

# NOTICE OF DECISION

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

## ADMINISTRATIVE DECISION – MINOR HISTORIC REVIEW

**CASE NO.:** Historic Review Case HIS14-17 / Amanda No. 14-108899-DR

**DECISION DATE:** June 18, 2014

**REQUEST:** Minor Historic Design Review of a proposal to replace two existing under-marquee signs (La Capitale), with two new under-marquee signs (table FIVE 08) of similar size, for installation on the Bligh Building, a contributing resource within the Salem Downtown Historic District, in the CB (Central Business District) zone, and located at 508 State Street SE (Marion County Assessors Map and Tax Lot Number: 073W27AB02300).

**APPLICANT:** Salem Sign Company, Inc. for Table 508

**OWNER:** Mary Renfro for 17<sup>th</sup> & Mission LLC

**LOCATION:** 508 State Street SE - 97301

**CRITERIA:** Salem Revised Code (SRC) Chapter 230

**FINDINGS:** The applicant proposes to replace the two existing under-marquee signs with two new under-marquee signs of similar size on the north and west frontages of the resource. Staff determined that the following standards from SRC Chapter 230 are applicable to this project

- (a) *Historic signs shall be retained wherever possible, particularly if the sign is associated with historic figures, events, or places, significant as evidence of the history of the product, business, or service advertised, significant as reflecting the history of the building or development of the historic district, characteristic of a specific period, or integral to the building's or structure's design or physical fabric.*
- (b) *Recreate a historic sign only with sufficient historical, pictorial, and physical documentation.*
- (c) *New signs shall:*
  - (1) *Be located between the transom and sill of the first story, within a historic signboard, or suspended from the awning or marquee.*
  - (2) *Be located perpendicular to corner, flush to the façade or perpendicular to building.*
  - (3) *Not be located in transom areas.*
  - (4) *Not obscure windows or significant architectural features.*

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



- (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 the 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 a historic precedence.*
- (9) *Not use free-standing neon or plastic, back-lighted boxes.*
- (10) *Be attached to 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.*
- (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 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. (Ord. No. 34-10)*

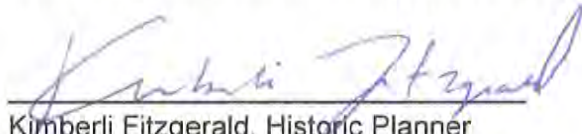
**Findings:** The applicant proposes to replace two existing under-marquee signs to accommodate the name and logo of a new tenant (Table 508 restaurant) occupying the corner space within the Bligh Building, a contributing resource within the Salem Downtown Historic District. In 2008, the Historic Landmarks Commission approved the installation of two signs for the La Capitale restaurant (see HIS08-19). La Capitale occupied the corner of the Bligh Building until 2013, and the present applicant proposes to re-use the existing sign mountings for Table 508. In approving the La Capitale signs, the Historic Landmarks Commission found that the signs would be placed "so as not to obscure historic features of the building, or interfere with neighboring properties."

The signs would be mounted to I-beams framing the existing awning, with a 1" welded square tube frame suspended by 3/8" all thread with double nut. The awning was approved in 2007 (see HIS07-6), and the proposed mounting would not attach the signs directly to the historic fabric of the building. The installation of new signs would leave a 9'1" clearance from the bottom edge of the signs to the sidewalk below. One sign would be mounted at the edge of the awning on the building's State Street SE frontage, just over the building's main entrance and perpendicular to the frontage in order to face pedestrians on the sidewalk below. The other sign would be mounted at the edge of the awning above the High Street SE frontage in order to face pedestrians traveling north and south on the sidewalk below. The High Street SE sign would not share a frontage with the building's main entrance, but would be located at the same building corner as the main entrance, parallel to the entrance, only a few feet to the west.

The applicant proposes to install two double-faced under awning displays, each approximately 5 feet wide and 1'2" tall. The background would consist of 0.8" aluminum and logo, letters, and border made from ¼" cut aluminum. The background would be painted black, with light lettering and red logo, in conformance with Standard (b)(13).

The applicant does not propose to retain or recreate an existing sign. Therefore, Standards SRC 230.065(a) and (b) do not apply to this proposal. Staff finds that the proposed signs are compatible with the resource and surrounding historic district, thereby meeting Standards SRC 230.065(c)(1)-(4), (6)-(7), and (13)-(20). Standards SRC 230.065(5) and (8)-(12) do not apply to this proposal.


**DECISION:** Based upon the application materials deemed complete on May 30, 2014, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Planner  
Urban Planning Administrator Designee

[kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net)

