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ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case No. HIS16-38 / AMANDA No. 16-122187-DR

NOTICE OF DECISION DATE: December 22, 2016

REQUEST: Minor historic design review of a proposal to replace an existing awning with two new awnings, and replace the tile at the base of the storefront of the Fred Meyer Building (1914/1960s), a historic non-contributing building within the Downtown Historic District, zoned CB (Central Business District), and located at 170 Liberty Street NE - 97301; Marion County Assessor Map and Tax Lot number: 073W27AB05600.

OWNER/APPLICANT: Ann Johnson

LOCATION: 170 Liberty Street NE, 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230.045(a) Masonry, Siding and Exterior Trim and 230.045(k) Awnings & Canopies

FINDINGS: The applicant is proposing to replace the existing tile at the base of the storefront and replace the existing awning with two smaller awnings. Staff finds that the applicant adequately demonstrated that this proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

Tile Replacement

230.045(a) Masonry, Siding and Exterior Trim. Replacement of masonry, siding, and exterior trim of non-contributing buildings is allowed.

(1) Materials.

(A) For historic non-contributing buildings, material dating from the period of significance shall, if possible, be retained or repaired.

Finding:

The applicant is proposing to replace the existing vitrolite tile at the base of the storefront and along either sides of the display windows and front entry with a M.S. International porcelain tile. The applicant has previously attempted to repair the original tile, but it is not feasible. The original exterior window trim and sills will be retained and reused, thereby meeting SRC 230.045(a)(1)(A).

(B) Replacement materials shall be, to the greatest degree possible, of the same type, quality, design, size, finish, proportions, and configuration of the materials commonly used on other buildings in the district.

Finding:

The applicant is proposing to replace the existing vitrolite tile with porcelain tile that matches to the greatest degree possible the size, finish, configuration and proportions of the tile currently on the storefront, thereby meeting SRC 230.045(a)(1)(B).

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
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(2) Design.

(A) The design shall, to the greatest degree possible, match the color, texture and bonding pattern of the original materials.

Finding:

The applicant is proposing to replace the existing vitrolite in poor condition that surrounds the front entry and storefront windows with new porcelain tile that matches to the greatest degree possible the color and texture of the tile currently on the storefront, thereby meeting SRC 230.045(a)(2)(A).

(B) For historic non-contributing buildings the appearance of original materials that were used on the building during the period of significance shall be restored or reconstructed whenever possible.

Finding:

The existing vitrolite tile is fractured and in poor condition. The proposed porcelain tile matches to the greatest degree possible the original appearance of the original tile, restoring the appearance of this portion of the storefront, thereby meeting SRC 230.045(a)(2)(B).

Awning Replacement

(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 is proposing to replace the existing awning with two new smaller awnings made of Sunbrella canvas, thereby meeting SRC 230.045(k)(1)(A).

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

Finding:

The applicant is proposing to utilize Sunbrella canvas on the two new awnings, thereby meeting SRC 230.040(k)(1)(B).

(2) Design.

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

Finding:

The applicant is proposing to replace the existing single awning that spans the length of the storefront with two individual awnings to be installed above the storefront window bays on either side of the front entry. The proposed awnings will be located within the window openings and below the transoms, thereby meeting SRC 230.045(k)(2)(A).

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

Finding:

The applicant is not proposing to install umbrella type awnings, thereby meeting SRC 230.045(k)(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 install the two awnings into the framing of the front façade utilizing brackets and a metal frame. No original historic materials or character defining features will be damaged, thereby meeting SRC 230.045(k)(2)(C).

(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 installation of the two new awnings, which are smaller in size and profile, will actually improve the overall appearance of the front façade and serve to ensure that significant architectural features on the storefront are not obscured, thereby meeting SRC 230.045(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's awning design proposal is compatible in size and scale with the Fred Meyer building and the surrounding historic district. No significant features of the Fred Meyer Building will be obscured, and no surrounding buildings will be adversely impacted, thereby meeting SRC 230.045(k)(2)(F).

DECISION: Based upon the application materials deemed complete on December 22, 2016, 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

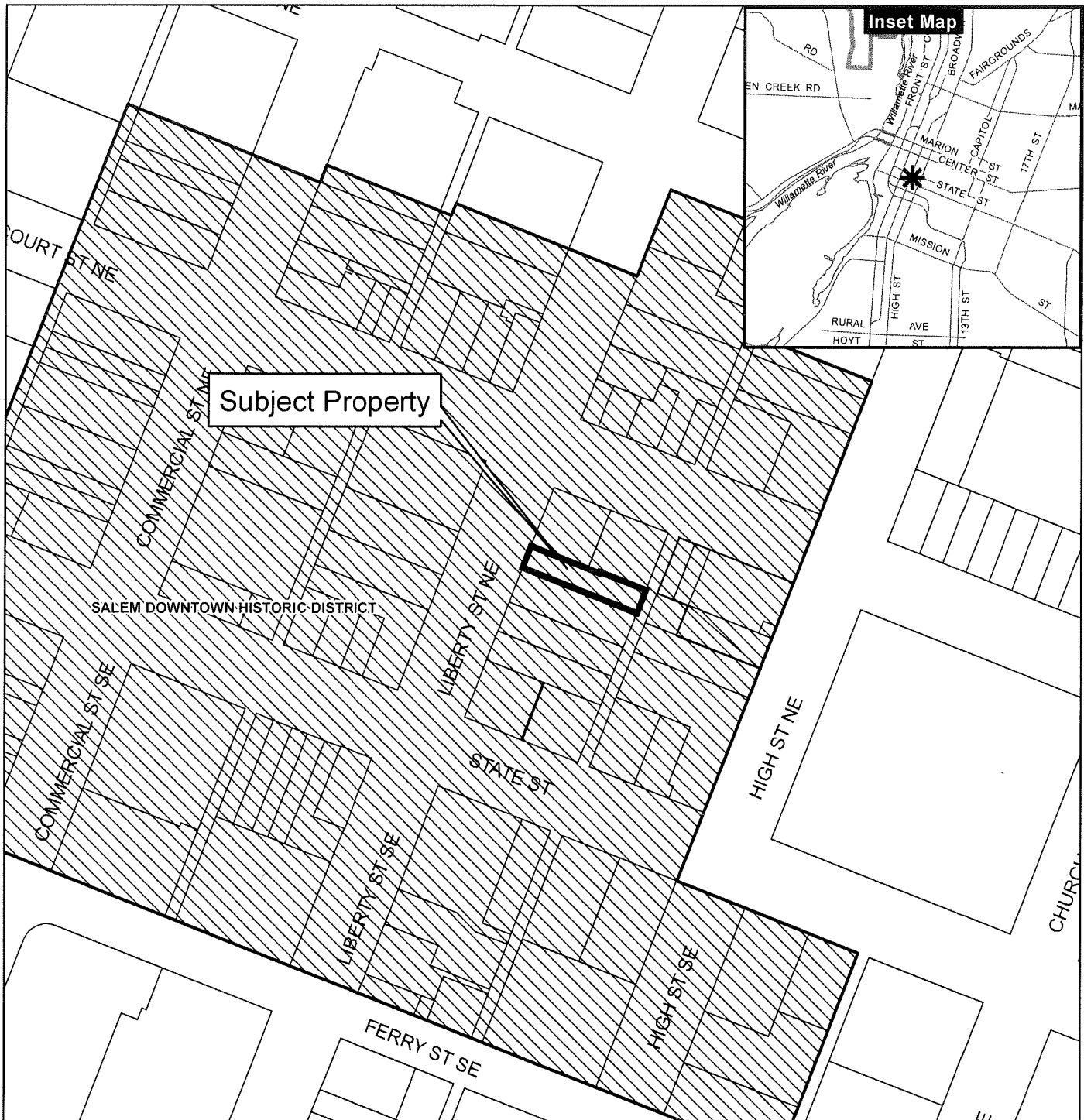
*This Decision becomes effective on **January 7, 2017**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

The rights granted by this decision must be exercised by January 7, 2019, or this approval shall be null and void.








Application Deemed Complete: December 22, 2016
Notice of Decision Mailing Date: December 22, 2016
Decision Effective Date: January 7, 2017
State Mandated Decision Date: April 21, 2017

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., Friday, January 6, 2017.** 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 170 Liberty St NE



Legend

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

CITY OF Salem
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Community Development Dept.

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0 100 200 400 Feet



Historic Alteration Review - General Resource Worksheet

Site Address: 170 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: Porcelain tile Project's New Material:
subrella Can was awning
iron fence

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 Replace existing ^{OUTMOST} exterior layment of front facade of the broken vitrolite and temporary masonry
- ② Replacement of (1) old awning with (2) single window awnings
- ③ Installation of new fabricated Gate & fence (new materials) using iron / Art Deco designed (custom fabrication) Finish color to match color pallet. of facade - Height 5'-6" with gate entry - open during hours of operation

withdrawn

Signature of Applicant _____ Date Submitted/Signed 12.6.16.

LEGEND FOR ELEVATION FRONT FACADE
170 LIBERTY ST NE, SALEM, OR 97301

- (1) EXISTING STUCCO- DIAMOND DIMENSIONAL PATTERN 2/TONE
- (2) PROPOSED NEW GLAZED PORCELAIN TILE 24"X24"
COMPLIMENTARY COLOR TO EXISTING VITROLITE AND STUCCO
- (3) EXISTING VITROLITE ALCOVE WALLS IN GOOD SHAPE.
ALL VITROLITE ON FRONT FACADE BROKEN AND TO BE
REPLACED WITH PORCELAIN TILE: APPROXIMATELY
- (4) EXISTING PLATE GLASS



(2) PORCELAIN TILE 24"X24"

- (5) PROPOSED REPLACEMENT OF LARGE AWNING CANOPY
WITH A PAIR OF LOW PROFILE CANOPY AWNINGS,
ABOVE THE TWO FRONT FACADE WINDOWS



- (6) PROPOSED NEW IRON GATE AND FENCE INSTALLED 3 FT BACK
FROM FRONT FACADE FACE TO EXTEND FULL WIDTH OF ALCOVE
ENTRY TO MEASURE 20' LONG X 68" H. FINISH AND STYLE TO BE
COMPLEMENTARY TO THE STYLE OF THE BUILDING



REPRESENTATIVE OF THE ART DECO STYLE AND COLOR OF IRON FENCE AND ENTRY GATE TO SPAN (NORTH TO SOUTH) THE FRONT ENTRY INTO THE ALCOVE. THE FENCE AND GATE WILL BE INSET APPROXIMATELY 1'6" INTO THE COVERED ALCOVE TO BE DIRECTLY UNDERNEATH THE HEADER BEAM THAT SPANS THE SAME DISTANCE OF 20 FEET.

THE GATE WILL BE IN LINE WITH THE DOUBLE ENTRY DOORS. BOTH GATES WILL BE HINGED AND WILL REMAIN OPEN DURING HOURS OF OPERATION (POSTED) THE HEIGHT OF THE FENCE WILL BE 5'6" WITH A HEIGHT OF 6' GATE .

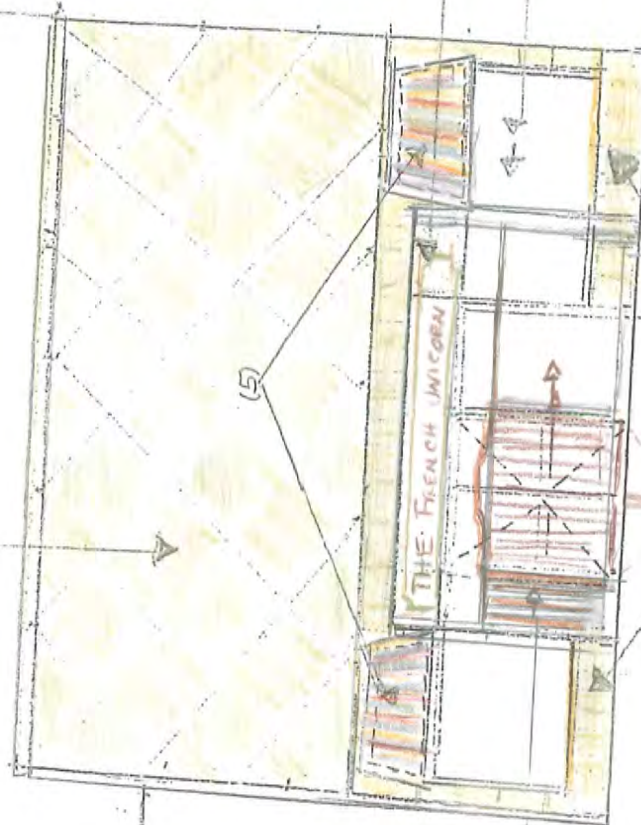
THE FENCE /GATE HAS BEEN APPROVED BY THE CITY RE: PLAN REVIEW FOR CHANGE OF USE OF MY RETAIL BUSINESS TO A RETAIL/RESTAURANT COMBINATION .

Withdrawn

METRO POLITAN

①

TOP DRAWER RESTAURANT



③

④

SIDEWALK

1/8" = 1' - - -

⑤

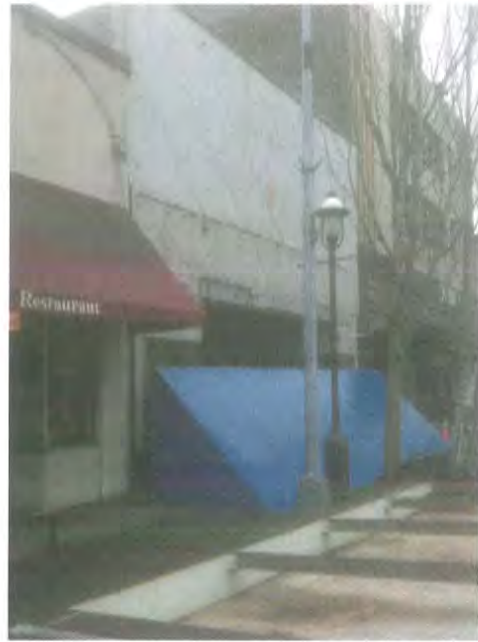
②

THE FRENCH UNICORN

⑥

170 LIBERTY ST N.E.
PROPOSAL FOR RESTAURANT

← NORTH



170 LIBERTY ST NE, SALEM OR 97301

THE IMAGES ARE OF THE AWNING TAKEN DOWN ABOUT 4 YEARS AGO. THE EXTERIOR FACADE THAT WAS EXPOSED WITH REMOVAL OF AWNING SHOWS POOR CONDITION. THE REMAINING VITROLITE IS FRACTURED AND IN POOR CONDITION. THE MASONITE USED TO WRAP THE EXPOSED PATCHES IS MARGINAL.

WE DID A TEMPORARY COVER WITH THE PLAN TO REFACE THE FRONT FACADE TO INCLUDE THE WALLS BENEATH THE WINDOWS THAT SURROUND THE FRONT AND CONTINUE INTO THE COVERED ALCOVE AREA . THE SQUARE FOOTAGE THAT WOULD BE APPROX 225 SQ FT. THE REPLACEMENT SURFACE MATERIAL TO BE A MSINTERNATIONAL PORCELAIN TILE 24"x24" to compliment the remaining vitrolite and stucco in color and appearance.

DETAILED PROPOSAL: HISTORIC REVIEW
170 LIBERTY ST NE- non-contributing historic building
PROPOSAL #1

TO REPAIR OR REPLACE DEGRADED MASONITE AND VITROLITE ON FRONT FAÇADE WITH PORCELAIN TILE



***LEGEND REFERENCE 4**

*** REFER TO LEGEND ON ELEVATION PAGE**

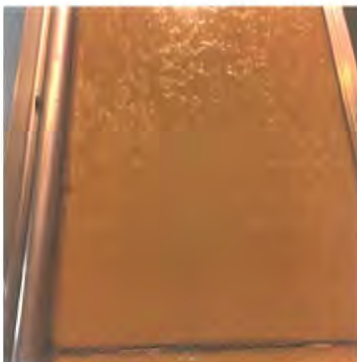
**--IN PLACE (2) LOCATIONS NORTHWEST CORNER AND SOUTHWEST CORNERS OF FRONT FAÇADE. Three 1'x2' VITROLITE GLASS TILES SERVE AS SIDE PANELS FOR DISPLAY WINDOW. ONLY REMAINING VITROLITE ON FRONT FAÇADE.
PLEASE NOTE EXTREME DEEP PITTING OF TOPMOST TILE ON BOTH SIDEPANELS.**



Close up LEGEND 4

EVERY EFFORT WILL BE MADE TO RESERVER REMAINING VITROLITE ON WEST FACING WALL.THE NEW PORCELAIN IS COMPLEMENTARY TO THE COLOR AND DESIGN OF THE VITROLITE WILL BE USED AS A REPLACEMENT FOR THE DEGRADED VITROLITE AND MASONITE SIDING.

--NORTHWEST CORNER PITTED TILE



--SOUTHWEST CORBER PITTED TILE



**--MS INTERNATIONAL PORCELAIN TILE
24"X24"**. RESILIENT PRODUCT TO USE ON EXTERIOR SURFACE HAS MINIMAL POROSITY , STABLE, BELOW FREEZING AND HIGH HEAT EXPOSURES. THE VARIGATED COLORS OF THE TILE COMPLEMENTARY TO EXISTING VITROLITE, AND THE TWO COLOR PAINTS USED ON THE DIAGONAL SQUARE PATTERN STUCCO WALL ABOVE THE HEADER. TILE HAS BEEN PURCASED AND ON HAND.

**USE ON AREAS INDICATED BY
LEGEND 2, 4 (if needed) and 6**

AREAS ABOVE AND BELOW DISPLAY PICTURE WINDOWS

IMAGE 1 SHOWS AREA ABOVE WEST FACING WINDOW TO BE PIECED TOGETHER MASONITE (PAINTED COLOR TO MATCH) BOARD CONTINUES TO COVER THE HEADER ABOVE HANGING PLANK SIGN. SOUTH FACING SURFACE ABOVE WINDOWS (IN ALCOVE) IS EXISTING VITROLITE IN SATISFACTORY CONDITION SOME CRACKING BUT DOES NOT COMPROMISE ADHERANCE OR STABILITY OF GLASS NOR DOES IT DETRACT FROM THE RELATIVE ASTHETICS
LEGEND 3 AND 6



SOUTH FACING WALL BELOW WINDOW EXISTING ORIGINAL TERRAZO FLOOR COVERING IN ALCOVE SHOWN. HEIGHT OF WALL IS 20". THE 24"X24" PORCELAIN TILE WILL COVER THE WALL WELL, REQUIRING MINIMUM CUTS AND VERTICAL GROUTED JOINTS EVERY 24".



LEGEND 2



LEGEND 2 AND 6

NORTH FACING WALL BELOW WINDOW EXISTING ORIGINAL TERRAZO FLOOR COVERING IN ALCOVE. HEIGHT OF WALL IS 20". THE 24"X24" PORCELAIN TILE WILL COVER THE WALL, REQUIRING MINIMUM REPEATS, VERTICAL GROUTED JOINTS EVERY 24" AND NO HORIZONTAL GROUTED JOINTS



LEGEND 2



LEGEND 2 AND 6

PROPOSAL #2

TO REPLACE OLD AWNING SPANNING FULL WIDTH OF THE BUILDING WITH TWO SINGLE WINDOW AWNINGS , TRADITIONAL DESIGN, USING A COLOR MATCHING CANVAS FABRIC. THE BENEFIT OF TWO AWNINGS TO BE INSTALLED DIRECTLY ABOVE THE WEST FACING DISPLAY WINDOWS, ARE: PROVIDE A ASTHETIC FEATURE TO THE FRONT FAÇADE, GIVING THE FAÇADE AN ENHANCED APPROPRIATELY SCALED DIMENSIONAL QUALITY. THE OLD AWNING DESIGN WAS OVERSIZED AND OVERSCALED FOR THE FACADE. ADDITIONALLY THE PLACEMENT OF THE AWNINGS WILL PROVIDE A SUNBLOCK TO THE MERCHANDISE INSIDE THE WEST-FACING DISPLAY SPACE



PHOTO OF OLD AWNING JUST PRIOR TO REMOVAL OF AWNING DONE IN 2012.



LEGEND #5

THE WALL COVERED UP BY THE AWNING WAS GRAY IN COLOR.. THIS PAINT WAS USED ON BOTH THE VITROLITE AND THE MASONITE PATCHES. THE HORIZONTAL LINE RUNNING NORTH/SOUTH IS THE WEEP SCREED SEPARATING THE STUCCO FROM THE VITROLITE AND PATCHED AREAS WITH

Rendering of traditional awning style.

Fabric to be canvas acrylic, valance to be similar to image; dictated by pattern strip repeat of actual fabric





Selection of colors Sunbrella and Dickenson brands. (awaiting fabric swatches for final selection)

CONTINUED

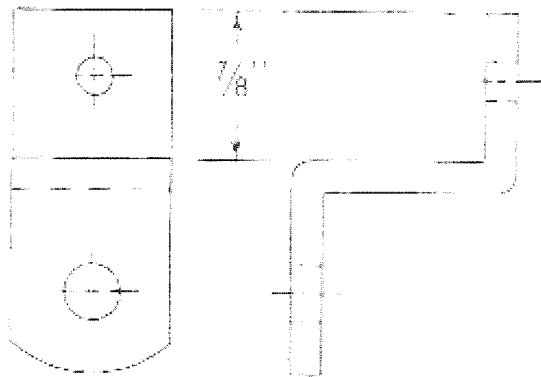
AWNING SPEC SHEET: SALEM TENT AND AWNING, SALEM OR

1 1/4"

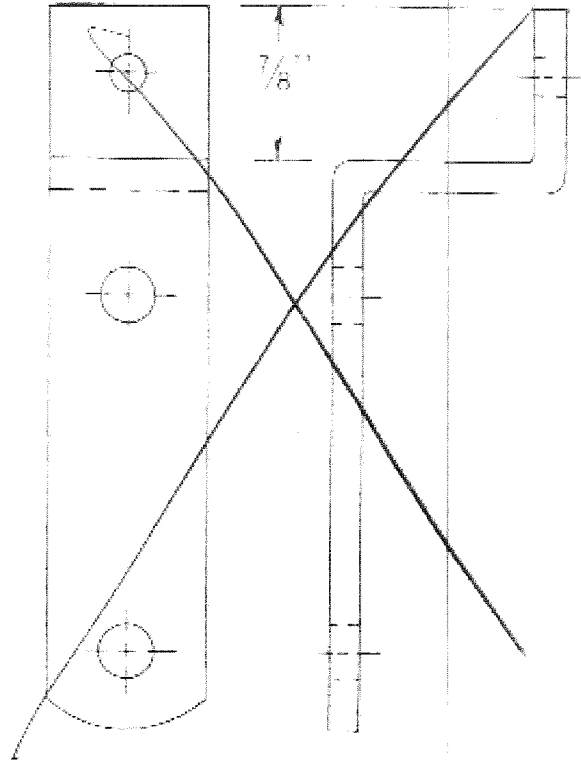
1 1/4" FRAME MOUNTING BRACKETS

FOR 1 1/4" Square or 1 1/4" O.D. Tube or 1" Pipe

1 1/4" Offset, Short Leg



1 1/4" Offset, Long Leg



#17 Steel
#17P Plated
#18 Aluminum

3/8" x " Leg Bolt
3" or 4"

SALEM TENT & AWNING CO.
280 WALLACE RD. N.W.
SALEM, OR 97304
(503) 363-4788

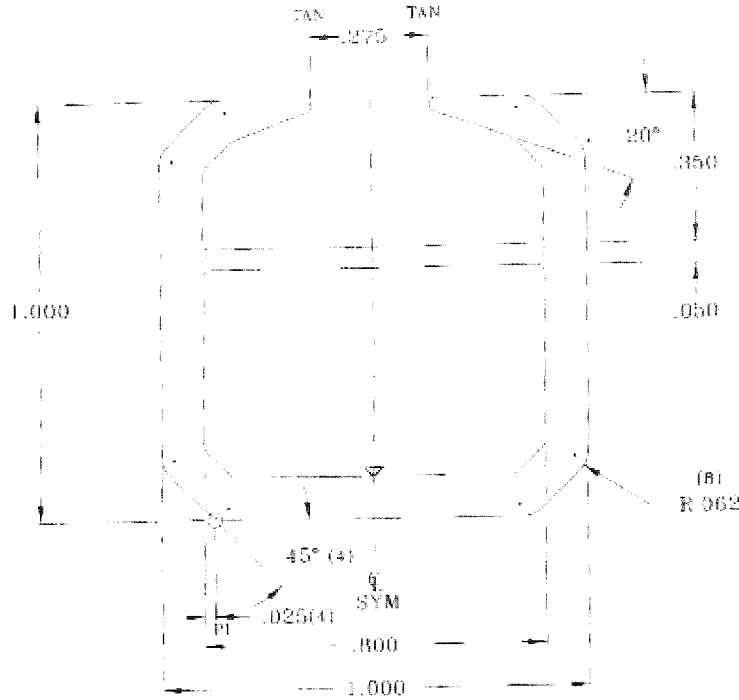
FITS WITH PART 4

NO EXPOSED SURFACES

DETAIL
"B"



ACTUAL SIZE



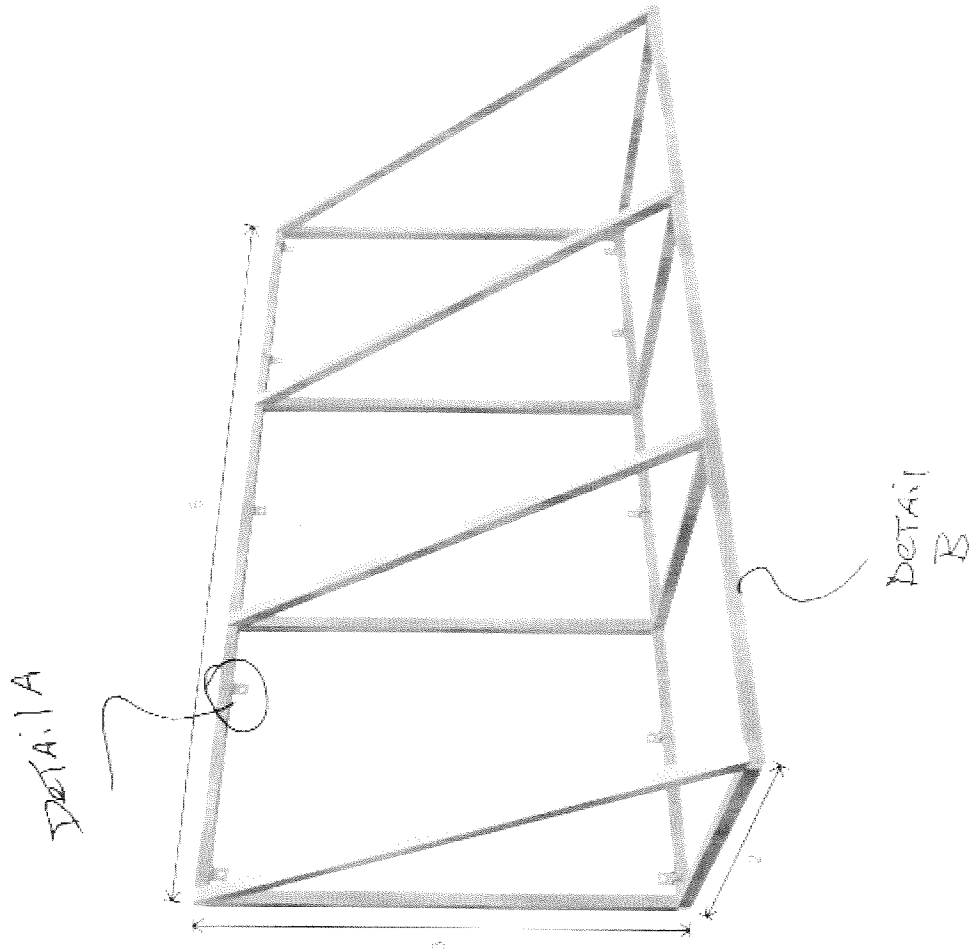
D.010 R. X .010DEEFLD. MARK

NOTE: .100

SYR. WALL EXCEPT AS NOTED
UNMARKED CORNERS ~~R.016~~ R.016

CONTAINER	B	DIE RING	5	SPACER RING	2				
AREA	335	PORTS	4	BKK	-				
WT/W	.402	R/P	-	BOLSTER	4-9				
PRG	7.710	COA37930		DIE SIZE	10x5				
DRN. BY	TAS	DATE	7/17/06	MATL	6063-T52				
CHKD BY		DATE		STANDARD TOLERANCES UNLESS OTHERWISE NOTED	LET.	REVISION	BY	DATE	
				CUSTOMER	COAST ALUMINUM	SCALE	PART NO.	6000	
				PART NAME	Stitch Rail/ AWNING FRAME	2600	DIE NO	H-013120	

**RESPECTFULLY SUBMITTED,
ANN L JOHNSON
170 LIBERTY ST NE
SALEM OR 97301
SALEM HISTORIC REVIEW APPLICATION**



CONTINUED