

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 ADMINSTRATOR

HISTORIC DESIGN REVIEW CASE NO.: HIS19-48

APPLICATION NO.: 19-123583-DR

NOTICE OF DECISION DATE: FEBRUARY 12, 2020

SUMMARY: A proposal to replace signage on the exterior of two non-historic Willamette Heritage Center Buildings.

REQUEST: Minor historic design review of a proposal to replace signage on the south facade of the Warehouse Building and the west side of the Library and Archive Building, non-historic, non-contributing buildings within the Willamette Heritage Center, on property located at 1313 Mill Street SE, 97301; Marion County Assessor Map and Tax Lot number: 073W26BC04100.

APPLICANT: Michelle Cordova on behalf of the Willamette Heritage Center

LOCATION: 1313 Mill St SE

CRITERIA: Salem Revised Code (SRC) Chapters 230.056 - Signs in Commercial Historic Districts

FINDINGS: The findings are in the attached Decision dated February 12, 2020.

DECISION: The **Historic Preservation Officer**, a Planning Administrator designee, **APPROVED** Historic Design Review HIS19-48 based upon the application materials deemed complete on February 12, 2020 and the findings as presented in this report.

This Decision becomes effective on February 28, 2020. 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 February 28, 2022 or this approval shall be null and void.

Application Deemed Complete:	<u>February 12, 2020</u>
Notice of Decision Mailing Date:	<u>February 12, 2020</u>
Decision Effective Date:	<u>February 28, 2020</u>
State Mandate Date:	<u>June 11, 2020</u>

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 320, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Thursday, February 27, 2020. 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(s) 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 320, 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. HIS19-48
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS19-48)
1313 MILL STREET SE)
) FEBRUARY 12, 2020**

In the matter of the application for a Minor Historic Design Review submitted by Michelle Cordova, on behalf of the Willamette Heritage Center, 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 replace signage on the exterior of two non-historic Willamette Heritage Center Buildings.

Request: Minor historic design review of a proposal to replace signage on the south façade of the Warehouse Building and the west side of the Library and Archive Building, non-historic, non-contributing buildings within the Willamette Heritage Center, on property located at 1313 Mill Street SE, 97301; Marion County Assessor Map and Tax Lot number: 073W26BC04100. 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 February 12, 2020 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

Project Summary: The applicant is proposing to replace the exterior signage on two non-historic buildings within the Willamette Heritage Center site. Signage on the south façade of the Warehouse Building will be removed and replaced with a black metal 3'6" x 24' sign with black letters. Signage on the west side of the Library/Archive Building will be removed and replaced with a black metal 3'6" x 24' sign with white letters. Staff determined that the following standards from SRC 230.056 (Signs in Commercial Historic Districts) are applicable to this project.

FINDINGS

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 new signage on both buildings where it has historically been located for both of these buildings (within historic signboards) thereby meeting SRC 230.056 (c)(1).

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

Finding: The proposed signage will be installed flush to the façade of both buildings. 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 buildings, 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; thereby meeting SRC 230.056(c)(5).

(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 Willamette Heritage Center, 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 metal, 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 proposed signage will be installed flush to the wooden façade of the Warehouse Building, and flush to the concrete façade of the Library/Archive Building, with sign loads properly calculated therefore this criterion has been met.

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

Finding: The proposed signage will not be illuminated, and no conduit will be utilized, therefore this criterion is not applicable to the evaluation of this proposal.

(12) *Not have exposed conduit.*

Finding: The proposed signage will not be illuminated, and no conduit will be utilized, therefore this criterion 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 signage 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 replaces the signage that has been on these two buildings historically and is compatible with the buildings throughout the Willamette Heritage Center. No significant features will be adversely effected or obscured by their installation, thereby meeting SRC 230.056(c)(15).

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

Finding: The proposed signage will not obscure any significant features of buildings within the Willamette Heritage Center, thereby meeting SRC 230.056(c)(16).

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

Finding: The proposed signage is similar in size, scale, and design to the signage that has historically been located at the Willamette Heritage Center. The signage 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 signage is metal, a material compatible with the buildings found throughout the Willamette Heritage Center, 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 sign will be attached flush to the facades of both non-historic structures using bolts and no historic materials will be damaged or obscured by the installation, 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 proposed identification signage on both buildings, has historically been the minimum necessary to ensure identification of the Willamette Heritage Center, thereby meeting SRC 230.056(c)(20).