Phone: (503) 588-2397

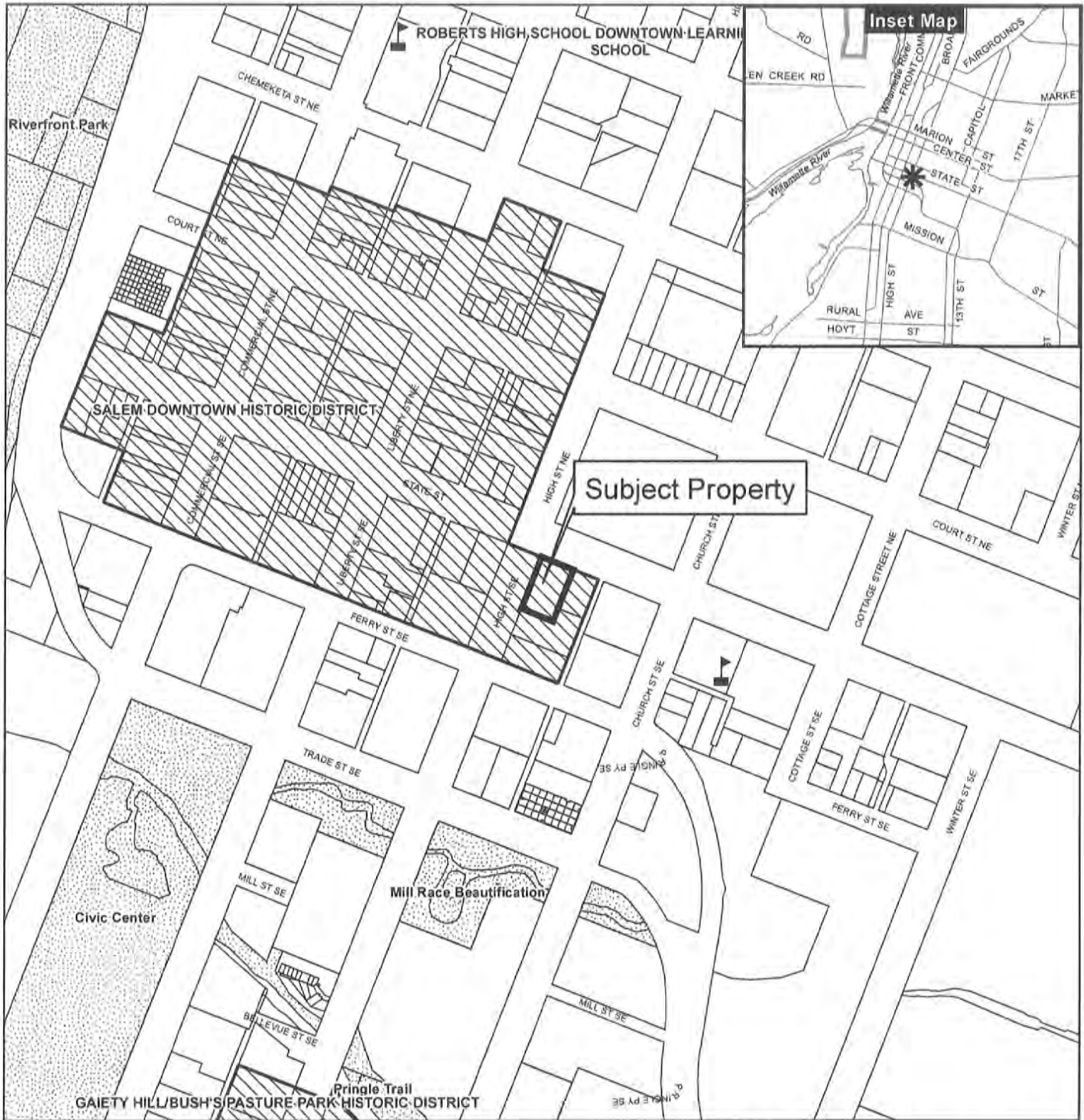
Prepared by Christopher Green, Planner II 

Application Deemed Complete:	May 30, 2014
Notice of Decision Mailing Date:	June 18, 2014
Decision Effective Date:	July 4, 2014
State Mandated Decision Date:	September 27, 2014








The rights granted by this decision must be exercised by July 4, 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., July 3, 2014**. 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 508-524 State Street



## Legend

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

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0 100 200 400 Feet



## 2 Double Faced Under Awning Displays



10' - 3" overall height

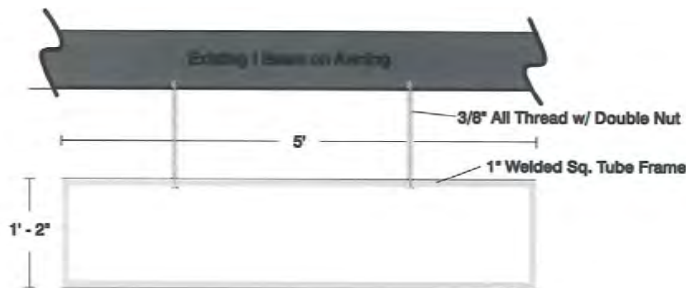
1' - 2"

9' - 1"

TO BOTTOM OF SIGN

### SPECIFICATIONS

- \* Background - 0.8 Aluminum, Painted Black
- \* Letters / Border - 1/4" Cut Aluminum w/ Natural Brushed Finish
- \* Logo - 1/4" Cut Aluminum, Painted 2793 Red



1/2" = 1'



\* Existing



\* Proposed

\* Note - Sign in Photo is Approximate Scale



**Salem Sign Co., Inc.**

1825 FRONT ST. N.E.  
SALEM, OR 97301

**503-371-6362**

FAX 503-371-0901

e-mail [signs@salemsign.com](mailto:signs@salemsign.com)

THIS DRAWING IS THE PROPERTY  
OF SALEM SIGN CO., INC.

CLIENT:	Table 5 o8
SCALE:	1"=1'
DATE:	03-26-14
JOB TITLE:	Table 5 o8
LOCATION:	Salem, OR

#### NOTES:

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DRAWN BY: CZ

SKETCH # **12088-14D**

SALES: Corey

APPROVED:

