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503-588-6173*

ADMINISTRATIVE DECISION – MINOR HISTORIC REVIEW

MINOR HISTORIC REVIEW CASE NO. HIS15-31

APPLICATION NO: 15-113960-DR

NOTICE OF DECISION DATE: OCTOBER 6, 2015

REQUEST: Minor historic design review of a proposal to replace the electrical box with associated equipment, replace the existing primary sign, and install a new “No Trespassing” sign at the Temple Beth Sholom, a Salem Local Landmark, constructed in 1947, on property approximately 0.28 acres in size, and located at 1795 Broadway Street NE (Marion County Assessor’s Map and Tax Lot number: 073W14CC-016000).

APPLICANT: Annie Joslin for the American Ballet Academy

LOCATION: 1795 Broadway St. NE

CRITERIA: Salem Revised Code (SRC) 230.080, 230.040(j) and 230.056

DECISION: Based upon the application materials deemed complete on October 1, 2015, and the findings as presented in this report, the application is APPROVED.

FINDINGS:

Background

The applicant is proposing to replace an electrical box with associated equipment, replace the existing primary sign, and install a new “No Trespassing” sign at the Temple Beth Sholom. While this resource was constructed as a synagogue, in 2010 a Specific Conditional Use was granted to allow a dance and performing arts school as an adaptive reuse of this historically significant resource (SCU10-1).

This use is classified as a commercial use and as noted in SRC 230.080, *Individually Listed Resources*, historic preservation activity on an individually listed resource shall comply with the standards for historic contributing buildings for this type of resource. Therefore, staff determined that the following standards from SRC 230.040 (Standards for Contributing Buildings in Commercial Historic Districts) and SRC 230.056 (Signs in Commercial Historic Districts) are applicable to this project:

Proposed Electrical Box

The applicant is proposing to replace the existing electrical box as it is failing. The proposed new electrical junction box and associated equipment will be of metal, painted grey. The new junction box will be 12” long x 12” wide x 4” deep. The existing meter base will be replaced as well, and will be 30” long x 14” wide x 4” deep. The new electrical panel will be installed adjacent to the junction box and the meter base, and will be 34” long x 14” wide x 4” deep. The proposed

**NOTICE OF
DECISION**

PLANNING DIVISION
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electrical box and associated equipment will be installed on the west (rear) façade on the southern corner, not visible from the right of way. All equipment will be installed utilizing screws drilled into the mortar and not the historic brick where feasible.

Criteria: 230.040(j) Mechanical Equipment and Service Areas. Addition and replacement of mechanical equipment, including, but not limited to heating and cooling systems, solar panels and telecommunications equipment, and service areas including, but not limited to dumpster enclosures, is permitted.

(1) Materials. Materials shall be harmonious in type, color, scale, texture, and proportions with the building and the district generally.

Finding: The applicant is proposing to replace the existing electrical box with a new junction box, panel and meter base which will be primarily made of metal and painted grey. These materials are compatible with the resource, thereby meeting SRC 230.040(j)(1).

(2) Design.

(A) Mechanical equipment and service areas should be located out of public view and designed as an integral part of the overall building design.

Finding: The applicant is proposing to replace the existing electrical box with a new junction box, panel and meter base which will be placed on the west façade of the Temple Beth Sholom, located on the rear of the building on the southern corner of this facade, not visible from the public right of way, thereby meeting SRC 230.040(j)(2)(A).

(B) Mechanical equipment and service areas should be placed at the rear of the building, recessed on the roof of the building, or screened by appropriate fencing.

Finding: The applicant is proposing to place the new equipment on the rear of the building, not visible from the public right of way, thereby meeting SRC 230.040(j)(2)(B).

(C) Low-profile mechanical units and elevator shafts may be placed on rooftops if they are not visible from the street, or set back and screened from view.

Finding: The applicant is proposing to place the new electrical box and associated equipment on the rear of the building, not visible from the public right of way, thereby meeting SRC 230.040(j)(2)(C).

(D) Solar panels should have low profiles and not be visible from right-of-way, other than alleys, and shall be installed in a manner that minimizes damage to historic materials.

Finding: The proposal does not include solar panels; therefore this Standard is not

applicable to the evaluation of this proposal.

(E) Skylights shall be flat and shall not alter the existing profile of the roof. Bubble-type skylights are prohibited.

Finding: The proposal does not include skylights; therefore this Standard is not applicable to the evaluation of this proposal.

(F) Mechanical equipment placed at street level should be screened in a manner that is compatible with the streetscape and adjacent buildings.

Finding: The applicant is proposing to place the new equipment on the rear of the building, and while it is street level, the equipment is not visible from the public right of way, therefore additional screening is not required, and therefore this Standard is not applicable to the evaluation of this proposal.

(G) New skylights and vents shall be placed behind and below the parapet level.

Finding: The proposal does not include skylights or vents; therefore this Standard is not applicable to the evaluation of this proposal.

Proposed Signs:

The applicant is proposing to replace the existing primary sign face with a 36" x 36" red cedar wood sign, installed within the existing historic sign posts at the front of the building, and install a new metal 18" x 12" "No Trespassing" sign, flush on the eastern edge of the north façade of the Temple Beth Shalom.

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 replace the face of the existing historic primary sign for the building, reusing the historic posts, thereby meeting SRC 230.05b(c)(1) for this portion of the proposal.

There are no transoms, awnings or marquees on this resource; therefore this standard is not applicable to the evaluation of the proposed "No Trespassing" sign.

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

Finding: This standard is not applicable to the evaluation of the proposed primary

sign, because this sign is being installed within historic signposts.

The proposed "No Trespassing" sign is flush on the north façade of the building, thereby meeting SRC 230.056(c)(2) for this portion of the proposal.

(3) Not be located in transom areas.

Finding: This standard is not applicable to the evaluation of this proposal, as there are no transom areas on this resource.

(4) Not obscure windows or significant architectural features.

Finding: The proposed signs do 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 primary signage is oriented to the main entrance, which is on the east façade, set back slightly from Broadway Street NE, thereby meeting SRC 230.056(c)(6) for this portion of the proposal.

The proposed "No Trespassing" sign is located on the north façade, at the eastern corner, fronting the primary parking lot, adjacent to the primary sidewalk leading to the main entrance, 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 primary sign is constructed of wood (red cedar), and the proposed "No Trespassing" 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 primary sign will not be attached directly into any masonry; therefore this Standard is not applicable to the evaluation of this portion of the proposal.

The proposed "No Trespassing" sign will be screwed into the mortar joints, and not into the historic brick, thereby meeting SRC 230.056(c)(10) for 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 primary sign is 36" x 36" in size, of red cedar, and will be located in front of the building within the historic sign posts, with light letters on a dark background which is compatible in size and scale with the resource thereby meeting SRC 230.056(c)(15) for this portion of the proposal.

The proposed aluminum "No Trespassing" sign is 18" x 12", and will be flush against the northeastern corner of the building, is small in scale and compatible with the design of the Temple Beth Sholom building, thereby meeting SRC 230.056(c)(15) for this portion of the proposal.

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

Finding: The proposed signs will not obscure any significant features of the Temple Beth Sholom 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 neighborhood 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 signage is constructed of wood and 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 historic sign posts, and the proposed "No Trespassing" sign will be screwed into the mortar joints, and not into the historic brick ensuring that no historic materials are damaged, 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 use of the building, and is limited to the size of the original historic sign, thereby meeting SRC 230.056(c)(20) for this portion of the proposal.

The proposed "No Trespassing" sign is not utilized to identify the use of the building; therefore evaluation of this Standard is not applicable to this portion of the proposal

Summary:

The proposed replacement electrical box and associated equipment will be installed on the rear façade on the southern corner, not visible from the right of way and is compatible in size and scale with the Temple Beth Sholom. The proposed signs have light letters on a dark background and their proposed attachment will not adversely affect the building. The signs are oriented toward the main entrance and have a design that respects the size, scale, and design of the building and the surrounding neighborhood.

DECISION: Based upon the application materials deemed complete on October 1, 2015, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer
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Phone: (503)540-2397

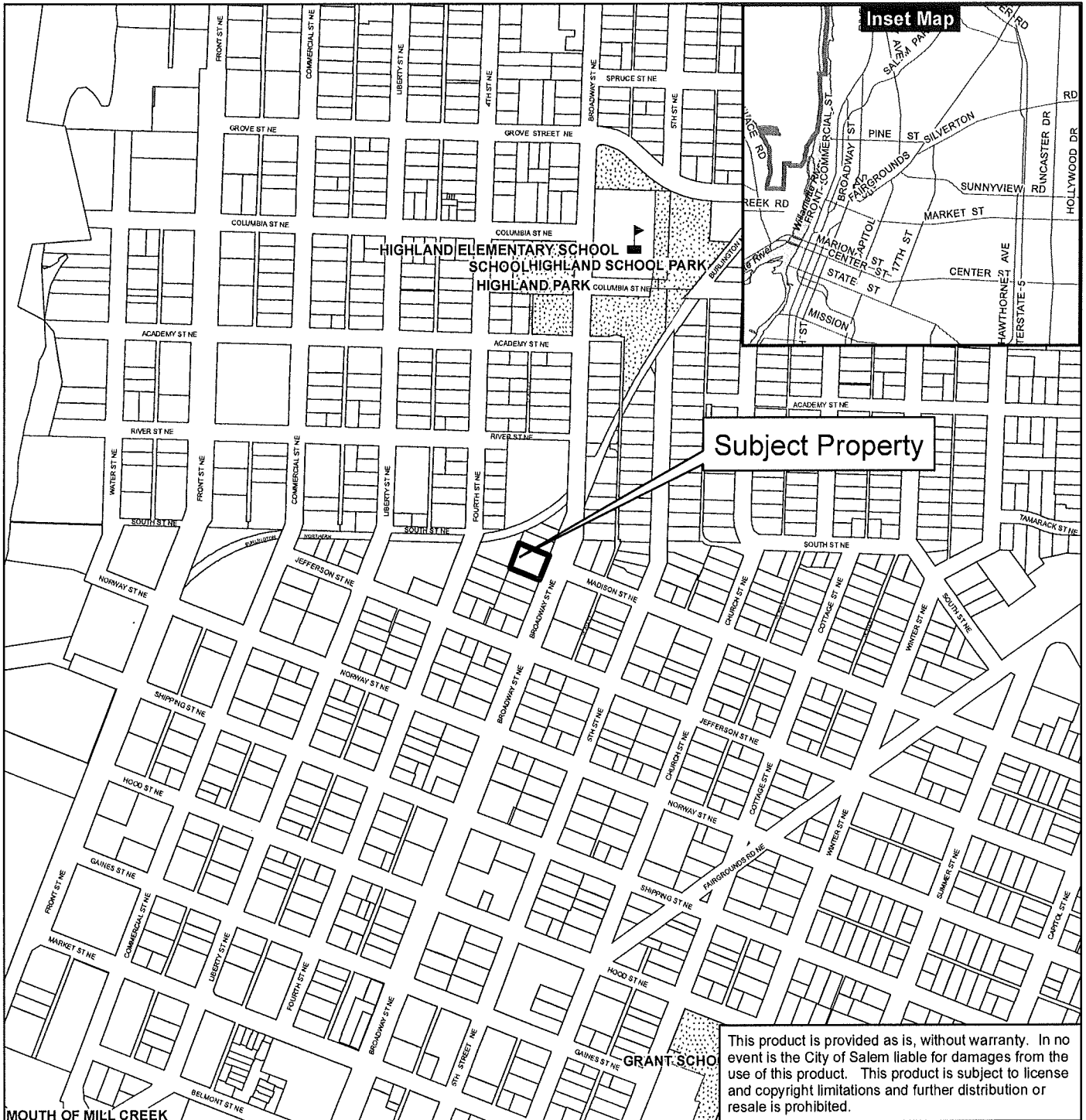
*This Decision becomes effective on **October 22, 2015**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: October 1, 2015
Notice of Decision Mailing Date: October 6, 2015
Decision Effective Date: October 22, 2015
State Mandated Decision Date: January 29, 2016

