

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
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503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS19-01

APPLICATION NO. : 18-124957-DR

NOTICE OF DECISION DATE: JANUARY 29, 2019

SUMMARY: A proposal to replace signage on the exterior of the Key Bank Building (Western Security Bank, 1965/1971).

REQUEST: Minor Historic Design Review of a proposal to replace the signage on the exterior of the Key Bank Building (Western Security Bank, 1965/1971), a non-contributing resource within Salem's Downtown National Register Historic District, on property zoned CB (Central Business District), and located at 416 State Street, (Marion County Assessors Map and Tax Lot number: 073W27AB04800).

APPLICANT: Jaylene Paulus for Integrity Signs Oregon

LOCATION: 416 State St / 97301

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

FINDINGS: The findings are in the attached Decision dated January 29, 2019.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Historic Design Review HIS19-01 based upon the application materials deemed complete on January 28, 2019 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by February 14, 2021 or this approval shall be null and void.

This Decision becomes effective on February 14, 2019. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

Application Deemed Complete: January 28, 2019
Notice of Decision Mailing Date: January 29, 2019
Decision Effective Date: February 14, 2019
State Mandate Date: May 2, 2019

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301,

no later than **5:00 p.m. Wednesday, February 13, 2019**. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 230. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS19-01
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-01)
416 STATE STREET) JANUARY 29, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Jaylene Paulus, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to replace signage on the exterior of the Key Bank Building (Western Security Bank, 1965/1971).

REQUEST: Minor Historic Design Review of a proposal to replace the signage on the exterior of the Key Bank Building (Western Security Bank, 1965/1971), a non-contributing resource within Salem's Downtown National Register Historic District, on property zoned CB (Central Business District), and located at 416 State Street, (Marion County Assessors Map and Tax Lot number: 073W27AB04800).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

DECISION

APPROVED based upon the application materials deemed complete on January 28, 2019 and the findings as presented in this report.

FINDINGS

1. Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a 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. Analysis of Minor Historic Design Review Approval Criteria

Project Summary: The applicant is proposing to replace one existing 98 square foot cabinet sign with a new 9' 4" x 10' 6" metal wall sign with halo lit letters (E01). This signage is located just below the top parapet at the center of the Key Bank Building on the northwestern façade adjacent to State Street. The applicant is proposing to replace a second 54 square foot cabinet sign with a new 6' 9" x 8' metal wall sign with halo lit letters (E02). This signage is located just below the top parapet of the southwestern façade of the Key Bank Building just adjacent to Liberty Street SE. Both of the proposed new signs will substantially match the dimensions of the existing signage, with the exception of their thickness. The proposed new signage will not be cabinet signs, but wall signs. The applicant is proposing to remove two suspended cabinet signs located at the southwestern corner of the Key Bank Building (signs E03-E04). The remaining signs (E05-E13) are not subject to historic design review as they include face changes to directional, building directory, interior vinyl logo, and ATM signage. Staff determined that the following standards from SRC 230.056 (Signs in Commercial Historic Districts) are applicable to this project.

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: The applicant is proposing to install the signage where Key Bank signage for this building has historically been located, thereby meeting SRC 230.056 (c)(1).

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

Finding: The proposed signage will be mounted perpendicular to the Key Bank Building. Staff finds that SRC 230.056(c)(2) has been met for this portion of the proposal.

(3) Not be located in transom areas.

Finding: No signage has been proposed for installation within the transom areas of the Key Bank Building, therefore staff finds that SRC 230.056(c)(3) has been met.

(4) Not obscure windows or significant architectural features.

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

thereby meeting SRC 230.056(c)(4).

(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; thereby meeting SRC 230.056(c)(5).

(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 entrance of the Key Bank Buildings. Sign E01 is above the main Liberty Street Entrance and proposed sign E02 is above the State Street entrance, thereby meeting SRC 230.056(c)(6) 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, thereby meeting SRC 230.056(c)(7).

(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.

