

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

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS14-08 / Amanda No. 14-105428-DR

NOTICE OF DECISION DATE: April 1, 2014

REQUEST: Minor Historic Design Review of a proposal to install two new sign faces within existing sign cabinets under the marquee on the north side and install one new plywood under marquee sign on the east side of the Reed Opera House (1869/1902), a historic contributing building within the Downtown National Register Historic District, on property within the CB (Central Business District), and located at 189 Liberty Street NE (Marion County Assessors Map and Tax Lot number: 073W27AB05900).

APPLICANT: Richard Foote, for Oregon Crepe Company, LLC

LOCATION: 189 Liberty Street NE

CRITERIA: Salem Revised Code (SRC) Chapter 230

FINDINGS: The applicant proposes to install two new signs. One sign will include two new faces which will be installed within an existing under marquee sign cabinet on the north side of the Reed Opera House building. The second sign will be installed on the east side of the Reed Opera House, and will be six square feet in size and constructed of wood. 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.
- (2) Be located perpendicular to corner, flush to the facade or perpendicular to building.
- (3) Not be located in transom areas.
- (4) Not obscure windows or significant architectural features.
- (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.
- (6) Be oriented to the main entrance and shall not be placed in a manner that has no relationship to main customer entrance.
- (7) Be constructed of materials such as wood or metal, except for untreated mill-finished metals.
- (8) Not use neon unless incorporated into a larger sign and there is historic precedence.
- (9) Not use free-standing neon or plastic, back-lighted boxes.
- (10) Be attached into mortar joints, not into masonry, with sign loads properly calculated and distributed.
- (11) Have conduit located in the least obtrusive places.
- (12) Not have exposed conduit.
- (13) Use a dark background with light lettering.

NOTICE OF DECISION

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

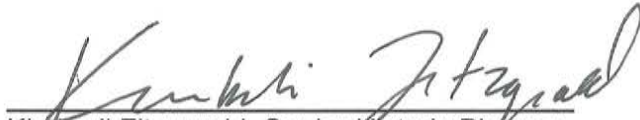


- (14) Not incorporate faux painting, e.g., stone, brick, metal.
- (15) Design new signs that respect the size, scale and design of the historic resource.
- (16) Locate new signs where they do not obscure significant features.
- (17) Design new signs that respect neighboring resources.
- (18) Use materials that are compatible with and characteristic of the building's or structure's period and style.
- (19) Attach signs carefully to prevent damage to historic materials and ensure the safety of pedestrians.
- (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.

Findings: The two new plastic face signs will be 12" x 72" in size and will fit into an existing under marquee box on the north side of the Reed Opera House. The wooden sign will be six square feet in size and will be hung off an existing bracket under the marquee on the east side of the Reed Opera House.

These materials are typically found throughout the district and are compatible with the resource and surrounding historic district. The proposed signs will be located perpendicular to the building, and will have light letters on a dark background, and their proposed attachment will not adversely affect or obscure any historic material existing on the Reed Opera House building. The signs shall be oriented toward the main entrance and have a design that respects the size, scale and design of the historic resource. Staff finds that that proposed signs are compatible with the resource and surrounding historic district, thereby meeting SRC 230.065(c) (1)-(4), (6)-(7), and (13)-(20). Standards 230.065 (5) and (8)-(12) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on, March 28, 2014, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Senior Historic Planner
Urban Planning Administrator Designee

kfitzgerald@cityofsalem.net; Phone: (503)540-2397

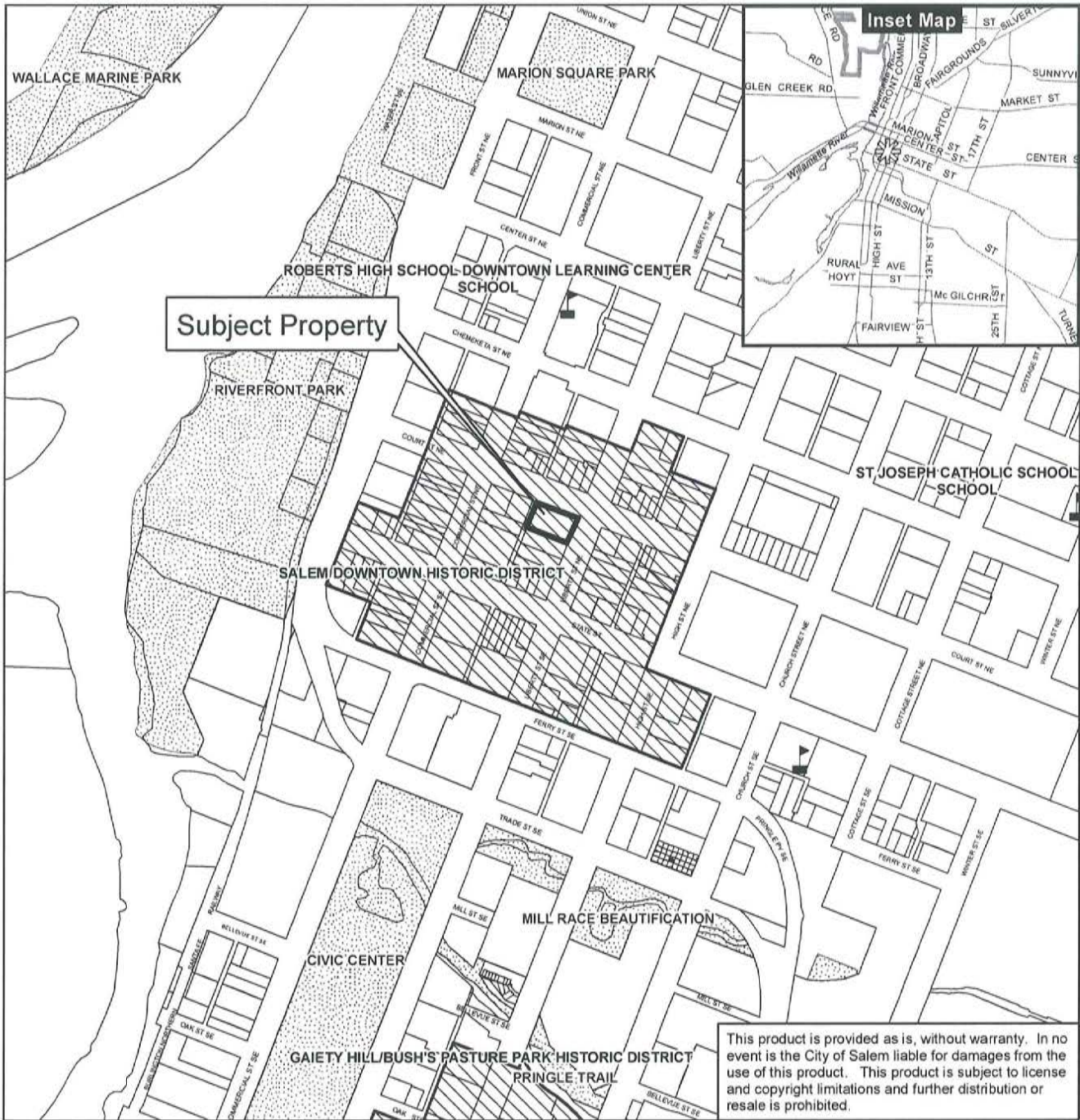
Application Deemed Complete: March 28, 2014
Notice of Decision Mailing Date: April 1, 2014
Decision Effective Date: April 17, 2014
State Mandated Decision Date: July 30, 2014

The rights granted by this decision must be exercised by April 17, 2016, 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., April 16, 2014. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 120A). 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

189 Liberty Street NE



Legend

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



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

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

Revised Design



1010 Commercial St. SE
Salem, OR 97302
503-371-1329
sal@1-daysigns.com
www.1-daysigns.com

- ☐ Spelling
- ☐ Color
- ☐ Font
- ☐ Overall Design
- ☐ Design Approved **OR**
- ☐ Changes Requested

Approved By: _____

Date: _____

12"x72"



Please check this proof for accuracy of spelling, color, font and design/placement of text/art elements. **Please email or fax us to approve this design or indicate requested changes. We are not able to produce your order until we have your written approval. (An emailed approval is as good as a signature.)**

1-Day Signs will provide minimal design time and one proof free of charge. Charges may be incurred for additional proofs or design time. If the order is cancelled after delivery of proof, customer may be charged for design time. Our current rate for design time is \$75 per hour.

This is an original design created for the exclusive use of the customer. Until transferred by sale, all rights are reserved and sign is not to be reproduced in any manner without permission from 1-Day Signs, Salem, OR.

If you have any questions, don't hesitate to call. We appreciate your business!

Revised 10/12/11

Sign 1 COURT ST. NE
* See Revised Design

Sweet and Savory Crêpes
On The Lower Level

Oregon
CRÊPE Cafe



EXISTING
SIGN
CABINET



MACEDONIA

glasses

GOOD
THINGS

SIGN 2

Liberty St / ^{See} Revised Design



Oregon
CRÊPE
Cafe



HANDCRAFTED SOAP

MACEDONIA
GREEK CUISINE
Vegetarian, Seafood, Beef & Chicken
503-216-9993

MAY BEEN
IN THE
REGISTERED
PLACES