

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

HISTORIC DESIGN REVIEW CASE NO.: HIS18-14

APPLICATION NO. : 18-109816-DR

NOTICE OF DECISION DATE: JUNE 22, 2018

SUMMARY: A proposal to install a new sign and approve the modified awning design on the Adolf-Waters Building (1924).

REQUEST: Major Historic Design Review of a proposal to install a new sign and approve the modified awning design on the Adolph-Waters Building (1924), a historic, non-contributing building within the Downtown Historic District, zoned CB (Central Business District) , and located at 176 Liberty Street NE - 97301; Marion County Assessor Map and Tax Lot number: 073W27AB05800.

APPLICANT: Brian Kaufman

LOCATION: 176 Liberty St NE

CRITERIA: Salem Revised Code Chapter 230.045(k) and 230.056

FINDINGS: The findings are in the attached Decision dated June 22, 2018

DECISION: The **Historic Landmarks Commission APPROVED** Historic Design Review HIS18-14 as presented.

VOTE:

Yes 5 No 0 Absent 2 (Hendrie, Sund) Abstain 0

Jennifer Maglinte-Timbrook, Vice Chair
Historic Landmarks Commission

*This Decision becomes effective on **July 10, 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 the attached decision must be exercised, or an extension granted, by **July 10, 2020** or this approval shall be null and void.

Application Deemed Complete: May 31, 2018
Public Hearing Date: June 21, 2018
Notice of Decision Mailing Date: June 22, 2018
Decision Effective Date: July 10, 2018
State Mandate Date: September 28, 2018

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., Monday, July 9, 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. HIS18-14 / AMANDA No. 18-109816-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 June 21, 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 and 230.056 as follows:

CRITERIA: Salem Revised Code (SRC) 230.045(k) Standards for Non-Contributing Buildings and Structures in Commercial Districts: Awnings
230.056. Signs in Commercial Historic Districts

FINDINGS

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

(k) Awnings and Canopies. *Replacement or installation of awnings and canopies on non-contributing buildings is allowed.*

(1) Materials.

(A) *Materials that are compatible with the character of the district shall be used.*

Finding: The applicant has installed a metal awning. The HLC finds that this material is from the period of significance and that this standard has been met.

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

Finding: The applicant is not proposing a canvas awning, therefore the HLC finds that 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 has installed the metal awning below the restored transom windows. The HLC finds that this standard has been met.

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

Finding: The applicant has not proposed installation of an umbrella type awning. While the existing awning is not a traditional historic form, as it does not extend over the sidewalk in a width typical to metal canopies of the historic period, the HLC finds that it does not adversely affect the resource and that this standard has been met.

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

Finding: The HLC finds that the applicant has attached the awning in a manner that does not adversely affect the resource and no historic original materials are obscured or damaged and that the HLC find that this standard has been met.

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

Finding: The HLC finds that the applicant is not proposing to install a marquee, and that the HLC find that 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 HLC finds that the awning does not obscure any significant architectural resources on the resource, and that this standard has been met.

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

Finding: The HLC finds that the while the size and scale of the awning is smaller than the typical metal canopy found throughout Salem's downtown historic district, the awning does not obscure any significant features on the resource and does not adversely affect the resource or the surrounding historic district, therefore this standard has been met.

SIGN

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 HLC finds that the applicant is proposing to install the proposed wall signage above the transom windows within an area historically utilized for signage, therefore SRC 230.056 (c)(1) has been met.

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

Finding: The HLC finds that the proposed signage will be mounted flush to the façade, and that SRC 230.056(c)(2) has been met.

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

Finding: The HLC finds that no signage has been proposed for installation within the transom areas of the resource, therefore SRC 230.056(c)(3) has been met.

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

Finding: The HLC finds that the proposed signage does not obscure windows or significant architectural features of the resource, therefore SRC 230.056(c)(4) has been met.

(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 HLC finds that the proposal does not include any signage that will be painted on the building, therefore this standard 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 HLC finds that the proposed signage is oriented to the main entrance of the resource, therefore 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 HLC finds that the proposed signage will be constructed of metal, therefore 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 HLC finds that 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 HLC finds this proposal does not include free-standing neon or plastic back-lighted boxes, therefore this standard is not applicable to the evaluation of this proposal. However, the proposal does include white LED's to illuminate the letters and other portions of the signage which the HLC finds does not adversely affect the resource.

