



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:	Major Historic Design Review Case No. HIS20-23
PROPERTY LOCATION:	234 Liberty St NE, Salem OR 97301
SUMMARY:	A proposal to replacement of an existing storefront, signage, and sidewalk repair on the Huddart Building.
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY.</p> <p><u>Historic Landmarks Commission, Thursday October 15, 2020 at 5:30 p.m.</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<p>Both written and in-person comments will be accepted on this case. Only those participating by submitting written testimony, or testifying during the digital hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Zachery Cardoso at zcardoso@cityofsalem.net or 503-540-2304 by <u>Thursday, October 15, 2020 at 3:00 P.M.</u> to receive instructions.</p>
CASE MANAGER:	Kimberli Fitzgerald, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net .
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:	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 .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 230.056 – Signs in Commercial Historic Districts; 230.070 General Guidelines for Non-Contributing Structures</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):	Lang Mai LLC (Vien To, Tam To, Kevin To, Ngoc To, Thien Mai)
APPLICANT / AGENT(S):	Matthew Johnson on behalf of Tanachai Hanidhikul and Lang Mai LLC
PROPOSAL REQUEST:	Major Historic Design Review for the replacement of an existing storefront, signage, and sidewalk repair. on the Huddart Building(1933/1970s) , a historic non-contributing building within the Salem Downtown Historic District, on property located at 234 Liberty Street NE, 97301; Marion County Assessor Map and Tax Lot number: 073W22DC06800.
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:	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 114713
NOTICE MAILING DATE:	September 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>

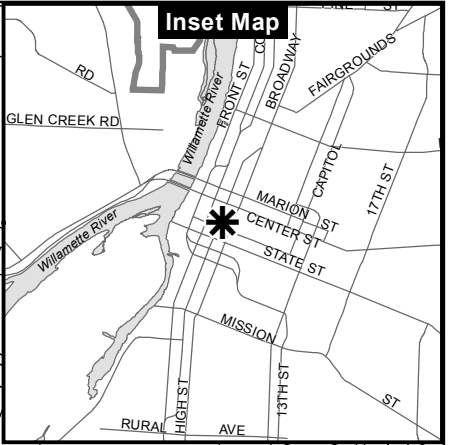
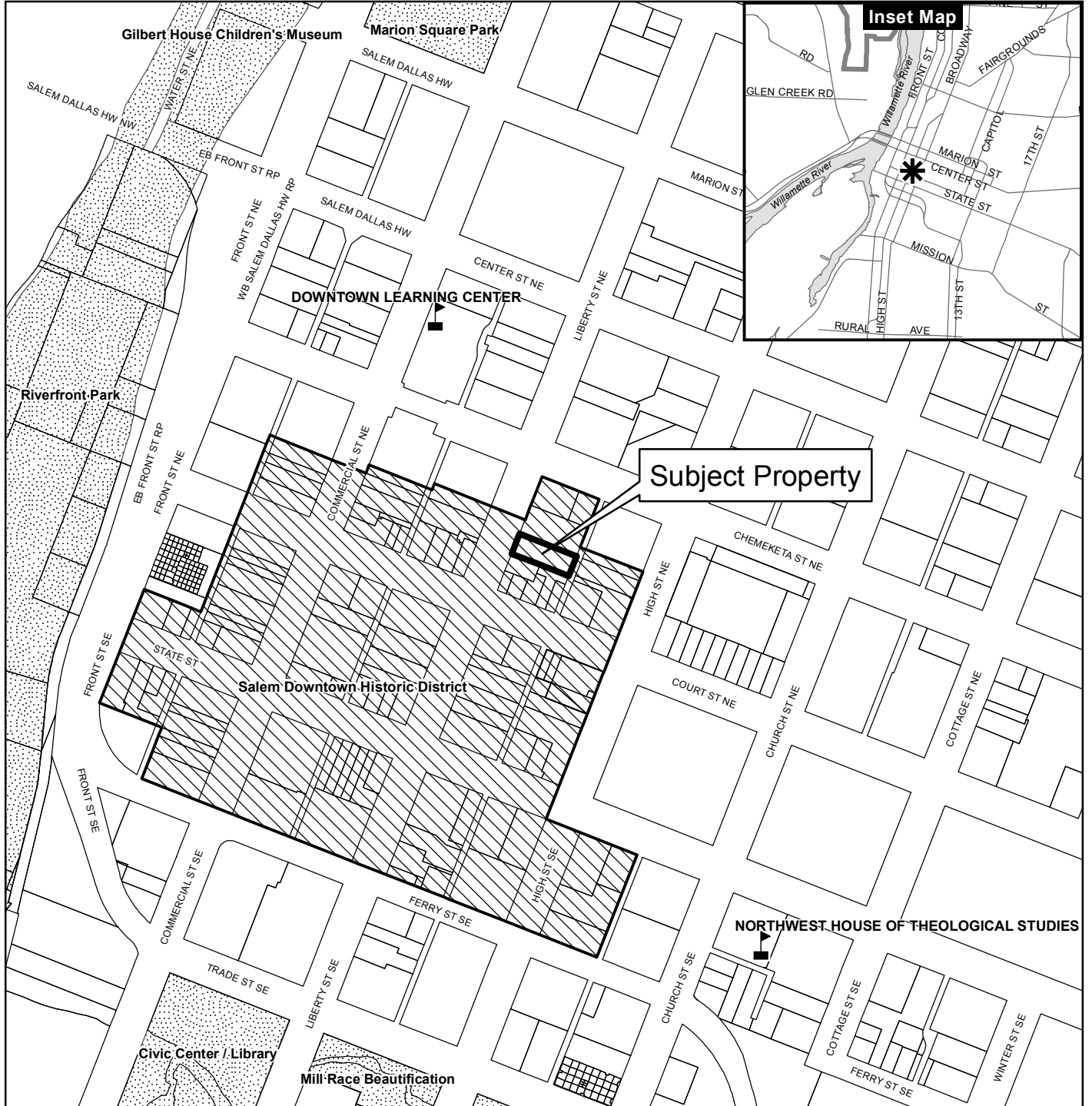
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised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

234 Liberty Street NE (073W22DC06800)



Subject Property

Legend

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



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ARCHITECTURE
IN CONSULTATION
2715 COURT ST NE
SEASIDE, OR 97138
PHONE: 503.390.6300
WWW.STUDIO3ARCHITECTURE.COM



PROJECT # 2020-050
DATE: 9/18/2020
REVISIONS

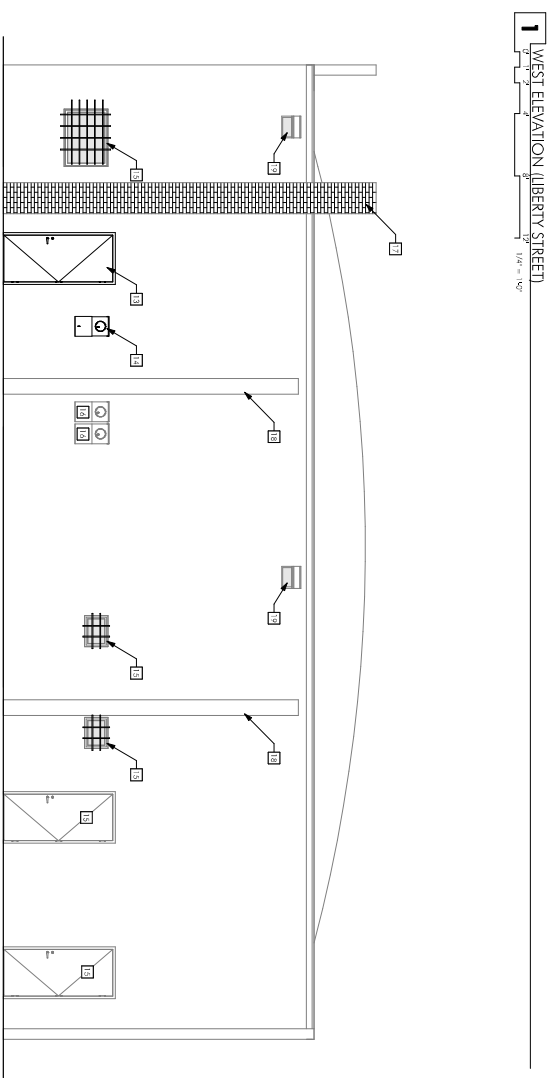
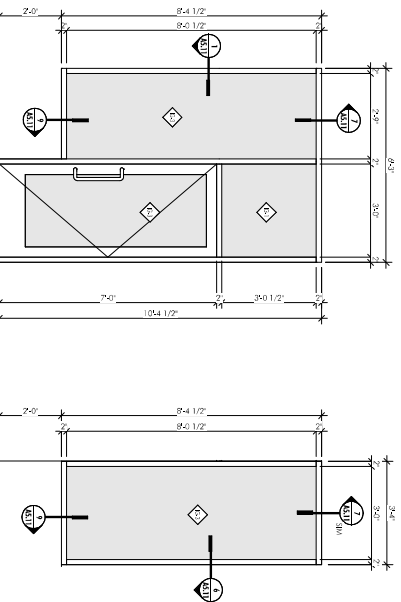
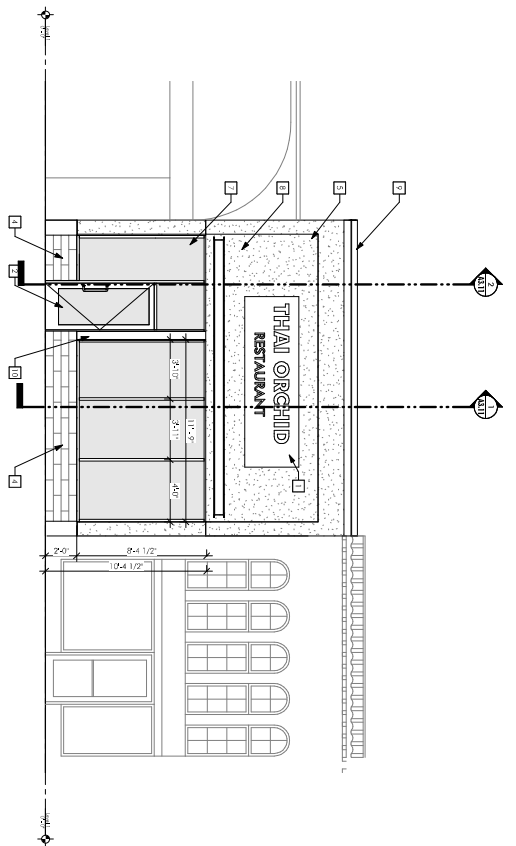
Exterior Improvements Thai Orchid Restaurant

234 Liberty St NE Salem, OR 97301

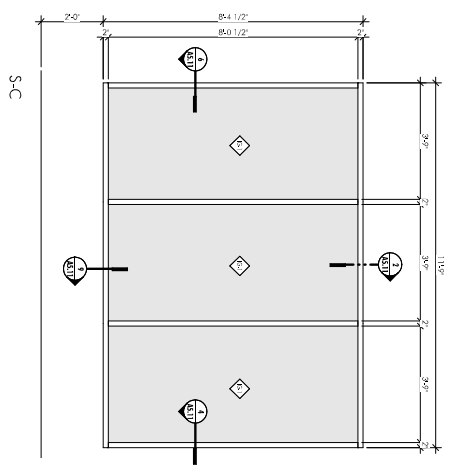
SHEET:
A2.01

PLAN/ELEVATION NOTES:

- 1 NEW BURGLAR RESISTANT GLASS (1/4" x 1/2" x 3/4" TIL)
- 2 NEW POLY CARBONATE STORAGE ASSEMBLY IN BEARING CORNER
- 3 REPLACE INTERIOR DOOR, 1 1/2" x 6" x 2" (REPLACE ALUMINUM FINISH WITH 1 1/2" x 6" x 2" REPAIR KIT)
- 4 24" H x 12" W x 1/2" TIL
- 5 NEW STUCCO FINISH OVER EXISTING EXTERIOR WALL
- 6 NEW ALUMINUM WINDOW
- 7 NEW ALUMINUM CASUALTY CORNER
- 8 STUCCO REPAIR OVER EXISTING
- 9 NEW CORNER AND PARAPET CAP
- 10 ALUMINUM WAP TO MATCH STUCCO AT CORNER
- 11 FLOOR FINISH AT REAR PORCH WHERE STUCCO FINISH ENDS
- 12 NEW TILE FINISH AT REAR PORCH
- 13 NEW INSULATED GLAZED UNIT WITH STUCCO FINISH INTERIOR SIDE, FRAME IN BEARING CORNER
- 14 NEW ELECTRICAL METER
- 15 BEARING DOWN WINDOW
- 16 BEARING ELECTRICAL WATER
- 17 BEARING CHAIRS
- 18 BEARING BRASERS
- 19 BEARING WALL/CORNER EXTERIOR LIGHT FIXTURE



3 STOREFRONT ELEVATIONS

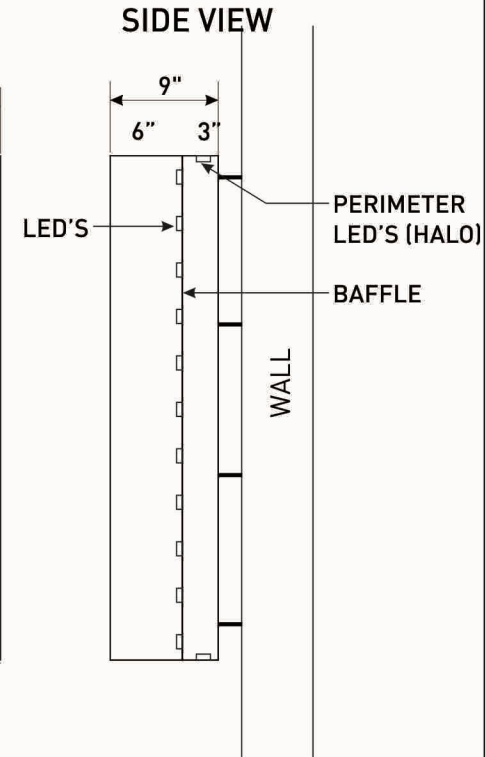


GLAZING TYPES:

- TYPE 1A1** - Single Insulating Glass Unit, 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4" IGU) with 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing.
- TYPE 1A2** - Single Insulating Glass Unit, 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") with 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing.
- TYPE 1A3** - Single Insulating Glass Unit, 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") with 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing.
- TYPE 1A4** - Single Insulating Glass Unit, 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") with 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing.
- TYPE 1A5** - Single Insulating Glass Unit, 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") with 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing.
- TYPE 1A6** - Single Insulating Glass Unit, 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") with 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing.
- TYPE 1A7** - Single Insulating Glass Unit, 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") with 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing.
- TYPE 1A8** - Single Insulating Glass Unit, 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") with 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing.
- TYPE 1A9** - Single Insulating Glass Unit, 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") with 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing.
- TYPE 1A10** - Single Insulating Glass Unit, 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") with 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing. 1/4" x 1/2" x 3/4" (1/4" x 1/2" x 3/4") aluminum framing.



Single Face Illuminated Wall Display



SPECIFICATIONS

SIGN:
 *Custom Aluminum
 Fabricated with
 Letters routed out
 & Backed with
 White Acrylic

ILLUMINATION:
 *White LED's

SCALE: 1/2" = 1'-0"



Letters illuminated white



Salem Sign Co., Inc.

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 SALEM, OR 97301
503-371-6362
 FAX 503-371-0901
 e-mail signs@salemsign.com
 CCB# 65297



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