



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:	Class 3 Major Historic Design Review Case No. HIS23-06
PROPERTY LOCATION:	1015 High St SE, Salem OR 97302
SUMMARY:	A proposal to replace the existing front walkway, porch steps and handrail on the Cashatt House (c. 1925).
HEARING INFORMATION:	<u>Historic Landmarks Commission, on Thursday, May 18, 2023 at 5:30 pm Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u> To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings
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. 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. 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>
CASE MANAGER:	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 .
NEIGHBORHOOD ASSOCIATION:	<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> South Central Association of Neighbors (SCAN), Roz Shirack, Land Use Chair; Email: rozshirack7@gmail.com . South Central Association of Neighbors (SCAN), Jon Christenson, Historic Preservation, Parks & Gardens, Chair, Email: scanparks2023@gmail.com .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website under Agendas and Minutes: https://www.cityofsalem.net/government/boards-commissions/commissions/historic-landmarks-commission
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) SRC 230.025 (d) Porches and (l) Site Features Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src . Type in the chapter number(s) listed above to view the applicable criteria.

OWNER(S):	Edward and Karen Arabas
APPLICANT / AGENT(S):	Edward and Karen Arabas
PROPOSAL / REQUEST:	Class 3 Historic Review of a proposal to replace the existing front walkway, porch steps and handrail on the Cashatt House (c.1925), a contributing resource within the Gaiety Hill/Bush's Pasture Park Historic District, on property approximately 0.18 acres in size, zoned RS (Residential Single Family), and located at 1015 High Street SE (Marion County Assessors Map and Tax Lot number: 073W27CA-02900).
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. 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:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 23 108797. Paper copies can be obtained for a reasonable cost.
NOTICE MAILING DATE:	April 28, 2023

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

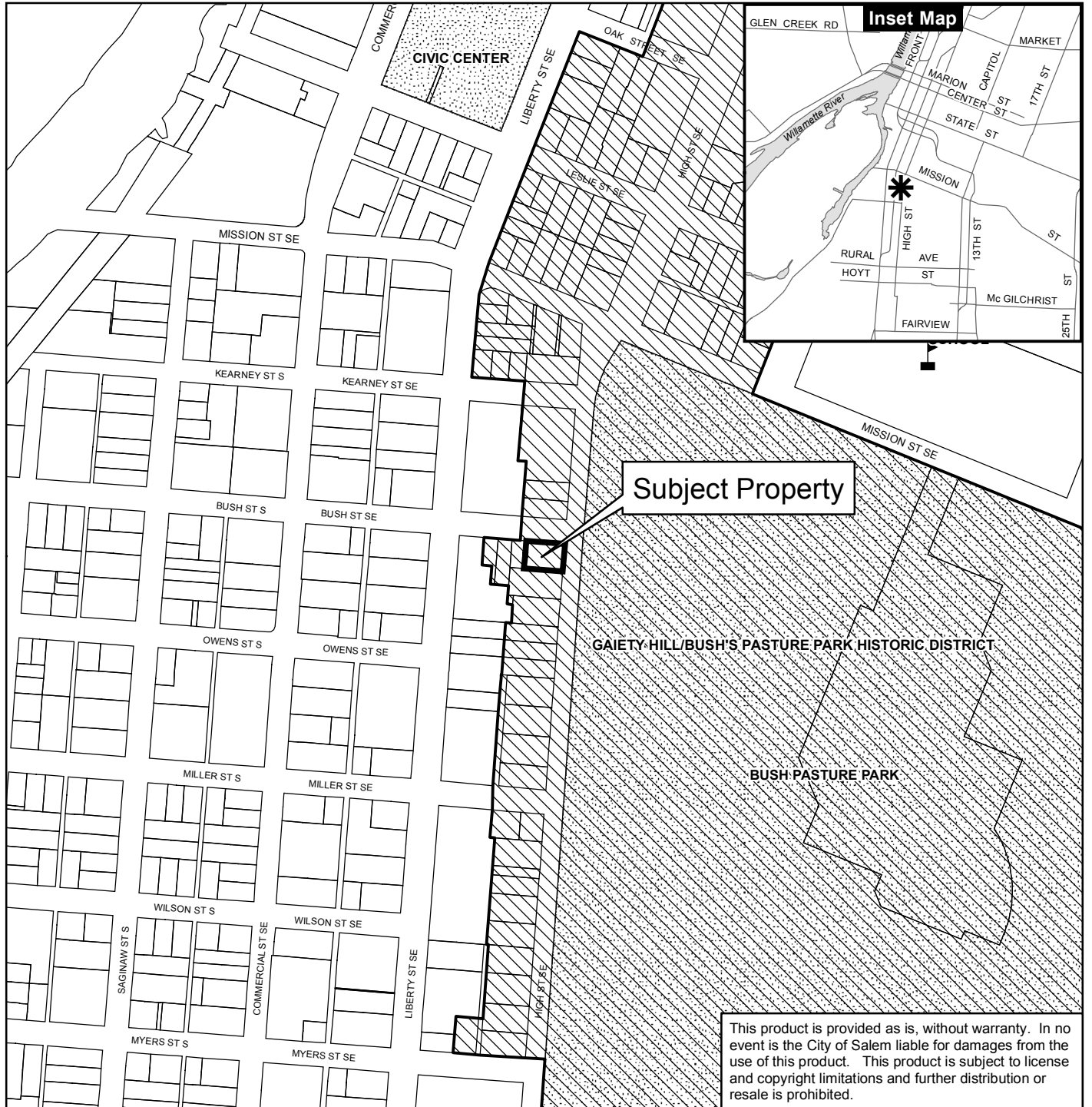
Development Department at 503-588-6173 at least three business days before this meeting or event.

