

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 HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO: HIS16-36MOD1

APPLICATION NO. : 17-123434-DR

NOTICE OF DECISION DATE: JANUARY 19, 2018

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

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 for Dalke Construction Inc.

LOCATION: 148 Liberty Street NE

CRITERIA: Salem Revised Code (SRC) Chapter 230.045

FINDINGS: The findings are in the attached Decision dated January 19, 2018.

DECISION: The Historic Landmarks Commission **APPROVED** Historic Design Review HIS16-36MOD1 as presented.

VOTE:

Yes 8 No 0 Absent 1 (Larson) Abstain 0

Kevin Sund, Chair
Historic Landmarks Commission

*This Decision becomes effective on **February 6, 2018**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete:	<u>December 20, 2017</u>
Public Hearing Date:	<u>January 18, 2018</u>
Notice of Decision Mailing Date:	<u>January 19, 2018</u>
Decision Effective Date:	<u>February 6, 2018</u>
State Mandate Date:	<u>April 19, 2018</u>

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

The rights granted by this decision must be exercised by **February 6, 2020** or this approval shall be null and void.

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than **5:00 p.m., Monday, February 5, 2018.**

Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 230. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

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

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

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DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS16-36MOD1 / AMANDA No. 17-123434-DR

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of January 18, 2018, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.045 as follows:

230.045(d) Storefronts

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: The HLC finds that the structure does not have any extant materials from the period of significance that can be repaired or restored, and 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 HLC finds that the proposed new primary materials include stucco, ceramic tile, wood, steel and glass, which are all commonly found throughout the District and that these proposed materials are consistent with those present in buildings and structures in the district thereby meeting this standard.

(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: The HLC finds that 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 HLC finds 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 HLC finds that the proposed new design is meant to restore the circa 1936 appearance of the storefront, based upon the historic photograph in **Attachment B**, thereby meeting this standard.

(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.

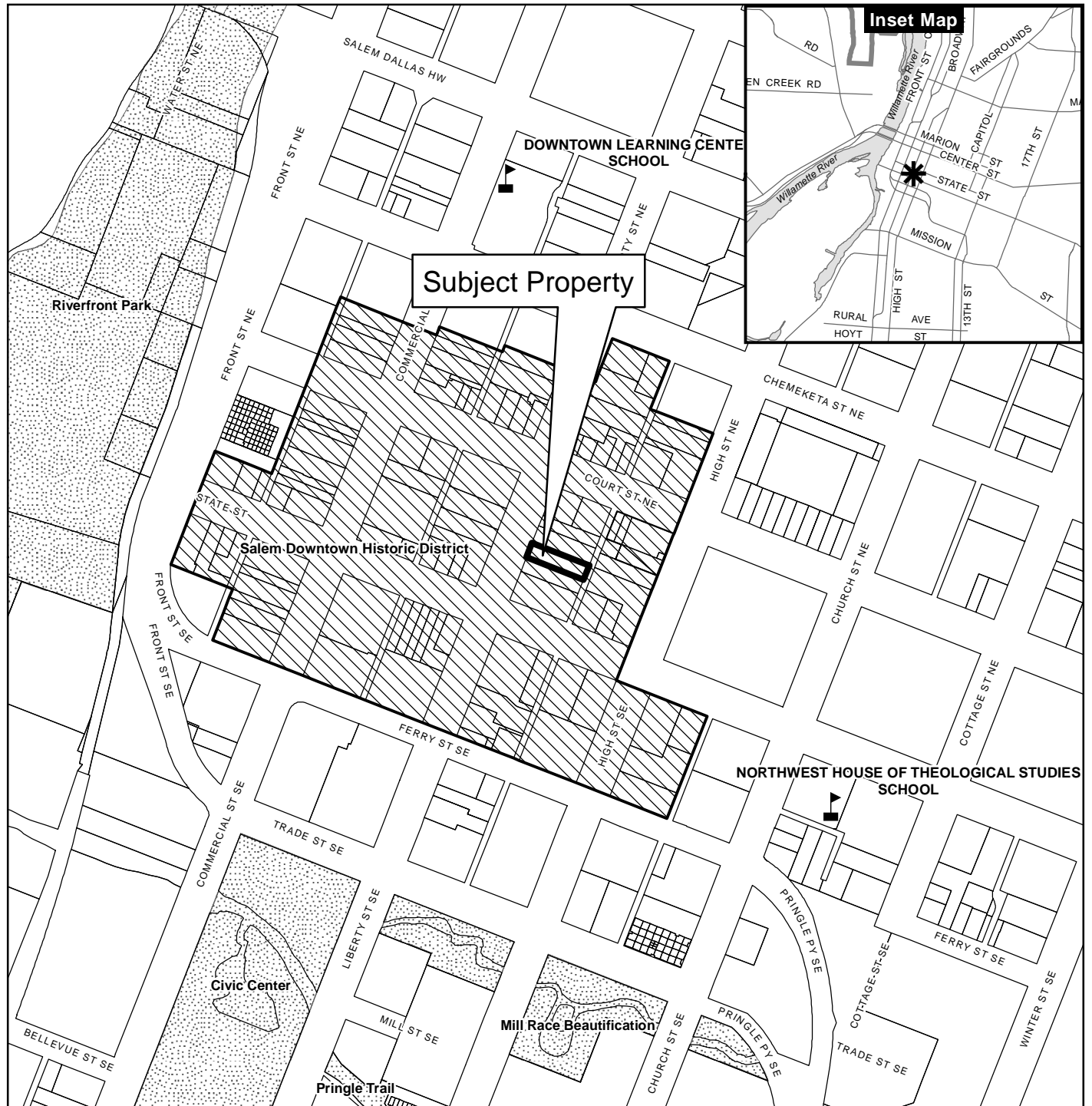
DECISION: The Historic Landmarks Commission **APPROVES** the HIS16-36MOD1 proposal.

VOTE: YES 8 NO 0 ABST 0 ABSENT 1 (Larson)

Attachments: A. Vicinity Map
 B. Excerpt from National Register Historic Resource Document
 C. Applicant's Submittal Materials

Vicinity Map

148 Liberty Street NE



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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0 100 200 400 Feet



United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number: 7 Salem Downtown Historic District

148 Liberty Street, NE

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name(s): Engleberg's Antiks

Year of Construction: 1915/1960s

Legal Description: 073W27AB05400; Salem Addition, north ½ of Lot 6 in Block 21

Owner(s): Jerry and Betty Williams
3090 Crestview Drive, South
Salem, Oregon 97302

Description: This is single-story unreinforced brick commercial building has had metal sheeting applied to the upper facade. The storefront is deeply recessed with aluminum sash display windows and a "stone" veneer applied to the bulkhead area. There is a large metal canopy and a large sign that displays the current business name. This building has been significantly altered and does not contribute to the character of the district in its current condition.



TARGET ERA - FRED MEYER

STUDIO



ARCHITECTURE
INCORPORATED

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



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AND/OR THEIR CONSULTANTS, 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

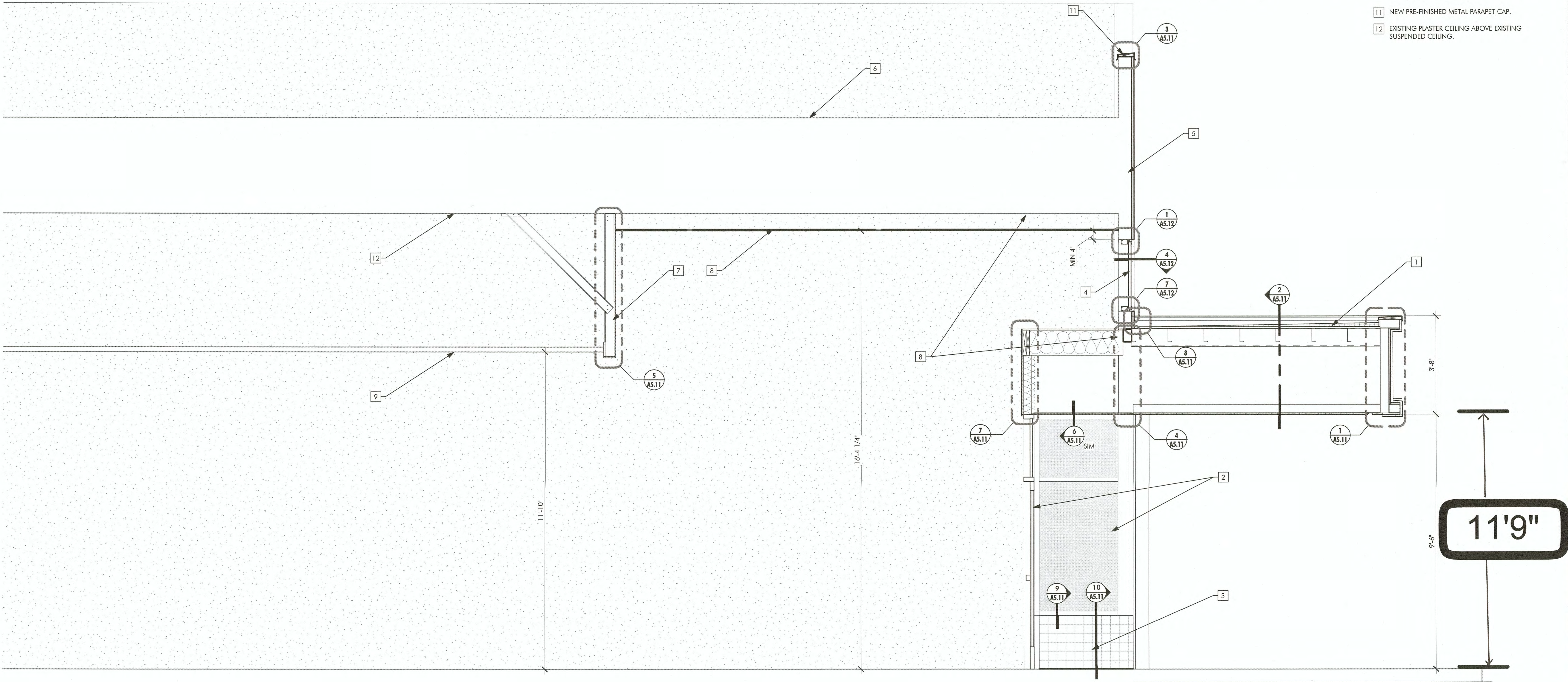
SHEET:

A3.01

City of Salem
Building and Safety

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.



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

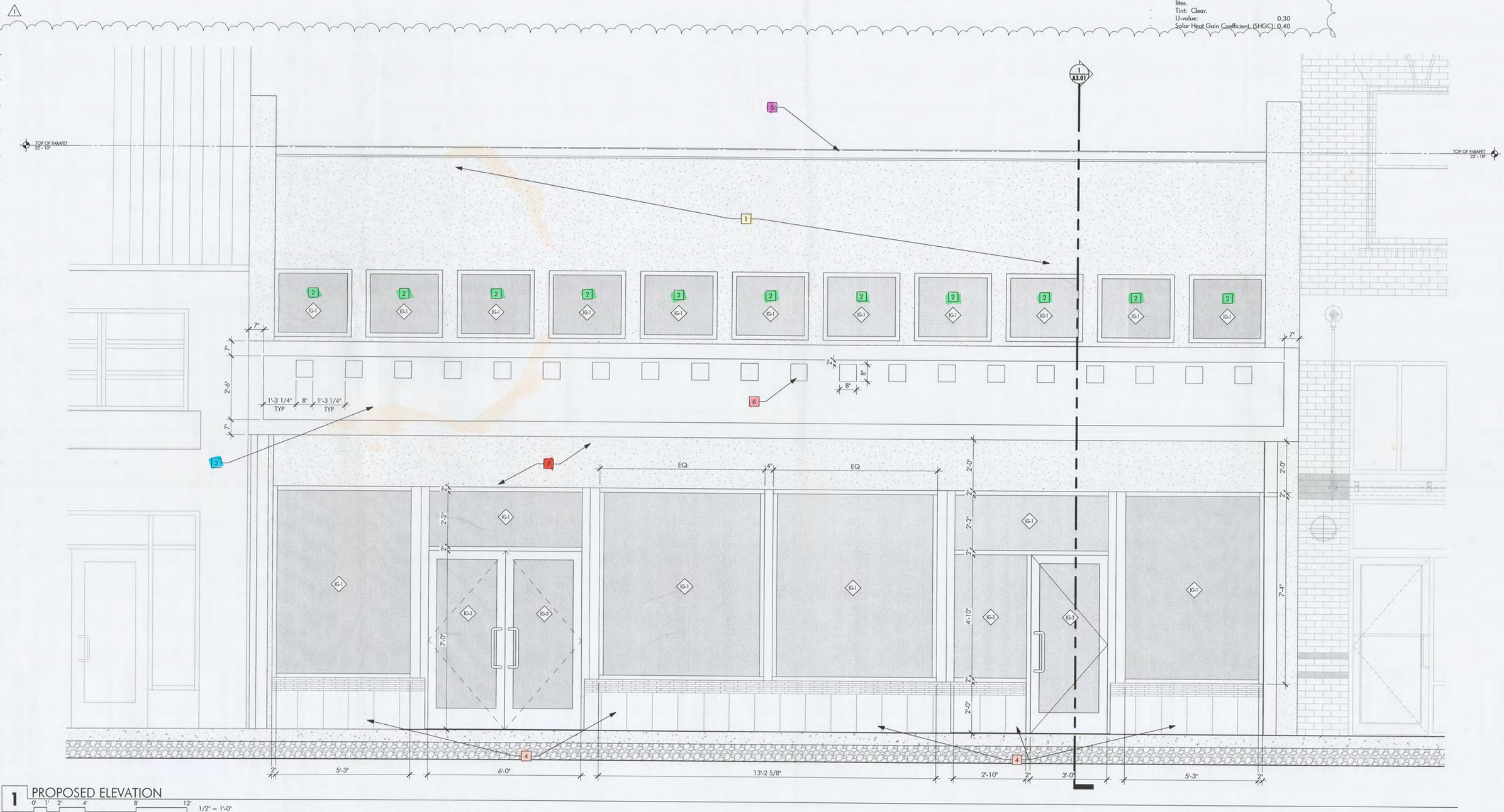
GLAZING TYPES:

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 lites in exterior doors.
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.
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.





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PROJECT MANAGER
Gonzalo Cervantes Sr.
DESIGNER
Matt Boyington

PROJECT DETAILS
Engleberg Antiks

148 Liberty St NE
Salem, OR 97301

SIGN TYPE
Hanging Sign

REVISIONS

◆ NA

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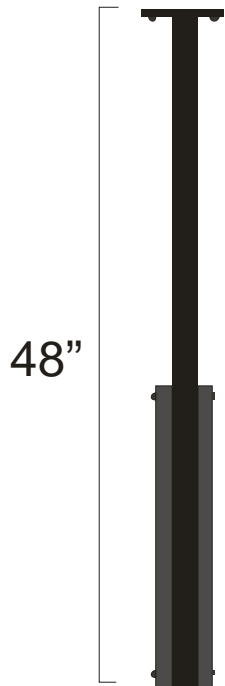
This sign is intended to be installed in
accordance with the requirements of Article 600
of the National Electrical Code and/or other
applicable local codes. This includes proper
grounding and bonding of the sign.

DATE: 1/4/2018

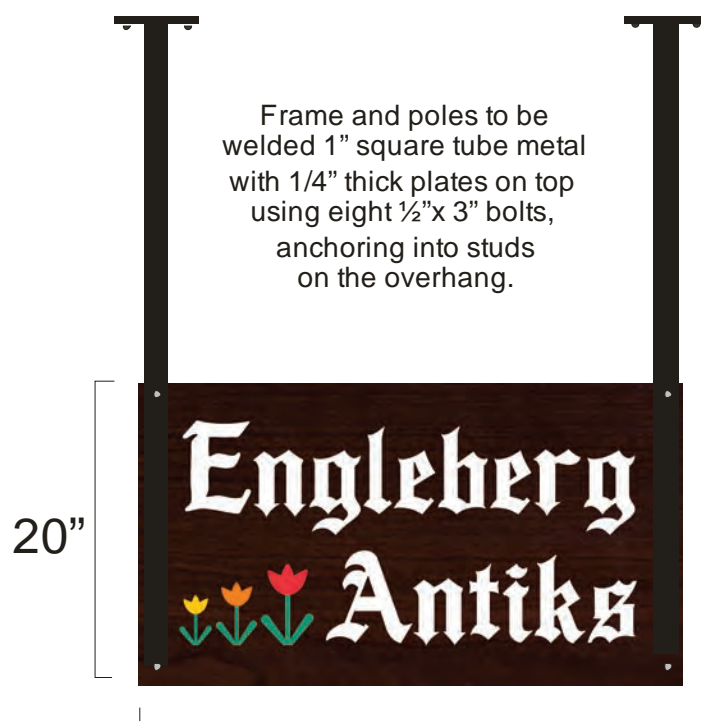
PAGE #: 1 of 1

DRAWING #:
01042018-1

SIDE VIEW



VIEW FROM FRONT & BACK



Frame and poles to be
welded 1" square tube metal
with 1/4" thick plates on top
using eight 1/2"x 3" bolts,
anchoring into studs
on the overhang.

The sign is constructed of 2 pieces of
3/4" stained wood with thin white
metal lettering. Wood to be bolted to
square tube metal frame using 3.5-4"
through bolts.

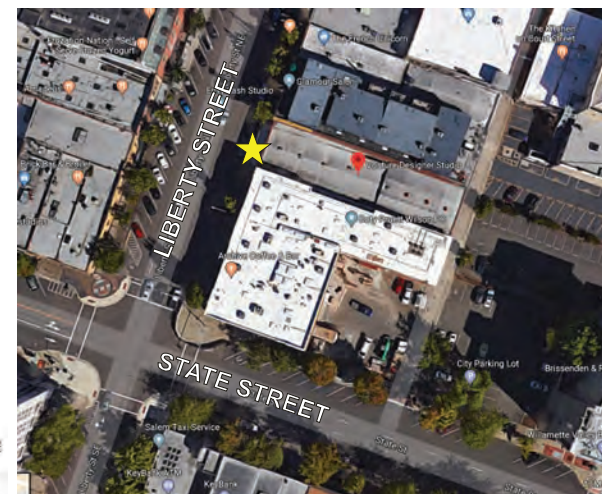
36"

Weight: Approx 80lbs
Sign S/F: 5

Business Name: Engleberg Antiks
Install Address: 148 Liberty St NE
Salem, OR 97301



Storefront: 20' wide x 12' Tall
to the bottom of the overhang





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BUILDING CODES DIVISION
Licensed No: 16656J
LICENSED / BONDED / INSURED

PROJECT MANAGER
Gonzalo Cervantes Sr.
DESIGNER
Matt Boyington

PROJECT DETAILS
Vouture Designer
Boutique

148 Liberty St NE
Salem, OR 97301

SIGN TYPE
Hanging Sign

REVISIONS

◆ NA

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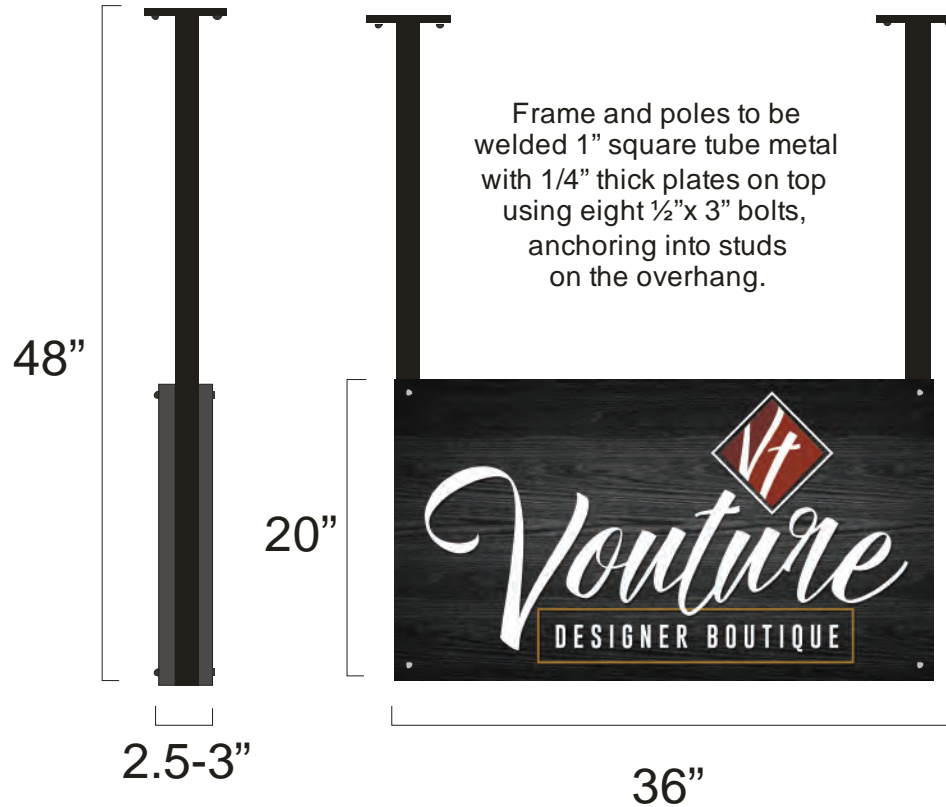
DATE: **12/27/2017**

PAGE #: **1 of 1**

DRAWING #:
12272017-1

SIDE VIEW

VIEW FROM FRONT & BACK



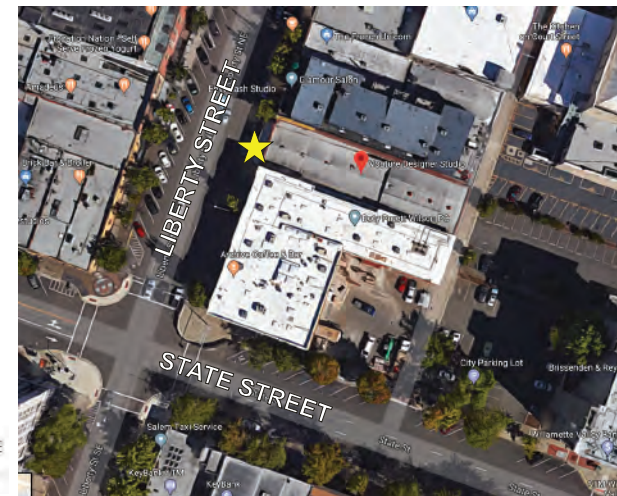
The sign is constructed of 2 pieces of 3/4" stained wood with thin white/gold metal lettering. Wood to be bolted to square tube metal frame using 3.5-4" through bolts.

Weight: Approx 80lbs
Sign S/F: 5

Business Name: Vouture
Install Address: 148 Liberty St NE
Salem, OR 97301



Storefront: 20' wide x 12' Tall
to the bottom of the overhang





Yes We're
OPEN
Engelberg
Antiks

Punch
Records

Vouture
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SOON...

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