

# NOTICE OF DECISION

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



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

## DECISION OF THE PLANNING ADMINISTRATOR

**HISTORIC DESIGN REVIEW CASE NO.:** HIS18-08

**APPLICATION NO. :** 18-106627-DR

**NOTICE OF DECISION DATE:** MAY 4, 2018

**SUMMARY:** A proposal to install a new sign on the Reed Opera House Building (c.1869).

**REQUEST:** Minor Historic Design Review of a proposal to install a new under awning sign on the Reed Opera House Building (c,1869), a historic contributing resource within the Salem Downtown National Register Historic District, on property zoned CB (Central Business District) and located at 189 Liberty Street NE, (Marion County Assessor's Map and Tax Lot number: 073W27AB05900).

**APPLICANT:** Shawn Deets for J. Forrest Construction

**LOCATION:** 189 Liberty Street NE

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

**FINDINGS:** The findings are in the attached Decision dated May 4, 2018.

**DECISION:** The Planning Administrator **APPROVED** Historic Design Review Case No. HIS18-08 based upon the application materials deemed complete on May 3, 2018 and the findings as presented in this report.

*This Decision becomes effective on **May 22, 2018**. 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 **May 22, 2020** or this approval shall be null and void.

Application Deemed Complete: May 3, 2018  
Notice of Decision Mailing Date: May 4, 2018  
Decision Effective Date: May 22, 2018  
State Mandate Date: August 31, 2018

**Case Manager:** Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto: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., Monday, May 21, 2018.**

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. HIS18-08  
DECISION**

**IN THE MATTER OF APPROVAL OF ) MINOR HISTORIC DESIGN REVIEW  
HISTORIC DESIGN REVIEW )  
CASE NO. HIS18-08 )  
189 LIBERTY ST NE ) May 4, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Shawn Deets on behalf of J. Forrest Construction, 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 a new sign on the Reed Opera House Building (c.1869).

**REQUEST:** Minor Historic Design Review of a proposal to install a new under awning sign on the Reed Opera House Building (c.1869), a historic contributing resource within the Salem Downtown National Register Historic District, on property zoned CB (Central Business District) and located at 189 Liberty St NE, (Marion County Assessor's Map and Tax Lot number: 073W27AB05900).

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 May 3, 2018 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

**Finding:** The applicant is proposing to install a new 60" x 14" wooden sign underneath the awning on the east façade of the Reed Opera House Building, fronting Liberty Street NE. The wooden sign will be attached to the awning using metal brackets, and the bottom edge of the sign will be above the sidewalk grade, meeting applicable sign code standards. 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 under the existing awning, 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 Reed Opera House 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 Starkey/McCully 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; therefore this standard 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 entrance of the Reed Opera House 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 wood, 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 proposal does not include a proposal to install the signage directly into the masonry, 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 not require conduit, therefore this standard is not applicable to the evaluation of this proposal.

**(12)** *Not have exposed conduit.*

**Finding:** The proposed signage will not require conduit, therefore this standard 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 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 is compatible with the Reed Opera House 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 Reed Opera House 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 wood, 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 mounted above the sidewalk pursuant to sign code standards and will not be directly attached to the building, but suspended from the awning on existing brackets. No historic materials will be damaged or obscured by its 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's single sign is 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 May 3, 2018 and the findings as presented in this report, the application for HIS18-08 is **APPROVED**.



Kimberli Fitzgerald, AICP  
Historic Preservation Officer  
Planning Administrator Designee

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

Application Deemed Complete: May 3, 2018  
Notice of Decision Mailing Date: May 4, 2018  
Decision Effective Date: May 22, 2018  
State Mandate Date: August 31, 2018

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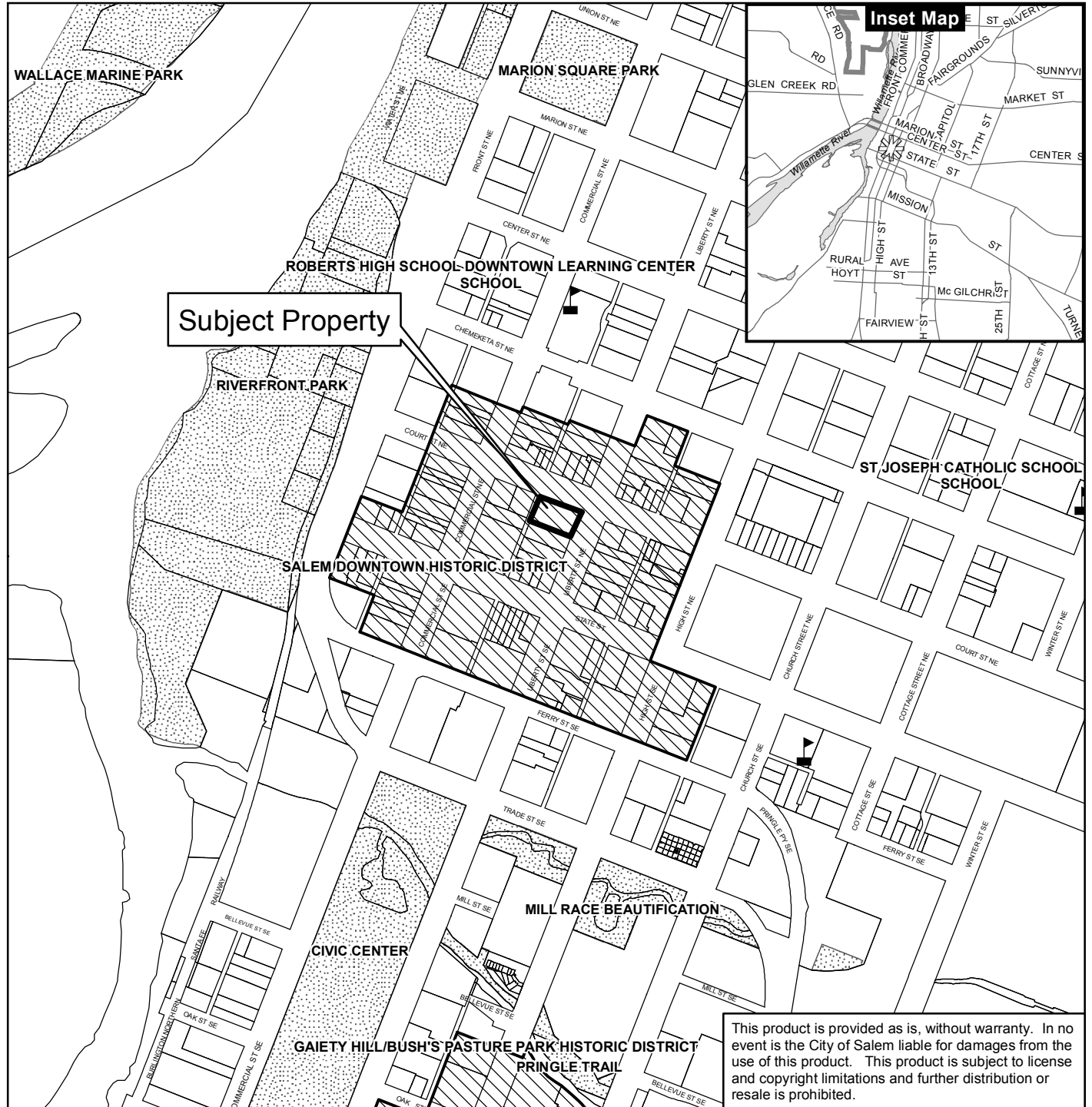
The rights granted by the attached decision must be exercised, or an extension granted, by **May 22, 2020** or this approval shall be null and void.

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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.

# Vicinity Map 189 Liberty Street NE



**Legend**

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

0 100 200 400 Feet



CITY OF *Salem*  
AT YOUR SERVICE  
Community Development Dept.



PER EMAIL DATED  
APRIL 11, 2018 -  
SIGN IS 60"x14"

Existing Canopy

Existing post

~~72"~~ JFORREST ~~72"~~

10' 4"

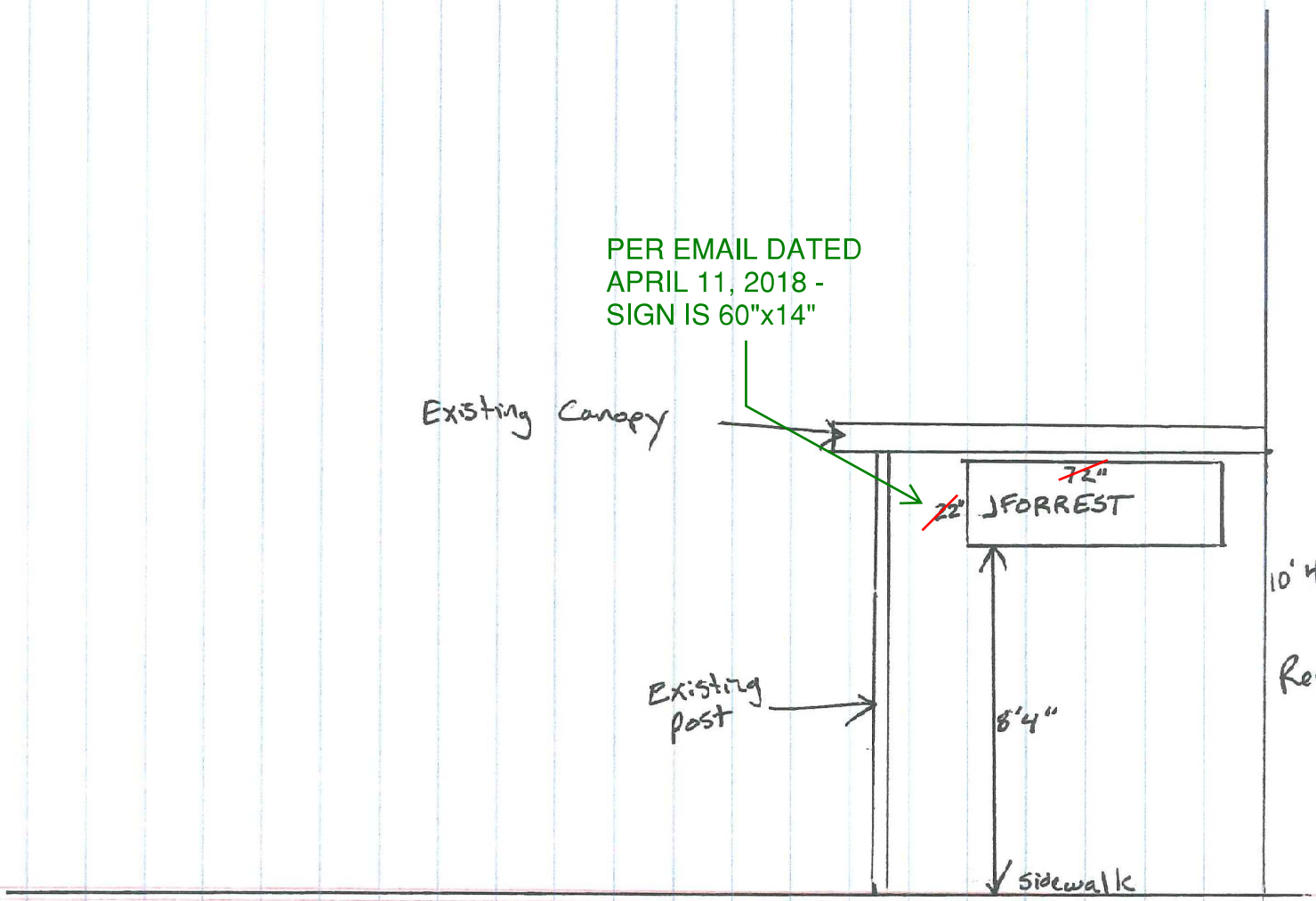
Reed Opera House

8' 4"

sidewalk

$\frac{1}{4}'' = 1'$

9'



Sign Type

Sign Size

Options

Text

Upload

Clip Art

Color

Summary

Advanced

CHAT!

Customize

Add New Text

Edit Text

Add your text here...

Font

Alegreya

B I

Font Size

W 22.8 H 77

Font Color



Recent



Design Your Wooden Sign Type

Wooden Sign

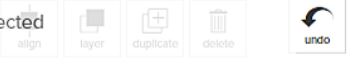
Sign Size

W 60 H 14 in. ft.

Object Size

W 22.8 No Object Selected

Tools



Save & Continue



+ 100% -

View Proof

Share

Save

Cut Drilled Holes Printed Sides Accessories

18-104729-SI  
04/1/2018

## Olivia Glantz

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**From:** Shawn Deets <shawn@jforrestconstruction.com>  
**Sent:** Wednesday, April 11, 2018 9:49 AM  
**To:** Olivia Glantz  
**Cc:** Kimberli Fitzgerald  
**Subject:** Re: 189 Liberty Street NE  
**Attachments:** JForrest sign.png; 20180411\_093047\_001.jpg; 20180411\_093101.jpg

Sign size is now 60"x14" which is 5.83 square feet.

The sign will be made of wood and have two holes drilled in the top of it. It will be hung from existing metal canopy and by using existing brackets that are mounted to the canopy. The fasteners will be 3/8" bolts with nuts and washers. Please see pictures attached. Please let me know if you need anything else, thanks!!!!!!!!!!

Shawn L. Deets  
General Manager  
503-689-7794

189 Liberty St NE Suite B 1 C  
Salem, OR 97302



**CCB # 174805**

<http://www.jforrestconstruction.com>

On Wed, Apr 11, 2018 at 9:21 AM, Shawn Deets <[shawn@jforrestconstruction.com](mailto:shawn@jforrestconstruction.com)> wrote:  
Hello,

I will bring in revised plans today, thank you.

Shawn L. Deets  
General Manager  
503-689-7794

189 Liberty St NE Suite B 1 C  
Salem, OR 97302



**CCB # 174805**

<http://www.jforrestconstruction.com>

On Thu, Mar 29, 2018 at 11:51 AM, Olivia Glantz <[OGlantz@cityofsalem.net](mailto:OGlantz@cityofsalem.net)> wrote:



HattaWear

CHIRA'S  
Cuisine & Company  
• STEAKS • SEAFOOD • BURGERS • FISH & CHIPS

50% SUSHI BAR  
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ORGANIC COFFEE  
OF THE DAY FROM  
MEXICO

5334  
SURREY