(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 Key Bank Building does not have a brick masonry exterior, therefore this standard is not applicable to the evaluation of 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, and it 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 wall sign. Therefore, 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, thereby meeting SRC 230.056(c)(13).

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

Finding: The proposed signs will not incorporate faux painting, thereby meeting SRC 230.056(c)(14).

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

Finding: The scale and size of the signage matches that of the existing signage being replaced on the exterior of the building, which is compatible with the Key Bank Building and no significant features are obscured, thereby meeting SRC 230.056(c)(15).

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

Finding: The proposed signs will not obscure any significant features of the Key Bank Building, thereby meeting SRC 230.056(c)(16).

(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, thereby meeting SRC 230.056(c)(17).

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

Finding: The proposed sign is constructed of metal, material compatible with the resource's style, thereby meeting SRC 230.056(c)(18).

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

Finding: The proposed sign will be directly attached to the building in the same location as the existing cabinet signage. No historic materials will be damaged or obscured by their installation, thereby meeting SRC 230.056(c)(19).

(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 applicant is proposing to remove two existing cabinet signs on the southwestern corner and not replace them. The proposed identification signs include one fronting State

Street and the other fronting Liberty Street SE, are the minimum necessary to ensure identification of the business, thereby meeting SRC 230.056(c)(20).

DECISION

Based upon the application materials deemed complete on January 28, 2019 and the findings as presented in this report, the application for HIS19-01 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials

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Notice of Decision Mailing Date: January 29, 2019
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State Mandate Date: May 2, 2019

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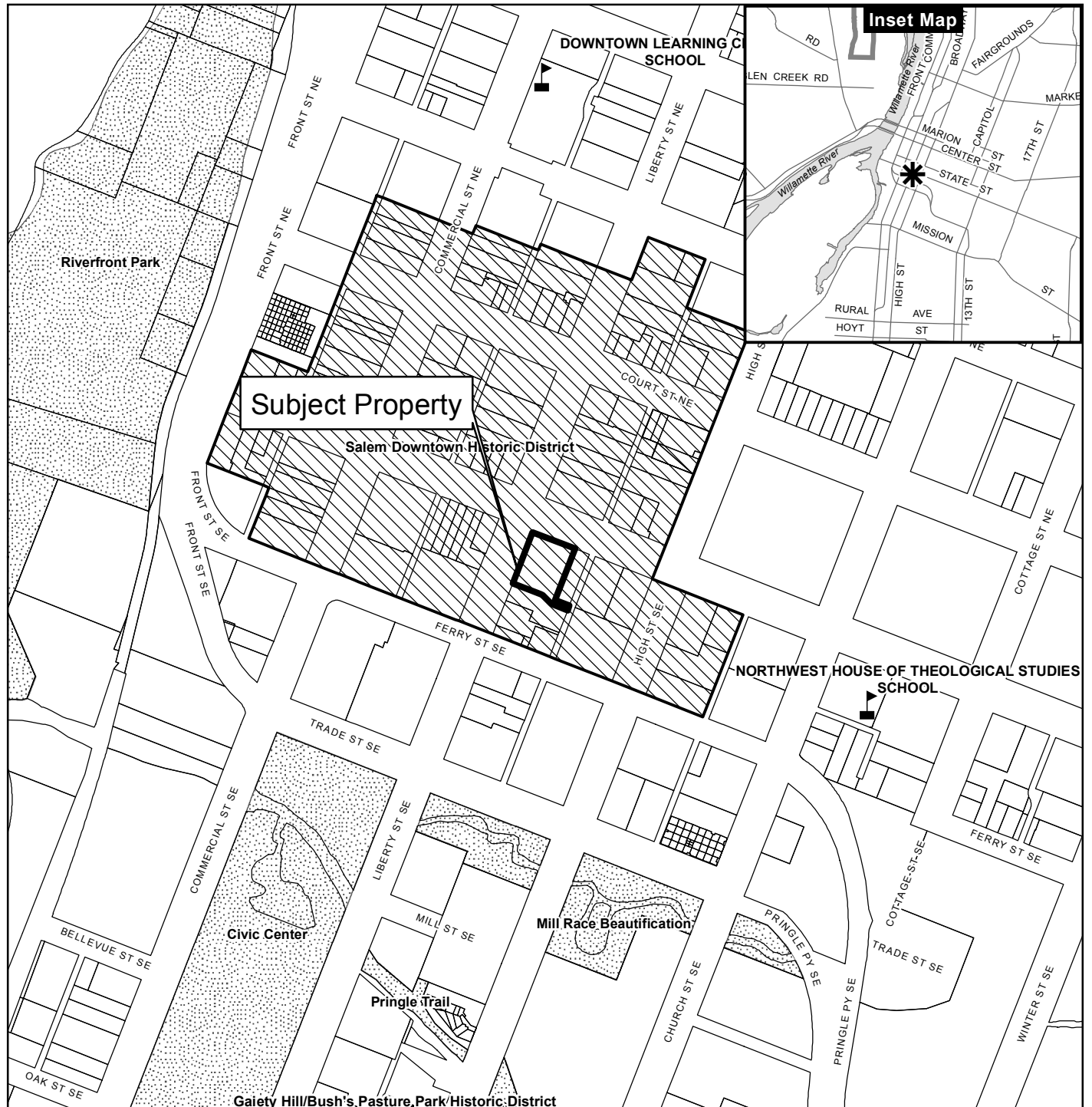
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Vicinity Map 416 State Street



