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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS15-39 / Amanda No. 15-117300-DR

NOTICE OF DECISION DATE: October 13, 2015

REQUEST: Minor historic design review of a proposal to install 3 new signs on the Christian Science Reading Room Building, a non-historic, non-contributing two-story office building in Downtown Salem's National Historic District, zoned CB (Central Business District), and located at 447 Court Street NE (Marion County Assessor's Map and Tax Lot number: 073W22DC06200).

APPLICANT: Salem Sign Co. Inc., for Christian Science Reading Room

LOCATION: 447 Court Street NE / 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.056

DECISION: Based upon the application materials deemed complete on October 9, 2015, and the findings as presented in this report, the application is APPROVED.

FINDINGS: The applicant is proposing to install one new marquee sign and two under awning signs on the front of the Christian Science Reading Room Building. The proposed marquee sign will be 1'4 1/4" x 7' (9.3 square feet), of aluminum with light letters on a dark background. The under awning signs will be 4'9" x 1' 3" (6 square feet) in size and will be installed with brackets underneath the existing awning. The marquee sign will front Court Street NE, and will be located above the front entry on the awning over of the front entry. The other two under awning signs will be perpendicular to the building and will be located just west and east of the front entry at the center of the building.

Staff determined that the following standards from SRC 230 are applicable to this project:

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: Sign one is on the front of the awning, on the marquee, signs two and three are suspended from the awning, thereby meeting SRC 230.056(c)(1).

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

**NOTICE OF
DECISION**

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

CITY OF Salem
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Finding: Sign one is flush on the marquee, signs two and three are perpendicular to the building, thereby meeting SRC 230.056(c)(2).

(3) Not be located in transom areas.

Finding: None of the proposed signs are proposed to be located within the transom areas, thereby meeting SRC 230.056(c)(3).

(4) Not obscure windows or significant architectural features.

Finding: The proposed signs do 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, thereby meeting SRC 230.056(c)(6).

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

Finding: The proposed signage is constructed of aluminum (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 signs will not be attached directly into any 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 marquee sign will be lit by LED reveal lighting, and the conduit will run behind the marquee and underneath the existing awning, and will not be easily visible, thereby meeting SRC 230.056(c)(11).

(12) Not have exposed conduit.

Finding: The proposed marquee sign will be lit by LED reveal lighting and the conduit will not be exposed, since it will be hidden behind the marquee and underneath the awning, thereby meeting SRC 230.056(c)(12).

(13) Use a dark background with light lettering.

Finding: The proposed signage has light lettering with 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 proposed three aluminum signs will be located on the modern awning attached to the front of the building, and are small in scale and compatible with the design of the Christian Science Reading Room Building, thereby meeting SRC 230.056(15).

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

Finding: The proposed three aluminum signs will be located on the modern awning attached to the front of the building, and will not obscure any significant features of the Christian Science Reading Room 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 historic district. While the signage, once installed, will be lit with LED reveal lighting, the lights will be of a low wattage, and will not be pointed at traffic or adjacent buildings, not adversely affecting 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 signage is constructed of aluminum (metal), a material that is found throughout the historic district, and compatible with the historic district's period and 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 marquee sign will be attached to the face of the awning marquee with Tek screws into the beam of the existing awning, and the under awning signs will be attached to the awning with 8" long square tubes and Tek screws that will be set into beams within the existing awning. The proposed signs will be between 10 and 15 pounds, and will be 9'4" above the sidewalk, thereby meeting SRC 230.056(c)(19).

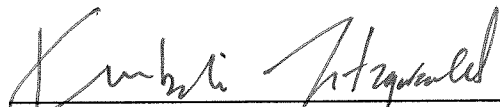
(20) Any sign identifying the use of the building or structure otherwise permitted by this Chapter shall be limited to the minimum necessary for such identification.

Finding: The applicant is proposing to have one marquee sign and two under awning signs. All three signs are oriented to the main entrance, and utilized to minimally ensure that the building can be easily identified, thereby meeting SRC 230.056(c)(20).

Summary:

The proposed signs have light letters on a dark background and their proposed attachment will not adversely affect the building. The signs are oriented toward the main entrance and have a design that respects the size, scale and design of the building and the surrounding historic district. Staff finds that the proposed signs are compatible with the resource and surrounding historic district, thereby meeting SRC 230.065(c) (1)-(4), (6)-(7), (11) and (12)-(20). Standards 230.065 (5) and (8)-(10) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on October 9, 2015, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer
kfitzgerald@cityofsalem.net
Phone: (503)540-2397

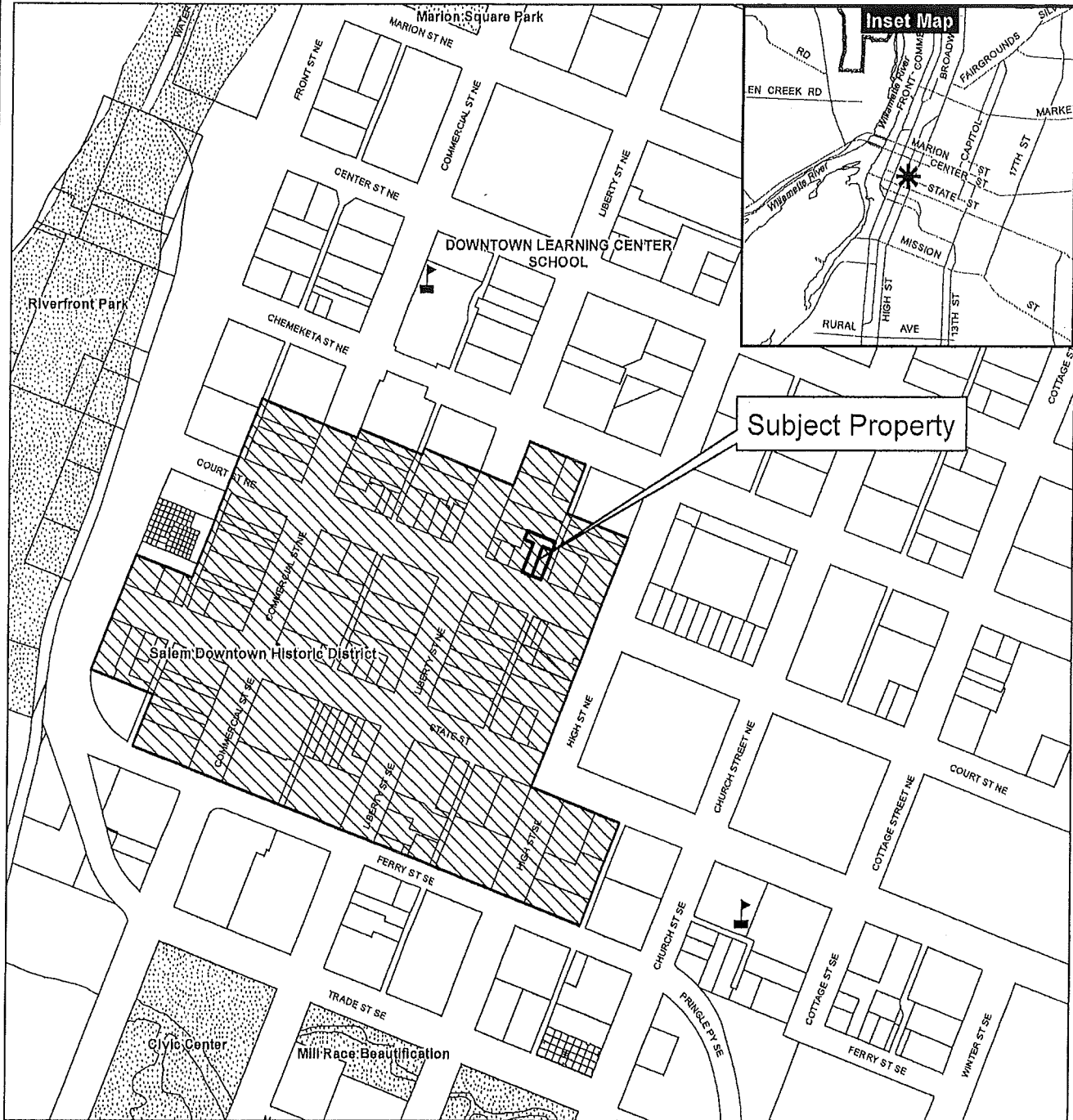
*This Decision becomes effective on **October 29, 2015**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: October 9, 2015
Notice of Decision Mailing Date: October 13, 2015
Decision Effective Date: October 29, 2015
State Mandated Decision Date: February 6, 2016








The rights granted by this decision must be exercised by October 29, 2017, or this approval shall be null and void.

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., October 28, 2015. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (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 Salem 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.

Vicinity Map 447 Court St NE



Legend

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

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Community Development Dept.

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0 100 200 400 Feet



Historic Alteration Review - General Resource Worksheet

Site Address: 447 COURT STREET 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: NOTHING EXISTING Project's New Material: ALUMINUM

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:

THREE SINGLE FACE DISPLAYS
CUSTOM ALUMINUM FABRICATED; DARK BACKGROUNDS
AND LIGHT COPY

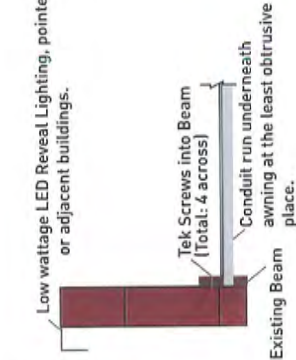

Signature of Applicant

Date Submitted/Signed

Three Single Face Non-Illuminated Awning Displays



SIGNS 2 & 3 - 10 lbs. each 6 sq. ft. each
Qty: 2



Low wattage LED Reveal Lighting, pointed downward; not at traffic or adjacent buildings.

PROPOSED - SIGNS 2 & 3



PROPOSED - SIGN 1



Signs in photos are approximate scale.

SPECIFICATIONS

CABINET / BACK:
* Custom Aluminum Fabricated

LETTERS:
* 1/4" Cut Aluminum

COLORS:
* Cabinet - Burgundy
* Letters - 2718 Ivory

SCALE: 3/4" = 1"

Salem Sign Co., Inc.
1825 FRONT ST. N.E.
SALEM, OR 97301
503-371-6362
FAX: 503-371-0901
e-mail: signs@salemign.com
CCB# 65297



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