

# NOTICE OF DECISION

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503-588-6173*

## ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

**CASE NO.:** Historic Review Case 16-28 / Amanda No. 16-115731-DR

**NOTICE OF DECISION DATE:** August 19, 2016

**REQUEST:** Minor historic design review of a proposal to install four alley wayfinding signs in the public right of way in the Downtown National Register Historic District.

**OWNER:** City of Salem

**APPLICANT:** City of Salem Urban Development Department, Street Maintenance Section (Sara Long, representative)

**LOCATION:** Public ROW in the Downtown National Register Historic District

**CRITERIA:** Salem Revised Code Chapter 230.075, Streetscape Standards

**FINDINGS:** The applicant is proposing to install four(4) wayfinding signs at the alley entrances off of Chemeketa, Court and State Streets within the Salem Downtown National Register Historic District. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

**230.075. Streetscape Standards.** *Streetscape improvements in historic districts shall comply with this section.*

**(a) Materials.**

- (1) Replacement materials should match as closely as possible to the original color, texture, size and finish of the original materials.*
- (2) Diseased street trees should be replaced in kind, if possible.*

**Finding:**

The applicant is proposing to install four new wayfinding signs within the existing streetscape of the Downtown National Register Historic District. The signage will be mounted in concrete. The posts and sign blades will be of metal, a material commonly found throughout the District. Staff finds that SRC 230.075 (a)(1) has been met. SRC 230.075 (a)(2) does not apply to this proposal.

**(b) Design.**

- (1) Historic street lamps shall be preserved, if feasible.*
- (2) Healthy, mature street trees shall be preserved if they are significant to the district.*
- (3) Historic landscaped buffer zones, such as the grassy median between the sidewalk and curb shall be preserved.*
- (4) Historic retaining walls should be preserved, if feasible.*
- (5) Significant sidewalk and driveway features should be preserved when they contribute to the character of the district.*
- (6) Original driveway locations and curb cuts should be preserved when they contribute to the character of the district.*
- (7) Only those portions of character-defining streetscape that are deteriorated beyond repair shall be replaced.*
- (8) New sidewalks should align with existing historic sidewalks on the block, if present.*
- (9) When feasible, replacement or new sidewalks should exhibit scoring lines and brush patterns consistent with the historic material when those elements contribute to the historic character of the district.*

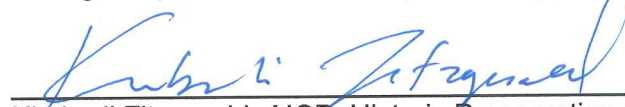
PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005

CITY OF Salem  
AT YOUR SERVICE

**Finding:**

The applicant is proposing install four wayfinding signs for businesses at either end of the alleys off of Chemeketa, State and Court Streets. Locations will be installed in compliance with Public Works standards. The signage will be 10' 6" in height with sign blades extending 18" perpendicular from the capped black steel posts. The proposed signage is compatible with the Downtown National Register Historic District, and will not adversely impact any historic streets lamps, trees or landscaped buffer zones. Original alley locations will be retained and there are no new sidewalks proposed as part of this proposal. Staff finds that SRC 230.075 (b) has been met for this proposal.

**DECISION:** Based upon the application materials deemed complete on August 18, 2016, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, AICP, Historic Preservation Officer  
Urban Planning Administrator Designee

[kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net) Phone: (503)540-2397

*This Decision becomes effective on **September 7, 2016**. 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).*

The rights granted by this decision must be exercised by September 7, 2018, or this approval shall be null and void.

Application Deemed Complete: August 18, 2016  
Notice of Decision Mailing Date: August 19, 2016  
Decision Effective Date: September 7, 2016  
State Mandated Decision Date: December 16, 2016

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., September 6, 2016.** 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.

**Historic Alteration Review Worksheet**Site Address: Alley Entrances within the Salem Downtown Historic DistrictResource 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 ☐ NoProject's Existing Material: \_\_\_\_\_ Project's New Material: Steel/Aluminum Signage**Project Description**

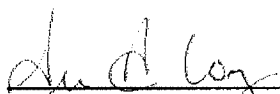
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Downtown businesses have begun to redevelop and create spaces with alley only access, in order to assist downtown patrons in finding the location of these businesses staff would like to install wayfinding signs at various alley entrances. A total of (4) signs will be installed, (3) of the signs will be installed within the Salem Downtown Historic District. The signs will be installed at the alley entrances off of Court and State Streets, specific locations are based on input from Public Works staff.

The alley wayfinding signage will match the existing downtown wayfinding signage, however the poles will have a standard cap and will not incorporate the laser-cut icon symbols. In addition, the sign and font colors will match the existing downtown parking signage as not to confuse with the themes of the downtown wayfinding signage.

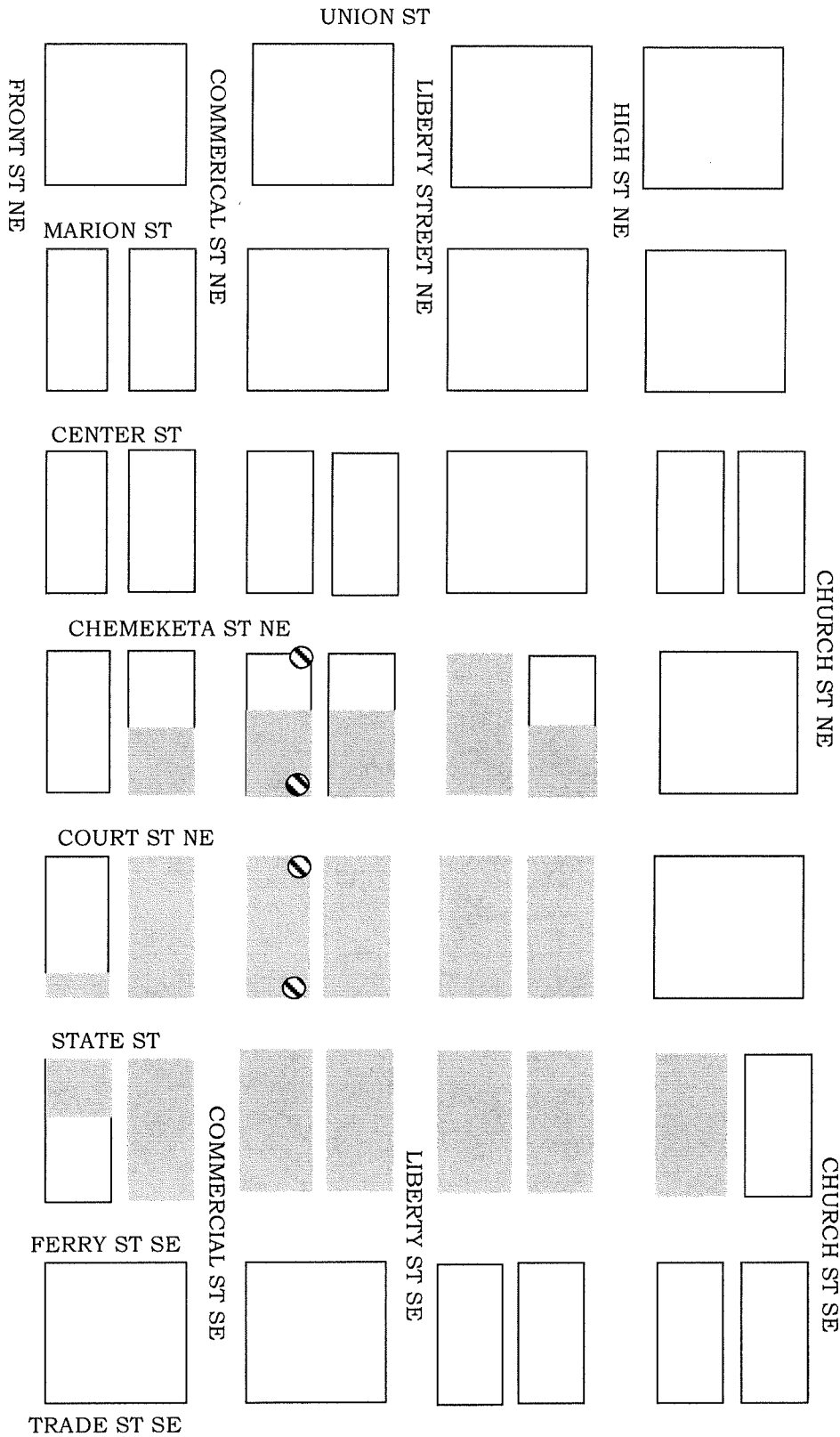
The business identification blade signs will be mounted onto a steel pipe frame, which will stand ten feet six inches tall. The pole will be black in color in order to match the existing streetscape furniture within the downtown. The pole will be mounted into the existing concrete sidewalk.

The sidewalks throughout the Downtown Historic District are no longer original. No significant historic sidewalk features that contribute to the Downtown Historic District will be disturbed by the installation of these signs.

  
Signature of Applicant

8-4-16  
Date Submitted/Signed

**DOWNTOWN  
SALEM ALLEY  
WAYFINDING  
LOCATION MAP**



*Historic District Properties*



*Alley Signage Install Locations*

Sign Blade: 18" x 5"  
Substrate: Aluminum Sheet (0.125" thick)  
Covered with 3M Vinyl Film on both Sides

**Business A**



**Business B**



Round Steel Pipe:  
2" Schedule 40 (2.375" OD)  
Length: 10' 6"

Sign Colors and font will reflect the blade design.

Yellow: Pantone 1235c

Red: Pantone 202c

**\*Not to Scale**

Drain Hole:  
On each pole, 6 inches above ground.

Each Pole will be  
mounted in concrete  
(bored hole).