DECISION

Based upon the application materials deemed complete on February 12, 2020 and the findings as presented in this report, the application for HIS19-48 is **APPROVED**.

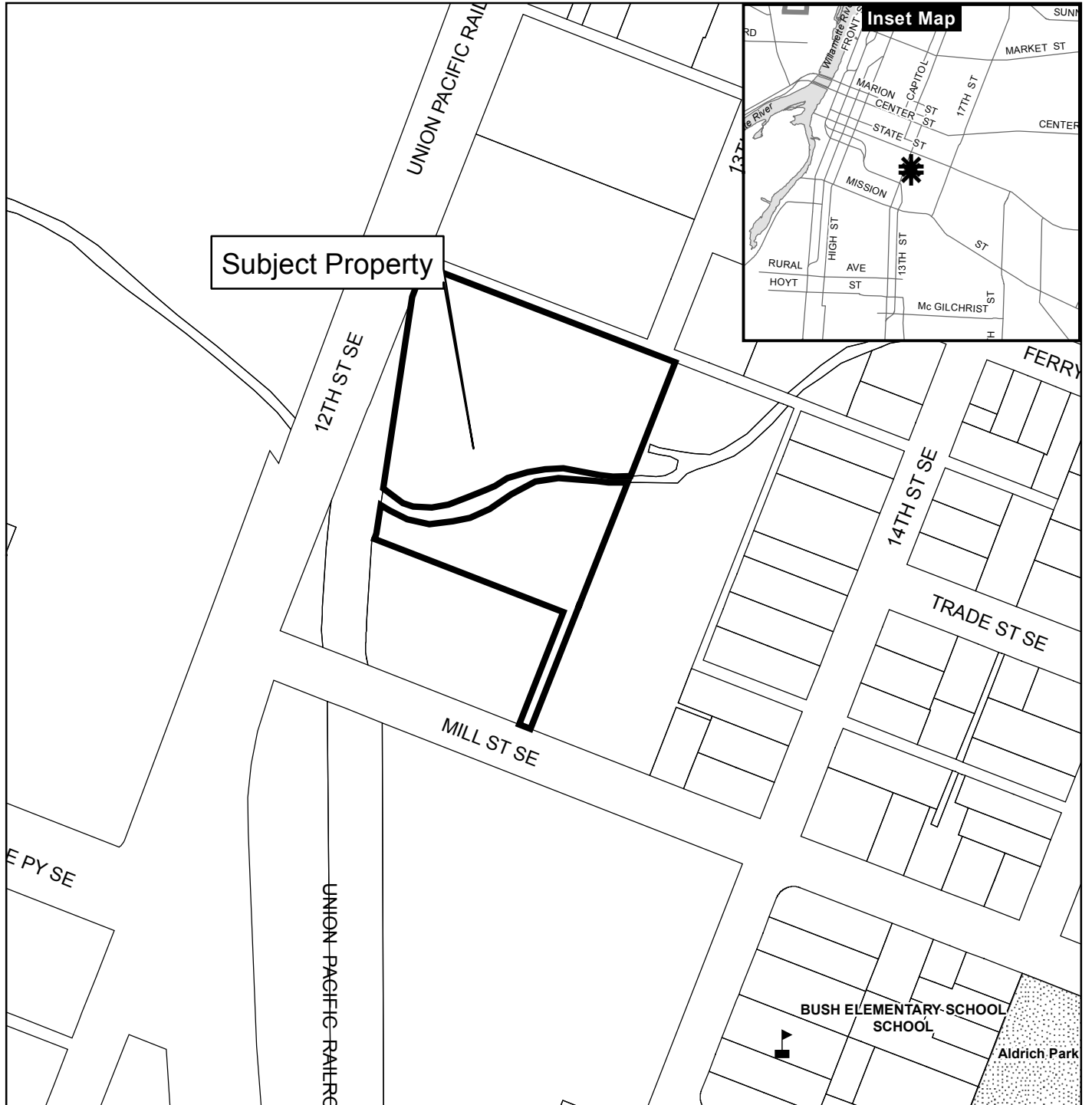


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

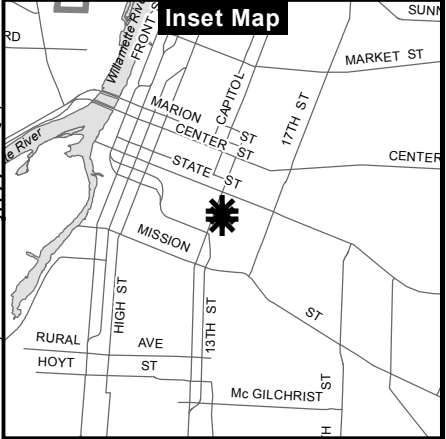
