

REVISED

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503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

HISTORIC DESIGN REVIEW CASE NO. : HIS17-44

APPLICATION NO. : 17-120857-DR

NOTICE OF DECISION DATE: NOVEMBER 3, 2017

SUMMARY: A proposal to add new signage to the front door entrance and drive-through entry facade of the Capitol Tower (1926).

REQUEST: Minor Historic Design Review of a proposal to add new signage to the front door entrance and drive-through window entry facade of 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, 97301; (Marion County Assessors Map and Tax Lot number: 073W27AB/7200).

APPLICANT: Angie Onyewuchi for Travel Salem

LOCATION: 388 State Street / 97301

CRITERIA: SRC 230.056. Signs in Commercial Historic Districts

FINDINGS: The findings are in the attached Decision dated November 3, 2017.

DECISION: The Planning Administrator **Approved** Historic Design Review Case No. HIS17-44 based upon the application materials deemed complete on November 3, 2017, and the findings as presented in this report.

*This Decision becomes effective on **November 21, 2017**. 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 ~~March 3, 2020~~ **November 21, 2019** or this approval shall be null and void.

Application Deemed Complete:	<u>November 3, 2017</u>
Notice of Decision Mailing Date:	<u>November 3, 2017</u>
Decision Effective Date:	<u>November 21, 2017</u>
State Mandate Date:	<u>March 3, 2018</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 305, 555 Liberty Street SE, Salem, OR 97301, no later than **5:00 p.m., Monday, November 20, 2017**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230).

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

CITY OF Salem
AT YOUR SERVICE

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.

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

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BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**HISTORIC DESIGN REVIEW CASE NO. HIS17-44
DECISION**

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS17-)
388 STATE STREET SE) NOVEMBER 3, 2017**

In the matter of the application for a Minor Historic Design Review submitted by Angie Onyewuchi on behalf of Travel Salem, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following decision as set forth herein.

REQUEST

SUMMARY: A proposal to add new signage to the front door entrance and drive-through entry facade of the Capitol Tower (1926).

REQUEST: Minor Historic Design Review of a proposal to add new signage to the front door entrance and drive-through window entry facade of 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 November 3, 2017 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

Finding: The applicant is proposing to install two new signs for their business. This use is classified as a commercial use and therefore, 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 one new metal sign, which will be attached to the wall within the historic signboard for the drive-through which is a non-historic addition on the rear façade of the Capitol Tower Building. The second sign will be located between the transom and sill of the first story, above the front entry, thereby meeting SRC 230.056(1).

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

Finding: Both proposed signs will be installed flush to the façade of the Capitol Tower Building. Staff finds that SRC 230.056(c)(2) has been met for this 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 wall sign does not obscure windows or significant architectural features thereby meeting SRC 230.056(c)(4). The second sign is comprised of vinyl letters that will be attached to the glass within an existing window opening above the front entry. This glass has historically been utilized for building signage, and no character defining features will be obscured by the proposed signage thereby meeting SRC 230.056(c)(4) for the proposal.

(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 either to the main entrance located at the front of the building, or at the entry to the drive-through, located at the rear 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 wall signage is constructed of metal, 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: While the rear wall of the Capitol Tower Building is not comprised of brick with mortar joints, but stuccoed/concrete, the proposed signage will be attached into the wall utilizing bolts affixed flush to the wall, ensuring that the sign load will be distributed evenly, thereby meeting SRC 230.056.(c)(10).

(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 on a black background, 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 by its installation, thereby meeting SRC 230.056(c)(15).

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

Finding: The proposed signage will either be installed within the signboard of the drive-through at the rear of the building, or will be installed below the windows on the second floor, not obscuring 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 signage over the main entry is comprised of vinyl letters which will be affixed to the glass, a material that is removable and will not adversely impact the resource. The proposed wall signage is constructed of aluminum metal, a material that is 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 wall signage will be installed flush to the historic drive-through sign board of the Capitol Tower Building or affixed to the glass, ensuring no adverse effect to the building, 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 signage will be used to identify the business, above their primary entrance as well as their entrance to the drive-through, located at the rear of the Capitol Tower Building, thereby meeting SRC 230.056(c)(20).

DECISION

Based upon the application materials deemed complete on November 3, 2017, and the findings as presented in this report, the application is **APPROVED**.



Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

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

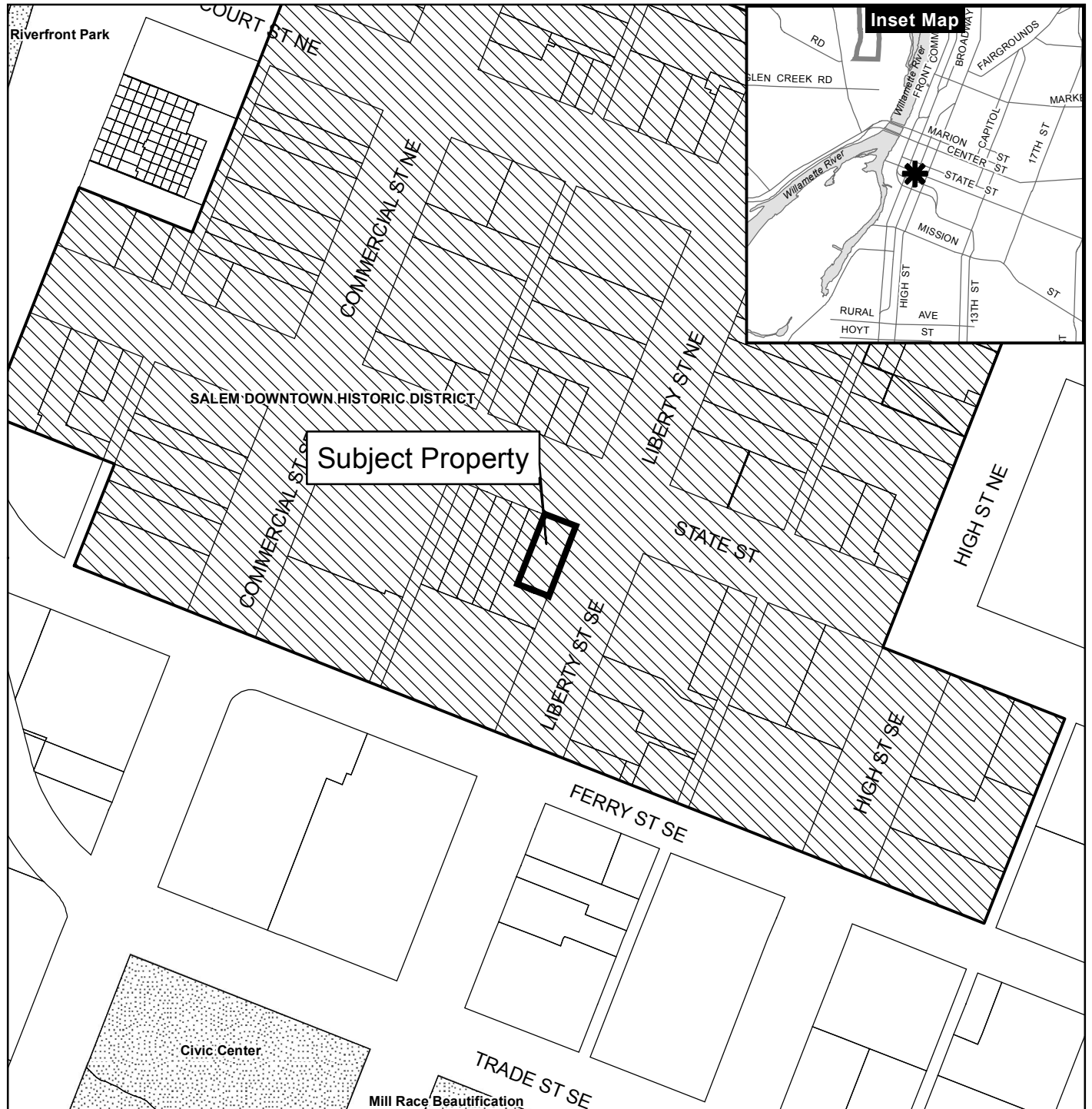
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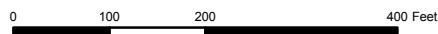
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Vicinity Map 388 State Street



Legend

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



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Case No. _____

Historic Alteration Review Worksheet

Site Address: 388 State St, Salem OR 97301

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
- 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

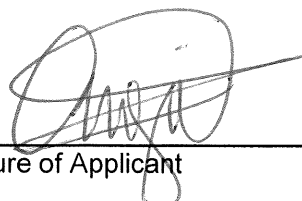
Will the proposed alteration be visible from **any** public right-of-way? Yes No

Project's Existing Material: #1 Sticker/NA Project's New Material: #1 sticker/metal

Project Description #2 NA/NA #2 NA/metal

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:

See attached


Signature of Applicant

10/11/17
Date Submitted/Signed

#1



#2