The rights granted by this decision must be exercised by October 22, 2017 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., October 21, 2015**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 120A). 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 1795 Broadway St NE

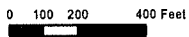


Subject Property

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Legend

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



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AT YOUR SERVICE
Community Development Dept.

Historic Alteration Review - Commercial Resource Worksheet

Site Address: 1795 Broadway

Resource Status: Contributing
 Non-Contributing

Type of Work: Activity Proposed

Major Minor

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 (2)
- 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: _____ Project's New Material: _____

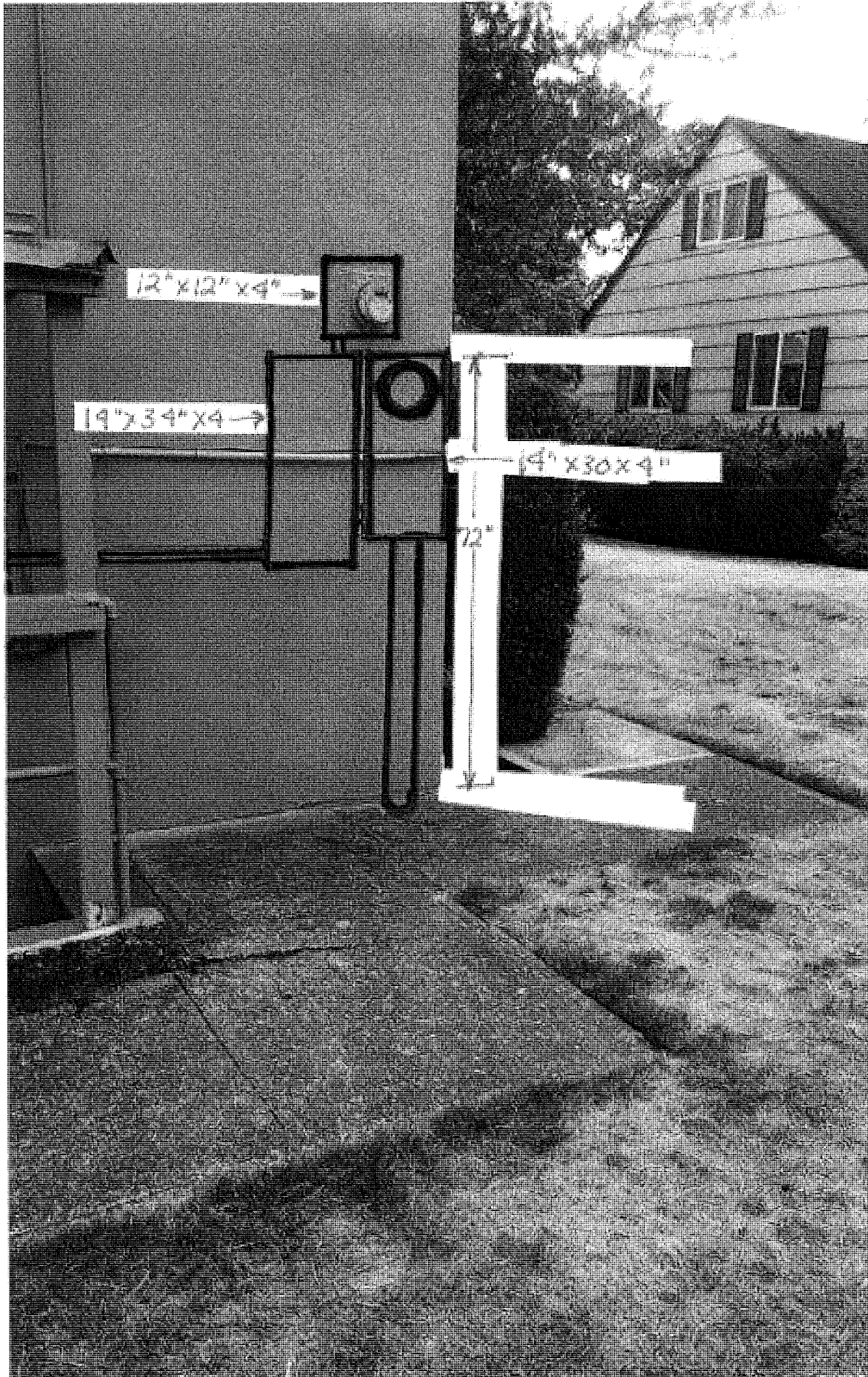
Project Description

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:

1 - new electrical box
+ associated equipment:
1. Junction Box 2. Panel 3. Meter Base
2. Replace Existing Sign
3. Install new 'No Trespassing' Sign

Signature of Applicant _____

Date Submitted/Signed _____

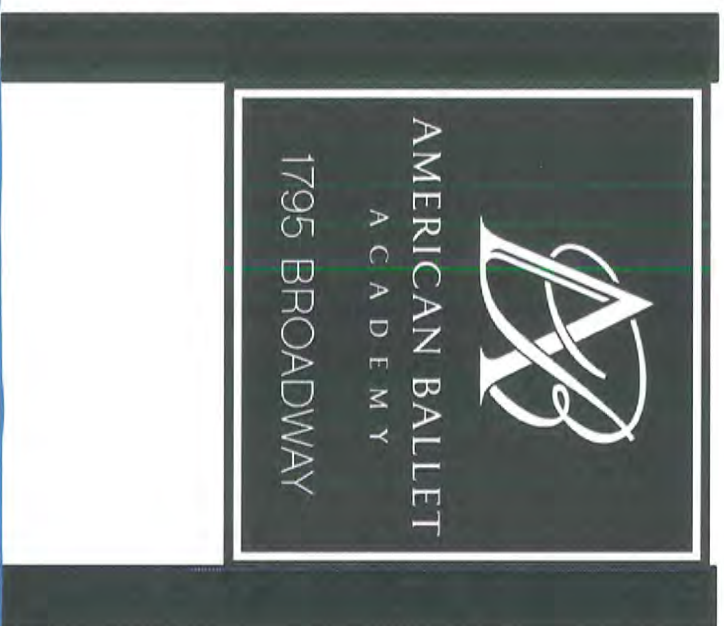


AMERICAN BALLET ACADEMY 1795 BROADWAY



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AMERICAN BALLET ACADEMY 1795 BROADWAY



- 36 x 36 Sign
- 1.5" Thick
- Red Cedar Construction
- Sandblasted face
- Attached to existing posts with 1.5" Aluminum angle iron – back of sign with 1.3875" wood screws.
- Black background, white text
- Black painted wood posts



Profile of angle iron –
mounted on back of
sign



Proposed 18" x 12" "no trespassing" sign location; 4' off the ground.



1X 5/8 18"X12" ALUPANEL

Final examination for accuracy is your responsibility. Please read carefully and review the text as well as the design of your layout. *Thank you.*



1X S/S 18"X12" ALUPANEL

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Client: AMERICAN BALLET ACADEMY

Date: 10.2.15

Job #: 74205

Sales Executive: MARK

Designer: LEIF

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