



# 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*

<b>CASE NUMBER:</b>	Class 3 Major Historic Design Review - Residential Case No. HIS25-05
<b>PROPERTY LOCATION:</b>	506 21st St NE, Salem OR 97301
<b>SUMMARY:</b>	A proposal to install a rooftop solar array to the roof of 506 21st St NE.
<b>HEARING INFORMATION:</b>	<p>Historic Landmarks Commission on Thursday, April 17, 2025, 5:30 p.m., <b>Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</b></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: <a href="http://bit.ly/planningpublicmeetings">http://bit.ly/planningpublicmeetings</a></p>
<b>HOW TO PROVIDE TESTIMONY:</b>	<p>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. Comments can also be submitted online at <a href="https://egov.cityofsalem.net/PlanningComments">https://egov.cityofsalem.net/PlanningComments</a>. 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></p>
<b>CASE MANAGER:</b>	<p><b>Jacob Morris, Historic Preservation Planner</b>, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2417; E-mail: <a href="mailto:jjmorris@cityofsalem.net">jjmorris@cityofsalem.net</a>.</p>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<p><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></p> <p>Northeast Neighbors (NEN), Russ Beaton, Land Use Co-Chair; Email: <a href="mailto:rdbeaton61@gmail.com">rdbeaton61@gmail.com</a>. Lynn Takata, Land Use Chair; Email: <a href="mailto:lynntakata@aol.com">lynntakata@aol.com</a>. Northeast Neighbors (NEN), Joan Lloyd, Historic Land Use; Email: <a href="mailto:jello879@gmail.com">jello879@gmail.com</a>.</p>
<b>STAFF REPORT:</b>	<p>The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website: <a href="https://www.cityofsalem.net/government/boards-commissions/commissions/historic-landmarks-commission">https://www.cityofsalem.net/government/boards-commissions/commissions/historic-landmarks-commission</a></p>
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	<p>Salem Revised Code (SRC) Chapter 230.065 – Class 3 Major Historic Design Review</p> <p>Salem Revised Code (SRC) is available to view at this link: <a href="http://www.cityofsalem.net/src">www.cityofsalem.net/src</a>. Type in the chapter number(s) listed above to view the applicable criteria.</p>

<b>OWNER(S):</b>	Carmel Bender Charland
<b>APPLICANT / AGENT(S):</b>	Earthlight Technologies LLC (Catherine Wolfe, Robert Ignato)
<b>PROPOSAL / REQUEST:</b>	Class 3 Major Historic Design Review of a proposal to install a solar array to the roof of the Baxter House, a historic landmark on property zoned RS (Single Family Residential) and located at 506 21st Street NE (Marion County Assessor's Map and Tax Lot number: 073W26AA09900).
<b>HEARING PROCEDURE:</b>	<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>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 25-106502. Paper copies can be obtained for a reasonable cost.
<b>NOTICE MAILING DATE:</b>	March 27, 2025

***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 506 21st St NE



## Legend

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

0 100 200 400 Feet



**CITY OF Salem**  
AT YOUR SERVICE  
Community Planning and Development

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0.02 0 0.01 0.02 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.

NOT TO BE USED FOR NAVIGATION



**Sec. 230.065. - General guidelines for historic contributing resources.**

(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.

**Response:**

There will be no changes to the purpose, street access, landscape, entrances, height, footprint, fenestration or massing.

(b) Historic materials, finishes, and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods.

**Response:**

The roof structure was recently updated with new asphalt composition shingles, and the flat prominence of structure has a new membrane roof and surround flashing.

The shape of the roof will not be impacted. The solar arrays, where proposed to be installed, will be “flush mounted” parallel to the existing roof planes.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

**Response:**

The solar system project is limited to the roof. The siding, trim, paint, leaded windows and other historical features will not be impacted by the proposed energy improvement.

The house features a main level that is elevated approximately 5 feet above grade, which makes the many of the roof surfaces not visible when standing on the sidewalk adjacent to the subject property. From the 21<sup>st</sup> St frontage, one roof that has visual prominence is proposed to be excluded from the energy improvement project to strike a balance between the homeowner’s project goals and the historical integrity and aesthetics of the prominent façade.

(d) Historic or original features shall be restored or reconstructed only when supported by physical or photographic evidence.

**Response:**

No restoration or reconstruction is proposed.

(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 historic significance in their own right, and this significance should be recognized and respected.

**Response:**

No notable changes have been identified, nor proposed for modification.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

**Response:**

The homeowner seeks to modernize the energy efficiency of the property for financially and environmentally beneficial reasons.

The proper frontage of the residence faces to the west, on 21<sup>st</sup> St NE. The roof presents a gable with a window in the unfinished and uninhabitable attic.

The secondary frontage of the residence faces to Breyman St NE, and includes access to off-street parking.

Because the home is constructed on the north side of the cross street, the secondary façade is also the south-facing roof.

To minimize the visual impact, the solar modules are proposed to not be installed on the roof face that is plainly visible from the sidewalk at 21<sup>st</sup> & Breyman. The remainder of the roof surfaces are substantially not visible from the immediate property when alighting to the 21<sup>st</sup> St frontage.

The somewhat common approach, for properties subject to City of Salem Chapter 230, of restricting the energy improvements to the rear roofs is not feasible on this property. Due to the solar productivity thresholds that are required to qualify for solar incentives provided by Energy Trust of Oregon, solar modules must be placed on southerly-facing roofs with minimal shading. Furthermore, the homeowner will realize far greater financial and environmental benefits by having good sun exposure for the solar modules.

(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.

**Response:**

The solar modules will be attached in a “flush mount” orientation where the top of the modules will be approximately 4” above the existing roof plane. The attachment hardware attaches to the rafters via two lag bolts, and most are substantially out of view on account of being set back from the array edges by approximately 1 foot.

There will be no loss of historic materials and none of the features below the roof line will be affected. The utility meter is on the back of the house and some electrical equipment will be mounted on the adjacent exterior.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

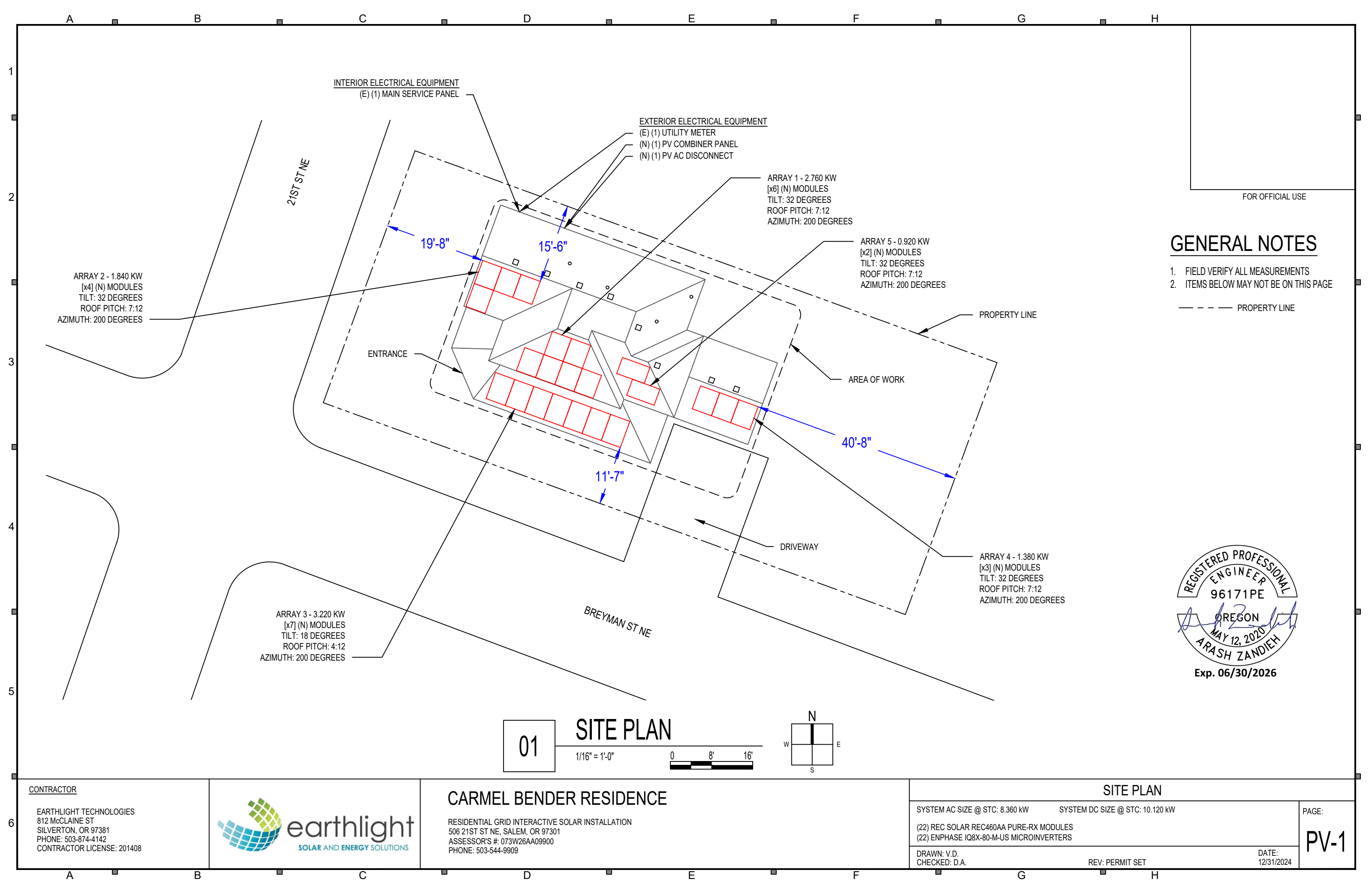
**Response:**

No structural repairs are planned. Some sheathing in the roof substructure has already been replaced where deficient.

(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.

**Response:**

No re-grading is planned.



GENERAL NOTES

- 1. FIELD VERIFY ALL MEASUREMENTS
- 2. ITEMS BELOW MAY NOT BE ON THIS PAGE

--- PROPERTY LINE



Exp. 06/30/2026

01

SITE PLAN

1/16" = 1'-0"

0 8' 16'

N

W

S

E

<div>CONTRACTOR</div> <div>EARTHLIGHT TECHNOLOGIES 812 McCLAIN ST SILVERTON, OR 97381 PHONE: 503-874-4142 CONTRACTOR LICENSE: 201408</div>		<div>eearthlight</div> <div>SOLAR AND ENERGY SOLUTIONS</div>	<div>CARMEL BENDER RESIDENCE</div> <div>RESIDENTIAL GRID INTERACTIVE SOLAR INSTALLATION 506 21ST ST NE, SALEM, OR 97301 ASSESSOR'S #: 073W26AA09900 PHONE: 503-544-9909</div>	<div>SITE PLAN</div> <div>SYSTEM AC SIZE @ STC: 8.360 kW      SYSTEM DC SIZE @ STC: 10.120 kW</div> <div>(22) REC SOLAR REC460AA PURE-RX MODULES (22) ENPHASE IQ8X-80-M-US MICROINVERTERS</div> <div>DRAWN: V.D. CHECKED: D.A.</div> <div>REV: PERMIT SET</div> <div>DATE: 12/31/2024</div>		<div>PAGE:</div> <div>PV-1</div>
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South



west