

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta información, por favor llame
503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

CLASS 3 MAJOR HISTORIC DESIGN REVIEW CASE NO.: HIS22-21

APPLICATION NO.: 22-112600-DR

NOTICE OF DECISION DATE: August 23, 2022

SUMMARY: Proposal to replace the existing Quisenberry Pharmacy Sign.

REQUEST: Class 3 Major Historic Design Review of a proposal to replace the Quisenberry Pharmacy sign and with a sign incorporating halo lighting on the exterior of the Quisenberry Pharmacy Building (c.1926), a historic non-contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 150 Liberty Street SE ; 97301; Marion County Assessors Map and Tax Lot number: 073W27AB04600.

APPLICANT: Matt Boyington on behalf of Perry Quisenberry

LOCATION: 150 Liberty St SE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.070 – General Guidelines for non-contributing buildings and structures; 230.056 – Signs in Commercial Historic Districts

FINDINGS: The findings are in the attached Decision dated August 18, 2022.

DECISION: The **Historic Landmarks Commission APPROVED** Class 3 Major Historic Design Review Case No. HIS22-21 subject to the following conditions of approval:

Condition 1: The proposed new security cameras and lighting fixtures shall be attached into mortar joints and not into the brick masonry on the columns on the exterior of the Anderson Building.

VOTE:

Yes 6 No 0 Absent 3 (Curteman, Mulvihill, Ponce)

Carroll Cottingham, Chair
Historic Landmarks Commission

The rights granted by the attached decision must be exercised, or an extension granted, by September 8, 2024, or this approval shall be null and void.

Application Deemed Complete:	<u>July 27, 2022</u>
Public Hearing Date:	<u>August 18, 2022</u>
Notice of Decision Mailing Date:	<u>August 23, 2022</u>
Decision Effective Date:	<u>September 8, 2022</u>
State Mandate Date:	<u>November 24, 2022</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Wednesday, September 7, 2022. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 230. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO.: Historic Design Review Case No. HIS22-21

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of August 18, 2022 the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.070 and 230.056 as follows:

FINDINGS

Criteria:

230.070. General Guidelines for Non-Contributing Buildings and Structures.

(a) *Materials shall be consistent with those present in buildings and structures in the district generally.*

Finding: The HLC finds that the proposed signage will be constructed of metal and acrylic. These are typical materials found on signage throughout the Downtown Historic District. The HLC finds that SRC 230.070(a) has been met.

(b) *Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district.*

Finding: The HLC finds that the proposed replacement signage will of substantially the same size as the existing signage and is approximately the same size as the signage on the building from the time the drugstore opened in 1955. The proposed design of the signage and the LED lighting is a new feature on this resource; however this type of signage does not obscure any character defining features of the resource and can be found on several buildings within the Downtown Historic District as noted in the Applicant's Exhibit A. The proposed replacement signage is compatible in design and construction with the general character of the buildings in the historic district, therefore the HLC finds that SRC 230.070(b) has been met.

Criteria 230.056 Signs in Commercial Historic Districts(b)Permanent non-historic signs.

(1)Materials. *Permanent non-historic signs shall be constructed of wood, metal, or acrylic.*

Finding: The HLC finds that the proposed signage will be constructed of metal and acrylic. The HLC finds that this standard has been met.

(2)Design.

(A)Permanent non-historic signs shall be located:

(i)Within an existing sign frame attached to the historic structure provided the sign frame does not obscure significant features of the historic resource; or

Finding: The HLC finds that while the proposed replacement signage is not proposed to be located within an existing sign frame, the proposed replacement sign will be placed within the same location on the building as the existing sign, and where signage has been placed on the building since Quisenberry Pharmacy opening here in 1955. This signage does not currently

obscure significant features on the exterior of the resource; therefore the HLC finds that this standard has been met for this proposal.

(ii)Between the transom and sill of the first story and:

Finding: The HLC finds that the building does not currently have any transoms. However, the proposed wall signage will be located flush to the wall just above the storefront opening on the first story, which has been the location of the signage for the Quisenberry Pharmacy Building since opening in 1955. The HLC finds that this standard has been met for this proposal.

(aa)Perpendicular to the corner;

Finding: The proposed signage is not proposed to be perpendicular to the corner therefore the HLC finds that this standard is not applicable to the evaluation of this proposal.

(bb)Flush to the facade; or

Finding: The proposed wall sign is proposed to be flush to the building, therefore the HLC finds that this standard is has been met for this portion of the proposal.

(cc)Perpendicular to the building;

Finding: The proposed signage is not proposed to be perpendicular to the building therefore the HLC finds that this standard is not applicable to the evaluation of this proposal.

(iii)(Or)Suspended from the awning or marquee.

Finding: The proposed signage is not proposed to be suspended from an awning or marquee, therefore the HLC finds that this standard is not applicable to the evaluation of this proposal.

(B)Permanent non-historic signs shall be attached:

(i)Into mortar joints, not into masonry; and

Finding: According to the applicant's statement, the proposed wall signage will be attached into mortar joints of the existing brick masonry (below the stucco façade), using non-corrosive stainless-steel spacers and hardware (1 ½" x 1 ½" x .25"). The HLC finds that this standard is not applicable to the evaluation of this proposal.

(ii)Where significant features are not obscured.

Finding: The HLC finds that the proposed wall sign will be attached just above the storefront opening on the first floor where building signage currently is attached. There are no significant features located in this area therefore the HLC finds that this standard has been met.

(C)Any permanent non-historic sign that incorporates lighting shall:

(i)Not be internally illuminated, except if it incorporates halo illumination utilizing reversed pan-channel letters with an internal light source reflecting off the building;

Finding: The proposed illuminated signage incorporates halo illumination utilizing reversed pan-channel letters with an internal LED lights. The HLC finds that this standard has been met.

(ii)Not exceed 366 watts or 250 nits between sunset and sunrise; and

Finding: Per the applicant's statement, the wattage output will not exceed 140 watts between sunset and sunrise. The HLC finds that this standard has been met.

(iii)Not have exposed conduit.

Finding: The HLC finds that the applicant's Exhibit B indicates that to achieve the halo effect, a backer panel with the LED lights is placed ½" behind the aluminum face with the push through acrylic channel letters. There will be no exposed conduit as the conduit will be concealed within the raceway behind this aluminum face and the letter backings. The HLC finds that this standard has been met.

The Historic Landmarks Commission **APPROVES** HIS22-21 with the following CONDITION of APPROVAL:

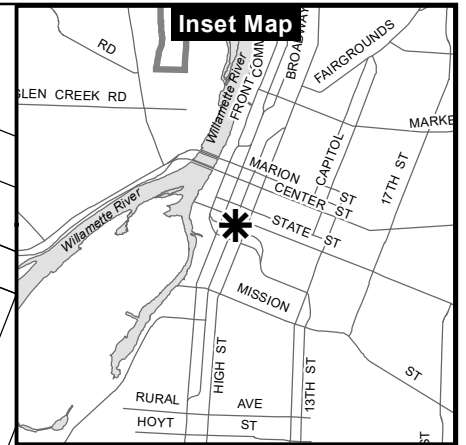
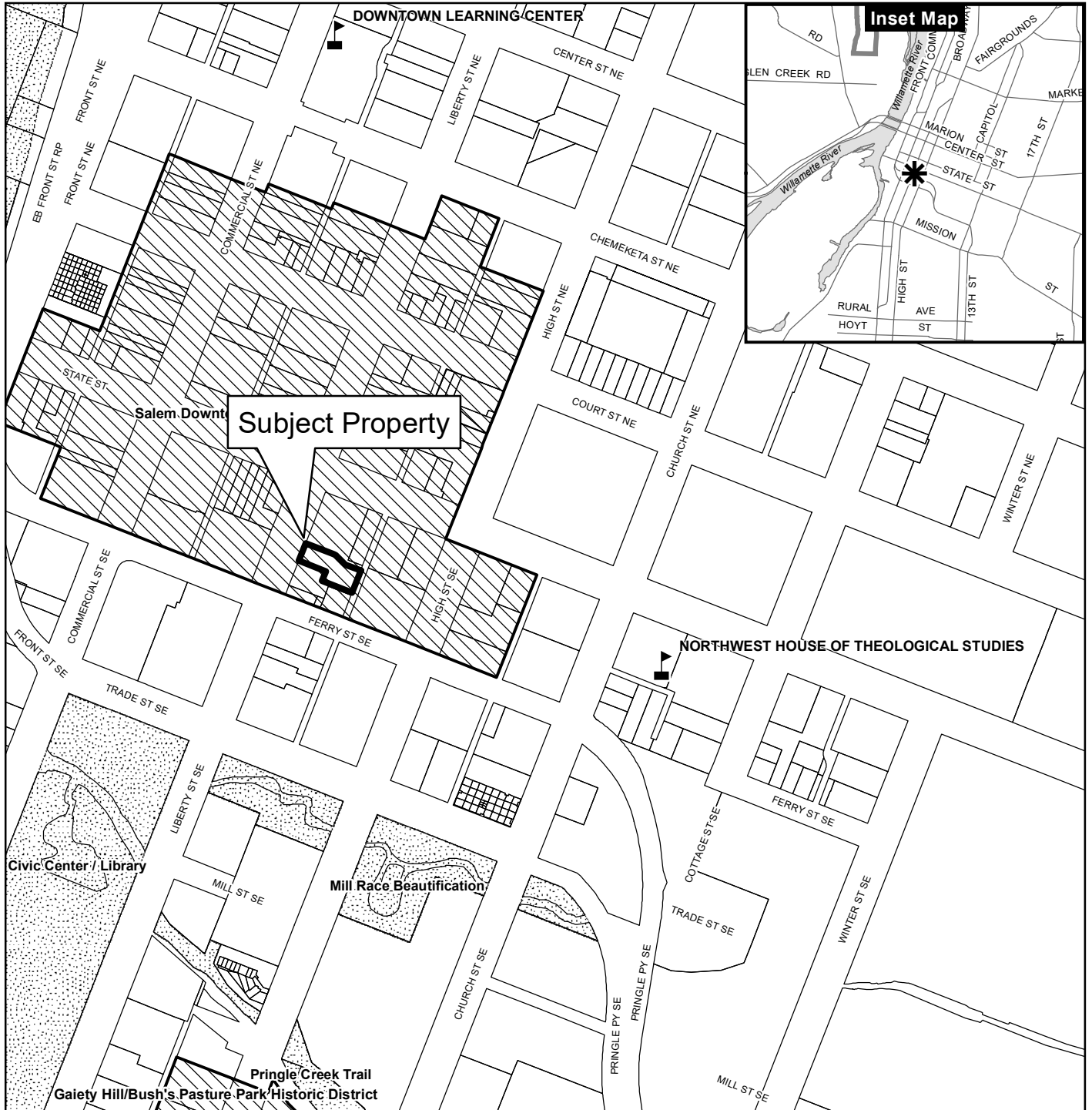
Condition 1: The proposed new security cameras and lighting fixtures shall be attached into mortar joints and not into the brick masonry on the columns on the exterior of the Anderson Building.

VOTE: Yes 6 No 0 Absent 3 (Curteman, Mulvihill, Ponce) Abstain 0








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

Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 150 Liberty Street SE



Legend

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

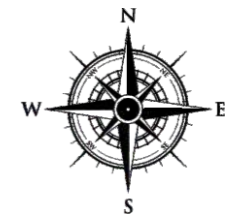


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SITE PLAN & BUILDING MEASUREMENTS

★ = SIGN

STOREFRONT HEIGHT = 30'
STOREFRONT WIDTH = 48'



Quiesenberry Pharmacies
150 Liberty St SE
Salem, OR 97301

Historic Alteration Review Worksheet

Site Address: 150 Liberty St SE

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: Brick Wall Project's New Material: Aluminum/Acrylic

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:

Install a new wall sign for Quisenberry Pharmacy similar to other approved signs in the historic zone.

Signature of Applicant

Date Submitted/Signed

RECENT SIMILAR HISTORIC-APPROVED SIGNS



Thai Orchid, Salem

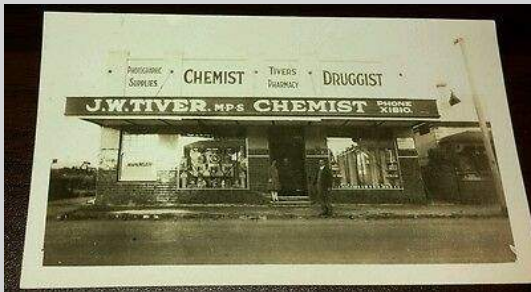


Ritters, Salem

HISTORIC PHARMACY SIGNS



Lincoln, Nebraska (circa 1934)



United States (circa 1930's)



Kingston, NY (circa 1940)

HISTORIC SIGNS IN SALEM



148 North Liberty, Salem (circa 1938)



The Grand, Salem, OR (circa 1912)



The Gray Building (circa 1912)



Salem Sign Co., Inc.

1825 FRONT ST. N.E.
SALEM, OR 97301

503-371-6362

CCB# 65297

Single Face Illuminated Wall Display

SPECIFICATIONS

CABINET:

Custom Aluminum Fabricated; Painted to match 3M Cardinal Red

*Letters routed out of 090 Aluminum face for 1/2" White Acrylic Push-Thru Letters

ILLUMINATION:

White LED's

SCALE: 3/8" = 1'-0"



THIS DRAWING IS THE PROPERTY OF SALEM SIGN CO., INC.



EXISTING



PROPOSED



SIMULATED NIGHT VIEW

SK# 27149-22P

JOB TITLE: Quisenberry

LOCATION: Salem, OR

DATE: 2/3/22

DRAWN BY: E.D.

SALES: Corey Spady

APPROVED BY: