

FOR THE MEETING OF: November 21, 2019
AGENDA ITEM: 5.c

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: November 21, 2019

CASE NO.: Historic Design Review Case No. HIS19-42

APPLICATION SUMMARY: A proposal to install a new ~~illuminated~~ monument sign internally lit with LED letters in front of the Dr. Ray J. Pemberton House.

LOCATION: 1455 Commercial Street SE

REQUEST Major Historic Design Review to install a new ~~illuminated~~ monument sign internally lit with LED letters in front of the Dr. Ray J. Pemberton House (1914), an individually listed Local Historic Landmark located at 1455 Commercial Street SE (Marion County tax lot 073W27CD09000).

APPLICANT(S): Emma Deneger, Salem Sign Company for Keri Lazarus for JK Commercial Holdings, LLC

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230
230.056 Signs in Commercial Historic Districts

RECOMMENDATION: APPROVE

BACKGROUND

On October 4, 2019, the applicant submitted materials for a Major Historic Design Review for installation of signage on the building.

The application was deemed complete for processing on October 30, 2019. On November 13, 2019 the applicant submitted a revised proposal and narrative, withdrawing their request for a digital electronic monument sign and submitting a new design proposal which includes tenant signage lit internally with LED letters.

Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on October 31, 2019 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620.

The City of Salem Historic Landmarks Commission will hold a public hearing for the case on November 21, 2019 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is February 27, 2020, unless an extension is granted by the applicant.

PROPOSAL

The applicant is proposing installation of one freestanding 5'(h) x 12" (w) x 7'8"(l) monument sign in the front of the Dr. Ray J. Pemberton House (1914) with four individual tenant signs within the signage area at the base of the monument sign topped by the Law Office signage (**Attachment C**). This sign will be of metal. The tenant names will be illuminated light letters on a dark background and illuminated with white LED lighting.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as **Attachment C** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's

proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) **Criteria: 230.056. Signs in Commercial Historic Districts** are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the project's conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its 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. Historic Significance

According to nomination documents, the Pemberton House was constructed in 1914 as a 1 1/2 story Bungalow style residence (**Attachment B**). This house was built for John and Almaretta (Retta) Pemberton in 1914. John died in 1915, and his wife stayed in the home until 1928 at which time her son Ray and his wife Lenora moved into the house and lived here until 1966. Dr. Pemberton graduated from Willamette University Medical School in 1910 and practiced medicine in Salem until he died in 1966.

The Pemberton House was listed as an individual Salem Local Landmark in 1987 as part of a land use case (Specific Conditional Use 87-21) which granted the operation of a retail (used merchandise) store in this historically and architecturally significant single-family residence. The existing monument sign received historic design review approval in 2015 (HIS15-50).

3. Neighborhood and Citizen Comments

The subject property is located within the South Central Association of Neighbors (SCAN). Notification of the public hearing was sent to the neighborhood association, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on October 31, 2019. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

4. City Department and Public Agency Comments

The Building and Safety and Planning Divisions indicate that the applicant must obtain required sign permits.

5. Historic Design Review

SRC 230.080 states that *historic preservation activity on an individually listed resource shall comply with the standards for historic contributing buildings for the type of resource*. In this case, while the resource was constructed as a single-family residence, its current use is commercial, therefore, SRC Chapter SRC 230.056 specifies the standards applicable to this project. The applicable criteria and factors are stated below in **bold** print. Following each criterion is a response and/or finding relative to the amendment requested.

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: There is no signage proposed on the structure, therefore this criterion is not applicable to the evaluation of this proposal.

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

Finding: The proposed freestanding monument signage is located at an angle perpendicular to the building. Staff recommends the HLC find that SRC 230.056(c)(2) has been met for the proposed monument sign.

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

Finding: The proposed signage is not located within transom areas. The Pemberton House has no transom windows, therefore this criterion is not applicable to the evaluation of this proposal.

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

Finding: The monument signage as proposed, will be in the front yard of the Pemberton House. The proposed sign will not exceed the size of the existing sign on site, and will not obscure the primary façade of this resource. Therefore, staff

recommends the HLC find that SRC 230.056(c)(4) has been met for this proposal.

(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 criterion 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 primary façade of the Pemberton House. However, it should be noted that the parking area for the building is at the rear of the property on the secondary facade, which is an equally utilized entry for customers entering the building. Staff recommends the HLC find that SRC 230.056(c)(6) has been met 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 therefore staff recommends that SRC 230.056(c)(7) has been met.

(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. However, the signs advertising the tenant names are proposed to have letters cut out of the metal that will be illuminated internally with LED lighting. This type of signage has been previously approved by the HLC in the Downtown Historic District at several locations.

(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. Staff recommends that the HLC find that SRC 230.056(c)(9) does not apply to the evaluation of this proposal. However, it should be noted that the proposed monument sign is free standing and includes cut out letters that will be lit internally by LED lights.

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

Finding: The proposed signage will not be attached to the building, therefore this criterion is not applicable to the evaluation of this proposal.

