



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NUMBER:	Historic Design Review Case No. HIS19-23
AMANDA APPLICATION NO:	19-113171-DR
HEARING INFORMATION:	<u>Historic Landmarks Commission, Thursday, July 18, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	379-383 State St Salem, OR 97301
OWNER:	Janet I Ogdahl
REPRESENTATIVE:	Marie Jacobsen and Gary Gunville of AC+Co Architecture
DESCRIPTION OF REQUEST:	<p>SUMMARY: A proposal to install HVAC, a new canopy, and additional improvements on the front facade of the Pomeroy & Keene Building (c1860).</p> <p>REQUEST: Major Historic Design Review of a proposal to install new HVAC on the roof, remove the existing awning and install a new metal canopy, restore the original wood storefront, replace the glass within the original transom window openings, and add new signage and lighting on the exterior of the Pomeroy & Keene Building (c1860), a historic contributing resource within the Salem Downtown National Register Historic District located at 379-383 State Street (Marion County Tax Assessors Number 073W27AB06400).</p>
CRITERIA TO BE CONSIDERED:	<p>230.040. Standards for Historic Contributing Buildings in Commercial Historic Districts. Modifications to historic contributing buildings in commercial historic districts shall comply with this section.</p> <p>(d) Storefronts. Replacement of storefronts or components of storefronts in historic contributing buildings shall be allowed only where the owner has attempted repair, but repair was determined to be unfeasible due to poor condition of the materials. If the storefront 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.</p> <p>(1) Materials.</p> <p>(A) Original material shall, if possible, be retained or repaired.</p> <p>(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 storefront.</p> <p>(2) Design.</p> <p>(A) To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved.</p> <p>(B) Where the original storefront is too deteriorated to save, the commercial character of the building shall be retained through:</p> <p>(i) A restoration of the storefront based on historical research and physical evidence.</p> <p>(ii) Contemporary design that is compatible with the scale, design, materials, color and texture of historic compatible buildings in the district.</p> <p>(C) For buildings that provide a separate upper-story entrance on the exterior façade, the street-level entrance should be the primary focus of the building façade.</p>

<p>HOW TO PROVIDE TESTIMONY:</p>	<p>Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.</p>
<p>HEARING PROCEDURE:</p>	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.</p> <p>Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
<p>CASE MANAGER:</p>	<p>Kimberli Fitzgerald, Historic Preservation Officer, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net.</p>
<p>NEIGHBORHOOD ORGANIZATION:</p>	<p>Central Area Neighborhood Development Organization (CAN-DO), Bruce Hoffman, Land Use Chair; Phone: 503-781-8542; Email: bruhof@gmail.com.</p>
<p>DOCUMENTATION AND STAFF REPORT:</p>	<p>Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:</p> <p>https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx</p>
<p>ACCESS:</p>	<p>The Americans with Disabilities Act (ADA) accommodations will be provided on request.</p>
<p>NOTICE MAILING DATE:</p>	<p>June 27, 2019</p>

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

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

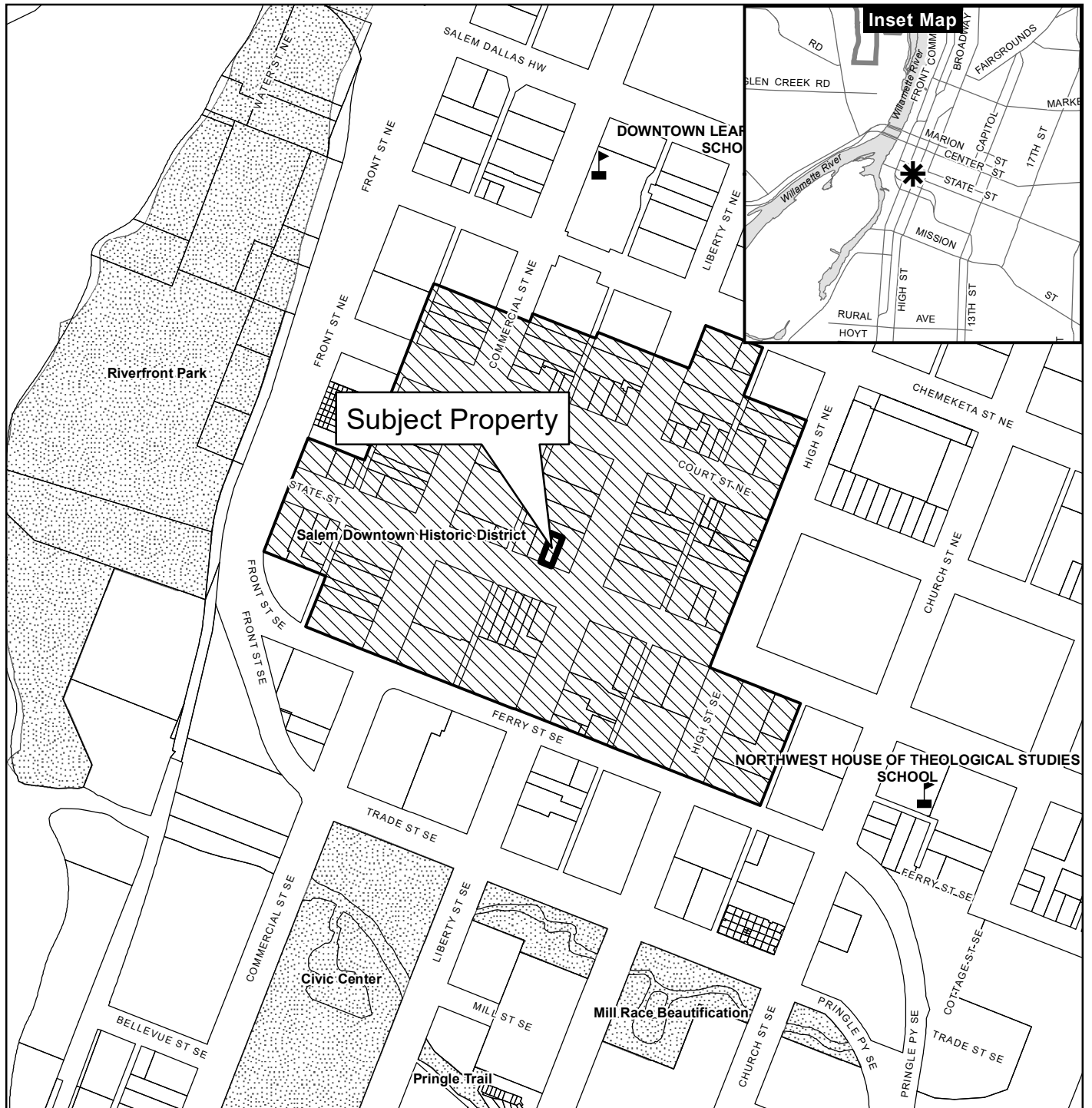
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It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

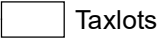




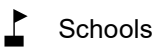

TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map

379-383 State St



Legend

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

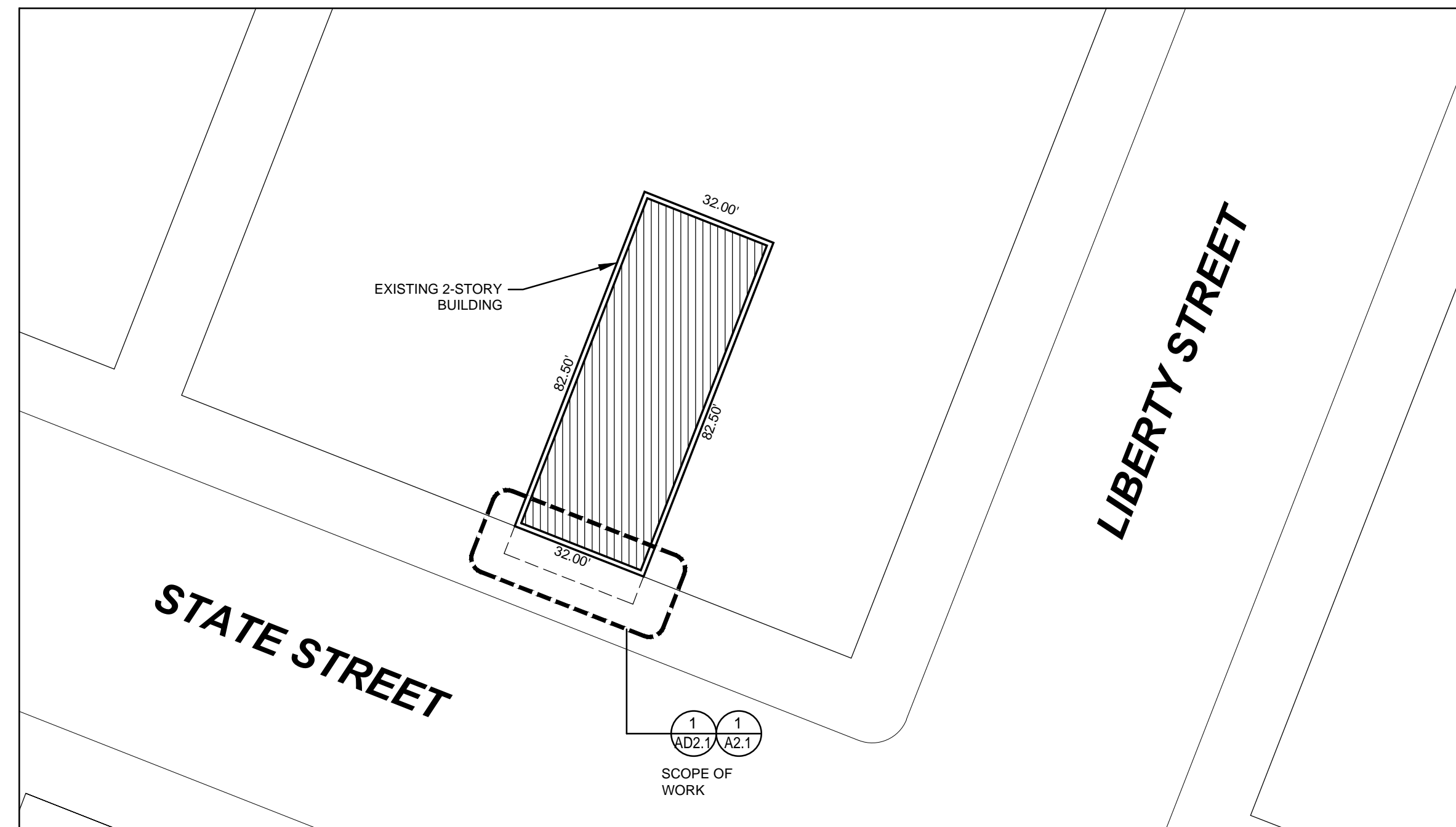
CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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SITE - PHOTOS



1 SITE PLAN
SCALE: NTS



BUILDING EXTERIOR - 1980's



BUILDING EXTERIOR - CURRENT

HISTORY

CONSTRUCTED IN 1860, THE 2-STORY BRICK COMMERCIAL BUILDING WAS ORIGINALLY USED AS A ROOMING HOUSE. PURCHASED IN 1925 BY CHARLES T. POMEROY AND A.A. KEENE WITH THE GROUND LEVEL SPACES BEING USED AS A JEWELRY STORE AND AN OPTOMETRIST'S OFFICE. IN 1926 THE BUILDING WAS REMODELED IN THE ART NOUVEAU STYLE, WHICH WAS POPULAR IN THE 1920'S. KNOWN AS THE POMEROY BUILDING, IT WAS ADDED TO THE LIST OF HISTORICAL BUILDINGS IN SALEM IN 1990.

EARLIER TENANTS IN THE BUILDING INCLUDED MILLER HAYDEN OF THE REAL SILK HOSIERY COMPANY, FRED BINYON - OPTOMETRIST AND ATTORNEY C.F. GILLETTE.

THE EXISTING ROOF IS A 5-PLY BUILT-UP ASPHALT ROOFING. THE EXISTING CANOPY APPEARS TO HAVE BEEN ADDED ON WITH THE REMODEL OF 1926.



