



SALEM HISTORIC LANDMARKS COMMISSION (HLC) COMMUNITY DEVELOPMENT DEPARTMENT

Si necesita ayuda para comprender esta información, por favor llame 503-588-6178

Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request accommodations or services, please call 503.588.6173 (TTD/TTY 503-588-6439) at least two business days in advance.

HLC COMMISSION

Commissioners

Carroll Cottingham
Jessica Curteman
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Patricia Mulvihill
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Russell Schutte – Vice Chair

City Staff

Lisa Anderson-Ogilvie –Deputy Community
Development Director & Planning Administrator
Natasha Zimmerman – Deputy City Attorney
Kimberli Fitzgerald - Historic Preservation Officer
Kirsten Straus - Recorder

Next Meeting: December 19, 2019

www.cityofsalem.net/Planning

****Declare potential or actual conflicts of interest prior to each item on the agenda.**

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 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities.

MEETING AGENDA

Thursday, November 21, 2019, 5:30 PM
Council Chambers, Room 240
City Hall – Civic Center

1. Call to Order
2. Roll Call
3. Public Comment
(Appearance of persons wishing to address the HLC on any matter other than those listed for Alteration Reviews—limited to 3 minutes.)
4. Approval of Minutes: October 17, 2019
5. Alteration Reviews
The format will be a presentation by Staff, followed by a presentation from the applicant (total of 15 minutes), testimony from other interested persons (5 minutes), a rebuttal opportunity for the applicant (5 minutes), and then Commission deliberations. Time limits may be changed at the discretion of the Chair, if warranted by attendance.
 - a. **DELIBERATIONS ONLY - Historic Design Review – Case No. HIS19-38 for 1043 High St SE**
Major Historic Design Review of a proposal to reconstruct a retaining wall and install fencing, new steps with associated lighting on the eastern portion of the site in front of the exterior of the Benjamin F. Harding House (c.1884) a historic contributing building in the Gaiety Hill/Bush’s Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 1043 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CA03000).
 - b. **Historic Design Review – Case No. HIS19-19 for 195-197 Commercial St SE**
Major Historic Design Review of a proposal to construct a new seven-story hotel with 126-rooms and above ground structured parking on property totaling approximately 0.47 acres in size, zoned CB (Central Business District) within the Salem Downtown Historic District, and located at 195 to 197 Commercial Street SE (Marion County Assessor Map and Tax Number(s): 073W27BA00500 & 700).
 - c. **Historic Design Review – Case No. HIS19-42 for 1455 Commercial St SE**
Major Historic Design Review to install a new illuminated monument sign internally lit with LED letters in front of the Dr. Ray J. Pemberton House (1914), an individually listed Local Historic Landmark located at 1455 Commercial Street SE (Marion County tax lot 073W27CD09000).
6. Action Items: None
7. Discussion Items:
 - a. Subcommittee Reports
8. Historic Preservation Officer Report

SALEM HISTORIC LANDMARKS COMMISSION

PUBLIC HEARING PROCEDURES

THE PROCESS FOR THE PUBLIC HEARING will begin with the staff presentation, followed by the applicant=s case presentation (*limited to a total of 15 minutes*), neighborhood organization comments (*limited to a total of 10 minutes*), testimony of persons either in favor or opposition (*limited to 5 minutes each, discretionary*), and a rebuttal opportunity for the applicant (*limited to 5 minutes*), should opposition be raised. If attendance should warrant, the Chair may direct that a warning light on the podium be illuminated when there is one minute remaining in the allotted time. The public testimony portion will then be closed and Commission deliberation follows.

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 that the hearing be continued or that the record be left open for submission of additional evidence or testimony. The Commission may continue the hearing to another date and time, or leave the record open to receive additional evidence or written testimony.

HISTORIC LANDMARKS COMMISSION DECISIONS are based on the criteria contained in the Salem Revised Code (SRC) Chapter 230. Applications may be approved, conditionally approved, or denied on the basis of conformity with the applicable criteria. Conditions of approval, if any, shall be limited to project modifications required to enable the project to better meet the intent of the design guidelines or standards.

ALL ISSUES MUST BE RAISED AT THE HEARING. Failure to raise an issue, accompanied by statements or evidence sufficient to afford the parties an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) on that issue. A similar failure to raise constitutional issues relating to any proposed conditions of approval precludes an action for damages in Circuit Court.

Salem Revised Code (SRC) Chapter 230 and other informative documents may be accessed online at: www.cityofsalem.net/Historic