

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.: HIS18-25

APPLICATION NO. : 18-114615-DR

NOTICE OF DECISION DATE: AUGUST 10, 2018

SUMMARY: A proposal to install two new signs on the Capitol Tower Building (1926).

REQUEST: Minor Historic Design review of a proposal to install two new signs on the Capitol Tower (1926), a historic contributing building within Salem's Downtown Historic District, in the CB (Central Business District) zone, and located at 388 State Street (Marion County Assessors Map and Tax Lot number: 073W27AB/7200).

APPLICANT: Emma Degener for Salem Sign Company Inc.

LOCATION: 388 State Street

CRITERIA: Salem Revised Code Chapter 230.056. Signs in Commercial Historic Districts.

FINDINGS: The findings are in the attached Decision dated August 10, 2018.

DECISION: The Historic Preservation Officer (a Planning Administrator Designee) **APPROVED** Historic Design Review Case No. HIS18-25 based upon the application materials deemed complete on August 9, 2018 and the findings as presented in this report.

*This Decision becomes effective on **August 28, 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 **August 28, 2020** or this approval shall be null and void. A copy of the decision is attached.

Application Deemed Complete: August 9, 2018
Notice of Decision Mailing Date: August 10, 2018
Decision Effective Date: August 28, 2018
State Mandate Date: December 7, 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, August 27, 2018**.

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 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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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS18-25
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS18-25)
388 STATE STREET) AUGUST 10, 2018**

In the matter of the application for a Minor Historic Design Review submitted by Emma Degener of Salem Sign Co. on behalf of Jedediah Rogers, 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 install two new signs on the Capitol Tower Building (1926).

REQUEST: Minor Historic Design review of a proposal to install two new signs on the Capitol Tower (1926), a historic contributing building within Salem's Downtown Historic District, in the CB (Central Business District) zone, and located at 388 State Street (Marion County Assessors Map and Tax Lot number: 073W27AB/7200).

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 August 9, 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

Summary and Background: The applicant is proposing to install a new 2' 6" x 9' 4" wall sign above the primary entry fronting State Street, and a second awning sign 7" x 3' 2" in size over the secondary entry to the west on this façade fronting State Street. The wall sign will be comprised of ¼" brushed aluminum letters approximately 1' 10" in height that will be attached flush to the building. The awning sign will be attached flush to the front of the awning. Staff determined that the following standards from SRC 230.056 (Signs in Commercial Historic Districts) are applicable to this project.

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 the wall signage within a historic signboard, where signage has historically been placed above the main entry for the Capitol Tower. The awning signage will be placed on the front of the existing awning, within the same location as the previous signage has been historically on this awning, thereby meeting SRC 230.056 (c)(1).

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

Finding: The proposed wall signage will be flush to the façade of the 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 Capitol Tower 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;

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 proposed signage is oriented to the main entrance of the Capitol Tower 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 constructed of brushed aluminum, 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 wall sign will be attached flush to the building using metal pins that will be installed into the wall, thereby meeting this standard.

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

Finding: The proposed signage will not require conduit, therefore this standard is not applicable to the evaluation of this proposal.

(12) *Not have exposed conduit.*

Finding: The proposed signage will not require conduit, therefore this standard is not applicable to the evaluation of this proposal.

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

Finding: The proposed signage has light lettering, thereby meeting SRC 230.056(c)(13).

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

Finding: The proposed signs 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 compatible with the Capitol Tower 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 signs will not obscure any significant features of the Capitol Tower Building, thereby meeting SRC 230.056(c)(16).

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

Finding: The proposed signs are of a similar 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 comprised of letters of brushed aluminum, 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 brushed aluminum letters will be attached to the building utilizing pins that will be installed into the wall. No historic materials will be damaged or obscured, 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 applicant's single sign is the minimum necessary to ensure identification of the building, thereby meeting SRC 230.056(c)(20).

DECISION

Based upon the application materials deemed complete on August 9, 2018 and the findings as presented in this report, the application for HIS18-25 is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

Application Deemed Complete: August 9, 2018
Notice of Decision Mailing Date: August 10, 2018
Decision Effective Date: August 28, 2018
State Mandate Date: December 7, 2018

*This Decision becomes effective on **August 28, 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).*

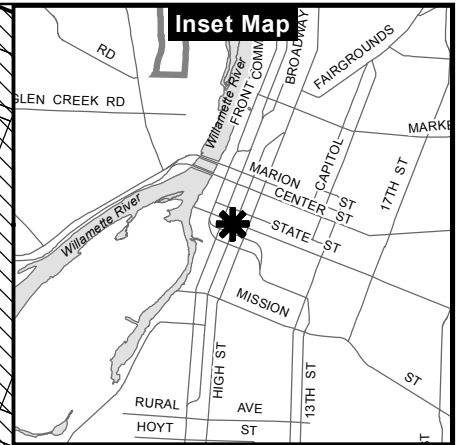
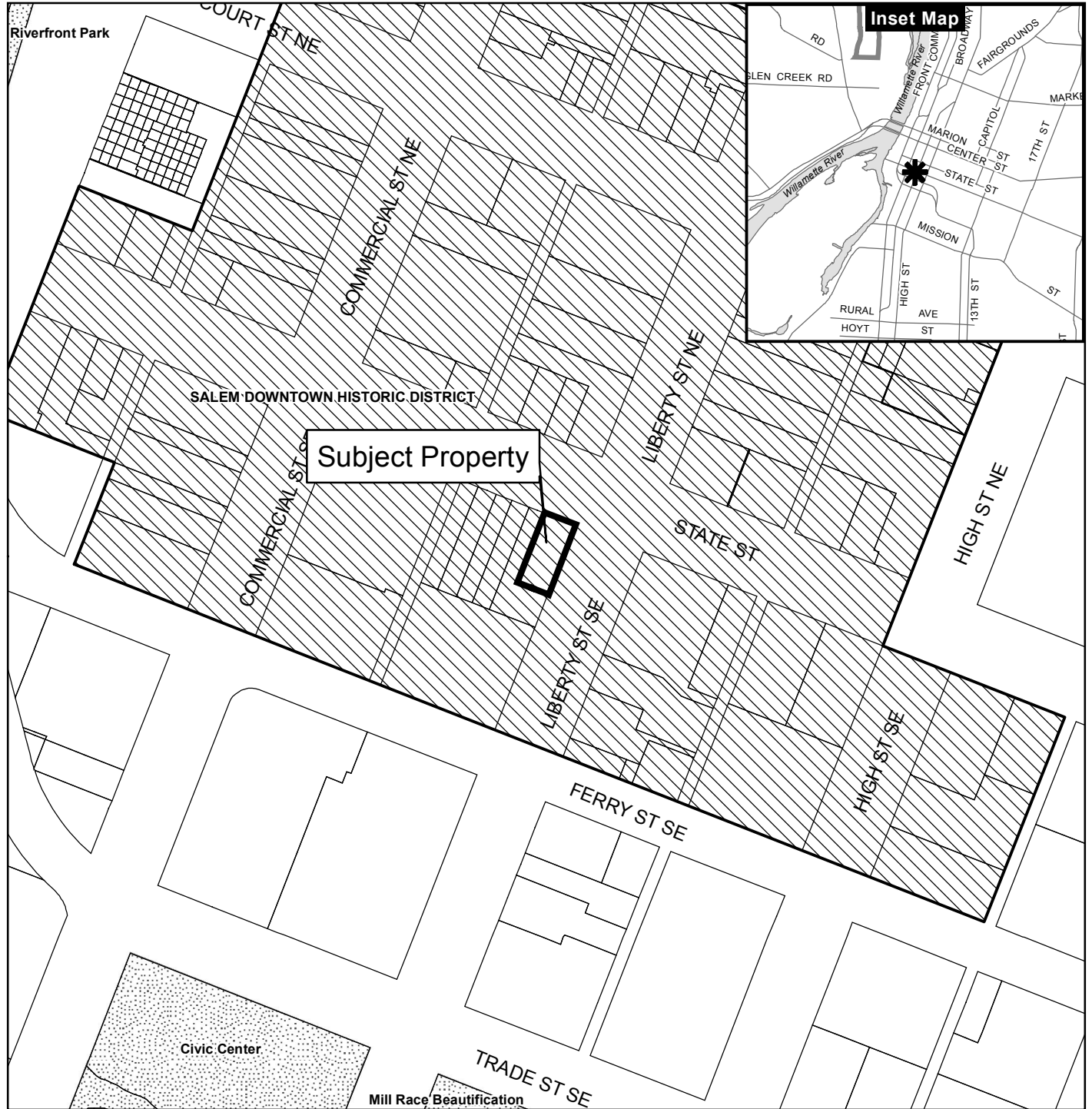
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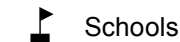

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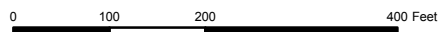
Vicinity Map 388 State Street



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 - General Resource Worksheet

Site Address: 388 State St. 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: _____ Project's New Material:

Brushed Aluminum

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 two sets of 1/4" thick individual brushed aluminum letters. Letters will be located at the North Elevation of the building. The proposed signs meet the design criteria in SRC chapter 230. Attached are some historic photos of signage that was previously on the building circa 1960

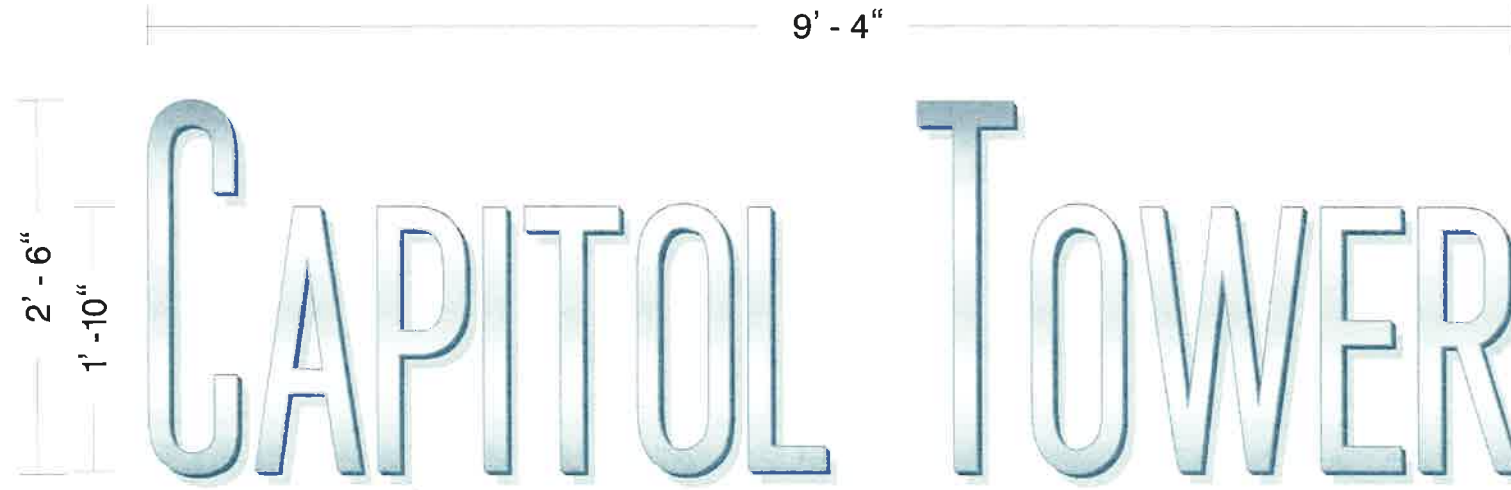
Signature of Applicant _____

Date Submitted/Signed _____



Non Illuminated Single Face Wall Displays

SPECIFICATIONS



SCALE: 3/4" = 1'

- 1/4 Brushed Aluminum (Verify)
(SIGN#1)



Existing Plaque



Proposed

* Note - Sign In Photo is Approximate Scale



- 1/4 Brushed Aluminum (Verify)
(SIGN#2)



Salem Sign Co., Inc.

1825 FRONT ST. N.E.
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: Capitol Tower

LOCATION: Salem, OR

DATE: 06-13-18

DRAWN BY: CZ

SALES: Brad Spady

APPROVED BY:

SK # 19224-18

STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310



County Marion
 Theme 8d, 6d
 Name
 (Common) Capitol Tower
 (Historic) Livesly Building
 Address 388 State Street NE
Salem, Oregon 97301
 Present Owner The Livesly Company
 Address 388 State Street NE
 Original Use Office Structure
 Date of Construction 1927

Physical description of property and statement of historical significance:

This was one of the tallest fire resistant buildings and Salem's first skyscraper. It was originally built as the South First National Bank Building, but became more commonly known as the Livesly Building. This is a reinforced concrete structure. Of note are the decorative heads and caryatids on the upper floors. The original ground floor entrance has been covered over. *? really?*

T.A. Livesly was a prosperous Hop Merchant and vice president of Oregon Linen Mills. He was Mayor of Salem in the early 1930's. The builders were Hanson and Hammond.

continue on back if necessary

Recorded by Mark Siegel Date 12/16/80

Sources consulted (continue on back if necessary): Interview with David Duniway
 Oregon Statesman, 1/1/27; "Historic Salem" brochure
 City Directories

Please enclose map. Township 7 ^N _S W Section 22 ^E





Call for Free Installation DVD. Or visit www.signletters.com for installation help.

1a Plain Installation



Formed



Minnesota



Acrylic

Plain letters are shipped without mounting hardware.

1b Flange Installation



Formed

Flange is a flat, 3/16" to 1/2" perimeter on the letter return of a formed letter into which holes can be drilled. Secure with screws or nails. Wider flange available upon request. Not recommended for letters under 6".

2a Stud Installation



Formed



Minnesota



Acrylic



Cast

Studs are metal threaded posts on the rear of the letters. Specify if studs need to be in line for brick or block wall mortar joints. Stud mount orders include studs long enough to stand-off approx. 1-1/2"-2" from the back of the letters. See page 214 for other available length studs. (Brick: 2-5/8" on center; Block: 8" on center)

Mounting Patterns



1. Check pattern in shop FIRST!



2. Tape one edge of the template to the installation surface with masking tape and unroll it. Level the template and tape the entire pattern securely to the installation surface.



3. Mark holes with center punch, remove pattern if holes are visible on wall, then drill holes slightly larger than stud diameter and 3 inches deep where indicated on your template. Remove the template and clean out all drill holes using compressed air.



4. Insert the studs into the stud holes on the back of each letter. Place letters in holes on wall before applying silicone to verify position. Adjust as necessary by opening holes with your drill bit. Now fill the drill holes in the wall of the first letter with silicone.

218



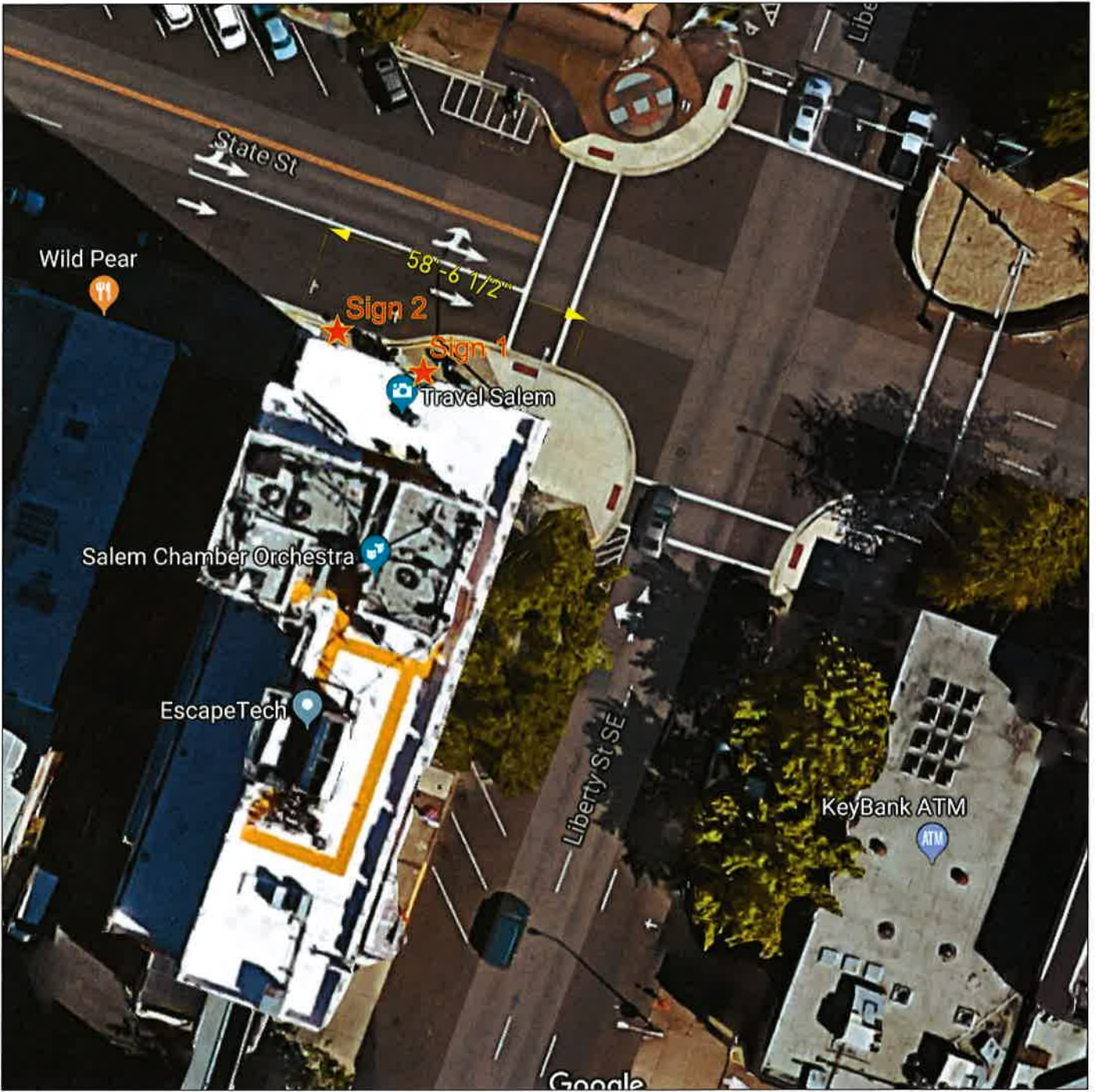
5. Push the tube of silicone over each stud on the first letter in order to evenly coat it with adhesive.



6. Push the letter into the drill holes. If not using spacers, use a thin shim to stand-off slightly from the wall. Secure to wall using long strips of tape. Remove tape after silicone sets. Repeat steps 4 through 6 for the rest of the letters.

ATTACHMENTS = 4-6 PER LETTER
2-6 lbs EA.

1.800.538.8377



Scale: 1/32" = 1'-0"