Legend

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



0 100 200 400 Feet



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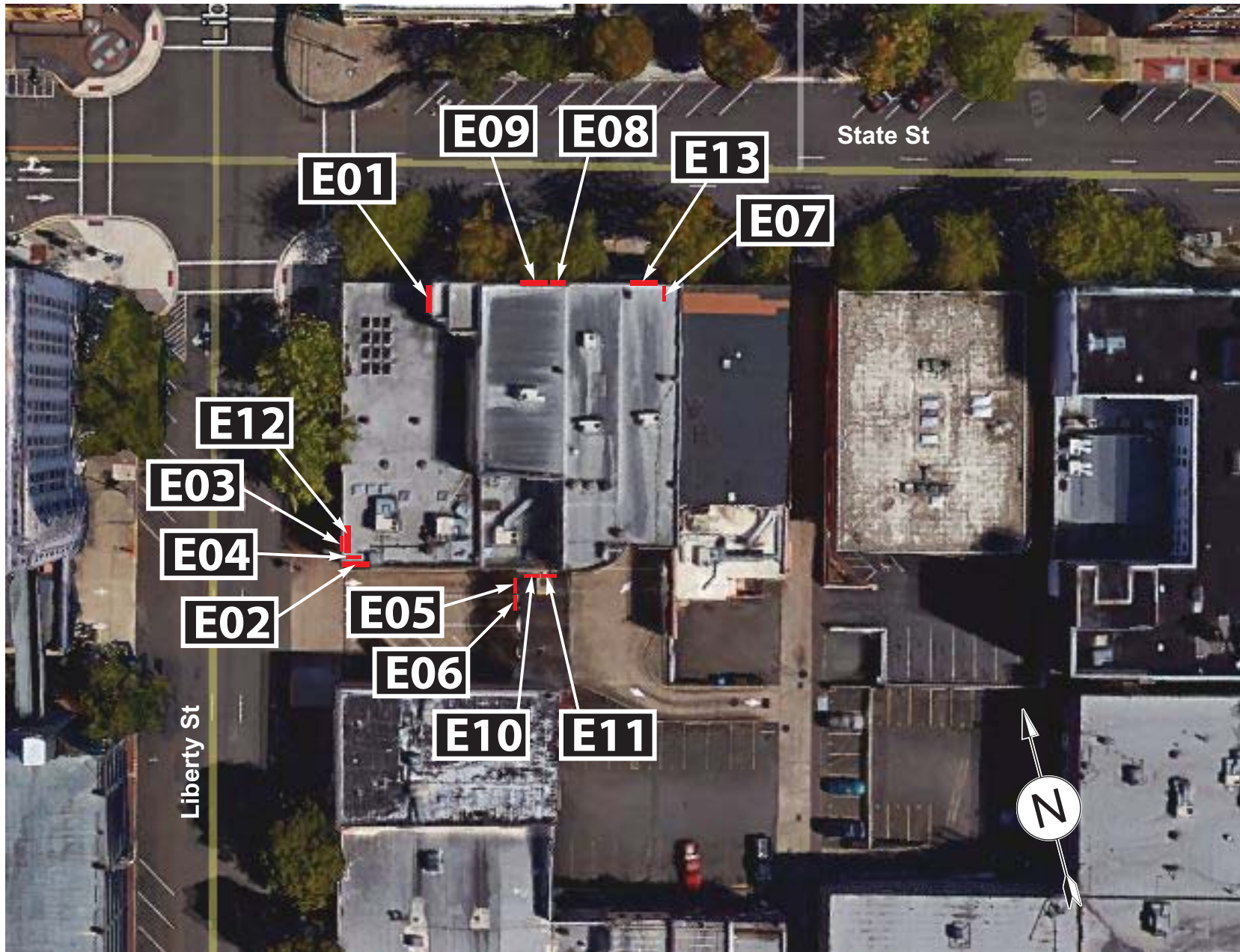
KeyBank - State Street Branch
416 State Street
Salem, Oregon 97487



