



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

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|-----------------------------------|--|
| CASE NUMBER: | Historic Design Review Case No. HIS20-31MOD1 |
| PROPERTY LOCATION: | 189 Liberty St NE, Salem OR 97301 |
| NOTICE MAILING DATE: | June 24, 2021 |
| PROPOSAL SUMMARY: | A modification of a previously approved proposal to install signage on the exterior of the Reed Opera House. |
| COMMENT PERIOD: | All written comments must be submitted to City Staff no later than <u>5:00 p.m. Thursday, July 8, 2021</u>. Please direct any questions and/or comments about the case to the Case Manager listed below. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number. |
| CASE MANAGER: | Kimberli Fitzgerald, Historic Preservation Officer , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net |
| NEIGHBORHOOD ASSOCIATION: | <i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com . |
| ACCESS: | The Americans with Disabilities Act (ADA) accommodations will be provided on request. |
| CRITERIA TO BE CONSIDERED: | Salem Revised Code (SRC) Chapter(s) SRC 230.056 – Signs in commercial historic districts Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria. |

| | |
|-----------------------------|--|
| PROPERTY OWNER(S): | CH Reed LLC (Graham Chernodd, Scott Chernoff) |
| APPLICANT(S): | Matt Boyington |
| PROPOSAL REQUEST: | A modification of a Class 2 Minor Historic Design Review (HIS20-31) proposal to install signage and remove non-historic lighting on the exterior of the Reed Opera House (1869), a Historic Contributing Resource within Salem's Downtown National Register Historic District, located at 189 Liberty Street NE (Marion County Tax Assessor Number 073W27AB05900). |
| APPLICATION PROCESS: | <p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> |
| MORE INFORMATION: | Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 21 110855 |

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.
TTD/TTY telephone 503-588-6439 is also available 24/7*

REQUEST FOR COMMENTS

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

REGARDING: Historic Design Review Case No. HIS20-31MOD1

PROJECT ADDRESS: 189 Liberty St NE, Salem OR 97301

AMANDA Application No.: 21-110855-DR

COMMENT PERIOD ENDS: July 8, 2021

SUMMARY: A modification of a previously approved proposal to install signage on the exterior of the Reed Opera House.

REQUEST: A modification of a Class 2 Minor Historic Design Review (HIS20-31) proposal to install signage and remove non-historic lighting on the exterior of the Reed Opera House (1869), a Historic Contributing Resource within Salem's Downtown National Register Historic District, located at 189 Liberty Street NE (Marion County Tax Assessor Number 073W27AB05900).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Thursday, July 8, 2021, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.* ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.****

CASE MANAGER: Kimberli Fitzgerald, Historic Preservation Officer, Phone: 503-540-2397; E-Mail: kfitzgerald@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