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

Vicinity Map

1015 High Street SE

(taxlot 073W27CA02900)



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Legend

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

0 100 200 400 Feet



CITY OF Salem

 AT YOUR SERVICE

 Community Development Dept.



Legend

- Centerline (Labels)
- Historic Buildings
- ▨ Historic Districts
- ▭ 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...

0.01 0 0.01 0.01 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



ALL INTRODUCED ELEMENTS IN THIS
CONCEPT ARE TO BE INTERPRETED
AND VERIFIED TO SITE CONDITIONS
BY INSTALLER.

TITLE

ARABAS L2 NEW ENTRY
VIEW 1

DRAWING NUMBER

1

ACCOUNT NUMBER

20220793 - 1015 HIGH
STREET SE

DRAWN BY

ANDREW WALKER

DATE

4/21/2023

THIS PRELIMINARY DESIGN PRODUCT
ILLUSTRATES PROPOSED NEW SPATIAL
COMPOSITIONS + CONCEPTUAL HARDSCAPE
LAYOUT.
THIS PRODUCT IS PRELIMINARY IN NATURE, IS
UNFINISHED, AND MAY NOT SHOW ALL
EXISTING SITE DETAILS.
ALL DIMENSIONS NEED TO BE VERIFIED BY
CONTRACTOR AND ARE SUBJECT TO CHANGE
DUE TO SITE CONDITIONS AND MATERIALS
AVAILABLE.

ELIZABETH POWERS, LCP
PRINCIPAL SITE DESIGNER

ELLEN SELANDER
HORTICULTURIST/
PERMACULTURIST

ANDREW WALKER
BIO-ECOLOGICAL
SYSTEMS ENGINEER

THE GARDEN ANGELS
PO BOX 3313 - 910
MADRONA AVENUE SE



The Garden Angels
HEAVENLY LANDSCAPE DESIGN

MADRONA POCKET
SALEM, OR 97302
503-932-5840
THEGARDENANGELS.COM



TITLE
**ARABAS 3D EXISTING
VIEW 1**

DRAWING NUMBER
8

ACCOUNT NUMBER

DRAWN BY
ANDREW JAMES WALKER

DATE
7/28/2022

NOTE THESE SKETCHES ILLUSTRATES
APPROXIMATE CONDITIONS AND LOCATION OF
EXISTING SITE ELEMENTS PRIOR TO DESIGN OR
CONSTRUCTION.

NOT A CERTIFIED SITE SURVEY.

SITE DETAILS, PROPERTY LINES, SETBACKS,
UTILITIES, STRUCTURES, GRADE CONTOURS, TREES
AND/OR OTHER LANDSCAPE ELEMENTS ETC. NOT
PREPARED WITH THE AID OF A PROFESSIONAL
LAND SURVEYOR, TECHNICIAN OR PRODUCTS.

ALL DATA COLLECTED BY DESIGN TEAM IS
INTENDED TO BE SUITABLE FOR DEVELOPMENT OF
FUTURE LANDSCAPING ELEMENTS, NOT FOR
CONSTRUCTION OF PERMANENT STRUCTURES.

ELIZABETH POWERS, LCP
PRINCIPAL SITE DESIGNER

ELLEN SELANDER
HORTICULTURIST/
PERMACULTURIST

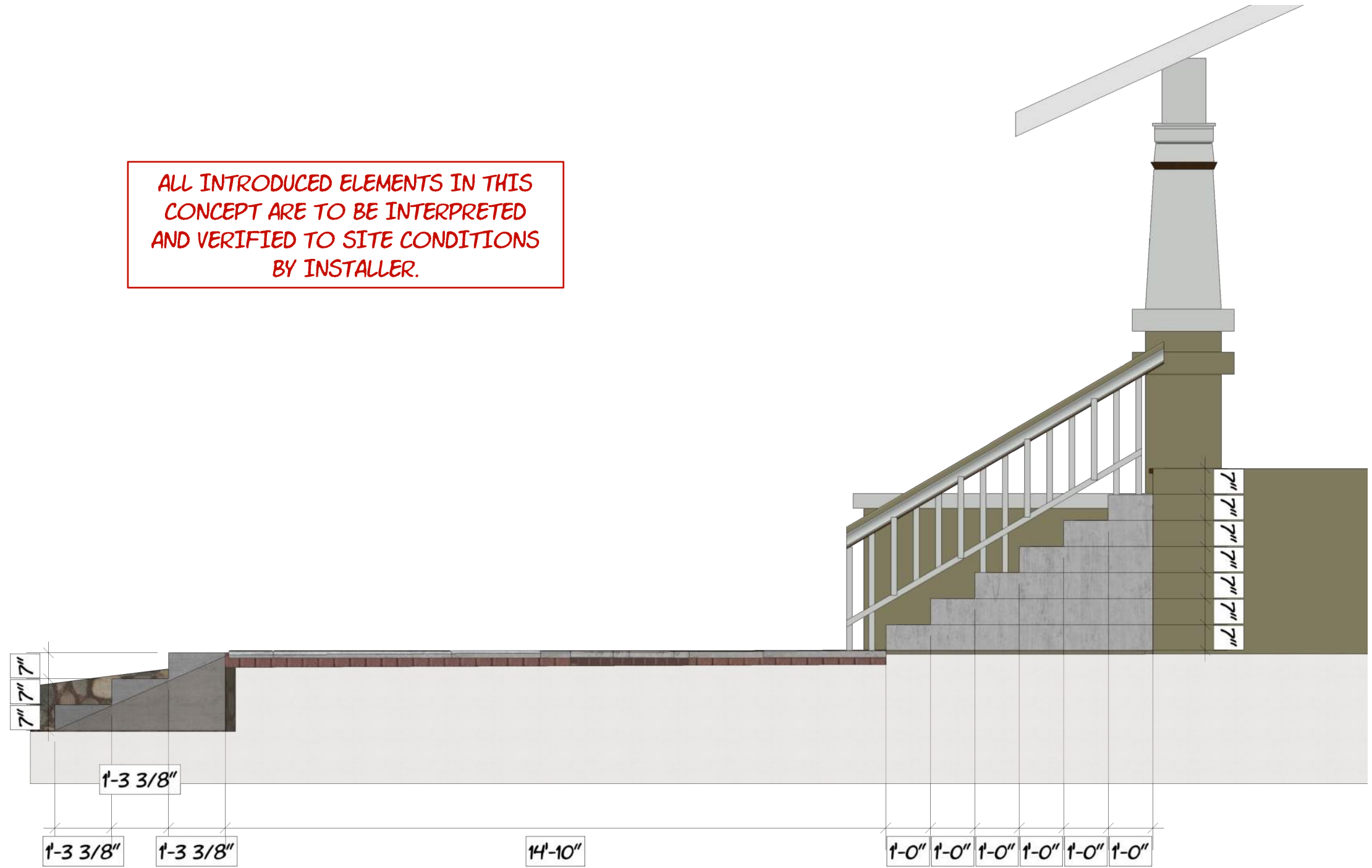
ANDREW WALKER
BIO-ECOLOGICAL SYSTEMS
ENGINEER

THE GARDEN ANGELS
PO BOX 3313 - 910
MADRONA AVENUE SE


The Garden Angels
HEAVENLY LANDSCAPE DESIGN

MADRONA POCKET
SALEM, OR 97302
503-932-5840
THEGARDENANGELS.COM

ALL INTRODUCED ELEMENTS IN THIS CONCEPT ARE TO BE INTERPRETED AND VERIFIED TO SITE CONDITIONS BY INSTALLER.



ON 11" X 17" PAPER:
4 New Entry Section
 Scale: 3/8" = 1'-0"

TITLE
ARABAS L2 SECTION VIEW

DRAWING NUMBER
4

ACCOUNT NUMBER
20220793 - 1015 HIGH STREET SE

DRAWN BY
ANDREW WALKER

DATE
4/21/2023

THIS PRELIMINARY DESIGN PRODUCT ILLUSTRATES PROPOSED NEW SPATIAL COMPOSITIONS + CONCEPTUAL HARDSCAPE LAYOUT. THIS PRODUCT IS PRELIMINARY IN NATURE, IS UNFINISHED, AND MAY NOT SHOW ALL EXISTING SITE DETAILS. ALL DIMENSIONS NEED TO BE VERIFIED BY CONTRACTOR AND ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS AND MATERIALS AVAILABLE.

ELIZABETH POWERS, LCP
 PRINCIPAL SITE DESIGNER

ELLEN SELANDER
 HORTICULTURIST/
 PERMACULTURIST

ANDREW WALKER
 BIO-ECOLOGICAL
 SYSTEMS ENGINEER

THE GARDEN ANGELS
 PO BOX 3313 - 910
 MADRONA AVENUE SE



The Garden Angels
 HEAVENLY LANDSCAPE DESIGN

MADRONA POCKET
 SALEM, OR 97302
 503-932-5840
 THEGARDENANGELS.COM

