

NOTICE OF DECISION

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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO. Historic Review Case HIS14-35 / Amanda No. 14-117386-DR

NOTICE OF DECISION DATE: November 18, 2014

REQUEST: Minor Historic Design Review of a proposal to install two signs, one exterior vent, and uncover and expose two existing windows on the west wall of the J.K. Gill Building, a historic contributing building within the Downtown National Register Historic District, on property within the CB (Central Business District), and located at 356 State Street (Marion County Assessors Map and Tax Lot number 073W27AB06700).

APPLICANT: Christopher Holland

LOCATION: 356 State St. SE / 97301

CRITERIA: Salem Revised Code (SRC) Chapter 230

FINDINGS: The applicant is proposing to install two signs, one exterior vent, and uncover and expose two existing windows on the west wall of the J.K. Gill Building. Staff determined that the following standards from SRC 230 are applicable to this project:

230.040(b) Windows. Replacement of windows in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair unfeasible due to poor condition of the materials. If the window is not original then every effort shall be made to replicate the original feature; the effort shall be substantiated by historic, physical, or pictorial evidence. If the feature cannot be replicated then it should be of a compatible design and material.

(1) Materials.

- (A) Original material shall, if possible, be retained or repaired.
- (B) Replacement materials shall be, to the greatest extent practicable, of the same type, quality, design, size, finish, proportions, and configuration of the original materials in the windows.
- (C) Glass block or tinted, mirrored, opaque, or colored glass is not permitted, unless it is the historic glazing type.

(2) Design.

- (A) A replacement window shall, to the greatest extent feasible, match design, size, proportions, configuration, reflective qualities, and profile of the original window.
- (B) The size and shape of original window openings should be preserved so that the configuration of the façade is not changed.
- (C) New window openings into the principal elevations, enlargement or reduction of original window openings and infill of original window openings are not permitted.
- (D) Original openings that have been covered or blocked should be re-opened when feasible.
- (E) Windows historically used on upper levels shall not be installed at storefront level, and storefront windows shall not be installed on upper levels.
- (F) Commercial window types shall not be substituted with residential window types.
- (G) Interior grilles, grilles between layers of insulating glass, or stenciled

PLANNING DIVISION
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Findings

The applicant is proposing to restore the original appearance of the windows on a portion of the western façade of the J.K. Gill Building. The restoration is based upon physical evidence thereby meeting 230.040 (b)(2)(D). The applicant has proposed to remove the non-historic wood panel material covering two existing windows. One window is on the northwest corner, most likely a portion of an earlier storefront, and the other is located at the midpoint of the west façade. The applicant is proposing to restore the original appearance of these windows. While the window frames and trim still exist for these windows, clear glazing will be installed as needed, depending upon the condition of the glazing. Staff finds that 230.040 (b)(1)(A) and (B) and 230.040(b)(2) (B) and (D) have been met. 230.040 (b)(1)(C) and 230.040(b)(2)(A), (C), and (E)-(G) do not apply to this proposal.

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:

- (a) Historic signs shall be retained whenever possible, particularly if the sign is associated with historic figures, events or places, significant as evidence of the history of the product, business or service advertised, significant as reflecting the history of the building or the development of the historic district, characteristic of a specific period, or integral to the building's or structure's design or physical fabric.
- (b) Recreate a historic sign only with sufficient historical, pictorial, and physical documentation.
- (c) New signs shall:
 - (1) Be located between transom and sill of first story, within a historic signboard, or suspended from awning or marquee.
 - (2) Be located perpendicular to corner, flush to the facade or perpendicular to building.
 - (3) Not be located in transom areas.
 - (4) Not obscure windows or significant architectural features.
 - (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.
 - (6) Be oriented to the main entrance and shall not be placed in a manner that has no relationship to main customer entrance.
 - (7) Be constructed of materials such as wood or metal, except for untreated mill-finished metals.
 - (8) Not use neon unless incorporated into a larger sign and there is historic precedence.
 - (9) Not use free-standing neon or plastic, back-lighted boxes.
 - (10) Be attached into mortar joints, not into masonry, with sign loads properly calculated and distributed.
 - (11) Have conduit located in the least obtrusive places.
 - (12) Not have exposed conduit.
 - (13) Use a dark background with light lettering.
 - (14) Not incorporate faux painting, e.g., stone, brick, metal.
 - (15) Design new signs that respect the size, scale and design of the historic resource.
 - (16) Locate new signs where they do not obscure significant features.
 - (17) Design new signs that respect neighboring resources.
 - (18) Use materials that are compatible with and characteristic of the building's or structure's period and style.
 - (19) Attach signs carefully to prevent damage to historic materials and ensure the safety of pedestrians.
 - (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.

Findings

The applicant is proposing to insert two new sign faces, one 1' x 6' within an existing sign box frame above the door on the western façade, and a second sign, 2'6" x 8' within the existing box frame

above the front entry on the front façade. Both proposed signs will be located flush against the building, within an existing sign box, and will have light letters on a dark background. Their proposed attachment into existing sign frames will not adversely affect or obscure any historic material existing on the J. K. Gill Building. The signs are oriented toward the entrances of the tenant space and have a design that respects the size, scale and design of the J.K. Gill Building. Staff finds that that proposed signs are compatible with the resource and surrounding historic district, thereby meeting SRC 230.056(c) (1)-(4), (6)-(7), and (13)-(20). Standards 230.065 (5) and (8)-(12) do not apply to this proposal.

(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.

(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.

(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.

(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.

(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.

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

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

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

Findings

The applicant is proposing to install a metal hooded vent on the west façade, just adjacent to an existing vent to provide venting for a grease interceptor in the kitchen. This hooded vent will be of metal, and painted to match the existing vent. The vent will be collocated next to the existing vent on this façade, and will not adversely affect any significant features of the J.K. Gill Building. The proposed vent is compatible with the building and the district generally and this material is commonly found throughout the historic district, and the thereby meeting 230.056(j).

DECISION: Based upon the application materials deemed complete on November 11, 2014 and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer
Urban Planning Administrator Designee

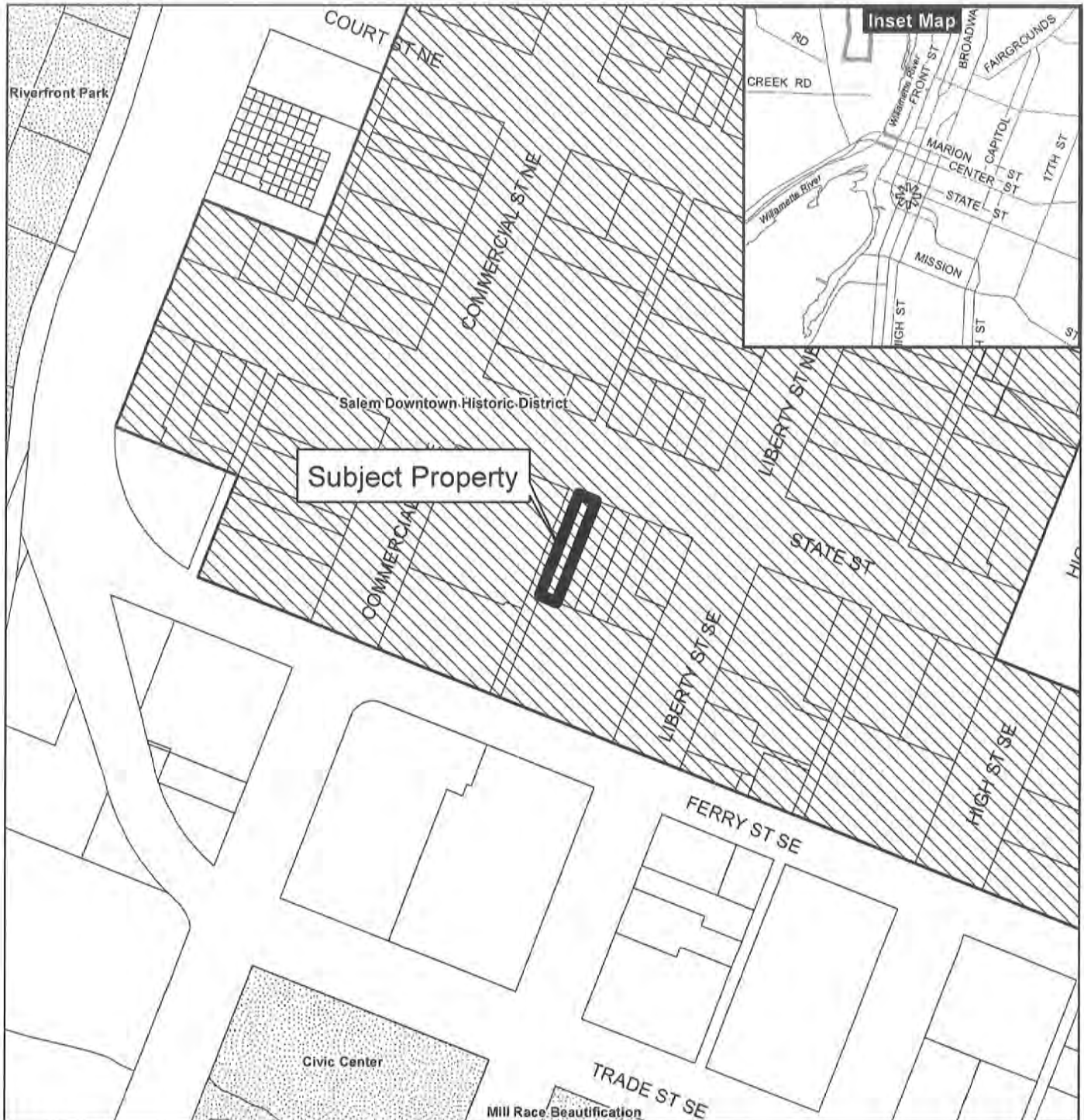
kfitzgerald@cityofsalem.net; Phone: (503)540-2397

Application Deemed Complete: November 11, 2014
Notice of Decision Mailing Date: November 18, 2014
Decision Effective: December 4, 2014
State Mandated Decision Date: March 1, 2014








The rights granted by this decision must be exercised by December 4, 2016, 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. December 3, 2014. 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 356 State Street



Legend

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

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0 100 200 400 Feet



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Window Locations

356 State Street



Existing sign in front (North face) 2'6" x 8'



Proposed front sign



Existing venting
Proposed: one additional vent to match



Existing sign on west Wall 1' x 6'



Proposed sign for west wall

EXISTING STRUCTURES
356 State ST.SE. Salem, OR

North West Exterior (corner window)



North West Interior (corner window)

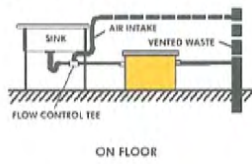


Exterior West wall (south of corner)



Interior window West wall (south of corner)

Typical Interceptor Installations:



Grease Interceptor Sizing



Grease Interceptor

Exterior Venting



Existing venting

Proposed: one additional vent to match