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

Finding: The HLC finds that the applicant has proposed to install the signage directly into the mortar joints and not the masonry, therefore SRC 230.056(c)(10) has been met.

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

Finding: The HLC finds that the proposed signage conduit will be installed behind the sign, routed from within the building, and not visible from the exterior, therefore SRC 230.056(c)(11) has been met.

(12) *Not have exposed conduit.*

Finding: The HLC finds that the proposed signage will not have exposed conduit, therefore SRC 230.056(c)(12) has been met.

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

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

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

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

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

Finding: The HLC finds that the scale and size of the signage is compatible with the resource and no significant features are obscured, therefore SRC 230.056(c)(15) has been met.

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

Finding: The HLC finds that the proposed signs will not obscure any significant features of the resource, therefore SRC 230.056(c)(16) has been met.

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

Finding: The HLC finds that the proposed signs are of a similar size, scale, and design to signs found throughout the downtown and the proposal will not adversely affect any neighboring resources, therefore SRC 230.056(c)(17) has been met.

(18) *Use materials that are compatible with and characteristic of the buildings or structure's period and style.*

Finding: The HLC finds that the proposed sign is constructed of metal, a material compatible with the resource's style, therefore 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 HLC finds that the proposed sign will be mounted to the building with screws that will be directly attached through the mortar. The HLC finds that no historic materials will be damaged or obscured by the proposal, therefore 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 HLC finds that the applicant's single sign is the minimum necessary to ensure identification of the business, therefore SRC 230.056(c)(20) has been met.

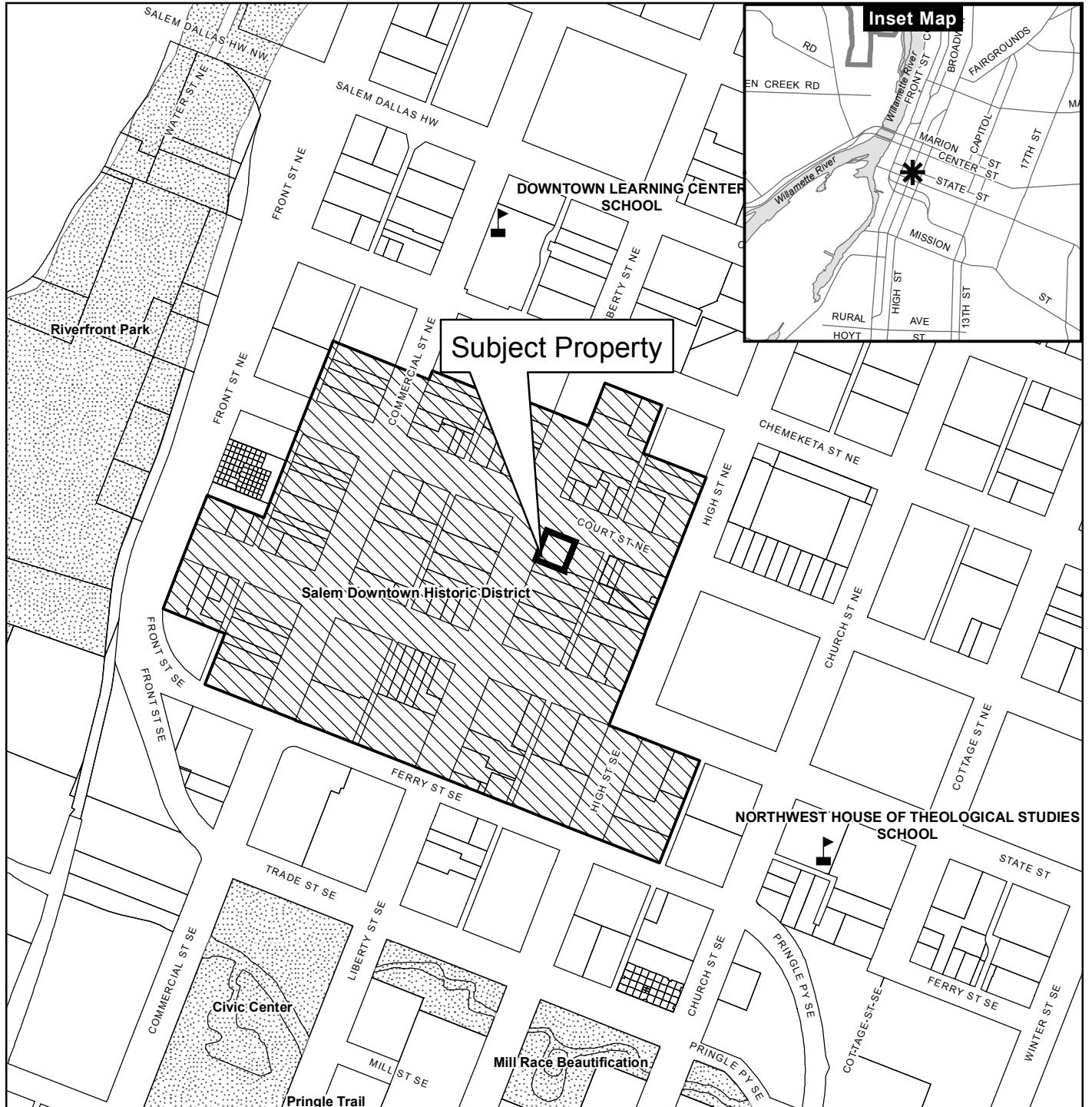
DECISION: The Historic Landmarks Commission **APPROVES** the HIS18-14 proposal.