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

Finding: The proposed signage will include conduit that is concealed. The conduit will not be visible, thereby meeting SRC 230.050 (c)(11).

(12) *Not have exposed conduit.*

Finding: The applicant is proposing to conceal the conduit inside the back panel of the proposed illuminated signage. Therefore, staff recommends the HLC find that the proposed signage will not have exposed conduit, meeting SRC 230.050(c)(12).

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

Finding: The proposed signage has light lettering on a dark background, therefore staff recommends the HLC find that SRC 230.056(c)(13) has been met.

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

Finding: The proposed signs will not incorporate faux painting, therefore staff recommends the HLC find that SRC 230.056(c)(14) has been met.

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

Finding: Overall, the proposed signage respects the size, scale and design of the Dr. Ray J. Pemberton House. Therefore, staff recommends that the HLC find that SRC 230.056(c)(15) has been met.

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

Finding: The proposed signs will not obscure the primary façade or any significant features of the Pemberton House, therefore staff recommends the HLC find that SRC 230.056(c)(16) has been met.

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

Finding: For the purposes of evaluating this standard, “neighboring resources” include other individually listed historic resources along Commercial Street SE and the vicinity. The closest designated resource is the Samuel Adolf Jr. House (1928) located at 1625 Commercial Street SE to the south. It is also a Local Landmark and is currently used as a dental office. There is a small monument sign in front of this resource. Generally, the proposed signage is similar in nature to monument signs found along Commercial Street SE, therefore staff recommends the HLC find that SRC 230.056(c)(17) has been met for the proposal.

(18) *Use materials that are compatible with and characteristic of the buildings or*

structure's period and style.

Finding: The proposed signage is constructed of metal, material compatible with the resource's style, therefore staff recommends the HLC find that SRC 230.056(c)(18) has been met.

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

Finding: The proposed signage will be installed on the site using concrete footings, with no damage to historic materials. Therefore, staff recommends the HLC find that SRC 230.056(c)(19) has been met.

(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 signs fronting Commercial Street are the minimum necessary to ensure identification of the multiple tenants and businesses that will be located within the building. Therefore, staff recommends the HLC find that SRC 230.056(c)(20) has not been met for this proposal.

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific standard(s).
3. DENY the proposal based on noncompliance with identified standards in SRC 230, indicating which standard(s) is not met and the reason(s) the standard is not met.

Attachments: A. Hearing Notice and Vicinity Map
B. Excerpt from Local Historic Register Documents
C. Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, Historic Preservation Officer



HEARING NOTICE

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:	Historic Design Review Case No. HIS19-42
HEARING INFORMATION:	<u>Historic Landmarks Commission, Thursday, November 21, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	1455 Commercial St SE, Salem OR 97302
SUMMARY:	A proposal to install a new illuminated monument sign in front of the Dr. Ray J. Pemberton House.
CASE MANAGER:	Kimberli Fitzgerald, Historic Preservation Officer , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<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> South Central Association of Neighbors (SCAN), Jon Christenson, Historic Preservation, Parks & Gardens, Chair, Email: edscannewsletter@gmail.com .
STAFF REPORT:	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/notice
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter 230.056 and 900.090 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.

OWNER(S):	JK Commercial Holdings, LLC (Keri Lazarus)
APPLICANT / AGENT(S):	Keri Lazarus for JK Commercial Holdings, LLC
PROPOSAL REQUEST:	Major Historic Design Review to install a new illuminated monument sign in front of the Dr. Ray J. Pemberton House (1914), an individually listed Local Historic Landmark located at 1455 Commercial Street SE (Marion County tax lot 073W27CD09000).
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:	<p>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. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>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.</p> <p>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.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://splash.cityofsalem.net/ . Just enter the permit number(s) listed here: 19-121265-DR
NOTICE MAILING DATE:	October 31, 2019