Architectural Graphics, Inc.

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Production Date	Revision Date	Revision Date	Revision Date	Revision Date
03/01/2017	rc.12.19.18			



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Project Manager: K. Brown

Designer: JER

REVISIONS		
		X
		X
		X
		X
		X

Drawing #

PID #

Location: State Street Branch

Address: 416 State Street

Salem, OR 97487

Date: 03/01/2017

E01



THIS DRAWING IS NOT TO SCALE EXACTLY

EXISTING

PROPOSED SIGN TYPE:
 CUSTOM WALL SIGN;
 WITH NON-ILLUMINATED
 BLACK BACK PANEL; HALO-LIT
 WHITE/RED LETTERS
 ATTACHED TO BACK PANEL;
 ALL ELECTRICAL CONDUIT TO
 BE CONCEALED INSIDE THE
 BACK PANEL TO KEEP FROM
 BEING VISIBLE;
 BACK PANEL TO BE SIZED TO
 MATCH EXISTING SIGN TO KEEP
 ANY DISCOLORATIONS IN THE
 WALL FROM SHOWING.



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Project Manager: K. Brown

Designer: JER

Drawing #

Location: State Street Branch

Address: 416 State Street

Salem, OR 97487

Date: 03/01/2017

REVISIONS

		X
		X
		X
		X
		X

PID #

E02

THIS DRAWING IS NOT TO SCALE EXACTLY



EXISTING



PROPOSED SIGN TYPE:
CUSTOM WALL SIGN;
 WITH NON-ILLUMINATED BLACK BACK PANEL; HALO-LIT WHITE/RED LETTERS ATTACHED TO BACK PANEL;
 ALL ELECTRICAL CONDUIT TO BE CONCEALED INSIDE THE BACK PANEL TO KEEP FROM BEING VISIBLE;
 BACK PANEL TO BE SIZED TO MATCH EXISTING SIGN TO KEEP ANY DISCOLORATIONS IN THE WALL FROM SHOWING.



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Project Manager: K. Brown	Designer: JER
REVISIONS	X
	X
	X
	X
	X

Drawing #

PID #

Location: State Street Branch

Address: 416 State Street
 Salem, OR 97487

Date: 03/01/2017

E03

E04



EXISTING

PROPOSED:
 REMOVE (2) SUSPENDED
 CABINET SIGNS



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	_____	X
	_____	X

Drawing #

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