



# 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.*

<b>CASE NUMBER:</b>	Class 2 Minor Historic Design Review Case No. HIS22-27
<b>PROPERTY LOCATION:</b>	195 Commercial St SE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	September 30, 2022
<b>PROPOSAL SUMMARY:</b>	Proposal to install signage on the exterior of the new seven story Holman hotel.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Friday, October 14, 2022</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. 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.</b>
<b>CASE MANAGER:</b>	<b>Kimberli Fitzgerald, Historic Preservation Officer</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: <a href="mailto:kfitzgerald@cityofsalem.net">kfitzgerald@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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, Land Use Chair; Phone: 971-388-0654; Email: <a href="mailto:mbbaird@hotmail.com">mbbaird@hotmail.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 230.056 – Commercial Signs  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	Salem Opportunity LLC (James Bruce)
<b>APPLICANT(S):</b>	Ken Ambrosini
<b>PROPOSAL REQUEST:</b>	Class 2 Minor Historic Design Review of a proposal to install a wall sign on the exterior of the new seven-story Holman hotel on property totaling approximately 0.47 acres in size, zoned CB (Central Business District) within the Salem Downtown Historic District, and located at 195 to 197 Commercial Street SE (Marion County Assessor Map and Tax Number(s): 073W27BA00500 & 700).
<b>APPLICATION PROCESS:</b>	<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>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 22 118867. Paper copies can be obtained for a reasonable cost.

**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 información, por favor llame 503-588-6173*

**REGARDING:** Class 2 Minor Historic Design Review Case No. HIS22-27

**PROJECT ADDRESS:** 195 Commercial St SE, Salem OR 97301

**AMANDA Application No.:** 22-118867-PLN

**COMMENT PERIOD ENDS:** October 14, 2022

**SUMMARY:** Proposal to install signage on the exterior of the new seven story Holman hotel.

**REQUEST:** Class 2 Minor Historic Design Review of a proposal to install a wall sign on the exterior of the new seven-story Holman hotel on property totaling approximately 0.47 acres in size, zoned CB (Central Business District) within the Salem Downtown Historic District, and located at 195 to 197 Commercial Street SE (Marion County Assessor Map and Tax Number(s): 073W27BA00500 & 700).

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. Friday, October 14, 2022,** 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. Mailed comments can take up to 7 calendar days to arrive at our office. 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, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2397; E-Mail: [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net).

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## 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