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

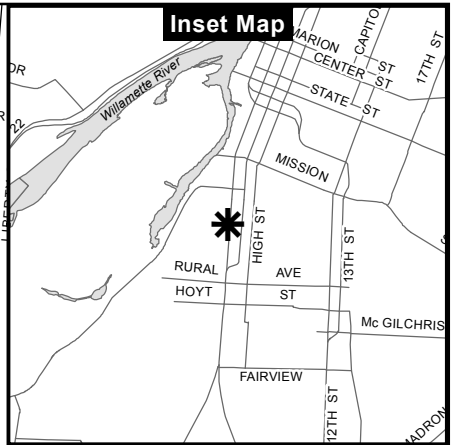
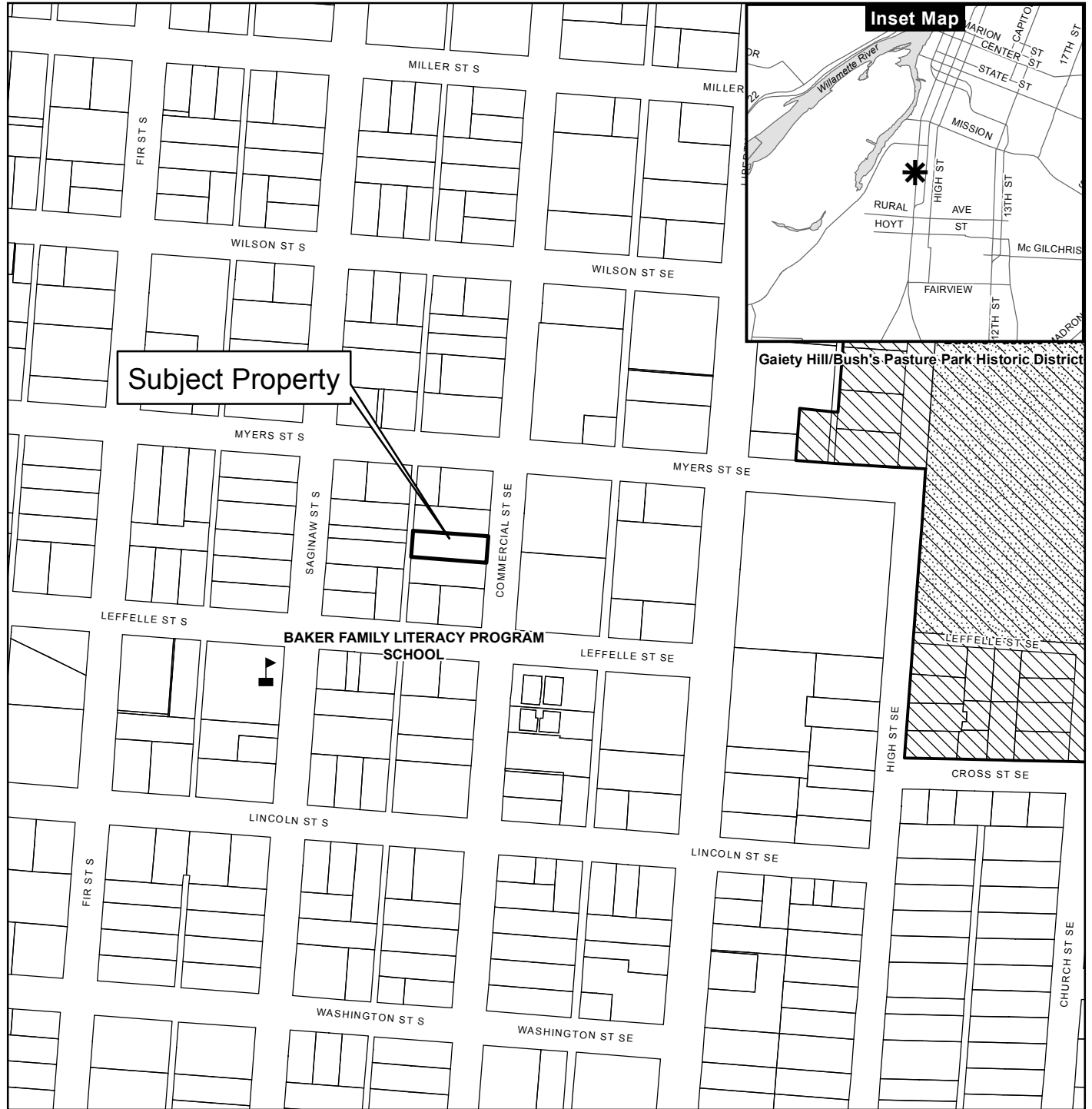
<http://www.cityofsalem.net/planning>

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

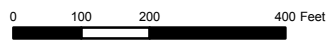
Vicinity Map 1455 Commercial St SE



Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.



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.

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

ATTACHMENT B

NAME: Pemberton House
ADDRESS: 1455 Commercial St., SE
Salem, OR 97302

T/R/S: 07\3W\27
MAP NO: 27CD TAX LOT:09000
QUADRANGLE: Salem



NEGATIVE NO. :

SLIDE NO. :

PLEASE PLACE HERE:

SITE MAP SCHEMATIC DRAWING
SHOWING INVENTORIED BUILDING (S)
AND INCLUDING OUTBUILDINGS,
STRUCTURES, ROADS, AND HISTORIC
LANDSCAPING, IF APPROPRIATE.

INDICATE NORTH BY AN ARROW

PLEASE PLACE HERE:

TOWN MAP WITH CROSS STREETS
FOR URBAN AREAS OR SECTION
OR USGS MAP FOR RURAL AREAS.

