

FOR THE MEETING OF: July 18, 2019
AGENDA ITEM: 6.a

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: July 18, 2019

CASE NO.: Historic Design Review Case No. HIS19-21

APPLICATION SUMMARY: A proposal to install new signage on the exterior of the Durbin Bros' Livery (1867) building.

LOCATION: 120 Commercial Street NE

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 / 97301; Marion County Assessors Map and Tax Lot Number 073W27AB08000.

APPLICANT(S): Emma Deneger, Salem Sign Company for PennBrook Co. (Donald Bauhofer) and CH Reed, LLC (Scott and Graham Chernoff)

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230
230.056 Signs in Commercial Historic Districts

RECOMMENDATION: APPROVE

BACKGROUND

On June 6, 2019, the applicant submitted materials for a Major Historic Design Review for installation of signage on the building.

The application was deemed complete for processing on June 21, 2019.

Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on June 27, 2019 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620.

The City of Salem Historic Landmarks Commission will hold a public hearing for the case on July 18, 2019 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is October 19, 2019, unless an extension is granted by the applicant.

PROPOSAL

The applicant is proposing installation of nine (9) signs on the western and northern facades of the Durbin Brothers Livery Building (**Attachment C**); a summary of the modifications to their originally approved proposal is below. While the specific tenants haven't been selected yet, the proposed signage will be of metal (aluminum), with light letters on a dark background. One sign (1) of the proposed signs on the northern facade will be illuminated (Sign #1), and two of the proposed signs will be illuminated on the primary (west) façade (Signs #5 and #6). Signage on the awning faces will be metal attached with metal threaded posts on the rear of the letters (Signs #3, 4B and 7). The entrance and directional signs will be of metal and secured flush against the building façade with bolts installed within the mortar (Signs #2, #4A and #8). The six square foot under canopy sign will be installed with metal brackets under the brick archway over the main entry. This sign will be of metal, with light letters on a dark background and illuminated with LED lighting (Sign #6).

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all

applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as **Attachment C** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) **Criteria: 230.056. Signs in Commercial Historic Districts** are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the projects conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Historic Significance

According to nomination documents the Alessandro's Restaurant Building was constructed in 1870(circa) and is a two story commercial building (**Attachment B**).

Due to significant alterations this resource is historic non-contributing to Salem's Downtown Commercial Historic District. Additional historic research completed by staff indicates that the original structure may have been built as early as 1867 to house the Durbin Bros.' Livery, however, there is no evidence that there are any extant features from this early period.

3. Neighborhood and Citizen Comments

The subject property is located within the Central Area Downtown Neighborhood Association (CANDO). Notification of the public hearing was sent to the neighborhood association, all property owners within the Salem Downtown National Register District, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on June 27, 2019. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required sign permits.

5. Historic Design Review

SRC Chapter SRC 230.056 specify the standards applicable to this project. The applicable criteria and factors are stated below in **bold** print. Following each criterion is a response and/or finding relative to the amendment requested.

FINDINGS

Criteria: 230.056. Signs in Commercial Historic Districts. In addition to other regulations within this Chapter, signs in commercial historic districts shall be designed and approved in accordance with the following standards:

(C) New signs shall:

(1) Be located between transom and sill of first story, within a historic signboard, or suspended from awning or marquee.

Finding: On the primary façade, there are no transom windows, however sign #5 is located between the lower sill of the second story windows and the top of the arched brick entry. Sign #6 will be suspended from this arched brick entryway over the main entry. On the secondary façade, the applicant is proposing to install the signage where signage for this building has historically been located (sign #1), or on the awning, therefore, staff recommends the HLC find SRC230.056(C)(1) has been met for this portion of the proposal.

(2) Be located perpendicular to corner, flush to the facade or perpendicular to building.

Finding: The proposed signage will be mounted flush to the primary façade (signs #1, 2, 4A, 5, 8) to the Durbin Livery Building. Staff recommends the HLC find that SRC 230.056(c)(2) has been met for this portion of the proposal.

(3) Not be located in transom areas.

Finding: The Durbin Livery Building has no extant transom windows, therefore this criterion is not applicable to the evaluation of this proposal.

(4) Not obscure windows or significant architectural features.

Finding: The proposed signage does not obscure windows or significant architectural

features therefore staff recommends the HLC find that SRC 230.056(c)(4) has been met for this proposal.

(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.*

Finding: The proposal does not include any signage that will be painted on the building; therefore this criterion is not applicable to the evaluation of this proposal.

(6) *Be oriented to the main entrance and shall not be placed in a manner that has no relationship to main customer entrance.*

Finding: The proposed signage is oriented to the main tenant entrance(s) of the Durbin Livery Buildings. Signs 5 and 6 are above the main Commercial Street entrance on the primary facade and the remainder of the proposed signage is above or adjacent to the primary tenant entrances on the secondary facades, therefore staff recommends the HLC find that SRC 230.056(c)(6) has been met for the proposal.

(7) *Be constructed of materials such as wood or metal, except for untreated mill-finished metals.*

Finding: The proposed signage is constructed of metal, therefore staff recommends that SRC 230.056(c)(7) has been met.

(8) *Not use neon unless incorporated into a larger sign and there is historic precedence.*

Finding: The proposal does not include neon, therefore this standard is not applicable to the evaluation of this proposal. However, three of the proposed signs (signs 1, 5 and 6), are proposed to have letters cut out of the metal that will be illuminated with LED lighting.

(9) *Not use free-standing neon or plastic, back-lighted boxes.*

Finding: The proposal does not include free-standing neon or plastic back-lighted boxes, therefore this standard is not applicable to the evaluation of this proposal.

(10) *Be attached into mortar joints, not into masonry, with sign loads properly calculated and distributed.*

Finding: The proposed signage (signs #1, 2, 4A, 5 and 8) will be attached flush to the exterior of the building, with bolts attached into mortar joints and not into the brick masonry, therefore staff recommends that the HLC find that SRC 230.056 (c)(10) has been met for this proposal.

(11) *Have conduit located in the least obtrusive places.*

Finding: The proposed signage will include conduit that is concealed inside the back panel of the signage proposed for LED illumination (signs 1, 5 and 6), and the conduit will not be visible, thereby meeting SRC 230.050 (c)(11).

(12) *Not have exposed conduit.*

Finding: The applicant is proposing to conceal the conduit inside the back panel of the proposed illuminated signage. Therefore, staff recommends the HLC find that the proposed signage will not have exposed conduit, meeting SRC 230.050(c)(12).

(13) *Use a dark background with light lettering.*

Finding: The proposed signage has light lettering on a dark background, therefore staff recommends the HLC find that SRC 230.056(c)(13) has been met.

(14) *Not incorporate faux painting, e.g., stone, brick, metal.*

Finding: The proposed signs will not incorporate faux painting, therefore staff recommends the HLC find that SRC 230.056(c)(14) has been met.

(15) *Design new signs that respect the size, scale and design of the historic resource.*

Finding: The scale and size of the signage proposed for the primary façade is compatible with the Durbin Livery Building and no significant features are obscured. Sign #1 will be located within the historic signboard on the secondary façade and all additional signage is oriented toward the main tenant entrances on this façade. Therefore staff recommends the HLC find that overall, the proposed signage respects the size, scale and design of the resource and that SRC 230.056(c)(15) has been met.

(16) *Locate new signs where they do not obscure significant features.*

Finding: The proposed signs will not obscure any significant features of the Durbin Livery Building, therefore staff recommends the HLC find that SRC 230.056(c)(16) has been met.

(17) *Design new signs that respect neighboring resources.*

Finding: The proposed signs are of a similar size, scale, and design to signs found throughout the downtown and will not adversely affect any neighboring resources, therefore staff recommends the HLC find that SRC 230.056(c)(17) has been met.

(18) *Use materials that are compatible with and characteristic of the buildings or structure's period and style.*

Finding: The proposed signage is constructed of metal, material compatible with the resource's style, therefore staff recommends the HLC find that SRC 230.056(c)(18) has been met.

(19) *Attach signs carefully to prevent damage to historic materials and ensure the safety of pedestrians.*

Finding: The proposed signage will be attached to the mortar, and not the masonry (signs #1, 2, 4A, 5 and 8), flush to the edge of the awning (signs #3, 4B and 7) or on brackets (sign #6). No historic materials will be damaged or obscured by their installation, therefore staff recommends the HLC find that SRC 230.056(c)(19) has been met.

(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.*

Finding: The proposed identification signs fronting Commercial Street and the signage on the secondary facades, are the minimum necessary to ensure identification of the multiple tenants and businesses that will be located within the building, therefore staff recommends the HLC find that SRC 230.056(c)(20) has been met for this proposal.

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific standard(s).
3. DENY the proposal based on noncompliance with identified standards in SRC 230, indicating which standard(s) is not met and the reason(s) the standard is not met.

Attachments: A. Hearing Notice and Vicinity Map
B. Excerpt from National Register Historic Resource Documents
C. Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, Historic Preservation Officer



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. 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>

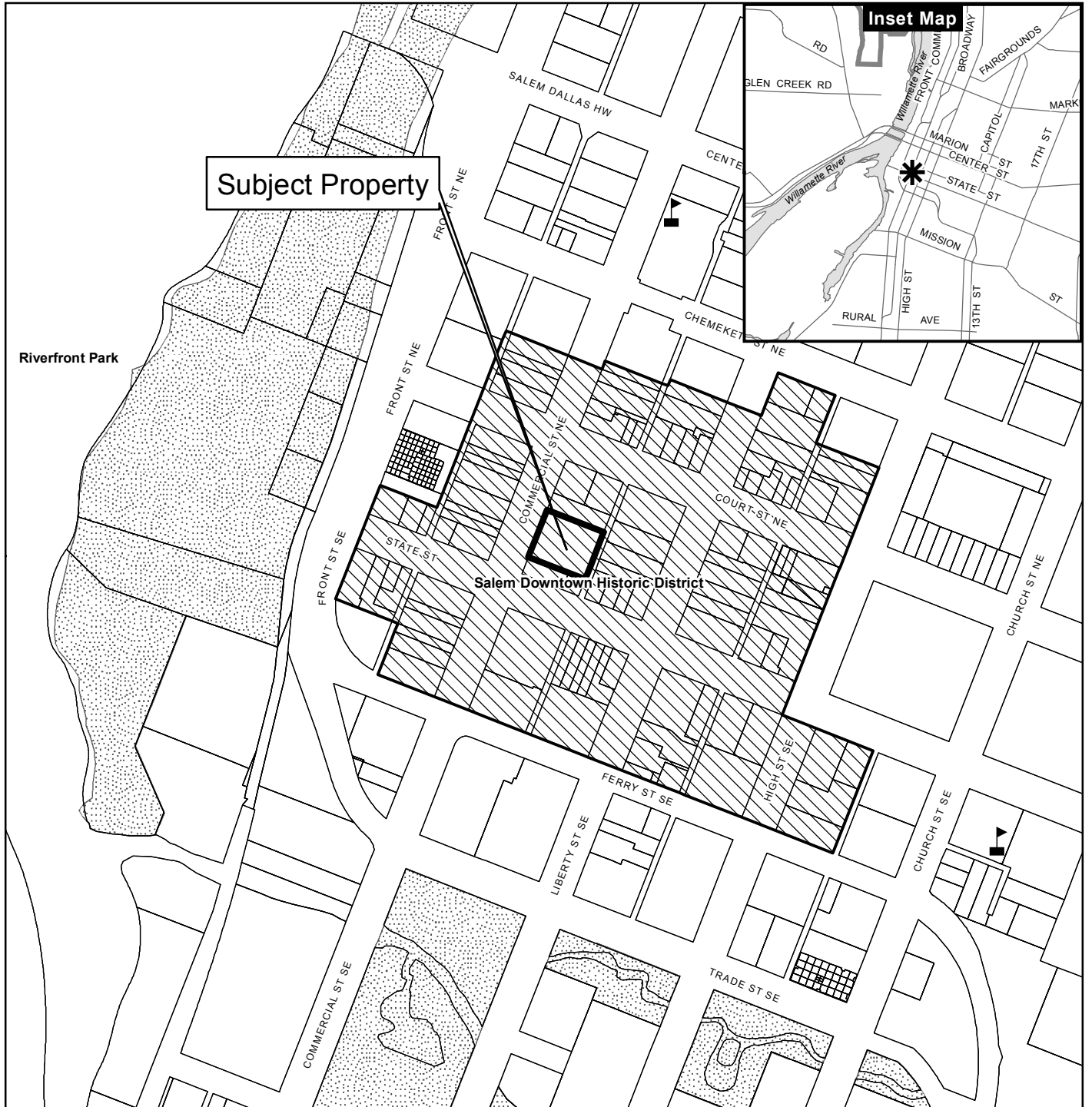
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It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender 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
-  Outside Salem City Limits
-  Parks
-  Urban Growth Boundary
-  Historic District
-  City Limits
-  Schools

CITY OF Salem
AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number: 7 Salem Downtown Historic District

120 Commercial Street, NE

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name(s): Alessandro's Restaurant

Year of Construction: c.1870; 1990

Legal Description: 073W27AB08000; Salem Addition, from Lots 5, 6 & 7, Block 33

Owner(s): Fasani, LLC
120 Commercial Street, NE
Salem, Oregon 97301

Description: This is a two-story commercial building. The date of construction may have been as early as c.1870. The Sanborn maps show that Durbin's Livery was at this location in 1884; Minto & Lowe Livery in 1888; a hardware and stove shop in 1890; YMCA Rooms in 1895; and an electric painting company and photo shop in 1926. Substantial changes have occurred to the building and the latest remodeling appears to have occurred in the 1990s. The current facade has brick veneer on the first one-and-one-half stories and is stucco-covered above. Windows are arched and fixed. The building does not contribute to the character of the district in its current condition.

c1862
 DCJ 3 Feb 1947
 (before 1867
 fire)



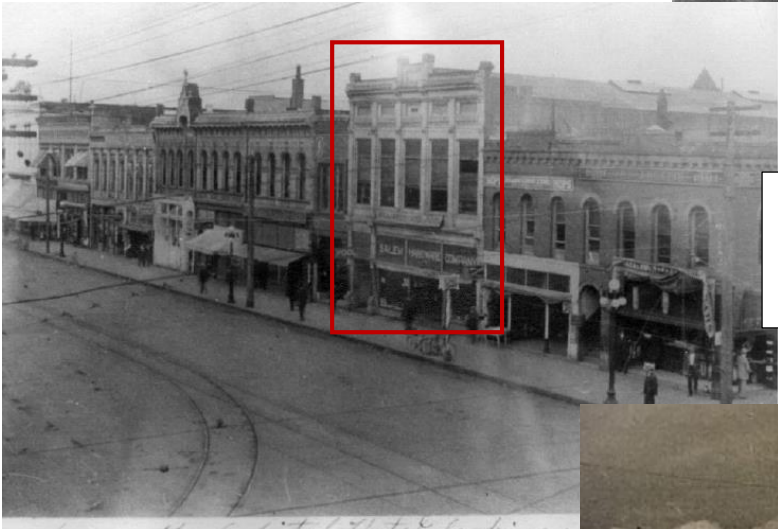
c1880
 BM, 12013



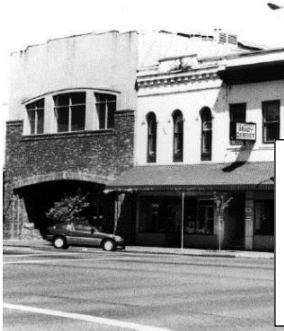
NEW BRICK BLOCK.—Messrs. S. & I. Durbin and Messrs. Watkinds & Dearborn yesterday made contracts for the building of a handsome brick block, fronting on Commercial street, on the site of the late conflagration.—Twenty-five feet on the corner of State street will be left vacant; adjoining that will stand a two story stable, forty feet front by one hundred and ten feet deep. Messrs. Watkinds & Dearborn build below it fronting twenty-five feet by eighty deep, two stories high. The foundation will be commenced to-day, and the whole building is to be up ready for roofing within two months. This is an important addition to Commercial street, and we trust the enterprising projectors of it will find themselves, in the end, gainer by the fire.

Above:
 Salem Daily Record,
 June 21, 1867, p. 3

c1900
 REFERENCE ONLY
 WHC, 2007.001.0245
 (after c1895 remodel)



c1950
 REFERENCE ONLY
 WHC, 2007.001.0994
 (after c1950 remodel)



c2000
 REFERENCE ONLY
 WHC, 2007.001.0189
 (after 1993 remodel)

Key:
 DCJ: Daily Capital Journal
 BM: Ben Maxwell Collection,
 Salem Public Library
 WHC: Willamette Heritage Center

Historic Alteration Review - General Resource Worksheet

Site Address: 120 Commercial St NE Resource Status: Contributing
 Individual Landmark Non- Contributing

Type of Work Activity Proposed

Major Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: _____
- Other architectural feature (describe) _____

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure
- Sign
- Awning

Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: Aluminum, Acrylic, LED's Project's New Signs Material:

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:

The proposed sign package for 120 Commercial will consist of non-illuminated and illuminated signs for four tenants. All signs will be constructed of aluminum with dark backgrounds and light lettering. Placements will align with main entrances or will have historical precedence.

Signature of Applicant _____

6/5/19
Date Submitted/Signed



Salem Sign Co., Inc.

Salem Sign
1825 Front St. NE
Salem, OR 97301

July 9, 2019

City of Salem
Community Development Department
555 Liberty St. SE - Room 305
Salem, OR 97301

RE:
Revised Written Statement

Exhibits A1 & A2 have been altered from the original written statement since it was submitted. Sign #4 has been removed from Exhibit A1, and Sign #4B has been added. Sign 4B will be letters mounted to the canopy with threaded studs at the backside of the letters. Sign #4B will be light letters on the dark canopy. Also on Exhibit A1, we still show an illuminated sign at the northern facade (Sign #1), but with a more detailed concept of what the sign might look like. We also show a concept of Sign #6 on Exhibit A2.

