



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

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| CASE NUMBER: | Historic Design Review Case No. HIS19-21 |
| AMANDA APPLICATION NO: | 19-113115-DR |
| HEARING INFORMATION: | <u>Historic Landmarks Commission, Thursday, July 18, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u> |
| PROPERTY LOCATION: | 120 Commercial St NE, Salem OR 97301 |
| OWNER(S): | CH Reed, LLC (Scott and Graham Chernoff) |
| APPLICANT / AGENT(S): | Emma Degener of Salem Sign Company for Don Bauhofer of PennBrook Co. |
| DESCRIPTION OF REQUEST: | <p>SUMMARY: A proposal to install new signage on the exterior of the Durbin Bros.' Livery (1867) building.</p> <p>REQUEST: Major Historic Design Review of a proposal to install new signage on the exterior of the Durbin Bros.' Livery (1867), a non-contributing resource within the Salem Downtown Historic District, zoned CB(Central Business District), and located at 120 Commercial Street NE/9730; Marion County Assessors Map and Tax Lot Number 073W27AB08000.</p> |
| CRITERIA TO BE CONSIDERED: | <p>Sec. 230.056. - Signs in commercial historic districts.</p> <p>In addition to other regulations within this chapter, signs in commercial historic districts shall be designed and approved in accordance with the following standards:</p> <p>(a) Historic signs shall be retained whenever possible, particularly if the sign is associated with historic figures, events or places, significant as evidence of the history of the product, business or service advertised, significant as reflecting the history of the building or the development of the historic district, characteristic of a specific period, or integral to the building's or structure's design or physical fabric.</p> <p>(b) Recreate a historic sign only with sufficient historical, pictorial, and physical documentation.</p> <p>(c) New signs shall:</p> <ol style="list-style-type: none">(1) Be located between transom and sill of first story, within a historic signboard, or suspended from awning or marquee.(2) Be located perpendicular to corner, flush to the facade or perpendicular to building.(3) Not be located in transom areas.(4) Not obscure windows or significant architectural features.(5) Be painted on side of building only if the building was previously painted and the sign has historic precedence. Do not paint on brick surfaces, if not previously painted.(6) Be oriented to the main entrance and shall not be placed in a manner that has no relationship to main customer entrance.(7) Be constructed of materials such as wood or metal, except for untreated mill-finished metals.(8) Not use neon unless incorporated into a larger sign and there is historic precedence.(9) Not use freestanding neon or plastic, back-lighted boxes.(10) Be attached into mortar joints, not into masonry, with sign loads properly calculated and distributed.(11) Have conduit located in the least obtrusive places. |

- (12) Not have exposed conduit.
- (13) Use a dark background with light lettering.
- (14) Not incorporate faux painting, e.g., stone, brick, metal.
- (15) Design new signs that respect the size, scale and design of the historic resource.
- (16) Locate new signs where they do not obscure significant features.
- (17) Design new signs that respect neighboring resources.
- (18) Use materials that are compatible with and characteristic of the building's or structure's period and style.
- (19) Attach signs carefully to prevent damage to historic materials and ensure the safety of pedestrians.
- (20) Any sign identifying the use of the building or structure otherwise permitted by this chapter shall be limited to the minimum necessary for such identification.

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.

CASE MANAGER:

Kimberli Fitzgerald, Historic Preservation Officer, 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:

Central Area Neighborhood Development Organization (CAN-DO), Bruce Hoffman, Land Use Chair; Phone: 503-781-8542; Email: bruhof@gmail.com.

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:

<https://www.cityofsalem.net/Pages/planning-notices-decisions.aspx>

ACCESS:

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

NOTICE MAILING DATE:

June 27, 2019

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>

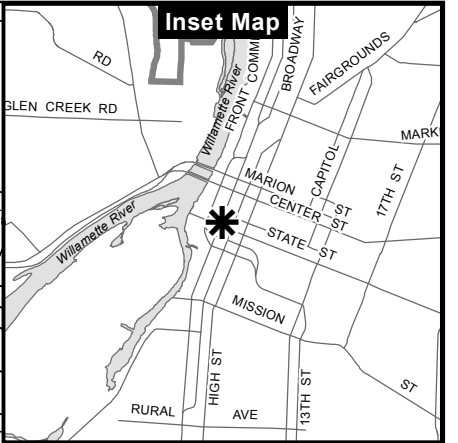
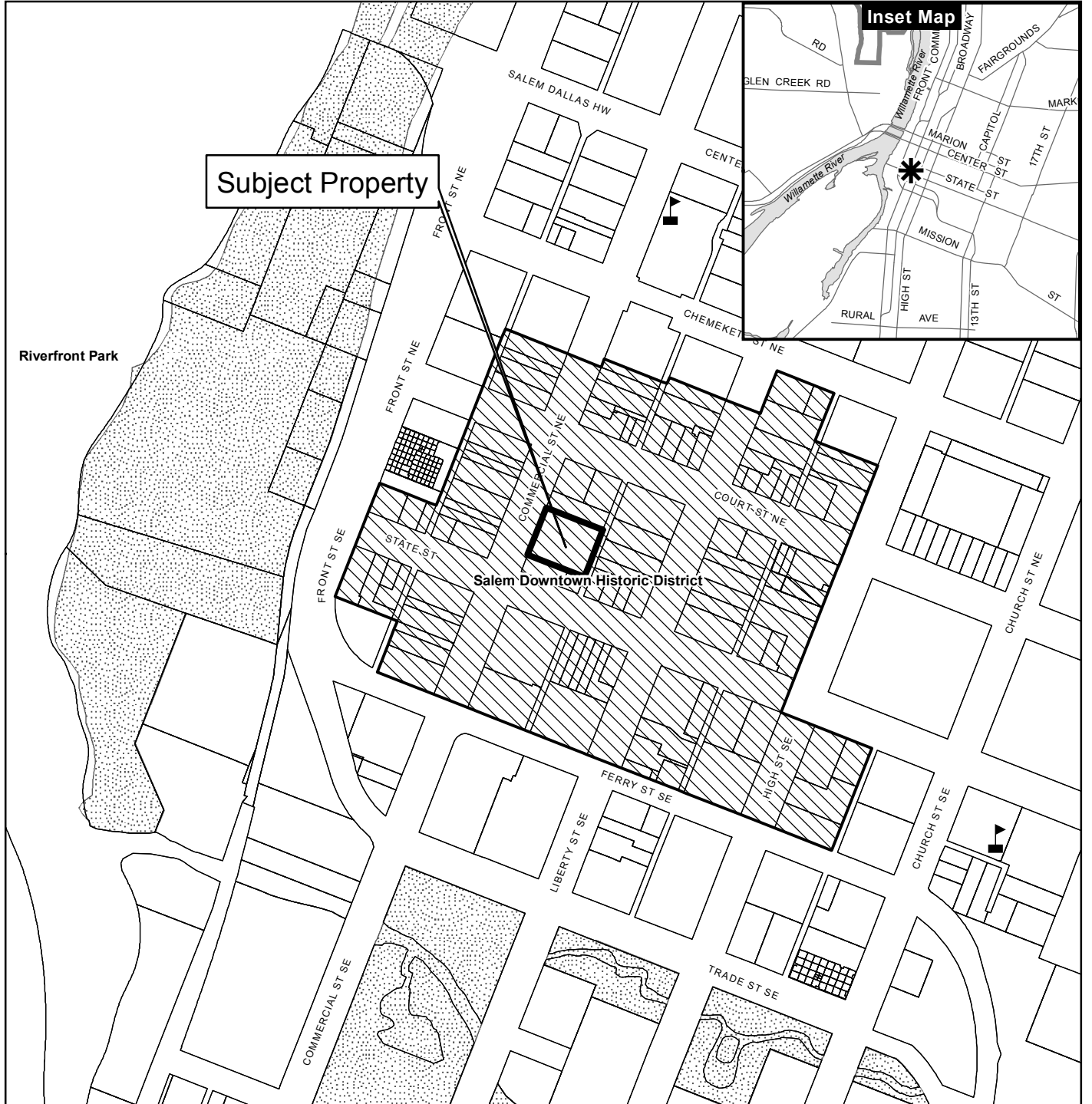
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It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender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

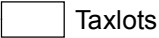




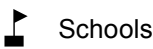

TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map

120 Commercial St NE



Legend

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

CITY OF Salem
AT YOUR SERVICE
 Community Development Dept.

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Side / Parking Lot Elevation

EXHIBIT A1



ILLUMINATED
Main Sign
for Tenant B

NON-ILLUMINATED
Sign/Directional
for Tenant B

NON-ILLUMINATED
Address on
Canopy

NON-ILLUMINATED
Sign/Directional
for all Tenants
Max size 4 sq. ft.

Masonry Grill
Entrance Sign
NON-ILLUMINATED
(Concept Only)

Main Building Display
ILLUMINATED
(Concept Only)

Masonry Grill
Canopy Sign
NON-ILLUMINATED

Front Elevation EXHIBIT A2



6 sq. ft.
Under Canopy Sign
ILLUMINATED

ILLUMINATED
Sign for Masonry Grill
(Concept Only)