Attachments: A. Vicinity Map
B. Applicant's Submittal Materials

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Vicinity Map 1313 Mill Street SE



Subject Property

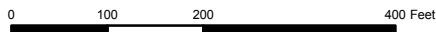


Legend

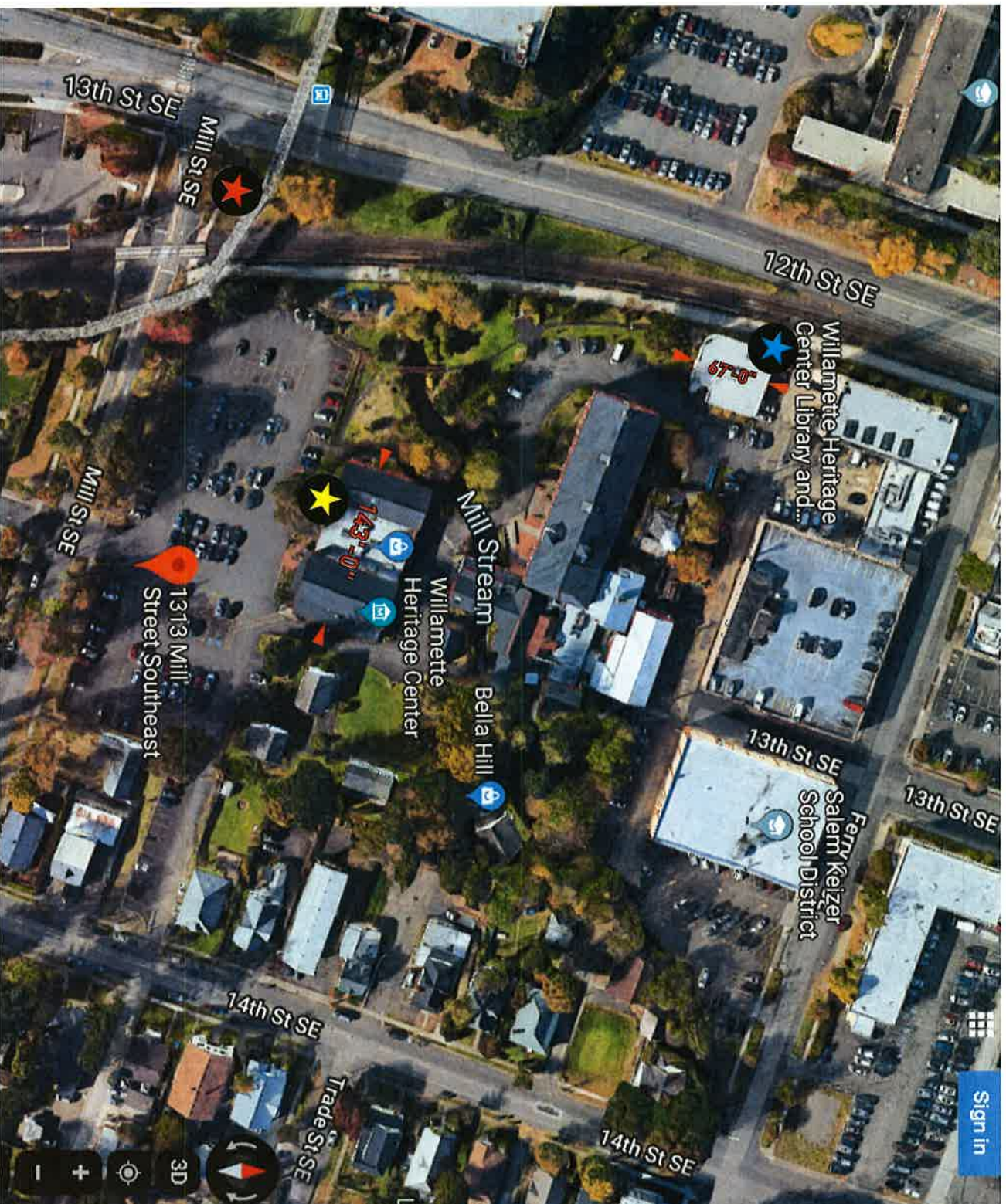
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.



