

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.: HIS18-07

APPLICATION NO. : 18-103936-DR

NOTICE OF DECISION DATE: MARCH 20, 2018

SUMMARY: A proposal to repair and reinstall the awning at the Meyers Building (c. 1906).

REQUEST: Minor Historic Design Review of a proposal to repair and re-install the awning on the front facade of the Meyers Building (c.1906), a contributing resource within the Salem Downtown Historic District, zoned CB (Central Business District), and located at 455 Court Street NE, 97301 (Marion County Assessors Map and Tax Lot Number: 073W22DC06100).

APPLICANT: Lynn McPherson for Whitlocks

LOCATION: 455 Court Street NE / 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.040(k). Standards for Historic Contributing Buildings in Commercial Historic Districts. Awnings and Canopies.

FINDINGS: The findings are in the attached Decision dated March 20, 2018.

DECISION: The **Historic Preservation Officer** (a Planning Administrator Designee) **APPROVED** Historic Design Review HIS18-07 based upon the findings as presented in this report and the following condition of approval:

Condition 1. The bolts for both the upper and lower awning anchorages shall be installed into the mortar and not the historic brick.

*This Decision becomes effective on **April 5, 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: March 19, 2018
Notice of Decision Mailing Date: March 20, 2018
Decision Effective Date: April 5, 2018
State Mandate Date: July 18, 2018

The rights granted by this decision must be exercised by **April 5, 2020** or this approval shall be null and void.

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 305, 555 Liberty Street SE, Salem, OR 97301, no later than **5:00 p.m., Wednesday, April 4, 2018.**

The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (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 Salem 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 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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503-588-6173***

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS18-02
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS18-07)
455 COURT ST NE) MARCH 20, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Lynn McPherson on behalf of Whitlock's, 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 repair and reinstall an awning on the Meyers Building (c.1906).

REQUEST: Minor Historic Design Review of a proposal to repair and re-install the awning on the front facade of the Meyers Building (c.1906), a contributing resource within the Salem Downtown Historic District, zoned CB (Central Business District), and located at 455 Court Street NE, 97301 (Marion County Assessors Map and Tax Lot Number: 073W22DC06100).

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 March 19, 2018 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

The applicant is proposing to repair and re-install an awning on the Meyers Building. The

existing awning has been damaged by a vehicle which hit the building at its southwest corner while turning into the adjacent alley. The lower anchorage for the awning is a single 5/8" diameter bolt connection to the brick pilaster on the front façade at the southwestern corner. This anchorage has failed, and the upper anchorage for the chain/rod support has also failed. It has pulled away from the face of the building, and the brick is cracked. These connections must be repaired, otherwise the awning will collapse and fail. MSC Engineers have completed an assessment of the awning (**Attachment B**). They have recommended that the lower awning connection be replaced with new 12" long 3/4" threaded rods affixed to an exterior 6" x 15" x 1/4" steel plate flush the exterior of the building (south façade at the western corner), providing a new reinforced lower anchoring for the awning. The upper connection will be repaired by installing a 5/8" threaded rod and eye hook affixed through a new decorative steel plate, designed to match the existing upper plate holding the awning chains. Staff determined that the following standards from SRC 230.040(k) (Standards for Historic Contributing Buildings in Commercial Historic Districts-Awnings and Canopies) are applicable to this project.

FINDINGS:

Criteria: 230.040(k). Standards for Historic Contributing Buildings in Commercial Historic Districts. Awnings and Canopies. Replacement or installation of awnings and canopies on historic contributing buildings is allowed.

(1) Materials.

(A) Materials that are compatible with the character of the building's period and style shall be used.

Finding: The applicant is proposing to utilize metal plates and anchoring bolts, materials compatible with the Meyers Building, thereby meeting SRC 230.040(k)(1)(A).

(B) Canvass is an approved material for awnings and canopies.

Finding: The applicant is not proposing to replace the awning material, therefore this standard is not applicable to the evaluation of this proposal.

(2) Design.

(A) Awnings shall be located within window openings, and below transoms.

Finding: The applicant is proposing to repair and reinstall the existing awning, which will restore its original location, thereby meeting SRC 230.040(k)(2)(A).

(B) Umbrella-type awnings and non-historic forms are not permitted.

Finding: The applicant is not proposing to install an umbrella type awning, nor restore a non-historic awning form, thereby meeting SRC 230.040(2)(B).

(C) Awnings shall be attached in such a manner that historic materials or features are not damaged.

Finding: The applicant is proposing to repair and reinstall the existing awning by relocating the bolt connections on the front façade of the structure. In order to minimize the adverse effect to the historic brick along this southwestern corner of the building and to better meet this standard, the following CONDITION is required:

CONDITION 1: The bolts for both the upper and lower awning anchorages shall be installed into the mortar and not into the historic brick.

(D) Marquees may be used where compatible with the building and neighboring buildings.

Finding: The applicant is not proposing to install a marquee, therefore this standard is not applicable to the evaluation of this proposal.

(E) Awnings, canopies, or marquees shall not obscure significant architectural features on the building.

Finding: The applicant's proposal includes the relocation of both the upper and lower awning anchorages on the northwest edge of the front façade, however, the new attachments will not obscure any significant architectural features of the building thereby meeting SRC 230.040(k)(2)(E).

(F) Awnings, canopies, or marquees shall have size, scale and design that is compatible with the building and neighboring buildings.

Finding: The applicant is proposing to repair and reinstall an existing awning in a manner that is compatible with both the Meyers Building and the Downtown Historic District, thereby meeting SRC 230.040(k)(2)(F).

DECISION

Based upon the application materials deemed complete on March 19, 2018 and the findings as presented in this report, the application for HIS18-07 is **APPROVED** with the following **CONDITION:**

CONDITION 1: The bolts for both the upper and lower awning anchorages shall be installed into the mortar and not the historic brick.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

Application Deemed Complete: March 19, 2018
Notice of Decision Mailing Date: March 20, 2018
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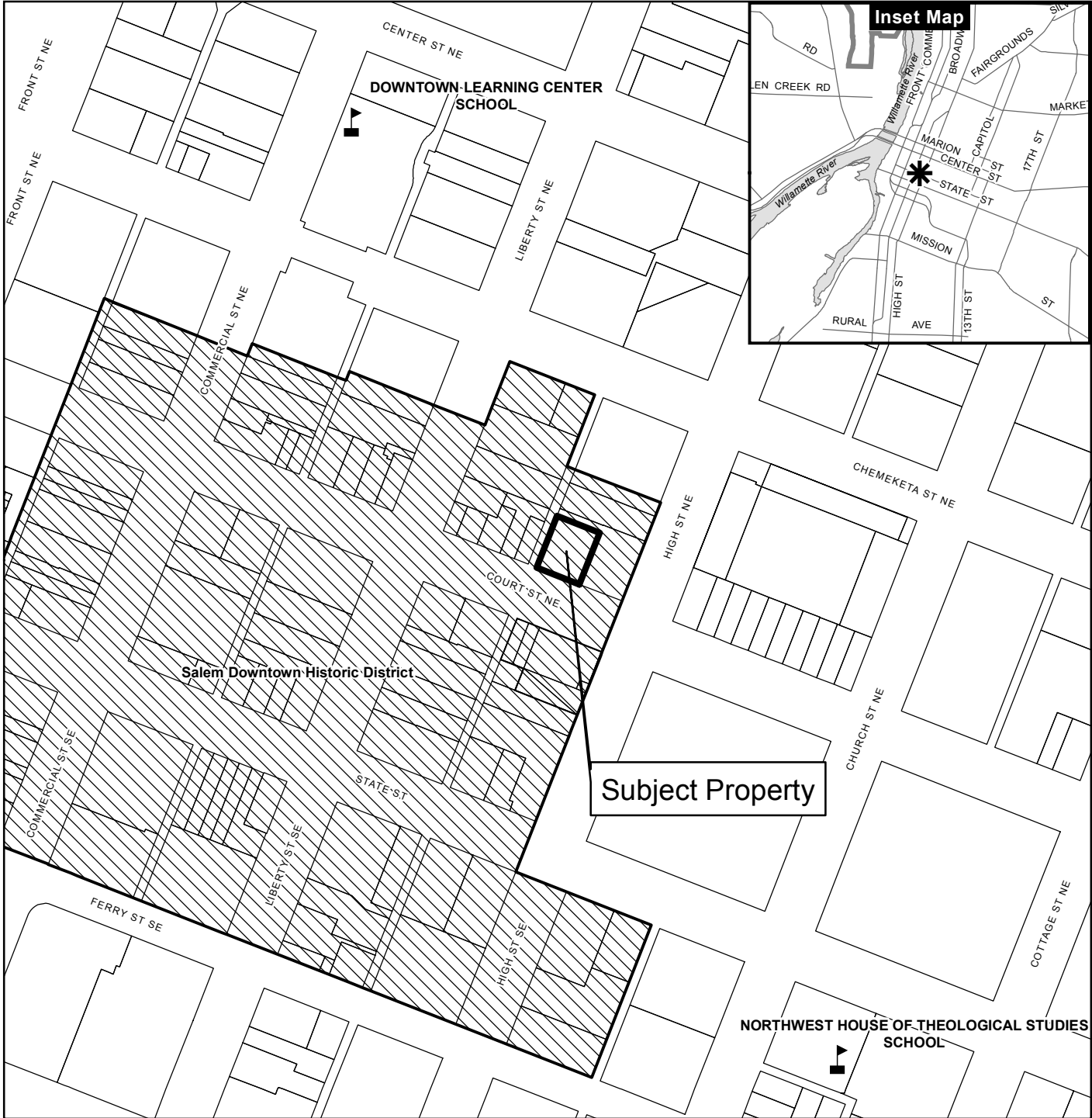
*This Decision becomes effective on **April 5, 2018**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

The rights granted by this decision must be exercised by **April 5, 2020** or this approval shall be null and void.






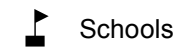

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The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem 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.

Vicinity Map 455 Court St 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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Case No. _____

Historic Alteration Review Worksheet

Site Address: 455 Court

Resource 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 - repair
- 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 No

Project's Existing Material: _____ Project's New Material: _____

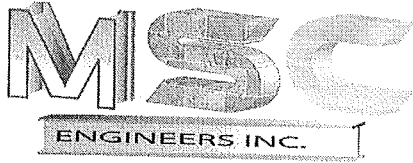
Project Description

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:

Repair Awning - new attachment to Front
FACADE. Repair necessary due to
accident (truck crashed into front of
Building)


Signature of Applicant

2/8/2018
Date Submitted/Signed



December 11, 2017

Lyn McPherson
Whitlock's Vacuum and Sewing Center
455 Court Street NE
Salem, OR 97301

RE: Whitlock's Vacuum and Sewing Center Awning Observation Report
Follow-up to the 11-27-17 Report

Mr. McPherson,

On Thursday, December 7, 2017, Cameron Swearingin of MSC Engineers, Inc. made a second site visit to Whitlock's Vacuum and Sewing Center to further observe the connections of the existing damaged awning that had been damaged by a vehicle. We met with Phillip from Phillip D. Hildreth Construction. This second site visit is a result from the request made in the previous report that we have a contractor meet us on site. The purpose of this site visit was to gain access to the upper connection and to examine the main structural connection to the building.

On site we observed that the awning is connected to the brick pilaster with a single 5/8" diameter bolt. It is apparent that this anchorage has failed as it is partially pulled out of the wall and the bolt is pitched downward. It is also apparent that this is the second bolt installed in this location as there was a hole in the brick and steel frame indicating this previous installation. The installation of the post under the awning is a wise decision as this connection could completely fail causing collapse of the awning if not supported. We also noted no other visible connections to the building from our vantage point but assume that there must be one at the center column in front of the entry and at the far brick pilaster, then again at the front of the adjacent building which shares this awning.

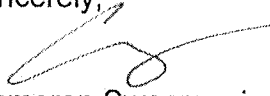
The upper anchorage for the chain/rod support has also pulled away from the face of the building and the brick is cracked. This appears to be a relatively recent crack and we believe it is a result of the vehicle impact.

Our original suppositions about the anchorage of this awning are false as the upper anchorage does need to be replaced and the main connections of the awning are only at distinct locations which will also need repair on this damaged corner. Attached are the repair calculations and sketches for this awning.

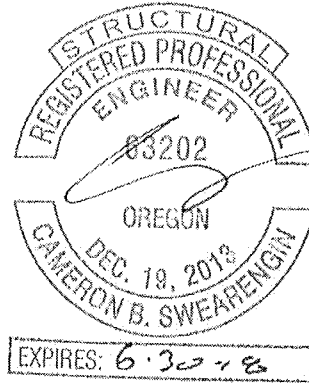
CONSULTING STRUCTURAL ENGINEERS

If you have any questions or concerns about the information provided in this report, please contact our office.

Sincerely,


Cameron Swearengin, PE, SE
MSC Engineers, Inc.

Enclosed: Calculations With Sketches





Consulting
Structural
Engineers

**Structural Calculations for Whitlock's Vacuum and Sewing
Awning Review**

Job Number: 171148

Codes: 2012 IBC Amended by Oregon Structural Specialty Code with 2014 revisions.

Date: 12-11-17

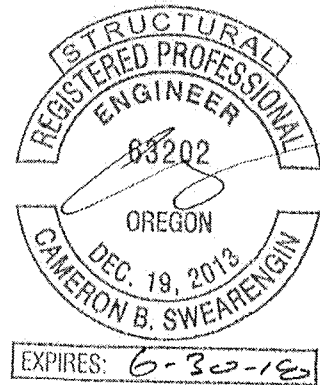
Location: 455 Court St. NE, Salem, OR

Client: Whitlock's Vacuum and Sewing
455 Court St. NE
Salem, OR 97301
Phone: 503-585-7771

Engineer: Cameron Swearengin P.E., S.E.
MSC Engineers, Inc.
3470 Pipebend Place NE, Suite 120
Salem, OR 97301
Phone: 503-399-1399

Scope of Services: Connection design of existing awning damaged by a vehicle impact.

Contents: Awning Connections 1.1 – 1.4
Sketches SK.1 – SK.3



LIMITATIONS: Engineer was retained in a limited capacity for this project. Design is based upon the information provided by the client, who is solely responsible for accuracy of same. No responsibility and/or liability is assumed by, or is to be assigned to the Engineer for items beyond those shown on these sheets.

AWNING CONNECTIONS

LOADS:

AWNING WEIGHT: ASSUMED C6 X 8 @ 2 : $\frac{8 \times 2 \times 2}{7} = 2.3 \text{ PSF}$
ROOF IN = 1.8 PSF
SOFFIT = 1.2 PSF
MISC. = 1.5 PSF

} 6.8 PSF \Rightarrow USE 7 PSF

SNOW LOAD: 25 PSF (MIN)

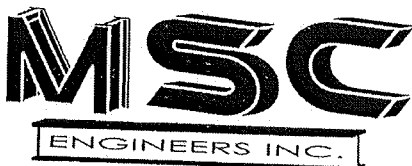
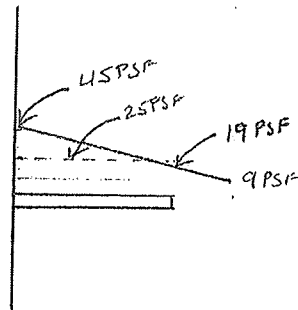
DRIFT: $0.43 \sqrt[3]{l_u} \sqrt[4]{P_g + 10} - 1.5 = 2.37'$

$l_u = 80'$ $P_g = 9 \text{ PSF}$

$\gamma = 0.13 p_g + 14 = 15.2 \text{ PCF}$

$w_d = 4 h_d = 9.47'$

DRIFT LOAD CONTROLS



FILE NO. 171148 SHEET NO. 1.1
MADE BY CS DATE 12-11-17
CLIENT WHITLOCKS VACUUM & SEWING
PROJECT AWNING REVIEW

Oregon Snow Loading

The design ground snow of any location in the state of Oregon may be determined by entering the latitude and longitude of your site into the boxes below. The tool provides the design ground snow load (pg in ASCE7*) for your site. The design ground snow load values can also be viewed on the online map. Users are strongly recommended to review the Map Usage Notes.

Ground snow loads are very sensitive to geographic location, and particularly sensitive to elevation. It is recommended that the latitude and longitude values be entered with a precision of 0.001 (about 105 yards).

* ASCE Standard (ASCE/SEI 7-10) Minimum Design Loads for Buildings and Other Structures published by the American Society of Civil Engineers.

Latitude - Longitude Lookup

Results

Latitude: 44.941149

Longitude: -123.037048

Snow Load: 9.0 psf

Modeled Elevation: 180 ft

Site Elevation versus Modeled Grid Elevation

Site elevation refers to the elevation (above sea level, in feet) of the location for which the snow load is required. The modeled grid elevation is the average elevation of the 4 km (about 2-1/2 miles) grid cell that was used in the snow load modeling. In relatively flat terrain, the two elevations will likely be the same or very similar. In sloped or mountainous terrain, the two elevations may be quite different.

The design ground snow load may be underreported for some locations where the site elevation is higher than the modeled grid elevation. Consult the Map Usage Notes if your site elevation is more than 100 ft. above the modeled grid elevation shown, or if your site is at or near the top of a hill.

Oregon Design Ground Snow Load Look Up Results

It is important that the user of this tool understand the principals and limitations of the modeling used to create it. Ground snow loads can vary dramatically over short distances due to changes in precipitation and elevation. It is critical to use good engineering judgment when interpreting and using the results reported by this tool. The user is recommended to review the online map, to gain a better understanding of the variations and range of magnitudes of the ground snow loads in the vicinity of the site location.

In remote regions at high elevation, reliable snow data was not available during the creation of the map. A site-specific case study is required to determine the design ground snow load in these areas. The ground snow load values on the map are based on extrapolation, and are not recommended for design. See the Map Usage Notes for the regions that require a site-specific case study.

It is recommended that the local building official having jurisdiction at the site be consulted for minimum design ground snow or roof snow loads.

The reported design ground snow loads must be adjusted as required by Chapter 7 of ASCE7* for site exposure, roof slope, roof configuration, etc. Only the properly adjusted loads can be used to design roof structural elements.

Oregon requires a minimum roof snow load of 20 psf (pm in ASCE7*) for all roofs, plus a 5 psf rain-on-snow surcharge for many roof types, resulting in a 25 psf minimum roof design load for most roofs. See the Map Usage Notes or *Snow Load Analysis for Oregon, Part II* for further information.

* ASCE Standard (ASCE/SEI 7-10) Minimum Design Loads for Buildings and Other Structures published by the American Society of Civil Engineers.

1.2

AWNING CONNECTIONS

ANCHOR LOADS:

$$\left. \begin{array}{l} \text{@ BRICK:} \quad DL = 7 \text{ PSF} \left(7\frac{1}{2}\right) \left(42\frac{75}{4} + 1.5\right) = 299 \# \\ \text{PILASTER} \quad SL = 19 \text{ PSF} \left(7\frac{1}{2}\right) \left(42\frac{75}{4} + 1.5\right) = 810 \# \\ \quad \quad \quad (45-19) \left(7\frac{1}{2}\right) \left(\frac{20}{3}\right) \left(42\frac{75}{4} + 1.5\right) = 740 \# \end{array} \right\} 1849 \#$$

$\frac{3}{4}$ " ϕ THREADED RODS:

$$V_{allow} = 1000 \#$$

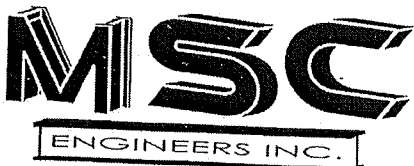
(2) @ 12" o.c.: SPACING = 18" (MIN) \therefore REDUCE CAPACITY

$$1 + 1 \left(\frac{1\frac{1}{2}}{6}\right) = 1.67$$

$$LOAD = 1670 \# < 1850 \#$$

HOWEVER SNOW DRIFT & ANCHORAGE CAPACITIES ARE VERY CONSERVATIVE
 \therefore OK W/ (2) ANCHORS

USE (2) $\frac{3}{4}$ " ϕ THREADED RODS
W/ 22 $\frac{1}{2}$ " BEND
W/ SIMPSON AT ACRYLIC
W/ SCREEN TUBES
EMB = 12"



FILE NO. 171148 SHEET NO. 1.3
MADE BY CS DATE 12-11-17
CLIENT WHITLOCK'S VACUUM & SEWING
PROJECT AWNING REVIEW

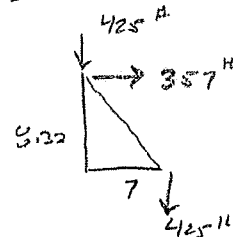
AWNING CONNECTIONS

BRACE LOADS:

$$\begin{aligned} \text{@ DRUG WALL: } \quad DL &= 7 \text{ PSF} (7/2) (7/2) = 86 \# \\ \quad \quad \quad \quad SL &= 19 \text{ PSF} (7/2) (7/2) = 233 \# \\ \quad \quad \quad \quad HS &= 19 (7/2) (1/3) (7/2) = 106 \# \end{aligned} \left. \vphantom{\begin{aligned} DL \\ SL \\ HS \end{aligned}} \right\} 425 \# \text{ DOWN}$$

$$\text{OUT} = 425 (7/6.33) = 357 \#$$

$$\text{AXIAL} = \sqrt{357^2 + 425^2} = 555 \#$$



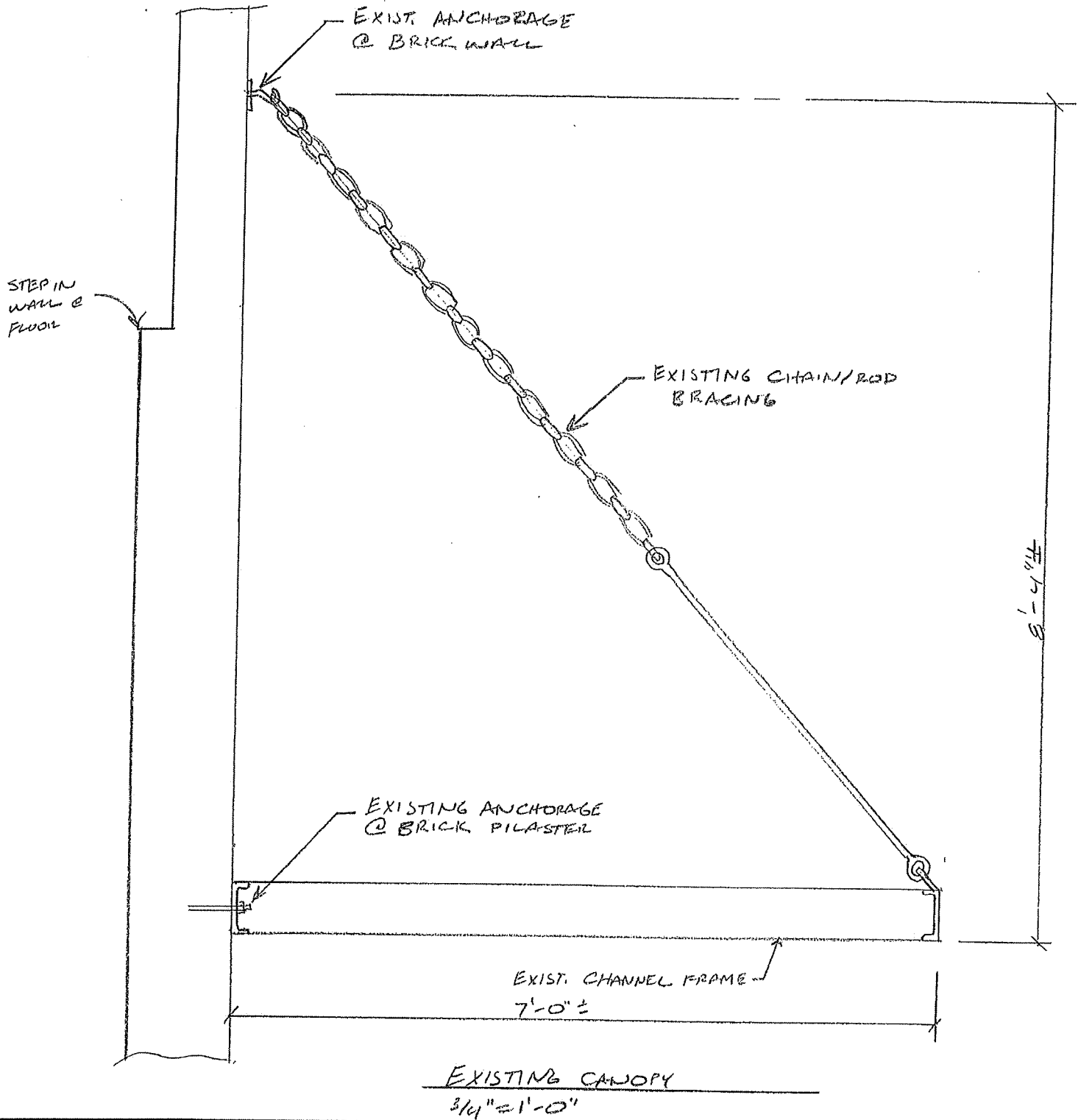
5/8" ϕ THRU BOLT:

$$V_{ALLOW} = 750 \# > 425 \# \therefore \text{OK}$$

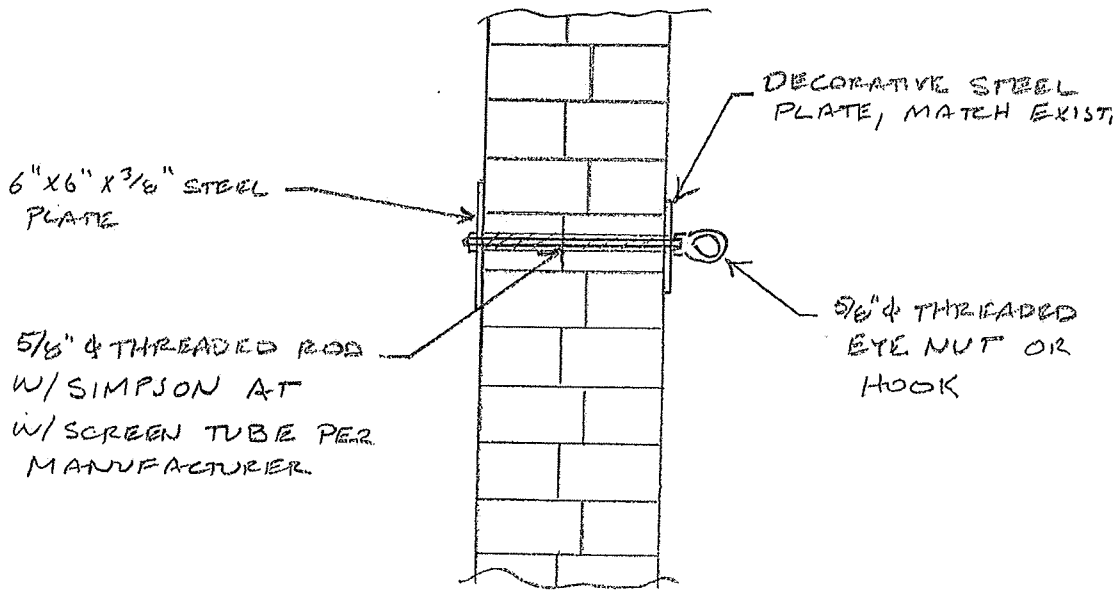
$$T_{ALLOW} = 1200 \# > 357 \# \therefore \text{OK}$$

$$\text{COMBINED: } \sqrt{\left(\frac{425}{750}\right)^2 + \left(\frac{357}{1200}\right)^2} = 0.64 < 1.0 \therefore \text{OK}$$

USE 5/8" ϕ THREADED ROD
W/ 6" X 6" X 3/8" BACKER PLATE
W/ SIMPSON AT ACRYLIC
W/ SCREEN TUBE



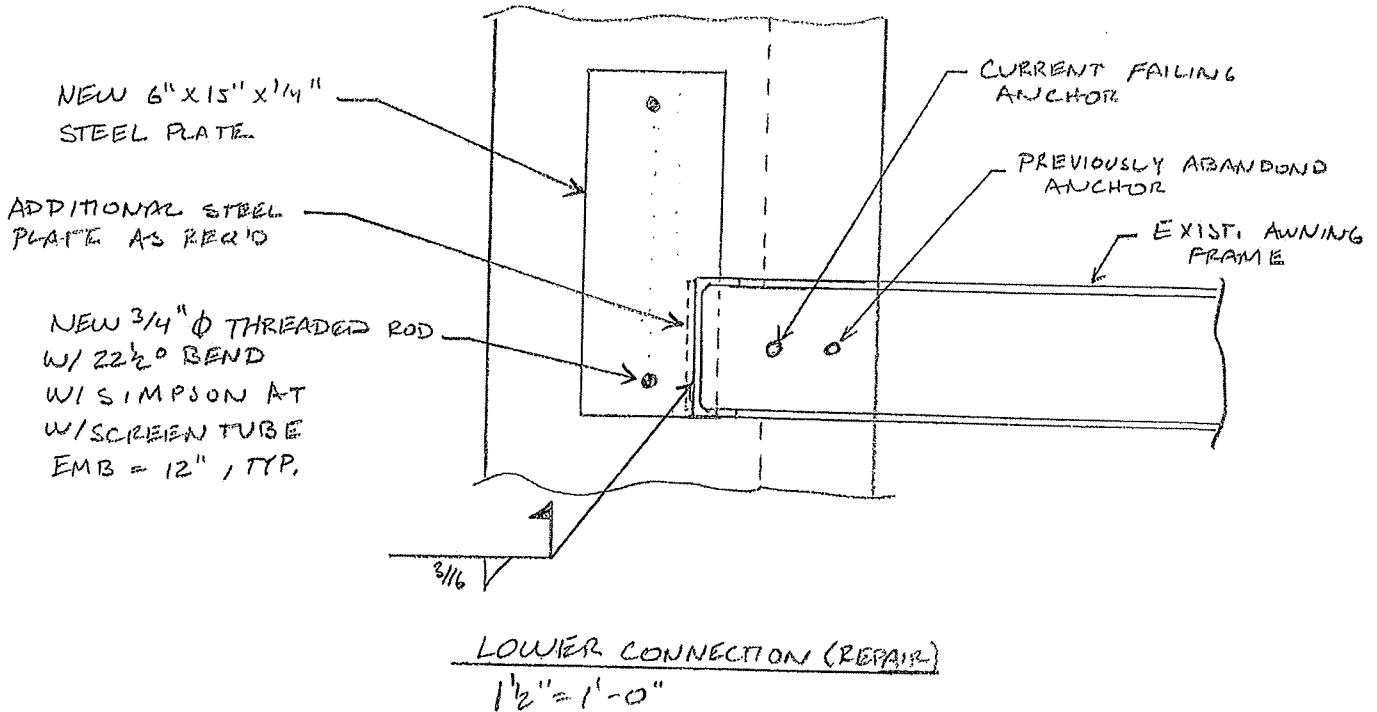
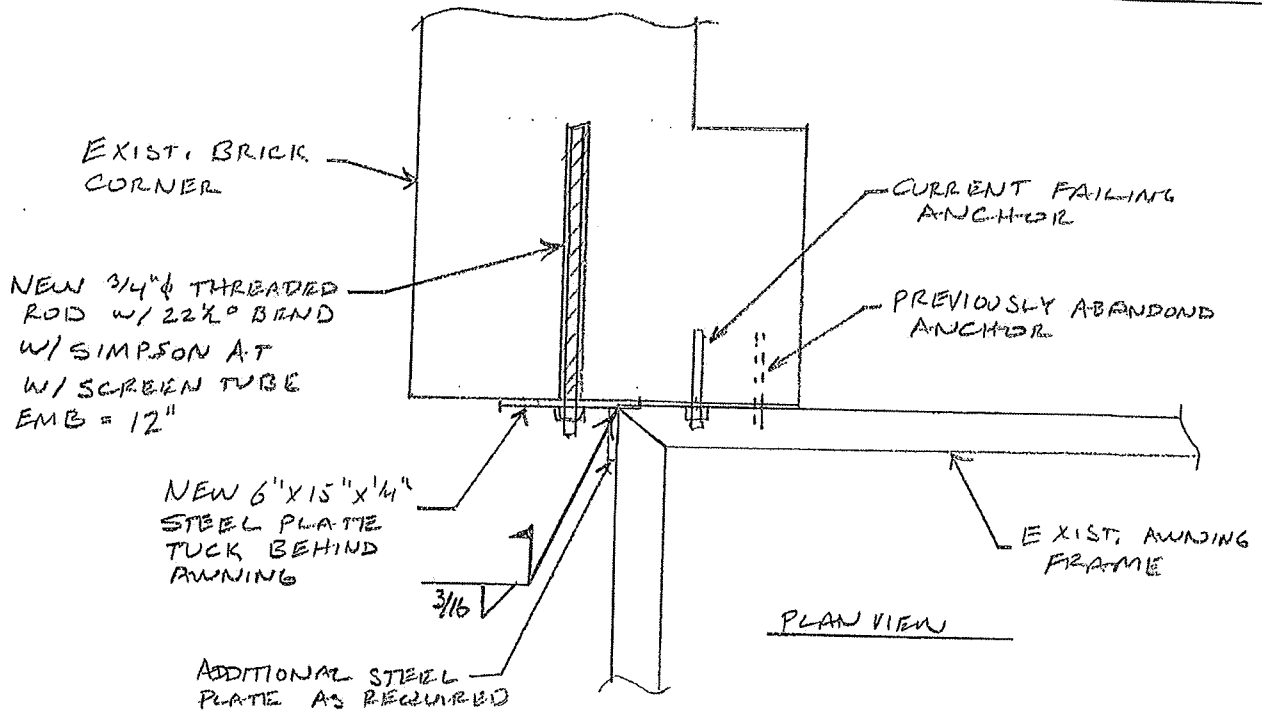
FILE NO. 171148 SHEET NO. SK.1
 MADE BY CS DATE 12-11-17
 CLIENT WITLOCICS VACUUM & SEWING
 PROJECT AWNING REVIEW



UPPER CONNECTION (REPAIR)
 1 1/2" = 1'-0"



FILE NO. 171148 SHEET NO. SK.2
 MADE BY CS DATE 12-11-17
 CLIENT WHITLOCKS VACUUM & SEWING
 PROJECT AWNING REVIEW





Whitlock's Vacuum Cleaner Clinic