

NOTICE OF DECISION

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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS16-02 / Amanda No. 16-101603-DR

NOTICE OF DECISION DATE: January 19, 2016

REQUEST: Minor Historic Design Review of a proposal to install window film, exterior sticker signage and an under awning sign on the front façade of the Farrar Building (1917), a historic contributing resource within Salem's Downtown Historic District, zoned CB (Central Business District) zone, and located at 363 State Street, 97301. (Marion County Assessor's Map and tax lot number: 073W27AB06500).

APPLICANT: Marie Jacobsen for Alan Costic and Kim Arbuckle.

LOCATION: 363 State Street Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.040(i) Energy and 230.056 Standards for Signs in Commercial Historic Districts

DECISION: Based upon the application materials deemed complete on January 15, 2016, and the findings as presented in this report, the application is **APPROVED**.

FINDINGS: The applicant is proposing to install window film, one new sign and four new applied sticker window signs for their business. This use is classified as a commercial use and therefore, staff determined that the following standards from SRC 230.040(i) (Energy) and SRC 230.056 (Signs in Commercial Historic Districts) are applicable to this project:

Proposed Window Film

Criteria: 230.040(i) Energy

(i) Energy. *Retrofitting historic contributing buildings to achieve energy efficiency is permitted, if the retrofitting preserves the building's historic character.*

(1) Materials.

(A) *Materials shall be of a type and quality that will not result in degradation of original material in the resource. Example: Addition of insulation to exterior walls should not negatively affect the function of the wall assembly.*

Finding: The applicant will be applying a solar control window film (3M Scotchtint) made primarily of polyethylene terephthalate (PET). The

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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film is slightly tinted, however, installed properly on the glass within the window frames, it will be virtually undetectable. All features of the window will be maintained, thereby meeting SRC 230.040(i)(1)(A).

(B) *The materials for any retro-fitted architectural elements, including, but not limited to, windows and doors shall comply with the standards for materials for such elements set forth in this section.*

Finding: The proposal does not include installation of any retro-fitted architectural elements therefore this criteria is not applicable to the evaluation of this proposal.

(2) Design.

(A) *To the extent practicable, original systems to control ventilation, such as double hung, transom windows and awnings, shall be preserved.*

Finding: The proposal will retain the existing storefront system thereby meeting SRC 230.040(i)(2)(A).

(B) *Before seeking to replace windows or doors, improve thermal efficiency through weather stripping, storm windows, interior shades, blinds and awnings.*

Finding: The proposal will improve energy efficiency through installation of solar film, and will not require replacement of the storefront windows, thereby meeting SRC 230.0406(i)(2)(B).

(C) *The designs of any retro-fitted architectural elements, including, but not limited to, windows and doors shall comply with the standards for replacement of such elements set forth in this section.*

Finding: The proposal does not include installation of any retro-fitted architectural elements therefore this criteria is not applicable to the evaluation of this proposal.

(D) *Retrofitting shall be designed in a manner that prevents loss of original material or architectural elements.*

Finding: The proposal does not include installation of any retro-fitted architectural elements therefore this criteria is not applicable to the evaluation of this proposal.

Proposed Signs:

The applicant is proposing to install one new under-awning blade sign, and four new applied sticker signs for their business. The under-awning sign is 4.1 square feet in size (14" high x 42" long) and is proposed to be installed under the awning just above the primary business entry. One applied sticker sign, 4.9 square feet in size (8.5" high x 83.5" long) will be applied to the exterior of the storefront window at the southwestern corner of the Farrar Building, just to the west of the door within the first storefront bay. Two applied sticker signs 3.6 square feet in size (20" high x 26" long), will be attached to the primary

entrance and the window just to the east of the primary entrance door within the second storefront bay. The fourth applied sticker sign is 5.16 square feet in size (8.5" high x 87.5" long) and is proposed to be installed on the storefront window just to the east of the entrance within the third storefront bay of the Farrar Building. No signage is proposed for the fourth storefront bay.

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 a new aluminum sign, which will be suspended from the existing awning on the front façade of the Farrar Building, thereby meeting SRC 230.056(1) for this portion of the proposal.

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

Finding: The proposed aluminum sign will be installed perpendicular to the Farrar Building. The proposed applied sticker signs will be flush against the glass of the storefront windows and door. Staff finds that SRC 230.056(c)(2) has been met.

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

Finding: No signage has been proposed for installation within the transom areas of the Farrar Building, therefore staff finds that SRC 230.056(c)(3) has been met.

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

Finding: The proposed under awning blade sign does not obscure windows or significant architectural features thereby meeting SRC 230.056(c)(4). While the proposed applied sticker signs will be applied to the glass of the storefront windows and door, the scale and size of the signage is compatible with the storefront, and no significant features are obscured, 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 primary signage is oriented to the main entrance, which is on the south façade, thereby meeting SRC 230.056(c)(6) for this portion of the proposal.

(7) *Be constructed of materials such as wood or metal, except for untreated mill-finished metals.*

Finding: The proposed under-awning sign is constructed of aluminum (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: The proposed signage will not be attached directly into any masonry; therefore this standard is not applicable to the evaluation of this portion of the proposal.

(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 with a dark 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 proposed under awning blade sign does not obscure windows or significant architectural features thereby meeting SRC 230.056(c)(4). While the proposed applied sticker signs will be applied to the glass of the storefront windows and door, the scale and size of the signage is compatible with the storefront, 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 Farrar 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 primary signage is constructed of aluminum (metal), materials that are 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 primary sign will be carefully attached into the existing awning, and the proposed applied sticker signs will be applied to the storefront windows and are removable, minimally impacting this historic material, 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 primary sign will be used to identify the business, and is limited to the size of the original historic sign. The proposed applied sticker signage is small in scale, and is the minimum necessary to ensure identification of the business from this façade, thereby meeting SRC 230.056(c)(20).

SUMMARY:

The proposed primary sign is of metal, a traditional material, with a design that has light letters on a dark background. Its proposed attachment will not adversely affect the building. The secondary applied sticker signs are oriented toward the main and secondary entrances of the business and their design respects the size, scale, and design of the building and the surrounding Downtown Historic District.

The proposed solar window film will be virtually undetectable. All features of the window will be maintained, and energy efficiency improved without loss or alteration of any significant features of the Farrar Building.

DECISION:

Based upon the application materials deemed complete on January 15, 2016, and the

findings as presented in this report, the application is **APPROVED**.



Kimberli Fitzgerald, AICP, Historic Preservation Officer
Planning Administrator Designee

kfitzgerald@cityofsalem.net; Phone: 503-540-2397

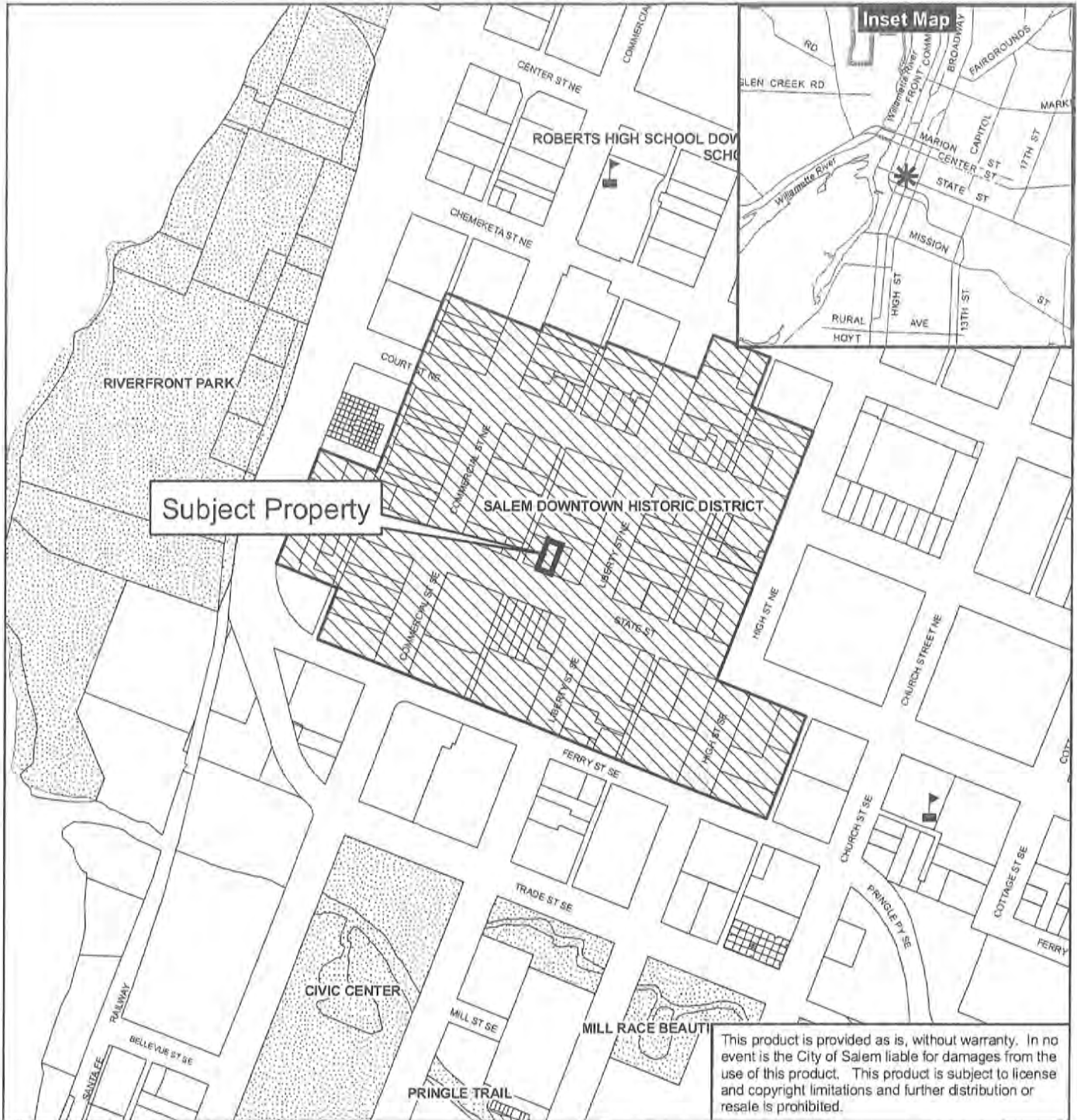
*This Decision becomes effective on **February 4, 2016**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: January 15, 2016
Notice of Decision Mailing Date: January 19, 2016
Decision Effective: February 4, 2016
State Mandated Decision Date: May 14, 2016

The rights granted by this decision must be exercised by February 4, 2018 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. February 3, 2016**. 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 363 State Street



Subject Property

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Legend

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

0 100 200 400 Feet



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Community Development Dept.

Historic Alteration Review - General Resource Worksheet

Site Address: 363 State St., Salem, OR 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: 3
- 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: N/A Project's New Material: Vinyl Strip + suspended Sign

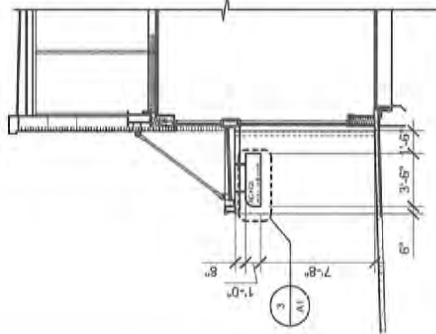
Project Description

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:

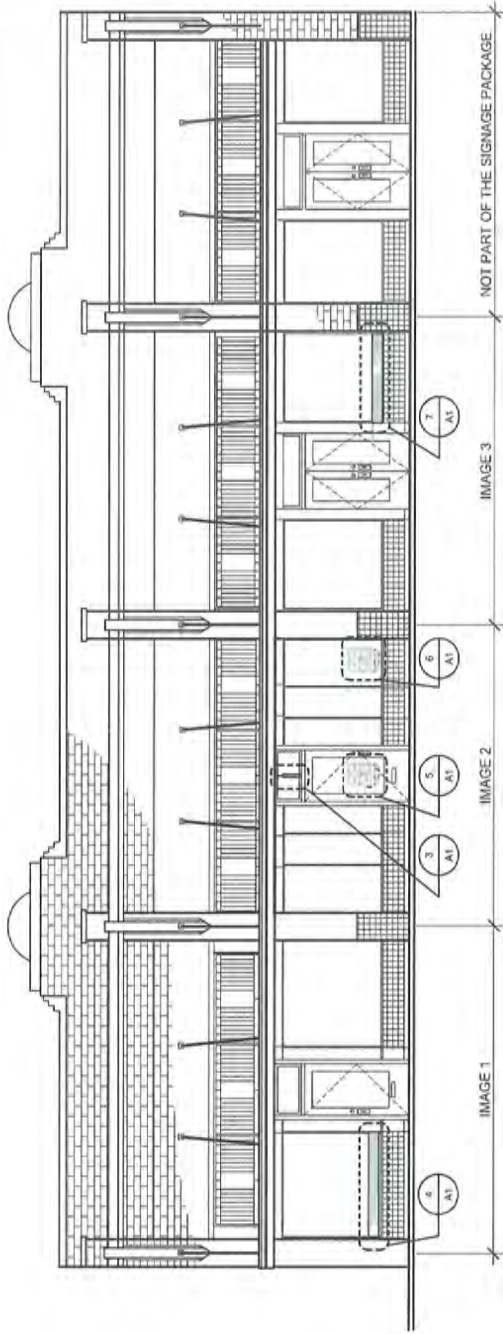
1. See attached for Window film detail + description of work from Northwest Window Tinting.
2. Vinyl Specs - 4mil Gloss Adhesive Eco-Solvent Printing Process.
3. See attached Drawings


Signature of Applicant

12.29.15
Date Submitted/Signed



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3

NEW TWO SIDED, PAINTED ALUMINUM SIGN WITH 1 1/2" TUBE STEEL INNER FRAME HUNG FROM CANOPY ON RIGID TUBE STEEL STRUTS BOLTED TO CANOPY STRUCTURE (14" T X 42" W, 4.1 SQFT)



4

NEW EXTERIOR APPLIED STICKER TYPE SIGNAGE ON LEFT MOST WINDOW. (8.5" X 83.5") 4.9 SQFT



5

NEW EXTERIOR APPLIED STICKER TYPE SIGNAGE ON RIGHT MOST WINDOW. (8.5" X 87.5") 5.16 SQFT



6 7

(2) NEW EXTERIOR APPLIED STICKER TYPE SIGNAGE ON FRONT DOOR AND ON RIGHT FRONT WINDOW. (20" X 26") 3.6 SQFT



①

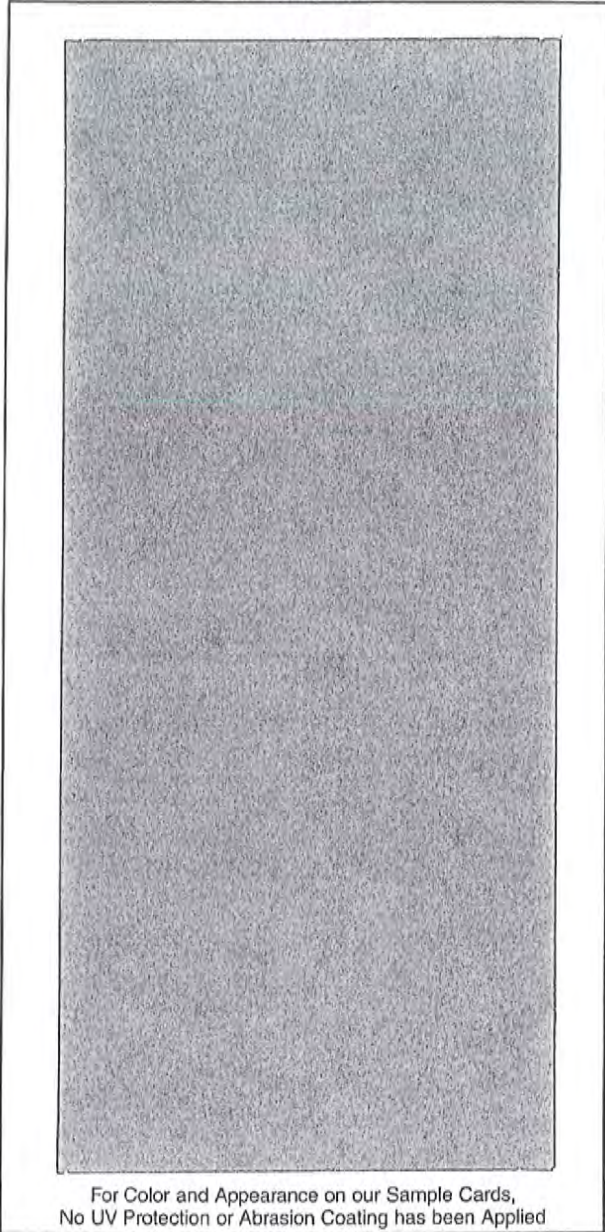


②



③

IMAGES OF BUILDING SIGNAGE LOCATIONS

3M**Scotchint™****Sun Control Window Film***Previously Approved
Current film +
replacement
film
(interior)***RE50NEARL****Inside View****Product Benefits**

- Reduces air conditioning costs.
- Stay cooler by reducing excessive heat in warmer months.
- Reduces glare and eye discomfort.
- Furniture and fabrics have a longer acceptable life.
- Increases personal safety from flying glass.

Performance Data

With RE50NEARL	1/4" Single Clear	1/4" Single Tinted	Insulated Clear	Insulated Tinted
Solar Heat Reduction	30%	30%	20%	13%
Heat Loss Reduction	0%	0%	0%	0%
Glare Reduction	42%	50%	42%	38%
UV Blocked	98%	99%	99%	99%
Total Solar Energy Rejected	43%	58%	43%	58%

Technical Data

Glass Type	Applied Product	Shading Coefficient	Visible Light		Emissivity	"U" Value
			Reflection	Transmitted		
1/4" Single Clear	None	0.94	8%	88%	0.84	1.06
	RE50NEARL	0.66	15%	51%	0.84	1.06
1/4" Single Tinted	None	0.69	5%	50%	0.84	1.06
	RE50NEARL	0.48	6%	25%	0.84	1.06
Insulated Clear	None	0.81	14%	78%	0.84	0.50
	RE50NEARL	0.65	20%	45%	0.84	0.50
Insulated Tinted	None	0.55	8%	45%	0.84	0.50
	RE50NEARL	0.48	9%	28%	0.84	0.50

3M Consumer Safety and Light Management

3M Center, Building 223-2S-24
 St. Paul, MN 55144-1000
 Phone: 800-480-1704
 Fax: 651-736-0611
 www.3M.com/windowfilm

Printed in U.S.A.

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www.northwestwindowtinting.com
bid@northwestwindowtinting.com

503-858-5231

PROJECT ESTIMATE

DATE: 5/4/2015

ESTIMATE# 22734

CUSTOMER INFORMATION
ACCOAC

Please note that this form is NOT a warranty. A warranty certificate will be issued when window film installation has been completed.

NOTES

JOB INFORMATION
Job Type: Residential / Commercial
Window Type: Single Pane / Dual Pane
Window Fram: Wood / Metal / Vinyl
Ladder Size Required: 4 / 6 / 12 / 21 / +++
Gate Code: _____

QUANTITY	DESCRIPTION	RATE	AMOUNT
1 <i>Interior</i>	Remove and Reinstall 3M Window Film on 1 total front window pane. Remove window film on 2 total panes about 8" up from the bottom to remove original logo. Install Vinyl Stripe and logo on 2 large panes. <i>(exterior)</i>	475.00	475.00

Acceptance Agreement: This estimation is considered a contract when signed by both dealer and customer. Northwest Window Tinting reserves the right to withdraw estimate if not accepted by customer within _____ days from date of issue. Warranty coverage is guaranteed and activated only for contracts paid in full.

TOTAL: \$475.00

Payment in full at installation completion is understood and accepted as the payment terms unless otherwise noted.

CUSTOMER SIGNATURE: _____ DEALER SIGNATURE: _____ DATE: _____