VOTE: Yes 5 No 0 Absent 2 (Sund, Hendrie) Abstain 0








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

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 176 Liberty Street NE



Legend

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



0 100 200 400 Feet



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United States Department of the Interior
National Park Service**National Register of Historic Places***Continuation Sheet***Section number: 7 Salem Downtown Historic District**

176 - 198 Liberty Street, NE*Classification:* Historic Non-Contributing*Historic Name:* Adolph-Waters Building*Current Name(s):* Washington Federal Savings Bank/Thai Restaurant*Year of Construction:* 1924/1960s/1980s*Legal Description:* 073W27AB05800; Salem Add., west ½ of Lot 8 and part of Lot 7 in Block 21*Owner(s):* Marvin Horenstein
7550 Middle Greens Road
Wilsonville, Oregon 97070

Description: This one-story brick commercial building is situated on the southeast corner of Liberty and Court streets. This single building appears as two buildings because of the different changes that have occurred to each portion of the building. The south portion of the building appears to have been changed substantially in the 1960s with the addition of a layer of textured concrete, removal of transom windows, changes in the storefront windows, and use of an umbrella awning (currently occupied by the Thai Restaurant.) This portion of the building has a separate, recessed entryway. The majority of the facade (occupied by Washington Federal Savings) is plain and unrelieved except for a small band course defining the architrave and a bolder bas-relief entablature cornice. Changes to the storefront of the north end of the building appears to have occurred in the 1980s and it incorporates large windows with anodized aluminum sash, the painting of the ground-floor transom lights, and vinyl awnings. This portion of the building has a corner entrance. The building has been substantially altered and does not contribute to the historic character of the district in its current condition.

History and Significance: The one-story Adolph-Waters Building at the corner of Liberty and Court streets contributes to the commercial district's historical character because it has retained exterior integrity of design, exterior materials, and fenestration. Although the large glass windows on the ground floor are recent, they appear to replicate the multiple shop openings that existed after the building's construction in 1924. Additionally, Joseph Adolph and George Waters bolstered the commercial development of Salem in the early 1900s.

The site of the Adolph-Waters Building reflects the evolution of commercial development in Salem. A small one-story Chinese washhouse that stood on this corner was replaced in the mid-1880s with two, two-story shops and a society meeting hall above.⁹⁰ The two-story building on the corner may have become somewhat neglected when Joseph and Lillie Adolph (along with George E. and Margaret Waters) bought one-half interest in the property in April 1923. In January 1924, the Adolphs acquired a mortgage on the property from Salem's Ladd and Bush Bank; construction took place that year.⁹¹

George E. Waters, a native of Nebraska born in 1869, came to Salem, Oregon, with his parents in 1872. In 1891 he opened a cigar store in Salem. Fifteen years later, he was engaged in the wholesale tobacco business in his shop on State Street. He eventually added wholesale candy to his tobacco shop inventory.

Joseph Adolph, born in 1882, ventured into business in Salem in the early 1900s. He first clerked at Rostein & Greenbaum groceries in Salem, then opened his own cigar store on Commercial Street around 1910. His brother, Samuel, soon joined him in a business, known as Adolph Brothers, which expanded to

⁹⁰ "Salem, Oregon," New York: Sanborn Map Company, 1884, 1888, 1890, 1895, updated to 1914.

⁹¹ Marion County, deed book, vol. 173, p. 110 and 111

United States Department of the Interior
National Park Service

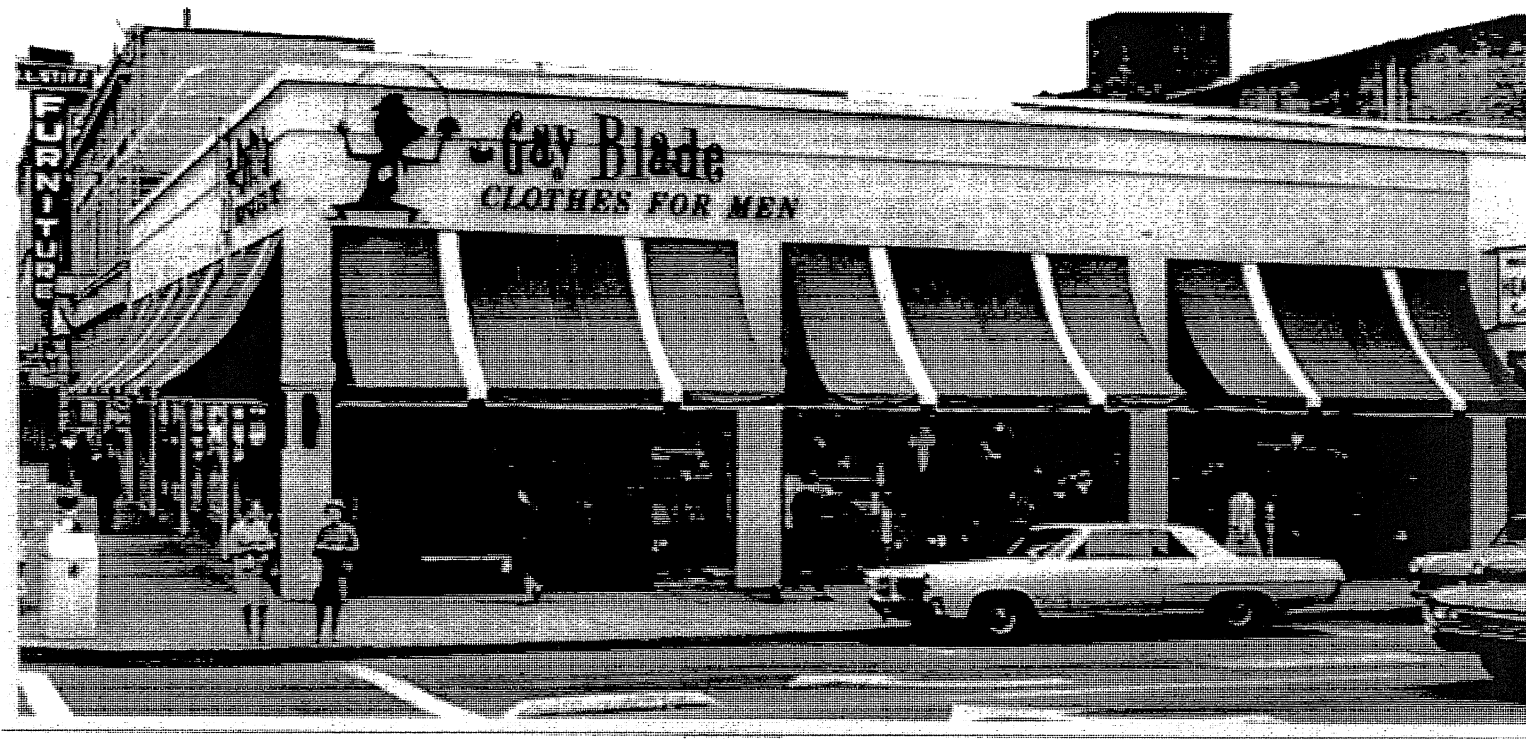
National Register of Historic Places

Continuation Sheet

Section number: 7 Salem Downtown Historic District

include soft drinks and billiards in the 100-block of North Commercial. By the mid-1930s, the two Adolph brothers had joined Edward Rostein in a venture that eventually became Salem Drug Company. The businesses of both Joseph Adolph and George Waters apparently never occupied the Adolph-Waters Building. Waters passed away in 1940; Adolph died two years later. The Adolph-Waters Building passed to Margaret Waters and the children of Joseph and Lillie Adolph, Rex and Alden Adolph.