



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

### *Audiencia Pública*

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

<b>CASE NUMBER:</b>	Historic Design Review Case No.HIS16-34MOD 2
<b>AMANDA APPLICATION NO:</b>	18-116383-DR
<b>HEARING INFORMATION:</b>	<u>Historic Landmarks Commission, Thursday, September 20, 2018, 5:30 P.M.;</u> Council Chambers, Room 240, Civic Center, 555 Liberty St SE, Salem, OR 97301
<b>PROPERTY LOCATION:</b>	260 Liberty Street NE, Salem, OR 97301
<b>OWNER(S):</b>	FT Development, LLC (Douglas Pitassi)
<b>APPLICANT / AGENT(S):</b>	Emma Degener for Salem Sign Company
<b>DESCRIPTION OF REQUEST:</b>	<p>Summary: A proposal to modify HLC approved decision HIS16-34 to install new internally illuminated signage on the front façade of the W.T. Grant Co. Store (1955).</p> <p>Request: Major Historic Design Review of a proposal to modify a previous HLC Design Approval (HIS16-34) to install new internally illuminated signage on the front facade of the W.T. Grant Co. Store (1955), a non-historic non-contributing building in Salem’s Downtown Historic District, zoned CB (Central Business) zone, and located at 260 Liberty Street NE, 97301 (Marion County Assessor’s Map and Tax Lot number: 073W22DC06900).</p>
<b>CRITERIA TO BE CONSIDERED:</b>	<p><b>230.056. Signs in Commercial Historic Districts.</b> In addition to other regulations within this Chapter, signs in commercial historic districts shall be designed and approved in accordance with the following standards:</p> <p><b>(C) New signs shall:</b></p> <ol style="list-style-type: none"><li>(1) Be located between transom and sill of first story, within a historic signboard, or suspended from awning or marquee.</li><li>(2) Be located perpendicular to corner, flush to the facade or perpendicular to building.</li><li>(3) Not be located in transom areas.</li><li>(4) Not obscure windows or significant architectural features.</li><li>(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.</li><li>(6) Be oriented to the main entrance and shall not be placed in a manner that has no relationship to main customer entrance.</li><li>(7) Be constructed of materials such as wood or metal, except for untreated mill-finished metals.</li><li>(8) Not use neon unless incorporated into a larger sign and there is historic precedence.</li><li>(9) Not use free-standing neon or plastic, back-lighted boxes.</li><li>(10) Be attached into mortar joints, not into masonry, with sign loads properly calculated and distributed.</li><li>(11) Have conduit located in the least obtrusive places.</li><li>(12) Not have exposed conduit.</li><li>(13) Use a dark background with light lettering.</li><li>(14) Not incorporate faux painting, e.g., stone, brick, metal.</li><li>(15) Design new signs that respect the size, scale and design of the historic resource.</li><li>(16) Locate new signs where they do not obscure significant features.</li><li>(17) Design new signs that respect neighboring resources.</li></ol>

- (18) Use materials that are compatible with and characteristic of the buildings 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.

**HOW TO PROVIDE TESTIMONY:**

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

**HEARING PROCEDURE:**

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

**CASE MANAGER:**

**Kimberli Fitzgerald, Case Manager**, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net).

**NEIGHBORHOOD ORGANIZATION:**

Central Area Neighborhood Development Organization (CAN-DO), Bruce Hoffman, Land Use Chair; Phone: (503) 781.8542; Email: [bruhof@gmail.com](mailto:bruhof@gmail.com)

**DOCUMENTATION AND STAFF REPORT:**

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

[www.cityofsalem.net/notices](http://www.cityofsalem.net/notices)

**ACCESS:**

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

**NOTICE MAILING DATE:**

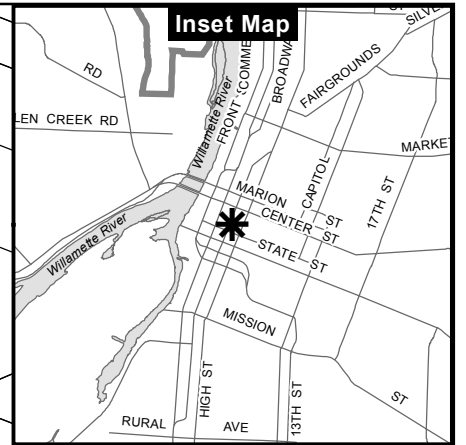
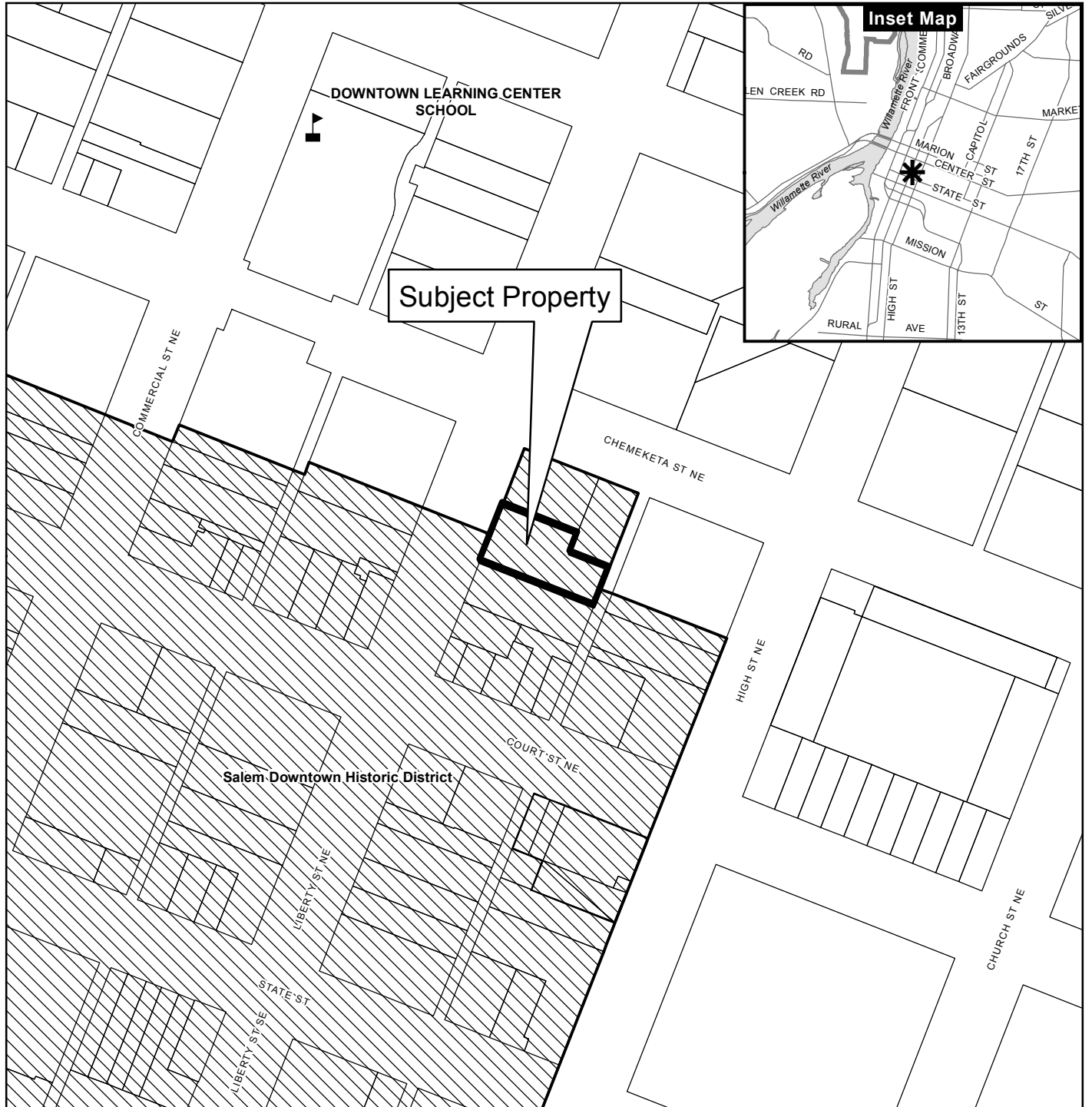
August 30, 2018

***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>**




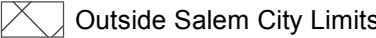

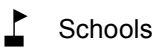

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem 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

# Vicinity Map 260 Liberty ST NE



## Legend

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

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

0 100 200 400 Feet



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# Single Face Internally Illuminated Wall Display



Scale - 3/4" = 1'



\* Proposed - Note: Sign in Photo is Approximate Scale

## SPECIFICATIONS

- \* CABINET**
  - Aluminum Fabricated
- \* ILLUMINATION**
  - White LED
- \* FACE**
  - 3/16" White SG Acrylic
- \* VINYL**
  - 230-69 Duranodic
  - 230-337 Process Blue



### 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)

CCB# 65297



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

JOB TITLE: Pacific Office Automation

LOCATION: 260 Liberty St. Salem, OR

DATE: 06-29-18

DRAWN BY: CZ

SALES: Corey Spady

APPROVED BY:

**SK # 19407-18**