



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. HIS21-28
PROPERTY LOCATION:	466 Court St NE, Salem OR 97301
SUMMARY:	A proposal to replace the transom windows and storefront systems on the primary facade and add <u>new signage</u> a permanent outdoor covered dining area with a canopy adjacent to the primary façade of the Odd Fellows Annex Building (c.1900).
HEARING INFORMATION:	DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY. <u>Historic Landmarks Commission, Thursday, December 16, 2021 January 20, 2022</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:	Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision. 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. <i>Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</i> 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, December 16, 2021 January 20, 2022 at 3:00 p.m.</u> to receive instructions.
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, 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 Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 230.040(d) — Historic contributing building in commercial historic districts; 230.050 — New Construction in commercial historic districts; <u>230.040(d) — Storefronts; 230.056 — Commercial Signage</u> 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.

OWNER(S):	FUD Properties LLC (Bernard Malherbe, Jim Vu)
APPLICANT / AGENT(S):	Curt Renfro
PROPOSAL / REQUEST:	Class 3 Major Historic Design Review of a proposal to replace the transom windows and storefront systems <u>and add new signage</u> on the primary facade and add a permanent outdoor covered dining area with a canopy and drapes adjacent to of the Odd Fellows Hall Annex Building, a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 466 Court Street NE; 97301; Marion County Assessor's Map and Tax Lot number: 073W27AB-90004.
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 virtually 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: 21 121773
NOTICE MAILING DATE:	November 24, 2021 <u>December 30, 2021</u>

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

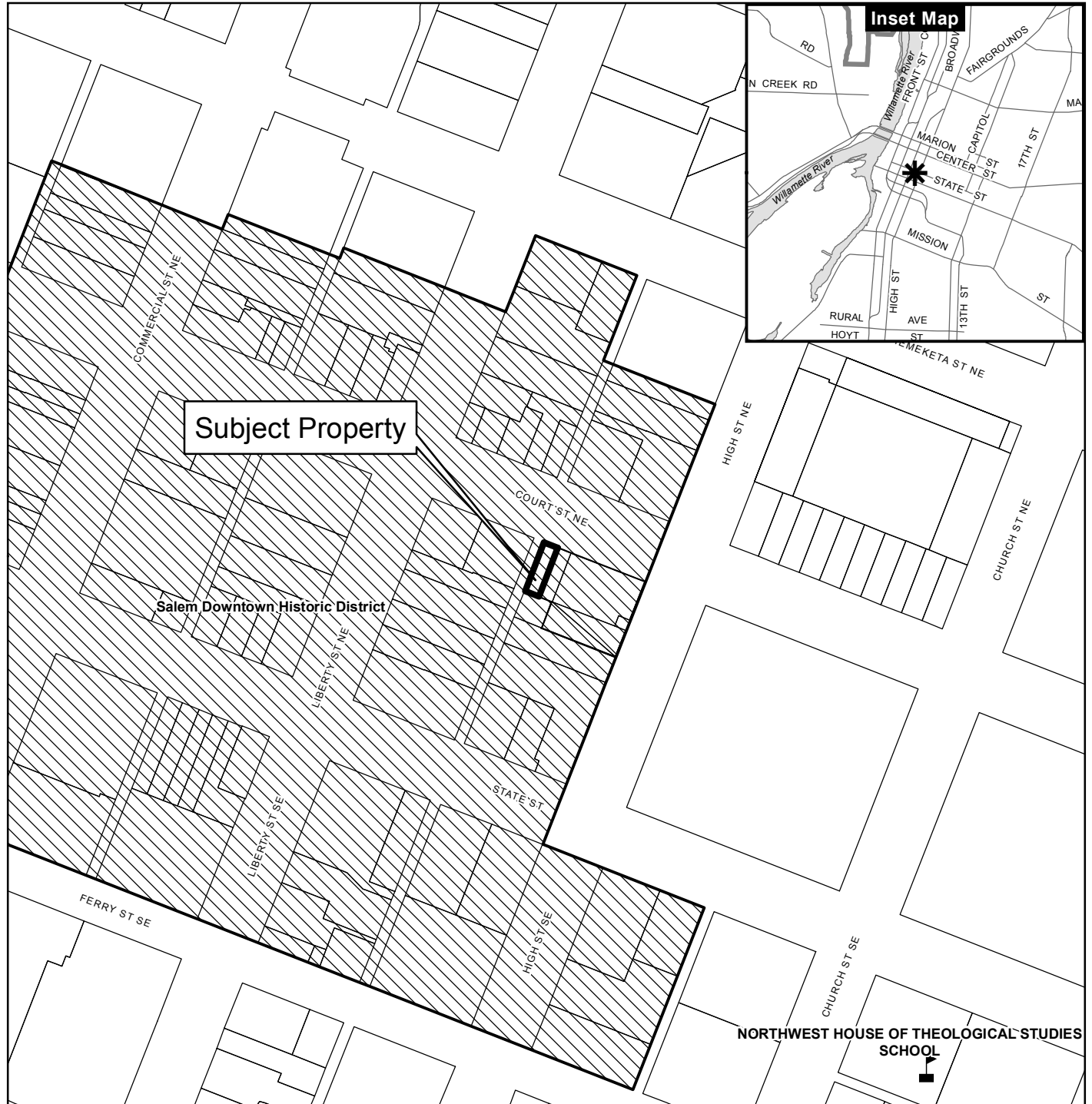
For more information about Planning in Salem:

<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.

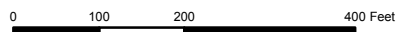
TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map 466 Court St. NE



Legend

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



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~~GLASS JOINT AUGMENTATION / PLATFORM COVER PERMANENCY W/ DRAW-UP DRAPERY APPLIQUE~~

PROJECT DATA

REFERENT CODE

2019 OREGON STRUCTURAL SPECIALTY CODE

OCCUPANCY CLASSIFICATION (CHAPTER 3)

GROUP: A-2
 USE: RESTAURANT
 OCCUPANT LOAD: OVER 50
 NUMBER OF STORIES: 1

COVERED PLATFORM

REQUEST FOR PERMANENCY

SPACES OCCUPIED = 4 PARKING SPACES
 COVERED PLATFORM
 DEPTH = 12'-0"
 LENGTH = 38'-0"
 OUTDOOR EATING PAVILION = 456 SF

REQUEST FOR DINING PLATFORM WITHDRAWN
 HISTORIC DESIGN REVIEW APPROVAL NOT
 REQUIRED DUE TO COMPLIANCE WITH
 COUNCIL ADOPTED DESIGN GUIDELINES
 FOR DINING PLATFORMS
 APPROVAL THROUGH PUBLIC WORKS

New Proposed Signage
 Added to Scope

PROJECT CONTACTS

OWNER

BERNARD MALHERBE
 KITCHEN ON COURT ST
 466 COURT ST NE
 SALEM, OREGON 97301
 503.559.3971

CONTRACTOR

KAUFMAN HOMES INC. #55421
 CURT RENFRO, DESIGNER
 3625 KASHMIR WAY SE
 SALEM, OREGON 97317
 503.370.8390

GLAZING INSTALLER

DARAND & AARON DAVIES
 KASSAUNDR HUTCHINS
 BLACK LINE GLAZING
 2763 22ND STREET SE
 SALEM, OREGON 97302
 503.878.8585
 EMAIL: kassaundra@blacklineglazing.com

SITE SUPERINTENDENT:

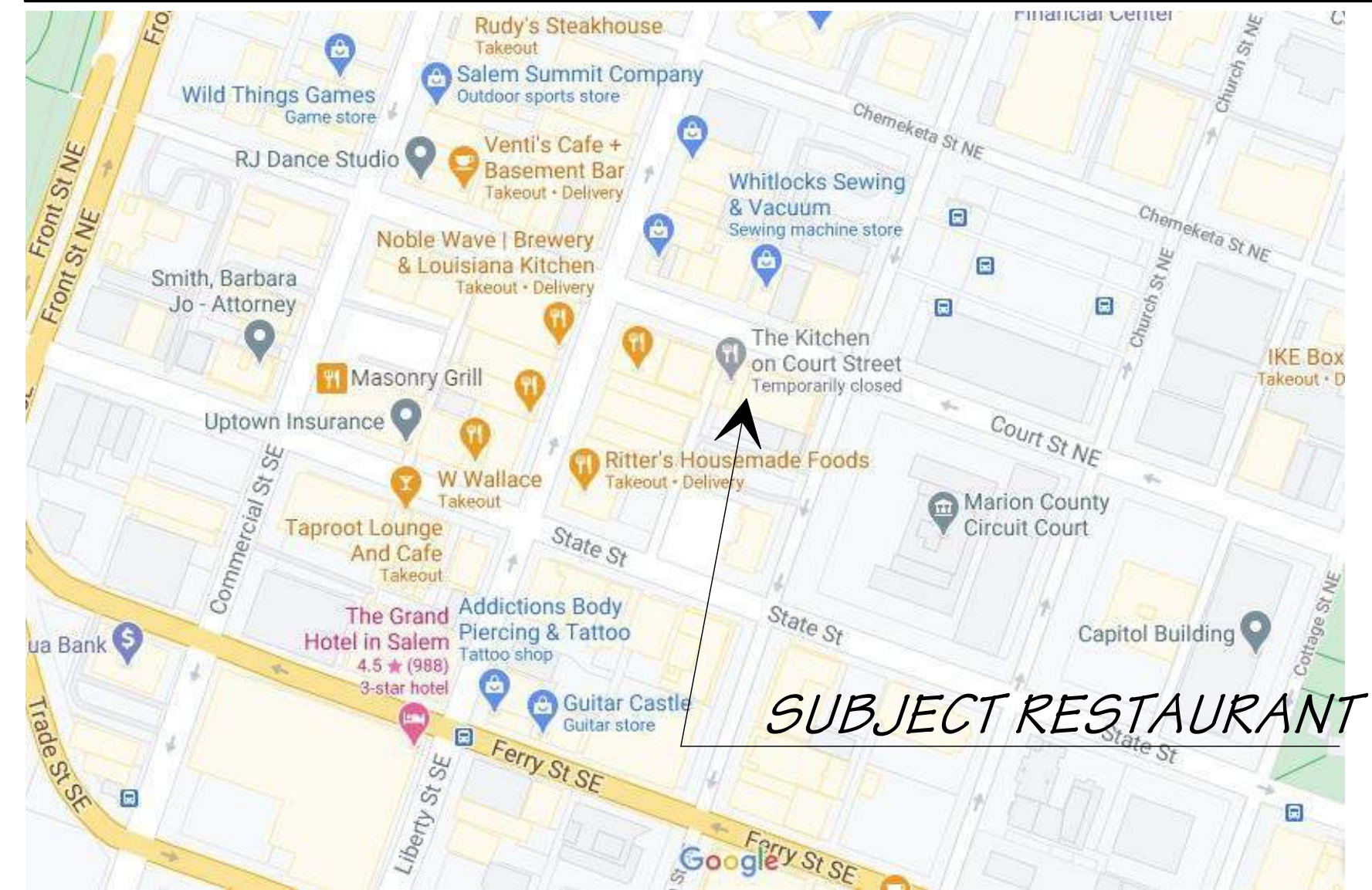
TROY BATSON
 503.586.6319
 EMAIL: troy@kaufman.net

ROPE & PULLEY DRAPE INSTALLER

RORY FAUST
 SALEM TENT & AWNING
 280 WALLACE RD NW
 SALEM, OREGON 97304
 503.363.4788
 EMAIL: sales@salemstent.com



SITE PLAN VICINITY MAP



DRAWING INDEX

G1	COVER PROJECT DATA PROJECT CONTACTS SITE PLAN VICINITY MAP
A1	STOREFRONT & COVERED PLATFORM ELEVATIONS FLOOR PLAN
A2	IRL 1:1 SCALE CORNER GLASS DETAIL - AUGMENTED
A3	DRAPERY AWNING INFORMATION

VERIFY ALL CONDITIONS &
 DETAILS PRIOR TO CONSTRUCTION

Kaufman HOMES INC.
 Building extraordinary homes and remodels with thoughtful and timeless appeal
 Creating enduring value and relationships that last a lifetime™
 3625 Kashmir Way SE, Salem, OR 97317 (503) 370-8390

COMMENTS & REVISIONS

A GLASS JOINT AUGMENTATION & COVERED PLATFORM PERMANENCY W/ DRAPERY (CLASS III HISTORICAL REVIEW) FOR

KITCHEN ON COURT ST

466 COURT ST NE • SALEM, OREGON • 97301

DATE: 11/19/2021
 SCALE: PER PLAN/DETAIL
 PLOT DATE:

SHEET
 G1

Historic Alteration Review Worksheet

Site Address: 466 Court St Ne, Salem, Oregon 97301

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: 4 joints

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe)
Wdw - Joint Metal Trim, Interior & Exterior

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: 135 degree glass joint filled with sealant Project's New Material: 135 glass joint with Metal trim applied interior & exterior


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:

1. Glass Storefront approved under Class I HDR with desire to add Metal Trim Element at 135 degree glass joints, (4) locations, at Interior & Exterior (See Mock-up of Storefront provided to Kimberli Fitzgerald) This trim will be secured in place within the window frame each end and bedded into joint with sealant to match installation material.

~~Withdrawn 2. Request Temporary Covered Platform on Court St to be made Permanent - To provide Seasonal protection of patrons by way of custom fabricated Canvas & Clear Vinyl Draw Up Panels applied to all 4 sides except the platform entry which is to remain open at all times during normal business hours.~~

2. Request installation of new signage on the primary facade (see attached drawings)

Signature of Applicant 

11/19/21

Date Submitted/Signed

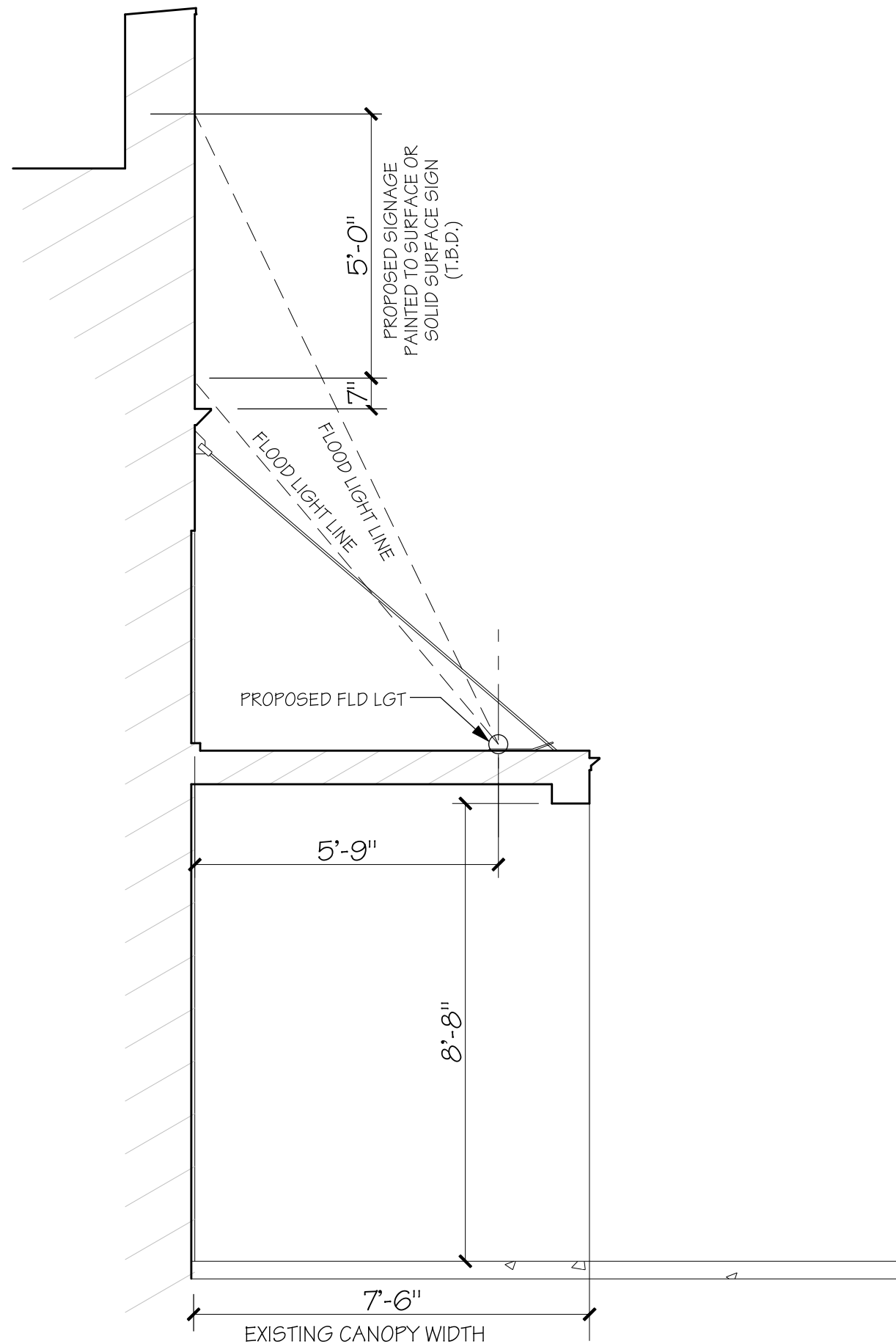
Updated 12/21/21



SIGNAGE ELEVATION - OPTION #2

466 COURT STREET NE

1/4" = 1'-0"



SIGNAGE/LIGHT PROJECTION DET.

ELEVATION FROM STREET

3/8" = 1'-0"



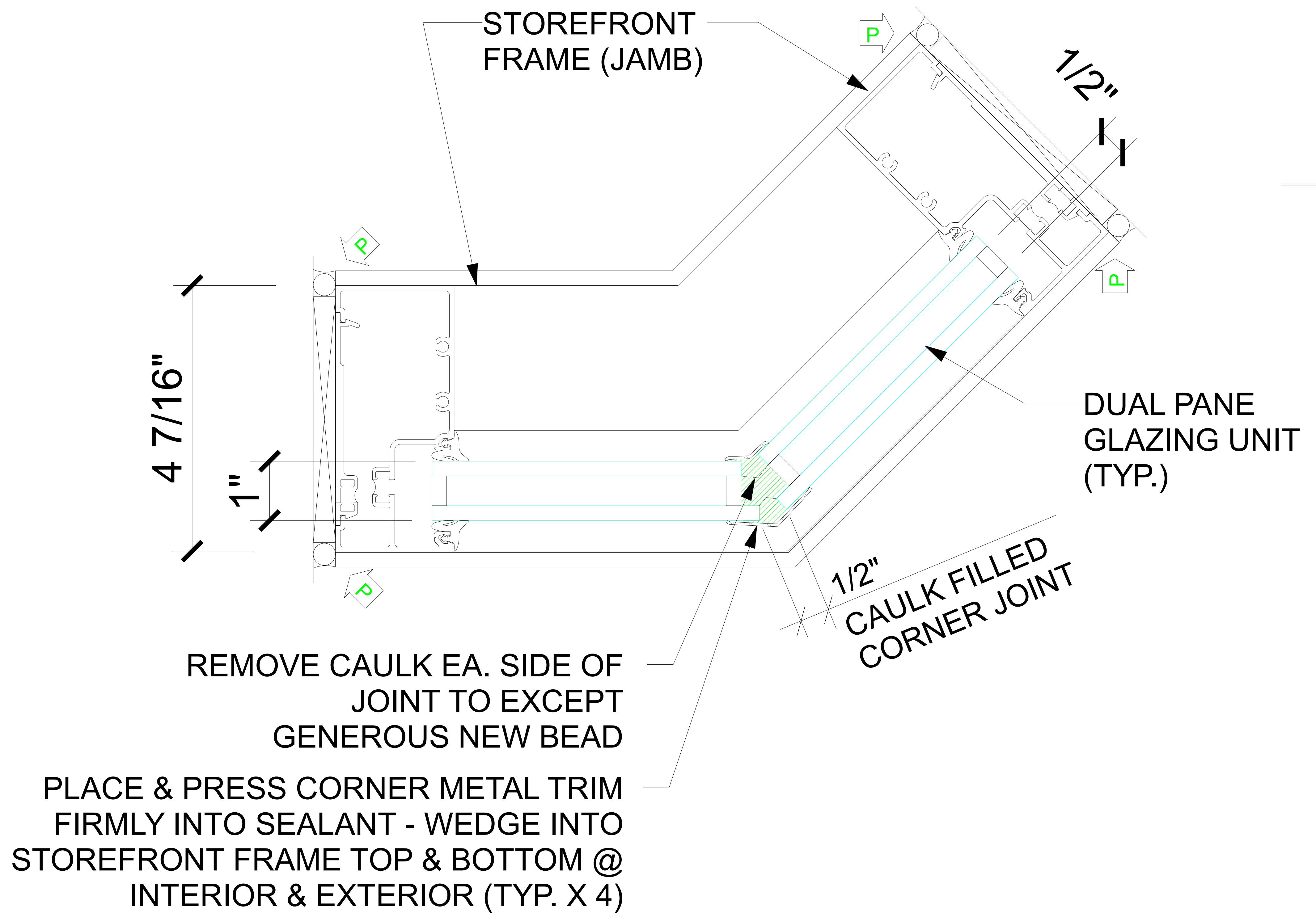
Storefront; East Side of entry



Storefront – West side of entry



Transom windows



1 SECTION @ METAL/GLASS JOINT
 A2 45 DEGREE CORNER - ADD MTL TRIM 12" = 1'-0"

VERIFY ALL CONDITIONS & DETAILS PRIOR TO CONSTRUCTION

COMMENTS & REVISIONS

NO.	DESCRIPTION

DATE	11/21/2021
SCALE	PER PLAN/DETAIL
PLOT DATE	