⁹² The interior of the Adolph-Waters Building may have been remodeled and converted to a single store following World War II. The Gay Blade men's store probably began occupying the building in the late 1960s.

⁹² Polk, *Salem City Directory*, 1902, 1905, 1907-08, 1909-10, 1913, 1917, 1921, 1924, 1926-27, 1930-31, 1934, 1938-39; Clark, *History of the Willamette Valley, Oregon*, Chicago: S.J. Clarke Publishing Company, 1927, 78-79; "Adolph," *Capitol Journal*, September 16, 1942, 10; "Margaret M. Waters," *Oregon Statesman*, 3 June 1964, 2.



Gay Blade (1968) Statesman Journal. Photo SJ493, Salem Public Library.

Case No. _____

Historic Alteration Review - General Resource Worksheet

Site Address: 176 Liberty St. NE 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 + acrylic Project's New Material:

Project Description

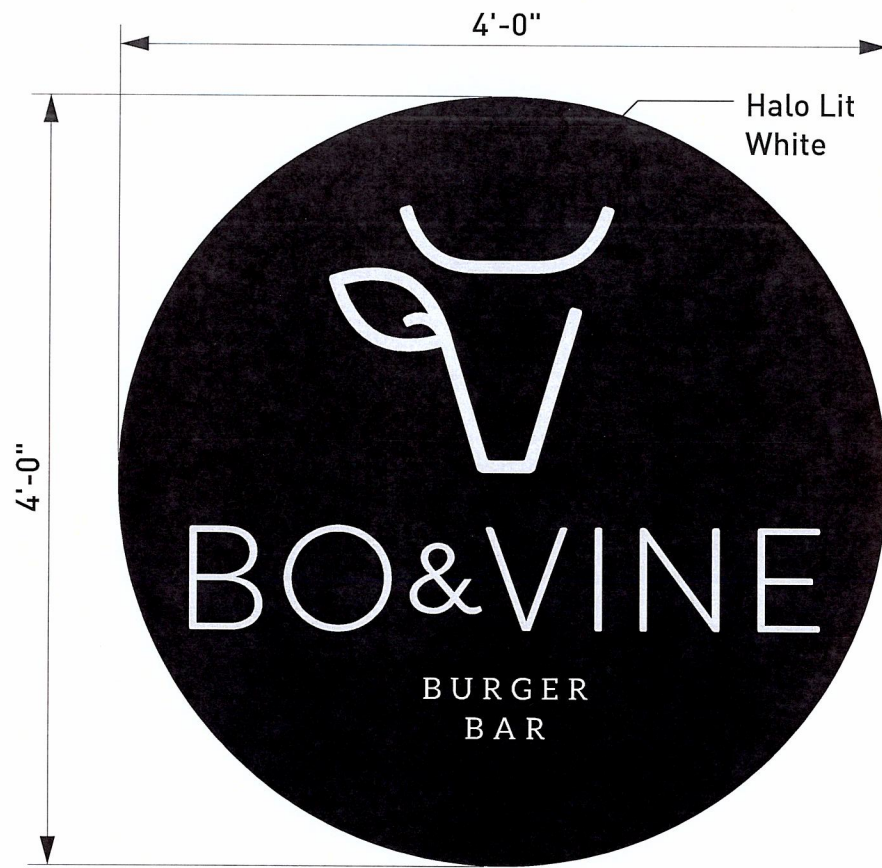
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help Staff and the HLC clearly understand the proposed work:

Salem Sign is designing a small sign to attach to our building frontage. The sign will anchor into existing brick.

[Signature]
Signature of Applicant

5/3/2018
Date Submitted/Signed

Single Face Illuminated Wall Display



SIDE VIEW
6"



BRICK WALL



16 square feet okay per SRC 900.200(b)(B)(ii)

Sign attached to wall with 1/4" x 2 1/2" lags into Brick / Mortar (4 - 6 Lags)

SPECIFICATIONS

SIGN:
*Custom Aluminum Fabricated with Letters routed out & Backed with White Acrylic

ILLUMINATION:
*White LED's

SCALE: 1/2" = 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# 18892-18

JOB TITLE: Bo & Vine

LOCATION: Salem, OR

DATE: 5-8-18

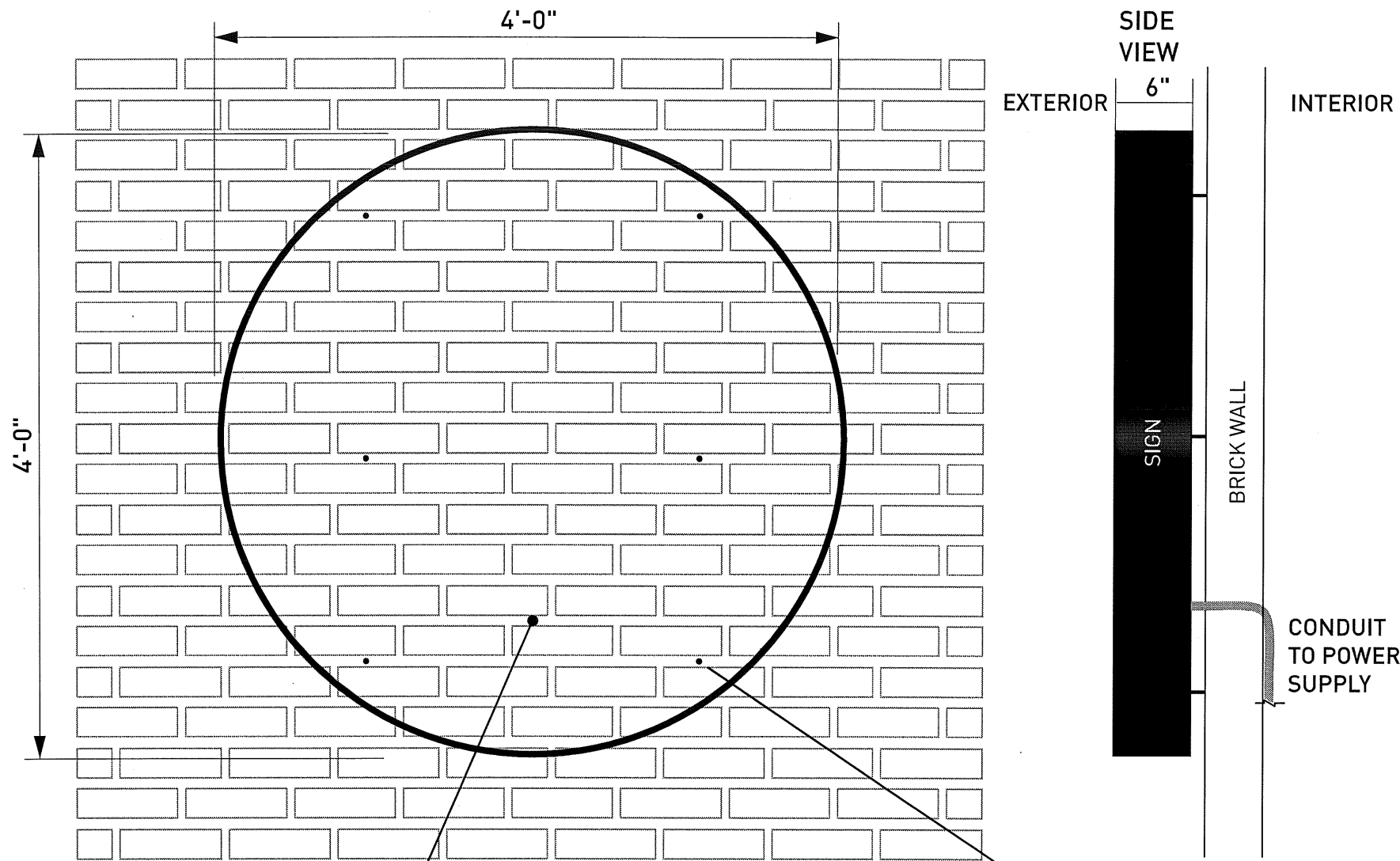
DRAWN BY: E.D.

SALES: Corey Spady

APPROVED BY:



Single Face Illuminated Wall Display



Sign wired directly into building from back of sign; No conduit will be visible.

Sign attached to wall with 1/4" x 2 1/2" lags into Brick / Mortar (4 - 6 Lags)

***All penetrations into mortar**

SPECIFICATIONS

SIGN:
*Custom Aluminum
Fabricated with
Letters routed out
& Backed with
White Acrylic

ILLUMINATION:
*White LED's

SCALE: 1/2" = 1'-0"



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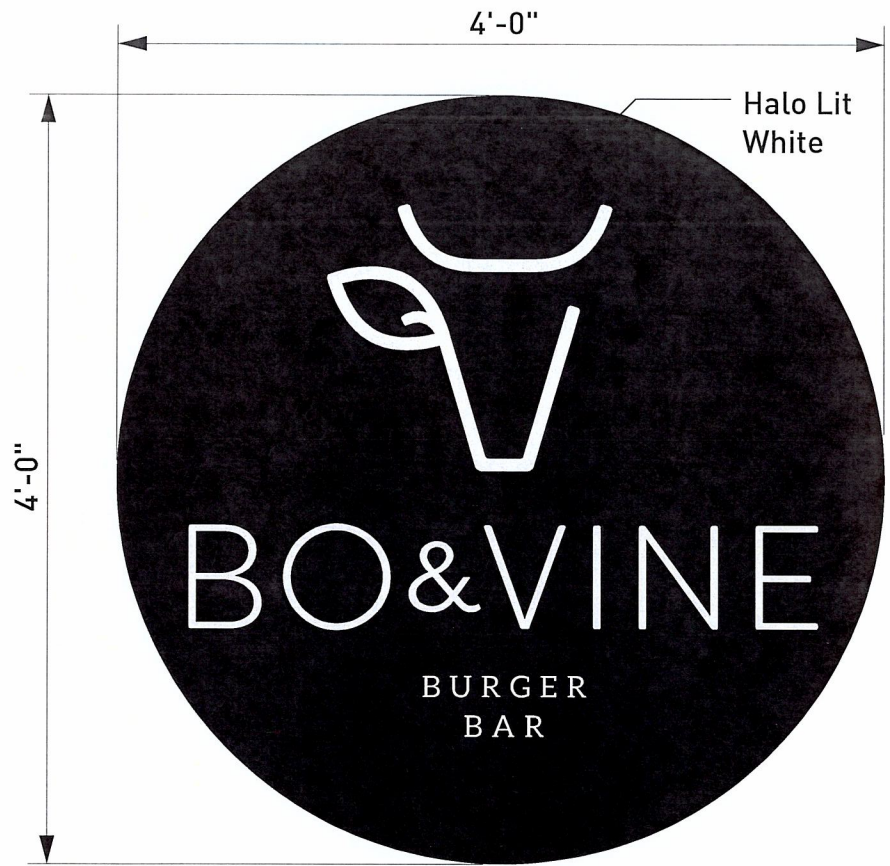
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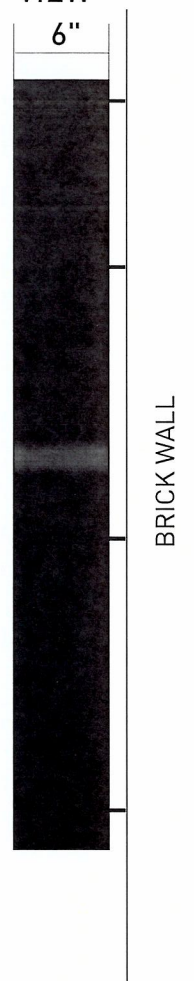
SALES: Corey Spady

APPROVED BY:

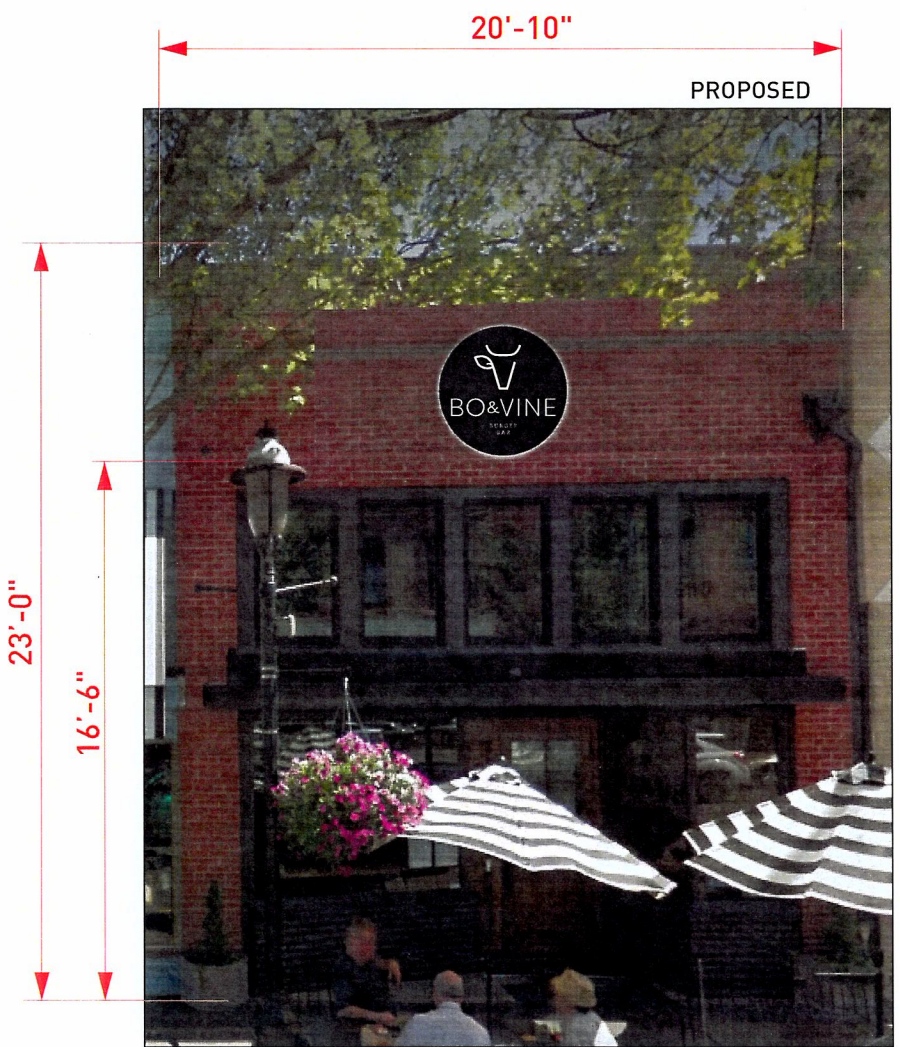
Single Face Illuminated Wall Display



SIDE VIEW
6"



Sign attached to wall with 3/8" x 3" lags into Brick / Mortar (4 - 6 Lags)



SPECIFICATIONS

SIGN:
*Custom Aluminum
Fabricated with
Letters routed out
& Backed with
White Acrylic

ILLUMINATION:
*White LED's

SCALE: 1/2" = 1'-0"



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DRAWN BY: E.D.

SALES: Corey Spady

APPROVED BY:

SK# 18892-18



Dimensions: 20' wide x 7" high x 16" deep

I'd like to formally request approval to keep the existing awning. Due to unanticipated expenses we needed to scale down and simplify the design from what was originally approved.

Thank you for your consideration,

A handwritten signature in black ink, appearing to be 'BK' followed by a long horizontal line.

Brian Kaufman
Partner @ Bo & Vine

Original Awning
Design Approval
HIS17-01
January 2017

Existing



Proposed

Reveal brick

Reveal/Restore windows

Engineered metal canopy

Signage