INDICATE NORTH BY AN ARROW

GRAPHIC AND PHOTO SOURCES: City of Salem, Community Development

SHPO INVENTORY NO.: 326

CITY OF SALEM

LOCAL DESIGNATION OF HISTORIC PLACES NOMINATION FORM



Type all entries - complete applicable sections

1. NAME OF RESOURCE				
HISTORIC				
AND/OR COMMON Ray J. Pemberton House				
2. LOCATION <input type="checkbox"/> not for publication Lot 3, Block 1, Meyer's Addition				
STREET & NUMBER 1455 Commercial Street SE				
SALEM		STATE Oregon		COUNTY Marion
3. CLASSIFICATION				
CATEGORY	OWNERSHIP	STATUS	PRESENT USE	<input type="checkbox"/> Cemetery/Memorial
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> buildings	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site		ACCESSIBLE	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input checked="" type="checkbox"/> object	PUBLIC ACQUISITION	<input type="checkbox"/> Open to public	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> in process	<input type="checkbox"/> Closed to public	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> Limited public access	<input type="checkbox"/> military	<input type="checkbox"/> other
4. OWNER OF PROPERTY <input type="checkbox"/> I apply for local designation as property owner				
NAME Spectrum Properties		STREET & NUMBER SW 5th, Suite 850		
CITY, TOWN Portland		STATE Oregon		
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC. Marion County Courthouse				
STREET & NUMBER 148 High St. NE		CITY, TOWN Salem		STATE OR
6. REPRESENTATION IN EXISTING SURVEYS OR INVENTORIES				
TITLE/SOURCE Historic Salem		Has property been previously evaluated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
DATE Inventory, 1981--Published 1984		<input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local		
7. DESCRIPTION				
CONDITION		CHECK ONE	CHECK ONE	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input type="checkbox"/> restored	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	Date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	Identify Sources <u>Sanborn Maps</u>		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE.

See attached sheet

8. SIGNIFICANCE (Attach Narrative to explain each box checked)

PERIOD	AREAS OF SIGNIFICANCE	CHECK AND JUSTIFY BELOW	IDENTIFY SOURCES OF INFORMATION
<input type="checkbox"/> Pre-1800			<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1800-1850	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> religion
<input type="checkbox"/> 1850-1900	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> science
<input checked="" type="checkbox"/> 1900-1930	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> law
<input type="checkbox"/> 1930-1950	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1950-present	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input checked="" type="checkbox"/> social/humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (specify) _____

SPECIFIC DATES 1912-1913

BUILDER/ARCHITECT unknown

STATEMENT OF SIGNIFICANCE (IN ONE PARAGRAPH):

This house retains its original architectural integrity and is an excellent example of a Craftsman Bungalow. It was built either by Emma Hurst, widow of Salem miller merchant, and real estate broker Frederick Hurst, or by Retta and John Pemberton, parents of Raymond J. Pemberton. Ray graduated from Willamette University Medical School in 1910 and was a physician in Salem till his death in 1966. He lived in this house from 1928-1965. This house is older and retains its architectural integrity better than the 8 bungalows (cont)

ATTACH MAP OR SKETCH SHOWING LOCATION OF PROPERTY.

9. INTENDED FUTURE USE OF PROPERTY Clothes consignment store

INCLUDE EXTERIORS/INTERIORS IN RENOVATION, FEASIBILITY OF RESTORATIONS, ETC.

No remodeling is planned for interior or exterior of house. Business sign on lawn will be designed with historic associations with house in mind. Concrete and rock fish pond in back may have to be removed to allow for necessary parking per Salem city ordinances.

10. FORM PREPARED BY:

NAME/TITLE John Lazuk, 1437-4th Street NE, Salem, OR 97303

ORGANIZATION (Currently with the Oregon State Archives, DATE previously project coordinator with

STREET & NUMBER Montana State Historic Preservation Office TELEPHONE 585-4749

CITY OR TOWN

STATE

ZIP

#7--DESCRIPTION

This structure built in 1912 or 1913 is an excellent example of the one-and-a-half story hybrid bungalow (also now known as bungalowoid) house made popular in the trade publications of its time. The style was championed in Gustav Stickley's influential magazine, The Craftsman, and today these home are commonly referred to as Craftsman Bungalows. Houses built along these lines had their heyday from 1900 to 1920 and were popular with aspiring middle and upper-middle class families attracted by roominess and elegance in affordable housing.

The house at 1455 Commercial Street SE displays the unmistakable traits of the Craftsman Bungalow: a flair eaved low-pitch gable roof with decorative brackets, gable-roof window dormers, a covered open porch along its front which sits on a concrete foundation (as does the rest of the house), a window bay (with corresponding interior window box seat and shelves), interior and exterior chimneys, and a seven light front picture window with decorative crown molding wood cornices. The many large doublehung and casement windows have drip caps and wide sills and flashings. The interior features high ceilings, a wood banister stairway to the second floor, column wood and glass cabinets separating the rooms, wide wall and doorway trim, the window seat which hides a dumbwater used for bringing wood for the fireplace upstairs from the full basement, built-in wood and glass door shelving along the north wall of the house, and a brick and decorative tile hearth chimney, with wood mantle. Many built-in features to the house suggests the builder or owner may have had an idea to use a portion of the first floor for business purposes or for a professional office.

There are no signs of exterior or interior alterations, except for a portion of the front porch on the north side of the house. There was another entrance onto the porch there. It has been replaced by a section of St. Andrew's cross beams. The alteration is entirely compatible with the house and does not take away (and may improve) the porch's architectural association with the bungalow style.