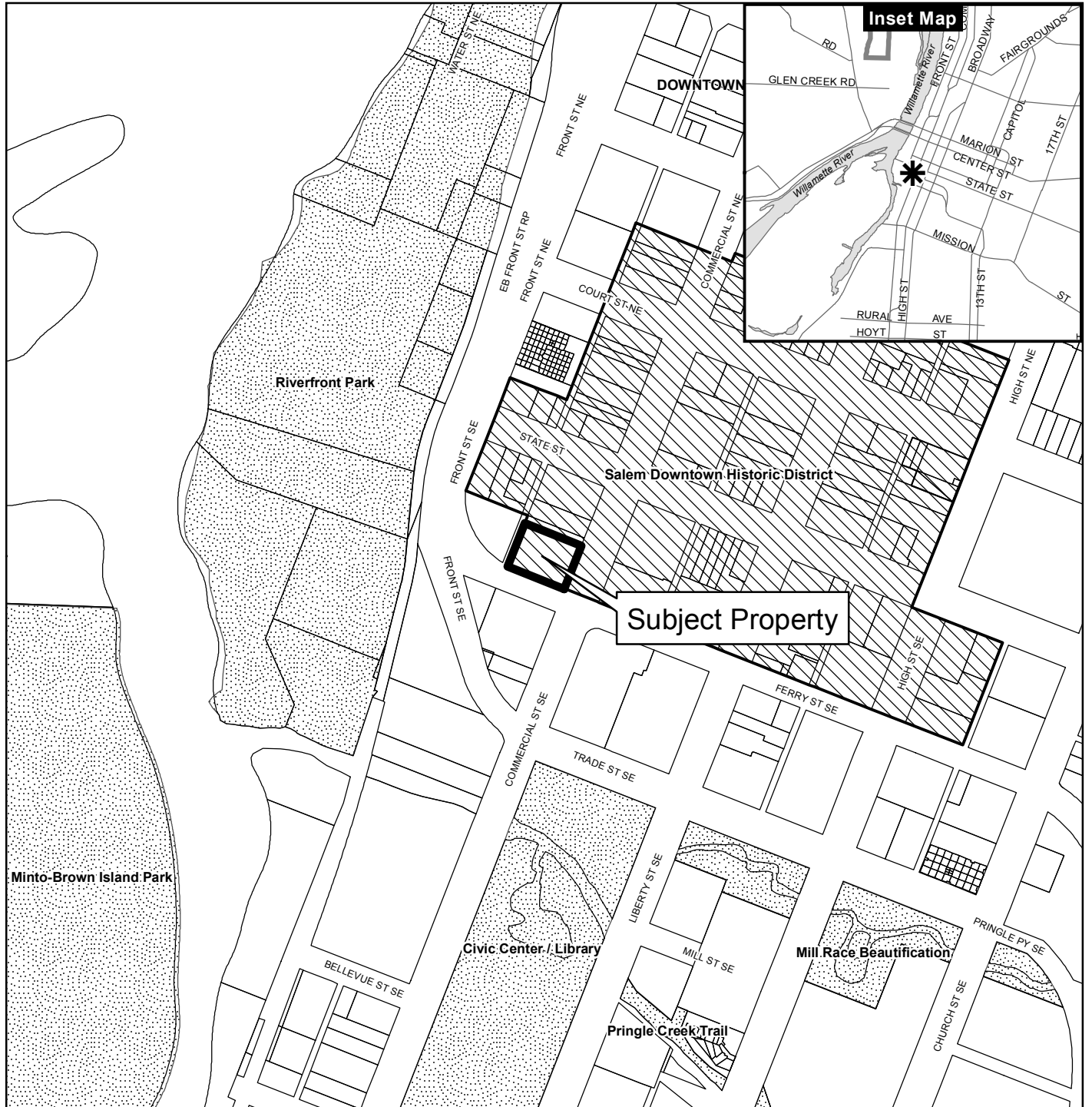
POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map

