



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

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City Staff

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

Next Meeting: May 17, 2018

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, April 19, 2018, 5:30 PM
Council Chambers, Room 240
City Hall – Civic Center

1. Call to Order
2. Public Comment
(Appearance of persons wishing to address the HLC on any matter other than those listed for Alteration Reviews—limited to 3 minutes.)
3. Approval of Minutes: February 15, 2018
4. 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. Historic Design Review Case No. HIS18-11 for 440 State Street: Major Historic Design Review of a proposal to modify the storefront and alter the side and rear facades of the Gray Belle Restaurant (C.1890), a contributing resource within the Salem Downtown Historic District, zoned CB (Central Business District), and located at 440 State Street 97301; Marion County Assessor’s Map and Tax Lot Number 073W27AB04900.
 - b. Historic Design Review Case No. HIS18-04 for 1811 Chemeketa St NE: Major Historic Design Review of a proposal to replace the non-historic failing front porch and bay window cinderblock foundation, porch, concrete steps, hand-rail and balustrades; replace the non-historic rear upper deck, railing and balustrades; replace the non-historic lower sunporch stairs, hand railing and balustrades; and replace 24 windows on the Daniel S. Yoder House (c.1891), a contributing resource within the Court/Chemeketa Residential Historic District, on property zoned RD (Duplex Residential) and located at 1811 Chemeketa Street NE, Marion County Tax Assessor Map and Tax Lot number: 073W26AB13500).
5. Action Items:
 - a. Vote on Historic Photo Contest
6. Discussion Items: None
7. Historic Preservation Officer Report
8. Sub-Committee Work Session

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