BUILDING EXTERIOR - 1941

MA VALISE BUILDING

379-383 STATE STREET
SALEM, OREGON 97301
EXTERIOR RENOVATION

DESIGN TEAM

OWNER:
MA VALISE
379 STATE STREET
SALEM, OREGON 97301
PH: 503-371-2234
CONTACT:
JANET OGDahl

ARCHITECT:
AC + Co ARCHITECTURE COMMUNITY
363 STATE STREET
SALEM, OREGON 97301
PH: 503-581-4114
FAX: 503-581-3655
CONTACT:
ALAN COSTIC AIA
EMAIL: acostic@acocoac.com
GARY GUNVILLE AIA
EMAIL: gggunville@acocoac.com

SHEET INDEX

ARCHITECTURAL	
A0.1	TITLE SHEET / PROJECT INFORMATION / SITE PLAN
A0.2	3D VIEWS
AD2.1	GROUND FLOOR DEMOLITION PLAN
AD3.1	SOUTH ELEVATION DEMOLITION
A2.1	GROUND FLOOR PLAN
A3.1	SOUTH ELEVATION
A8.1	CANOPY DETAILS

PROJECT INFORMATION

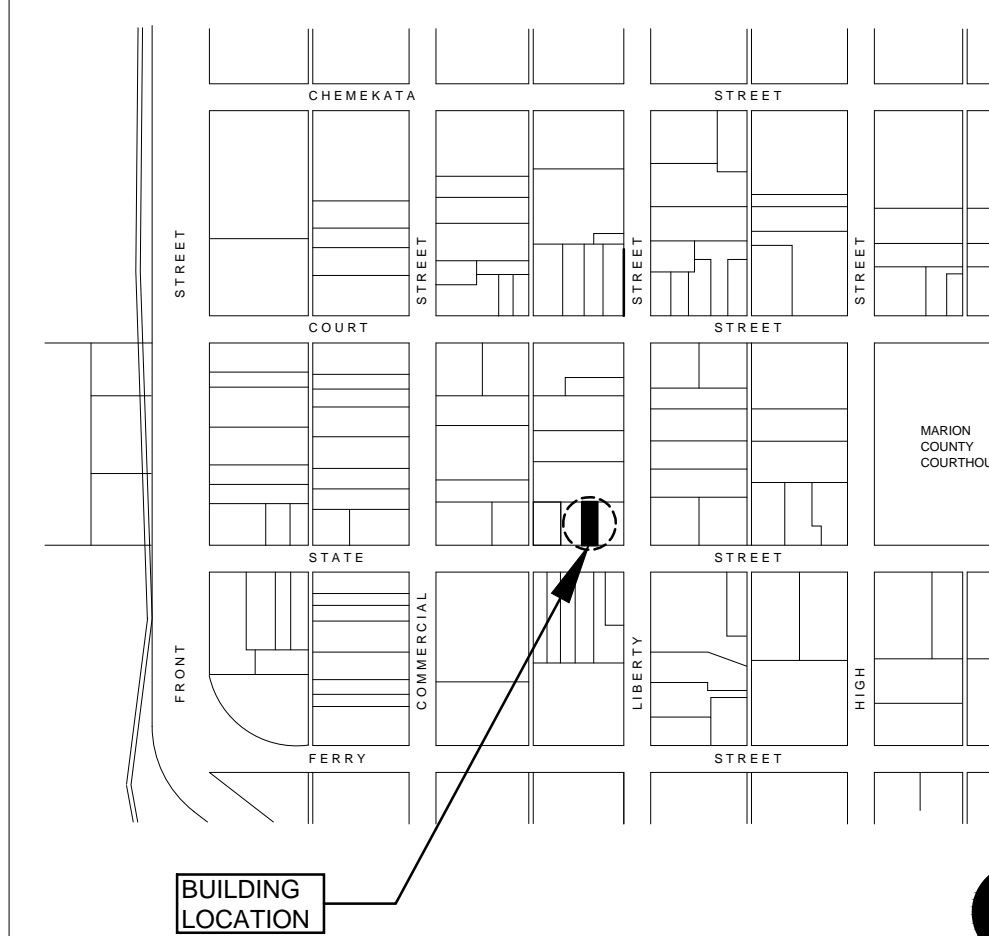
GENERAL

EXISTING RETAIL/COMMERCIAL OFFICE BUILDING
PROJECT NUMBER: 2019.0056
STATE OF OREGON 2014 STRUCTURAL SPECIALTY CODE, AMENDMENTS BASED ON 2012 IBC

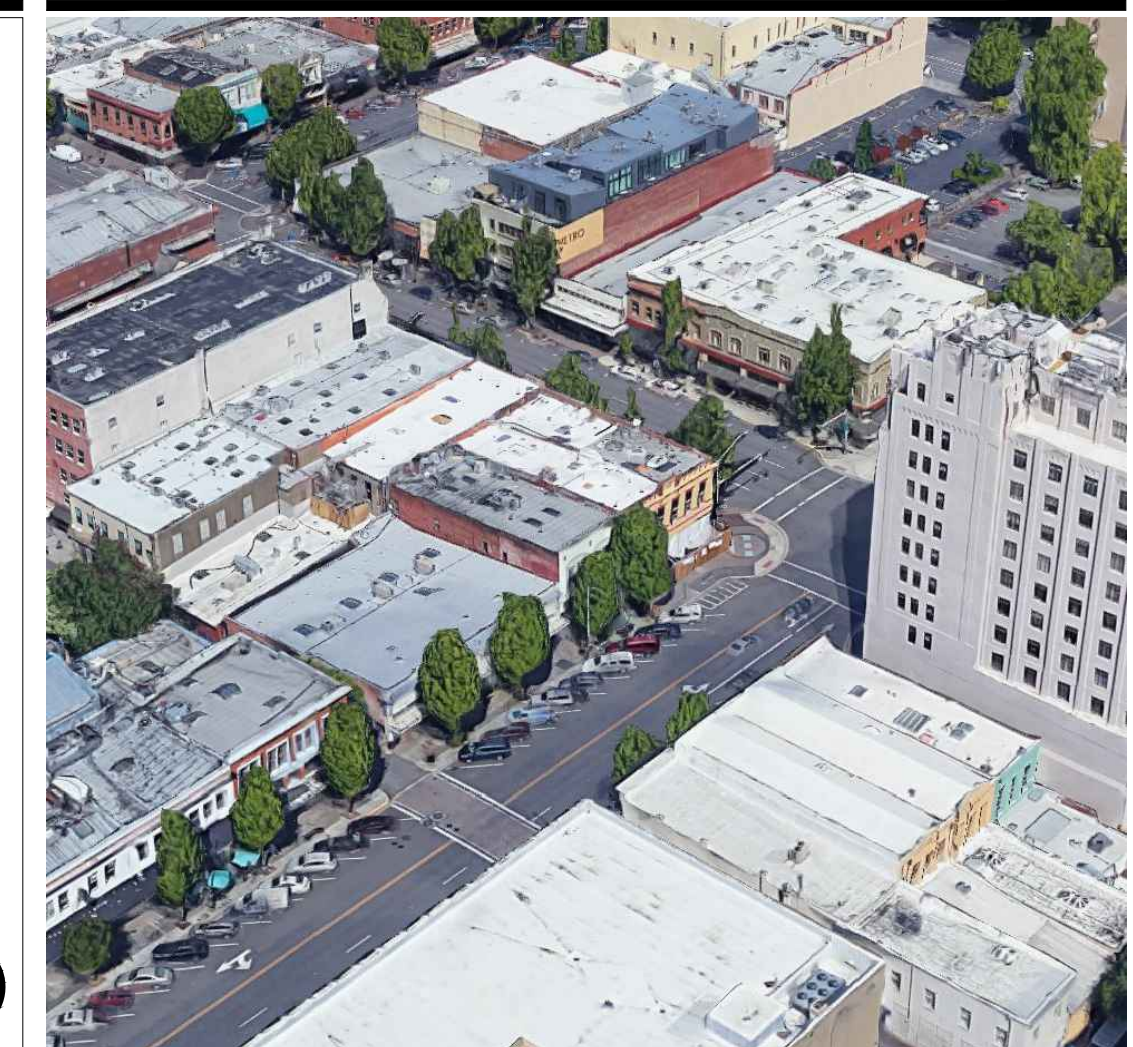
PRINCIPAL ARCHITECT: ALAN COSTIC, AIA

PROJECT DESCRIPTION: EXTERIOR RENOVATION OF EXISTING BUILDING INCLUDES NEW METAL CANOPY, GATE, TRANSOM WINDOW GLAZING, WOOD RESTORATION, PAINTING. ALL MECHANICAL, PLUMBING AND ELECTRICAL WORK IS DESIGN/BUILD AND NOT INCLUDED IN THIS SCOPE OF WORK.

VICINITY MAP



AERIAL VIEW



SYMBOL LEGEND

(NOT ALL SYMBOLS MAY BE USED IN THESE DRAWINGS)

	NORTH ARROW		REFERENCE NOTE INDICATOR
	ROOM NAME		GRID NOTE INDICATOR
	ROOM NAME AND NUMBER		ELEVATION NUMBER
	WINDOW TAG		INTERIOR ELEVATION INDICATOR
	DETAIL NUMBER		PAGE NUMBER
	DETAIL INDICATOR		
	SECTION NUMBER		
	SECTION CUT INDICATOR		
	PAGE NUMBER		
	REVISION CLOUD WITH REVISION NUMBER		
	FLOOR ELEVATION		
	SPOT ELEVATION		

PROJECT INFORMATION

PROJECT LOCATION:	379-383 STATE STREET, SALEM OREGON 97301
TAX MAP:	379-383 STATE STREET - 073W27AB06400
LEGAL DESCRIPTION:	SALEM, BLOCK 33, LOT 4, ACRES 0.061
SUBDIVISION:	78771, SALEM
ZONING:	CB - CENTRAL BUSINESS DISTRICT WITH SALEM DOWNTOWN HISTORIC DISTRICT OVERLAY ZONE
PERMITTED USE:	RETAIL/RESTAURANT/OFFICE
PARKING:	SEC. 806.010. - PROXIMITY OF OFF-STREET PARKING TO USE OR ACTIVITY SERVED. NON-RESIDENTIAL ZONES: WITHIN COMMERCIAL, MIXED-USE, PUBLIC, AND INDUSTRIAL AND EMPLOYMENT ZONES, OTHER THAN THE CB, WSCB, AND SWMU ZONES. REQUIRED OFF-STREET PARKING MAY BE LOCATED WITHIN 500 FEET OF THE DEVELOPMENT SITE CONTAINING THE USE OR ACTIVITY IT SERVES
ALLOWABLE HEIGHTS & AREAS	
CONSTRUCTION TYPE:	VB NON-SPRINKLERED
OCCUPANCIES:	B, M, A-2
EXISTING FLOOR AREA:	
GROUND FLOOR:	2640 SF
UPPER FLOOR:	2529 SF (5169 SF TOTAL)



In the event conflicts are discovered between the original signed and sealed documents prepared by the Architect and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

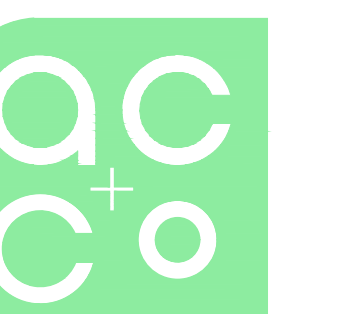
JOB NO.: 2019.0056

DATE: JUNE 7, 2019

DRAWN: GEG

SUBMITTALS:
HISTORIC REVIEW 6-7-19

REVISIONS:



ARCHITECTURE
COMMUNITY

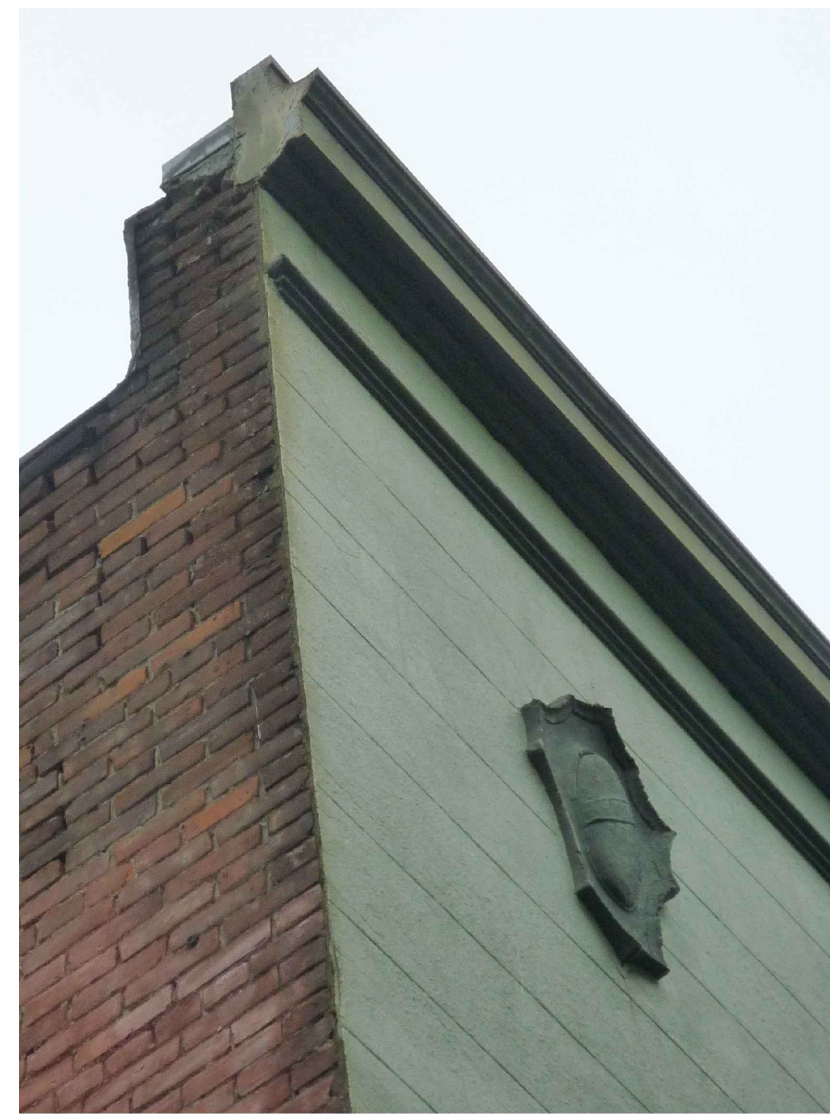
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Salem, OR 97301-3533
P: 503.581.4114
www.acocoac.com

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RENOVATION
379-383 STATE STREET
SALEM, OREGON 97301

PROJECT
INFORMATION

SHEET

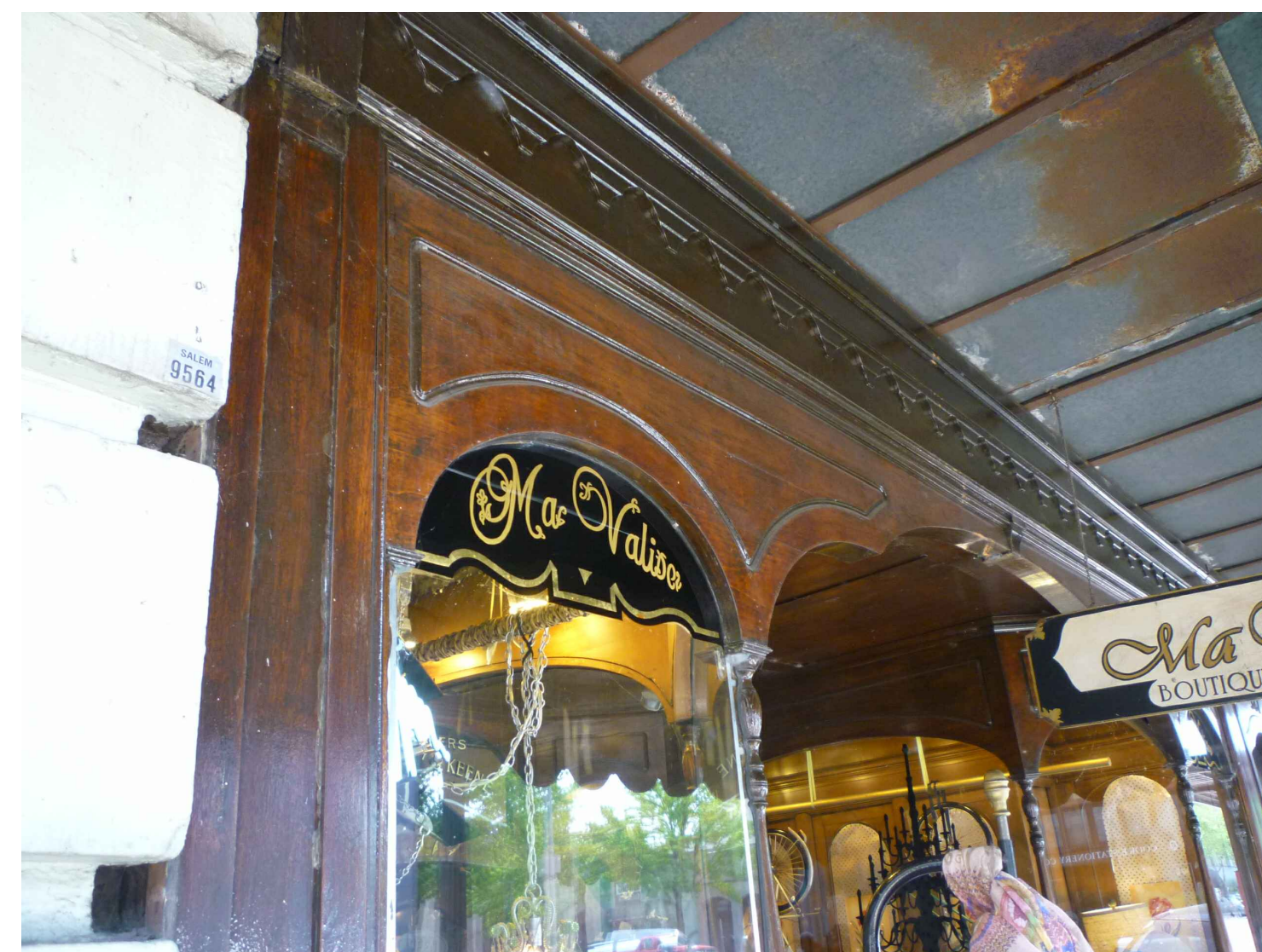
A0.1



EXISTING PARAPET CAP



EXISTING SOUTH FACE



EXISTING SOUTH FACE BELOW CANOPY



EXISTING PARAPET CAP AND TRIM TO BE PAINTED, COLOR: TBD

EXISTING STUCCO FINISH WITH SCORED BLOCK LINES TO BE PAINTED, COLOR: TBD

EXISTING MEDALLIONS TO BE PAINTED, COLOR: TBD

EXISTING DECORATIVE TRIM TO BE PAINTED, COLOR: TBD

EXISTING WINDOW FRAMES TO BE PAINTED, COLOR: TBD

EXISTING DECORATIVE TRIM TO BE PAINTED, COLOR: TBD

EXISTING TRANSOM WINDOW FRAMES TO BE PAINTED, COLOR: TBD.
EXISTING GLAZING TO BE REPLACED WITH CLEAR TEMPERED GLASS

NEW STEEL CANOPY, PAINT, COLOR: TBD

NEW SIGNS, (3) UNDER CANOPY PERPENDICULAR TO FACE OF BUILDING,
(3) ON FACE OF CANOPY

NEW STEEL GATE, PAINT, COLOR: TBD

EXISTING WOOD VENEER TO BE REFINISHED

EXISTING MARBLE WAINSCOTING TO REMAIN



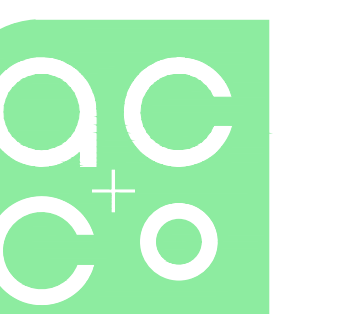
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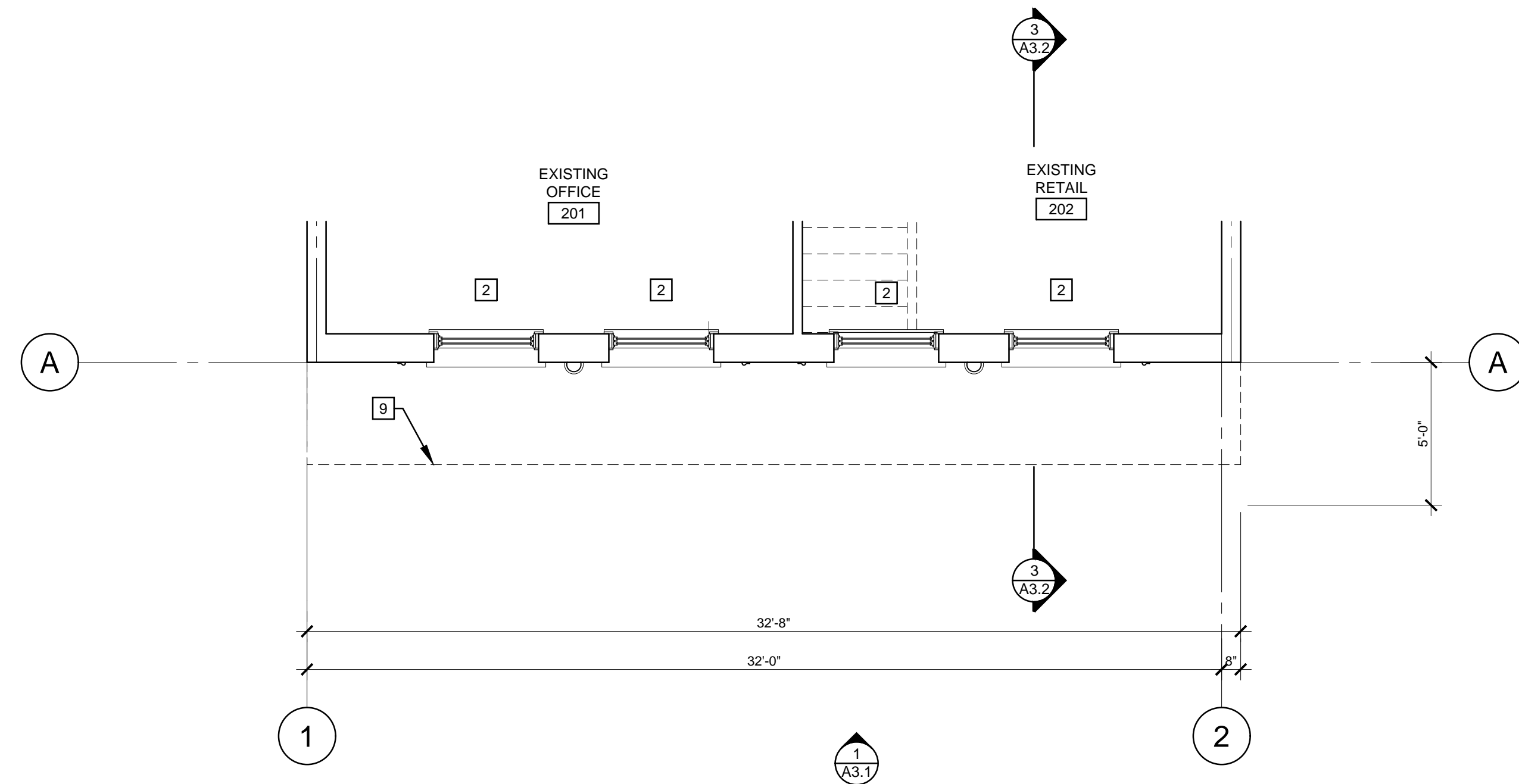
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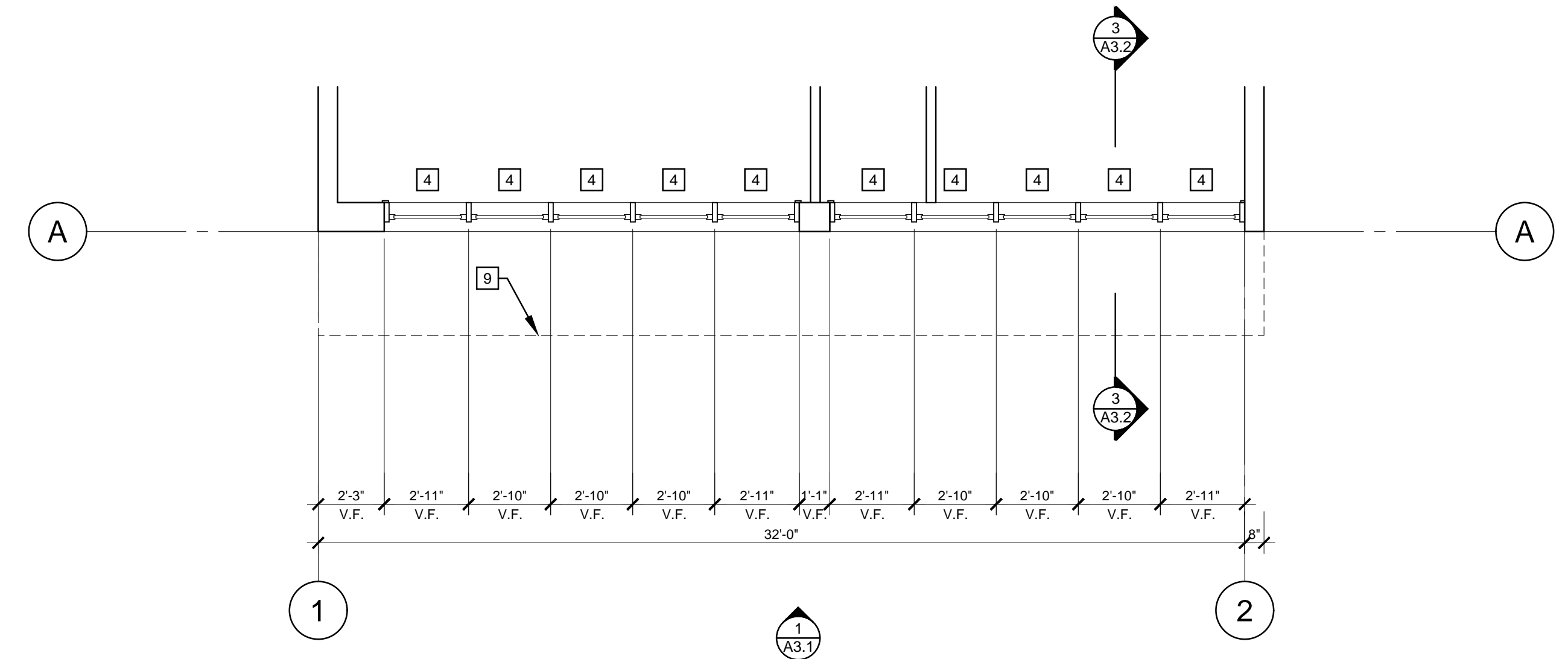
EXTERIOR 3D
VIEW - PHOTOS

SHEET

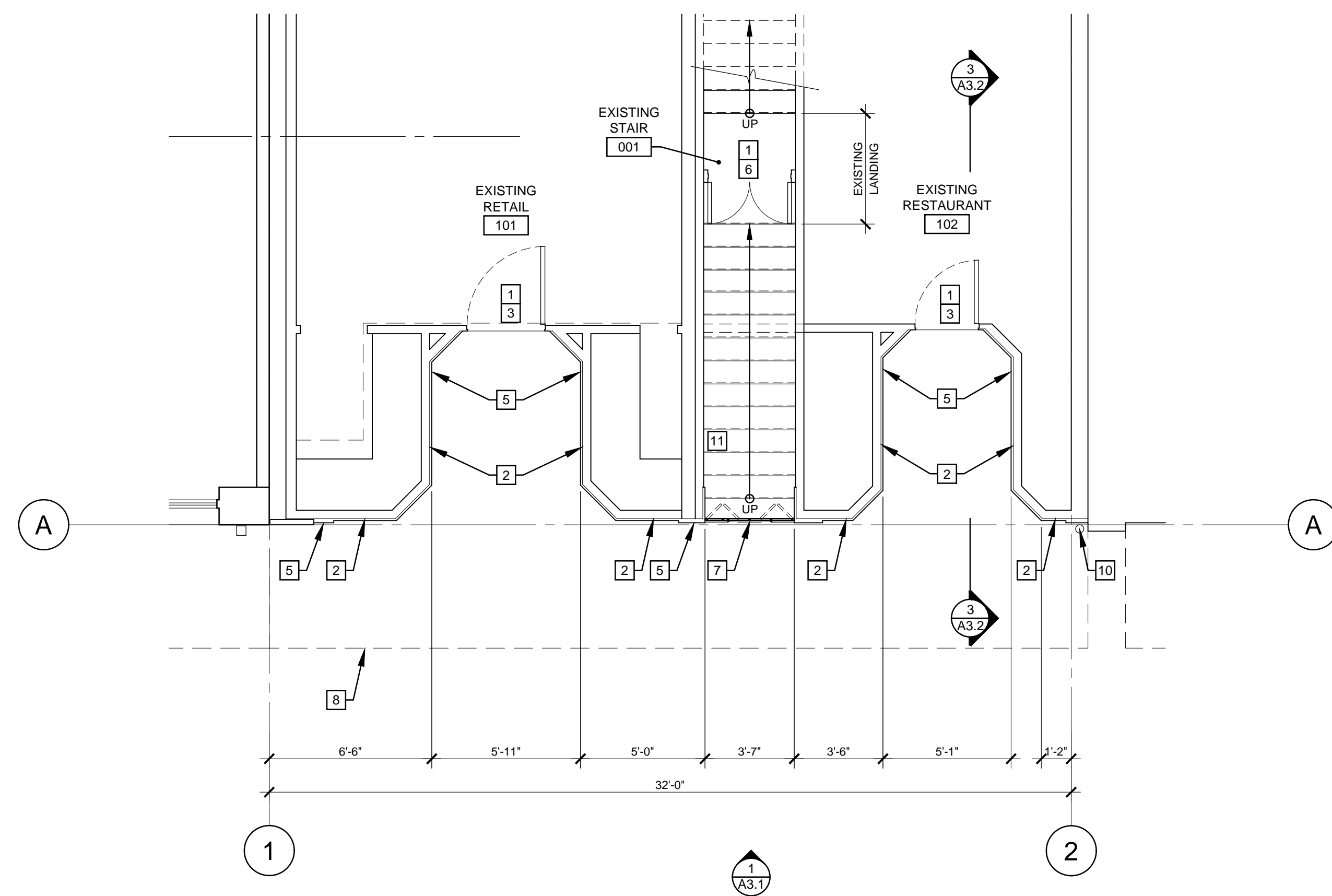
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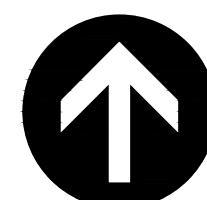
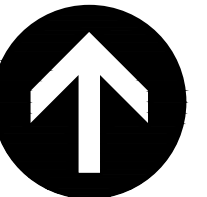
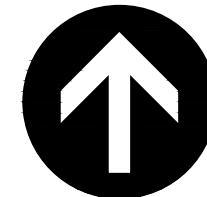
1 SECOND FLOOR/CANOPY PLAN
SCALE: 1/4" = 1'-0"



2 MEZZANINE LEVEL/TRANSOM WINDOW PLAN
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS
- DIMENSIONS ARE TO EXISTING FACE OF WALL AND FACE OF EXISTING MASONRY UNLESS NOTED OTHERWISE.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF QUESTIONABLE WORK.
- REFER TO OWNER FOR ALL FINISHES
- REFER TO ELECTRICAL DESIGN BUILD DRAWINGS FOR ADDITIONAL INFORMATION

SYMBOL LEGEND:

- EXISTING MASONRY WALL TO REMAIN UNLESS NOTED OTHERWISE
- DOOR, FRAME AND HARDWARE, REFER TO DOOR SCHEDULE A8.1
- WINDOW TYPE, REFER TO WINDOW SCHEDULE A8.1

DEMOLITION REFERENCE NOTES:

- EXISTING DOOR TO REMAIN, PROTECT IN PLACE DURING CONSTRUCTION
- EXISTING GLAZING, PROTECT IN PLACE DURING CONSTRUCTION
- EXISTING EXTERIOR DOOR TO BE REFINISHED
- EXISTING GLAZING TO BE REMOVED AT TRANSOMS, EXISTING FRAMES AND TRIM TO BE REPAIRED AND PAINTED
- EXISTING MARBLE VENEER, PROTECT IN PLACE DURING CONSTRUCTION
- EXISTING DOUBLE DOOR AT LANDING TO BE PAINTED, PROVIDE NEW LOCKING HARDWARE
- EXISTING METAL GATE TO BE REMOVED
- LINE OF EXISTING CANOPY ABOVE
- EXISTING METAL CANOPY TO BE REMOVED
- EXISTING METAL DOWNSPOUT TO BE REMOVED
- EXISTING STAIRS TO REMAIN OPEN DURING CONSTRUCTION



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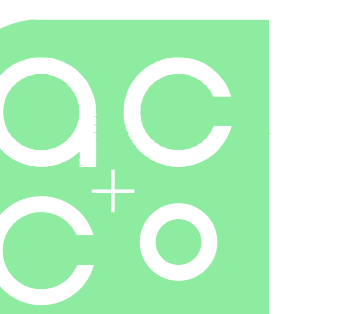
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SUBMITTALS:
HISTORIC REVIEW 6-7-19

REVISIONS:



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COMMUNITY

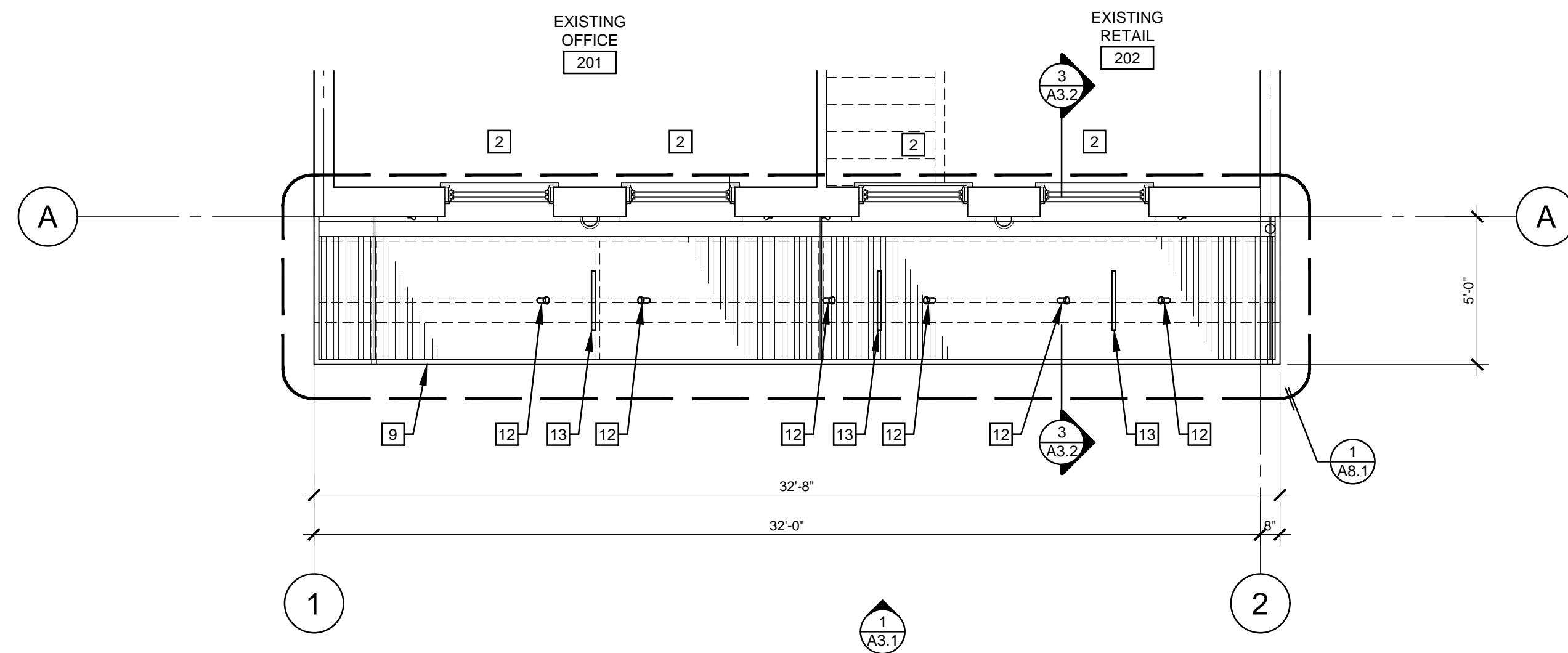
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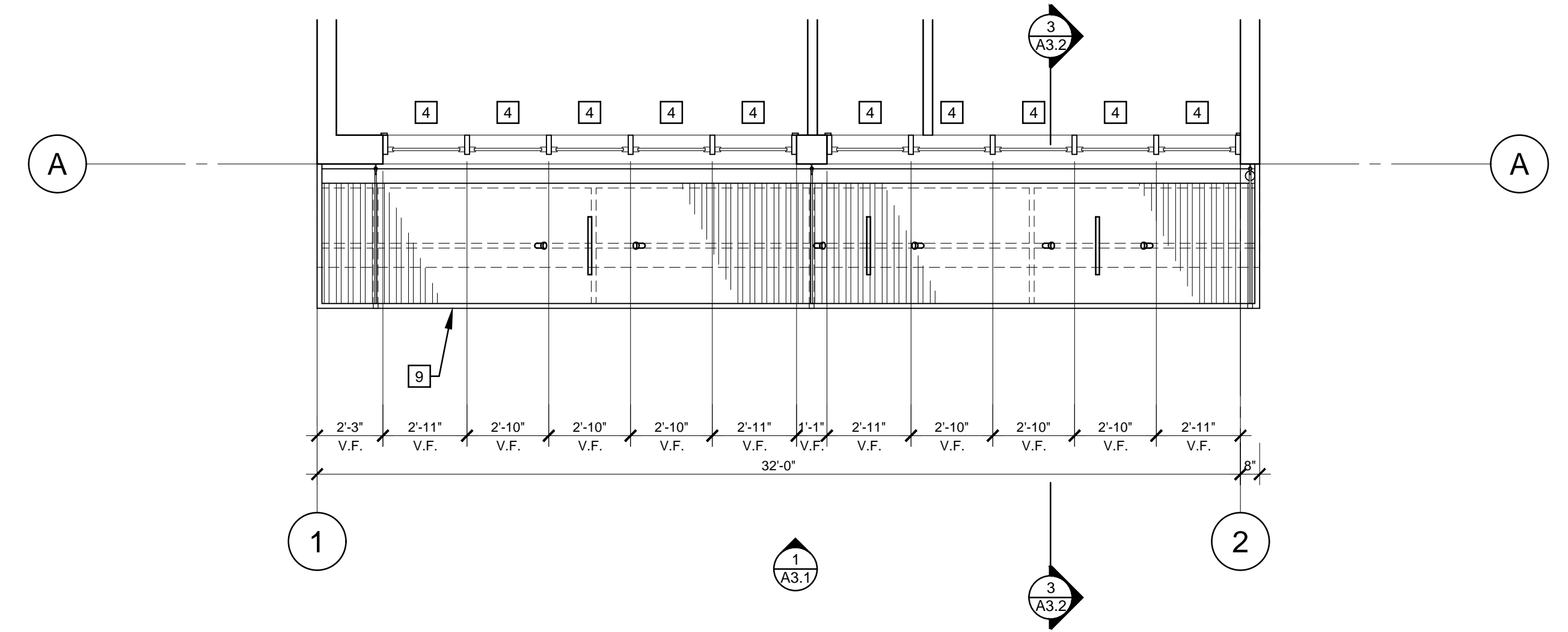
DEMOLITION FLOOR
PLANS

SHEET

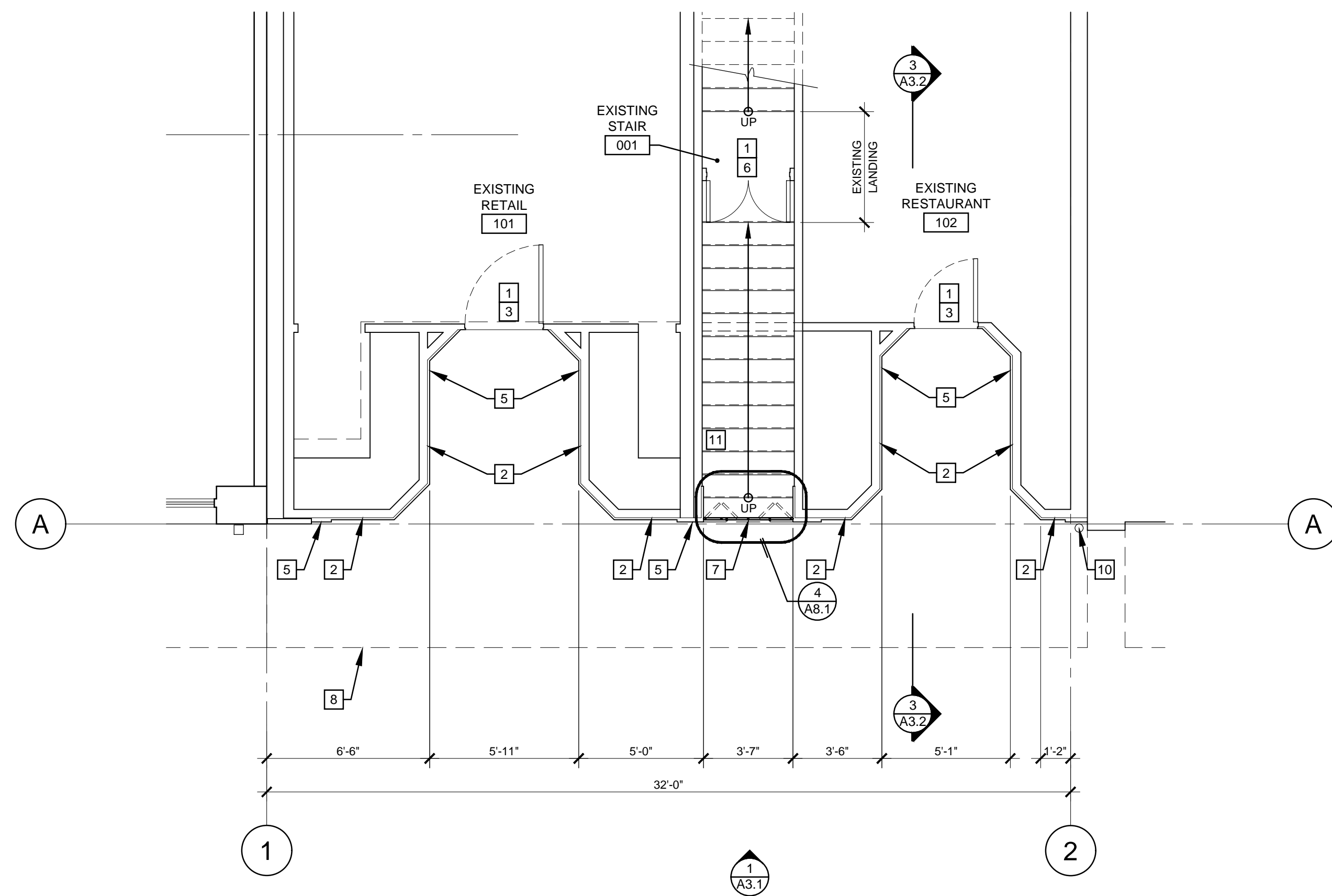
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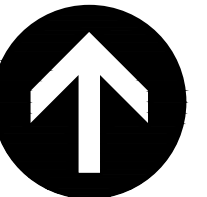
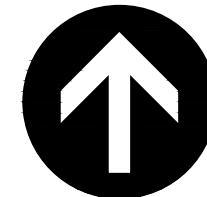
1 SECOND FLOOR/CANOPY PLAN
SCALE: 1/4" = 1'-0"



2 MEZZANINE LEVEL/TRANSOM WINDOW PLAN
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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4. REFER TO OWNER FOR ALL FINISHES
5. REFER TO ELECTRICAL DESIGN BUILD DRAWINGS FOR ADDITIONAL INFORMATION

SYMBOL LEGEND:

==== EXISTING MASONRY WALL TO REMAIN UNLESS NOTED OTHERWISE

REFERENCE NOTES:

- 1 EXISTING DOOR TO REMAIN, PROTECT IN PLACE DURING CONSTRUCTION
- 2 EXISTING GLAZING, PROTECT IN PLACE DURING CONSTRUCTION
- 3 EXISTING EXTERIOR DOOR TO BE REFINISHED
- 4 NEW GLAZING, PROVIDE TEMPERED CLEAR GLASS, EXISTING FRAMES AND TRIM TO BE REPAIRED AND PAINTED
- 5 EXISTING MARBLE VENEER, PROTECT IN PLACE DURING CONSTRUCTION
- 6 EXISTING DOUBLE DOOR AT LANDING TO BE PAINTED, PROVIDE NEW LOCKING HARDWARE
- 7 NEW METAL GATE, PAINT
- 8 LINE OF NEW CANOPY ABOVE
- 9 NEW METAL CANOPY, PAINT
- 10 NEW METAL DOWNSPOUT, PAINT
- 11 EXISTING STAIRS TO REMAIN OPEN DURING CONSTRUCTION
- 12 NEW SIGN LIGHTING, MOUNT TO UNDERSIDE OF CANOPY
- 13 NEW BLADE SIGN, MOUNT TO UNDERSIDE OF CANOPY



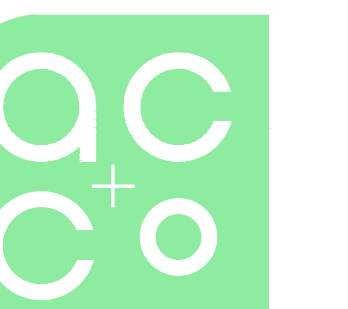
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JOB NO.: 2019.0056

DATE: JUNE 7, 2019

DRAWN: GEG
SUBMITTALS: HISTORIC REVIEW 6-7-19

REVISIONS:



ARCHITECTURE
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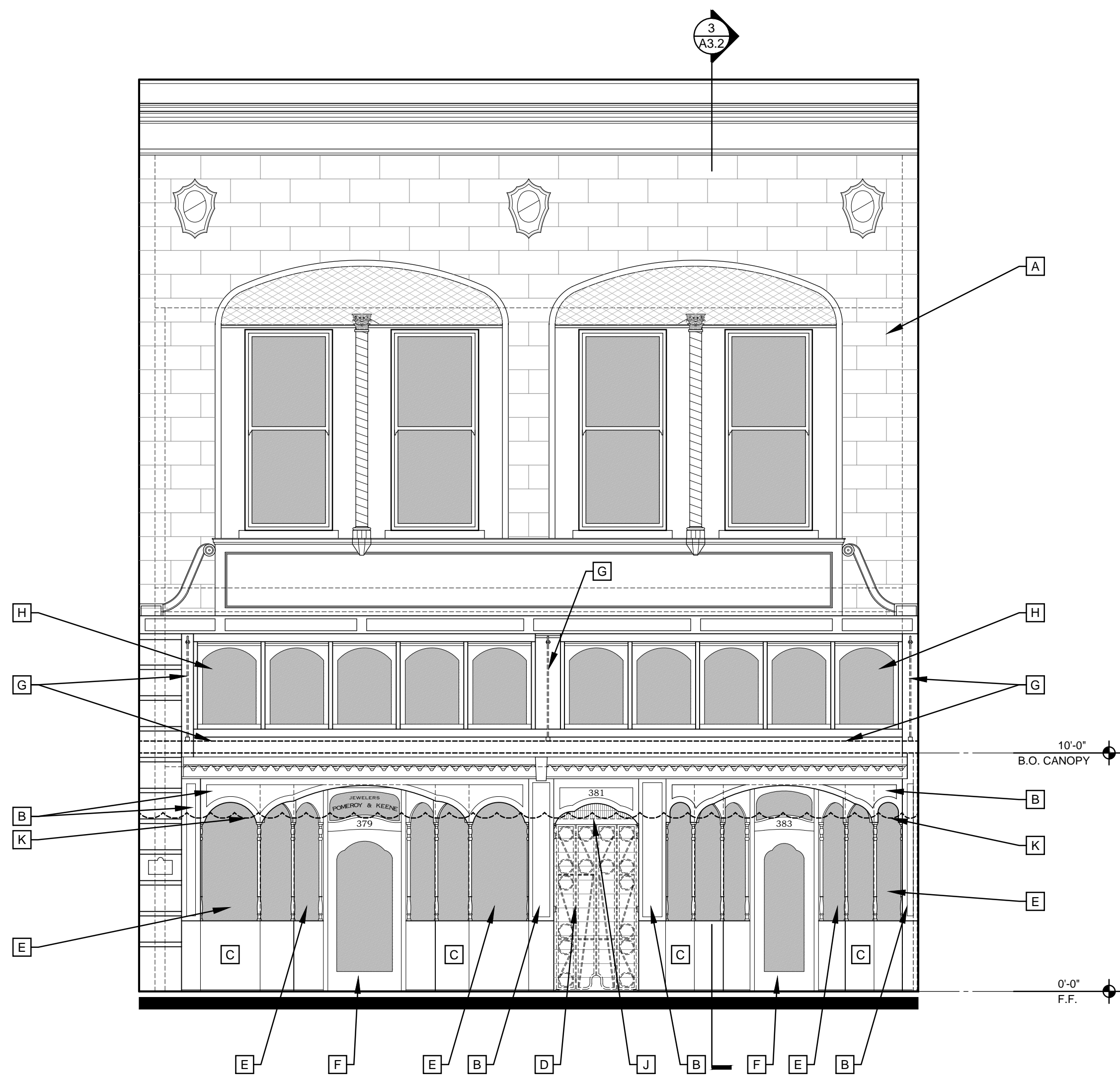
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SALEM, OREGON 97301

FLOOR PLANS

SHEET

A2.1

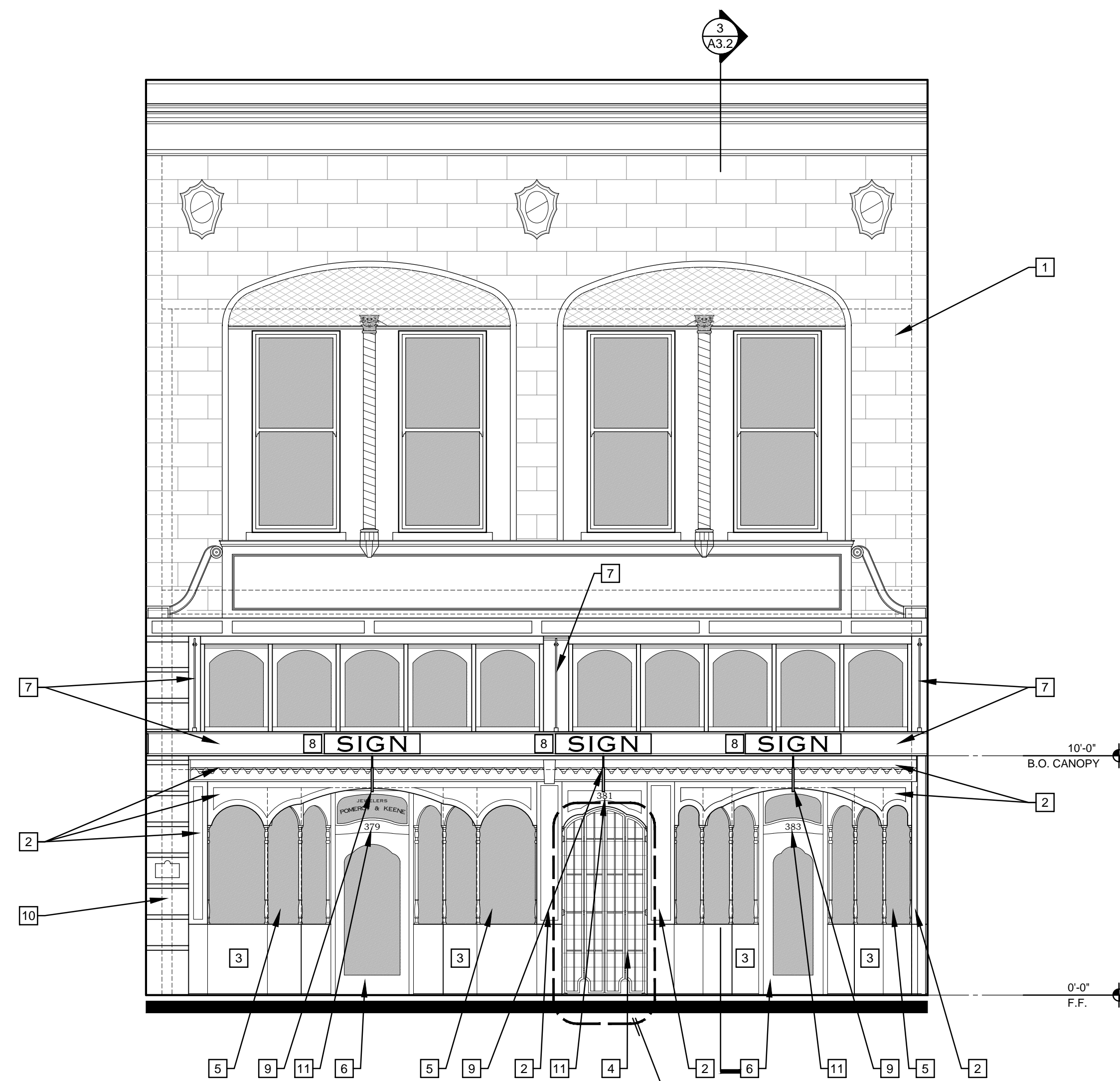
6/7/2019 9:18:54 AM



1 SOUTH ELEVATION - DEMOLITION
SCALE: 1/8" = 1'-0"

DEMOLITION REFERENCE NOTES:

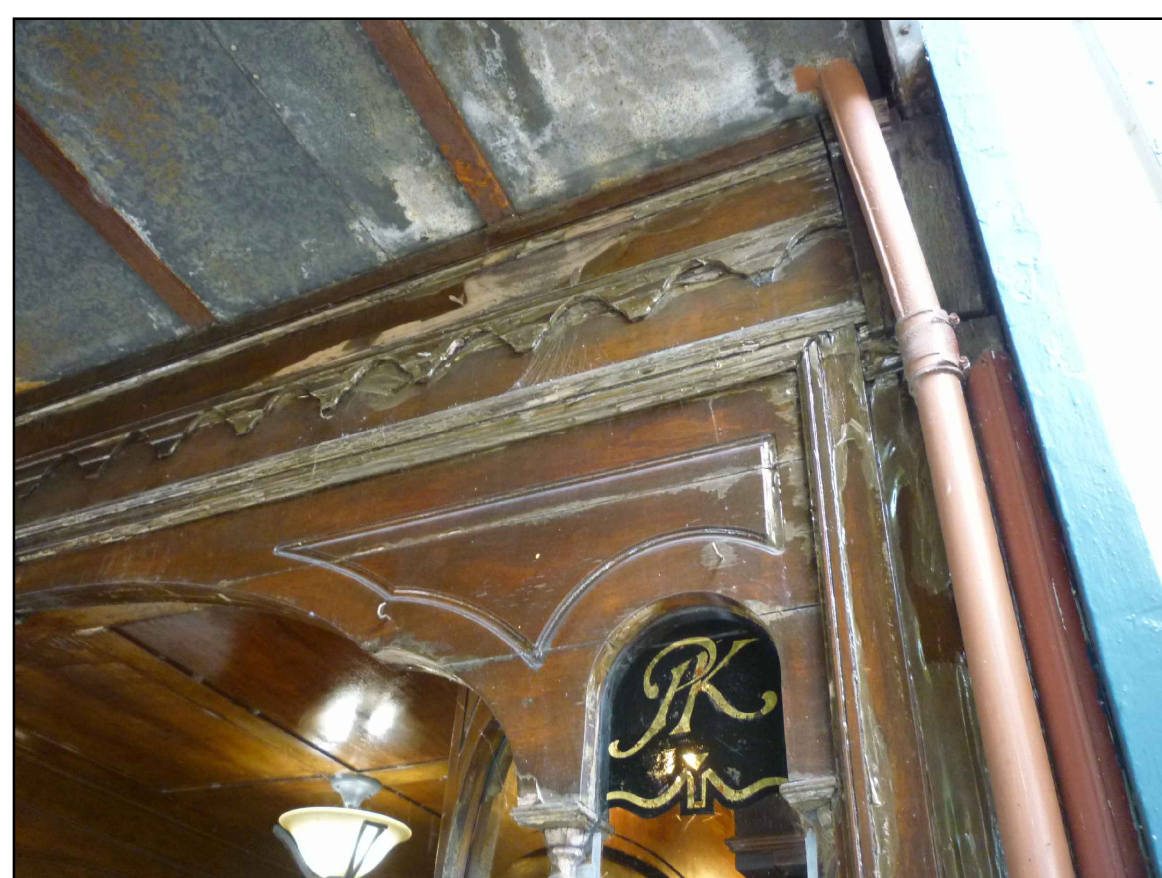
- A EXISTING EXTERIOR TO REMAIN, PREP FOR PAINT
- B EXISTING WOOD TRIM AND PANELS TO BE REFINISHED
- C EXISTING MARBLE WAJNSCOTING TO REMAIN
- D EXISTING METAL GATE TO BE REMOVED
- E EXISTING GLAZING, PROTECT DURING CONSTRUCTION
- F EXISTING DOORS TO BE REFINISHED
- G EXISTING CANOPY AND BRACE RODS TO BE REMOVED, EXISTING EYE-BOLT TO REMAIN IN WALL
- H EXISTING GLAZING AT TRANSOMS TO BE REMOVED
- J EXISTING PLEXI-GLASS SCREEN TO BE REMOVED AT ENTRY TO STAIR
- K EXISTING FABRIC AWNING AND BLADE SIGNS TO BE REMOVED



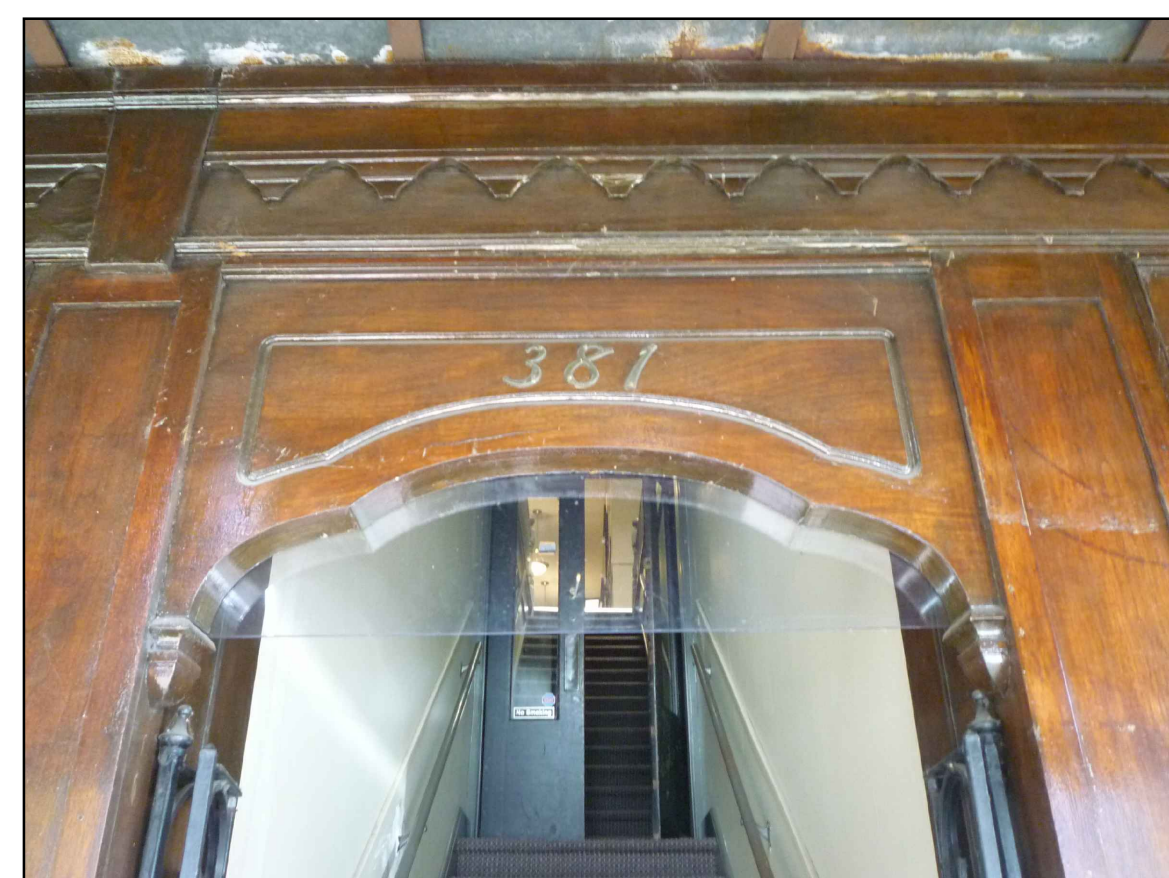
2 SOUTH ELEVATION - NEW WORK
SCALE: 1/4" = 1'-0"

NEW WORK REFERENCE NOTES:

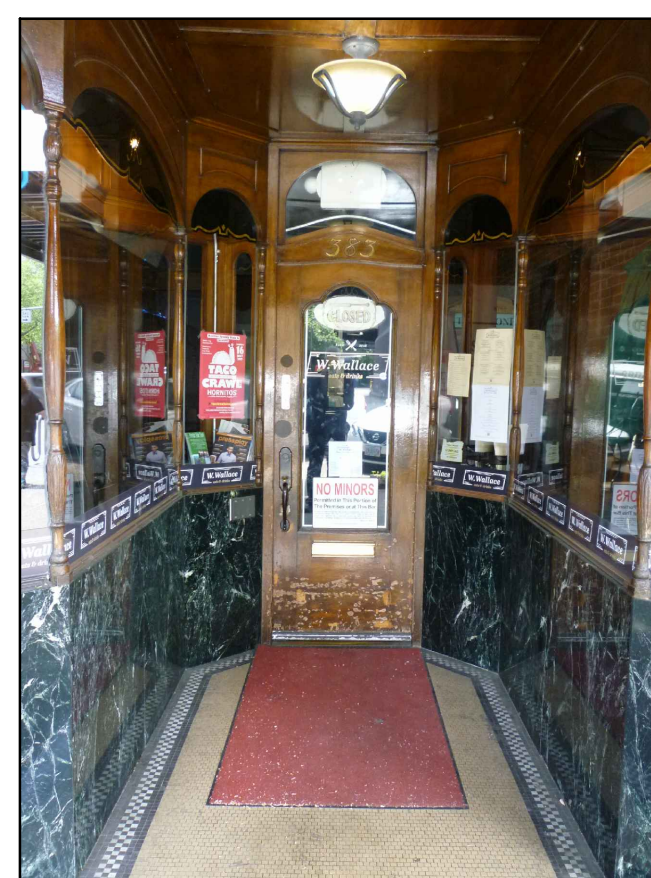
- 1 EXISTING EXTERIOR TO BE PAINTED, COLORS: TBD
- 2 EXISTING WOOD TRIM AND PANELS TO BE REFINISHED
- 3 EXISTING MARBLE WAJNSCOTING TO REMAIN
- 4 NEW METAL GATE (A3.1)
- 5 EXISTING GLAZING, PROTECT DURING CONSTRUCTION
- 6 EXISTING DOORS TO BE REFINISHED
- 7 NEW METAL CANOPY AND BRACE RODS, PAINT (A3.2)
- 8 NEW SIGNS ON CANOPY FACE, UNDER SEPARATE PERMIT BY OWNER
- 9 NEW BLADE SIGNS ON CANOPY SOFFIT, UNDER SEPARATE PERMIT BY OWNER
- 10 EXISTING CONCRETE BLOCKS TO REMAIN, PAINT
- 11 EXISTING ADDRESS NUMBERS TO BE REPLACED, STYLE: TBD



A. EXISTING WOOD PANELING AND TRIM TO BE REFINISHED. DOWNSPOUT AND CANOPY TO BE REMOVED



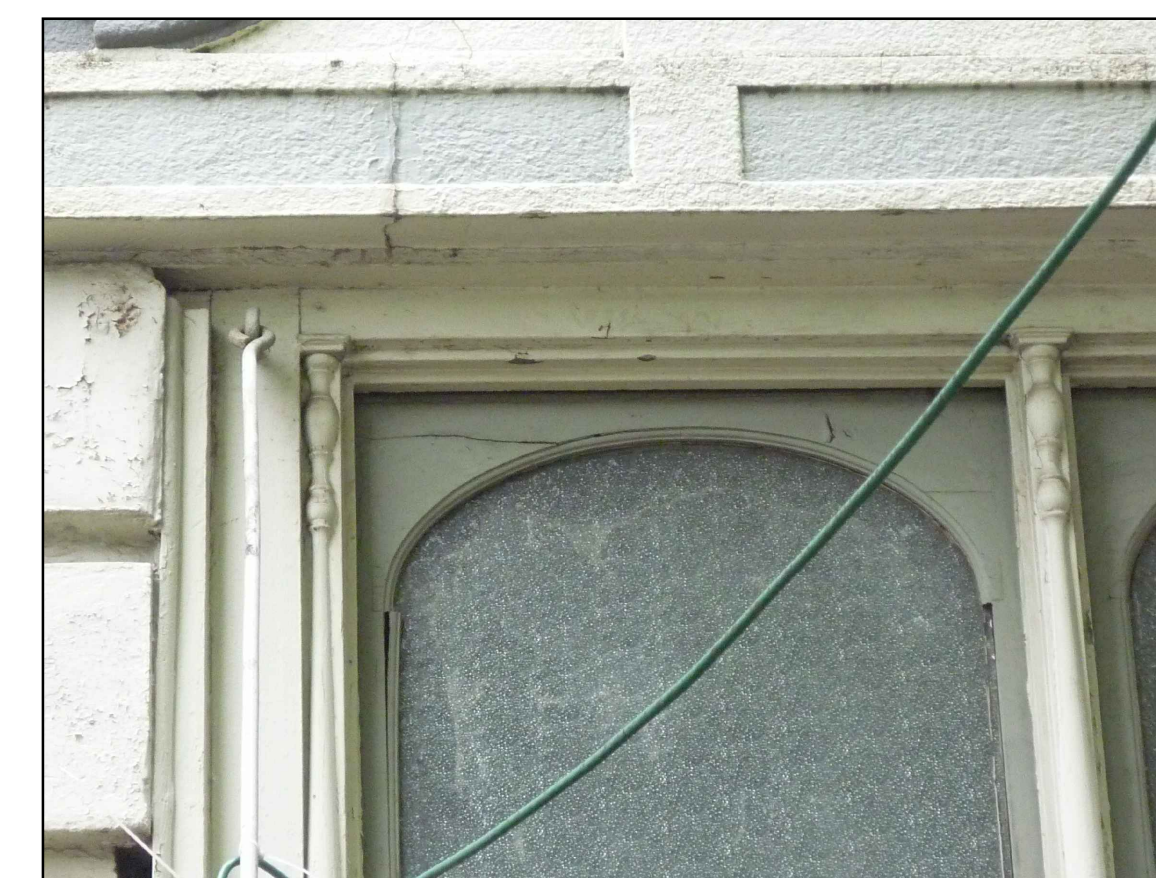
B. EXISTING WOOD PANELING AND TRIM TO BE REFINISHED. PLEXI-GLASS SCREEN TO BE REMOVED



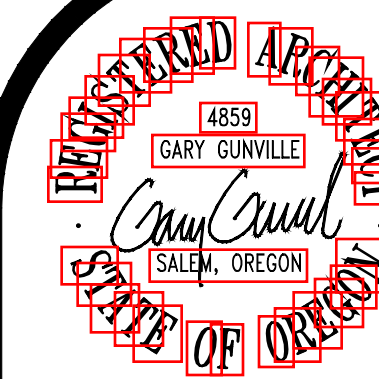
C. WALLACE ENTRANCE; EXISTING WOOD PANELING AND TRIM TO BE REFINISHED. LIGHT FIXTURE TO BE REMOVED AND REPLACED



D. MA VALISE ENTRANCE; EXISTING WOOD PANELING AND TRIM TO BE REFINISHED. LIGHT FIXTURE TO BE REMOVED AND REPLACED



E. EXISTING TRANSOM WINDOWS, REPLACE GLASS, REPAIR WOOD FRAMES AND TRIM, PAINT



In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO.: 2019.0056

DATE: JUNE 7, 2019

DRAWN: GEG

SUBMITTALS:
HISTORIC REVIEW 6-7-19

REVISIONS:



ARCHITECTURE
COMMUNITY

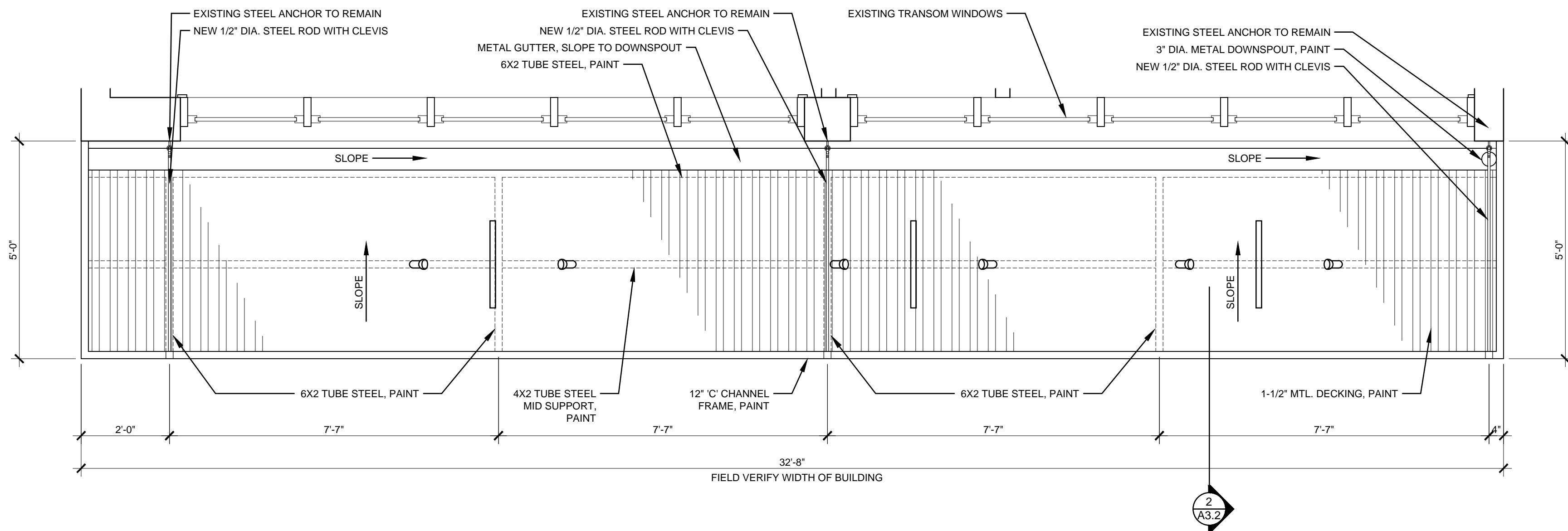
363 State Street
Salem, OR 97301-3533
P: 503.581.4114
www.accoac.com

MA VALISE - EXTERIOR
RENOVATION
379-383 STATE STREET
SALEM, OREGON 97301

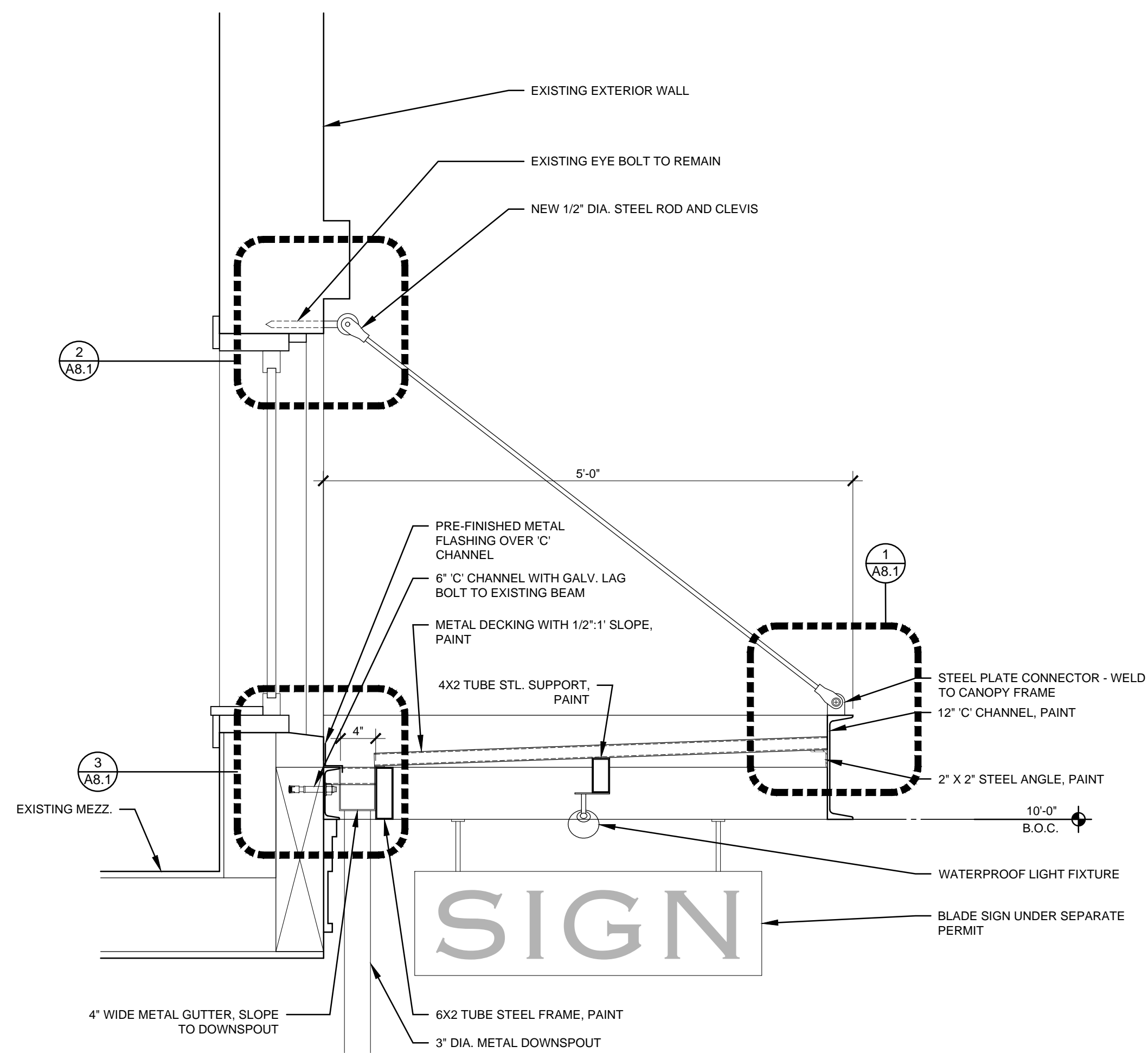
EXTERIOR ELEVATIONS
DEMO AND NEW WORK

SHEET

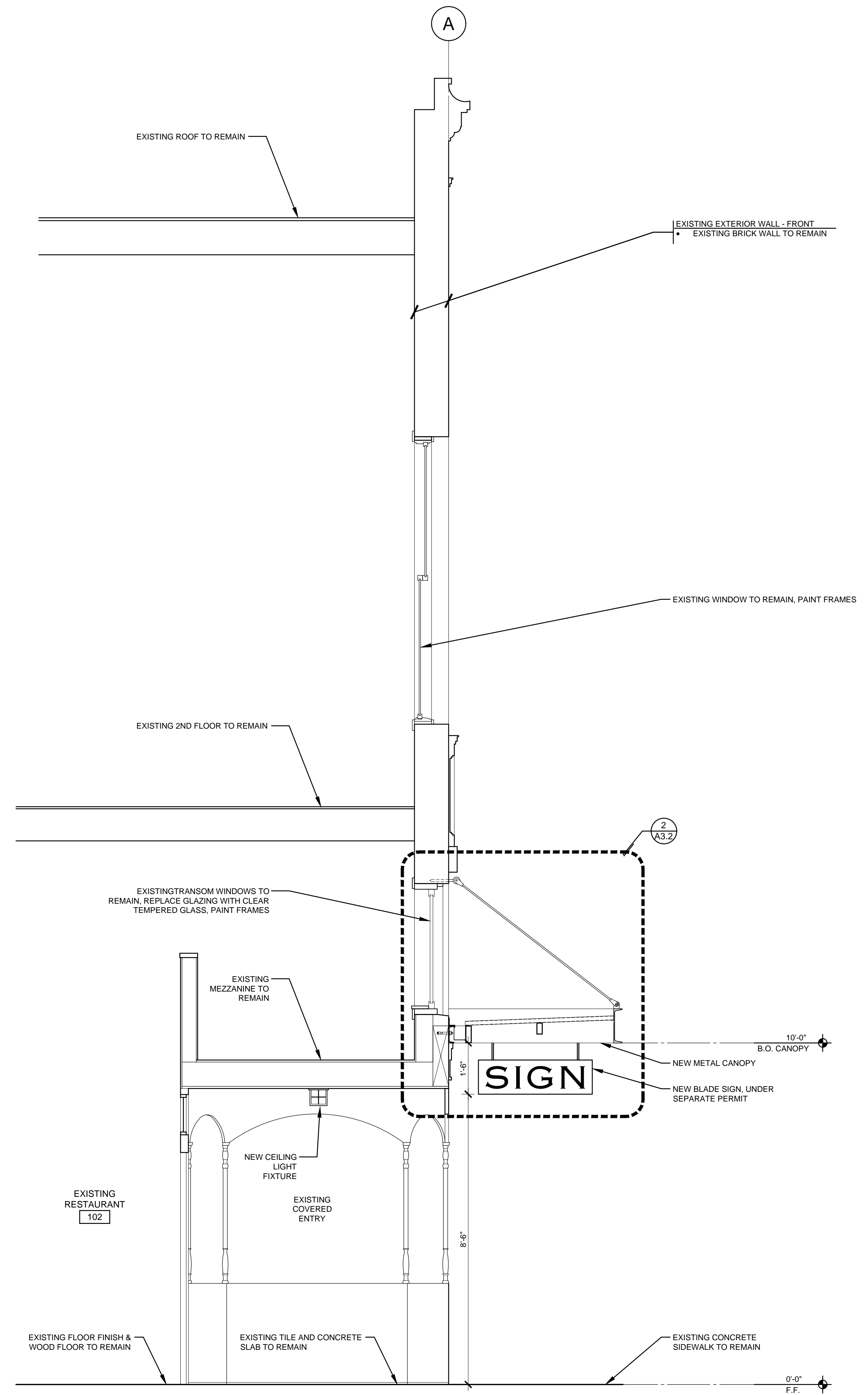
A3.1



1 NEW CANOPY PLAN
SCALE: 1/2" = 1'-0"



2 NEW METAL CANOPY DETAIL
SCALE: 1" = 1'-0"



3 WALL SECTION AT NEW CANOPY
SCALE: 1/2" = 1'-0"



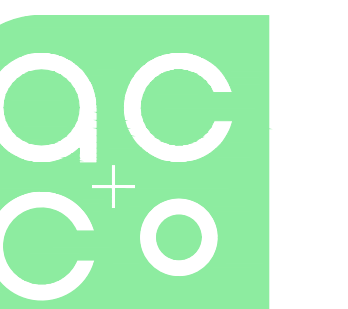
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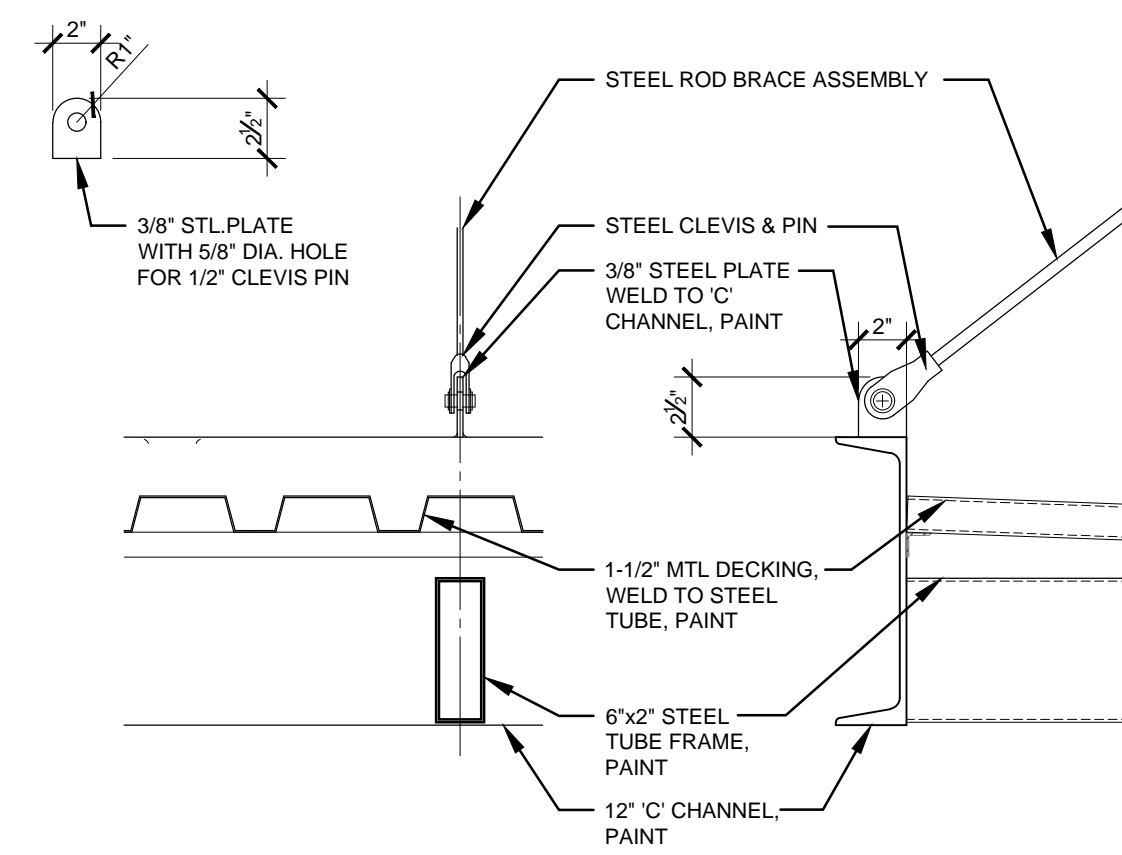
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SALEM, OREGON 97301

