



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NUMBER:	Historic Design Review Case No.HIS17-34
AMANDA APPLICATION NO:	17-113355-DR
HEARING INFORMATION:	Historic Landmarks Commission; Thursday, August 17, 2017; 5:30 P.M.; Council Chambers, Room 240, Civic Center, 555 Liberty St SE, Salem, OR 97301
PROPERTY LOCATION:	210 Candalaria Boulevard S, Salem, OR 97302
OWNER / APPLICANT:	Mary Placek
REPRESENTATIVE:	Matt Sturzinger, CBI Development INC
DESCRIPTION OF REQUEST:	<p>Summary: A proposal to replace the front porch, deck and windows at the Falk House (1876).</p> <p>Request: Major historic design review of a proposal to replace the front porch, deck and windows at the Falk House (1876), a locally listed resource, on property within RS (Single Family Residential) zoning, and located at 210 Candalaria Blvd. S (Marion County Assessors Map and Tax Lot number: 073W34CC04400).</p>
CRITERIA TO BE CONSIDERED:	<p><u>MAJOR HISTORIC DESIGN REVIEW</u></p> <p>General Guidelines for Historic Contributing Resources</p> <p>Pursuant to SRC 230.065, an application for a Major Historic Design Review proposing changes to a contributing building or structure may be approved if the proposal conforms to the following guidelines:</p> <ul style="list-style-type: none">(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

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. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

HEARING PROCEDURE:

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. 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.

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.

CSG for

CASE MANAGER:

Kimberli Fitzgerald, Case Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net.

NEIGHBORHOOD ORGANIZATION:

SouthWest Association of Neighbors (SWAN), Leonard Nelson, Co-Land Use Chair; Phone: (503) 581-5195; Garey Price, Co-Land Use Chair; Phone: (503) 390-4497.

DOCUMENTATION AND STAFF REPORT:

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website: www.cityofsalem.net/notices

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

July 27, 2017

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

For more information about Planning in Salem:

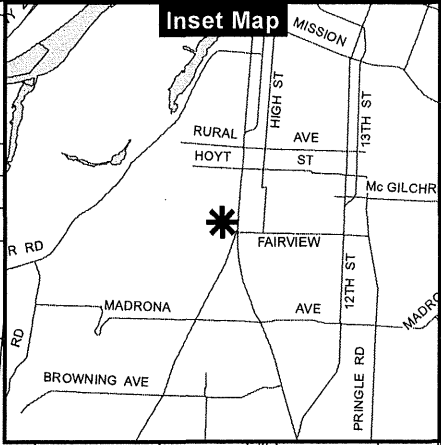
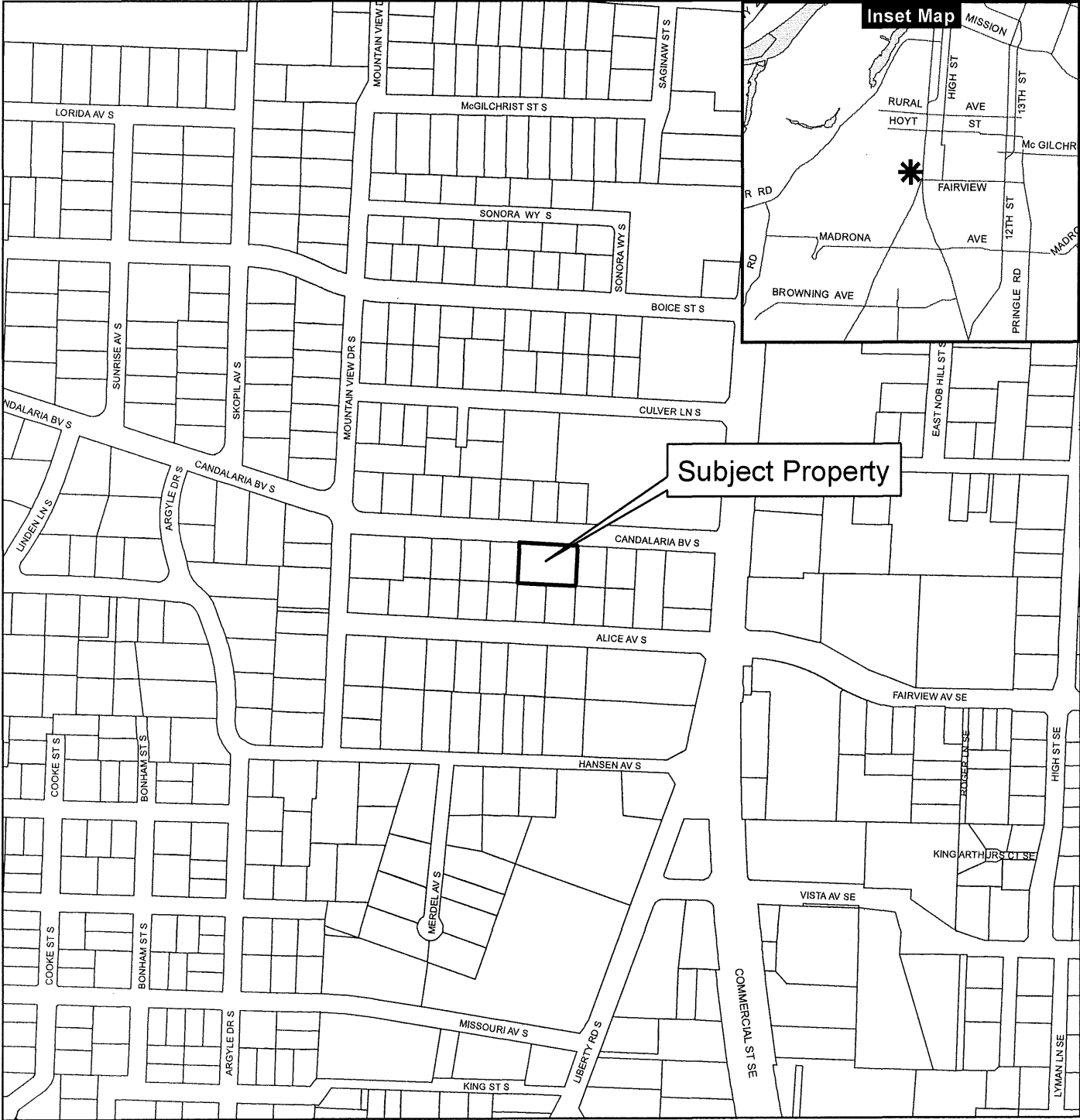
<http://www.cityofsalem.net/planning>

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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

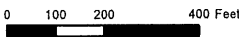
Vicinity Map 210 Candalaria Blvd. S.



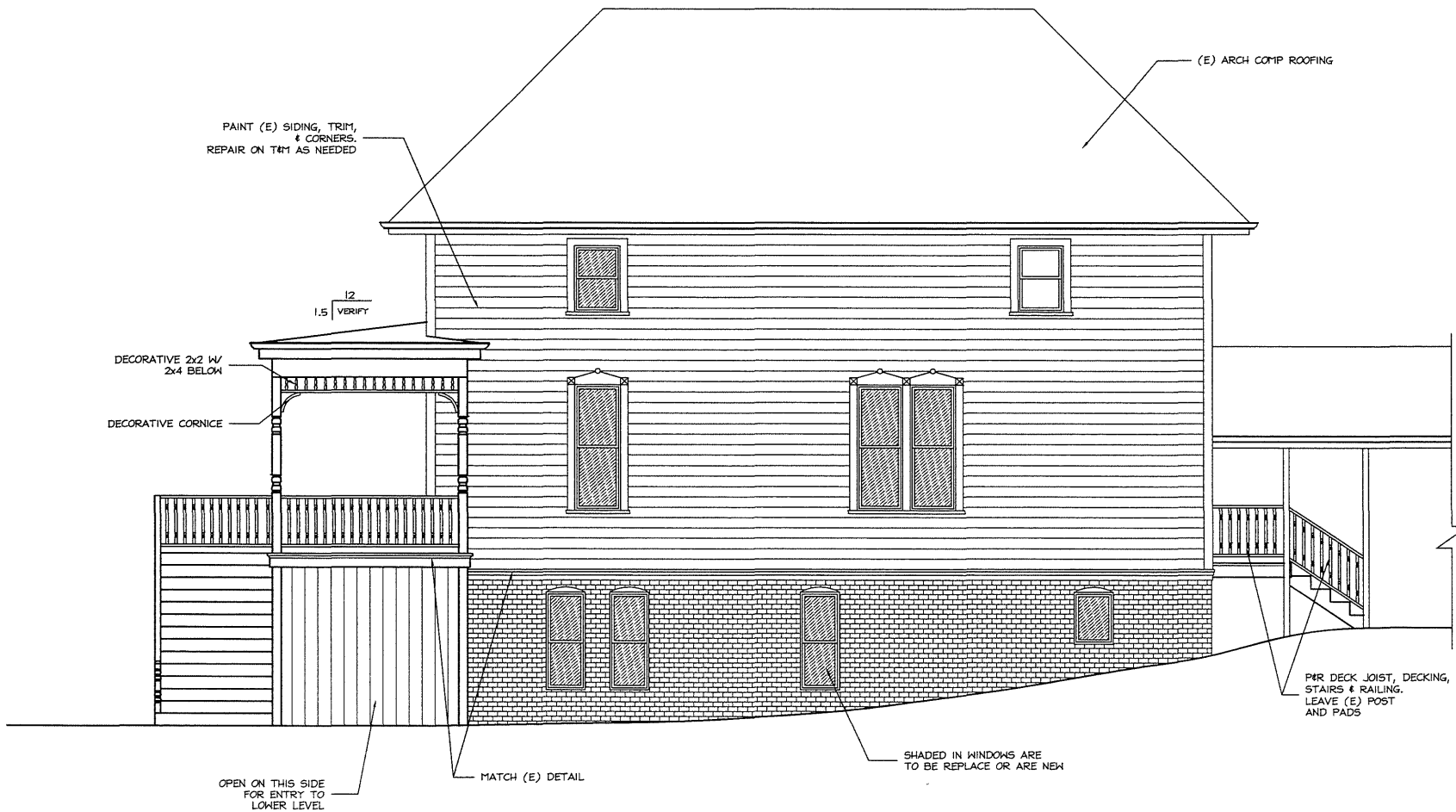
Subject Property

Legend

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



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REVISIONS

NOTE: DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL.

PAUL G. WILLETTS
 DESIGN/ DRAFTING
 REMODELING & NEW CONSTRUCTION PLANS
 pauldesigns@ yahoo.com
 603-932-5473

PLACEK
 210 CANDALARIA BLVD S
 SALEM, OR 97302

DATE 5-25-2017
 BY PLACEK
 PROJ MATT S
 CBI REMODELING

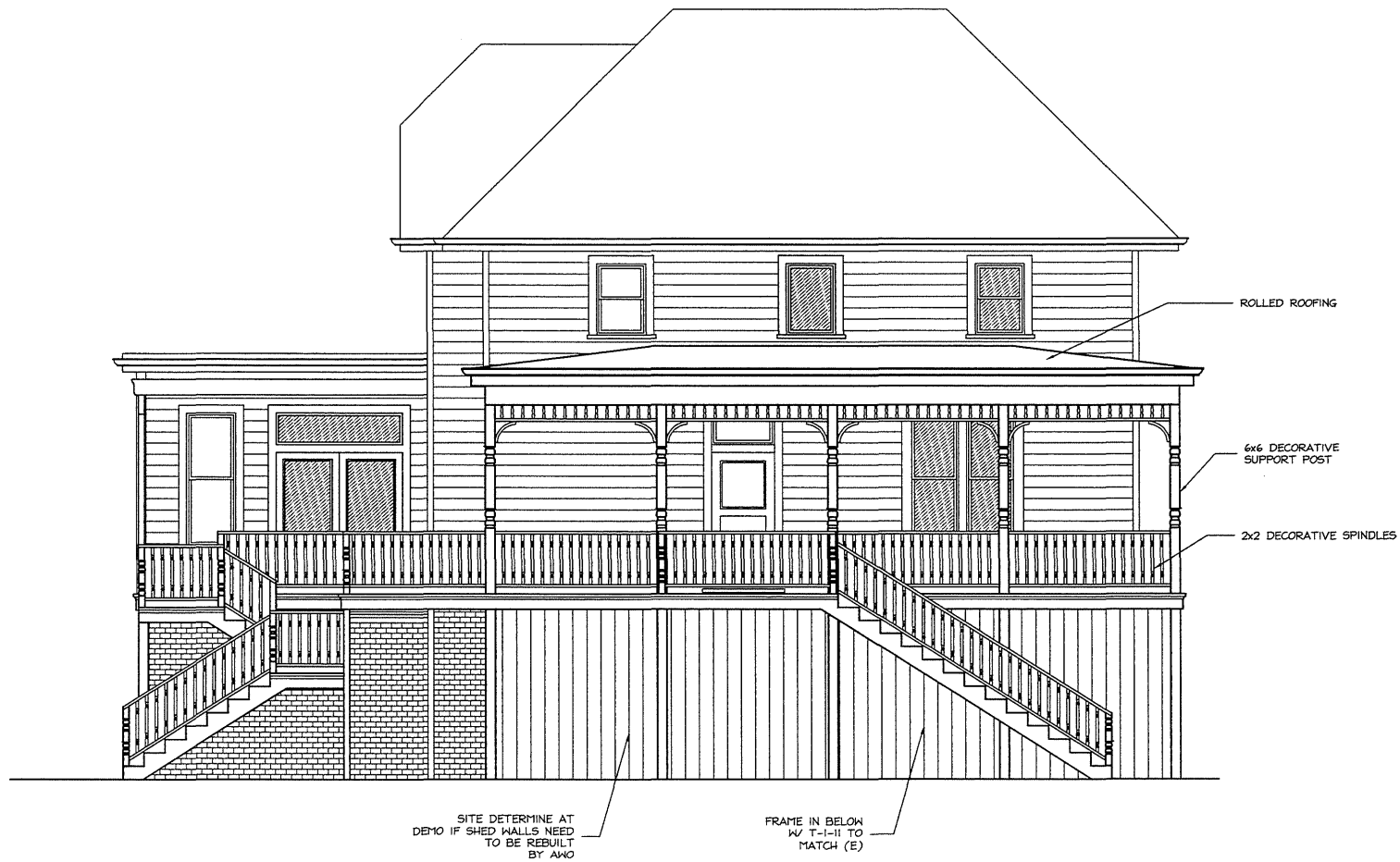
SHEET

2

OF 8 SHEETS

NORTH ELEVATION/ STREET VIEW

SCALE 1/8"=1'-0"



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 PROJ PLACEK
 SHT# MATT S
 CBI REMODELING

SHEET

3

OF 8 SHEETS

EAST ELEVATION

SCALE 1/8"=1'-0"



REMOVE 2 (E) WINDOWS
 AND INSTALL NEW FRENCH DOORS
 SITE DETERMINE SIZES.
 ADD NEW 3.5x9 GLU LAM
 HEADER

SOUTH ELEVATION

SCALE 1/8"=1'-0"

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 FOR: MATT S
 CB: REMODELING

SHEET

4

OF 8 SHEETS