



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. HIS23-05
PROPERTY LOCATION:	456 and 466 Court St NE, Salem OR 97301
SUMMARY:	A proposal to install security gates and replace the tile at the storefront entrance(s) of the Odd Fellows Annex Building (c.1900).
HEARING INFORMATION:	<u>Historic Landmarks Commission, June 15, 2023 at 5:30 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> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Land Use Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.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) 230.040(d) Standards for Historic Contributing Buildings in Commercial Historic Districts- Storefronts 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):	Paradigm Business Management Group LLC (Wukkuan and Isabella Mary)
APPLICANT / AGENT(S):	Sierra Willis
PROPOSAL / REQUEST:	Class 3 Major Historic Design Review of a proposal to install two security gates and replace the tile at the storefront entrance(s) of the Odd Fellows Hall Annex Building, a historic contributing building in Salems Downtown Historic District, zoned CB (Central Business District), and located at 456 and 466 Court Street NE; 97301; Marion County Assessors Map and Tax Lot number: 073W27AB-90004 and 90005.
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 108522. Paper copies can be obtained for a reasonable cost.
NOTICE MAILING DATE:	May 26, 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>

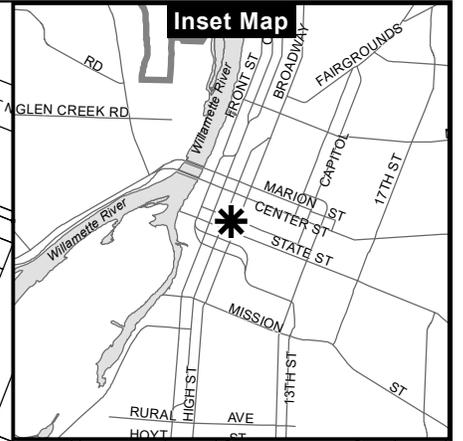
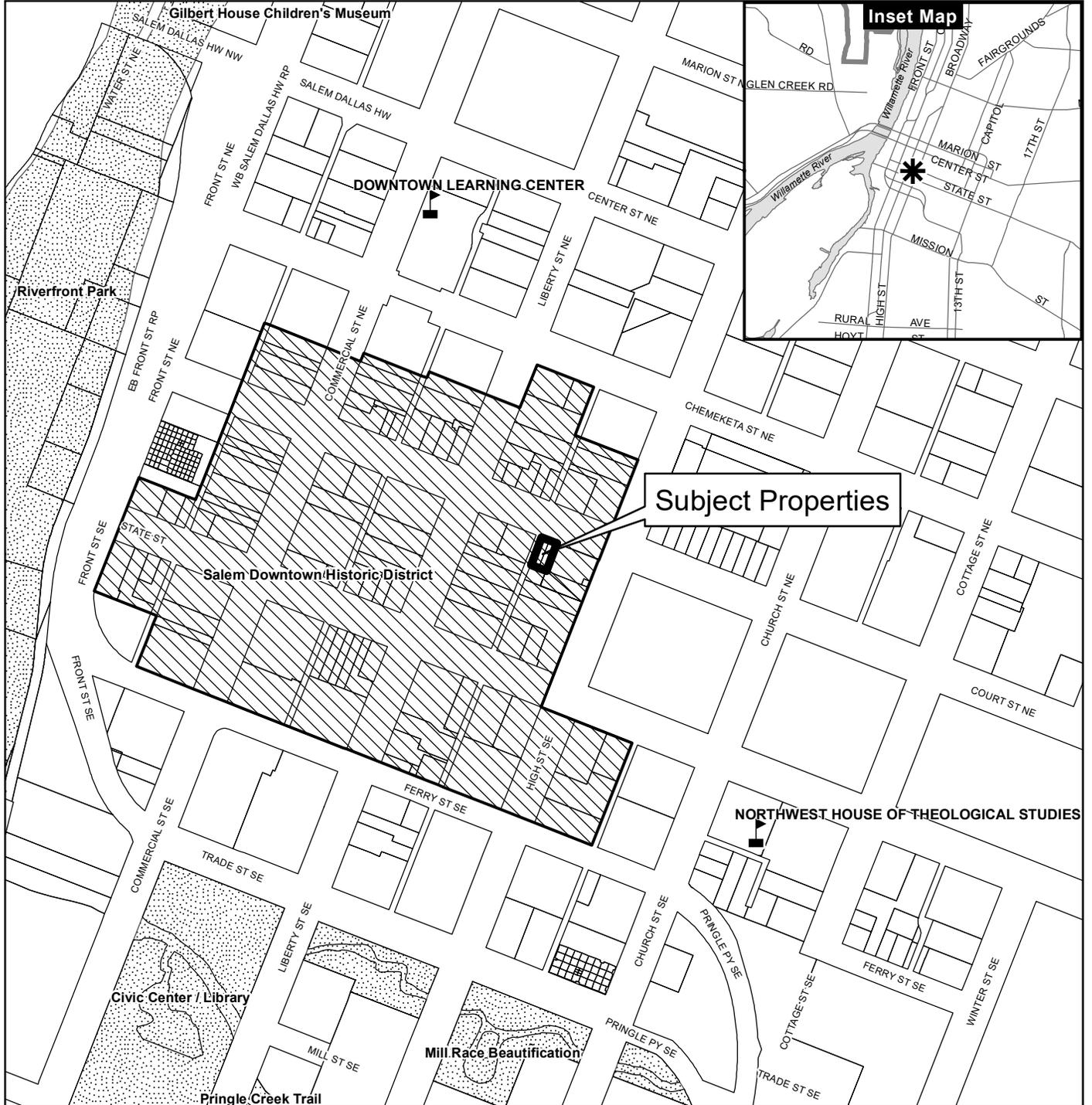
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised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

456 & 466 Court Street NE

(073W27AB90004 & 073W27AB90005)



Subject Properties

Legend

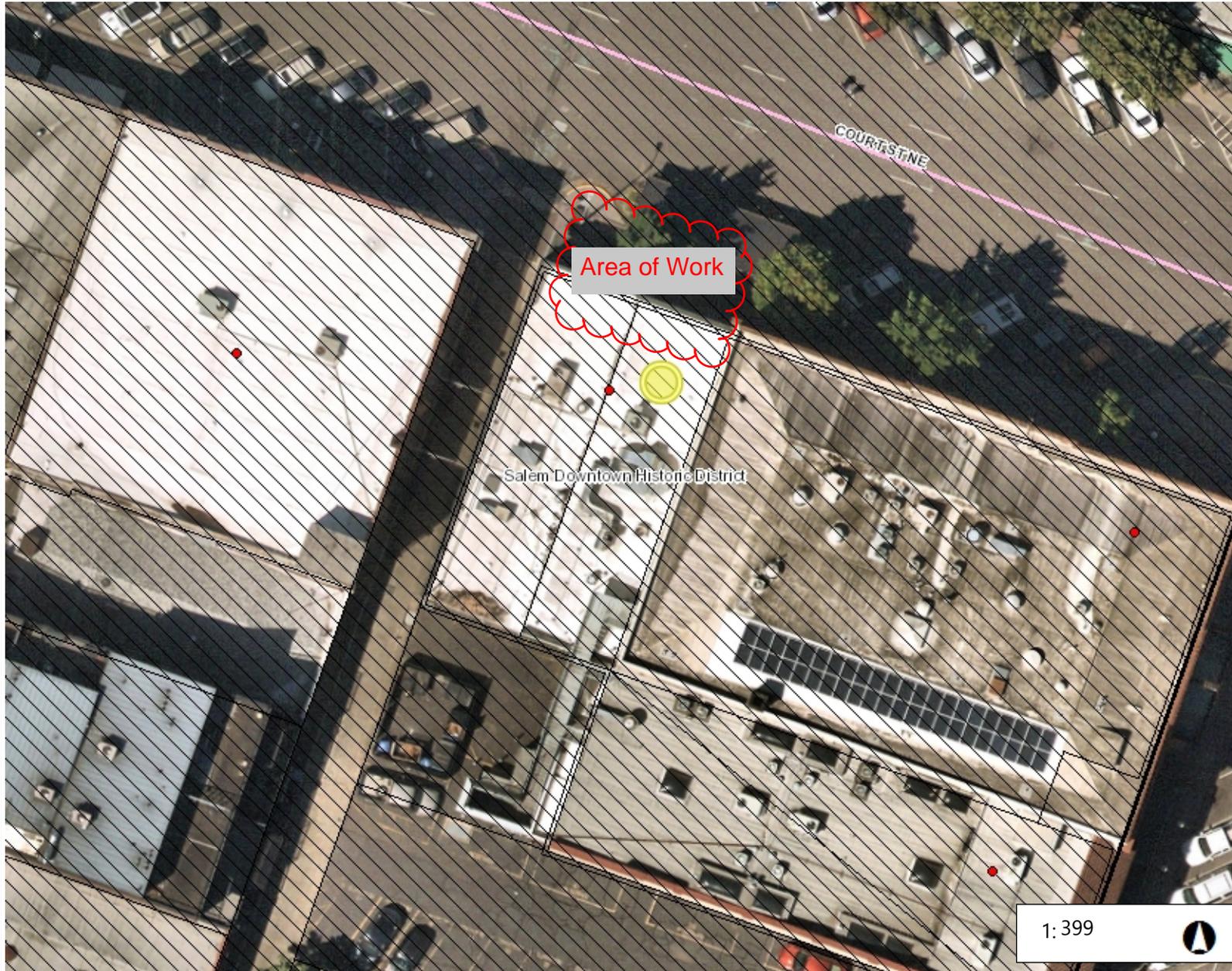
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks



0 100 200 400 Feet



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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 Zone
 - ▣ Mixed-Use Overlay Zone
- ▣ Urban Growth Boundary
- ▣ City Limit

1:399



0.01 0 0.01 0.01 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon

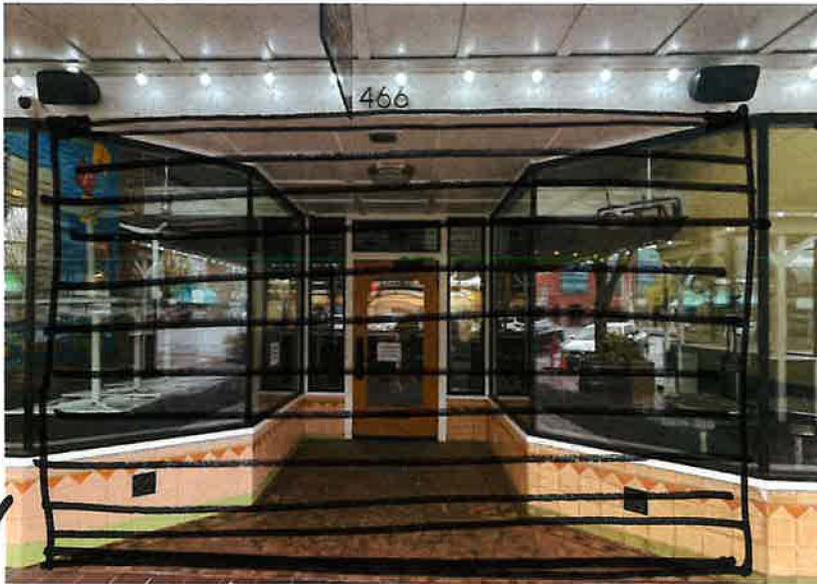
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

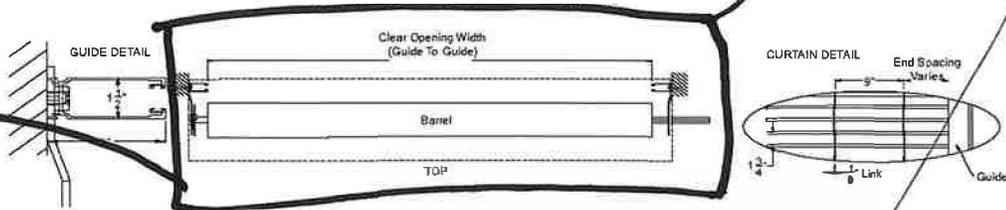
Enter notes here...

Lifts up and pulls down

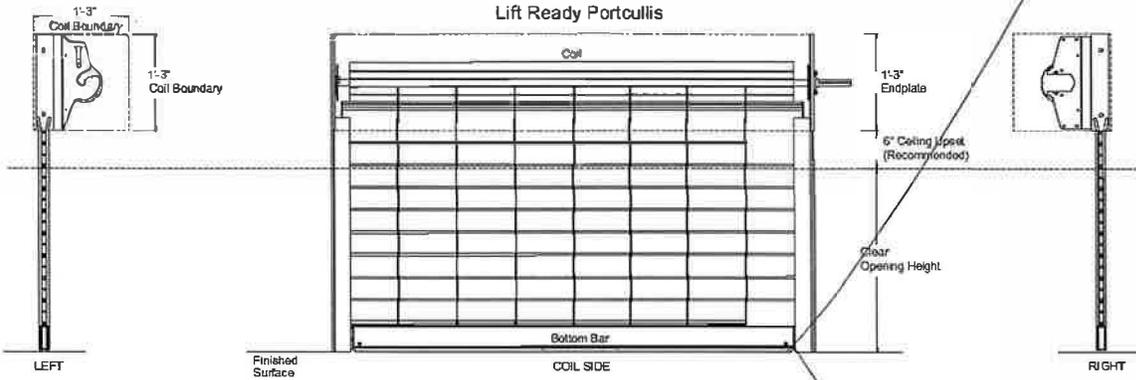


Locks at top bar

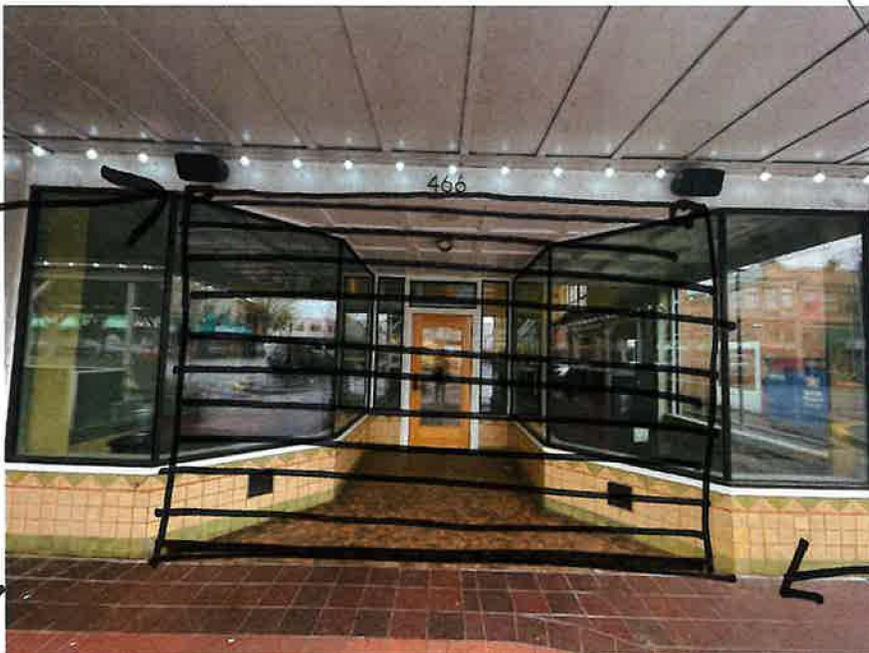
bottom bar



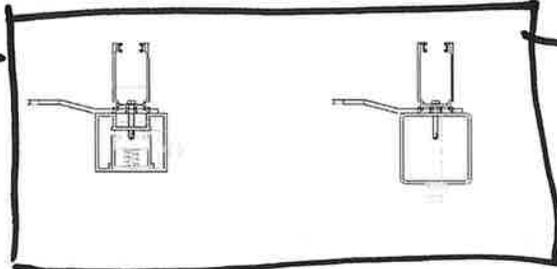
Lift Ready Portcullis



Lifts up and pulls down



bottom bar

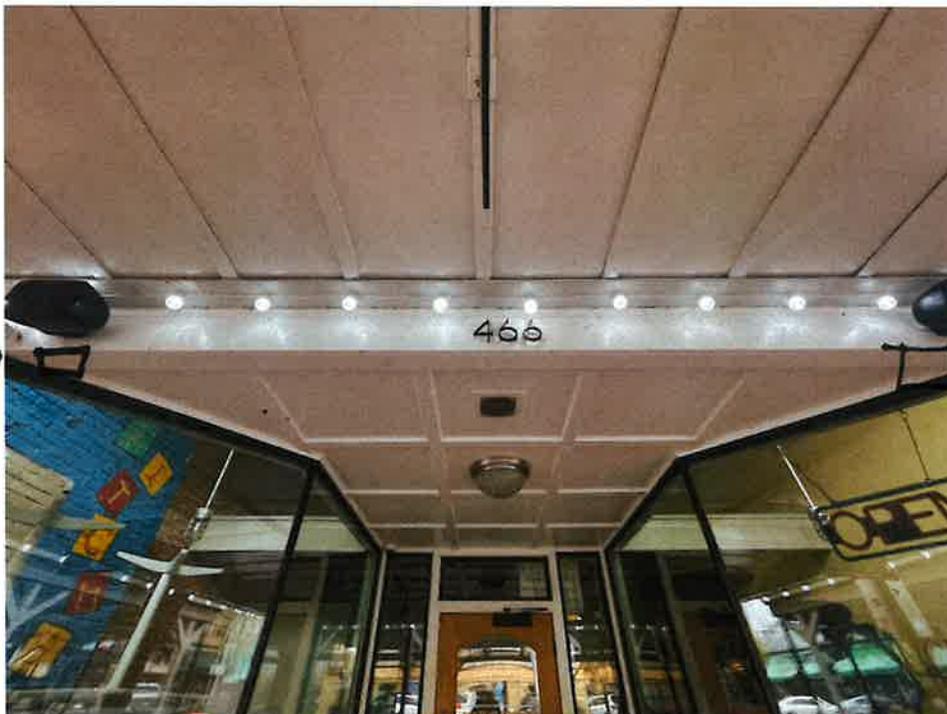


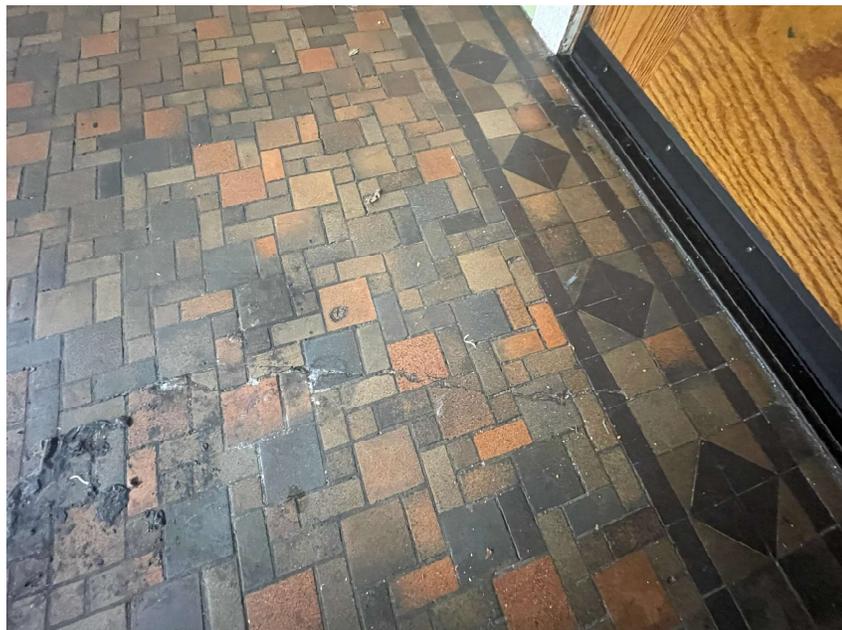
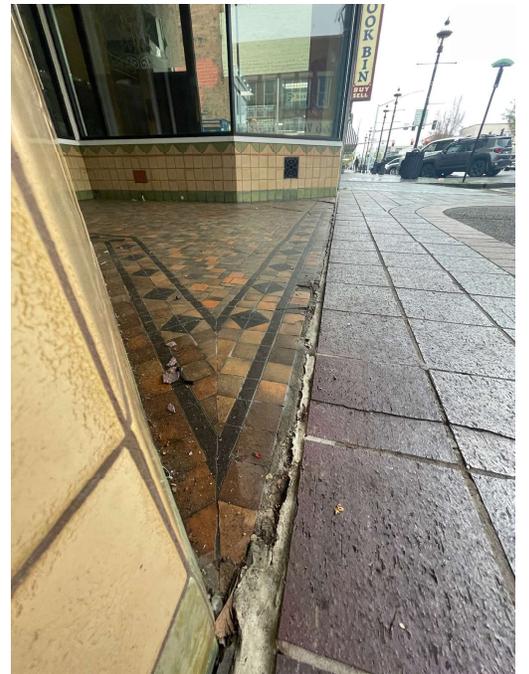
**Lift Ready
Telescoping Tubes**

