



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.

CASE NUMBER:	Class 2 Minor Historic Design Review Case No. HIS25-09
PROPERTY LOCATION:	335 State St, Salem OR 97301
NOTICE MAILING DATE:	April 25, 2025
PROPOSAL SUMMARY:	A proposal to install a non-lighted sign on the awning, and make minor repairs to transom windows above the storefront of 335 State Street.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, May 9, 2025. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at https://egov.cityofsalem.net/PlanningComments. 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.
CASE MANAGER:	Jacob Morris, Historic Preservation Planner , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2417; E-mail: jjmorris@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, Land Use 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) 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):	Yank Investments LTD
APPLICANT(S):	Steve Gorham
PROPOSAL REQUEST:	Class 2 Minor Historic Design Review of a proposal to install a non-lighted 12in by 5ft metal sign with acrylic lettering on the awning at the Bayne Building, a contributing resource within the Salem Downtown National Register Historic District, located at 335 State Street, zoned CB (Central Business District) zone, and located at 341 State Street NE, 97301. (Marion County Assessors Map and tax lot number: 073W27AB07800)
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:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 25 107464. 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. HIS25-09

PROJECT ADDRESS: 335 State St, Salem OR 97301

AMANDA Application No.: 25-107464-PLN

COMMENT PERIOD ENDS: May 9, 2025 at 5:00 p.m.

SUMMARY: A proposal to install a non-lighted sign on the awning, and make minor repairs to transom windows above the storefront of 335 State Street.

REQUEST: Class 2 Minor Historic Design Review of a proposal to install a non-lighted 12in by 5ft metal sign with acrylic lettering on the awning at the Bayne Building, a contributing resource within the Salem Downtown National Register Historic District, located at 335 State Street, zoned CB (Central Business District) zone, and located at 341 State Street NE, 97301. (Marion County Assessors Map and tax lot number: 073W27AB07800)

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, May 9, 2025, 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, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

CASE MANAGER: Jacob Morris, Historic Preservation Planner, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2417; E-Mail: jimorris@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

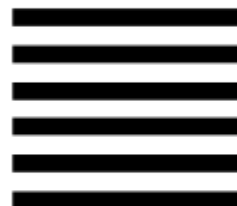


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

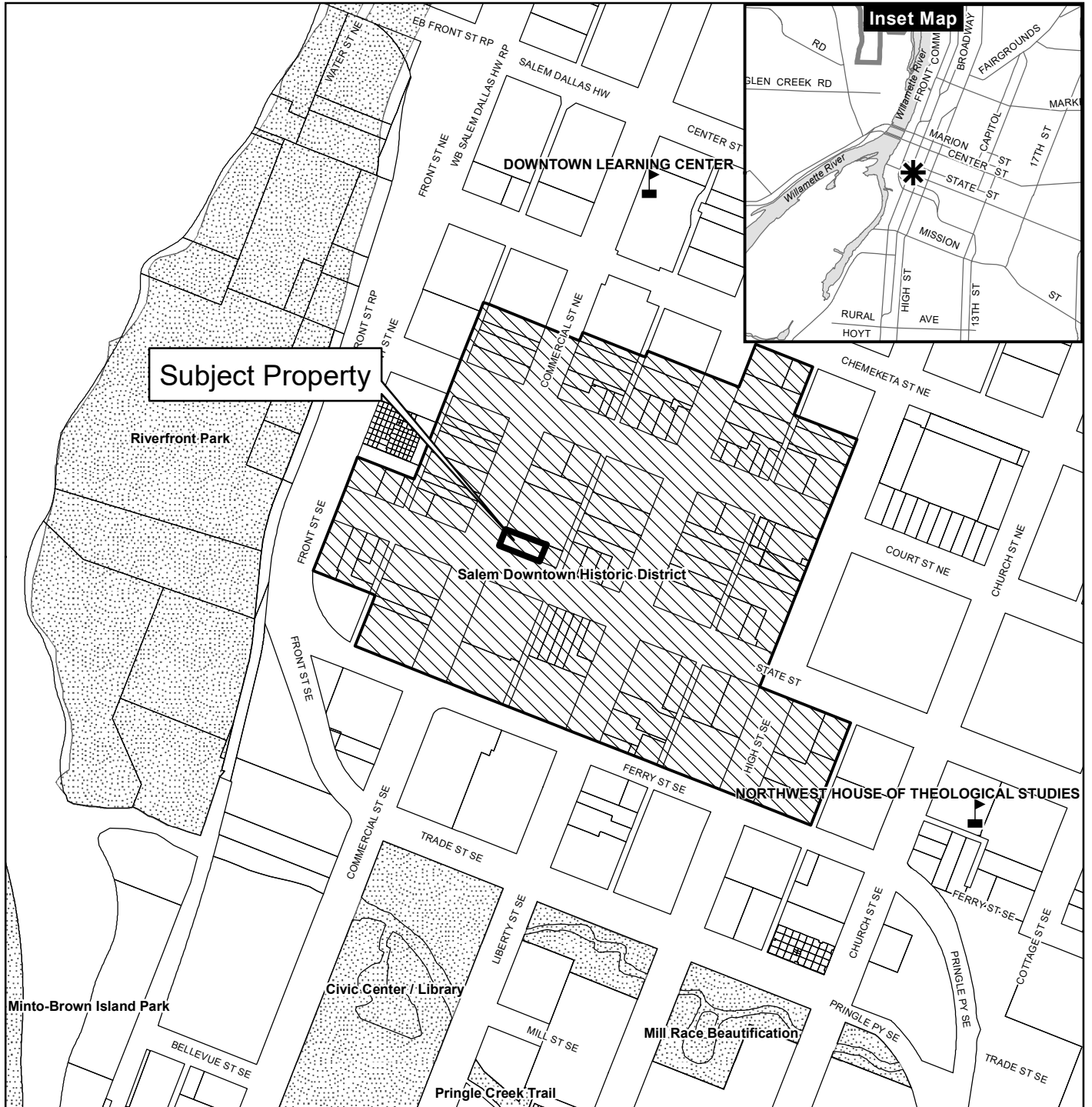


POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map 335 State Street



Legend

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

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

NOT TO BE USED FOR NAVIGATION

Historic Alteration Review Worksheet

Site Address: 341 State Street

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

Landscape Feature:

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

New:

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

☒ Window(s) Number of windows: in kind repair

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

Project's Existing Material: Metal/wood Project's New Material: metal/wood

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:

Repair of rotted wood over transom window & install non lighted sign to awning

Lt. H. Lohm
Signature of Applicant

4/3/2025
Date Submitted/Signed



All City Sweets

CAKES
CUPCAKES
COOKIES
DRINKS
VEGAN &
GLUTEN
FRIENDLY
OPTIONS

S★LEM

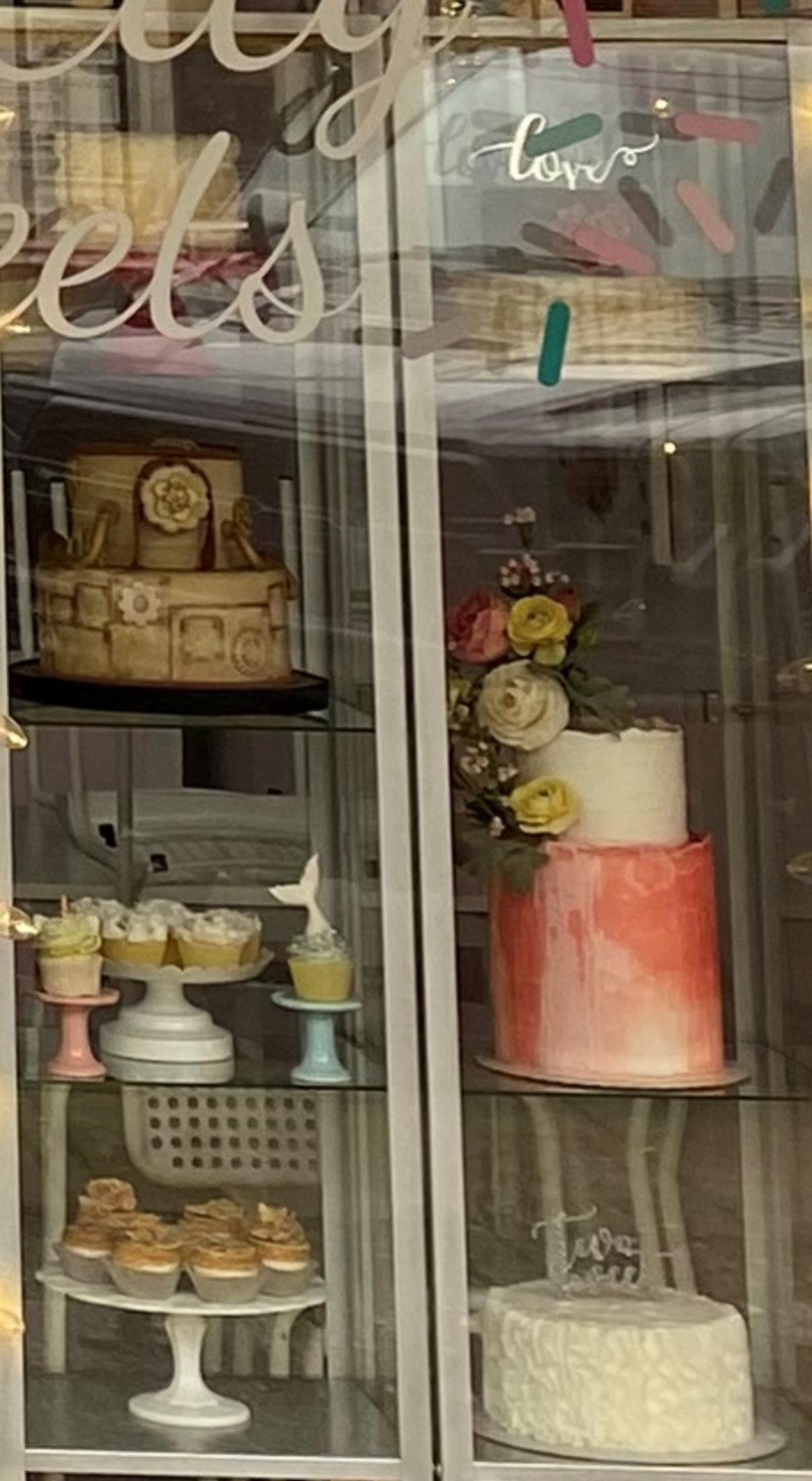


BUSINESS HOURS	
MON	10 AM - 6 PM
TUE	10 AM - 6 PM
WED	10 AM - 6 PM
THU	10 AM - 6 PM
FRI	10 AM - 6 PM
SAT	10 AM - 6 PM
SUN	10 AM - 6 PM



All City Sweets

THE
SECRET
INGREDIENT
IS ALWAYS
LOVE



BAPPE

STEVEN H. GORHAM

STEVEN H. GORHAM
FAX (503) 364-4773

ATTORNEY AT LAW
341 STATE STREET
SALEM, OREGON 97301
grumpy@tbleport.com

TELEPHONE
(503) 364-6494

Kimberli Fitzgerald, Senior Historic Planner
Planning Division, Room 305, City Hall
555 Liberty Street SE
Salem OR 97301

**Re: Historic Review Application Form-Commercial Minor.doc: Bayne Building,
Yank Investments**

Dear Ms. Fitzgerald:

Attached please find the Historic Review Application Form-Commercial Minor for the Bayne Building, 335-349 State Street, Salem, Oregon 97301.

As you know this is a two story brick building in downtown Salem. At some point, probably in 1975 the storefronts and the upstairs offices were reconditioned. The on the street level new windows were put in and the brick columns were covered by some type of stucco looking material and painted a light yellow. This facia on the South East column on the street level State Street corner next to ally became loose and fell off a few months ago. Behind this facia is a cement type material covering the original brick column. We have decided to repair this column by going back to the original brick by taking off the cement type material and leaving the brick in it's natural state.

One reason the facia might have fallen off is that water got behind the facia because the downspout and drain from the awning leaks. We intend to replace this downspout and drain to match what it currently looks like but does not leak.

Also the awning gutter (which cannot be seen) leaks in certain places. We will either replace the gutter (again you cannot see this) or repair it so it does not leak.

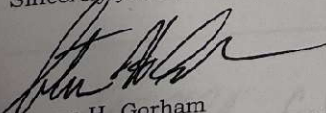
One other part of this project is to repair the southwest corner second floor casement window so it will again be able to be opened. One will not be able to see these repairs as they are internal. As some point the weights became stuck and the cord holding them was cut so that the window would open and close. Any repairs are internal and cannot be seen.

I am attaching several photos of the affected area. Please consider this letter the plan. There will be no structural changes to the building, only the removal of subsequent cement like facia to the original brick column and the replacement in kind of the current downspout and drain.

If you have any questions please feel free to contact me. My cell number is 503-871-9061.

The contractor is Handy Construction and its owner Jeff Rehder. I have attached his proposal so if you need to talk to him his telephone numbers are on it.

Sincerely yours,



Steven H. Gorham
Attorney at Law, President of Yank Investments

Transom Window Repair:

Signage: The proposed repair to the transom windows is limited to in-kind repair of lower portions of sash that is deteriorated by water damage and associated rot. Under SRC Section 230.020(a)(2)(A), Historic Design Review is not required, as this is: “**Ordinary maintenance or repair** of any exterior architectural feature of a structure or contributing site feature of a local historic resource or contributing or non-contributing building in a local or National Register Historic District **to correct deterioration**, decay, or damage, which utilizes in-kind materials and restores, replicates, and sustains the existing form. By way of illustration, but not of limitation, ordinary maintenance and repair includes replacement of cracked or broken window panes; surface treatment that is consistent with accepted historic preservation methods; replacement of broken hardware; **repair of a portion of a window frame or sash**, part of a roof or a small percentage of siding.” (bold added)

Sec. 230.056. - Signs in commercial historic districts.

Signs in commercial historic districts shall meet with the standards set forth in this section. The standards in this section are in addition to, and not in lieu of, the applicable standards of SRC [chapter 900](#). Where the standards in this section conflict with the standards of SRC [chapter 900](#), the standards in this section shall be the applicable standard.

(b) Permanent non-historic signs.

(1) *Materials.* Permanent non-historic signs shall be constructed of wood, metal, or acrylic.

Response: The Current “All City Sweets” sign design is acrylic applied to a pre-existing metal sign measuring approximately 1’ by 6’. The materials are solely metal with acrylic face.

(2) Design.

(A) Permanent non-historic signs shall be located:

(i) Within an existing sign frame attached to the historic structure provided the sign frame does not obscure significant features of the historic resource; or

(ii) Between the transom and sill of the first story and:

(aa) Perpendicular to the corner;

(bb) Flush to the facade; or

(cc) Perpendicular to the building;

(iii) Suspended from the awning or marquee.

Response: The sign is attached to the face of the awning, height just below the transom, perpendicular to the corner of the building. This is consistent with the criterion.

(B) Permanent non-historic signs shall be attached:

(i) Into mortar joints, not into masonry; and

(ii) Where significant features are not obscured.

Response: This sign is not affixed to masonry. It is affixed to the awning. It does not obscure significant features, the storefront, majority of the awning, and the transom windows and other significant features remain visible.

(C) Any permanent non-historic sign that incorporates lighting shall:

(i) Not be internally illuminated, except if it incorporates halo illumination utilizing reversed pan-channel letters with an internal light source reflecting off the building;

(ii) Not exceed 366 watts or 250 nits between sunset and sunrise; and

(iii) Not have exposed conduit.

Response: The proposed sign does not incorporate lighting, so this is not applicable in this case.