



NOTICE of FILING

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:	Class 2 Minor Historic Design Review Case No. HIS23-15
PROPERTY LOCATION:	195 to 197 Commercial St SE, Salem OR 97301
NOTICE MAILING DATE:	October 6, 2023
PROPOSAL SUMMARY:	Proposal to install signage on the exterior of the Holman Hotel Building.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, October 20, 2023. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. 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.
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 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, Land Use Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 230.056 – Signs in Commercial Historic Districts 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.

PROPERTY OWNER(S):	Salem Opportunity LLC (James Bruce)
APPLICANT(S):	Matt Boyington, Salem Sign Company INC
PROPOSAL REQUEST:	Class 2 Minor Historic Design Review of a proposal to install an illuminated hanging sign on the exterior of the Holman Hotel Building on property totaling approximately 0.47 acres in size, zoned CB (Central Business District) within the Salem Downtown Historic District, and located at 195 to 197 Commercial Street SE (Marion County Assessor Map and Tax Number(s): 073W27BA00500 & 700).
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period 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>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 23 118374. Paper copies can be obtained for a reasonable cost.

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

REQUEST FOR COMMENTS

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

REGARDING: Class 2 Minor Historic Design Review Case No. HIS23-15

PROJECT ADDRESS: 195 to 197 Commercial St SE, Salem OR 97301

AMANDA Application No.: 23-118374-PLN

COMMENT PERIOD ENDS: October 20, 2023 at 5:00 p.m.

SUMMARY: Proposal to install signage on the exterior of the Holman Hotel Building.

REQUEST: Class 2 Minor Historic Design Review of a proposal to install an illuminated hanging sign on the exterior of the Holman Hotel Building on property totaling approximately 0.47 acres in size, zoned CB (Central Business District) within the Salem Downtown Historic District, and located at 195 to 197 Commercial Street SE (Marion County Assessor Map and Tax Number(s): 073W27BA00500 & 700).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Friday, October 20, 2023, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Kimberli Fitzgerald, Historic Preservation Officer, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2397; E-Mail: kfitzgerald@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