Features

The house at 1455 Commercial SE is a wood-frame structure with planed and unplaned wood beams as its floor, wall, and ceiling joists. It has one-and-a-half stories, a gable roof running north-south and covered by diamond-shaped composition shingles gable-roof window dormers on its east and west sides, an exterior of weatherboard siding, an open covered wood porch on its east side, a partially closed porch on its west side, and rests on a concrete foundation (except for the west side porch which is on pilings. The exterior chimney is laid in overlapping stretcher-course bond and the interior chimney is on the west side of the gable.

The east side lawn is raised above the town sidewalk and street by a concrete retaining wall. Concrete steps and sidewalk leads to wooden steps unto the porch. A fixed window is to the left of the single pane beveled-glass wood door and the decorative 7-light picture window is to its right. Above, the large window dormer has a 4-section casement style window that swings on hinges inward and onto itself. A similar window is on the north side.

The north side has a large doublehung window to the left of the chimney, side-by-side doublehung windows in the window bay (the bay has a pent roof of composite shingles), casement windows above, and two basement transoms windows, and a doorway down concrete steps leading to the basement.

The west side has the porch with wood steps and rails, a basement transom window, a doublehung window to the left of the porch, and two doors and a doublehung window

#7- continued

off the porch. A single doublehung window is in the dormer above.

The south side has a 6-light back porch window, an eighteen light front porch window, 3 basement transom windows, side-by-side doublehung windows on the first and second stories, three more single doublehung windows, and a single casement window.

The west side yard has a concrete and rock fish pond. The garage built about the same time as the house is a gable roof structure of composition tile (over the old wood shakes), has an exterior of wood sheathing, and sits on a brick pile foundation. Doublehung windows are on the north and south sides and it is open on the east and west sides. A small wood frame building showing on the 1927-1968 Sanborn map is no longer there.

#8-continued

considered as primary structures by the Historic Salem Inventory. In this area of Salem, it compares very favorably with the houses at 920 Lafelle St. SE (ca. 1920s), 362 Lincoln St. S (ca. 1925), and 260 ~~Summer~~^{Suffolk} Street (ca. 1920). Examining the file inventory sheet which declared it a secondary structure for the Historic Salem, it appears more research into the house and its associations would have given it a primary designation.

Bibliography

Marion County Census, 1905

Polk City Registers, Salem (1902-1968)

Marion County Assessment Books, 1906, 1911, 1916.

Salem Statesman, 9-27-61, et al

Marion County Miscellaneous Records, v. 12, p. 104

Marion County Deedbooks, v. 491, p. 178; 271, p. 120; 81, p. 329; affidavit vol 3, p. 41; et al.

Sanborn Fire Insurance Maps, 1895 (updated to 1914), 1927 (updated to 1968)

Marion County Appraiser's Office file on house

Timeline

1871-Myer's Additon Platted - block 1 has eight lots of 75'

1895-Sandborn map shows house on this lot

1898-Hoofhine family sells this lot to Emma Hurst

1906-Assessment books shows capital improvement on lot (house there)

1912-deed shows north 25' of lot 3 sold to Emma Berry - house now on lot may have been started at this time

1913- Berry sells lot to Retta and John Pemberton

1914-Sanborn map shows old house gone and new house (present house) on lot 2, now 100 feet wide. Physical evidence shows houses on lot two probably built at same time and confirmed by Sandborn map evidence. Garage splits houses.

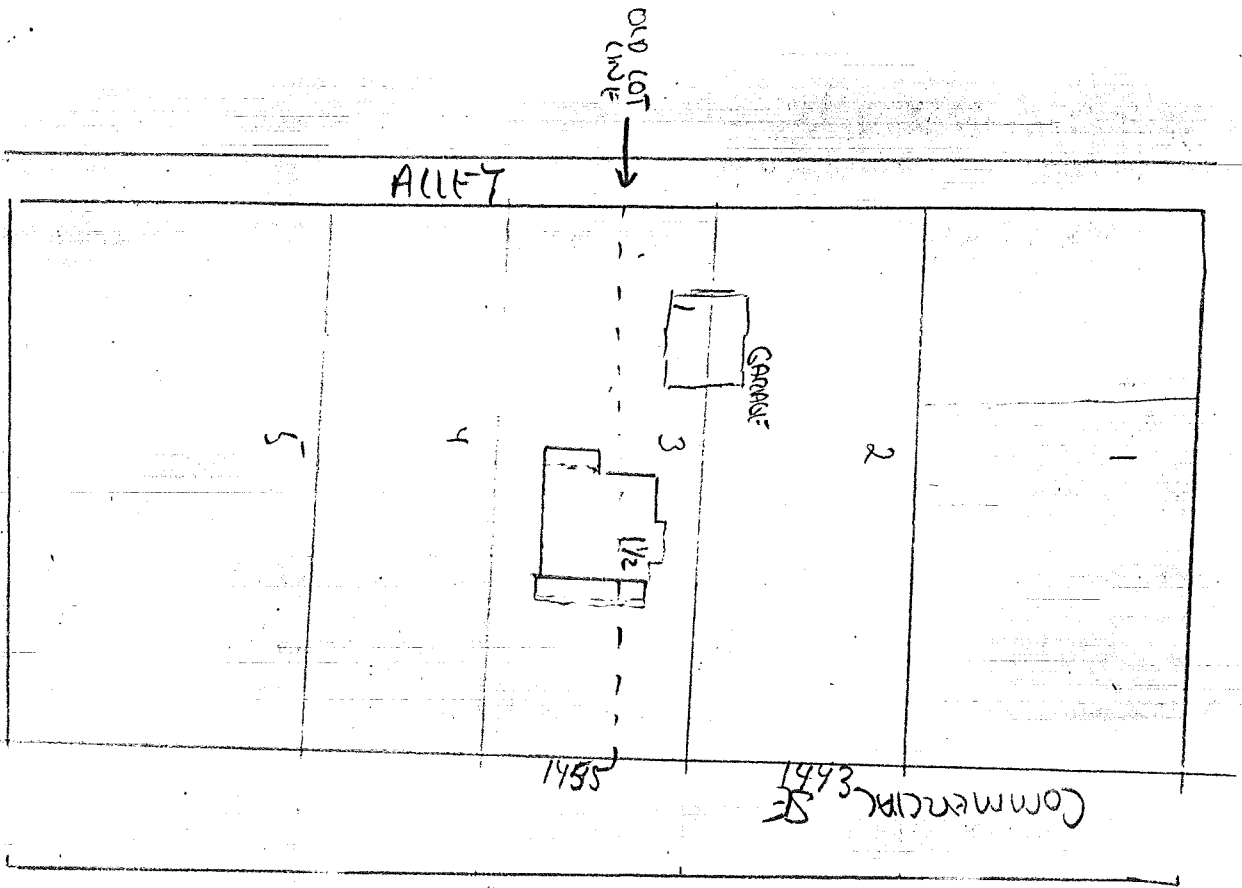
1916-Retta Pemberton pays taxes on houses in lot 2 (Assessment Book, 1916)

1928-Retta dies- Ray Pemberton now owner of house

1940s-other house on lot 2 sold (1443 Commercial SE), easement to share driveway and garage between houses.

1960s-Pemberton daughters sell house, block now platted to include N25' of old lot 3 and S25' of old lot 3 as new lot 3.

BLOCK 1, METERS' ADDITIONS LOTS 1-5



Case No. HIS19-42

Historic Alteration Review - General Resource Worksheet

Site Address: 455 Commercial St. S 97302 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: Aluminum, LED's, Acrylic 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:

We are proposing a monument display with ^{LED illumination} ~~aluminum~~ of aluminum, and will have dark backgrounds with light lettering per SRC 230. The sign is not obstructive to the building, nor will it affect the building, and it will allow for multiple tenants

Signature of Applicant _____ Date Submitted/Signed 11/13/19



Salem Sign Co., Inc.

November 12, 2019

City of Salem
Community Development Department
555 Liberty St. S.E.

RE: Monument sign with internal illumination

To whom it may concern:

We are proposing a new monument sign for the Law Offices of Keri Trask Lazarus, located at 1455 Commercial St. SE, Salem OR 97302, in the Commercial Office zone. The building in the CO zone is a locally designated landmark. The proposed sign will be a freestanding monument sign with internal LED illumination, and will require a sign and an electrical permit. The sign will have a concrete footing, but a building permit will not be required since the sign height is under 7 feet tall. The sign code allows for an illuminated display, and there are several displays in the vicinity under the same zone that are similar to what we are proposing. See Exhibit D for a sign example of an existing illuminated monument sign in a CO zone with a Historic Overlay (Feibleman Case).

See Exhibits A, B and C for proposed sign specifications, installation detail and site map showing placement. Exhibit E shows the existing sign size and placement previously approved at 1455 Commercial St. SE. The proposed sign will comply with all sections of the code to which it pertains. Below, we address each section deemed applicable.

Sec. 230.056. - Signs in commercial historic districts. (See attached Exhibits A, B, C and E)

(c)The new proposed sign will:

(4)Have the same placement as the previously approved existing sign; to the far left side, perpendicular to the building, as to not obscure windows or significant architectural features.

(6)Be placed in the landscape area to the far left of the sidewalk to the entrance, in the same placement as the previously approved existing sign.

(7)Be constructed of metal.

(8)Will be illuminated with LED's in conformance with Sec. 900.090 and 900.075.

(9)Be custom metal fabricated. The faces will be aluminum with lettering routed out, and will be illuminated with LED lighting.

(12)Will have the electrical components contained inside the structure.

(13)Will have a dark background with light letters.

(14)Will not be faux painted to look like stone, brick, or metal. It will be painted to match the building colors.

(15)Will be a size, scale and design that compliments the building and the landscape area.

(16)Will be placed perpendicular to the building, where the building will not be obscured.

(17)Have an aesthetic design that will fit in, and will be the same type and look of signage as neighboring signs. The colors of the sign will match or compliment the house.

(18)Be painted to match the building colors, and is designed to match the windows and trim of the building.

Sec. 900.195. - Permanent signs permitted in Commercial Office (CO) Zones. (See attached Exhibit A)

(e)Office complexes. An office complex, and individual businesses in the office complex, are allowed the following signs:

(1)Office complex.

(A)One freestanding sign or one wall sign:

(i)One freestanding sign that complies with this subsection.

(a)The freestanding sign will be limited to a display surface not exceeding 24 square feet and to a height not exceeding five feet. The sign is proposed at the max height of 5 feet tall, with the sign display area 3'-4" x 7'-1"wide (23.6 sq. ft).

Sec. 900.075. - General illumination standards (See attached Exhibits A and D)

(a)The proposed display will be internally illuminated with LED lights, per zone specific standards

(c)The illumination of the sign will be static, and will not be too bright, distracting or confusing to the general public.

(h)The LED illumination will be static as to not create an electronic display or effect, and will conform to the brightness limitations set forth in SRC 900.090.

(i)Zone-specific standards.

(2)In the Commercial Office (CO) Zone:

(A)The sign will be placed perpendicular to Commercial Street, as to not reflect upon adjacent premises.

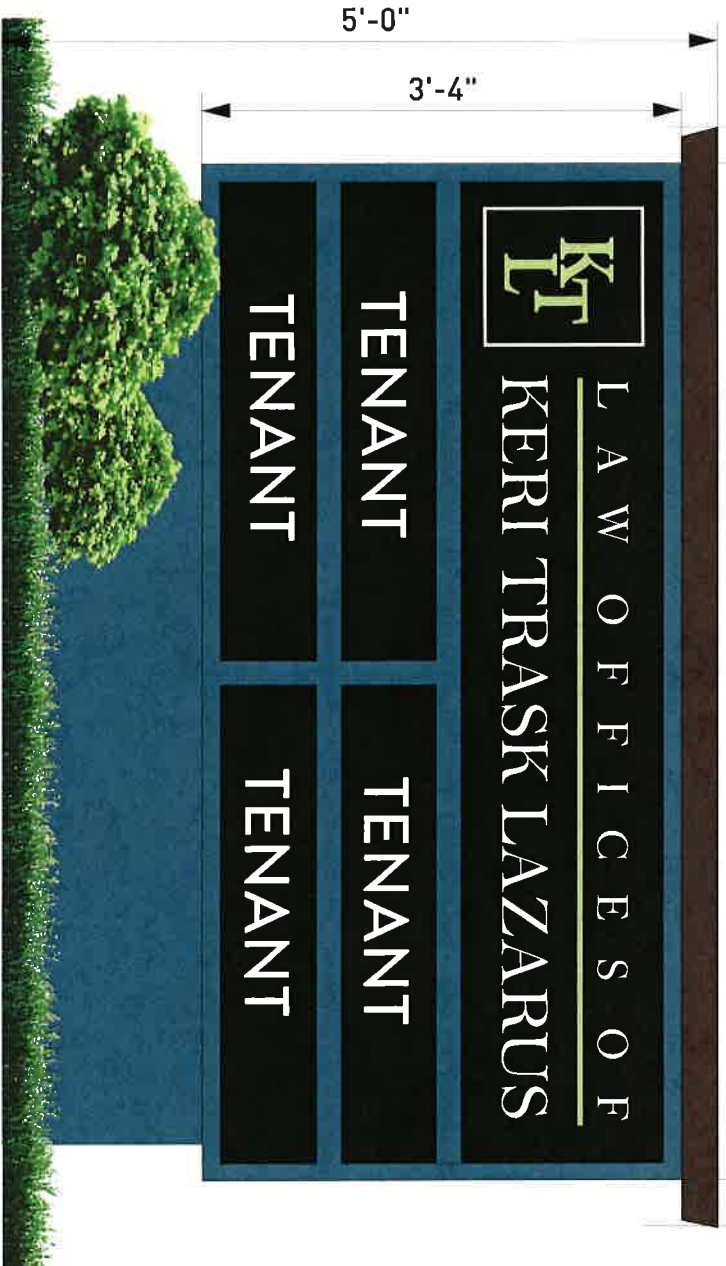
(B)The illumination will be on between the hours of 7a.m. to 12:00 midnight maximum per day, and will be set to turn off during the hours not allotted per this section.



Single Face Internally Illuminated Monument Display

7'-8"
7'-1"

EXHIBIT A



PROPOSED - Shown at approximate scale

SPECIFICATIONS

CABINET & ROOF TOPPER:
*Custom Metal Fabricated;
Paint colors to match building

BASE:
*Custom Metal Fabricated; Painted Blue to match Building

ILLUMINATION:
*White LED's

VINYL:
*3M Black

SCALE: 3/4" = 1'-0"



Salem Sign Co., Inc.

1825 FRONT ST. N.E.
SALEM, OR 97301
503-371-6362
FAX 503-371-0901
e-mail signs@salem-sign.com
CCB# 65297



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

SK# 21951-19

JOB TITLE: Law Office of Keri Trask Lazarus

LOCATION: Salem, OR

DATE: 11-12-19

DRAWN BY: E.D.

SALES: Corey Spady

APPROVED BY:



EXHIBIT B

1455 Commercial St. S

Scale: 1/32" = 1'-0"



*Edge of Sign 3' from Property Line.



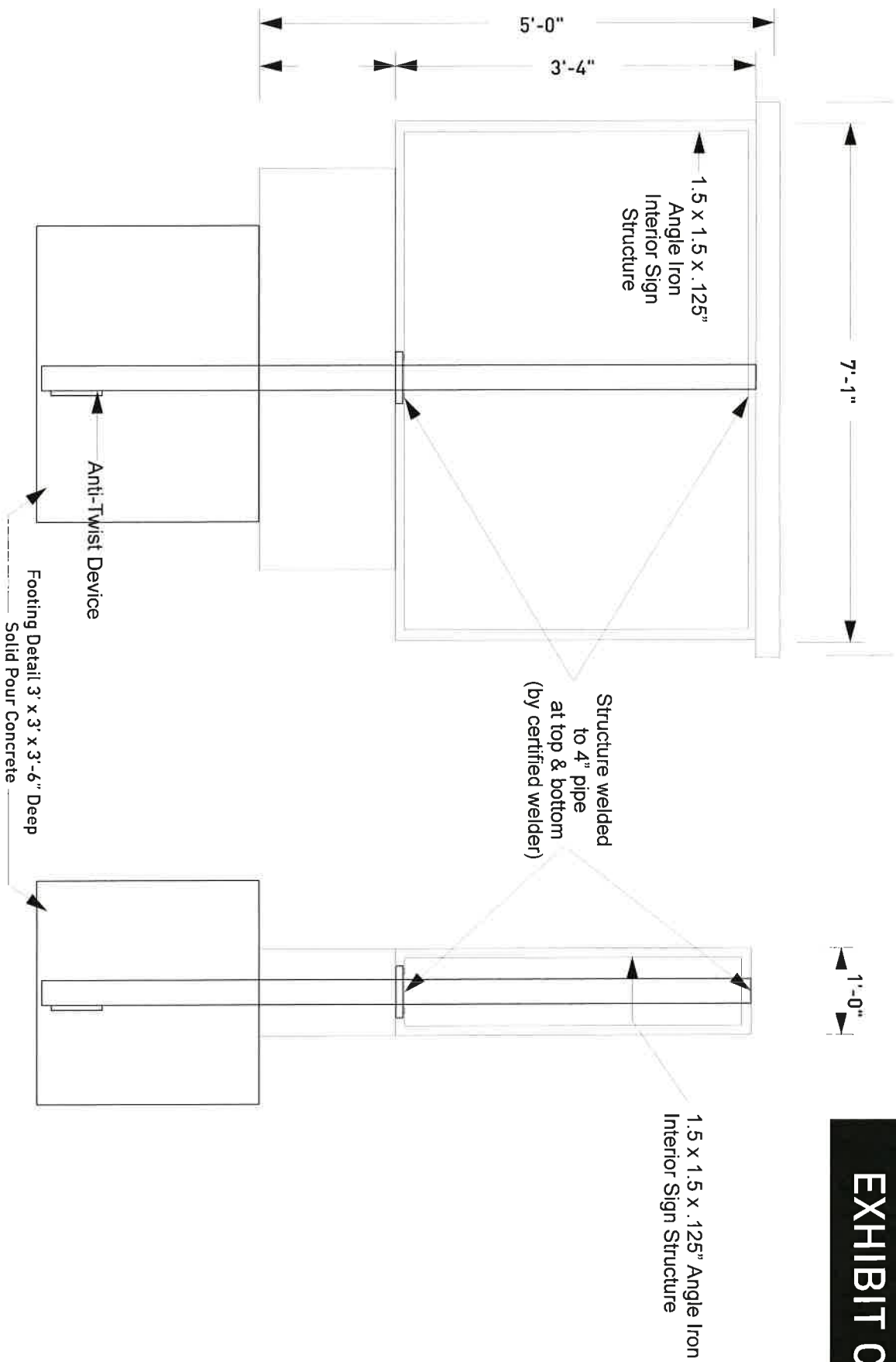
Scale: 1/8" = 1'-0"



Single Face Monument w/ Digital Display

END VIEW

EXHIBIT C



JOB TITLE: Law Offices of Keri Trask Lazarus

LOCATION: Salem, OR

DATE: 10-3-19

DRAWN BY: E. D.

SALES:

Corey Spady

APPROVED BY:



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EXHIBIT D

**Illuminated Monument Sign @
1815 Commercial St. SE**



Previously approved existing sign
at 1455 Commercial St. SE

EXHIBIT E

