

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.: HIS20-05

APPLICATION NO.: 20-101571-DR

NOTICE OF DECISION DATE: FEBRUARY 7, 2020

SUMMARY: A proposal to reface the awning on the exterior of the Steusloff Building (1902/1948).

REQUEST: Minor historic design review of a proposal to reface the awning and install new signage on the southern and eastern facades of the Steusloff Building, (1902/1948), a historic contributing building within the Salem Downtown Historic District, on property zoned CB (Central Business District), and located at 399 Court Street (aka 205-225 Liberty Street NE), 97301; Marion County Assessor Map and Tax Lot number: 073W22DC-07400.

APPLICANT: Matt Boyington, Salem Sign Co., on behalf of Bentley's Coffee

LOCATION: 399 Court St NE (AKA 205-225 Liberty St NE)

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

FINDINGS: The findings are in the attached Decision dated February 7, 2020.

DECISION: The **Historic Preservation Officer**, a Planning Administrator Designee, **APPROVED** Historic Design Review HIS20-05 based upon the application materials deemed complete on February 7, 2020 and the findings as presented in this report.

This Decision becomes effective on February 25, 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 25, 2022 or this approval shall be null and void.

| | |
|----------------------------------|--------------------------|
| Application Deemed Complete: | <u>February 7, 2020</u> |
| Notice of Decision Mailing Date: | <u>February 7, 2020</u> |
| Decision Effective Date: | <u>February 25, 2020</u> |
| State Mandate Date: | <u>June 6, 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., Monday, February 24, 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. HIS20-05
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS20-05)
399 COURT STREET NE (AKA 205-)
225 LIBERTY ST NE) FEBRUARY 7, 2020**

In the matter of the application for a Minor Historic Design Review submitted by Matt Boyington, Salem Sign Company, on behalf of Bentleys, 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 reface the awning on the exterior of the Steusloff Building (1902/1948).

Request: Minor historic design review of a proposal to reface the awning and install new signage on the southern and eastern facades of the Steusloff Building, (1902/1948), a historic contributing building within the Salem Downtown Historic District, on property zoned CB (Central Business District), and located at 399 Court Street (aka 205-225 Liberty Street NE), 97301; Marion County Assessor Map and Tax Lot number: 073W22DC-07400. 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 7, 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 awning on the southern and eastern facades at the southeastern corner of the Steusloff Building and install three new signs. One 3' x 3' round logo at the southeastern corner; one 13' foot long x 8" high horizontal sign band along the eastern awning edge; and one 13' foot long x 8" high horizontal sign band along the southern awning edge. The proposed new awning canopy will be black. The proposed round logo will be white, and the letters within the horizontal signage along the awning bands will be red. 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, within the existing canopy on the primary façade of the Steusloff Building, 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 on the awning canopy which is attached flush to the Steusloff 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 Steusloff 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; 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 new tenant space at the southeastern corner of the Steusloff 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 imprinted on the canvas signage canopy, 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 within the existing canopy, and will not be installed into any existing masonry on the exterior of the Steusloff 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 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 is typical to the type of awning signage found throughout the Downtown Historic District, and is compatible with the Steusloff 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 signage will not obscure any significant features of the Steusloff Building, 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 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 part of the canvas canopy construction, 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 sign will be attached to the canopy 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 sign fronting Court and Liberty Streets is the minimum necessary to ensure identification of this business within the Steusloff Building, thereby meeting SRC 230.056(c)(20).

DECISION

Based upon the application materials deemed complete on February 7, 2020 and the findings as presented in this report, the application for HIS20-05 is **APPROVED**.



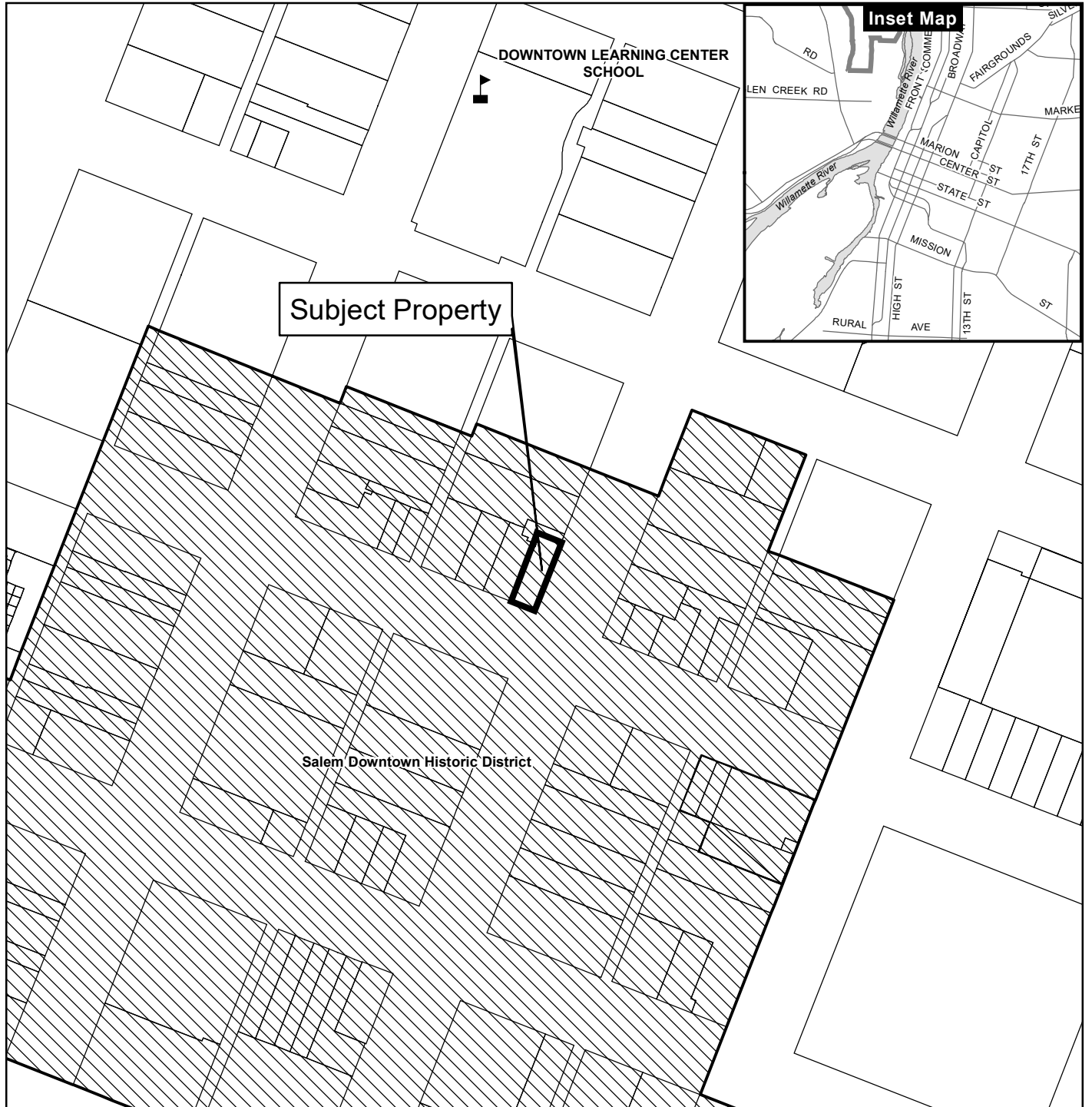
Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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








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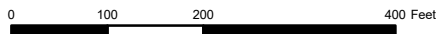
Vicinity Map

399 Court St NE and 205-225 Liberty Street NE



Legend

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



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Case No. HIS20-05**Historic Alteration Review Worksheet**Site Address: 399 Court St NEResource Status: Contributing Non- Contributing Individual Landmark Type of Work Activity Proposed: Major Minor Chose One: Commercial District Individual Resource Public District
Residential District Sign **Replacement, Alteration, Restoration or Addition of:****Architectural Feature:**

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

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

New:

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

Will the proposed alteration be visible from any public right-of-way? Yes NoProject's Existing Material: Metal Awning Project's New Material: Canvas/Awning**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 to replace the existing non-illuminated awning COVER on the front entrance. The awning will be constructed of canvas with a dark background and white & red lettering/logo. The proposed sign/awning meets criteria of SRC 230.056.



Signature of Applicant

12/31/2019

Date Submitted/Signed

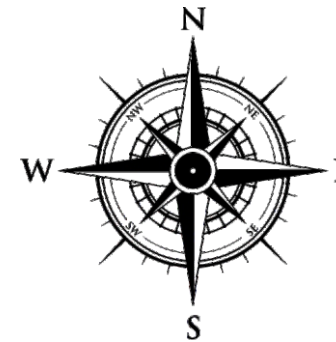
SITE PLAN & BUILDING MEASUREMENTS

★ = AWNING

STOREFRONT HEIGHT= 16'

STOREFRONT WIDTH (SOUTH)= 35'

STOREFRONT WIDTH (NORTH)= 45'



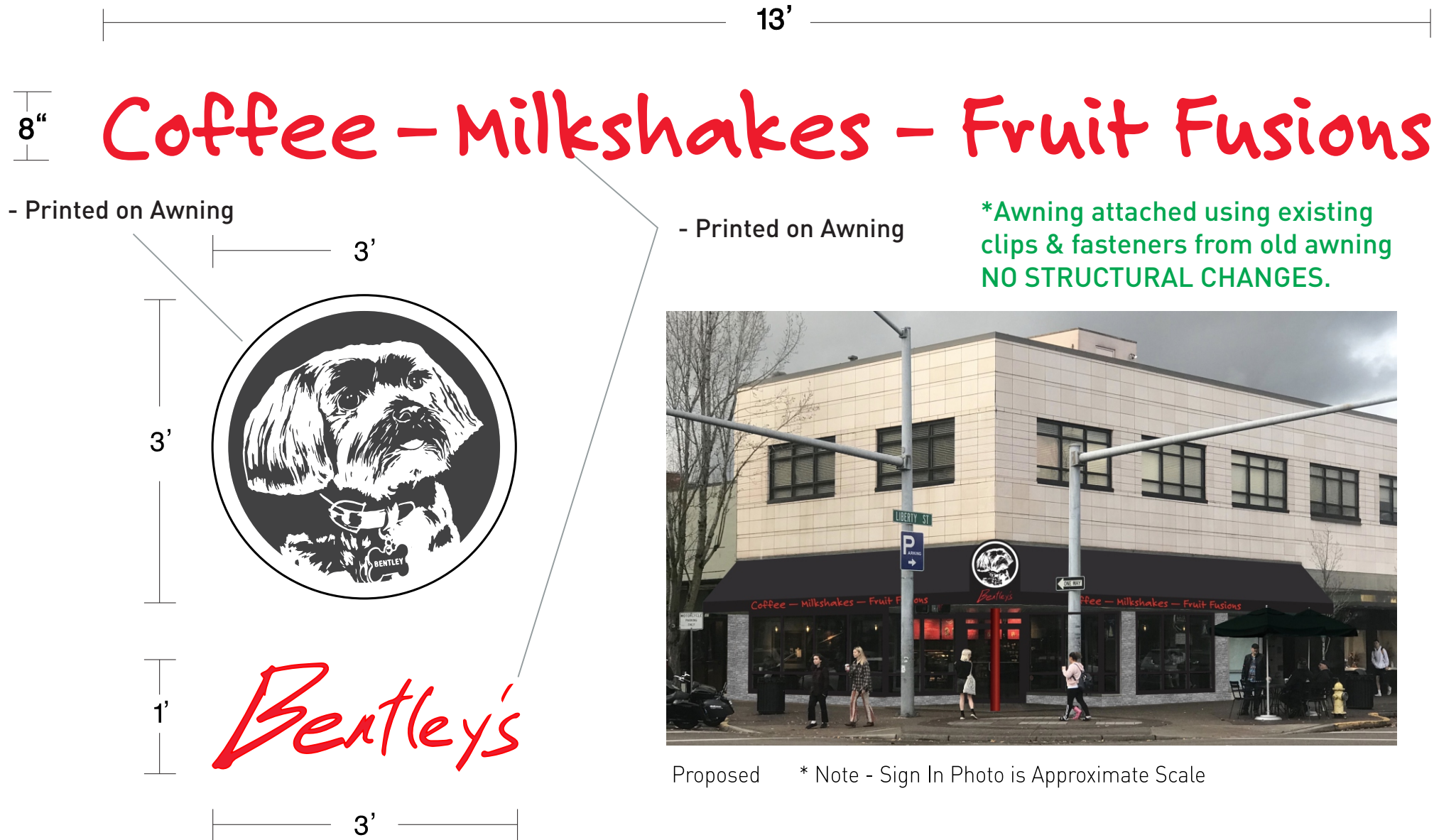
Bentley's Coffee
399 Court St NE
Salem, OR 97301



Non-Illuminated Awning Re-Face on Existing Awning Structure

SPECIFICATIONS

MATERIAL:
Awning Canvas



Proposed * Note - Sign In Photo is Approximate Scale



Salem Sign Co., Inc.

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SALEM, OR 97301

503-371-6362

FAX 503-371-0901

e-mail signs@salemsign.com

CCB# 65297



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

JOB TITLE: Bentley's Coffee

LOCATION: 399 Court St NE Salem, OR

DATE: 12-17-19

DRAWN BY: CZ

SALES: Brad Spady

APPROVED BY:

SK # 22118-19