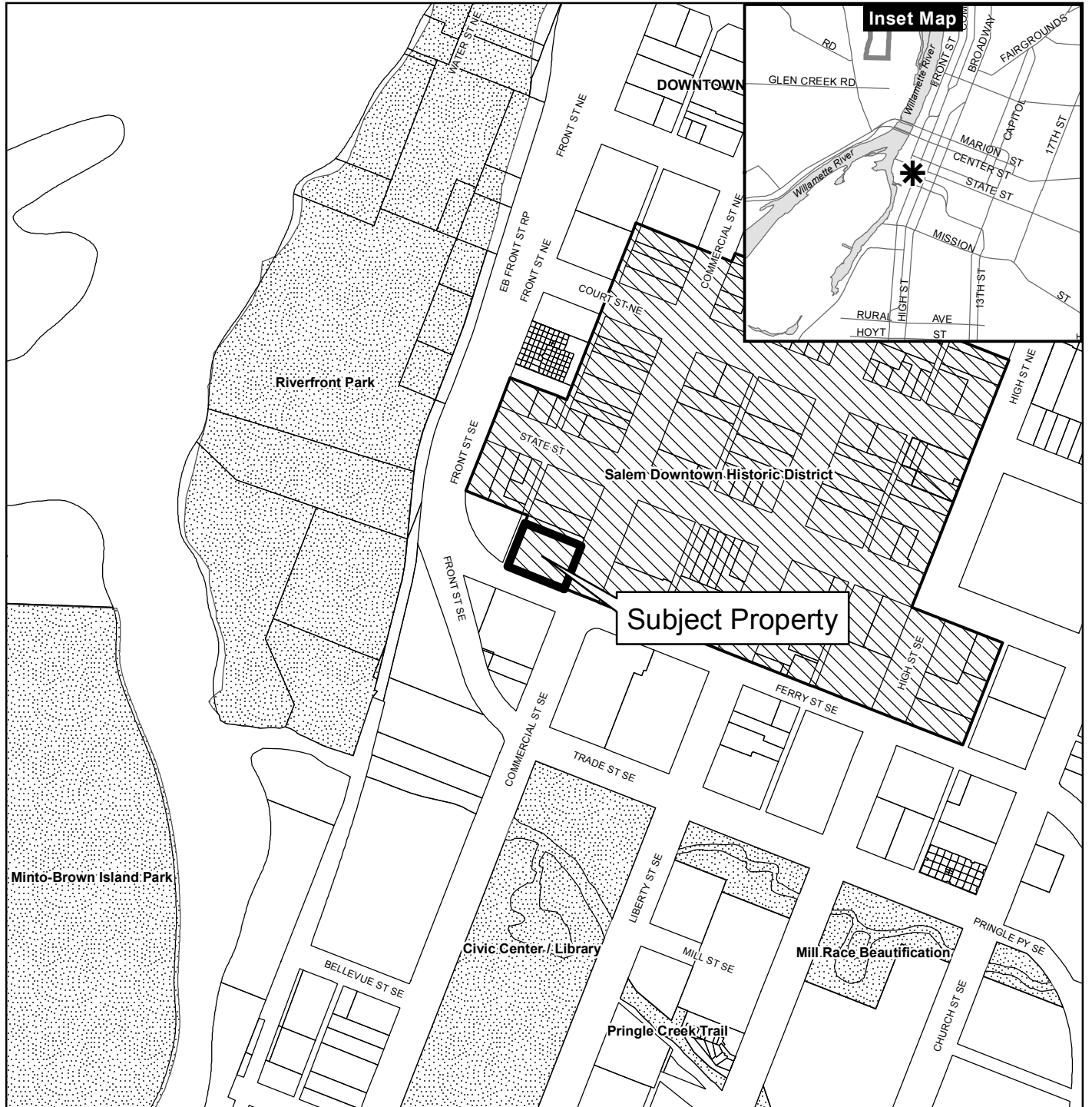
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










Vicinity Map

195-197 Commercial Street SE (073W27BA00700)



Legend

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



0 100 200 400 Feet

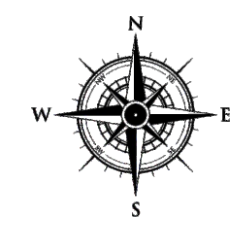


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SITE PLAN & STOREFRONT MEASUREMENTS

★ = HANGING SIGN

STOREFRONT HEIGHT= 16'



Pacific Standard
195 Commercial St SE, Suite 100
Salem, OR 97301



Salem Sign Co., Inc.

1825 FRONT ST. N.E.
SALEM, OR 97301

503-371-6362

CCB# 65297

SPECIFICATIONS

CABINET:

Custom fabricated aluminum; painted black

FACES:

3/16" White Acrylic

VINYL:

3M Matte Black

ILLUMINATION:

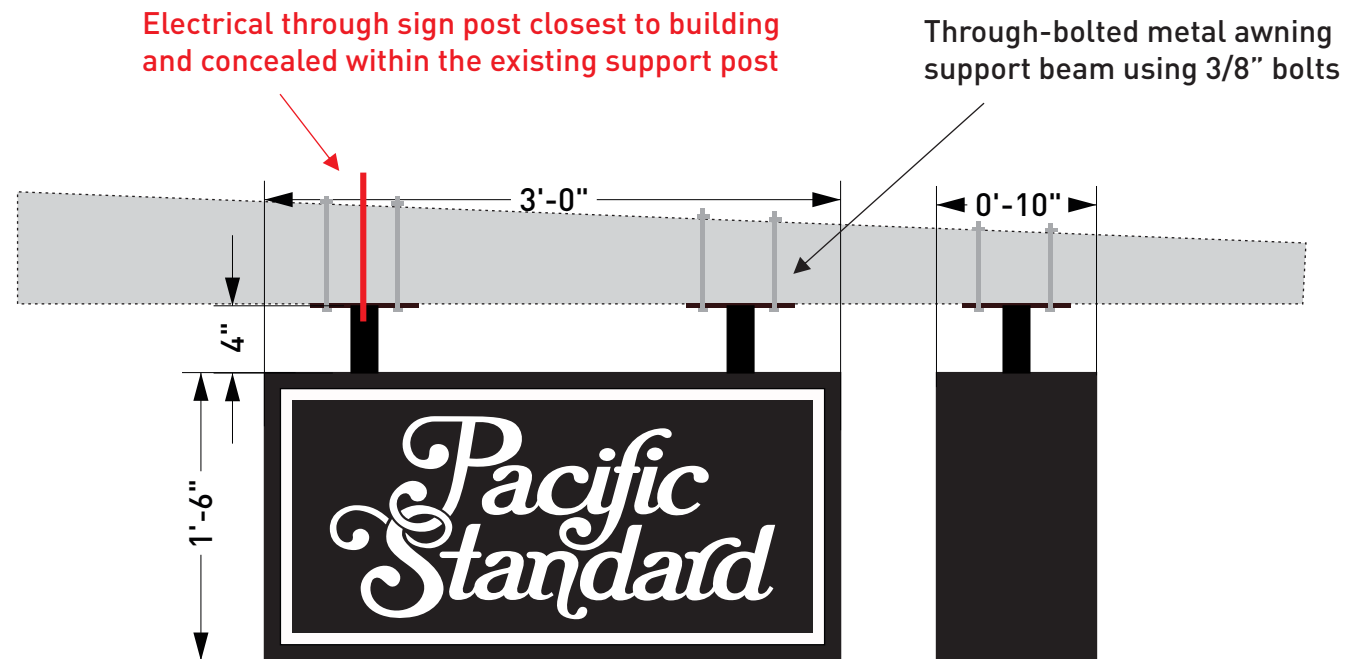
White LED

SCALE: 3/4" = 1'-0"



THIS DRAWING IS THE PROPERTY OF SALEM SIGN CO., INC.

Illuminated Double Face Hanging Sign



EXISTING



PROPOSED



8' to Grade

*Sign shown at approximate size/scale/placement.

SK# 29898-23A

JOB TITLE: Pacific Standard

LOCATION: Salem, OR

DATE: 8/25/23

DRAWN BY: M.B.

SALES: Corey Spady

APPROVED BY:

New Commercial Signage – Worksheet
City of Salem - Downtown National Register Historic District

Criteria 230.056 Signs in Commercial Historic Districts(b)Permanent non-historic signs.

Please complete for each individual sign proposed.

Case #: _____

Location: 195 Commercial St SE. Suite 100

Sign Proposal for (ie. name of Business):

Size (in feet/inches)
The proposed signage is 1'6" (height) by 3' (length) by 10" (width)

Material
The proposed signage is: Metal Acrylic Wood

Location:
The proposed signage will be:

Flush to the façade Projecting/ Perpendicular to the building or corner:
Suspending from Awning or Marquee: Within an Existing Sign Frame:

Attachment: Describe how the proposed sign will be attached:

Hanging sign attached to existing metal overhang support
using eight 1/8" lag bolts through-bolted through support

Lighting
*Please note: Any permanent non-historic sign that incorporates lighting shall:
(i)Not be internally illuminated, except if it incorporates halo illumination utilizing reversed pan-channel letters with an internal light source reflecting off the building;(ii)Not exceed 366 watts or 250 nits between sunset and sunrise; and(iii)Not have exposed conduit.*

The proposed signage will include illumination: Y N
Location of Conduit: concealed above awning.
Wattage:

120 watts

Additional Submittal Requirements

Photo of Existing Building:

Rendering of Proposed Signage:

Site Plan showing location of proposed signage: