

NOTICE OF DECISION

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



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

DECISION OF THE PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS18-26

APPLICATION NO. : 18-115195-DR

NOTICE OF DECISION DATE: AUGUST 3, 2018

SUMMARY: A proposal to install two new signs on the W.T. Grant Store Building (1955).

REQUEST: Minor Historic Design Review of a proposal to install one new wall sign and one non-illuminated under canopy sign on the W.T. Grant Store Building (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).

APPLICANT: Emma Degener, Salem Sign Co. for Pacific Office Automation

LOCATION: 260 Liberty Street NE

CRITERIA: SRC Chapter 230.056. Signs in Commercial Historic Districts

FINDINGS: The findings are in the attached Decision dated August 3, 2018.

DECISION: The Historic Preservation Officer, (a Planning Administrator Designee), **APPROVED** Historic Design Review Case No. HIS18-26 based upon the application materials deemed complete on August 2, 2018 and the findings as presented in this report.

*This Decision becomes effective on **August 21, 2018**. 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 the attached decision must be exercised, or an extension granted, by **August 21, 2020** or this approval shall be null and void.

Application Deemed Complete: August 2, 2018
Notice of Decision Mailing Date: August 3, 2018
Decision Effective Date: August 21, 2018
State Mandate Date: November 30, 2018

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net; 503.540.2397

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., Monday, August 20, 2018.**

The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, 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 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.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS18-26
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS18-26)
260 LIBERTY ST NE) AUGUST 3, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Emma Degener of Salem Sign Co. on behalf of Pacific Office Automation, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to install two new signs on the W.T. Grant Store Building (1955).

REQUEST: Minor Historic Design Review of a proposal to install one new wall sign and one non-illuminated under canopy sign on the W.T. Grant Store Building (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).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

DECISION

APPROVED based upon the application materials deemed complete on August 2, 2018 and the findings as presented in this report.

FINDINGS

1. Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with

relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Analysis of Minor Historic Design Review Approval Criteria

Summary and Background: The applicant is proposing to install a new 10' x 2'8" aluminum wall sign and a new 5' x 16" aluminum under awning sign on the west façade of the W.T. Grant Store Building, fronting Liberty Street NE. The wall sign will be attached flush to the building using 3/8" x 3" lag screws that will be installed into the mortar and not the masonry. The aluminum under awning sign will be attached to the awning using metal brackets, and the bottom edge of the sign will be above the sidewalk grade, meeting applicable sign code standards. Staff determined that the following standards from SRC 230.056 (Signs in Commercial Historic Districts) are applicable to this project.

Criteria: 230.056. Signs in Commercial Historic Districts. In addition to other regulations within this Chapter, signs in commercial historic districts shall be designed and approved in accordance with the following standards:

(C) New signs shall:

(1) *Be located between transom and sill of first story, within a historic signboard, or suspended from awning or marquee.*

Finding: The applicant is proposing to install the wall signage below the transom and above the sill of the first story, and the under awning signage will be suspended from the awning, thereby meeting SRC 230.056 (c)(1).

(2) *Be located perpendicular to corner, flush to the facade or perpendicular to building.*

Finding: The proposed under awning signage will be mounted perpendicular to the W.T. Grant Store Building and the wall signage is proposed to be flush to the building. Staff finds that SRC 230.056(c)(2) has been met for this portion of the proposal.

(3) *Not be located in transom areas.*

Finding: No signage has been proposed for installation within the transom areas of the W.T. Grant Store Building, therefore staff finds that SRC 230.056(c)(3) has been met.

(4) *Not obscure windows or significant architectural features.*

Finding: The proposed signage does not obscure windows or significant architectural features thereby meeting SRC 230.056(c)(4).

(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.*

Finding: The proposal does not include any signage that will be painted on the building; therefore this standard is not applicable to the evaluation of this proposal.

(6) *Be oriented to the main entrance and shall not be placed in a manner that has no relationship to main customer entrance.*

Finding: The proposed signage is oriented to the main entrance of the W.T. Grant Store Building, thereby meeting SRC 230.056(c)(6) for the proposal.

(7) *Be constructed of materials such as wood or metal, except for untreated mill-finished metals.*

Finding: The proposed signage is constructed of aluminum, thereby meeting SRC 230.056(c)(7).