WALL/CANOPY SECTION

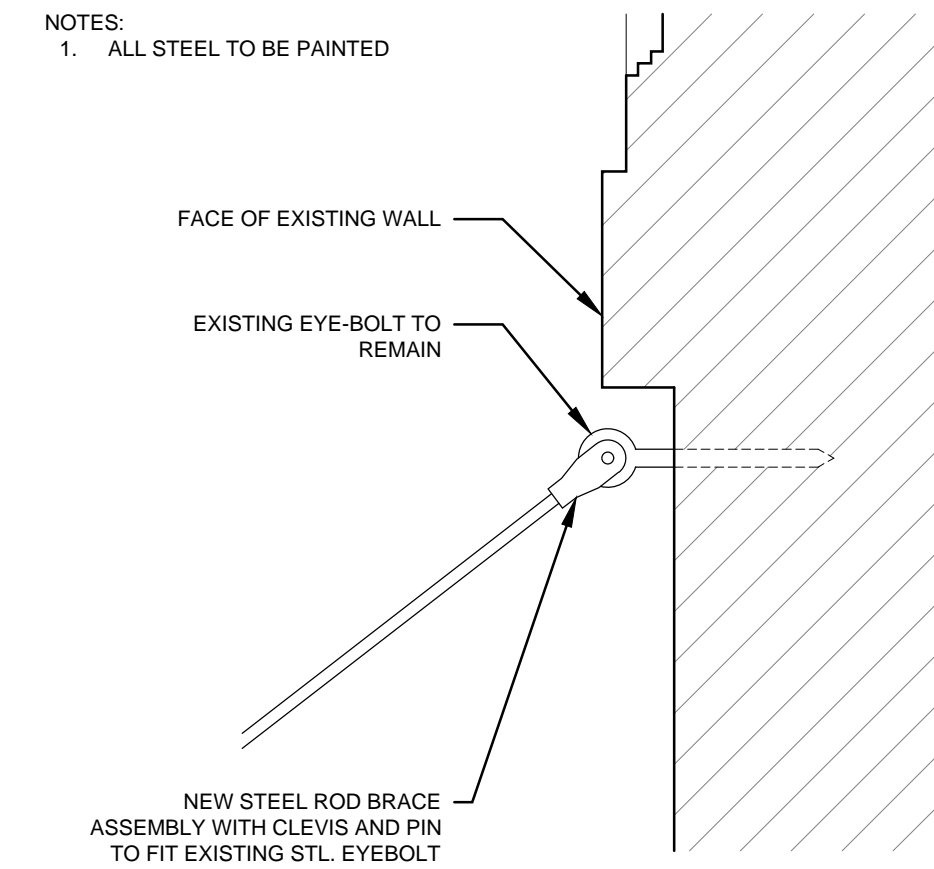
SHEET

A3.2

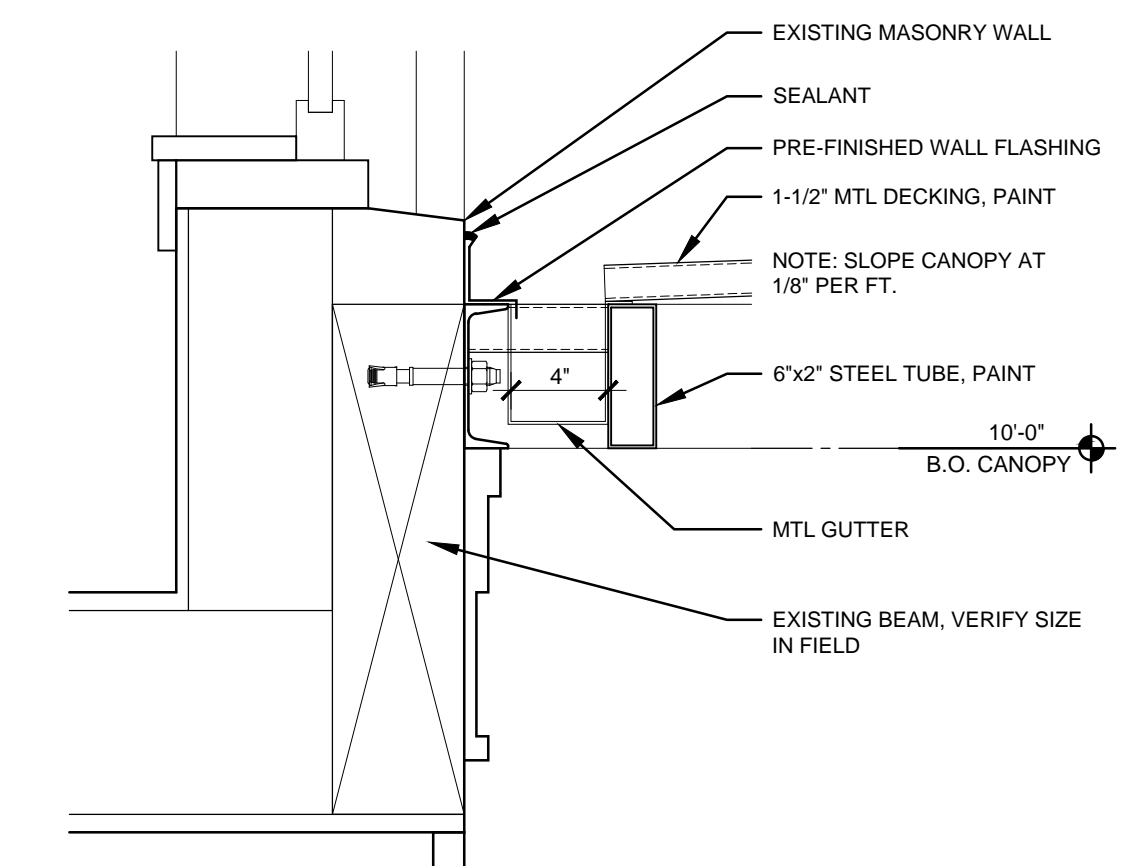
6/7/2019 9:34:10 AM



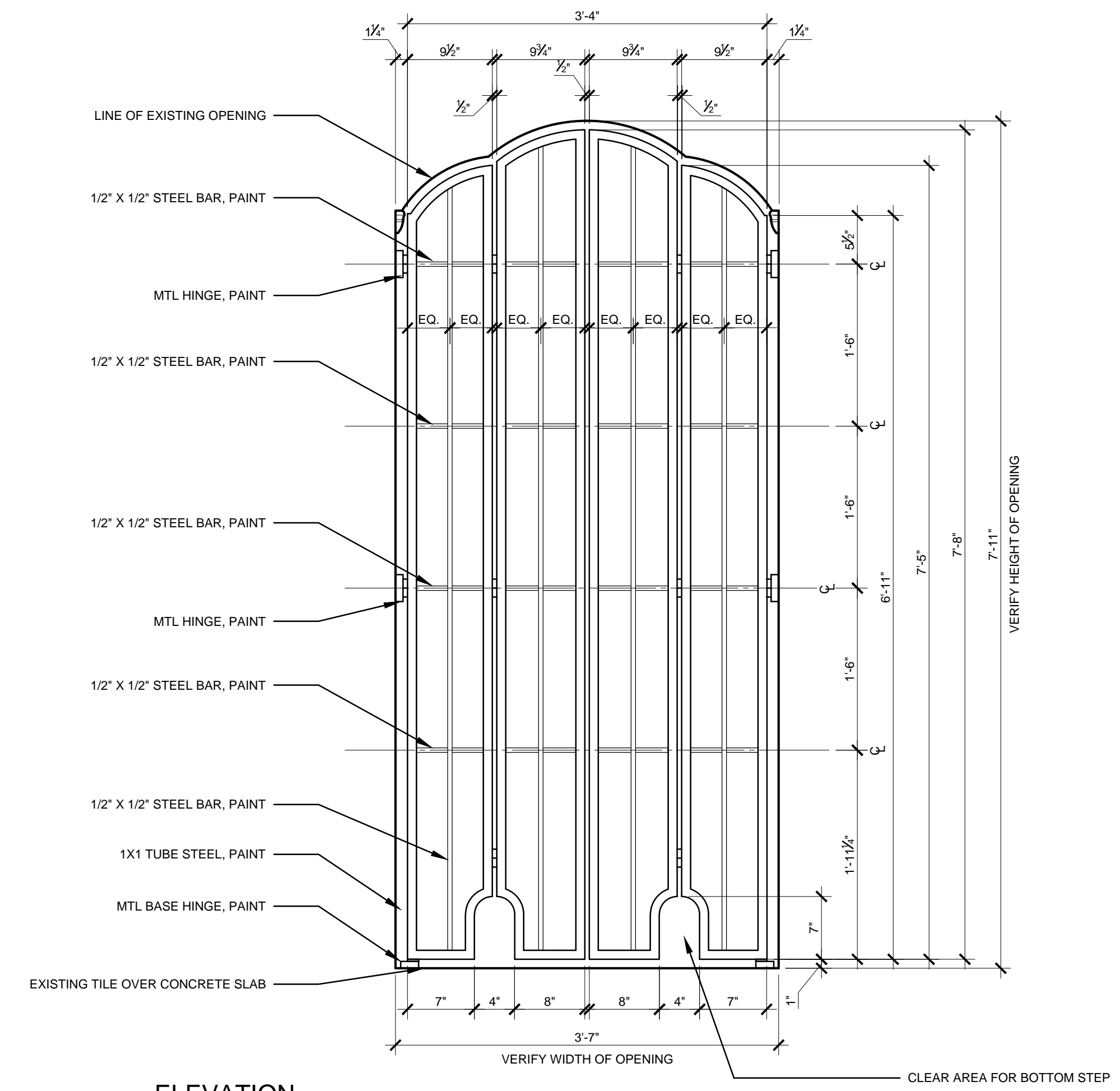
1 CANOPY ROD BRACE DETAIL
SCALE: 1 1/2" = 1'-0"



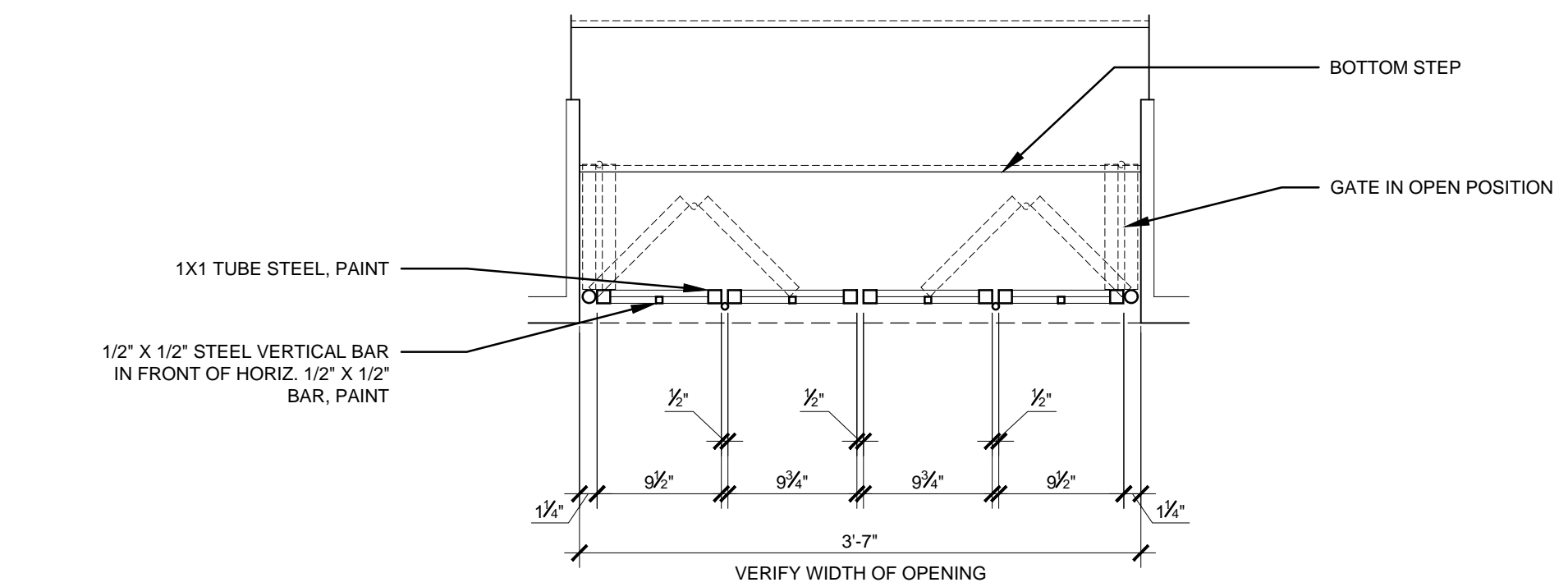
2 CANOPY ROD BRACE AT EYEBOLT
SCALE: 1 1/2" = 1'-0"



3 CANOPY CONNECTION AT WALL
SCALE: 1 1/2" = 1'-0"



ELEVATION



PLAN

4 NEW METAL GATE
SCALE: 1" = 1'-0"



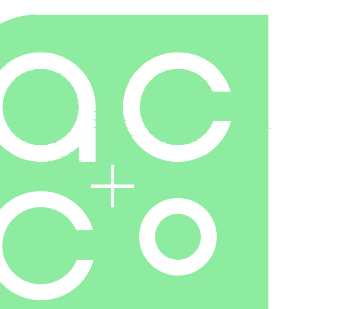
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DETAILS

SHEET

A8.1