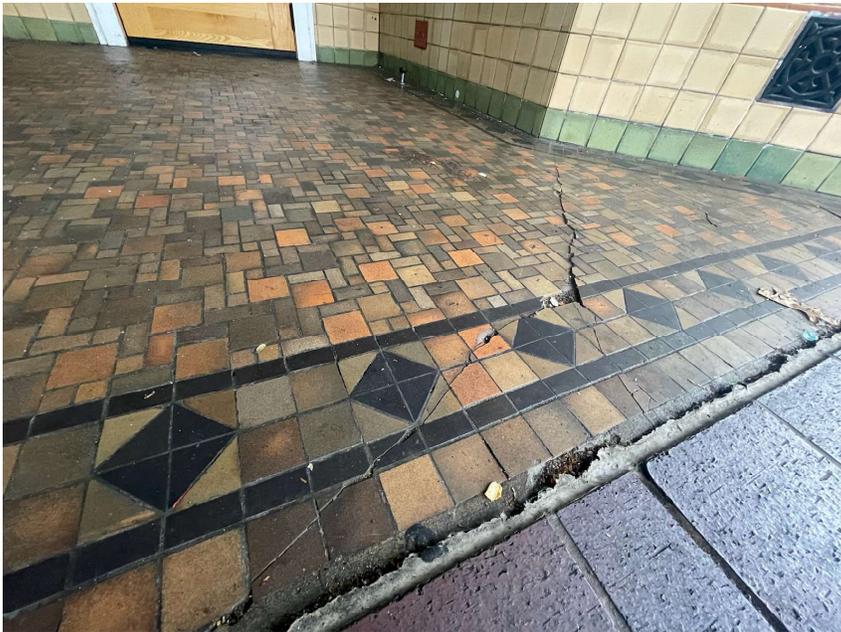
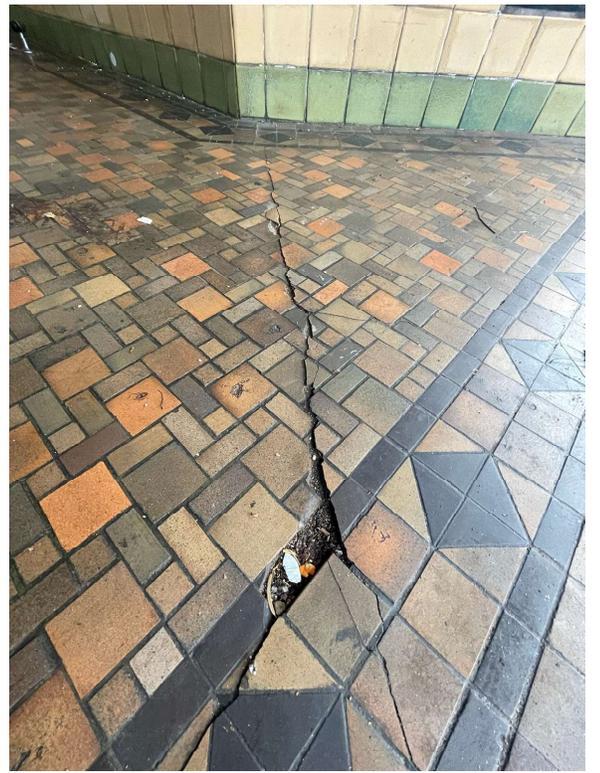
Typically used when no wall support is available and headroom is limited

**3x3 Steel Mounting
Tubes**

Typically used when no wall support is available and headroom is plentiful.







Lift Ready Series Portcullis

www.dynamicclosures.com

Product Data

Description	Aluminum Rod & Link
Max Height	150 (3810)
Max Width	288 (7315)
Panel Height	1.75 (44)
Curtain Weight	0.786 lb/ft ² [5 kg/m ²]
Header Plate	15" (381)

Color Options

• Anodized finishes come in black, bronze, light bronze, and champagne.



Clear



Black



Bronze



Light Bronze



Champagne

Sizing Options

Lift Ready Portcullis

Width Between Guide (in.)



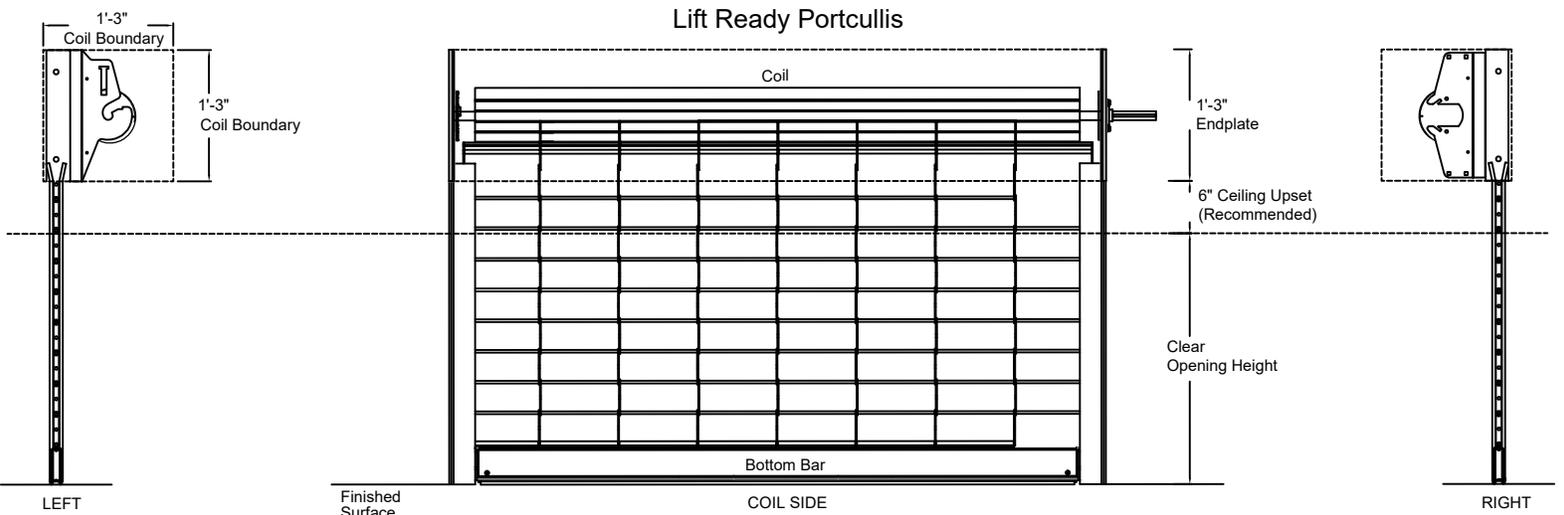
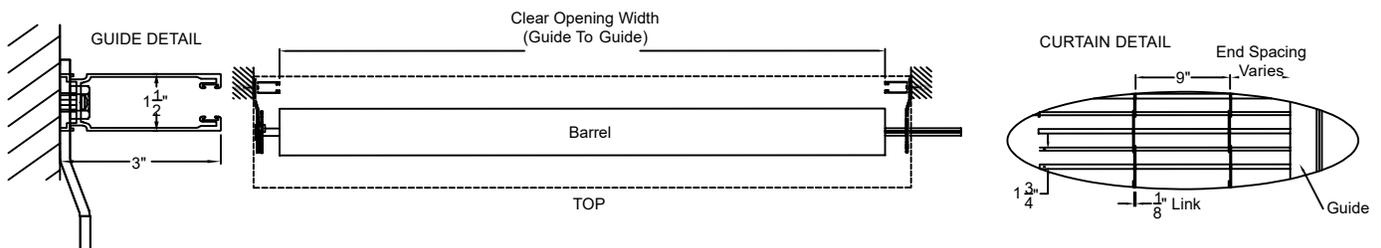
Operator Not Required



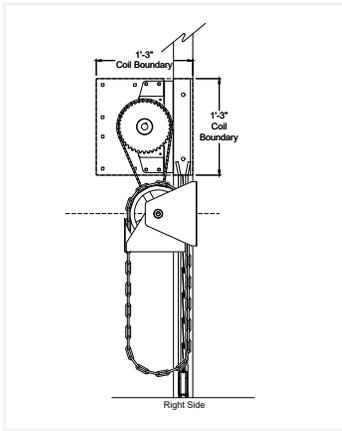
Operator Required



Not Available

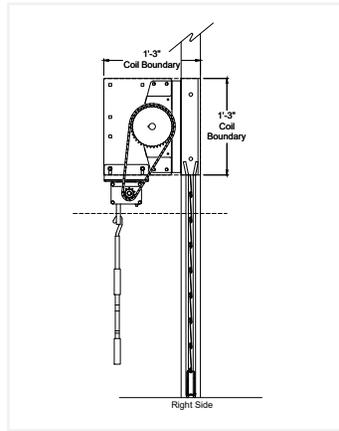


Manual Operator



Chain Hoist

Manually operated chain hoist. Wall Mounted. complete with hand chain, chain keeper, sprocket, and #41 chain.

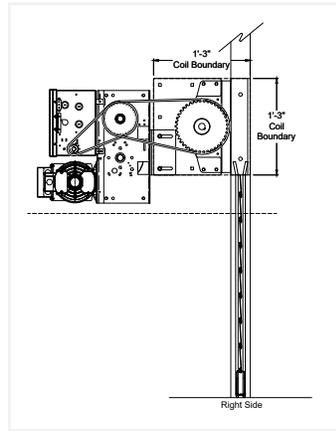


Hand Crank

Manually Operated Hand Crank

- Reduction 10:1
- Includes Sprockets and #41 chain
- Crank Handle and catch

Electric Operator

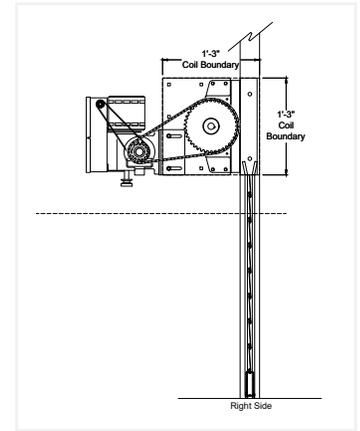


Electric Operator

JackShaft Industrial Duty

Continuous Duty with High-Starting Torque

- UL 325 Complaint
- Door Lock Sensor
- Manual Disconnect



Electric Operator

Worm Gear Jackshaft

Commercial Limited Duty with High-Starting Torque

- UL 325 Complaint
- Door Lock Sensor
- Manual Disconnect

Operator Controls & Accessories

Liftmaster Internet Gateway

- Remote operator, liftmaster only
- Mobile connection or computer

Wireless Keypad

- Can be programmed with temporary access codes for visitors

Key Control Station

- Indoor flush mount
- NEMA 1 with stop button
- Standard mortise or SFIC cylinder

Remote Control

- Single-button
- Ideal for large number of remotes

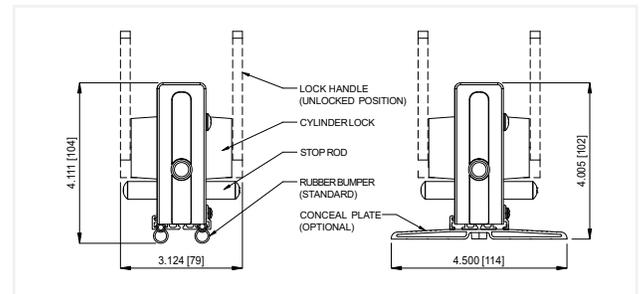
Red/Green Traffic Light

- Indicates open position
- Notifies safe entering or exiting

Safety Edge

- Pressure Sensitive (monitory on non-monitored)
- Touch activated
- Hard-wired or wireless

Bottom Bar



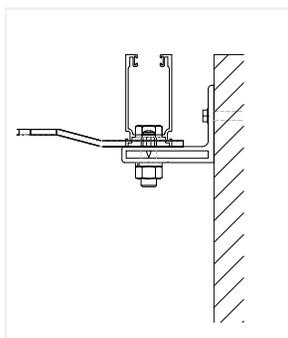
Standard

- ✓ Shot Bolt Locking Operation - Both Sides
- ✓ Dual Bulb Seal

With Ceiling Conceal

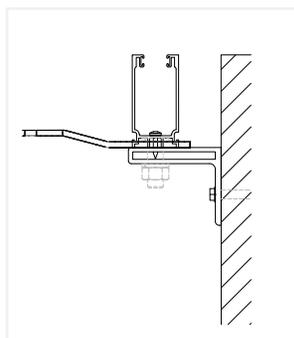
- ✓ 4-1/2" [114] Aluminum Cover Plate

Mounting Type



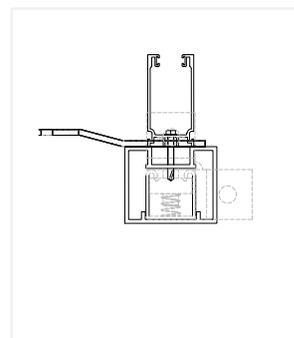
Face of Wall E

Typically used with steel jambs.



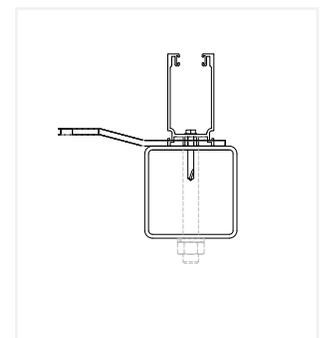
Face of Wall Z

Typically used with masonry jambs.



Lift Ready Telescoping Tubes

Typically used when no wall support is available and headroom is limited



3x3 Steel Mounting Tubes

Typically used when no wall support is available and headroom is plentiful.