(8) *Not use neon unless incorporated into a larger sign and there is historic precedence.*

Finding: The proposal does not include neon, therefore this standard is not applicable to the evaluation of this proposal.

(9) *Not use free-standing neon or plastic, back-lighted boxes.*

Finding: The proposal does not include free-standing neon or plastic back-lighted boxes, therefore this standard is not applicable to the evaluation of this proposal.

(10) *Be attached into mortar joints, not into masonry, with sign loads properly calculated and distributed.*

Finding: The wall sign will be attached flush to the building using 3/8" x 3" lag screws that will be installed into the mortar and not the masonry thereby meeting this standard.

(11) *Have conduit located in the least obtrusive places.*

Finding: The proposed signage will not require conduit, therefore this standard is not applicable to the evaluation of this proposal.

(12) *Not have exposed conduit.*

Finding: The proposed signage will not require conduit, therefore this standard is not applicable to the evaluation of this proposal.

(13) *Use a dark background with light lettering.*

Finding: The proposed signage has light lettering on a dark background, thereby meeting SRC 230.056(c)(13).

(14) *Not incorporate faux painting, e.g., stone, brick, metal.*

Finding: The proposed signs will not incorporate faux painting, thereby meeting SRC 230.056(c)(14).

(15) *Design new signs that respect the size, scale and design of the historic resource.*

Finding: The scale and size of the signage is compatible with the W.T. Grant Store Building and no significant features are obscured, thereby meeting SRC 230.056(c)(15).

(16) *Locate new signs where they do not obscure significant features.*

Finding: The proposed signs will not obscure any significant features of the W.T. Grant Store Building, thereby meeting SRC 230.056(c)(16).

(17) *Design new signs that respect neighboring resources.*

Finding: The proposed signs are of a similar size, scale, and design to signs found throughout the downtown and will not adversely affect any neighboring resources, thereby meeting SRC 230.056(c)(17).

(18) *Use materials that are compatible with and characteristic of the buildings or structure's period and style.*

Finding: The proposed sign is constructed of aluminum, material compatible with the resource's style, thereby meeting SRC 230.056(c)(18).

(19) *Attach signs carefully to prevent damage to historic materials and ensure the safety of pedestrians.*

Finding: The proposed under awning sign will be mounted above the sidewalk pursuant to sign code standards and will not be directly attached to the building, but suspended from the awning on existing brackets. No historic materials will be damaged or obscured by its installation or by the installation of the wall sign, thereby meeting SRC 230.056(c)(19).

(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.*

Finding: The applicant's single sign is the minimum necessary to ensure identification of the business, thereby meeting SRC 230.056(c)(20).

DECISION

Based upon the application materials deemed complete on August 2, 2018 and the findings as presented in this report, the application for HIS18-26 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials

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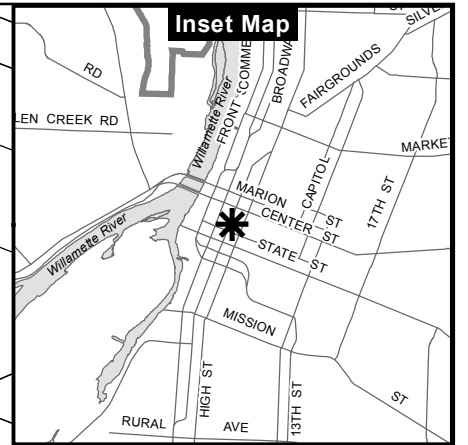
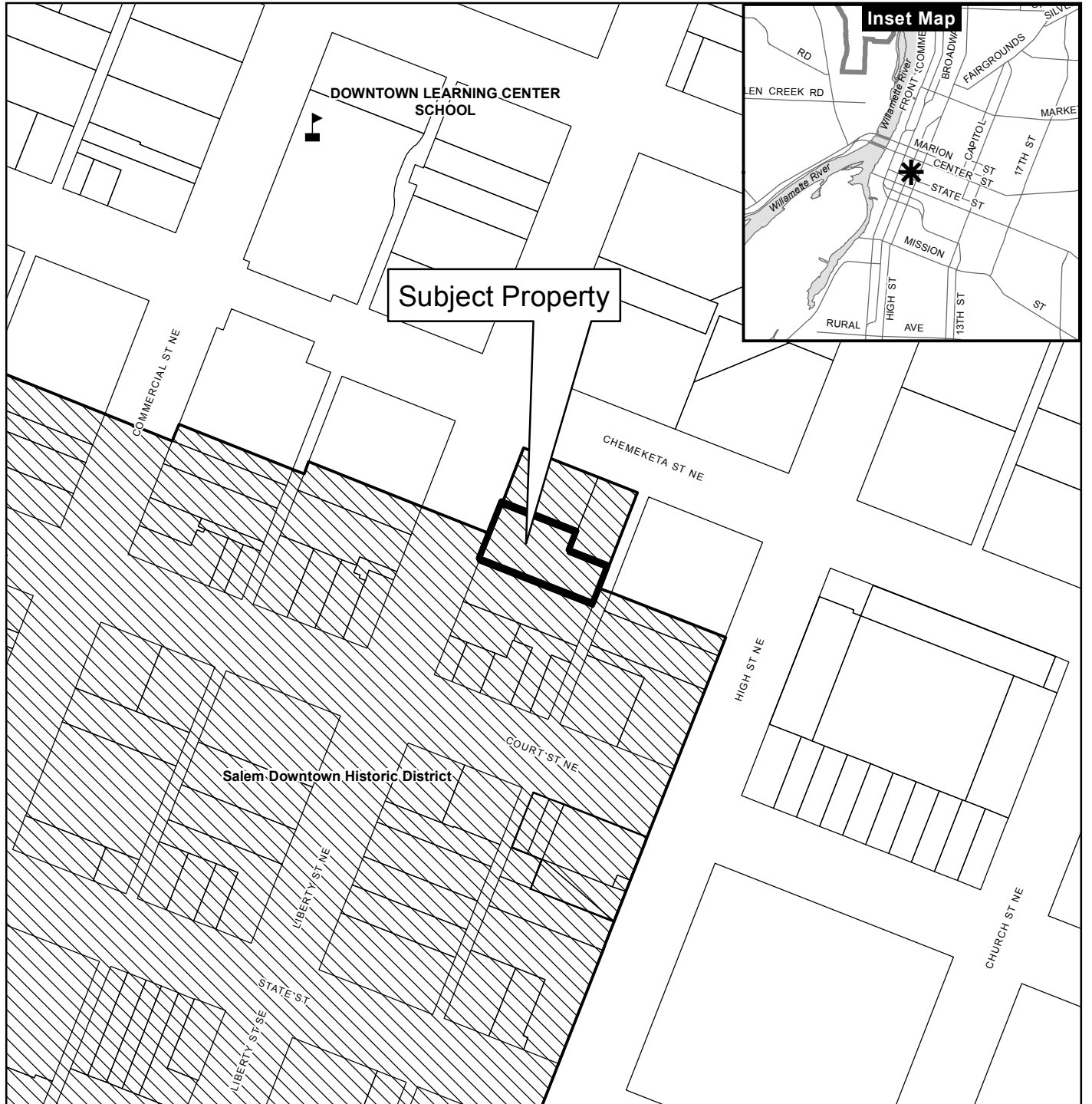
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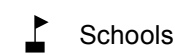

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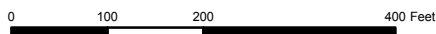
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Vicinity Map 260 Liberty ST NE



Legend

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



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Case No. _____

Historic Alteration Review - General Resource Worksheet

Site Address: 2600/2604 Liberty St. NE Resource Status: Contributing Individual Landmark Non-Contributing

Type of Work Activity Proposed

Major Minor

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Deck
- Door
- Exterior Trim
- Porch
- Roof
- Siding
- Window(s) Number of windows: _____
- Other architectural feature (describe) _____

Landscape Feature:

- Fence
- Retaining wall
- Other Site feature
- Streetscape

New Construction:

- Addition
- New Accessory Structure
- Sign
- Awning

Will the proposed alteration be visible from any public right-of-way? YES NO

Project's Existing Material: _____ Project's New Material: _____
Aluminum, Acrylic, Vinyl

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:

We are proposing a non-illuminated wall sign & a non-illuminated under-canopy sign. Both signs will be located at the East Elevation of the building. The proposed signs meet the design criteria in SRC Chapter 230

[Signature]
Signature of Applicant

8/2/18
Date Submitted/Signed