All other signs & placements on Exhibits A1 & A2 remained the same as the original submittal. There are a total of nine (9) signs proposed on the Northern and Western facades of the building.

Kind Regards,
Emma Degener
Salem Sign Co., Inc

www.salemsign.com

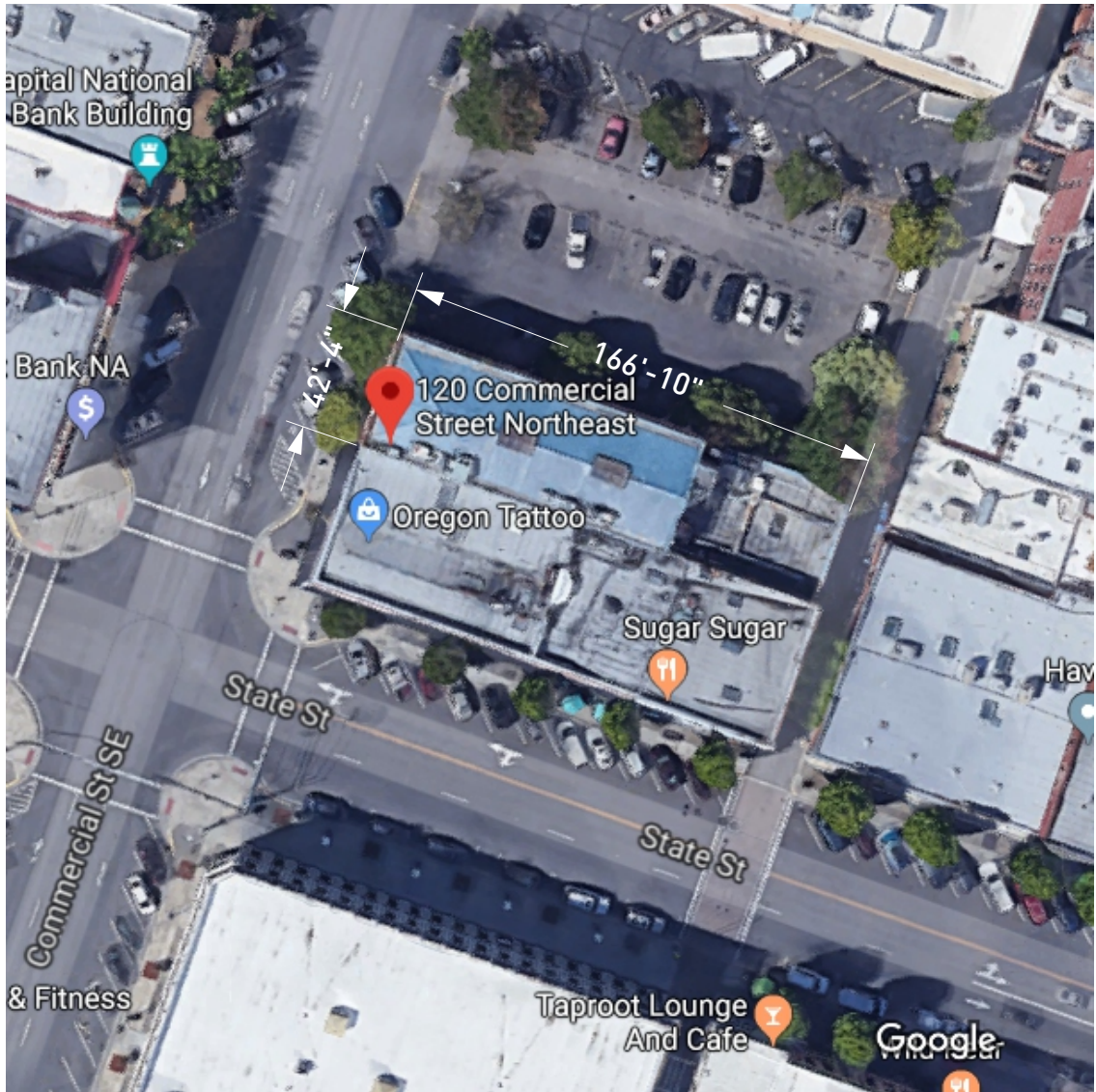
1825 Front St. NE Salem, OR 97301 — 503.371.6362

120 Commercial ST. - Zoned Commercial

All proposed signage will meet the allowable requirements per SRC 900.200

Sign #	Code Section	Building Frontage
1 Main Bldg. Sign	900.200 (c) (2) (A) (ii) and Table 900-13	19' x 42' = 798 50 sq. ft or 15% of gross face per Table 900-13
2 Directional	900.200 (c) (1) (D)	4 sq. ft. - 1 sq. ft. allowed per tenant
3 Address	Exempt from Sign Code	
4a & 4b	900.200 (c) (2) (A) (ii) and Table 900-13 Signs 4a & b for Lease B	Lease B (1st floor) = 9' x 57' = 513 Lease C (2nd floor) = 9' x 57' = 513 *Each allowed 50 sq. ft. or 15% of gross face per Table 900-13
5 Masonry Grill Main Sign	900.200 (c) (2) (A) (ii) and Table 900-13	Lease A = 16'-8" x 42' = 700 *50 sq. ft. or 15% of gross face per Table 900-13
6	900.200 (c) (2) (C) 6 sq. ft. Hanging Sign for Masonry Grill	
7	900.200 (c) (2) (B) 6 sq. ft. Canopy Display for Masonry Grill	
8 Masonry Grill Side Entrance	900.200 (c) (2) (A) (ii) and Table 900-13 Sign size at approximately 12 sq. ft. / max length of 6ft. wide	

120 Commercial St. NE



Proposed Signage at West and North Elevations



Scale: 1/64" = 1'-0"

Front Elevation EXHIBIT A2



6 sq. ft.
Under Canopy Sign
ILLUMINATED
(Concept Only)

SIGN #
6

ILLUMINATED
Sign for Masonry Grill
(Concept Only)

SIGN #
5

Side / Parking Lot Elevation

EXHIBIT A1



SIGN #
3

NON-ILLUMINATED
Address on
Canopy

SIGN #
2

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

SIGN #
8

Masonry Grill
Entrance Sign
NON-ILLUMINATED
(Concept Only)

SIGN #
1

Main Building Display
ILLUMINATED
(Concept Only)

SIGN #
4B

NON-ILLUMINATED
Letters on
Canopy for Tenant B

SIGN #
4A

NON-ILLUMINATED
Sign/Directional
for Tenant B

120 COMMERCIAL ST.
TENANT B
TENANT C
TENANT D

MASONRY GRILL

MASONRY GRILL

Masonry Grill
Canopy Sign
NON-ILLUMINATED

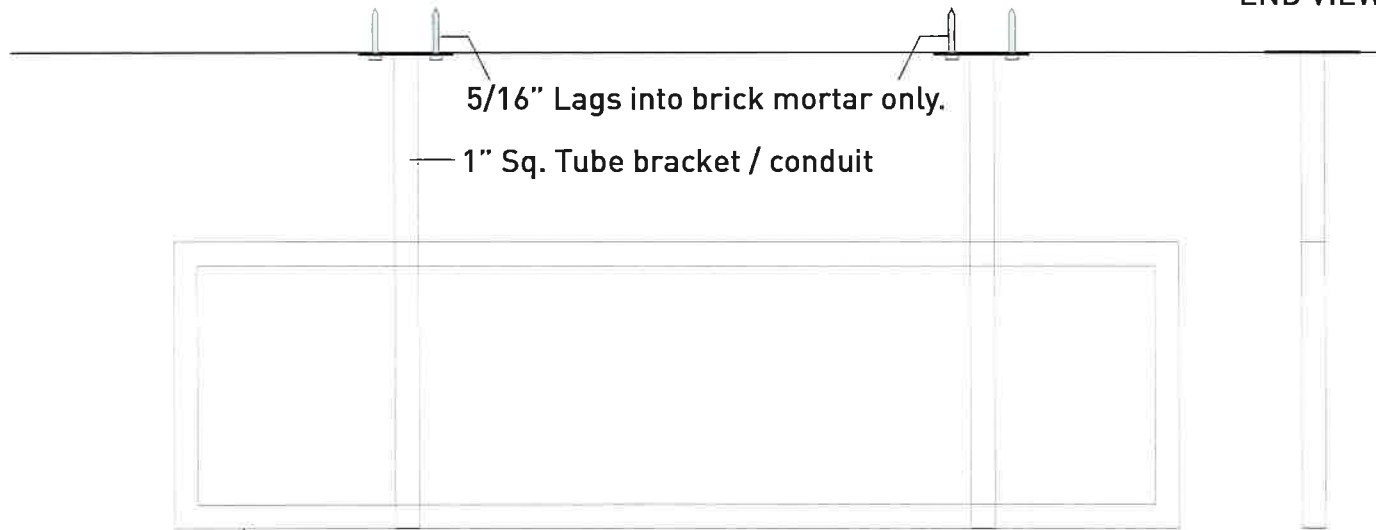
SIGN #
7



Double Face Illuminated Under Canopy Display

SIGN #6
Exhibit A2

END VIEW



5/16" Lags into brick mortar only.

1" Sq. Tube bracket / conduit

1" Sq. Tube
(Interior) Frame
with Aluminum
Faces

*MAX SIZE OF 6 SQ. FT. ALLOWED; EXACT SIZE TBD

*SIGN CLEARANCE FROM GRADE TO BOTTOM OF
SIGN TO BE 7'-6" OR MORE

*NO EXPOSED CONDUIT

SPECIFICATIONS

SIGN:
*.090" Aluminum
Panels; Painted
Black with 1"
Interior square
tube frame

VINYL:
*TBD; Light
copy on
Dark Background

FRAME & SUPPORTS:
*1" Square Tube
Aluminum

ILLUMINATION:
*White Internal
LED's

SCALE: 1 1/2" = 1'-0"



Salem Sign Co., Inc.

1825 FRONT ST. N.E.

SALEM, OR 97301

503-371-6362

FAX 503-371-0901

e-mail signs@salem-sign.com

CCB# 65297



THIS DRAWING IS THE PROPERTY
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JOB TITLE: 120 Commercial

LOCATION: Salem, OR

DATE: 7-9-19

DRAWN BY: E.D.

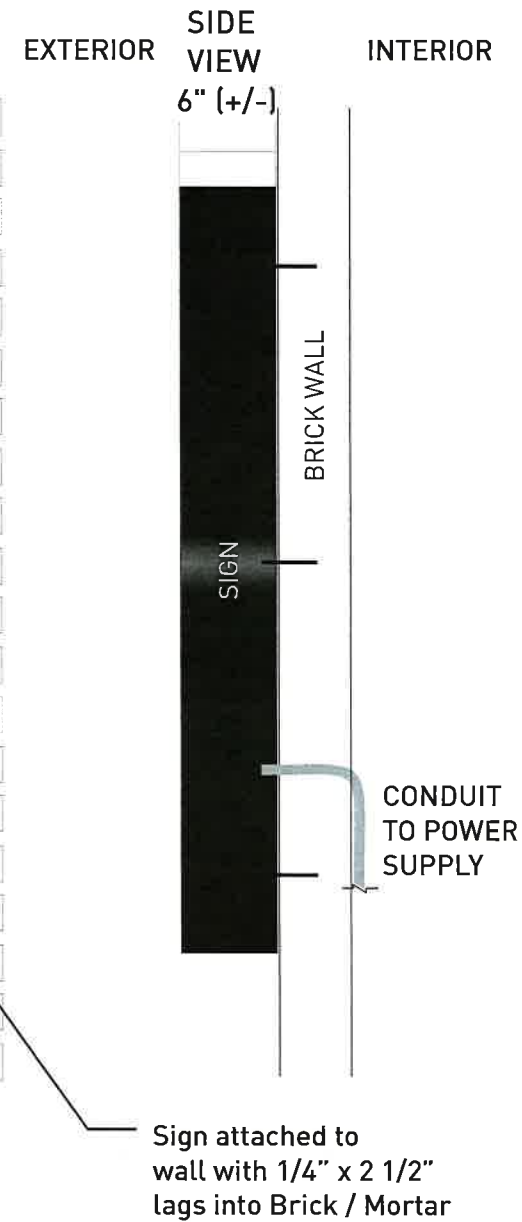
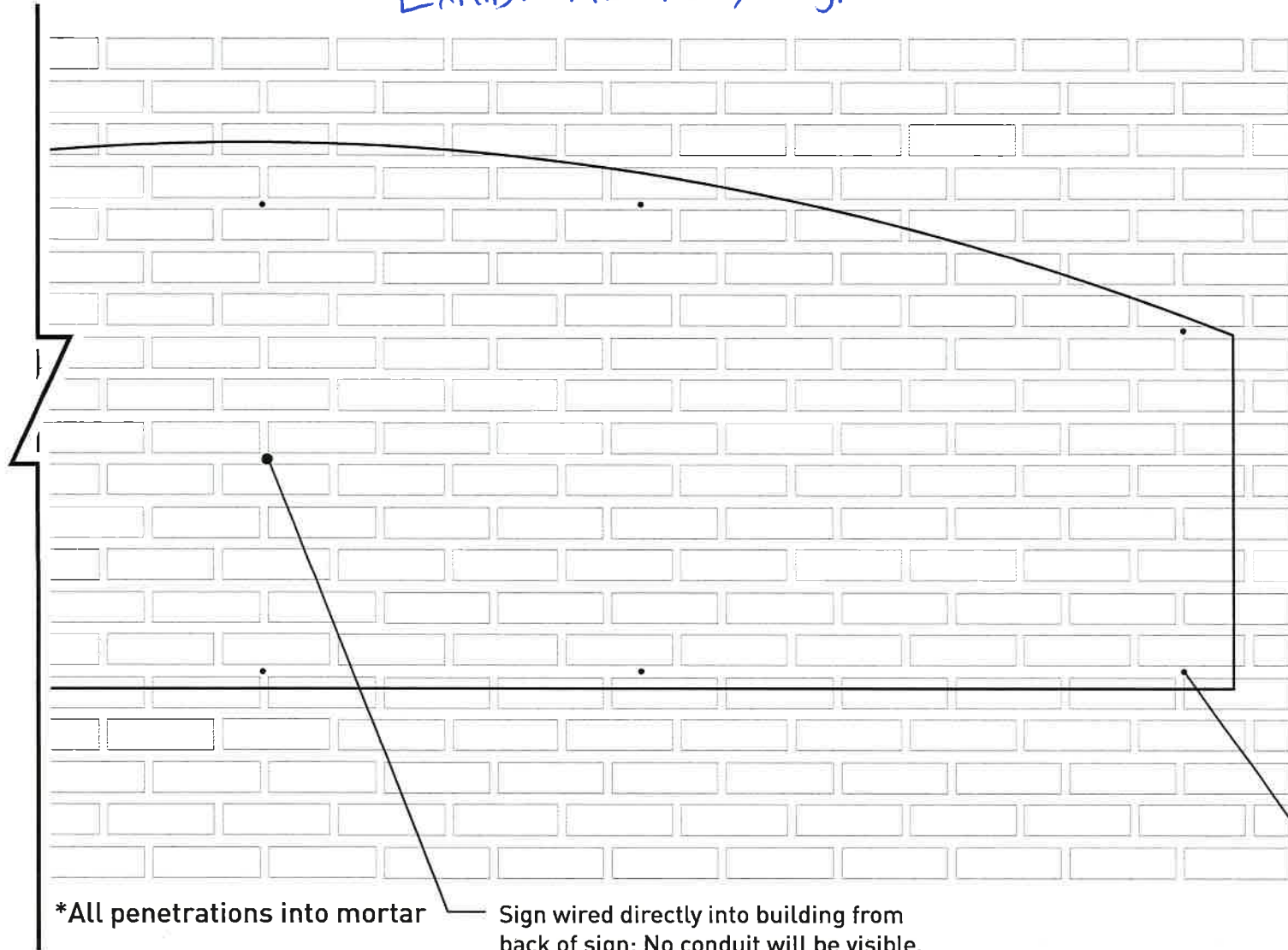
SALES: Corey Spady

APPROVED BY:



Single Face Illuminated Wall Display on Brick Typical

Exhibit A1 & A2; Signs #1 and #5



SPECIFICATIONS

SIGN:
 *Custom Aluminum
 Fabricated with
 Letters routed out
 of Aluminum Face
 & Backed with
 White Acrylic

ILLUMINATION:
 *White LED's

SCALE: 1/2" = 1'-0"



Salem Sign Co., Inc.

1825 FRONT ST. N.E.
 SALEM, OR 97301
503-371-6362
 FAX 503-371-0901
 e-mail signs@salemsign.com
 CCB# 65297



THIS DRAWING IS THE PROPERTY
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JOB TITLE: 120 Commercial St. NE

LOCATION: Salem, OR

DATE: 6-5-19

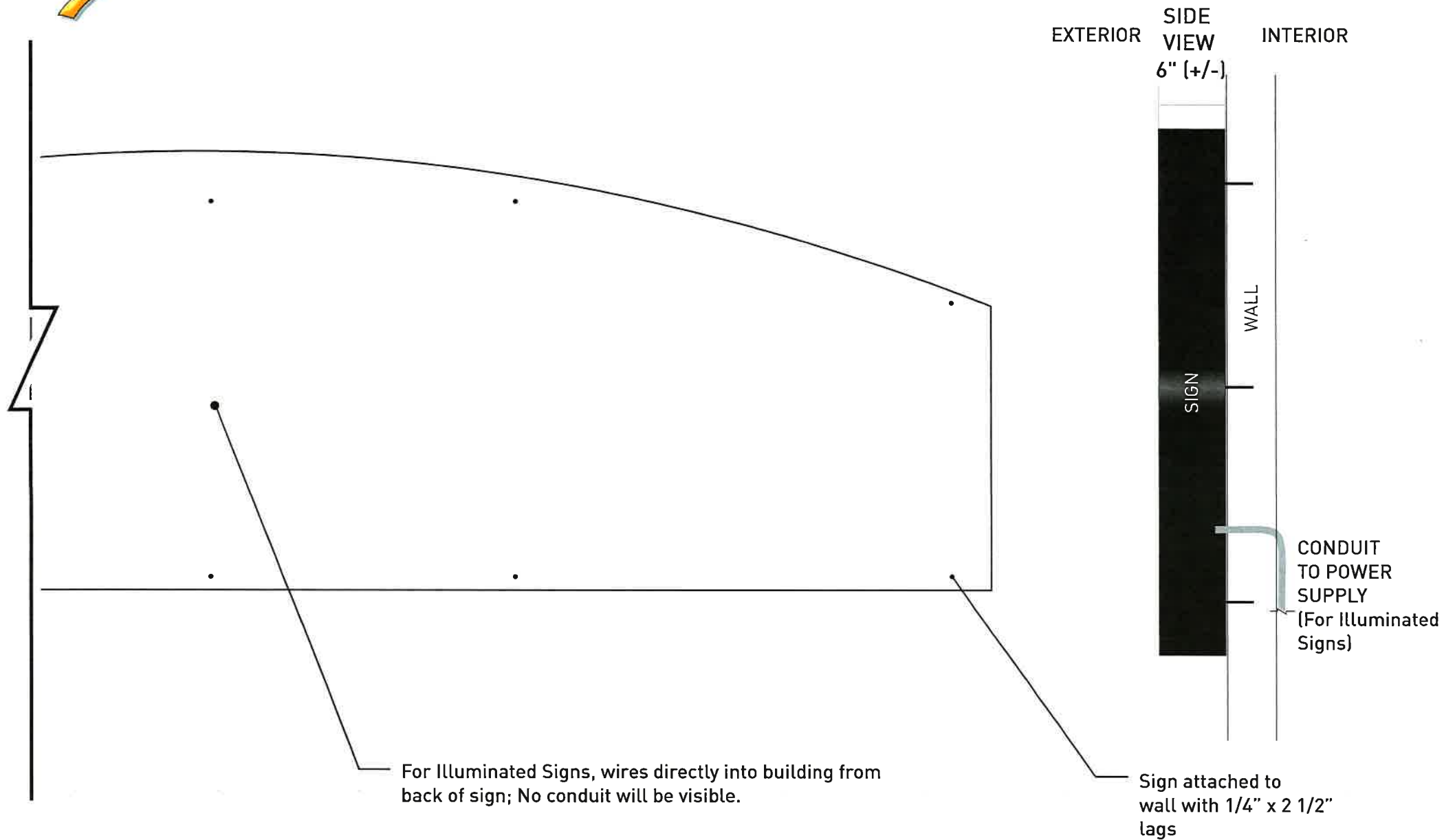
DRAWN BY: E.D.

SALES: Corey Spady

APPROVED BY:



Single Face Illuminated or Non-Illuminated Wall Display Typical



SPECIFICATIONS

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**Other
Installation Tips**

Call for Free Installation DVD. Or visit www.signletters.com for installation help.

1a Plain Installation



Formed



Minnesota



Acrylic

Plain letters are shipped without mounting hardware.

1b Flange Installation



Formed

Flange is a flat, 3/16" to 1/2" perimeter on the letter return of a formed letter into which holes can be drilled. Secure with screws or nails. Wider flange available upon request. Not recommended for letters under 6".

2a Stud Installation



Formed



Minnesota



Acrylic



Cast

*For canopy Signs * NO Adhesive or Silicone used for mounting*

Studs are metal threaded posts on the rear of the letters. Specify if studs need to be in line for brick or block wall mortar joints. Stud mount orders include studs long enough to stand-off approx. 1-1/2"-2" from the back of the letters. See page 214 for other available length studs. (Brick: 2-5/8" on center; Block: 8" on center)

Mounting Patterns



1. Check pattern in shop FIRST!



2. Tape one edge of the template to the installation surface with masking tape and unroll it. Level the template and tape the entire pattern securely to the installation surface.



3. Mark holes with center punch, remove pattern if holes are visible on wall, then drill holes slightly larger than stud diameter and 3/4 inches deep where indicated on your template. Remove the template and clean out all drill holes using compressed air.



4. Insert the studs into the stud holes on the back of each letter. Place letters in holes on wall before applying silicone to verify position. Adjust as necessary by opening holes with your drill bit. Now fill the drill holes in the wall of the first letter with silicone.

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5. Push the tube of silicone over each stud on the first letter in order to evenly coat it with adhesive.

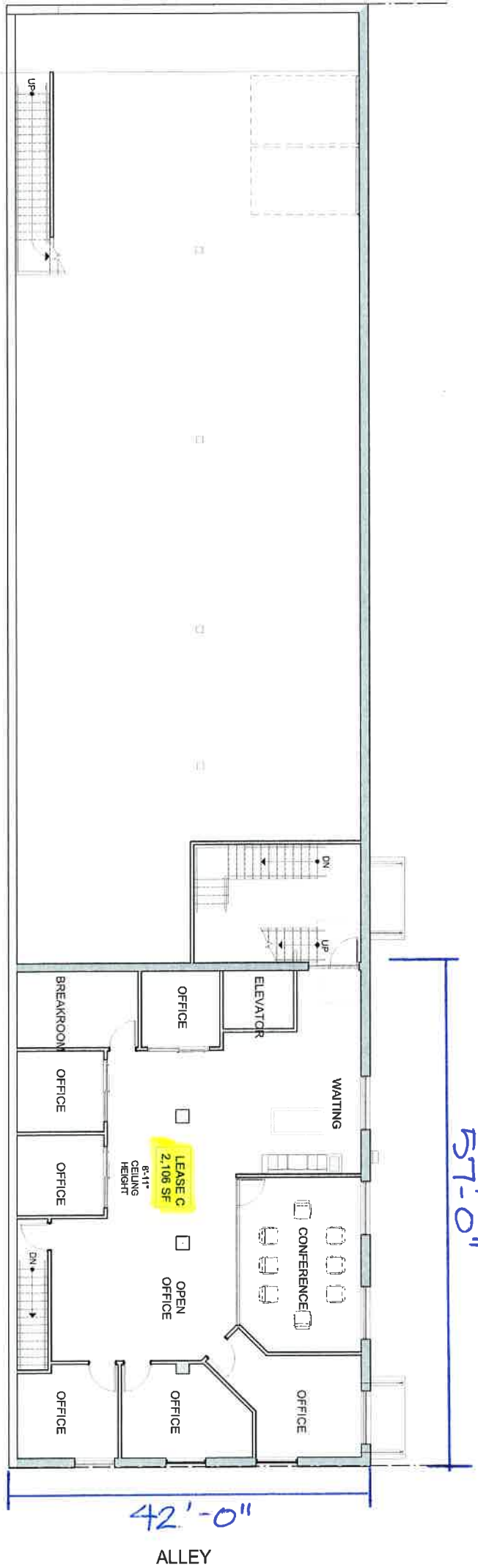


6. Push the letter into the drill holes. If not using spacers, use a thin shim to stand-off slightly from the wall. Secure to wall using long strips of tape. Remove tape after silicone sets. Repeat steps 4 through 6 for the rest of the letters.

*ATTACHMENTS: 4-6 PER LETTER/LOGO
2-6 lbs EA.*

1.800.538.8377

COMMERCIAL STREET



57'-0"

42'-0"

ALLEY

1 MEZZANINE - PROPOSED

1/16" = 1'-0"



COMMERCIAL STREET

42'-0"

110'-0"



2 LEVEL 2 - PROPOSED

110" = 1'-0"

ALLEY

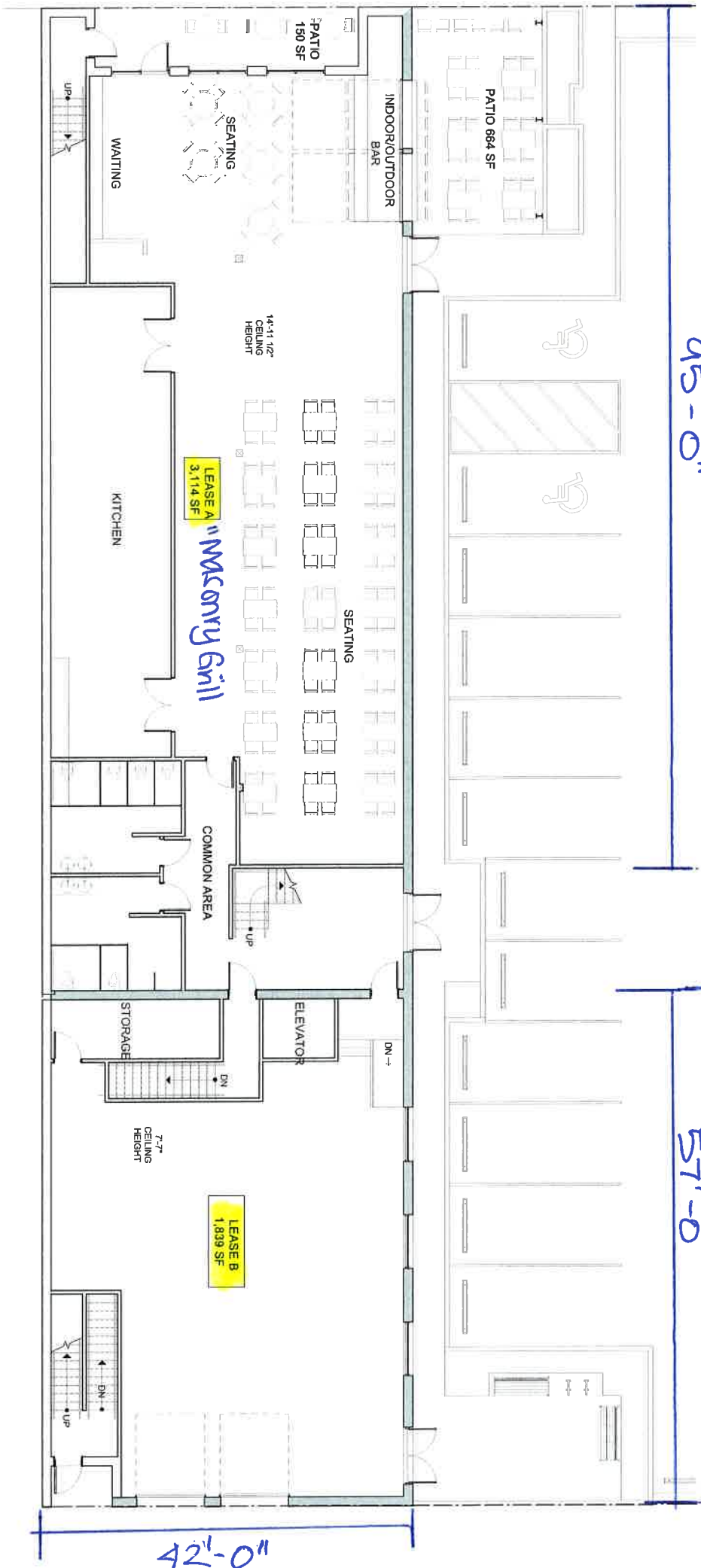


2 GROUND FLOOR - PROPOSED

1/16" = 1'-0"

COMMERCIAL STREET

42'-0"



95'-0"

57'-0"

42'-0"

ALLEY