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Scale: 1/128" = 1'-0"

 Proposed Sign #2
 4'-6" x 11'-0"



 Proposed Sign #1
 3'-6" x 24'-0"



 Existing Monument Sign
 5'-0" x 8'-0" upper sign
 2'-6" x 8'-0" bottom sign
 8' over all height





Non-Illuminated Single Face Display



SPECIFICATIONS

FACES:
*White Polymetal

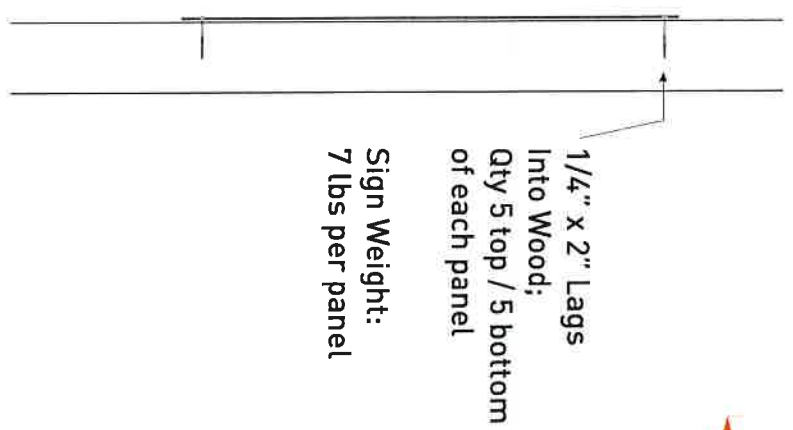
VINYL:
*3M Black

EXISTING



REMOVE

SIGN #1



PROPOSED



36 feet

14.3 feet

SCALE: 3/8" = 1'-0"



Salem Sign Co., Inc.
1825 FRONT ST. N.E.
SALEM, OR 97301
503-371-6362
FAX 503-371-0901
e-mail signs@salemsign.com
CIB# 65297



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

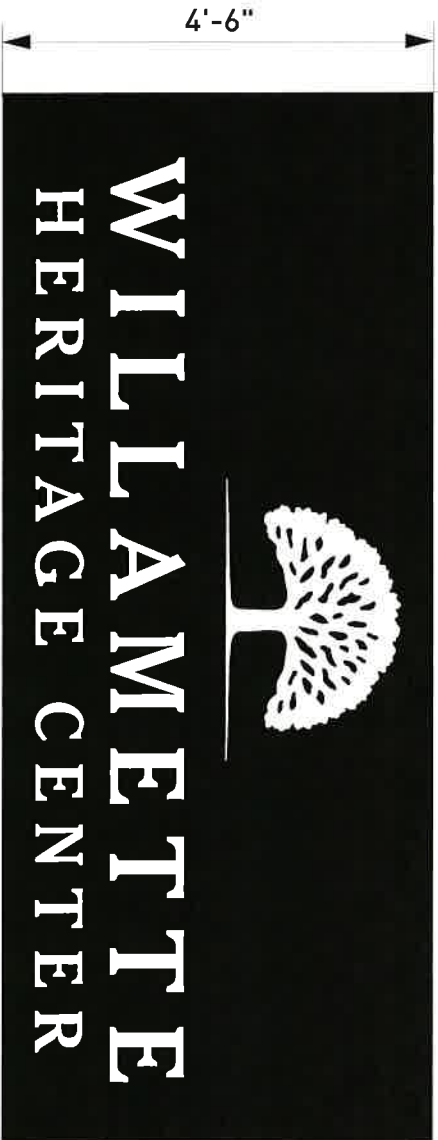


Non-Illuminated Single Face Display

11'-0"

SIGN #2

*Verify Size



EXISTING



PROPOSED



SPECIFICATIONS

FACE:

*White Polymetal

VINYL:

*3M Black

1/4" x 2" Lags with Shields

Into Concrete;

Qty 5 top / 5 bottom

Sign Weight:

10 lbs

SCALE: 1/2" = 1'-0"



Salem Sign Co., Inc.

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e-mail signs@salemsign.com

CCB# 65297



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SK# 21804-19A

JOB TITLE: Willamette Heritage Center

LOCATION: Salem, OR

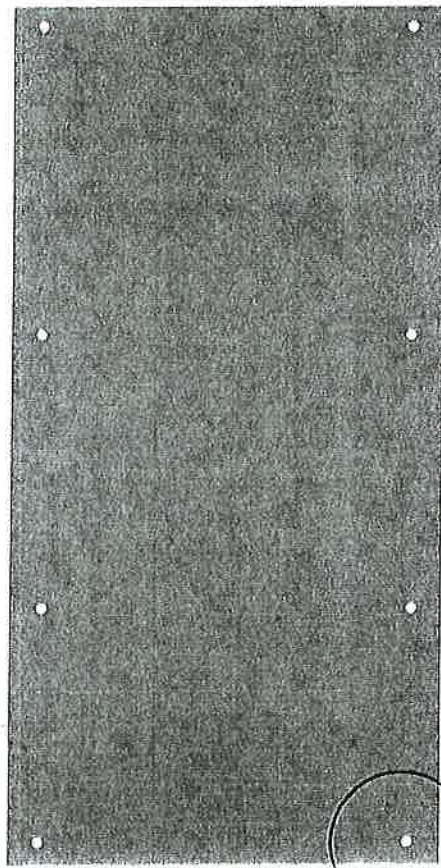
DATE: 1-8-20

DRAWN BY: E.D.

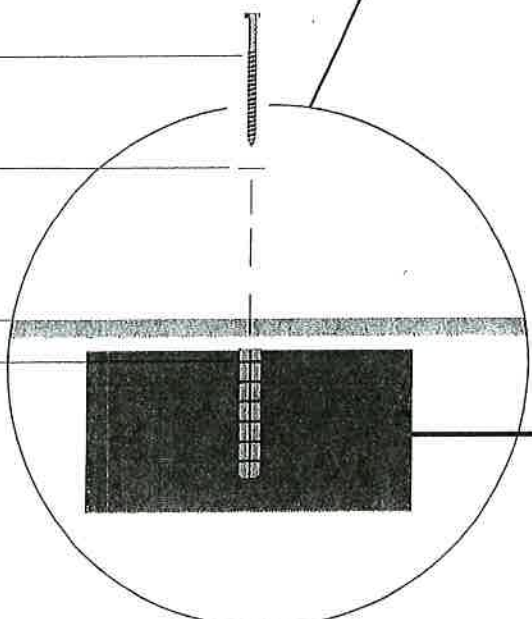
SALES: Corey Spady

APPROVED BY:

ATTACHMENT DETAIL FOR TYPICAL FLAT S/F WALL MOUNT DISPLAY
 (NOTE) BLOW-UP SCALE 3"=10"



- 1 WOOD WALL SIGN #1
 - 2 MASONRY WALL SIGN #2
- STANDARD MASONRY WALL
 (NOTE) IF WOOD CONSTRUCTED
 LAGS INTO STUD LOCATIONS.



SIGN # 1	SIGN # 2
1/4" x 2" Lags	1/4" x 2" Lags w/ Shields
into wood	into concrete
5 top / 5 bottom	
per sheet / panel	
(3 eighths foot panels)	

ATTACHMENT DETAIL

ATTACHMENT DETAIL FOR TYPICAL FLAT S/F WALL MOUNT DISPLAY



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CLIENT:

SCALE: 3/4"=1'

DATE:

JOB TITLE: AD-WALLMOUNT

LOCATION:

TYPE OF STRUCTURE

- WOOD
- CONCRETE OR MASONRY

DETAILS

1	
2	
3	
4	
5	
6	CZ
7	8039-07

DRAWN BY:

SKETCH #

NOTES: