

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: January 18, 2018

CASE NO.: Historic Design Review Case No. HIS16-36MOD1

APPLICATION SUMMARY: A proposal to modify a previous historic design review approval (HIS16-36) to modify the front facade of Engleberg's Antiks (1915).

LOCATION: 148 Liberty Street NE

REQUEST Major Historic Design Review of a proposal to modify a previous historic design review approval (HIS16-36) to modify the front facade of Engleberg's Antiks(1915), a historic non-contributing building in Salem's Downtown Historic District, zoned CB (Central Business) zone, and located at 148 Liberty Street NE, 97301 (Marion County Assessor's Map and Tax Lot number: 073W27AB05400).

APPLICANT: Dan Harrold, Dalke Construction, for Vien To

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230 230.045(d) Standards for Non-Contributing Buildings and Structures in Commercial Districts: Storefronts

RECOMMENDATION: APPROVE

PROCEDURES

Historic Landmarks Commission Review & Decision

Under Salem Revised Code (SRC) Chapter 230, no development permit 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 projects conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to Salem Revised Code (SRC) 230.020(f), historic design review approval shall be granted if the application satisfied 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.

120-Day Requirement

The state mandated 120-day deadline to issue a final local decision, including any local appeals in this case, is April 19, 2018, unless an extension is granted by the applicant.

APPLICATION PROCESSING

Subject Application

1. On December 8, 2017, the applicant submitted materials for a Major Historic Design Review to modify the original decision modifying the façade of the historic non-contributing Engleberg's Antiks storefront.
2. The application was deemed complete for processing on December 20, 2017.

Public Notice

1. Notice of the public hearing was mailed to the owners of all property within 250 feet of the subject property on December 22, 2017 (**Attachment A**).
2. The property was posted in accordance with the posting provision outlined in SRC 300.620.

TESTIMONY RECEIVED

Neighborhood Association Comments

The subject property is located within the Central Area Neighborhood Development Organization (CANDO). As of the date of publication, no comments were received from the neighborhood association.

Public Comments

All property owners within 250 feet of the subject property were mailed notification of the proposal on December 22, 2017. Notice of public hearing was also posted on the subject property. As of the date of publication, no comments have been received.

Public Agency Comments

As of the date of publication, no comments have been received from any public agencies.

City Department Comments

The Building and Safety Division indicates that this project has obtained the required building permits and that drawings reflecting the updated modifications are required (**Attachment E**).

FACTS & FINDINGS

Background Information

According to the nomination documents and the historic photo, this building was constructed in 1915. The nomination documents note that the building has been remodeled significantly in the 1960s including the addition of a large metal canopy and a large sign that displays the business name. The building is therefore historic non-contributing. The HLC approved the original storefront modification in January 2017.

Historic Design Review

The applicant has already received approval to modify the existing storefront. Overall, the design is still intended to restore the building to its appearance when it was a Fred Meyer store (circa 1936) (**Attachment B**) and the proposed modifications are intended to request approval for changes that were required due to a number of issues that arose during construction. Specifically, they received approval to construct a new canopy over the existing canopy framing. The existing canopy structure was incorrectly noted on the initial approved plans as 9' 6" from the ground elevation, when in fact it is 11'9". This change in elevation of the awning has not resulted in any corresponding alterations to the building, as it was always the intention to construct a new canopy over the existing canopy framing, not relocate the awning. The approval also included removal of the corrugated metal siding and non-original stone veneer at the base of the storefront and installation of a new stucco finish above the clerestory. These portions of the project were completed without any need for modification of the original approval.

The applicant anticipated being able to expose and restore the first floor clerestory windows, however, these windows were not extant and this was not feasible. Instead, the applicant is requesting approval of new windows, which will create a faux clerestory horizontal window band above the awning. They received approval to restore the original tile at the base of the storefront and this was not possible. Therefore, the applicant is requesting approval to install a new 24" tile storefront base which includes a 6" decorative band stretching over a 12" x 18" base ceramic tile.

Additionally, the applicant is requesting approval of new signage, and approval of additional modifications to the storefront design. The proposed signage is comprised of two under-awning metal framed wooden signs with metal letters that will be attached to the awning utilizing metal brackets. The applicant is requesting approval to remove the horizontal muntins running across the storefront window in order to better meet the needs of the owner.

SRC Chapter 230.045 specifies the standards applicable to this project. For the applicant's full response, please refer to **Attachment C**.

FINDINGS

230.045 Standards for Non-Contributing Buildings and Structures in Commercial Districts.

(d) Storefronts. Replacement of storefronts or components of storefronts in non-contributing buildings is allowed.

(1) Materials.

(A) Materials dating from the period of significance shall, if possible, be retained and repaired or restored.

Finding: While it was originally intended to restore both the original clerestory windows and the original tile at the base of the storefront, neither of these materials, dating from the period of significance, still remained within the storefront. The structure does not have any extant materials from the period of significance that can be repaired or restored, therefore staff recommends that the HLC find that this standard is not applicable to the evaluation of this proposal.

(B) Replacement materials shall be, to the greatest degree possible, of the same type, quality, design, size, finish, proportions and configuration of the storefronts commonly found in the district.

Finding: The proposed new primary materials include stucco, ceramic tile, wood, steel and glass, which are all commonly found throughout the District. Staff recommends that the HLC find that these proposed materials are consistent with those present in buildings and structures in the district and that this standard has been met.

(2) Design.

(A) To the extent practicable, original storefront components such as windows, door configuration, transoms, signage and decorative features dating from the period of significance shall be preserved.

Finding: While no extant original materials exist from the period of significance, the proposed new design generally restores the circa 1936 appearance of the storefront. The new false window frames are not actual window openings, and do not provide light to the interior of the building, however they do restore the appearance of the 1936 front façade. While the proposed new ceramic tile base does not replicate the base of the storefront in the 1936 photo, it is a ceramic tile base, typical of those found throughout the District. Staff recommends that the HLC find that this proposed design is consistent with the buildings dating from the period of significance within the district and that this standard has been met.

(B) Restoration of the appearance of the storefront during the period of significance, based on historical research and physical evidence, is preferred.

Finding: The proposed new design is meant to restore the circa 1936 appearance of the storefront, based upon the historic photograph in **Attachment B**, therefore staff recommends that the HLC find that this standard has been met.

(C) Replacement that is contemporary in design shall be compatible with the scale, proportions, massing, height, rhythm, materials, color and texture of historic contributing buildings in the district.

Finding: The proposal includes design modifications that include changes to the storefront and signage which are compatible with the scale, materials and color of buildings within the Downtown Historic District, therefore staff recommends that the HLC find that this standard

has been met.

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. Historic Photo
C. Applicant's Submittal Materials
D. Building and Safety Email

Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	Historic Design Review Case No.HIS16-36MOD1
AMANDA APPLICATION NO:	17-123434-DR
HEARING INFORMATION:	Historic Landmarks Commission, Thursday, January 18, 2018, 5:30 P.M.; Council Chambers, Room 240, Civic Center, 555 Liberty Street NE, Salem, OR 97301
PROPERTY LOCATION:	148 Liberty Street NE, Salem, OR 97301
OWNER(S):	Vien To for Lang LLC (Vien To, Tam To, Kevin To)
APPLICANT / AGENT(S):	Dan Harrold for Dalke Construction Inc
DESCRIPTION OF REQUEST:	<p>Summary: A proposal to modify a previous historic design review approval (HIS16-36) to modify the front facade of Engleberg's Antiks (1915).</p> <p>Request: Major Historic Design Review of a proposal to modify a previous historic design review approval (HIS16-36) to modify the front facade of Engleberg's Antiks(1915), a historic non-contributing building in Salem's Downtown Historic District, zoned CB (Central Business) zone, and located at 148 Liberty Street NE, 97301 (Marion County Assessor's Map and Tax Lot number: 073W27AB05400).</p>
CRITERIA TO BE CONSIDERED:	<p><u>MAJOR HISTORIC DESIGN REVIEW</u></p> <p>230.045. STANDARDS FOR NON-CONTRIBUTING BUILDINGS AND STRUCTURES IN COMMERCIAL HISTORIC DISTRICTS. Modifications to non-contributing buildings in commercial historic districts shall comply with this section.</p> <p>(d) Storefronts. Replacement of storefronts or components of storefronts in non-contributing buildings is allowed.</p> <p>(1) Materials.</p> <p>(A) Materials dating from the period of significance shall, if possible, be retained and repaired or restored.</p> <p>(B) Replacement materials shall be, to the greatest degree possible, of the same type, quality, design, size, finish, proportions and configuration of the storefronts commonly found in the district.</p> <p>(2) Design.</p> <p>(A) To the extent practicable, original storefront components such as windows, door configuration, transoms, signage and decorative features dating from the period of significance shall be preserved.</p> <p>(B) Restoration of the appearance of the storefront during the period of significance, based on historical research and physical evidence, is preferred.</p> <p>(C) Replacement that is contemporary in design shall be compatible with the scale, proportions, massing, height, rhythm, materials, color and texture of historic contributing buildings in the district.</p>
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:

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. 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.

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.

CASE MANAGER:

Kimberli Fitzgerald, Case Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net.

NEIGHBORHOOD ORGANIZATION:

Central Area Neighborhood Development Organization (CAN-DO), Woody Dukes, Land Use Chair; Phone: (503) 364-4230; Email: Woodrow668@gmail.com

DOCUMENTATION AND STAFF REPORT:

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. 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/notices

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

December 22, 2017

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

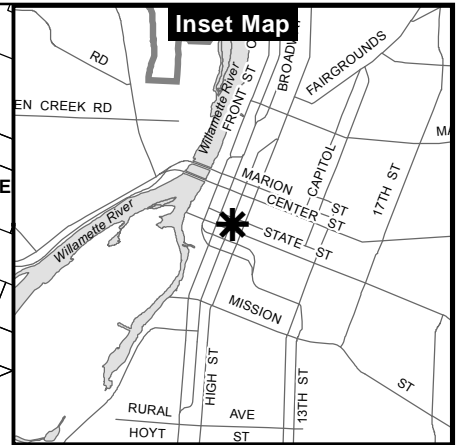
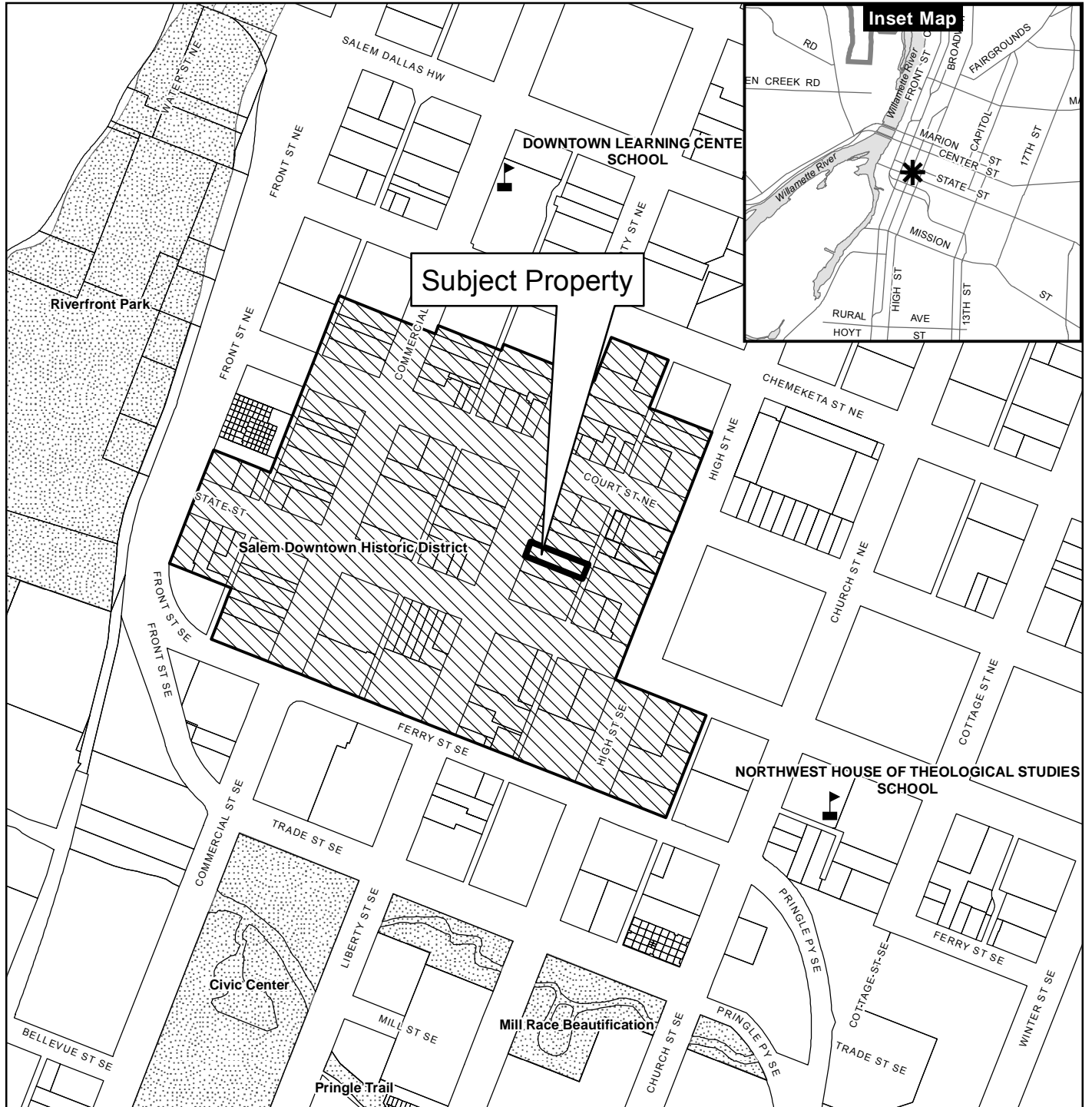
For more information about Planning in Salem:

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






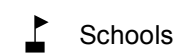

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised 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 148 Liberty Street NE



Legend

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



0 100 200 400 Feet



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.

Attachment B



TARGET ERA - FRED MEYER

SECTION NOTES:

- 1 NEW FRAMING OVER EXISTING CANOPY STRUCTURE. CLAD IN EXTERIOR GRADE PLYWOOD. PRIME AND PAINT.
- 2 NEW ALUMINUM STOREFRONT ASSEMBLY.
- 3 2'-0" BASE W/ EXTERIOR TILE FINISH.
- 4 NEW ALUMINUM WINDOW ASSEMBLY IN EXISTING CLERESTORY WINDOW OPENING.
- 5 EXISTING EXTERIOR WALL WITH NEW STUCCO FINISH PER ELEVATIONS.
- 6 EXISTING ROOFING OVER EXISTING ROOF STRUCTURE.
- 7 NEW 2x4 SOFFIT WALL W/ 5/8" GYPSUM WALLBOARD ON EXPOSED SIDES. TEXTURE, PRIME AND PAINT.
- 8 NEW SUSPENDED GYPSUM WALLBOARD CEILING. TEXTURE, PRIME AND PAINT.
- 9 TERMINATE EXISTING SUSPENDED CEILING AT NEW SOFFIT. PROVIDE NEW PERIMETER TRACK AS REQUIRED.
- 10 NEW GYPSUM WALLBOARD FINISH AT WALLS WHERE BULKHEAD REMOVED AND STRUCTURE EXPOSED. TEXTURE, PRIME AND PAINT.
- 11 NEW PRE-FINISHED METAL PARAPET CAP.
- 12 EXISTING PLASTER CEILING ABOVE EXISTING SUSPENDED CEILING.

STUDIO

3

ARCHITECTURE
INCORPORATED

222 COMMERCIAL ST NE
SALEM, OR 97301-3410
P: 503.390.6500
www.studio3architecture.com

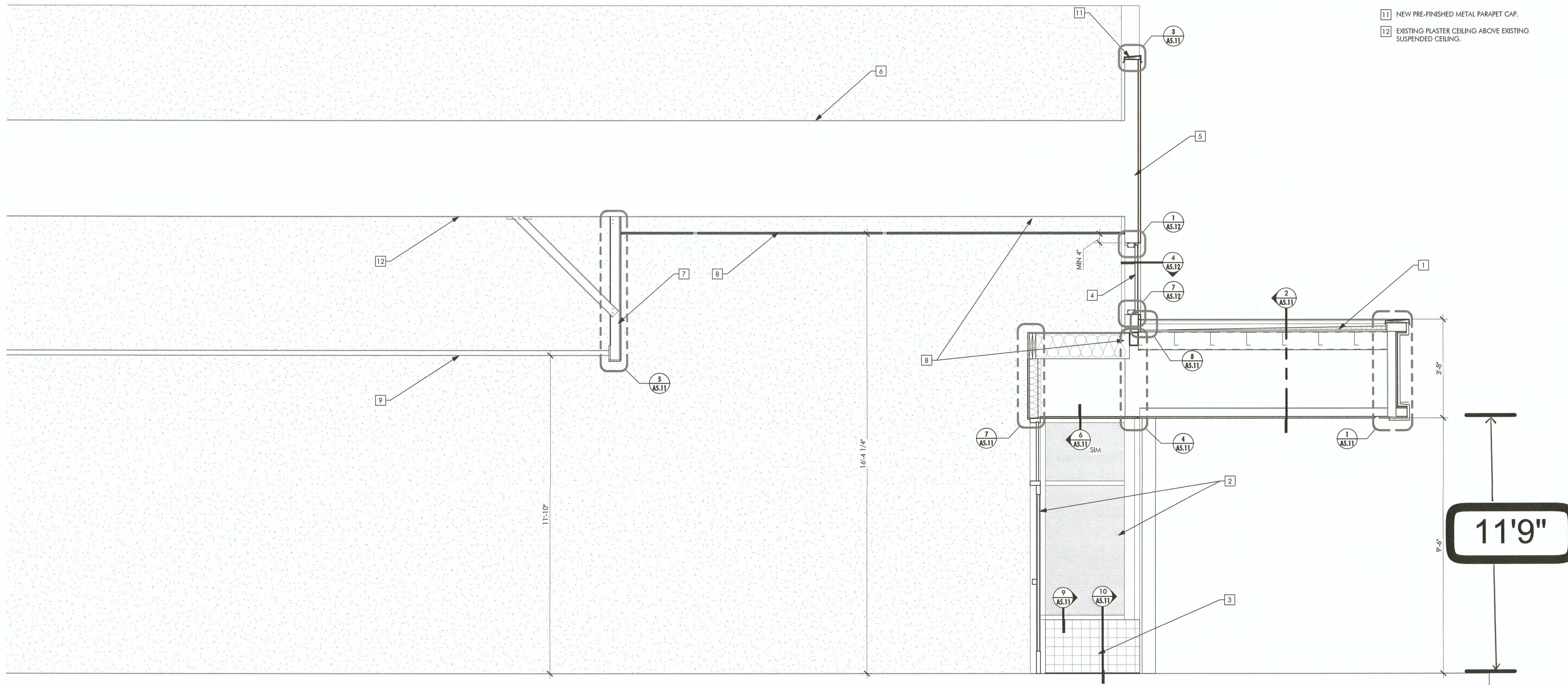


IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2016-92
DATE: 26 MAY 2017

REVISIONS

EXTERIOR REMODEL FOR:
ENGELBERG ANTIKS
148 LIBERTY ST NE, SALEM, OR 97301



1 CANOPY SECTION
0' 1' 2' 4' 6' 1/2" = 1'-0"

Copyright © 2016-17, STUDIO 3 ARCHITECTURE, INC.

SHEET:
A3.01

City of Salem
Building and Safety

FLOOR PLAN NOTES:

- 1 EXISTING CANOPY FINISHES TO BE REMOVED. CANOPY STRUCTURE TO REMAIN.
- 2 EXISTING CUSTOMER SERVICE COUNTER, NO WORK.
- 3 EXISTING PARTIAL HEIGHT DISPLAY PARTITIONS, NO WORK.
- 4 EXISTING CUSTOMER SERVICE COUNTER, NO WORK.
- 5 LINE OF NEIGHBORING AWNING ABOVE.
- 6 EXISTING STOREFRONT ASSEMBLY AND BASE TO BE REMOVED.
- 7 REMOVE EXISTING EXTERIOR FLOOR TILE AND PREPARE FOR NEW INTERIOR FINISH.

STUDIO



ARCHITECTURE INCORPORATED

222 COMMERCIAL ST NE SALEM, OR 97301-3410 P: 503.390.6500 www.studio3architecture.com



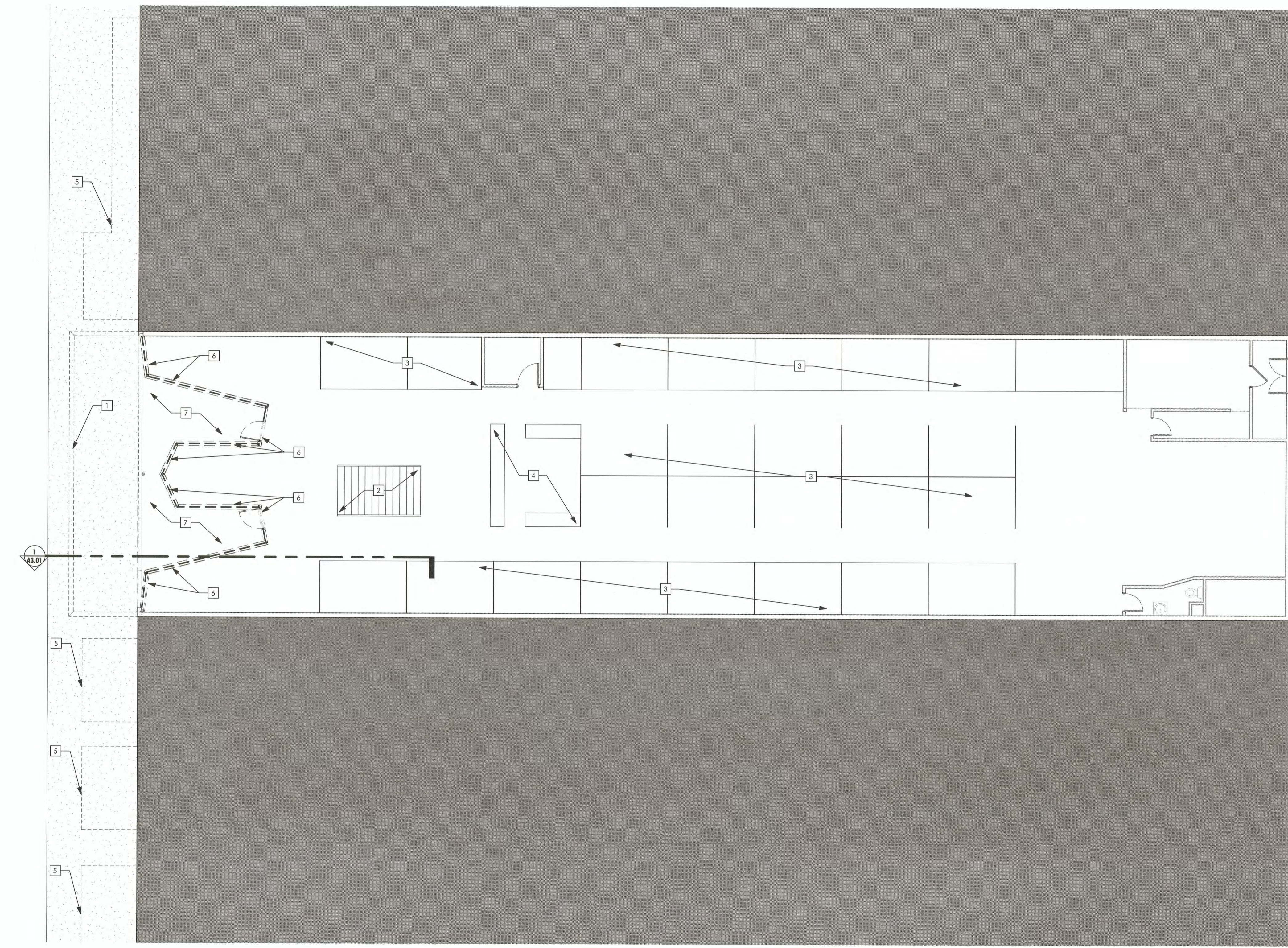
IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2016-92 DATE: 26 MAY 2017

REVISIONS

EXTERIOR REMODEL FOR: ENGELBERG ANTIKS 148 LIBERTY ST NE, SALEM, OR 97301

SHEET: A1.11



1 DEMOLITION PLAN 0' 2' 4' 8' 16' 24' 1/8" = 1'-0"



Copyright © 2016-17, STUDIO 3 ARCHITECTURE, INC.



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2016-92 DATE: 26 MAY 2017

REVISIONS DATE: 12/29/2017 SECOND HLC REVIEW

EXTERIOR REMODEL FOR: ENGELBERG ANTIKS 148 LIBERTY ST NE, SALEM, OR 97301

SHEET: A2.01

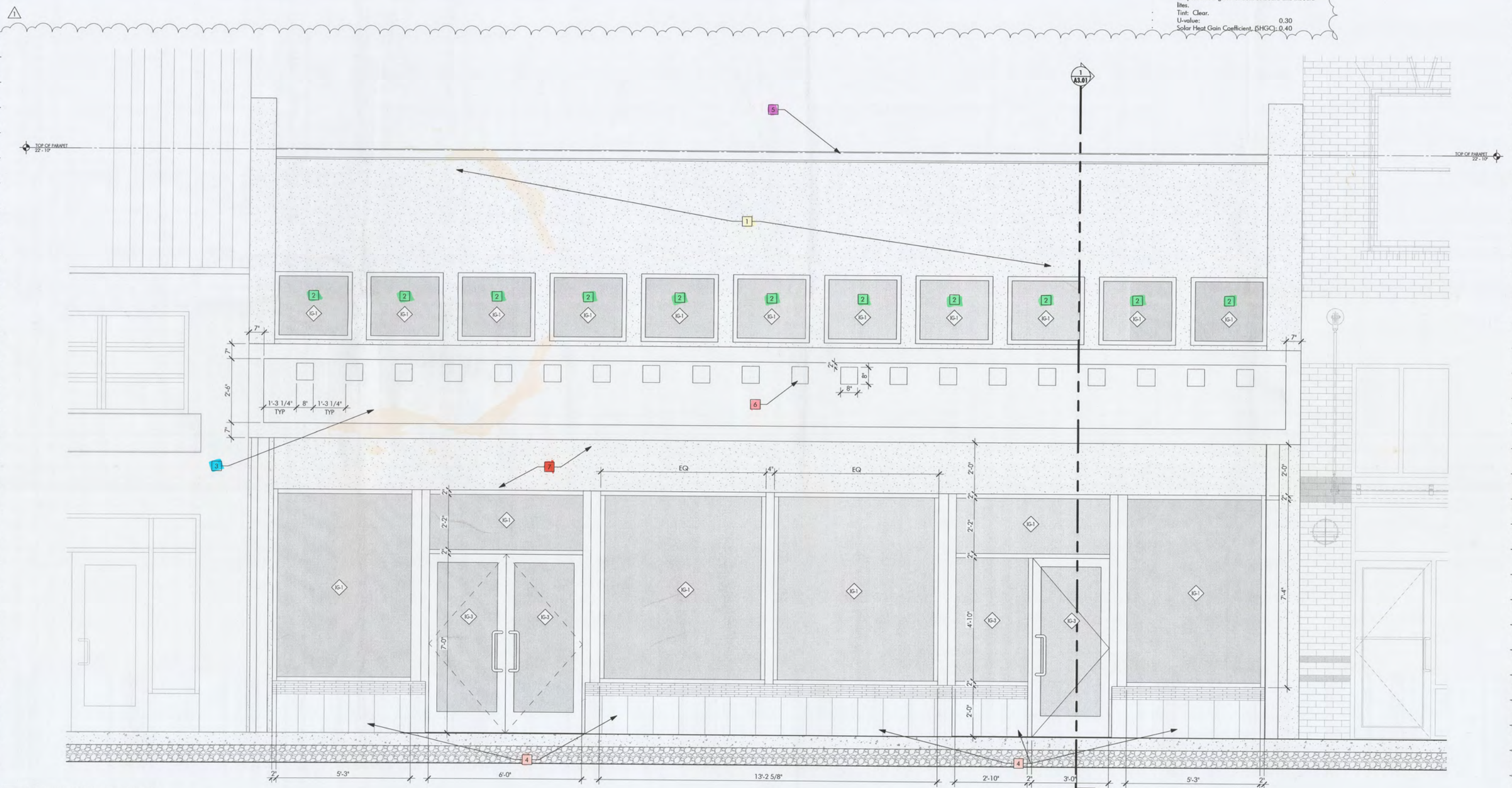
GLAZING TYPES:

Type IG-1 - Sealed Insulating Glass Units: Vision glazing. Applications: All exterior glazing unless otherwise indicated. Outboard Lite: Annealed float glass, 1/4 inch thick, minimum. Tint: Clear. Coating: Low-E type, on #2 surface. Inboard Lite: Annealed float glass, 1/4 inch thick, minimum. Air Space: fill cavity between inboard and outboard lites with argon or argon/krypton gas to improve winter U-value. U-value: Clear. Solar Heat Gain Coefficient, (SHGC): 0.40 Total Thickness: 1 inch.

Type IG-3 - Sealed Insulating Glass Units: Safety glazing. Applications: Provide this type of glazing in the following locations: Glazed sidelights and panels next to doors. Other locations required by applicable federal, state, and local codes and regulations. Other locations indicated on the drawings. Types: Same as IG-1 vision glazing except use fully tempered float glass for both outboard and inboard lites. U-value: Clear. Solar Heat Gain Coefficient, (SHGC): 0.40

ELEVATIONS NOTES:

- 1 EXISTING STUCCO FINISH, REPAIR AND PAINT. 2 NEW FALSE WINDOW FRAMES AND GLAZING TO MATCH TARGET ERA PHOTO. WINDOWS DO NOT PENETRATE EXTERIOR WALL ASSEMBLY OR PROVIDE INTERIOR LIGHT. 3 NEW FRAMING OVER EXISTING CANOPY STRUCTURE PRIME AND PAINT. 4 24TH TILE BASE. 6" DECORATIVE BAND OVER 12"x18" BASE TILE. 5 NEW PRE-FINISHED METAL PARAPET CAP. 6 RECESSED STUCCO FEATURE. RECESS 2". 7 NEW STUCCO CLADDING BETWEEN BOTTOM OF CANOPY AND TOP OF STOREFRONT ASSEMBLY.



1 PROPOSED ELEVATION 1/2" = 1'-0"

From: Claude Kennedy
Sent: Friday, January 05, 2018 2:40 PM
To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Subject: RE: 148 Liberty - HIS16-36MOD1 – 17-123434-DR

Yes we will need a revision showing the changes to the approved plans. At this time Rebai has done a field review of what has been constructed. I don't believe the design changes are very extensive for our purposes. Moving the connection points from the awning to the building vertically are not structurally significant and thus were not reviewed or inspected as such. We do want the plans to reflect the construction as performed.

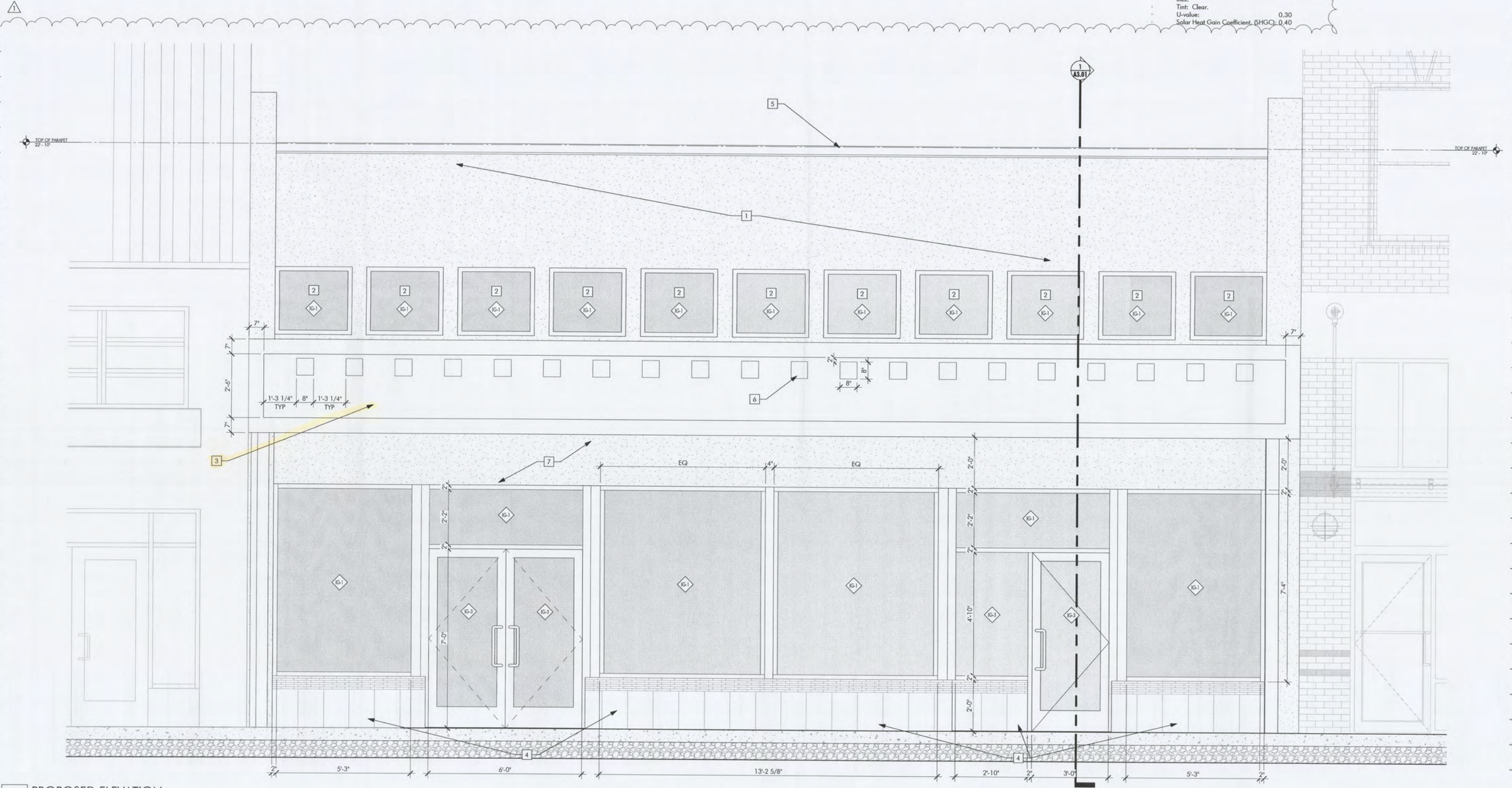
GLAZING TYPES:

Type IG-1 - Sealed Insulating Glass Units: Vision glazing.
Application(s): All exterior glazing unless otherwise indicated.
Outboard Lite: Annealed float glass, 1/4 inch thick, minimum.
Tint: Clear.
Coating: Low-E type, on #2 surface.
Inboard Lite: Annealed float glass, 1/4 inch thick, minimum.
Air Space: fill cavity between inboard and outboard lites with argon or argon/krypton gas to improve winter U-value.
Tint: Clear.
U-value: 0.30
Solar Heat Gain Coefficient, (SHGC): 0.40
Total Thickness: 1 inch.

Type IG-3 - Sealed Insulating Glass Units: Safety glazing.
Applications: Provide this type of glazing in the following locations:
Glazed sidelights and panels next to doors.
Other locations required by applicable federal, state, and local codes and regulations.
Other locations indicated on the drawings.
Type: Same as IG-1 vision glazing except use fully tempered float glass for both outboard and inboard lites.
Tint: Clear.
U-value: 0.30
Solar Heat Gain Coefficient, (SHGC): 0.40

ELEVATIONS NOTES:

- 1 EXISTING STUCCO FINISH, REPAIR AND PAINT.
- 2 NEW FALSE WINDOW FRAMES AND GLAZING TO MATCH TARGET ERA PHOTO. WINDOWS DO NOT PENETRATE EXTERIOR WALL ASSEMBLY OR PROVIDE INTERIOR LIGHT.
- 3 NEW FRAMING OVER EXISTING CANOPY STRUCTURE. PRIME AND PAINT.
- 4 24" TILE BASE. 6" DECORATIVE BAND OVER 12"x18" BASE TILE.
- 5 NEW PRE-FINISHED METAL PARAPET CAP.
- 6 RECESSED STUCCO FEATURE. RECESS 2".
- 7 NEW STUCCO CLADDING BETWEEN BOTTOM OF CANOPY AND TOP OF STOREFRONT ASSEMBLY.



1 PROPOSED ELEVATION
0' 1' 2' 4' 8' 12' 1/2" = 1'-0"