



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NUMBER:	Historic Design Review Case No. HIS19-15
AMANDA APPLICATION NO:	19-108632-DR
HEARING INFORMATION:	<u>Historic Landmarks Commission, Thursday, May 16, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	189 Liberty St NE, Salem OR 97301
OWNER(S):	CH Reed, LLC (Graham Chernoff and Scott Chernoff)
APPLICANT / AGENT(S):	Donald N. Bauhofer
DESCRIPTION OF REQUEST:	<p>SUMMARY: A proposal to remove the non-historic awnings and modify the storefront on the exterior of the Reed Opera House (1869).</p> <p>REQUEST: Major Historic Design Review of a proposal to remove the non-historic awnings, modify the storefront, and replace doors on the exterior of the Reed Opera House (1869), a Historic Contributing Resource within Salem's Downtown National Register Historic District, located at 189 Liberty Street NE (Marion County Tax Assessor Number 073W27AB05900).</p>
CRITERIA TO BE CONSIDERED:	<p>Salem Revised Code (SRC) Chapter 230.040 - Standards for historic contributing buildings in commercial historic districts.</p> <p>(d) Storefronts. Replacement of storefronts or components of storefronts in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was determined to be unfeasible due to poor condition of the materials. If the storefront is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.</p> <p>(1) Materials.</p> <ul style="list-style-type: none">(A) Original material shall, if possible, be retained or repaired.(B) Replacement materials shall be, to the greatest extent practicable, of the same type, quality, design, size, finish, proportions, and configuration of the original materials in the storefront. <p>(2) Design.</p> <ul style="list-style-type: none">(A) To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved.(B) Where the original storefront is too deteriorated to save, the commercial character of the building shall be retained through:<ul style="list-style-type: none">(i) A restoration of the storefront based on historical research and physical evidence.(ii) Contemporary design that is compatible with the scale, design, materials, color and texture of historic compatible buildings in the district.(C) For buildings that provide a separate upper-story entrance on the exterior façade, the street-level entrance should be the primary focus of the building façade.

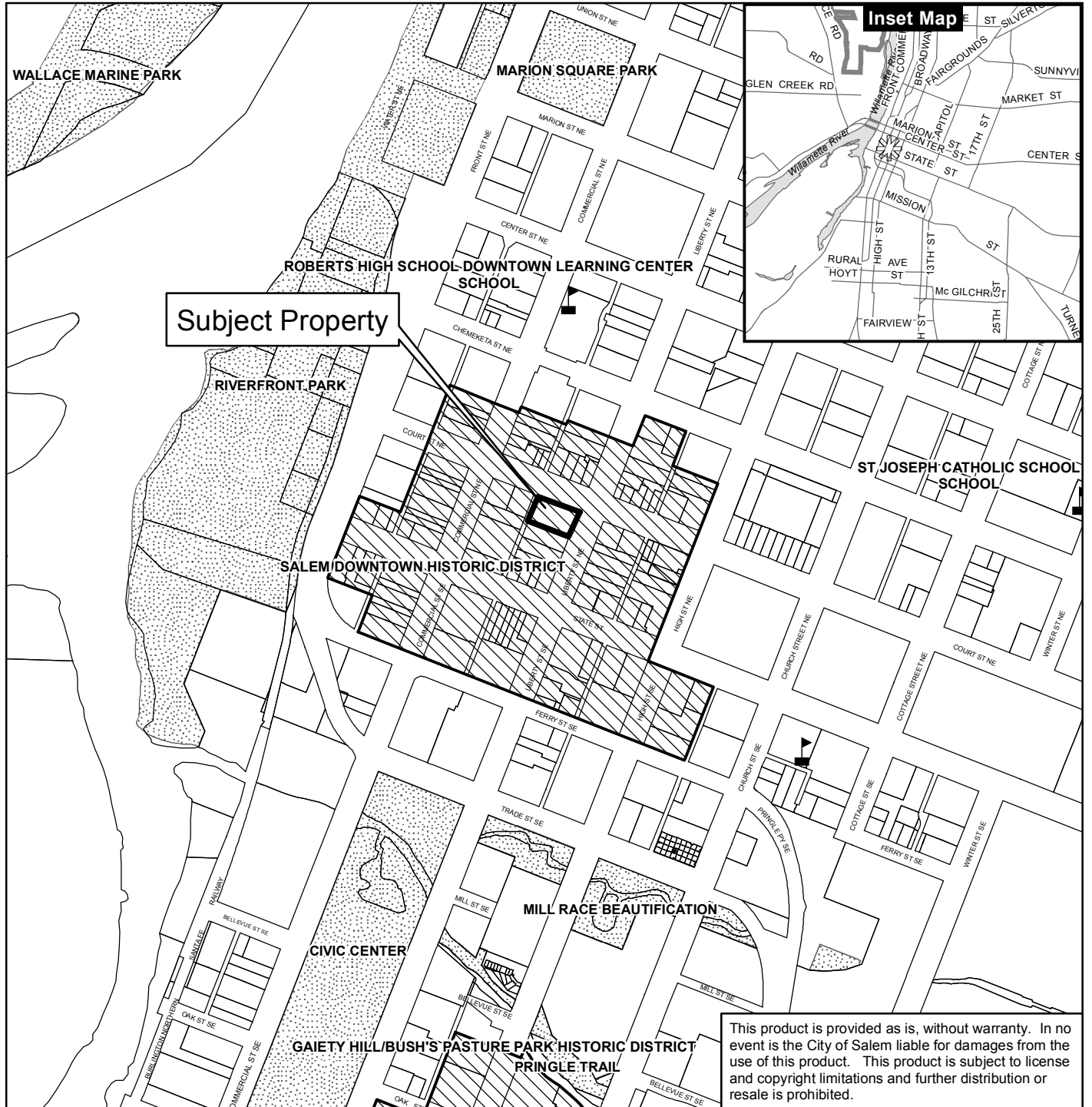
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.
HEARING PROCEDURE:	<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. 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.</p> <p>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>
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 ORGANIZATION:	Central Area Neighborhood Development Organization (CAN-DO), Bruce Hoffman, Land Use Chair; Phone: 503-781-8542; Email: bruhof@gmail.com .
DOCUMENTATION AND STAFF REPORT:	<p>Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:</p> <p>https://www.cityofsalem.net/Pages/planning-notices-decisions.aspx</p>
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
NOTICE MAILING DATE:	April 25, 2019

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>

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TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map 189 Liberty Street NE



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Legend

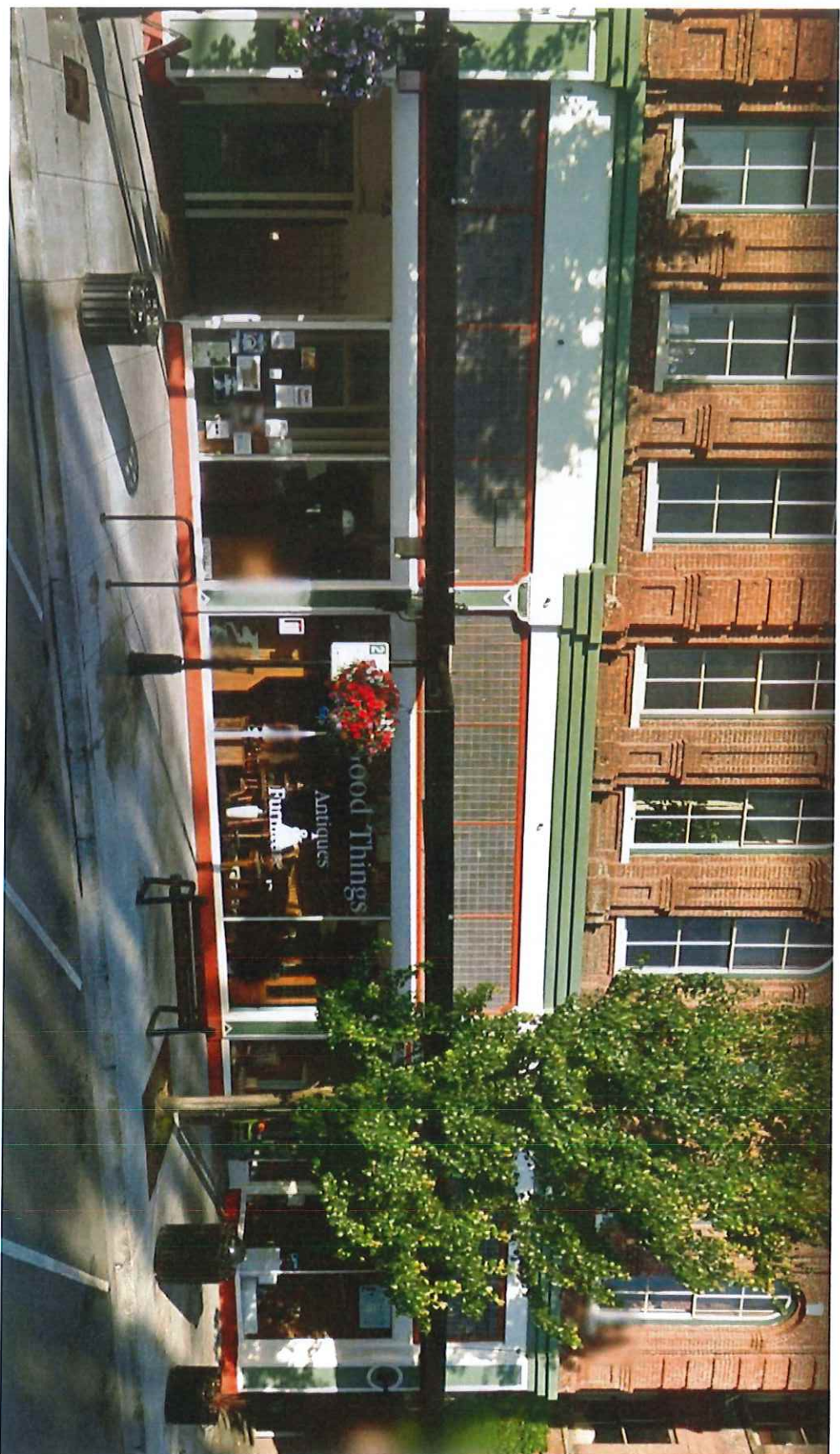
-  Outside Salem City Limits
-  Urban Growth Boundary
-  Taxlots
-  Historic District
-  Schools
-  Parks

0 100 200 400 Feet



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

PHOTOGRAPH D
Current Storefront Configuration



PHOTOGRAPH E

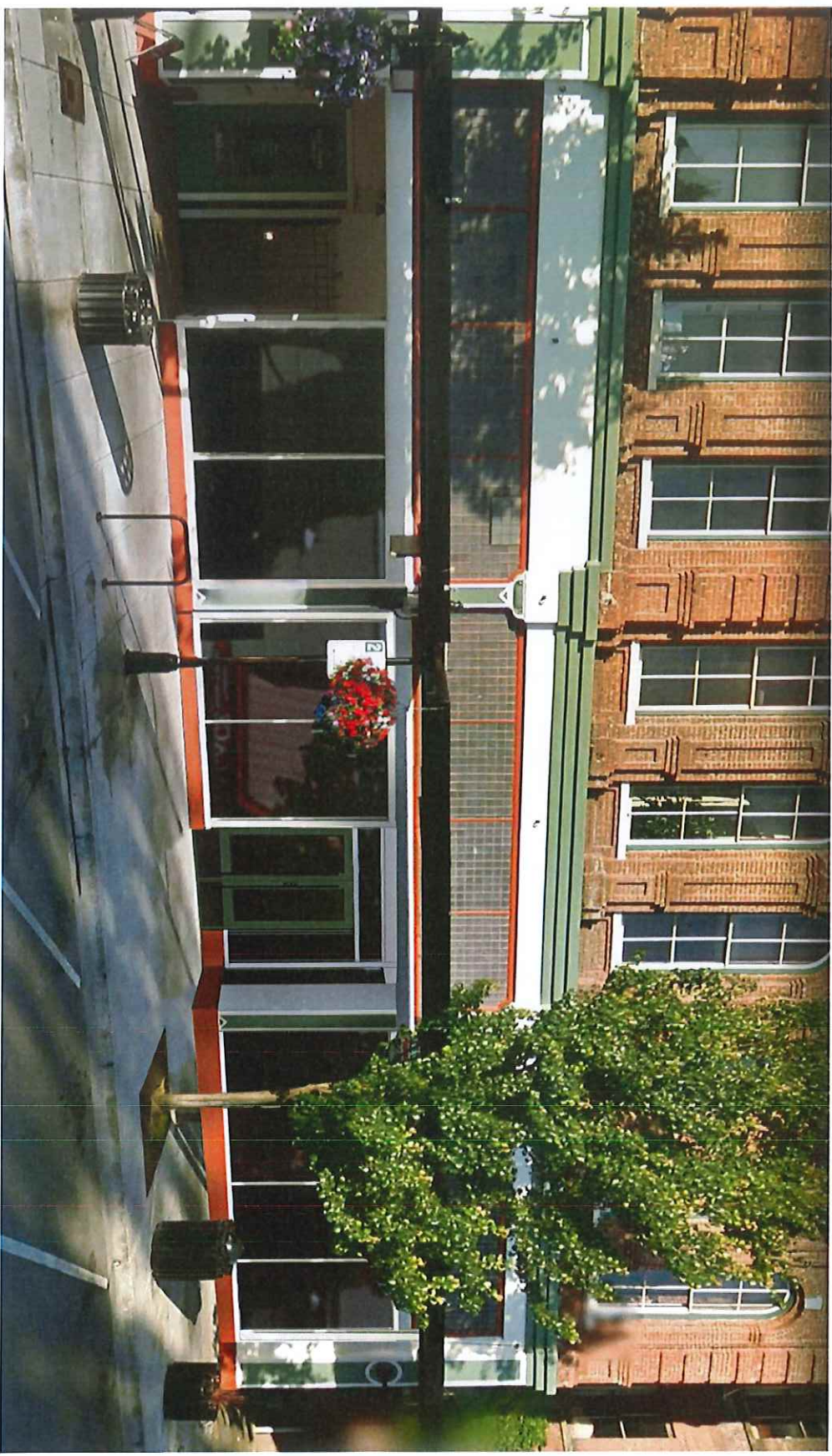
Proposed Storefront & Entry Rendering

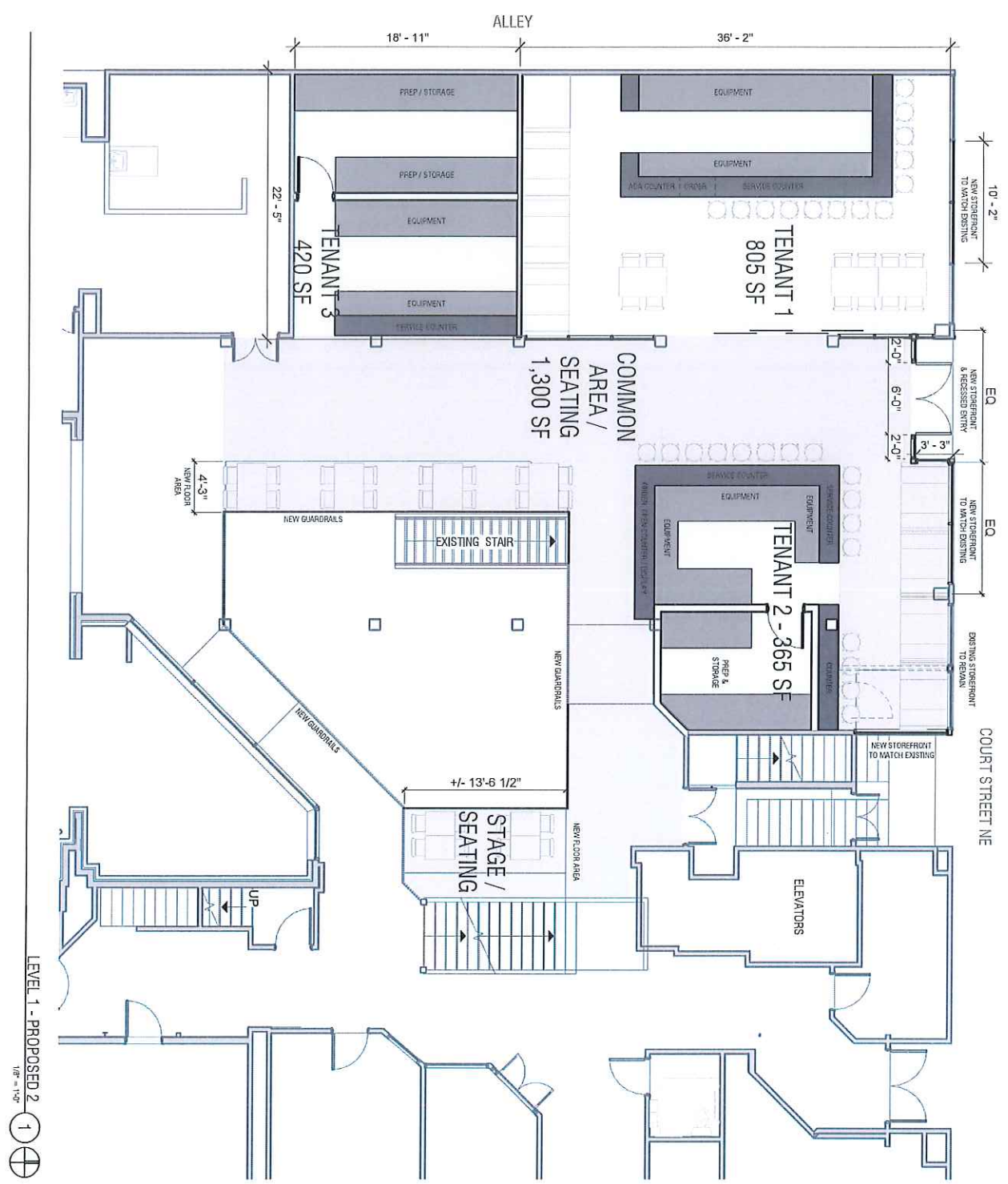
Notes:

New Wood Storefront Assembly to Match Existing;

New Wood Double Entry Doors to Match Adjacent Entry;

See Plans for General Dimensions and Extent of Work.

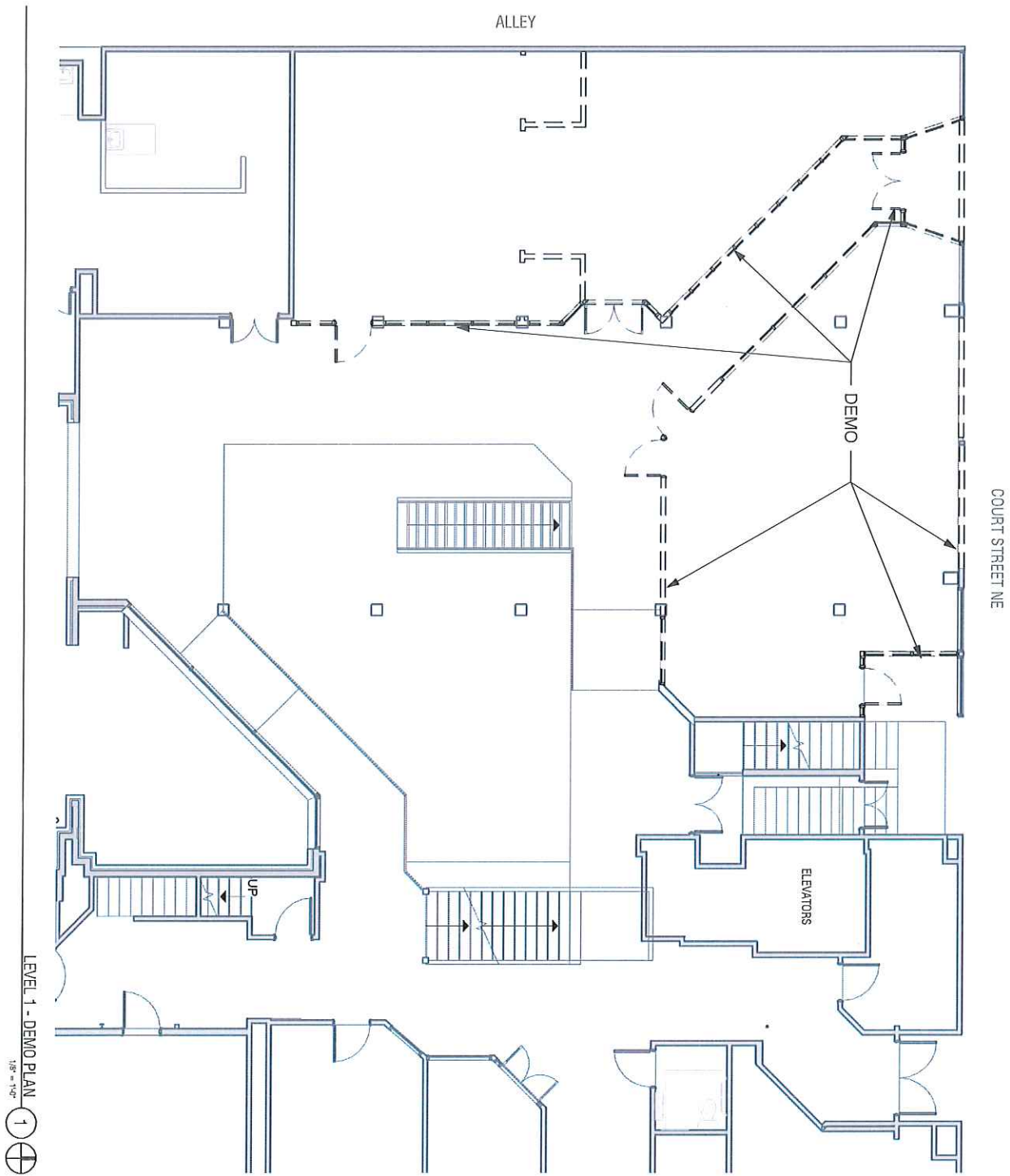




LEVEL 1 - PROPOSED 2



150 JEROME STREET ST. N.E. SUITE 100
 06255-2015



LEVEL 1 - DEMO PLAN
1/8" = 1'-0"

159 URBAN STREET NE, SUITE 205
DENVER, CO 80202