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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS14-38 / Amanda No. 14-118191-DR

NOTICE OF DECISION DATE: December 16, 2014

REQUEST: Minor historic design review of a proposal to install new signage on the front façade on the Odd Fellows Hall Annex Building, a historic contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 466 Court Street NE; 97301; Marion County Assessor's Map and Tax Lot number: 073W27AB-90004

APPLICANT: Jim Vu, for The Kitchen

LOCATION: 466 Court Street NE

CRITERIA: Salem Revised Code (SRC) Chapter 230

FINDINGS: The applicant proposes to install tenant signage on the north façade (front) of Odd Fellows Hall Annex Building. Staff determined that the following standards from SRC 230 are applicable to this project:

Signage

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.
 - (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.

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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- (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:

Primary Tenant Signage

The applicant is proposing to install one 11" x 21' aluminum composite sign flush along the front lip of the awning fronting Court Street. The sign will be lit by an LED light rope on the top and bottom of the sign with power supplied by an existing non-exposed conduit on the awning, not visible from the street, thereby meeting SRC 230.056 (c)(11) and (12).

These materials are typically found throughout the district and are compatible with the resource and surrounding historic district. The proposed sign will be located flush on the edge of the awning, and will have light letters on a dark background, and the proposed attachment is removable and will not adversely affect or obscure the transom windows above the flat topped awning or any historic material existing on the Annex Building. The proposed sign is oriented toward the main entrance of the tenant space and has a design that respects the size, scale and design of the Annex Building. Staff finds that the proposed sign is compatible with the resource and surrounding historic district, thereby meeting SRC 230.056(c) (1)-(4), (6)-(7), and (13)-(20). Standards 230.065 (5) and (8)-(12) do not apply to this proposal.

Tenant Blade Signage

The applicant is proposing to install one blade sign on the Court Street façade, hung on metal brackets attached to the building's canopy/awning system above the main entry. This sign will be 16" x 38" in size, aluminum composite with yellow letters on a dark grey background.

These materials are typically found throughout the district and are compatible with the resource and surrounding historic district. The proposed sign will be located perpendicular to the building, and will have light letters on a dark background, and the proposed attachment will not adversely affect or obscure any historic material existing on the Annex building. The sign is oriented toward the main entrance of The Kitchen tenant space and has a design that respects the size, scale and design of the Annex Building. Staff finds that that proposed sign is compatible with the resource and surrounding historic district, thereby meeting SRC 230.056(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 November 14, 2014, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer
Urban Planning Administrator Designee

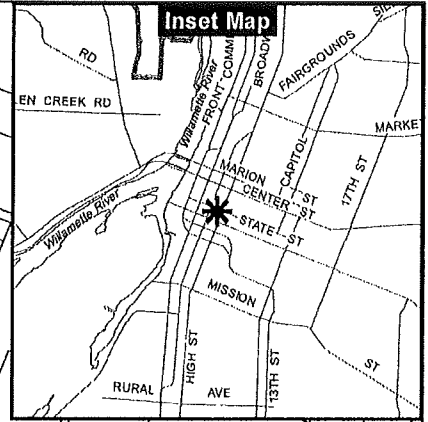
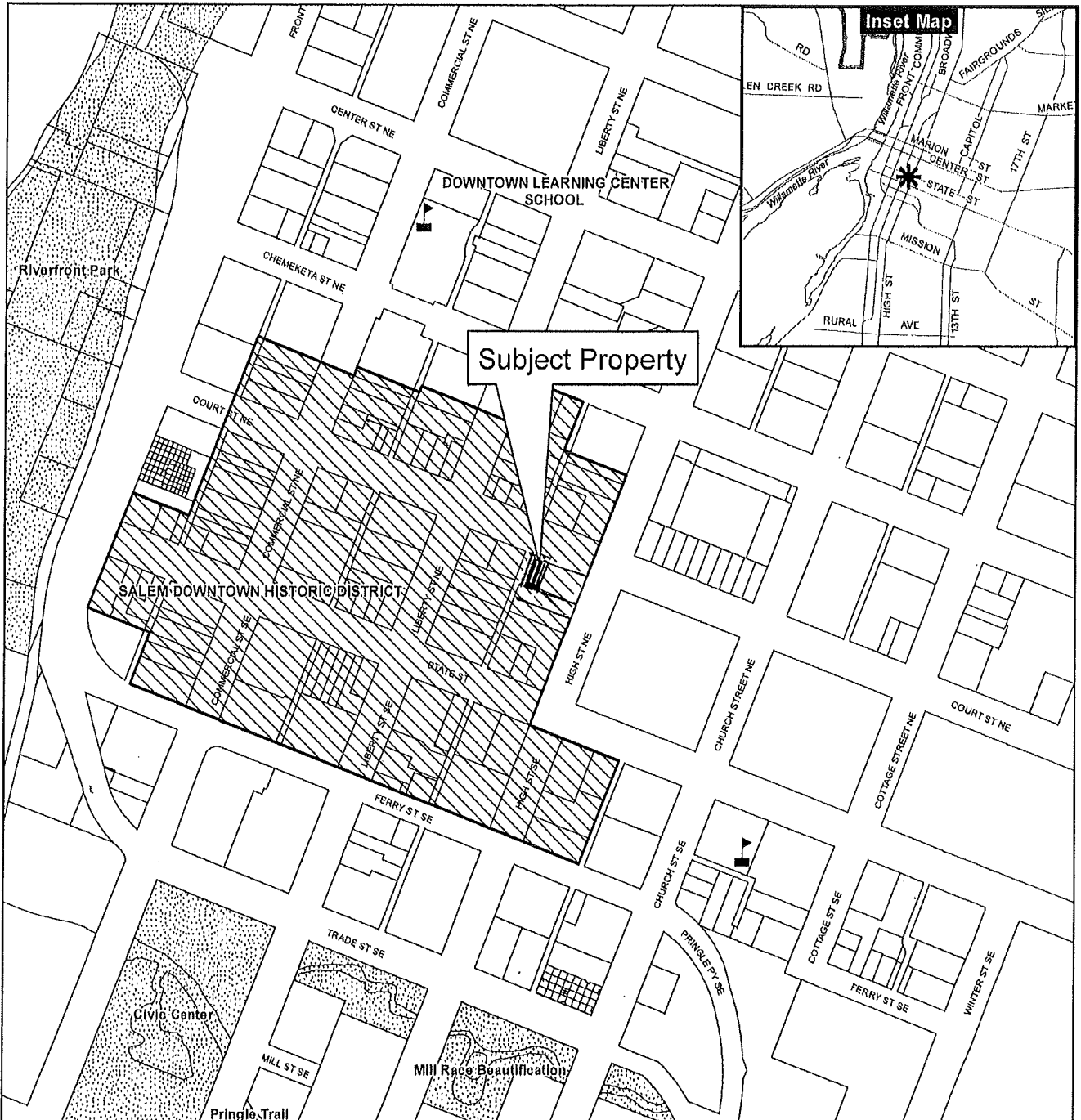
kfitzgerald@cityofsalem.net; Phone: (503)540-2397

Application Deemed Complete: November 14, 2014
Notice of Decision Mailing Date: December 16, 2014

The rights granted by this decision must be exercised by January 1, 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., December 31, 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.

466 Court St NE



Subject Property

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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38"



16"



existing
plug

The Kitchen on Court Street] 11"

Lighting will be on the top and bottom of the sign. A LED light "rope", Conduit would be an existing conduit that rests on the awning.