



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

CASE NUMBER:	Historic Design Review Case No. HIS19-15MOD1
PROPERTY LOCATION:	189 Liberty St NE, Salem OR 97301
SUMMARY:	A proposal to modify the original request approved under HIS19-15 to remove the non-historic awnings and modify the storefront on the exterior of the Reed Opera House (1869).
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES PUT INTO PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY. THE COMMISSION WILL ONLY ACCEPT WRITTEN TESTIMONY. THE RECORD WILL BE HELD OPEN FOR ADDITIONAL WRITTEN COMMENTS AFTER THE HEARING.</p> <p><u>Historic Landmarks Commission, Thursday, July 16, 2020 at 5:30 P.M.</u></p> <p>To view and listen to this hearing LIVE, you may visit this link with any computer, tablet, or smart phone: https://bit.ly/planningpublicmeetings</p>
TO PROVIDE WRITTEN TESTIMONY:	<p>PLEASE DIRECT COMMENTS REGARDING THIS CASE TO THE CASE MANAGER LISTED BELOW. Staff recommends emailing your comments to the case manager. Mailed comments will still be accepted but Staff cannot guarantee prompt receipt. Only those participating at the hearing by submission of written testimony have the right to appeal the decision.</p>
CASE MANAGER:	<p>Kimberli Fitzgerald, Historic Preservation Officer, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net.</p>
NEIGHBORHOOD ORGANIZATION:	<p><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></p> <p>Central Area Neighborhood Development Organization (CAN-DO), Neal Kern, Chair; Phone: 503-856-2207; Email: neal.t.kern@gmail.com.</p>
STAFF REPORT:	<p>The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice.</p>
ACCESS:	<p>The Americans with Disabilities Act (ADA) accommodations will be provided on request.</p>
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 230.040 Standards for Historic Contributing Buildings in Commercial Historic Districts - (d) Storefronts</p> <p>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.</p>

OWNER(S):	CH Reed, LLC (Scott Chernoff and Graham Chernoff)
APPLICANT / AGENT(S):	Donald Bauhofer, The Pennbrook Company, on behalf of Scott Chernoff
PROPOSAL REQUEST:	Major Historic Design Review of a proposal to modify the original request approved under HIS19-15 to remove the non-historic awnings and modify the storefront, to include sliding windows 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).
TEMPORARY HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, and questions from the Commissioners. Due to the Covid-19 pandemic, testimony from neighborhood organizations, persons in favor or opposition, and rebuttal by the applicant will be limited to written testimony. 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>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 20 109232
NOTICE MAILING DATE:	June 25, 2020

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>

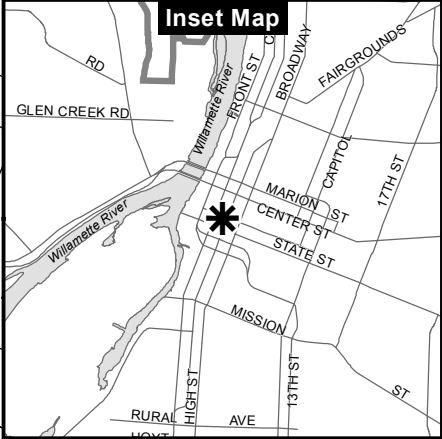
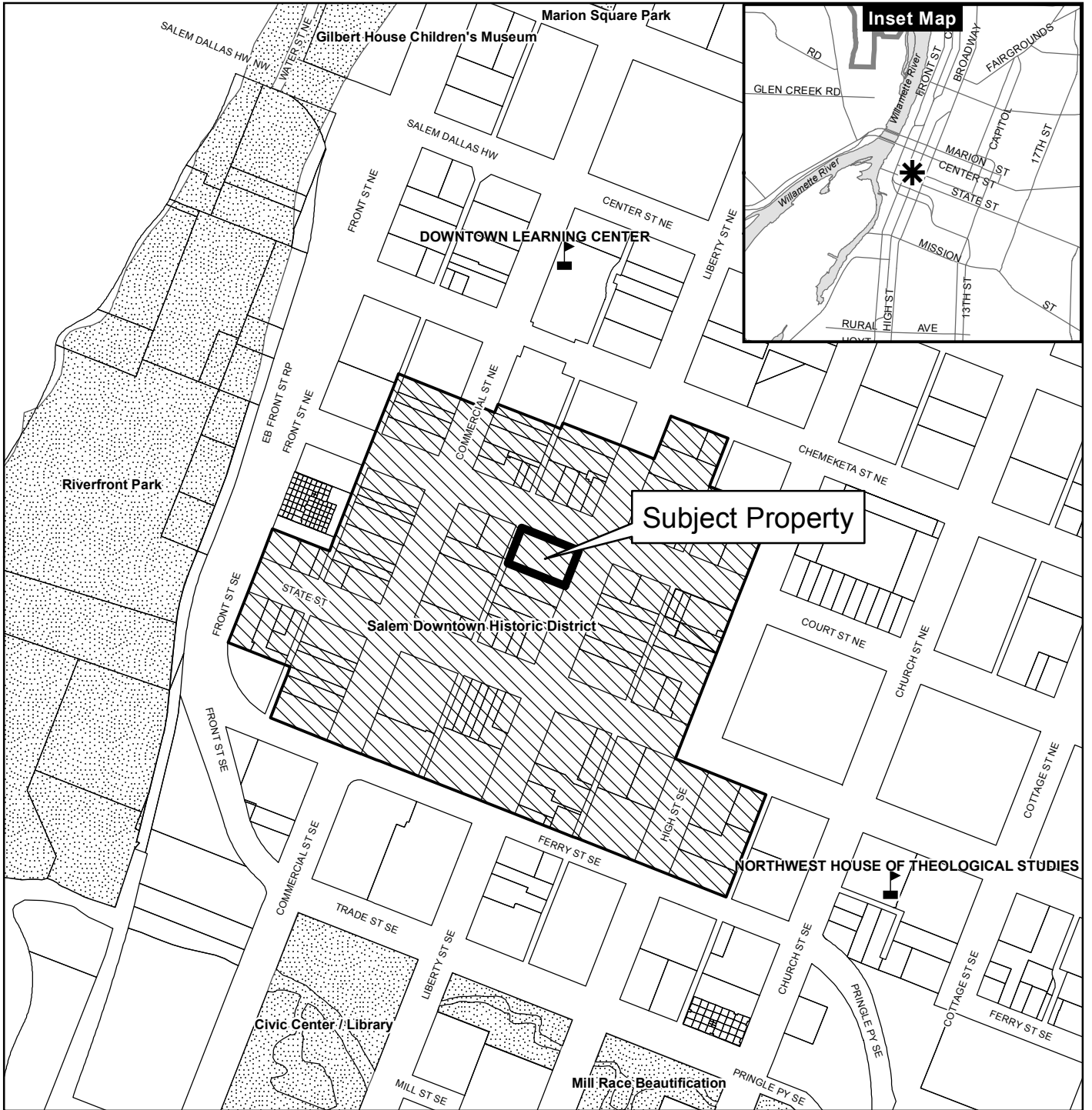
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised 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

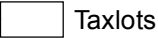






Vicinity Map

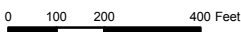
189 Liberty Street NE (073W27AB05900)



Subject Property

Legend

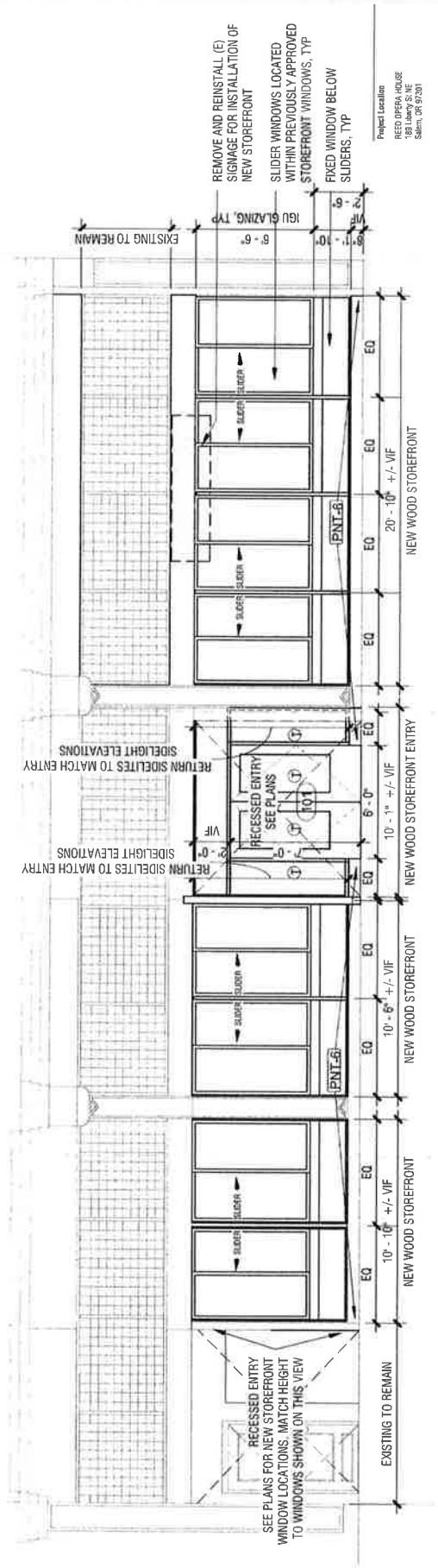
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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Exhibit C

4 3 2 1



Project Location
 1800 W. 10th Ave.
 Salem, OR 97301

EXTERIOR ELEVATION - NORTHWEST - SLIDER WINDOWS

3/16" = 1'-0"

1

THESE DRAWINGS ARE FOR CONSTRUCTION BY ARCHITECTS ONLY. NO OTHERS SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

Date: 2/23/05 01

Drawn By: CSM

Phase: PERMIT

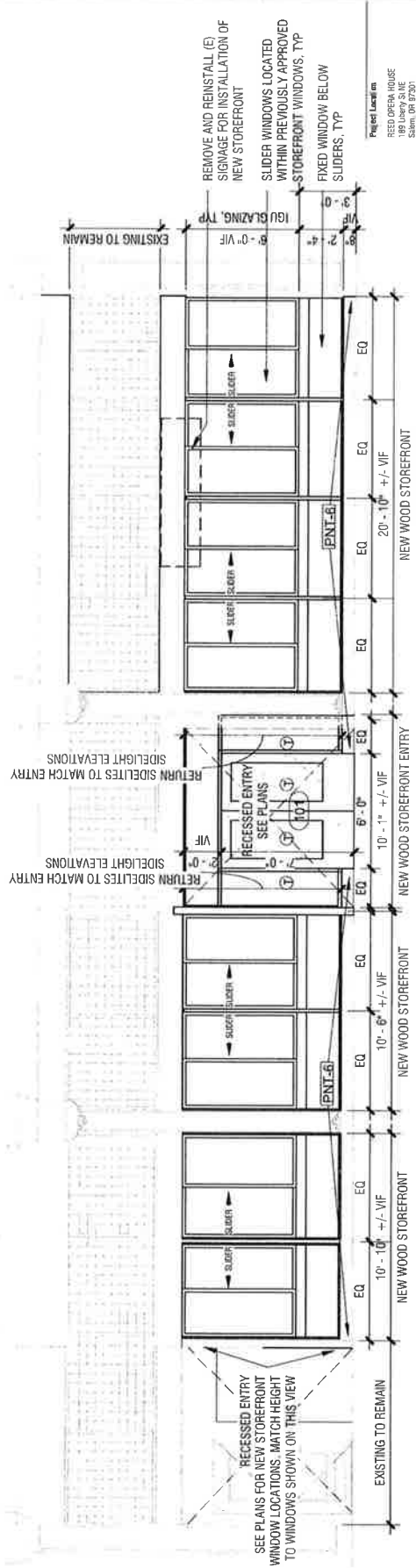
Revised: 2/23/05

Version: 2/23/05

Sheet Name
 EXTERIOR ELEVATION

Sheet No
 HLC-1

Exhibit D



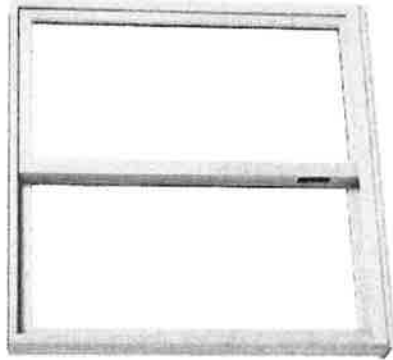
Project Location
 189 LARRY SAGE
 Salem, OR 97301

DATE: 2020.06.01
 DRAWN BY: DSM
 PHASE: PERMIT
 REVISIONS:
 NUMBER DESCRIPTION DATE

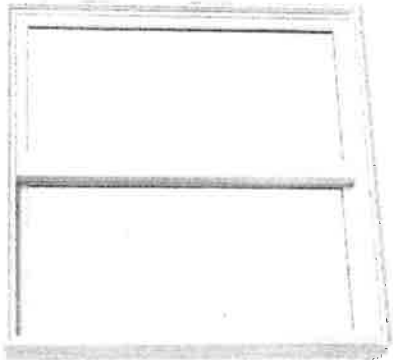
Sheet Name
 EXTERIOR ELEVATION

Sheet No.
HLC-1

EXTERIOR ELEVATION - NORTHWEST - SLIDER WINDOWS 1



TYPICAL INTERIOR OF WINDOW



TYPICAL EXTERIOR OF WINDOW (COLOR TBD)