## 195-197 Commercial Street SE (073W27BA00700)



### Legend

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

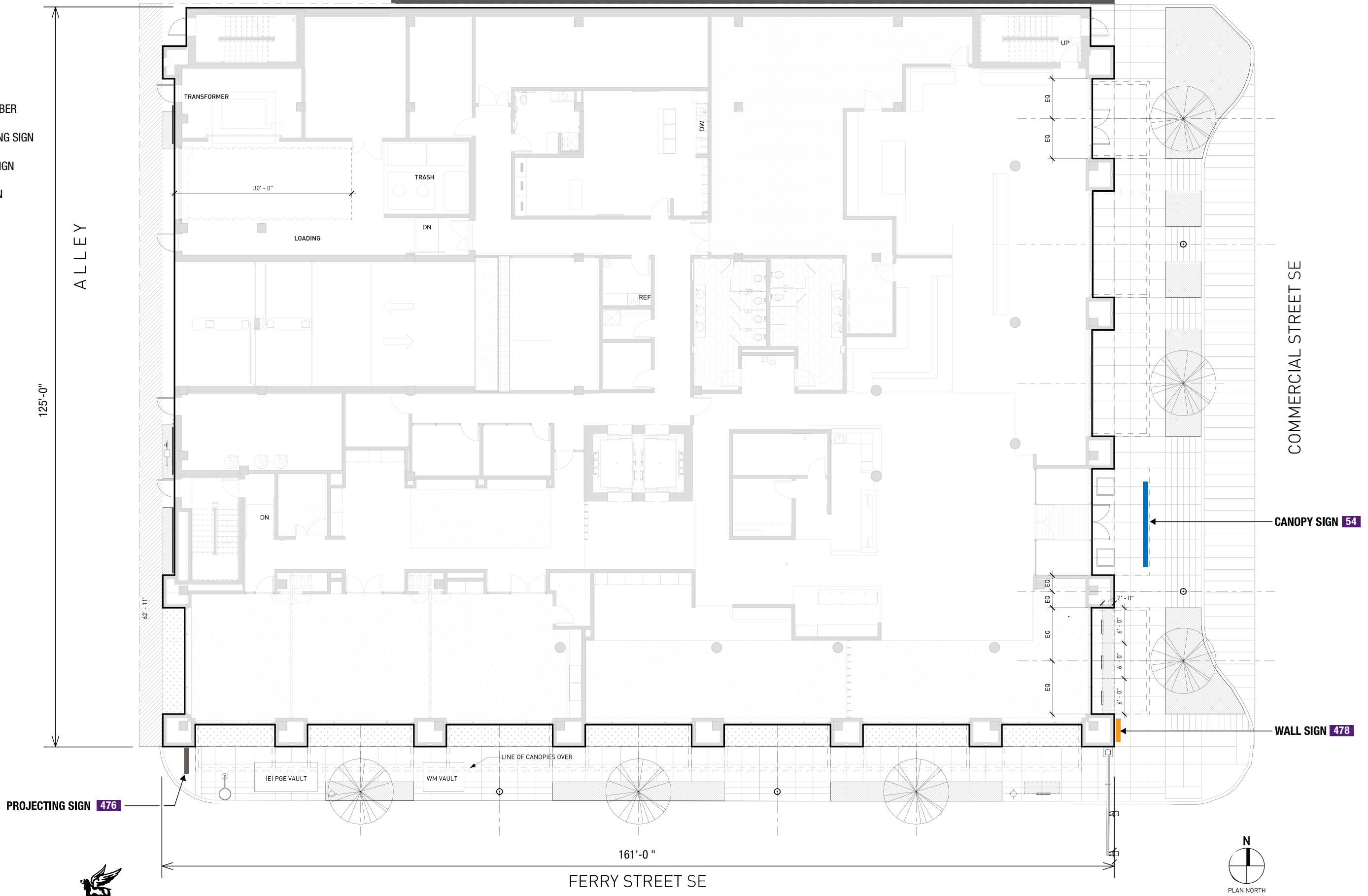
**CITY OF Salem**
  
 AT YOUR SERVICE
   
 Community Development Dept.

0 100 200 400 Feet



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- LEGEND**
- 000 SIGN NUMBER
  - PROJECTING SIGN
  - CANOPY SIGN
  - WALL SIGN



**AMBROSINI**design  
 1631 NW THURMAN ST PORTLAND OR 97209  
 503 223 9399

All drawings that appear herein express design intent only and are not intended for actual fabrication. The Sign Contractor is responsible for any required engineering and production of shop drawings prior to fabrication

date: **09/13/22**  
 scale: **RE: TO DTL'S**  
 compiled by: **KGA**



**HOLMAN RIVERFRONT PARK HOTEL**



**G1.3.0**

### Historic Alteration Review Worksheet

Site Address: \_\_\_\_\_

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: \_\_\_\_\_

#### 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:

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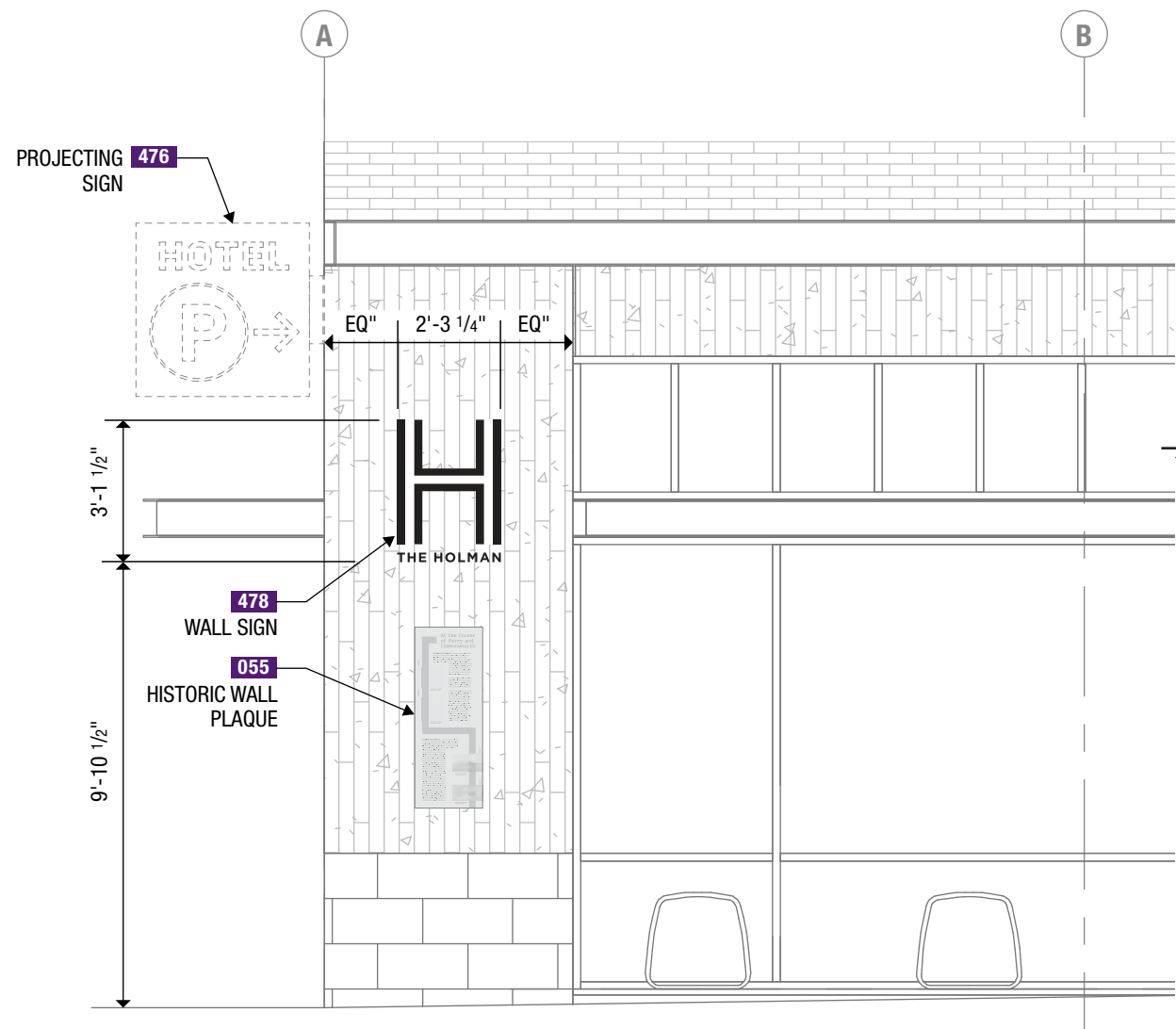
*Ken Ambrosini*

*Ken Ambrosini*

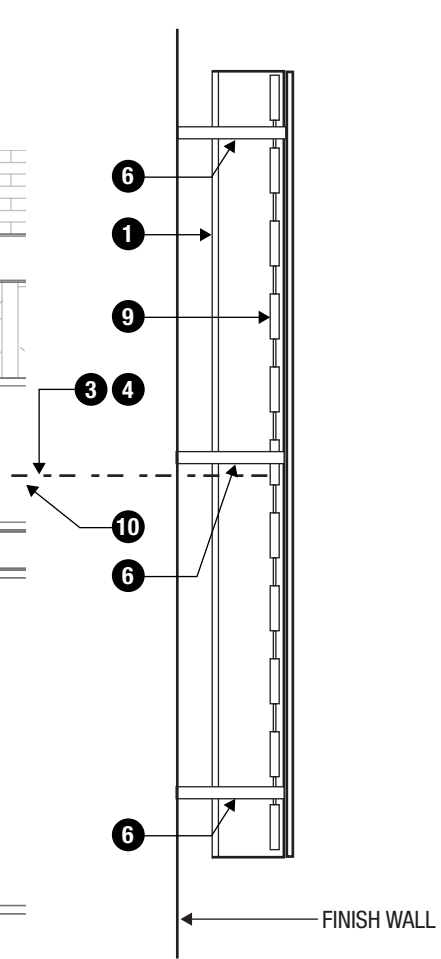
Signature of Applicant

Date Submitted/Signed

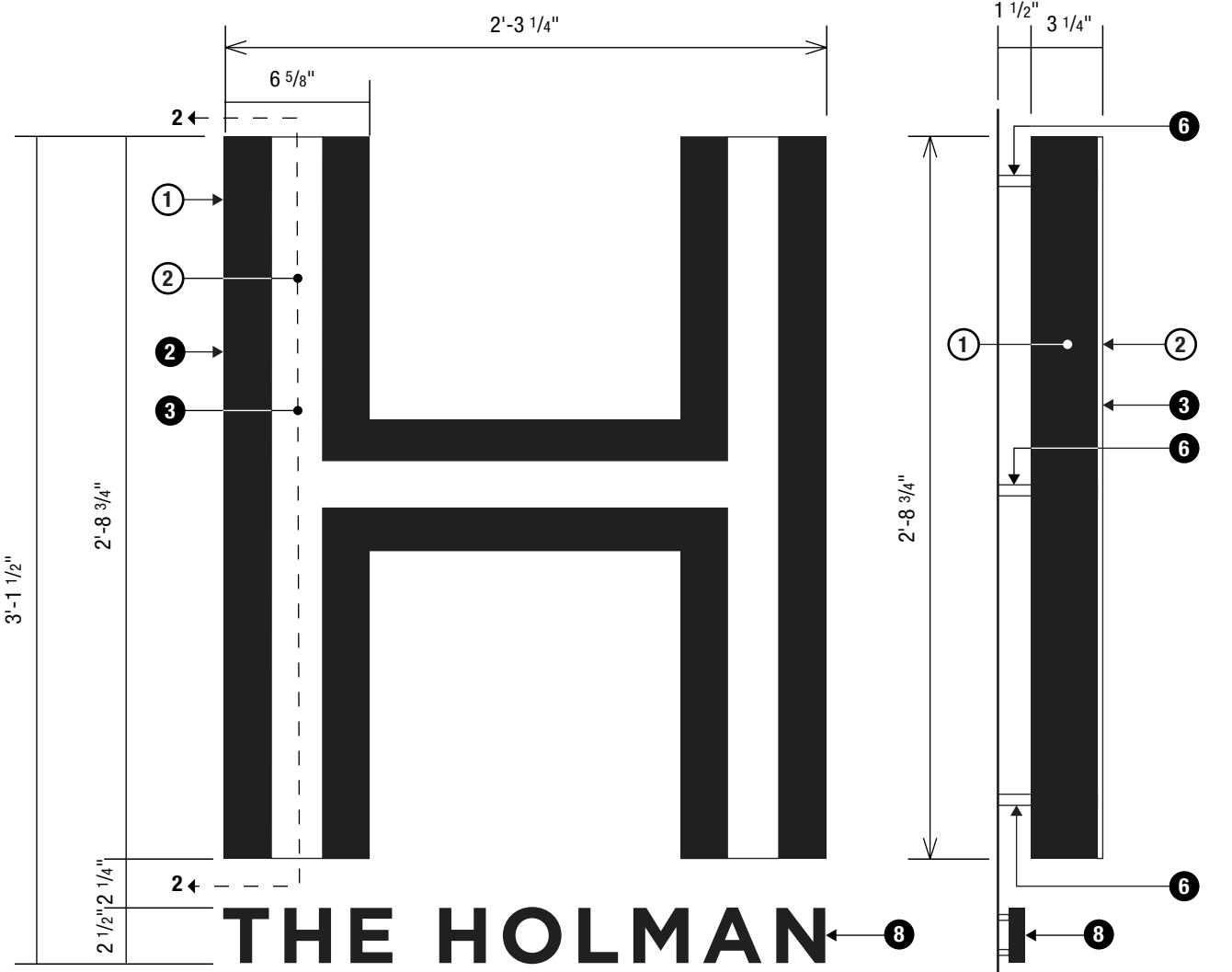




**1** PARTIAL ELEVATION - EAST - COMMERCIAL STREET 478  
1/4" = 1' - 0"



**2** SECTION  
1 1/2" = 1' - 0"

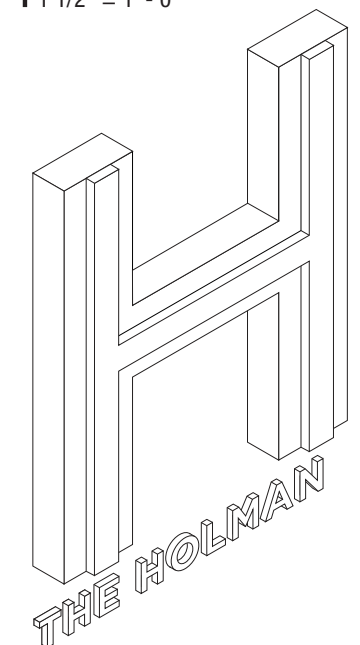


**3** DETAIL - EAST - COMMERCIAL STREET - 7.09 sq ft  
1 1/2" = 1' - 0"

SIDE VIEW

NOTES:

- 1** 3/16" THK. MILK POLYCARBONATE SIGN MANUFACTURER TO CONFIRM POLYCARBONATE THICKNESS TO AVOID DEFLECTION IN SIGN FACE
- 2** ALUM. CHANNEL HALO ILLUMINATED FABRICATED LETTER W/ PAINT FINISH. WHITE LED'S. PROVIDE EVEN ILLUMINATION BEHIND LETTER. **NON ILLUMINATED FACE.**
- 3** 1/4" THICK FLAT CUT-OUT CENTER LOGO PROVIDE ATTACHMENT STUDS
- 4** CONCEALED POWER TO SIGN
- 5** TRANSFORMER CONCEALED WITHIN INTERIOR WALL.
- 6** LETTERS ATTACHED TO WALL WITH METAL STUDS AND SILACONE TO WALL. PROVIDE SLEEVES TO CONCEAL ANCHORS. PAINT TO MATCH WALL COLOR.
- 8** FLAT CUT-OUT TYPE, **THE HOLMAN**. ALUM. 3/4" THK W/ 1/2" SPACERS STAINLESS STEEL
- 9** SLOAN LED PRISM MINI, 5000K, WHITE ( OR SIMILAR )
- 10** LOW VOLTAGE POWER FROM TRANSFORMER LOCATED IN INTERIOR SPACE.
- 1** PAINT TO MATCH: **Dark Charcoal** SEMI GLOSS
- 2** PAINT TO MATCH: **Off White** SEMI GLOSS



**4** ISOMETRIC VIEW - EAST - COMMERCIAL STREET  
NTS

