



# 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*

<b>CASE NUMBER:</b>	Historic Design Review Case No. HIS19-37MOD1
<b>PROPERTY LOCATION:</b>	1552 Court St NE, Salem OR 97301
<b>SUMMARY:</b>	A proposal to modify the original request approved under HIS19-37 to restore and repair the exterior of the Sweetland-Peck House, c1895.
<b>HEARING INFORMATION:</b>	<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. <b>THE COMMISSION WILL ONLY ACCEPT WRITTEN TESTIMONY. THE RECORD WILL BE HELD OPEN FOR ADDITIONAL WRITTEN COMMENTS AFTER THE HEARING.</b></p> <p><u>Historic Landmarks Commission, Thursday, May 21, 2020 at 5:30 P.M.</u></p> <p>To view and listen to this hearing, you may visit this link with any computer, tablet, or smart phone: <a href="https://www.gotomeet.me/SalemPlanning/historic-landmarks-commission-may-21-2020">https://www.gotomeet.me/SalemPlanning/historic-landmarks-commission-may-21-2020</a></p> <p>To only listen to the meeting, you may dial in with your phone using this number and access code: United States: +1 (312) 757-3121 Access Code: 972-996-237</p>
<b>TO PROVIDE WRITTEN TESTIMONY:</b>	<p><b>PLEASE DIRECT COMMENTS REGARDING THIS CASE TO THE CASE MANAGER LISTED BELOW.</b> 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>
<b>CASE MANAGER:</b>	<p><b>Kimberli Fitzgerald, Historic Preservation Officer</b>, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: <a href="mailto:kfitzgerald@cityofsalem.net">kfitzgerald@cityofsalem.net</a>.</p>
<b>NEIGHBORHOOD ORGANIZATION:</b>	<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>Northeast Neighbors (NEN), Joan Lloyd, Historic Land Use; Email: <a href="mailto:jello879@gmail.com">jello879@gmail.com</a>.</p>
<b>STAFF REPORT:</b>	<p>The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: <a href="https://www.cityofsalem.net/notice">https://www.cityofsalem.net/notice</a>.</p>
<b>ACCESS:</b>	<p>The Americans with Disabilities Act (ADA) accommodations will be provided on request.</p>
<b>CRITERIA:</b>	<p>Salem Revised Code (SRC) Chapter(s) SRC 230.070 General Guidelines for Non-Contributing Resources</p> <p>Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a>. Type in the chapter number(s) listed above to view the applicable criteria.</p>

<b>OWNER(S):</b>	Peck Cottage LLC (John Poole)
<b>APPLICANT / AGENT(S):</b>	John Poole
<b>PROPOSAL REQUEST:</b>	Major Historic Design Review of a proposal to modify the original request approved under HIS19-37 to restore and repair the exterior of the Sweetland-Peck House, c1895, a non-contributing residence within the Court Chemeketa National Register Historic District on property zoned RD (Duplex Residential) and located at 1552 Court Street NE, (Marion County Assessors Map and Tax Lot number: 073W26BD02700).
<b>TEMPORARY HEARING PROCEDURE:</b>	<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>
<b>MORE INFORMATION:</b>	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 <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . Just enter the permit number listed here: 20 106740
<b>NOTICE MAILING DATE:</b>	May 1, 2020

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.**

**For more information about Planning in Salem:**

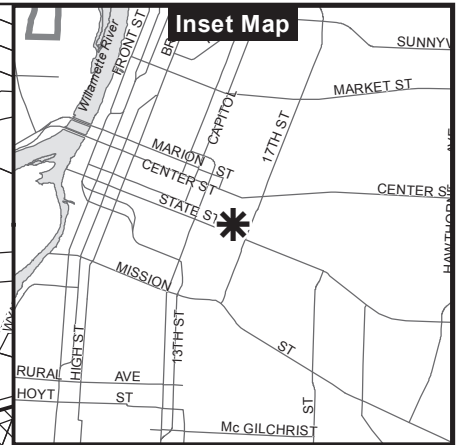
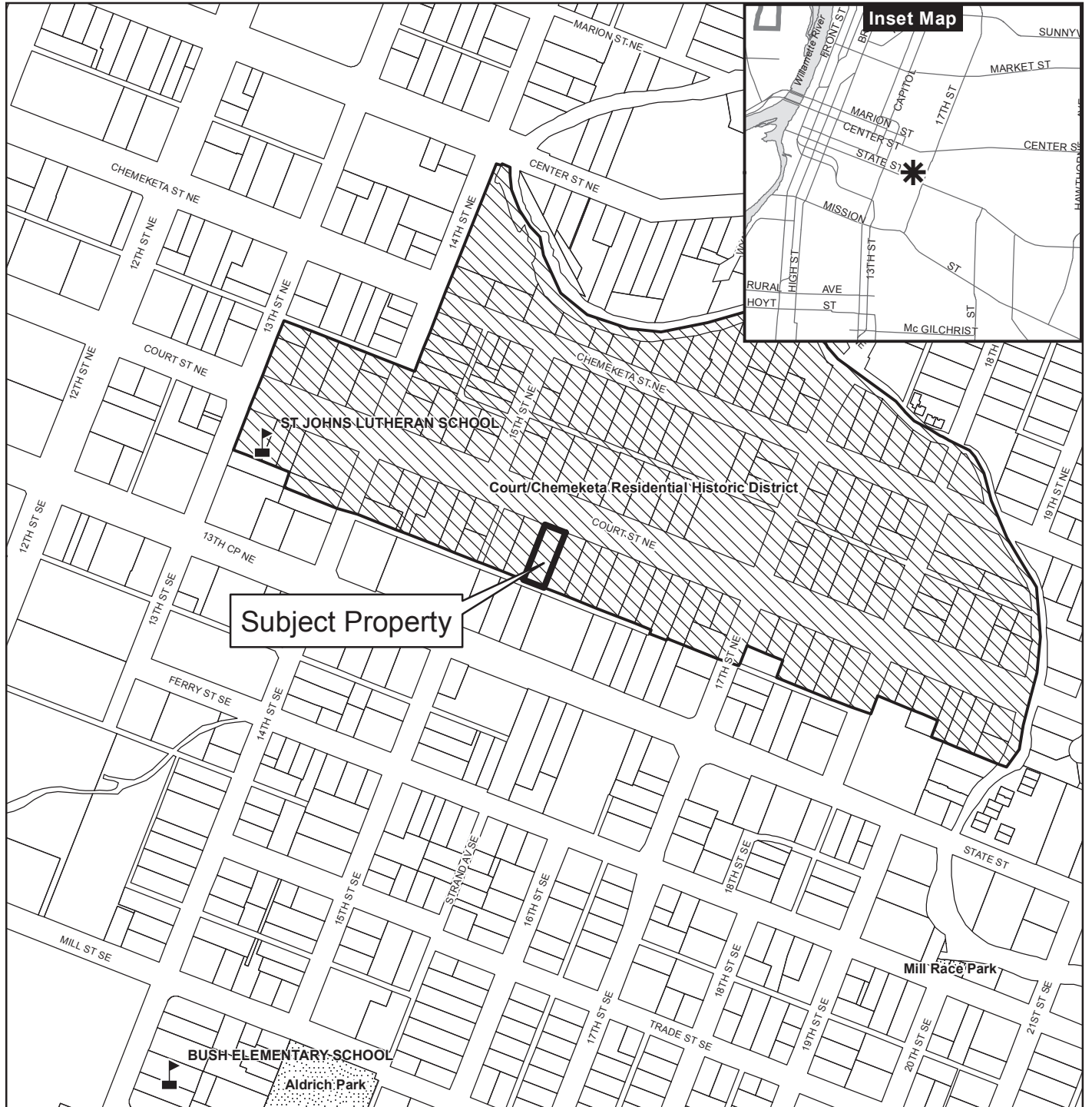
<http://www.cityofsalem.net/planning>

*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 HIS19-37MOD 1552 Court Street NE (073W26BD02700)



Subject Property

### Legend

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

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

0 100 200 400 Feet



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### Historic Alteration Review Worksheet

Site Address: 1552 Court Street NE

Resource Status: Contributing  Non- Contributing  Individual Landmark

Type of Work Activity Proposed: Major  Minor

Chose One: Commercial District  Individual Resource  Public District   
Residential District  Sign

**Replacement, Alteration, Restoration or Addition of:**

**Architectural Feature:**

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: 3

**Landscape Feature:**

- Fence
- Streetscape
- Other Site feature (describe)  
wrought iron gate

**New:**

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way?  Yes  No

Project's Existing Material: wood, steel Project's New Material: wood, steel

**Project Description**

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Replacement of 3 window sashes, addition of front porch stair treads, addition of side door landing and stair treads, lattice, wrought iron gate under arbor

Digitally signed by John Poole  
DN: cn=John Poole, o, ou, email=jpoole56@gmail.com, c=US  
Date: 2020.04.29 09:00:18 -07'00'

4/29/2020

Signature of Applicant

Date Submitted/Signed



**MODIFICATION of HIS19-37**  
of Application of Peck Cottage LLC  
For 1552 Court Street NE  
Dated April 6, 2020

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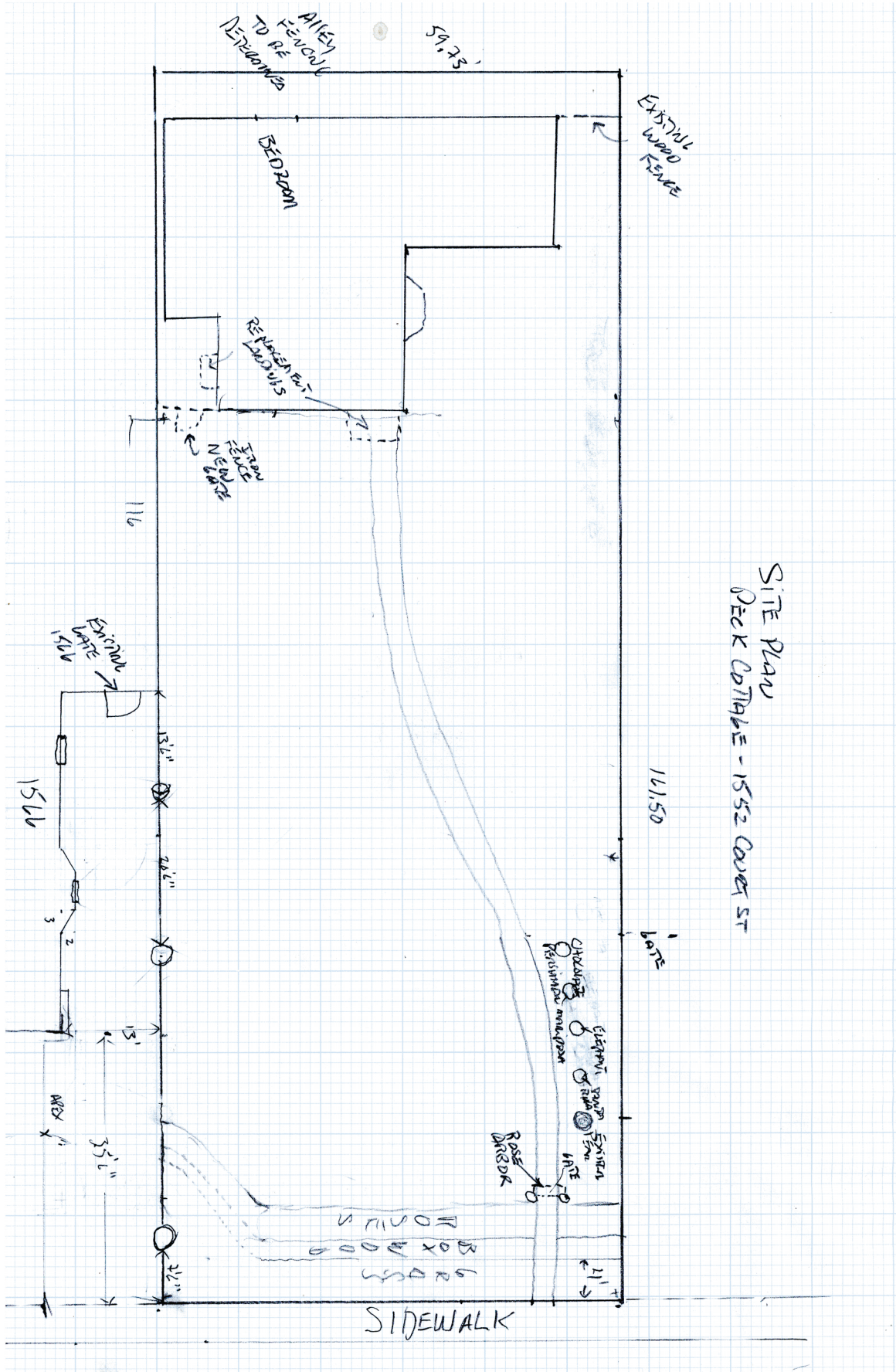


Figure 14: Site Plan For Peck Cottage - 1552 Court Street

# Introduction

Petitioner supplements his application in response to staff’s request which were stated as:

1. Updated **site plan** noting the location of the windows identified for repair (Figures 1-4)
2. Submittal of **Figure 8** separately – the details are not readable within the document
3. Proposed Front landing(s) dimension, design and materials (Fig 5-7)- also please verify with Building and Safety whether railings will be required.
4. Proposed **Lattice** dimensions, design and Materials and installation methodology(Fig 7, 9-11)
5. Proposed Front **Arbor Gate**; confirm the dimensions of the proposed gate and frame– the drawing notes 58” in width; but not the height. Verify the material as well (wrought iron?)

## 1. Site Plan

Pursuant to Figure 1: Window Plan, the following are the windows where sashes are to be replaced:

- 19 – bathroom
- 20 – kitchen east
- 21 – kitchen west

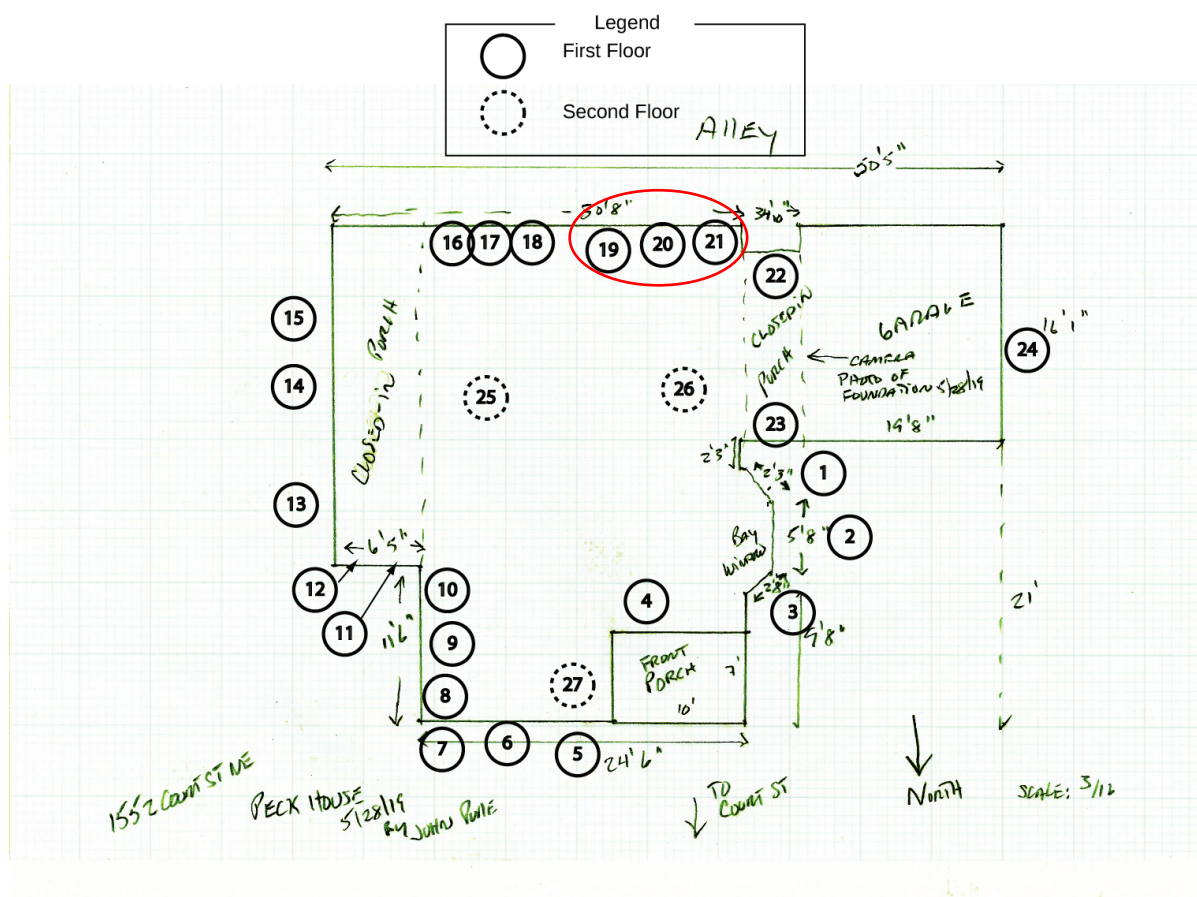
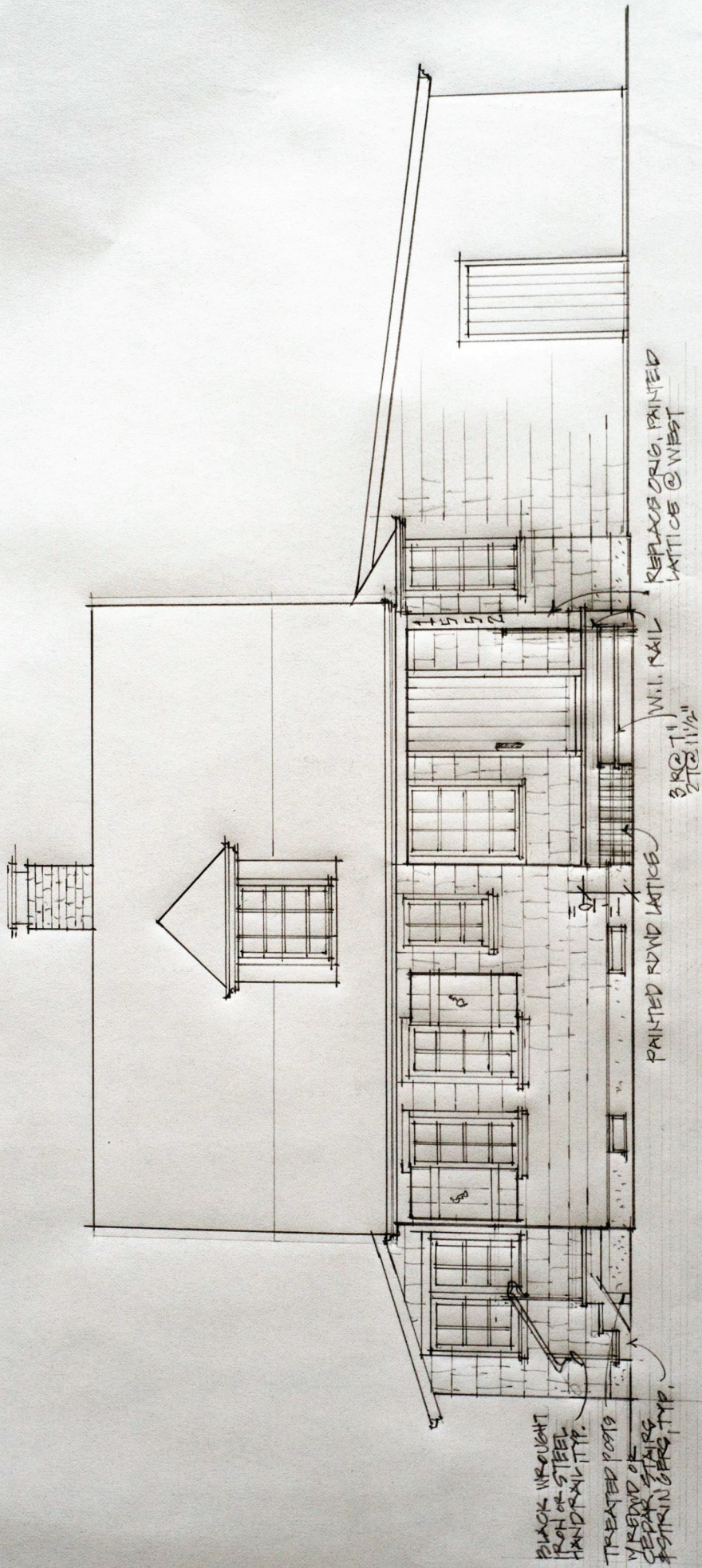


Figure 1: Window Plan





NORTH ELEVATION 1/4" = 1'-0"