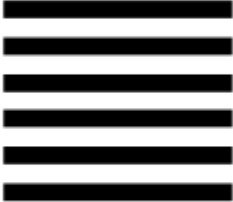


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

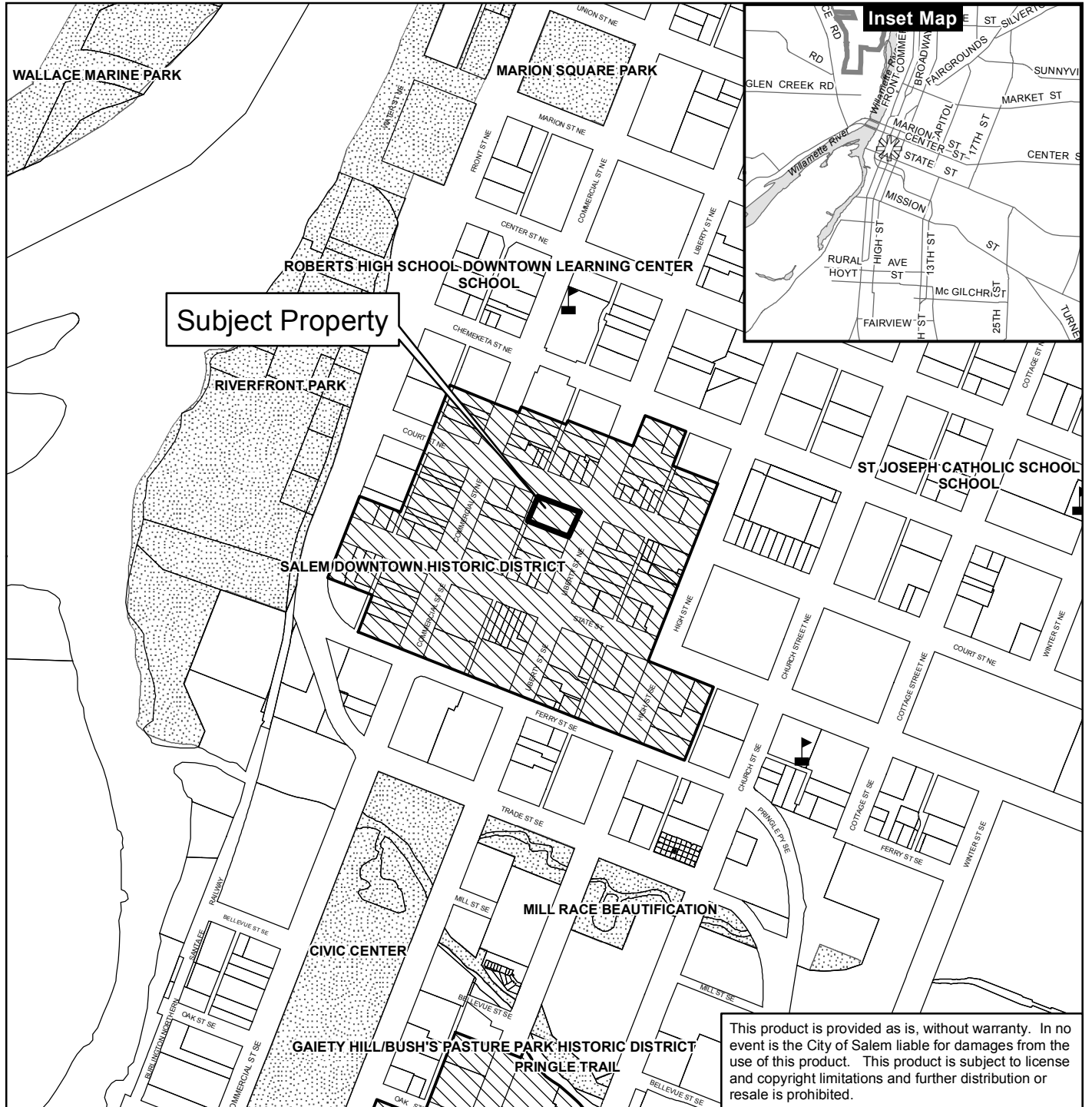
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 189 Liberty Street NE



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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.

EXHIBIT A

EXHIBIT J
CAFFE CAPRI

COURT STREET

LIBERTY STREET/NE

ALLEY

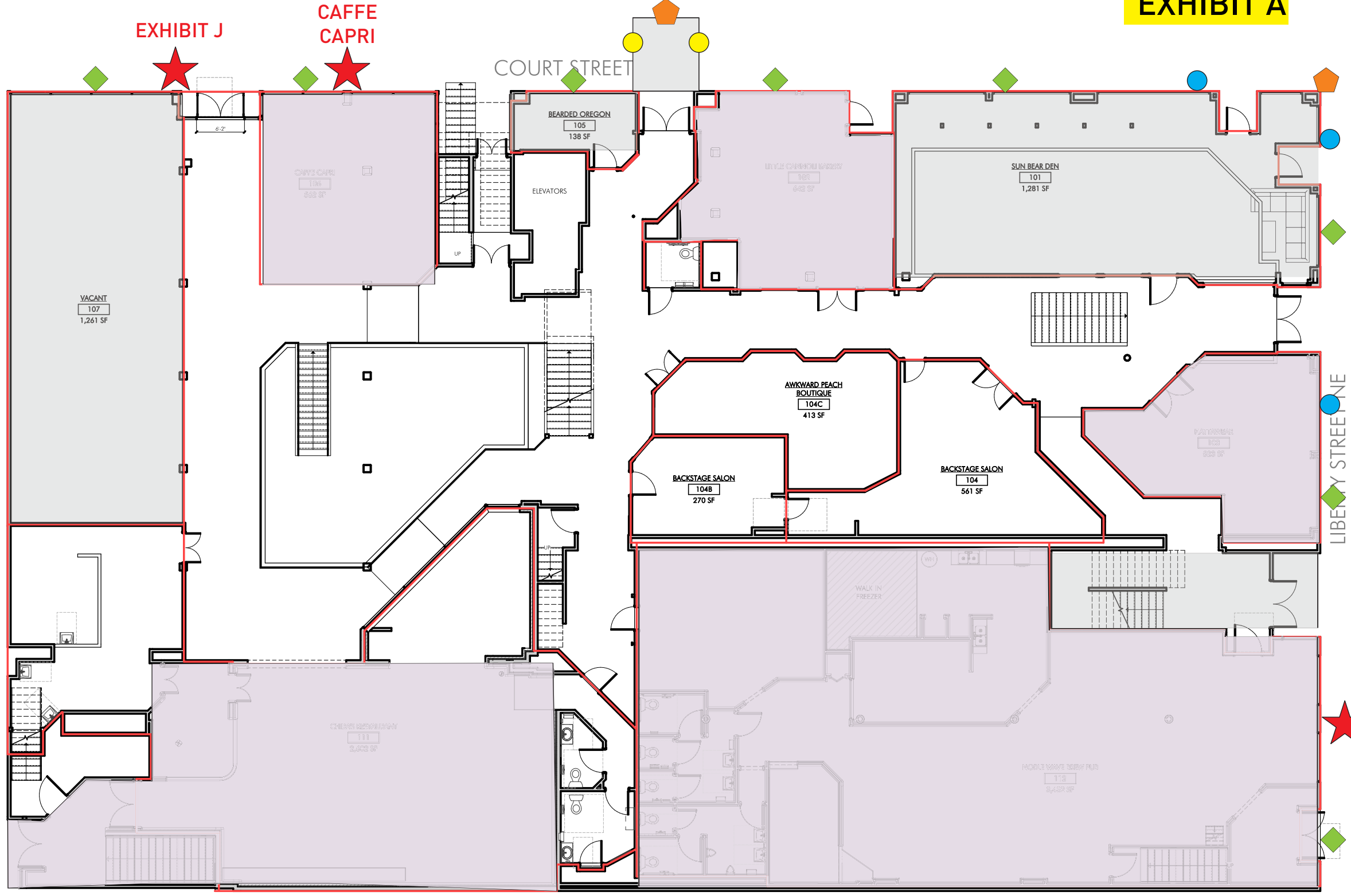
LEGEND

PROPOSED

- ★ PROJECTING SIGNS (Less than 50 sq. ft.)
- WALL MOUNTED SIGNS FOR TENANTS (8 to 20 square feet per sign)
- ◆ WALL MOUNTED SECONDARY SIGNAGE (8 square feet max per sign)

EXISTING

- ⬠ EXISTING SIGNS FOR COMPLEX
- EXISTING TENANT SIGNS



1 Level 01 - Existing Plan
0 2 4 6 8 10 16 3/16" = 1'-0"



REED OPERA HOUSE - 1ST FLOOR

Historic Alteration Review Worksheet

Site Address: 189 Liberty St NE

Resource Status: Contributing Non- Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

Chose One: Commercial District Individual Resource Public District
Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature _____
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) _____

New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: _____ Project's New Material: Aluminum/Acrylic

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:

The intent of this review is to modify a sign design that was already approved. HIS20-31.

The size of the sign we will be manufacturing is smaller and still meets all historic and city sign code.

[Signature]
Signature of Applicant

6/9/21
Date Submitted/Signed



Salem Sign Co., Inc.

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

503-371-6362

CCB# 65297

SPECIFICATIONS

FACES:

090 Aluminum;
Painted Black &
White

RETURNS:

040 Aluminum;
Painted White

ILLUMINATION:

Exposed Single
Tube White Neon

VINYL:

3M White
3M Black

SCALE: 1" = 1'-0"



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

Illuminated Double Face Projecting Display

EXHIBIT J



Existing Lamp
to be removed
by others



SK# 25719-21

JOB TITLE: Munchies

LOCATION: Salem, OR

DATE: 5/17/21

DRAWN BY: E.D.

SALES: Corey Spady

APPROVED BY: