<input checked="" type="checkbox"/> <b>Approved to count toward 5-year spending requirement (10% of RMV)</b>
Architectural Feature:	Estimated or Actual Project Cost: \$480,000.00
Approximate Date of Feature: 1950	Estimated or Actual Completion Date: 4/1/2024
Describe existing feature and condition: Meyers (west half) - Multiple instances of piecemeal upgrades/repairs to the mechanical/electrical/plumbing infrastructure are evident, spanning the decades. A mix of knob and tube electrical and Romex wiring. Corroded pipes in the basement. Heating is large ceiling-hung gas forced air unit in primary space, above drop ceiling. Single water heater for entire building. Many windows removed to support individual AC units. Additional ceiling-hung heater on 2nd floor. D'arcy (east half) - Multiple instances of piecemeal upgrades/repairs to the mechanical/electrical/plumbing infrastructure are evident, spanning the decades. A mix of knob and tube electrical and Romex. Corroded pipes in the basement. Heating is large ceiling-hung gas forced air unit in primary space. Single water heater for entire building. Many windows removed to support individual AC units. No climate control on 2nd floor.	Proposed treatment and impact on existing feature: Meyers (west half) - All systems will be completely removed, repositioned and replaced to improve performance, safety and efficiency and to meet the needs of increased tenant load. All pipes and conduit will be concealed in walls and ceiling cavities. HVAC equip to be shared with adjacent building, installed in basement. Main floor ducts will be reduced to the smallest amount possible and run along perimeter wall line. 2nd floor apartments will be serviced by ductless HVAC systems with outdoor units on roof, out of public view.  D'arcy (east half) - All systems will be completely removed, repositioned and replaced to improve performance, safety and efficiency and to meet the needs of increased tenant load. All pipes and conduit will be concealed in walls and ceiling cavities. HVAC equip to be installed in basement. Main floor ducts will be reduced to the smallest amount possible and run along perimeter wall line and/or along mezzanine underfloor and painted to match. 2nd floor apartments will be serviced by ductless HVAC systems with outdoor units on roof, out of public view.

#### PRESERVATION PLAN PROGRESS REPORT

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Percent of project completed so far: (0% - 100%)			
*Total \$ spent to date on the project: (this is a running total from project start to end)			
Date project was completed:			
Project Amendment Enclosed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
**Pictures Included:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

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\*\*Electronic, printed or hard copy photographs are required when reporting a project as completed.

<b>Owner Comments:</b> <i>(optional)</i>

## Preservation Plan

### Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> Meyers Building		
<b>Street:</b> 455 Court St NE	<b>City:</b> Salem	<b>County:</b> Marion

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 8</b> Street Level Interior	<input type="checkbox"/> <b>Approved to count toward 5-year spending requirement (10% of RMV)</b>
Architectural Feature:	Estimated or Actual Project Cost: <span style="float: right;">\$365,000.00</span>
Approximate Date of Feature: 1970	Estimated or Actual Completion Date: <span style="float: right;">4/1/2024</span>
Describe existing feature and condition: Meyers (west half) - Large, mostly open retail sales area in good condition. Carpet and drop ceiling. Few offices, shipping/receiving area and small restroom. Two large openings to adjacent building on east side. Carpeted central stairs to carpeted mezzanine with office. Additional stairs to 2nd floor and basement. Employee/workshop area under mezzanine in rear. Vinyl floor. Drywall and painted plaster. D'arcy (east half) - Large, mostly open retail sales area in good condition. Carpet and wood floors. Few offices, shipping/receiving area and small restroom. Two large openings to adjacent building on west side. Many wood pillars to support mezzanine floor. Carpeted central stairs to landing and wrap-around carpeted mezzanine with decorative wooden railing. Some paneling and faux brick accents along south side. Enclosed ramp to 2nd floor on west side.	Proposed treatment and impact on existing feature: Meyers (west half) - Remove carpet and refinish wood floors in main area, install vinyl plank on mezzanine and in employee area. Bar and bench seating to be installed on mezzanine. Add hallway on rear, north side for dual stairway circulation and access from alley entrance points as well as hallway along east for ADA restroom and elevator access. Add wall along east side to install laundromat dryers. Egress stairs for 2nd floor added along east side also. All non-significant features and finishes will be removed. Mezzanine half-walls to be replaced with salvaged and restored decorative railing from adjacent building. Fluorescent lighting to be replaced with energy-efficient recessed and track lighting.  D'arcy (east half) - Remove carpet and refinish wood floors throughout. Expose transoms on mezzanine. All non-significant features and finishes will be removed. Office walls removed. Some rear storage/employee area walls to remain. All pillars and railing to remain. Restroom relocated to interior of retail space and re-sized for ADA requirements. Fluorescent lighting to be replaced with energy-efficient recessed and track lighting. Ceiling fans to be replaced with chandeliers.

#### PRESERVATION PLAN PROGRESS REPORT

*To be completed upon SHPO request in the 3rd, 6th, and 9th years of the Special Assessment period.*

Progress Report Required Response List	3-Year Progress Report	5-Year Compliance (10% Spend of RMV) and 6-Year Progress Report	9-Year Progress Report
Percent of project completed so far: (0% - 100%)			
*Total \$ spent to date on the project: (this is a running total from project start to end)			
Date project was completed:			
Project Amendment Enclosed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
**Pictures Included:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

\*Receipts are not required to be included with the progress reports, however, it is recommended to retain accurate records in case of a tax audit.

\*\*Electronic, printed or hard copy photographs are required when reporting a project as completed.

<b>Owner Comments:</b> <i>(optional)</i>

## Preservation Plan

### Detailed Description of Rehabilitation/Preservation/Maintenance Work

<b>Historic Name:</b> Meyers Building		
<b>Street:</b> 455 Court St NE	<b>City:</b> Salem	<b>County:</b> Marion

In the boxes below describe what you plan to do and why. Clarify both what is already there and what you plan to do to it or replace it with. Be sure to include any projects that may involve site work, new construction or alterations.

<b>Project 9</b> Apartments	<input type="checkbox"/> <b>Approved to count toward 5-year spending requirement (10% of RMV)</b>
Architectural Feature: 2nd floor interior	Estimated or Actual Project Cost: \$865,750.00
Approximate Date of Feature:	Estimated or Actual Completion Date: 4/1/2024
Describe existing feature and condition: Meyers (west half) - A sole staircase provides access to a large room with a house. Outside the house, wood floors varying condition with carpet and vinyl patches. Small steps up lead to adjacent building. Evidence of roof leaks; damaged plaster ceiling. Various light fixtures, including some c.1950. "House" has cedar shake siding, faux roof tiles and residential windows and doors all circa 1950 or newer. Inside, the house has carpet, plaster, multiple rooms as well as a faux fireplace. Full kitchen and restroom. Windows have been trimmed out inside to appear smaller than exterior dimensions. D'arcy (east half) - A sole ramp provides access to two large rooms. Similar decorative railing as on mezzanine. One 6x6 skylight with painted glazing; another outline of a similar feature exists. Wood floors in good condition. Evidence of roof leaks. Damaged plaster walls and ceiling. Elevator shaft access at north end. Some c.1950s light fixtures in good visible condition. Opening at middle of west wall provides access to adjacent building.	Proposed treatment and impact on existing feature: Meyers (west half) - "House" to be removed. Space to be rehabilitated into apartments consisting of two studio and three 1-bedroom units. Many additional walls and doors added. Apartment entry doors will have transoms. Wood floors to be exposed and refinished in all areas other than bathrooms where vinyl floor covering will be used to allow for appropriate water-proof underlayment. Kitchens will have quartz counters and tile backsplashes. All existing light fixtures will be repaired, retrofitted and re-installed in the public corridor and amongst the units. Each unit will be serviced by a ductless mini-split HVAC system with one wall-mounted head unit and one roof-mounted condenser. Cadet heaters in bathrooms. Electrical, plumbing service will be updated throughout. Perimeter wall plaster cracks will be repaired. Areas of more extensive plaster damage will be removed and replaced with textured and painted drywall. After roof is repaired and sprinklers are installed, the ceiling covering will be removed and replaced with textured and painted drywall. Short stairs and landing to access adjacent building relocated. Egress stairs to street front and elevator installed along east side.  D'arcy (east half) - <b>**Same treatment as Meyers**</b> , but with the following extra: existing skylight glazing and casing to remain and missing one to be rebuilt to match. Both will have concealed LED fixtures above to simulate daylight. Existing ramp will be changed to stairwell for access.

#### PRESERVATION PLAN PROGRESS REPORT

*To be completed upon SHPO request in the 3rd, 6th, and 9th years of the Special Assessment period.*

Progress Report Required Response List	3-Year Progress Report	5-Year Compliance (10% Spend of RMV) and 6-Year Progress Report	9-Year Progress Report
Percent of project completed so far: (0% - 100%)			
*Total \$ spent to date on the project: (this is a running total from project start to end)			
Date project was completed:			
Project Amendment Enclosed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
**Pictures Included:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

\*Receipts are not required to be included with the progress reports, however, it is recommended to retain accurate records in case of a tax audit.

\*\*Electronic, printed or hard copy photographs are required when reporting a project as completed.

<b>Owner Comments:</b> <i>(optional)</i>

**City of Salem - Historic Landmarks Commission(er) Preservation Plan Comment**

*Please comment on the submitted Historic Preservation Plan for 455 Court St NE within the four (4) areas below. Please note, this review does NOT substitute for any local required historic design review. These comments are submitted to the Oregon SHPO to be reviewed as part of consideration of the Special Assessment enrollment application.*

1. Integrity: Does the proposed preservation plan have projects ensure that the integrity of the character defining features of the Historic Resource are Retained?
2. Restoration: Does the proposed preservation plan include projects that restore character defining features of the resource that have been lost?
3. Repair and Maintenance: Does the proposed preservation plan include projects the ensure the character defining features will be maintained and repaired over the ten-year period?
4. Timeline & Budget: Does the proposed preservation plan include a timeline and budget that appear to be reasonable?

Other General Comments or Concerns for SHPO Staff to consider?

Commissioner Name:

Date:

**RETURN THE WORKSHEET TO YOUR CITY STAFF: NO LATER than JUNE 16, 2023**

**City Staff -Please consolidate Comments and return TO JOY SEARS, Restoration Specialist  
[joysears@opr.d.oregon.gov](mailto:joysears@opr.d.oregon.gov) by JUNE 17, 2023**