

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



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503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS19-36

APPLICATION NO.: 19-117699-DR

NOTICE OF DECISION DATE: OCTOBER 9, 2019

SUMMARY: A proposal to install signage on the exterior of the Bligh Building (1926).

REQUEST: Minor Historic Design Review of a proposal to install one under awning sign on the exterior of the Bligh Building (1926), a contributing resource within Salem's Downtown National Register Historic District, on property zoned CB (Central Business District) and located at 130 High Street SE (AKA 508-524 State Street). (Marion County Assessors Map and Tax Lot number: 073W27AB02300).

APPLICANT: Jonathan Jones

LOCATION: 130 High St SE (AKA 508-524 State St)

CRITERIA: Salem Revised Code (SRC) Chapter 230.056

FINDINGS: The findings are in the attached Decision dated October 9, 2019.

DECISION: The **Historic Preservation Officer**, a Planning Administrator designee, **APPROVED** Historic Design Review HIS19-36 based upon the application materials deemed complete on October 2, 2019 and the findings as presented in this report.

This Decision becomes effective on October 25, 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).

The rights granted by the attached decision must be exercised, or an extension granted, by October 25, 2021 or this approval shall be null and void.

| | |
|----------------------------------|-------------------------|
| Application Deemed Complete: | <u>October 2, 2019</u> |
| Notice of Decision Mailing Date: | <u>October 9, 2019</u> |
| Decision Effective Date: | <u>October 25, 2019</u> |
| State Mandate Date: | <u>January 30, 2020</u> |

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., Thursday, October 24, 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(s) 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. HIS19-36
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-36)
130 HIGH STREET SE (AKA 508-524)
STATE STREET)) October 9, 2019**

In the matter of the application for a Minor Historic Design Review submitted by Jonathan Jones, on behalf of Epilogue Kitchen and Cocktails, 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 install signage on the exterior of the Bligh Building (1926).

REQUEST: Minor Historic Design Review of a proposal to install one under awning sign on the exterior of the Bligh Building (1926), a contributing resource within Salem's Downtown National Register Historic District, on property zoned CB (Central Business District), and located at 130 High Street SE (AKA 508-524 State Street, Marion County Assessors Map and Tax Lot number: 073W27AB02300).

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 October 2, 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 install one non-illuminated under canopy sign (39.53”w x 23.82”h). The proposed sign is black painted aluminum with gold foil letters that will be installed under the existing canopy with steel straps. 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 new signage, suspended from the existing canopy on the western façade of the Bligh Building, 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 Bligh 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 Bligh 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 new western tenant, the Epilogue Kitchen and Cocktail space within the Bligh Building, 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 proposed signage will be installed under the existing canopy, and will not be installed into any existing masonry on the exterior of the Bligh Building, therefore this criterion is not applicable to the evaluation of this proposal.

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

Finding: The proposed signage will not be illuminated, and no conduit will be utilized, therefore this criterion is not applicable to the evaluation of this proposal.

(12) *Not have exposed conduit.*

Finding: The proposed signage will not be illuminated, and no conduit will be utilized, therefore this criterion is not applicable to the evaluation of this proposal.

(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 signage 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 under awning signage on the exterior of the building, which is compatible with the Bligh 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 signage will not obscure any significant features of the Bligh Building, thereby meeting SRC 230.056(c)(16).

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

Finding: The proposed signage is similar in 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 attached to the canopy and no historic materials will be damaged or obscured by the 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 proposed identification sign fronting High Street SE is the minimum necessary to ensure identification of this business within the Bligh Building, thereby meeting SRC 230.056(c)(20).

DECISION

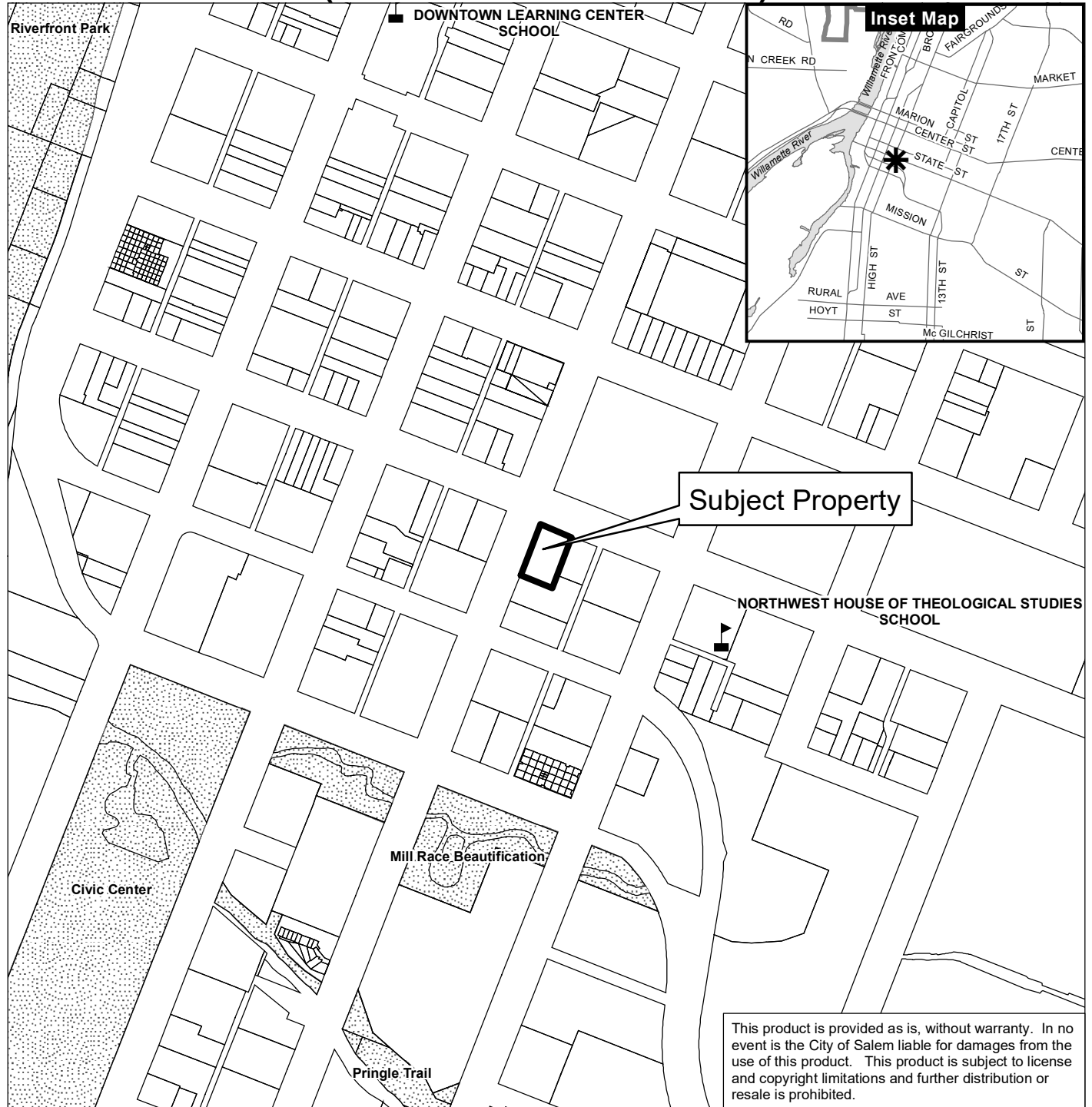
Based upon the application materials deemed complete on October 2, 2019 and the findings as presented in this report, the application for HIS19-36 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

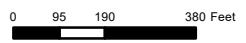
Vicinity Map 130 High St SE (508-524 State Street)



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Legend

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



Historic Alteration Review WorksheetSite Address: 130 High St. SEResource Status: Contributing Non- Contributing Individual Landmark Type of Work Activity Proposed: Major Minor Chose One: Commercial District Individual Resource Public District
Residential District Sign **Replacement, Alteration, Restoration or Addition of:****Architectural Feature:**

- Awning
 Door
 Exterior Trim, Lintel
 Other architectural feature
 Roof/Cornice
 Masonry/Siding
 Storefront
 Window(s) Number of windows: _____

Landscape Feature:

- Fence
 Streetscape
 Other Site feature (describe)

New:

- Addition
 Accessory Structure
 Sign
 Mural
 Accessibility Ramp
 Energy Improvements
 Mechanical Equipment
 Primary Structure

Will the proposed alteration be visible from **any** public right-of-way? Yes No

Project's Existing Material: _____ Project's New 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:

We will be installing a new sign at 130 High St SE. for a new business, Epilogue Kitchen and Cocktails.

Signature of Applicant

Date Submitted/Signed

PROOF #2: PLEASE REVIEW CAREFULLY

DESCRIPTION: 1, 39.53"w x 23.82"h Shape Cut 6mm Aluminum Composite Material with Applied Metallic Gold Vinyl Lettering.
Mounted with Custom Steel Hanging Bracket. Sign Weight is 20lbs



- APPROVED - PROCEED
- APPROVED WITH SMALL CHANGE
- CHANGES NEED TO RE-PROOF

Signature of approval

Date