

**FOR THE MEETING OF: July 18, 2019**  
**AGENDA ITEM: 6.b**

**TO:** Historic Landmarks Commission

**THROUGH:** Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

**FROM:** Kimberli Fitzgerald, AICP, Historic Preservation Officer

**HEARING DATE:** July 18, 2019

**CASE NO.:** Historic Design Review Case No. HIS19-23

**APPLICATION SUMMARY:** A proposal to install HVAC, a new canopy, and additional improvements on the front facade of the Pomeroy & Keene Building (c1860).

**LOCATION:** 379-383 STATE STREET

**REQUEST:** **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 ).

**APPLICANT(S):** Gary Gunville and Marie Jacobsen, AC+Co Architecture, for Janet I. Ogdahl

**APPROVAL CRITERIA:** Salem Revised Code (SRC) Chapter 230 230.040 Standards for Historic Contributing Buildings in Commercial Historic Districts (d) Storefronts and (j) Mechanical equipment and service areas

**RECOMMENDATION:** **DENY** the request to replace the 1926 transom window glass, and **APPROVE** the proposal with the following **CONDITION:**

**CONDITION 1:** The applicant shall retain the 1926 transom window glass.

## **BACKGROUND**

On June 7, 2019, the applicant submitted materials for a Major Historic Design Review for storefront modifications on the front of the Pomeroy & Keene Building. On June 21, 2019 the applicant submitted supplemental information relating to the installation of HVAC equipment on the roof.

The application was deemed complete for processing on June 21, 2019.

Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on June 27, 2019 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620.

The City of Salem Historic Landmarks Commission will hold a public hearing for the case on July 18, 2019 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is October 19, 2019, unless an extension is granted by the applicant.

## **PROPOSAL**

The applicant is proposing to restore and repair the character defining features of the 1926 Pomeroy & Keene Building storefront. The applicant is proposing to replace the frosted glass panes within the transom windows with single pane clear tempered glass and repair the wood trim and hardware. In addition, the applicant is proposing to replace the existing metal gate/Plexiglass screen to the upstairs entry with a new metal gate; replace the fabric awning with a new steel metal canopy and associated metal gutters; install new signage on the edge of the awning (3), and under awning signage (3) on brackets hung from the new canopy with lighting mounted under the canopy and new ceiling light fixtures within the storefront entry. The applicant is also proposing to replace the existing HVAC on the roof with a new Carrier *Weathermaker* unit in the same location as the existing HVAC roof top unit located at the center of the roof.

## **SUMMARY OF RECORD**

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

## **APPLICANT'S STATEMENT**

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as **Attachment C** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) **Criteria: 230.040. Standards for Historic Contributing Buildings in Commercial Historic Districts (d) Storefronts and (j) Mechanical equipment and service areas** are the applicable criteria for evaluation of this proposal.

## **FACTS & FINDINGS**

### **1. Historic Designation**

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the projects conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

### **2. Historic Significance**

According to nomination documents, the Pomeroy & Keene Building was originally constructed in 1860 as a rooming house (**Attachment B**). The Building was significantly remodeled in 1926 by Charles Pomeroy and A. A. Keene who purchased the property in 1925 and converted the structure to commercial retail use on the first story. At this time the character defining marble and trimmed wood display windows were added and two equal retail shop spaces on the ground story were created along with the band of arched transom windows above this storefront. One half of the retail space was used by Pomeroy Jewelers from 1926-1994. Minor alterations to the structure have been made as new tenants have occupied the retail spaces including the addition of signage, exterior lighting, the fabric awning, and the door to the upper story. While the transom windows are not original to the structure, as they were added in 1926, most likely the frosted glazing within these windows is from the 1926 remodel. The Pomeroy & Keene Building is historic contributing to the Salem Downtown National Register District.

### 3. Neighborhood and Citizen Comments

The subject property is located within the Central Area Downtown Neighborhood Association (CANDO). Notification of the public hearing was sent to the neighborhood association, all property owners within the Salem Downtown National Register District, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on June 27, 2019. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

### 4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required permits. Public Works has stated that the under awning signage must be at least 7' above the top of the sidewalk.

### 5. Historic Design Review

SRC Chapter SRC 230.040 specify the standards applicable to this project. The applicable criteria and factors are stated below in **bold** print. Following each criterion is a response and/or finding relative to the amendment requested.

#### **FINDINGS**

**230.040(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.*

#### **(1) Materials.**

**(A) Original material shall, if possible, be retained or repaired.**

**Finding:** The applicant is proposing to restore the original character defining features of the storefront, therefore staff recommends that the HLC find that SRC 230.040(d)(1)(A) has been met for this portion of the proposal. Additionally, the applicant is proposing to replace the glass within the existing transom window openings. While the transom windows are not original to the structure, they were added as part of the 1926 remodel. While not original to the structure, this glazing was added during the historic period for the Downtown Historic District and is unique to this structure. Therefore, staff recommends that the HLC find that this criterion has not been met for this portion of the proposal, and therefore this portion of the request should be denied, and the following **CONDITION** adopted:



**CONDITION 1:** The applicant shall retain the 1926 transom window glass.

**(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.***

**Finding:** The applicant is proposing to replace the existing glazing within the transom window frames with clear glass. The applicant is proposing to repair and retain the transom window openings and install clear glass single panes within the existing frames, retaining their original configuration. Staff recommends that the HLC find that SRC 230.040(d)(1)(B) has been met for this portion of the proposal. Additionally, the applicant is proposing to replace the non-original fabric awning with a steel metal canopy that will include metal gutters, signage and lighting. The replacement materials are primarily of metal, which is a traditional material found on the Pomeroy & Keene Building and similar historic contributing buildings throughout the Downtown Historic District, therefore staff recommends that the HLC find that this standard has been met for this portion of the proposal.

**(2) Design.**

**(A) *To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved.***

**Finding:** The applicant is planning to substantially retain and restore the character defining features of the Pomeroy & Keene Building 1926 storefront, therefore staff recommends that the HLC find that SRC230.040(d)(2)(A) has been met for this portion of the proposal. Additionally, the applicant is proposing to replace the non-original fabric awning with a steel metal canopy that will include gutters, signage and lighting. No original or character defining features from the 1926 storefront will be adversely affected by the installation of the awning and associated components, therefore staff recommends that the HLC find that this standard has been met for this portion of the proposal.

**(B) *Where the original storefront is too deteriorated to save, the commercial character of the building shall be retained through:***

**(i) *A restoration of the storefront based on historical research and physical evidence.***

**Finding:** The applicant is proposing restoration of the 1926 Pomeroy & Keene Building storefront, therefore staff recommends that the HLC find that SRC 230.040(2)(B)(i) has been met.

**(ii) *Contemporary design that is compatible with the scale, design, materials,***

***color and texture of historic compatible buildings in the district.***

**Finding:** The applicant is not proposing a replacement storefront, therefore this criterion is not applicable to the evaluation of this portion of the proposal. However, the applicant is proposing to replace the existing non-original fabric awning with a flat topped metal canopy that will include gutters, signage and lighting. The overall design of this replacement canopy and associated components are compatible with the Pomeroy & Keene Building and the surrounding Downtown Historic District, therefore staff recommends that the HLC find that SRC 230.040(d)(2)(B)(ii) has been met for this portion of the proposal.

***(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.***

**Finding:** The applicant is proposing to replace the non-original gate and screen door with a metal gate over the entry to the upper floor. However, the 1926 street-level entrances to the two retail spaces within the Pomeroy & Keene Building will be retained. Therefore staff recommends that the HLC find that SRC 230.040(d)(2)(C) has been met.

**230.040(j) Mechanical equipment and service areas.**

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

**Finding:** The proposed replacement HVAC unit will be of metal, a traditional material found on the Pomeroy & Keene Building, and the district generally, therefore staff recommends that the HLC find that SRC 230.040(j)(1) has been met.

**(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 HVAC unit with a new unit located at the center of the roof and not visible from the right of way. Therefore staff recommends that the HLC find that SRC 230.040(j)(2)(A) has been met.

***(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 replace the existing HVAC unit with a new unit

recessed at the center of the roof of the building and not visible from the right of way. Therefore staff recommends that the HLC find that SRC 230.040(j)(2)(B) has been met.

***(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 proposed mechanical unit will be set back from the parapet of the roof, not visible from the street and recessed at the center of the roof. Therefore staff recommends that the HLC find that SRC 230.040(j)(2)(C) has been met.

***(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 applicant is not proposing to install solar panels, therefore staff recommends that the HLC find that this criterion 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 applicant is not proposing to install skylights, therefore staff recommends that the HLC find this criterion 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 not proposing to install mechanical equipment at street level, therefore staff recommends that the HLC find this criterion 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 applicant is not proposing to install new skylights or vents, therefore staff recommends that the HLC find this criterion is not applicable to the evaluation of this proposal.

## **RECOMMENDATION**

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **DENY** the request to replace the 1926 transom window glass, and **APPROVE** the remainder of the proposal with the following **CONDITION**:

**CONDITION 1:** The applicant shall retain the 1926 transom window glass.

## **DECISION ALTERNATIVES**

1. **APPROVE** the proposal as submitted by the applicant and indicated on the drawings.
2. **APPROVE** the proposal with conditions to satisfy specific standard(s) as recommended by staff (denying replacement of the 1926 transom glazing).
3. **APPROVE** the proposal with a different condition to better satisfy SRC 230.040(d)(1)(A) allowing replacement of the 1926 transom glass provided this glass is salvaged and retained, as follows:

**CONDITION 1:** The applicant shall salvage the 1926 transom window glass after removal, using accepted preservation and storage methods. The 1926 transom glass shall be retained in a secure storage area on-site, so future restoration of this glazing from the 1926 storefront remodel is potentially feasible.

3. **DENY** the proposal based on noncompliance with identified standards in SRC 230, indicating which standard(s) is not met and the reason(s) the standard is not met.

Attachments: A. Hearing Notice and Vicinity Map  
B. Excerpt from National Register Historic Resource Documents  
C. Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, Historic Preservation Officer



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

### *Audiencia Pública*

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

<b>CASE NUMBER:</b>	Historic Design Review Case No. HIS19-23
<b>AMANDA APPLICATION NO:</b>	19-113171-DR
<b>HEARING INFORMATION:</b>	<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>
<b>PROPERTY LOCATION:</b>	379-383 State St Salem, OR 97301
<b>OWNER:</b>	Janet I Ogdahl
<b>REPRESENTATIVE:</b>	Marie Jacobsen and Gary Gunville of AC+Co Architecture
<b>DESCRIPTION OF REQUEST:</b>	<p>SUMMARY: A proposal to install HVAC, a new canopy, and additional improvements on the front facade of the Pomeroy &amp; 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 &amp; 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>
<b>CRITERIA TO BE CONSIDERED:</b>	<p><b>230.040. Standards for Historic Contributing Buildings in Commercial Historic Districts.</b> Modifications to historic contributing buildings in commercial historic districts shall comply with this section.</p> <p><b>(d) Storefronts.</b> 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><b>(1) Materials.</b></p> <p><b>(A)</b> Original material shall, if possible, be retained or repaired.</p> <p><b>(B)</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><b>(2) Design.</b></p> <p><b>(A)</b> To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved.</p> <p><b>(B)</b> Where the original storefront is too deteriorated to save, the commercial character of the building shall be retained through:</p> <p><b>(i)</b> A restoration of the storefront based on historical research and physical evidence.</p> <p><b>(ii)</b> Contemporary design that is compatible with the scale, design, materials, color and texture of historic compatible buildings in the district.</p> <p><b>(C)</b> 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><b>HOW TO PROVIDE TESTIMONY:</b></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><b>HEARING PROCEDURE:</b></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><b>CASE MANAGER:</b></p>	<p><b>Kimberli Fitzgerald, Historic Preservation Officer</b>, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: <a href="mailto:kfitzgerald@cityofsalem.net">kfitzgerald@cityofsalem.net</a>.</p>
<p><b>NEIGHBORHOOD ORGANIZATION:</b></p>	<p>Central Area Neighborhood Development Organization (CAN-DO), Bruce Hoffman, Land Use Chair; Phone: 503-781-8542; Email: <a href="mailto:bruhof@gmail.com">bruhof@gmail.com</a>.</p>
<p><b>DOCUMENTATION AND STAFF REPORT:</b></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><a href="https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx">https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx</a></p>
<p><b>ACCESS:</b></p>	<p>The Americans with Disabilities Act (ADA) accommodations will be provided on request.</p>
<p><b>NOTICE MAILING DATE:</b></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>

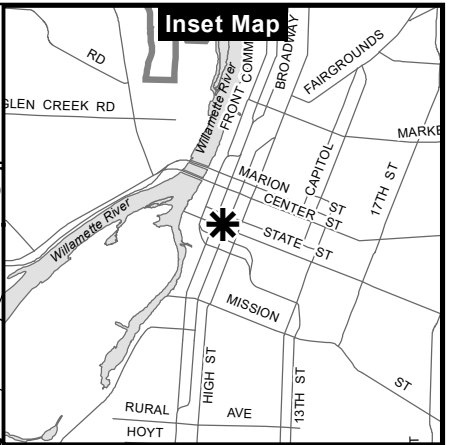
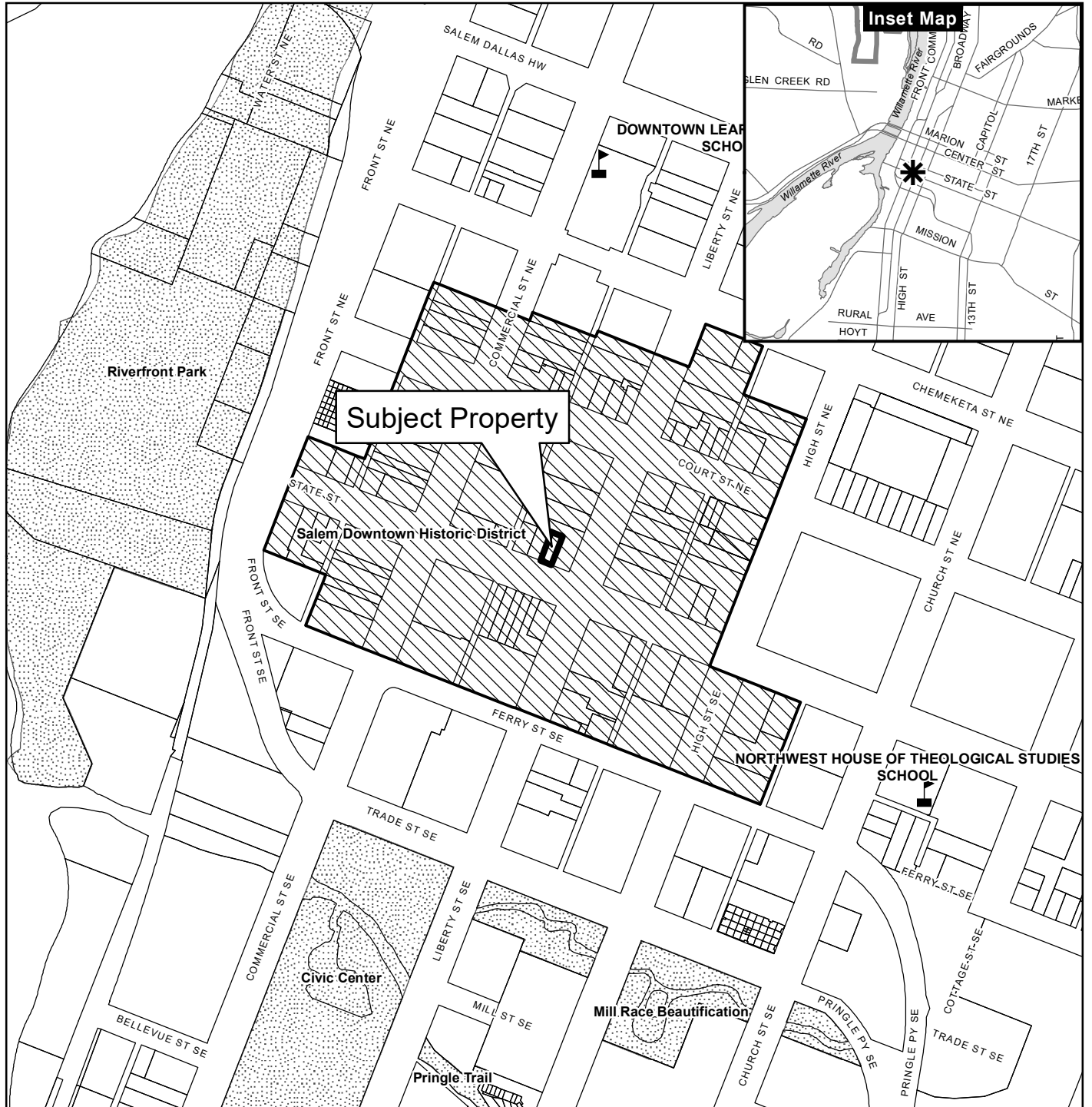
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*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender 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.*




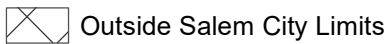

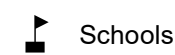

TTD/TTY telephone 503-588-6439 is also available 24/7

# 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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**Excerpt from National Register Documentation****379 - 383 State Street*****Classification:*** Historic Contributing (Listed as a Local Landmark)***Historic Name:*** Pomeroy Building***Current Name:*** MaValise/Coiffeure***Year of Construction:*** c. 1860/1926***Legal Description:*** 073W27AB06400; Salem Addition from Lot 4 in Block 33***Owner(s):*** Charles Zowell  
POB 2248  
Salem, Oregon 97308

**Description:** This is a two-story unreinforced brick building covered with stucco, scored to simulate stone. The primary facade (south-facing) has three medallions equally spaced across the facade. The second-story fenestration is comprised of two window bays, each with two one-over-one, double-hung wood sash windows. Each window bay is surmounted with a bas-relief arch that continues into bay surrounds. Within each bay is a pilaster with rope ornamentation that separates the two windows.

Multiple arched transom windows provide illumination for ground-floor spaces. The ground floor is divided into two equal shop spaces, each with a central recessed door. Display windows trimmed in marble and ornate woodwork date from a 1926 remodeling. This building retains its historic integrity and contributes to the downtown district.

**History and Significance:** The Pomeroy Building contributes to an understanding and appreciation of the evolving history of commercial developments in the downtown historic district. It has retained substantial architectural integrity since its 1926 remodel and is associated with the lives of several tenants who contributed to legal developments in the capital city. When originally built around 1860 (according to the Oregon Inventory of Historic Properties, 1993), this building served as a rooming house. In 1925 Charles T. Pomeroy (a jeweler) and A.A. Keene purchased this property. A Portland carpenter and cabinetmaker remodeled the facade in accordance with plans prepared by Pomeroy and Keene, transforming the architectural style into Commercial. As of June 1993, Pomeroy's daughter, Audrey, was managing the jewelry store.

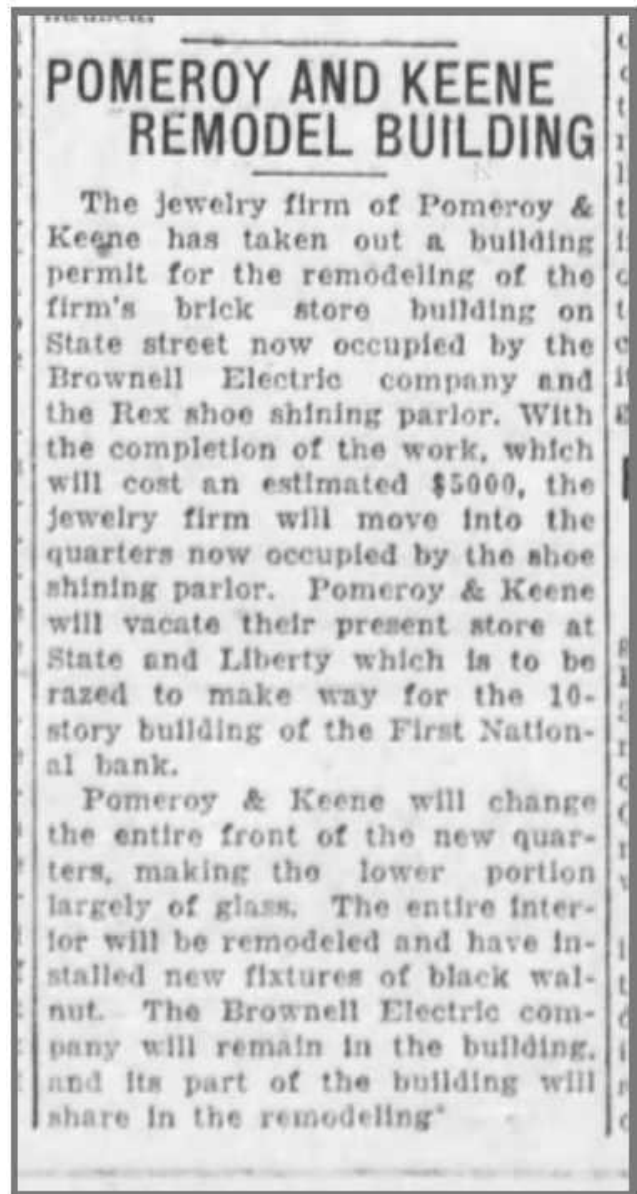
Earlier tenants in the building included Miller Hayden of the Real Silk Hosiery Company (he later became a lawyer and state district judge); Fred Binyon, insurance agent and notary public (later to serve as an assistant attorney general attached to the Oregon State Insurance Department for seventeen years); and attorney C.F. Gillette (also city attorney for Monmouth, Oregon).





REFERENCE ONLY  
1934 View of Pomeroy and Keene Building

Postcard, "No. 69, State Street Looking Towards Capitol, Salem, Oregon"  
Held at Willamette University Archive  
WP 0840, Box 7  
[https://doi.org/10.31096/WUA9999-WP\\_0840\\_Box\\_7](https://doi.org/10.31096/WUA9999-WP_0840_Box_7)



Capital Journal, April 14, 1926, p. 1



1941 detail from State St. View, Ben Maxwell Collection, 1374

**Historic Alteration Review Worksheet**Site Address: 379-303 STATE ST.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: 10

**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  NoProject's Existing Material: METAL CANOPY Project's New Material: METAL CANOPY**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 METAL CANOPY WITH NEW METAL CANOPY.
2. REPLACE GLASS IN EXISTING TRANSOM WINDOWS WITH CLEAR TEMPERED GLASS.
3. ADD (3) BLADE SIGNS AND (3) SIGNS ON FACE OF CANOPY.
4. ADD LIGHT FIXTURES AT UNDERSIDE OF CANOPY, TO BE DIRECTED AT BLADE SIGNS.


  
Signature of Applicant

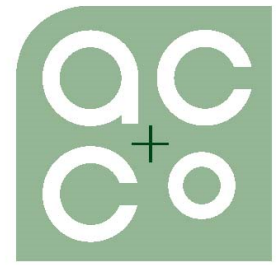
6-7-19
  
Date Submitted/Signed

June 6, 2019

City of Salem Planning Dept.  
555 Liberty Street SE  
Salem, OR 97301

Re: 379-383 State Street - Historic Review

The following addresses the applicable approval criteria per Section 230.040 of Title X Unified Development Code;



ARCHITECTURE  
COMMUNITY

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

Sec. 230.040. - Standards for historic contributing buildings in commercial historic districts. Modification to historic contributing buildings in public historic districts and individually listed public historic resources shall comply with this section.

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

**Response: The owner would like to change out the glass in each of the transom windows. The glass would be clear, single pane to fit the existing wood frames and be tempered because of the distance to the existing mezzanine floor. The existing window frames will remain and are to be repaired and painted.**

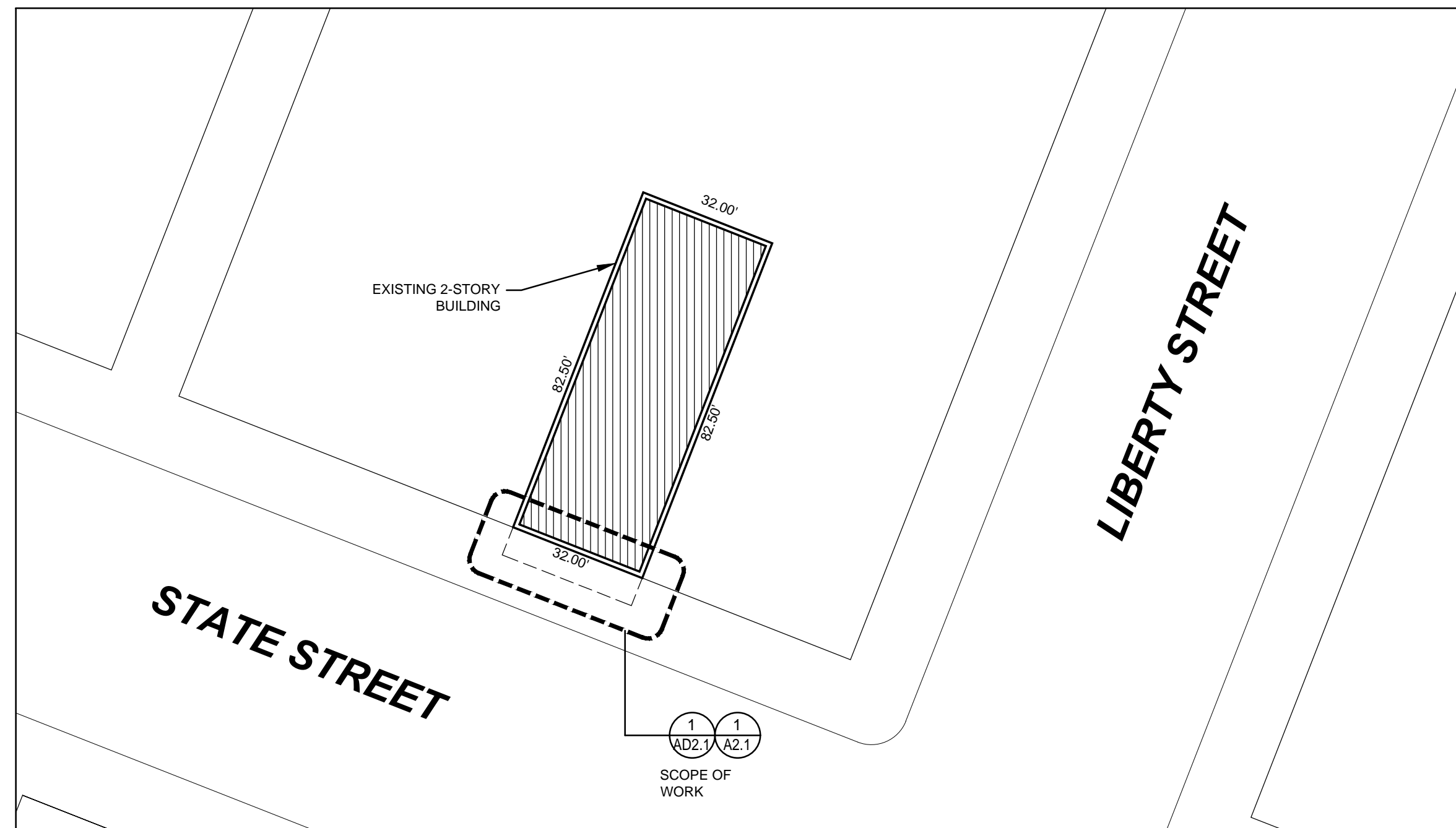
*(k) Awnings and canopies. Replacement or installation of awnings and canopies on historic contributing buildings is allowed. (1) Materials. (A) Materials that are compatible with the character of the building's period and style shall be used. (B) Canvas is an approved material for awnings and canopies. (2) Design. (A) Awnings shall be located within window openings, and below transoms. (B) Umbrella-type awnings and non-historic forms are not permitted. (C) Awnings shall be attached in such a manner that historic materials or features are not damaged. (D) Marquees may be used where compatible with the building and neighboring buildings. (E) Awnings, canopies, or marquees shall not obscure significant architectural features on the building. (F) Awnings, canopies, or marquees shall have size, scale and design that is compatible with the building and neighboring buildings.*

**Response: The owner would like to replace the existing metal and fabric canopy with a new metal only canopy. The canopy would be 5 feet deep to align with the canopies of the neighboring buildings on each side. The canopy would have a metal gutter along the backside with a new metal downspout in the location of the existing downspout. (3) Blades would hang from the canopy and align with the business entries at 379, 381 and 383 State Street. (3) smaller signs would be attached to the front face of the canopy frame.**

End of Statement.



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@acccoc.com  
GARY GUNVILLE AIA  
EMAIL: ggunville@acccoc.com

## SHEET INDEX

**ARCHITECTURAL**

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

## PROJECT INFORMATION

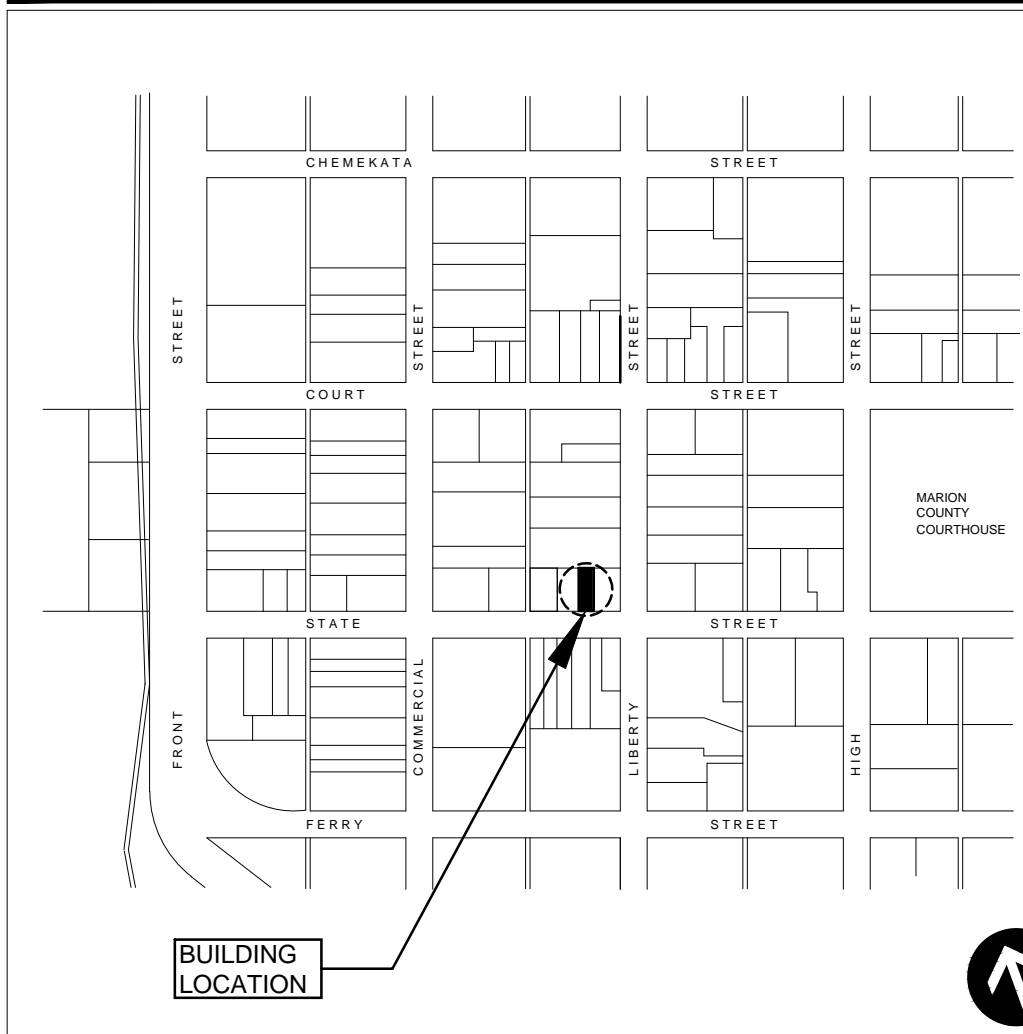
### GENERAL

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, TRANSPARENT 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		
	REVISION CLOUD WITH REVISION NUMBER		
	FLOOR ELEVATION		
	SPOT ELEVATION		

## PROPERTY 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 800 FEET OF THE DEVELOPMENT SITE CONTAINING THE USE OR ACTIVITY IT SERVES.	
PARKING SUMMARY:	
RETAIL AREA:	3902 SF / 350 = 11 STALLS REQUIRED
RESTAURANT/BAR AREA:	1114 SF / 250 = 5
ALLOWABLE HEIGHTS & AREAS	
CONSTRUCTION TYPE:	VB NON-SPRINKLERED
OCCUPANCIES:	B, M, A-2
EXISTING FLOOR AREA:	
GROUND FLOOR:	2530 SF
UPPER FLOOR:	2486 SF (5016 SF TOTAL)



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JOB NO.: 2019.0056

DATE: JUNE 7, 2019

DRAWN: GEG

SUBMITTALS: HISTORIC REVIEW 6-7-19

REVISIONS: CITY OF SALEM 6-20-19



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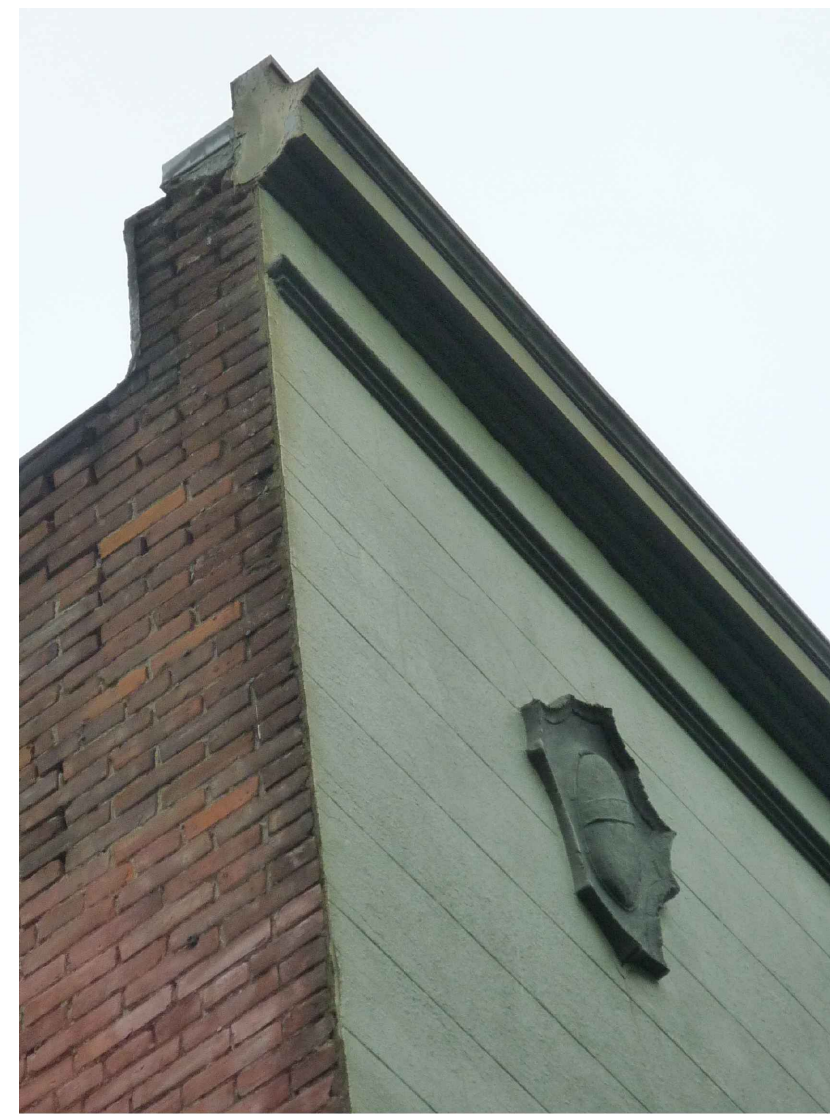
MA VALISE - EXTERIOR RENOVATION  
379-383 STATE STREET  
SALEM, OREGON 97301

## PROJECT INFORMATION

SHEET

A0.1

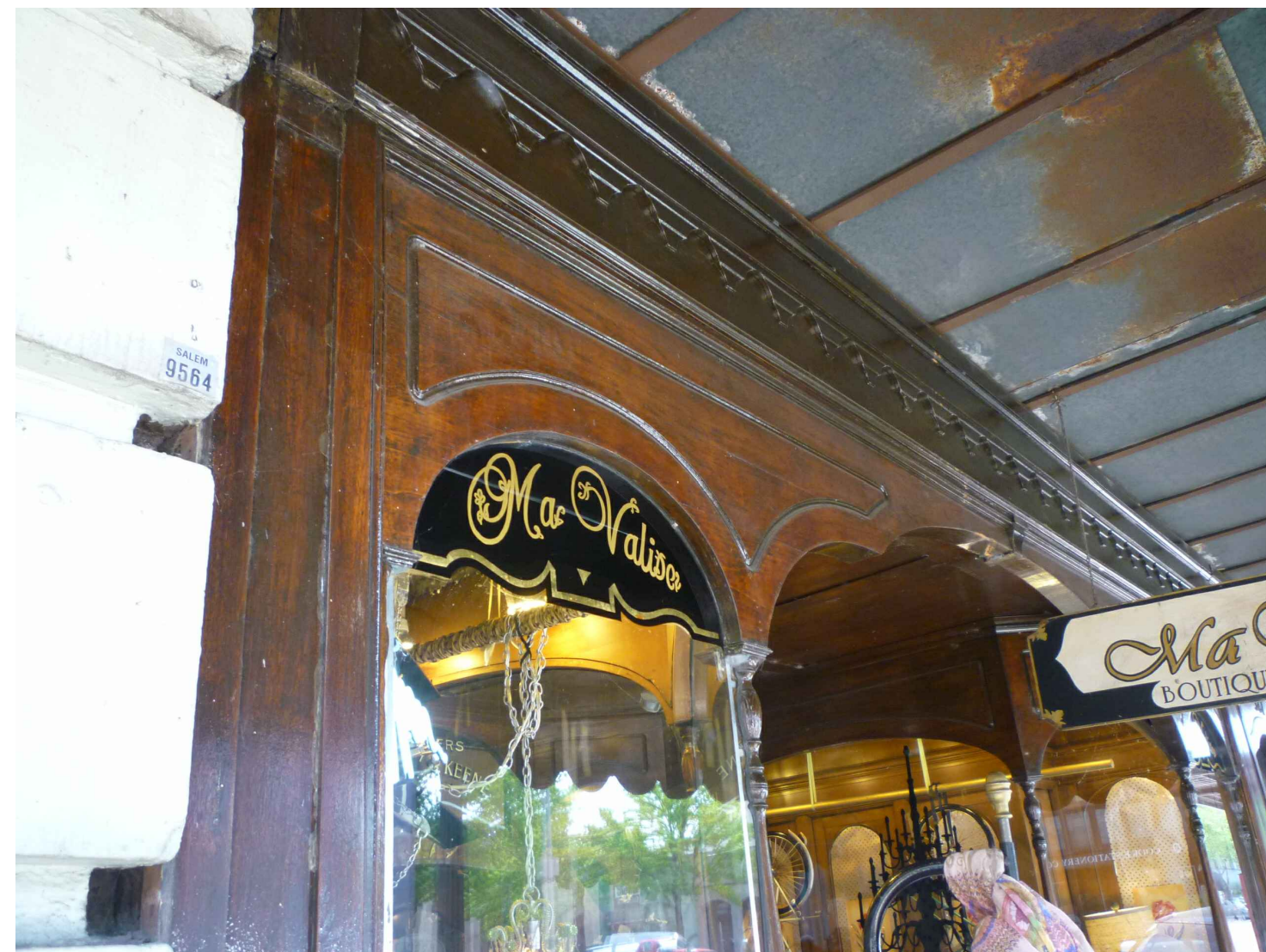




EXISTING PARAPET CAP



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



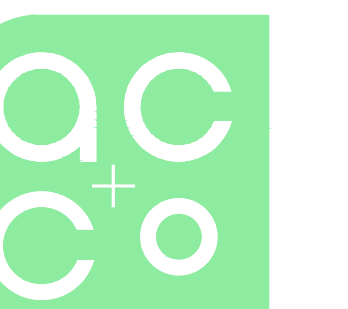
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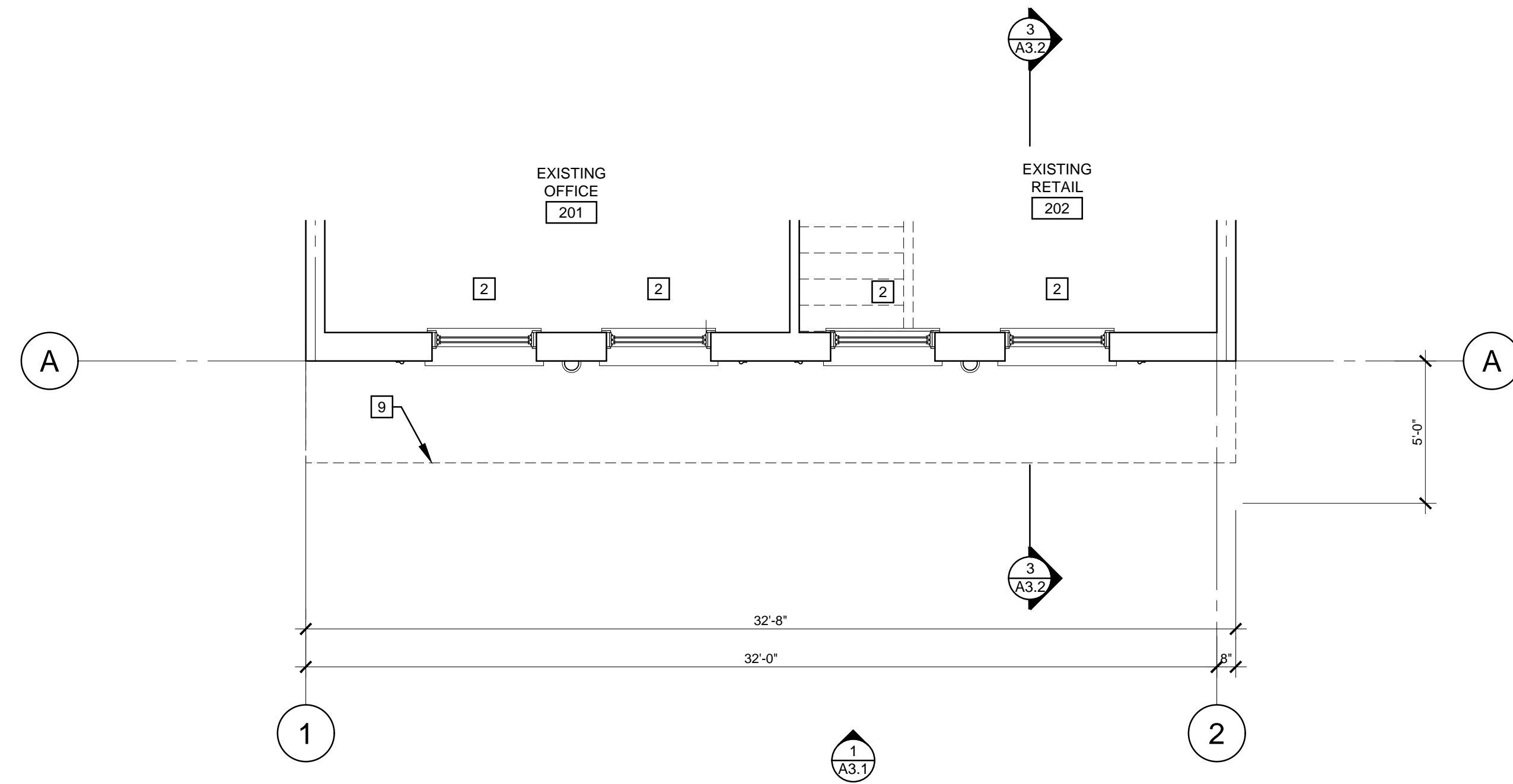
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RENOVATION  
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SALEM, OREGON 97301

EXTERIOR 3D  
VIEW - PHOTOS

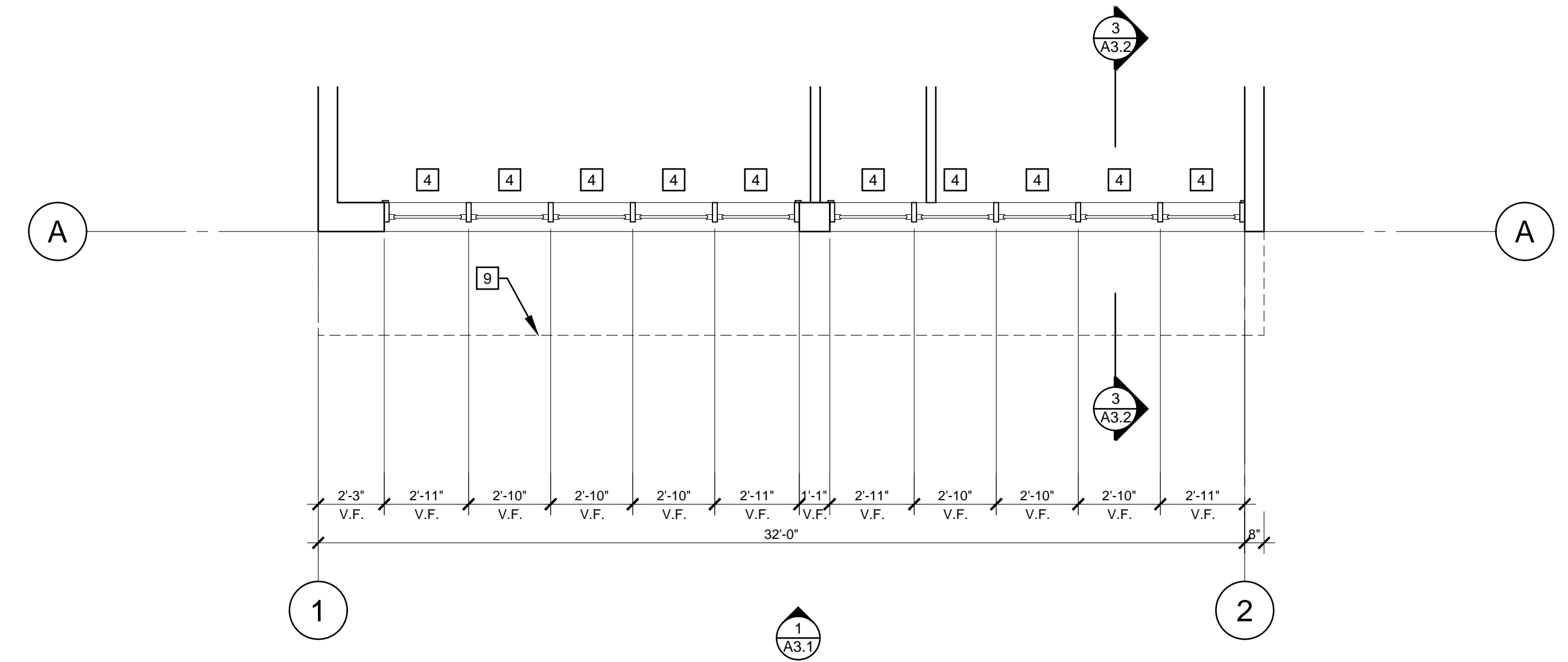
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A0.2

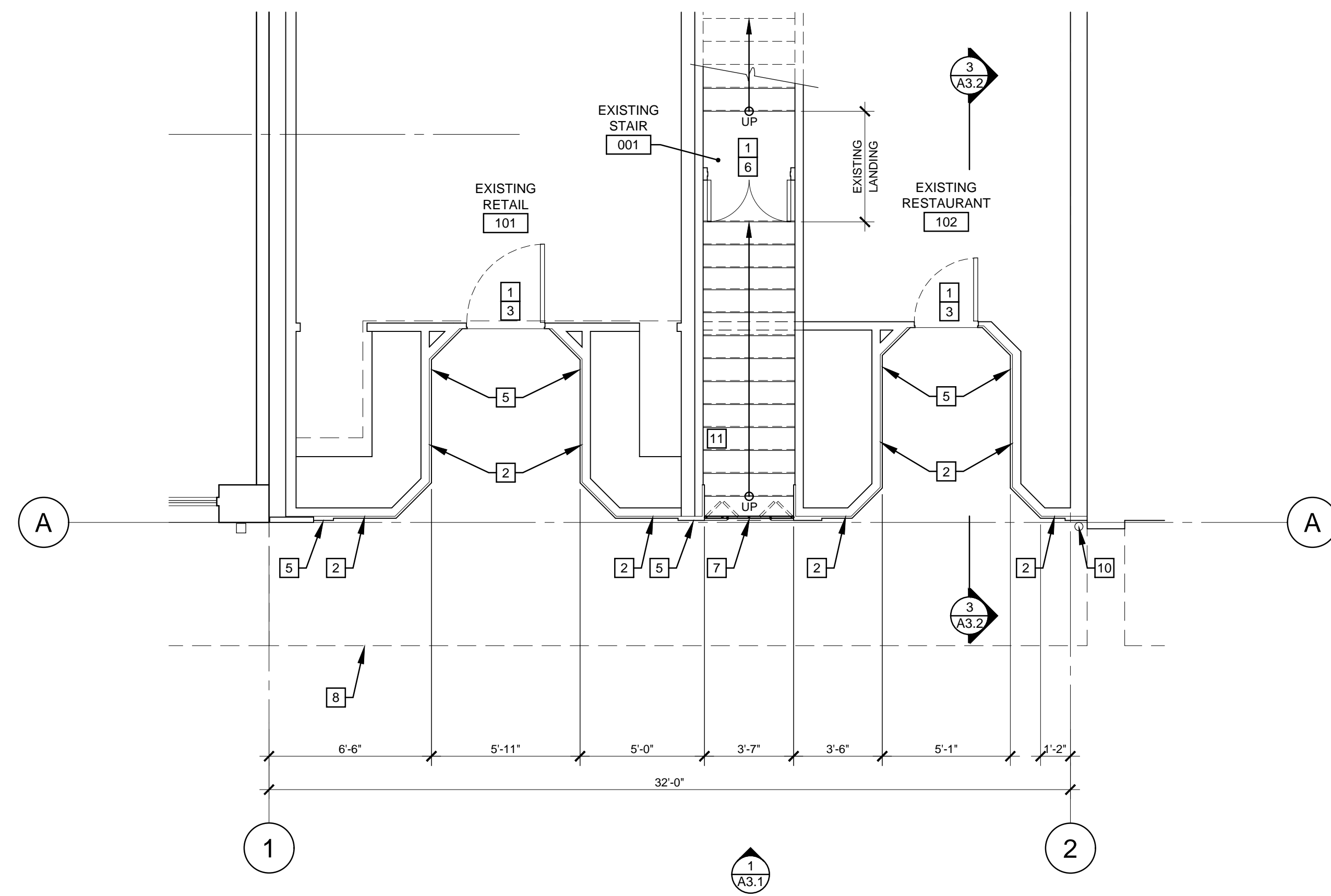




1 SECOND FLOOR/CANOPY PLAN  
SCALE: 1/4" = 1'-0"



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



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

GENERAL NOTES:

1. GENERAL NOTES APPLY TO ALL DRAWINGS
2. DIMENSIONS ARE TO EXISTING FACE OF WALL AND FACE OF EXISTING MASONRY UNLESS NOTED OTHERWISE.
3. 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.
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
- DOOR, FRAME AND HARDWARE, REFER TO DOOR SCHEDULE A8.1
- WINDOW TYPE, REFER TO WINDOW SCHEDULE A8.1

DEMOLITION 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 EXISTING GLAZING TO BE REMOVED AT TRANSOMS, 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 EXISTING METAL GATE TO BE REMOVED
- 8 LINE OF EXISTING CANOPY ABOVE
- 9 EXISTING METAL CANOPY TO BE REMOVED
- 10 EXISTING METAL DOWNSPOUT TO BE REMOVED
- 11 EXISTING STAIRS TO REMAIN OPEN DURING CONSTRUCTION



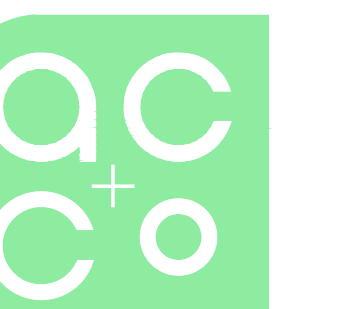
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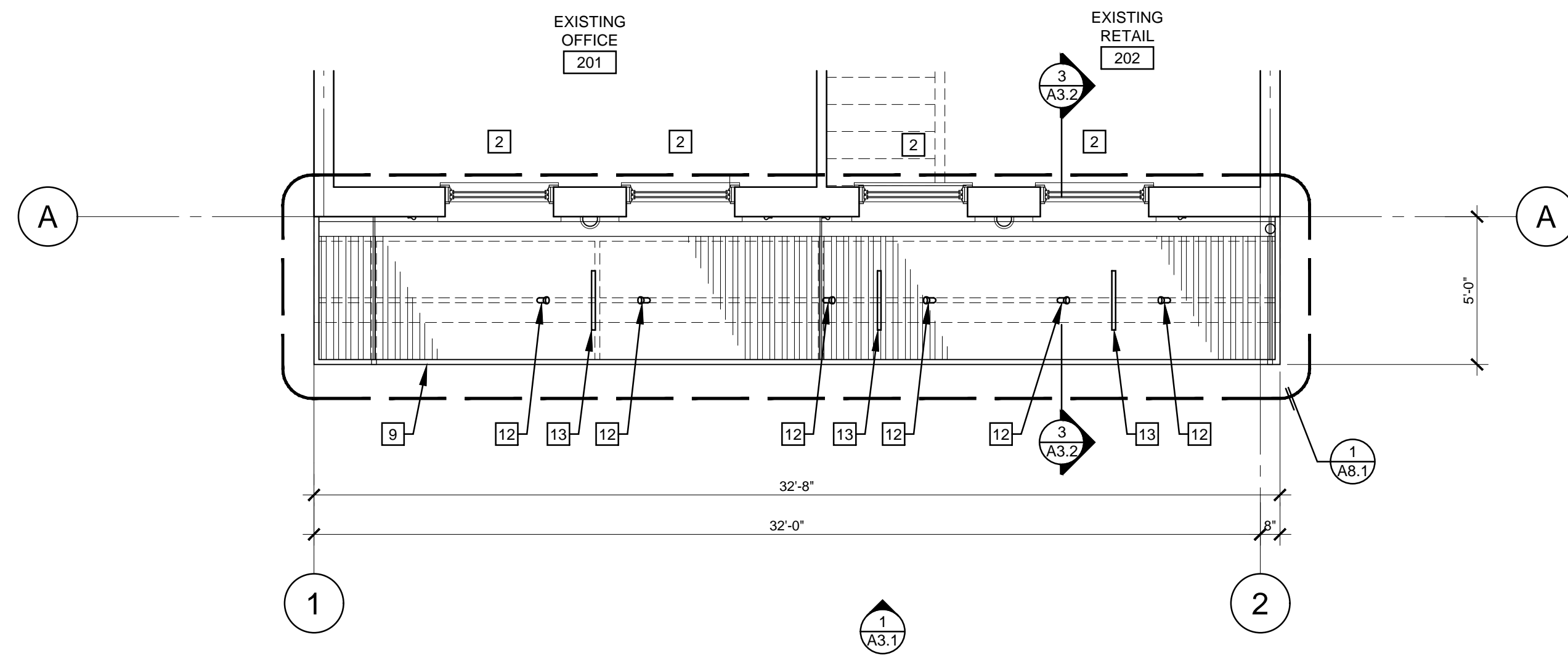
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DEMOLITION FLOOR  
PLANS

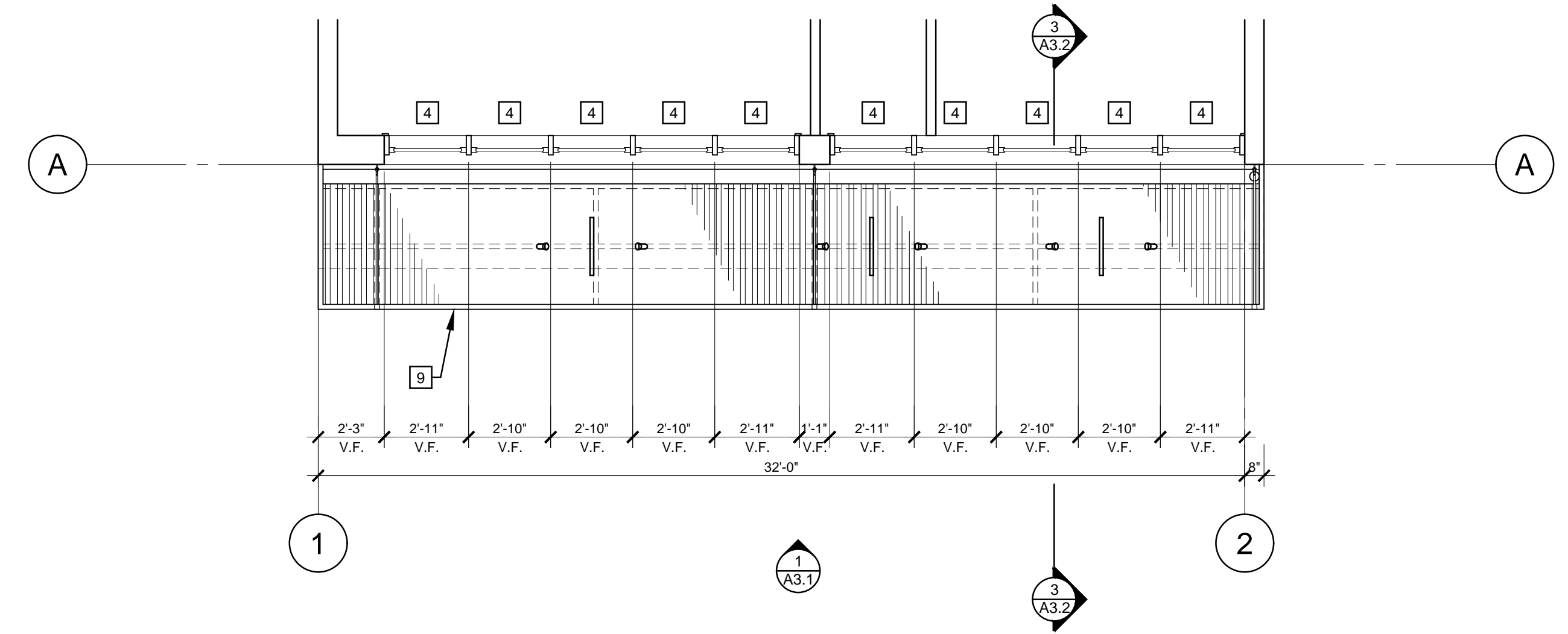
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AD2.1

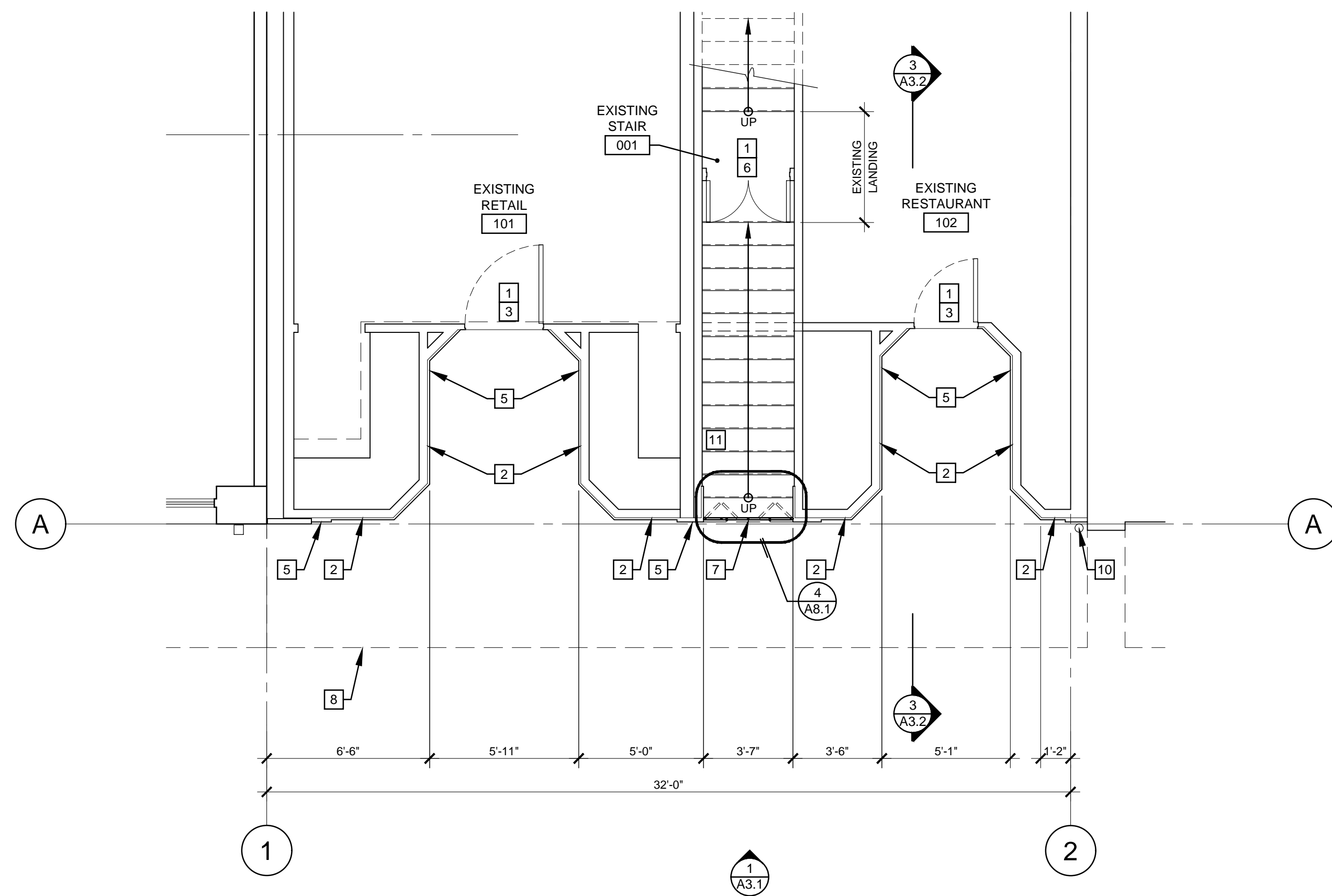
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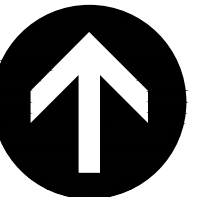
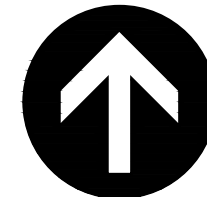
1 SECOND FLOOR/CANOPY PLAN  
SCALE: 1/4" = 1'-0"



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



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



GENERAL NOTES:

1. GENERAL NOTES APPLY TO ALL DRAWINGS
2. DIMENSIONS ARE TO EXISTING FACE OF WALL AND FACE OF EXISTING MASONRY UNLESS NOTED OTHERWISE.
3. 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.
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



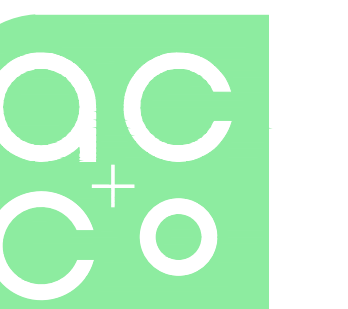
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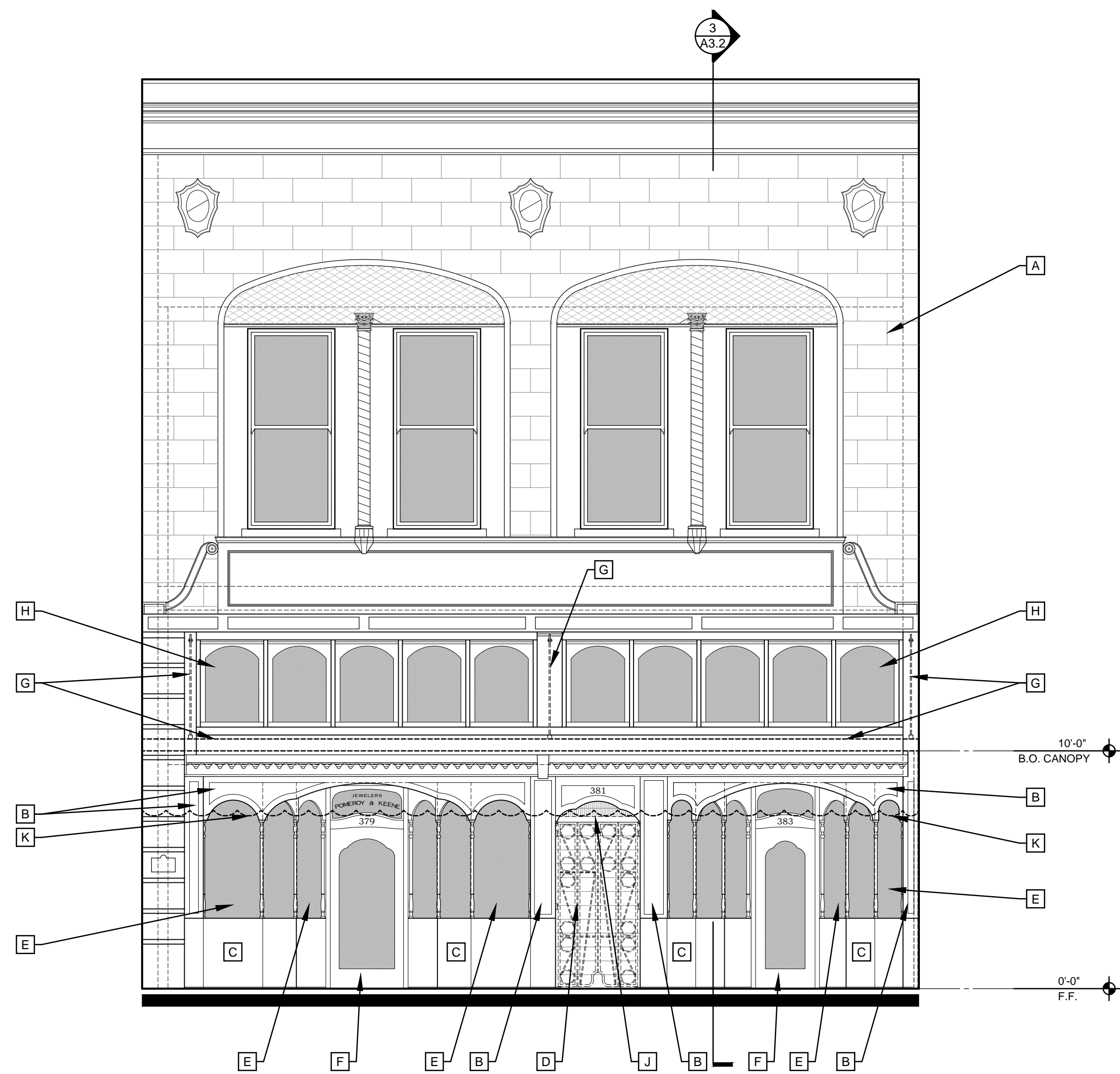
FLOOR PLANS

SHEET

A2.1

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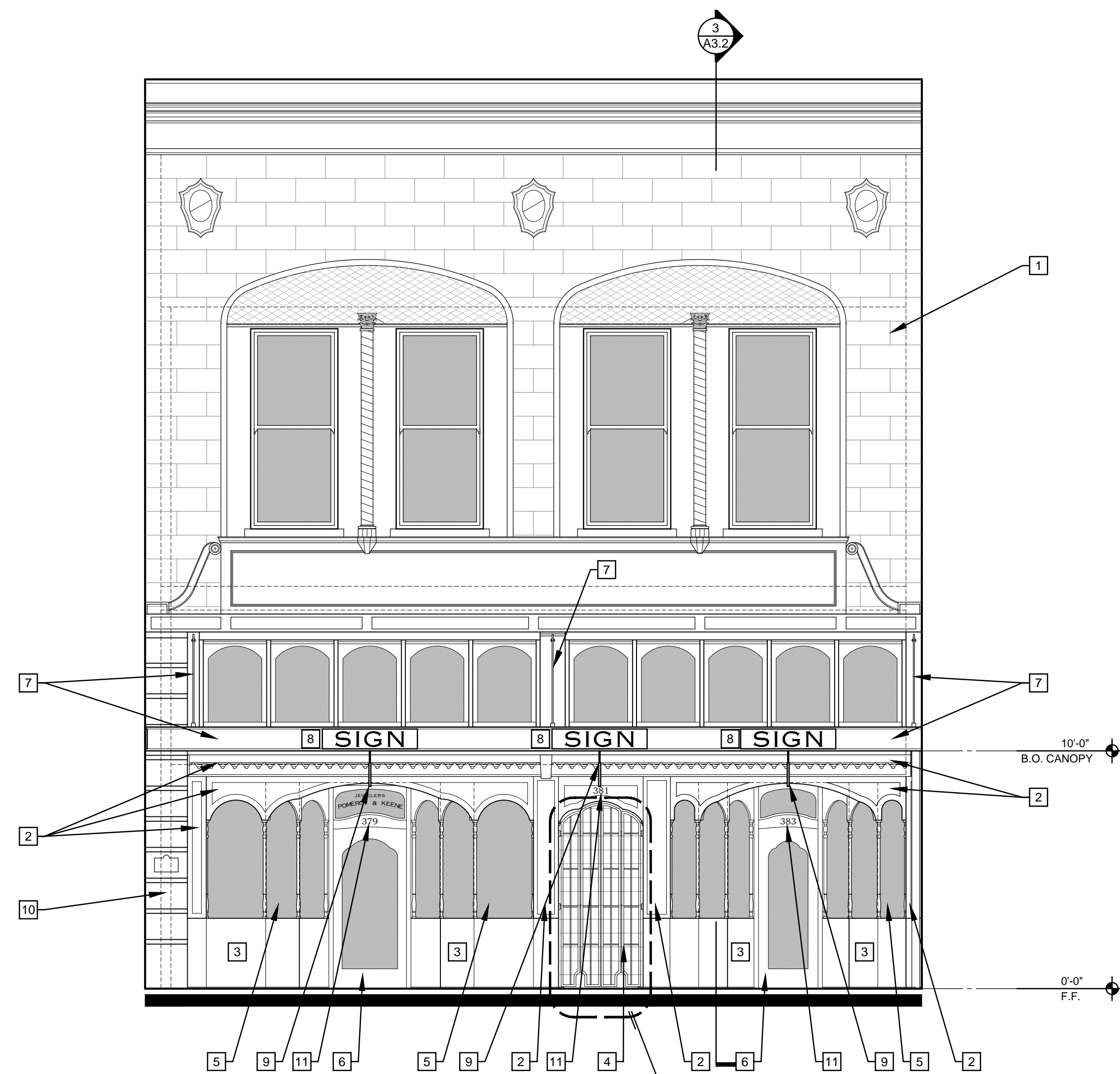




**1 SOUTH ELEVATION - DEMOLITION**  
SCALE: 1/8" = 1'-0"

**DEMOLITION REFERENCE NOTES:**

- A** EXISTING EXTERIOR TO REMAIN, PREP FOR PAINT
- B** EXISTING WOOD TRIM AND PANELS TO BE REFINISHED
- C** EXISTING MARBLE WAINSCOTING 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



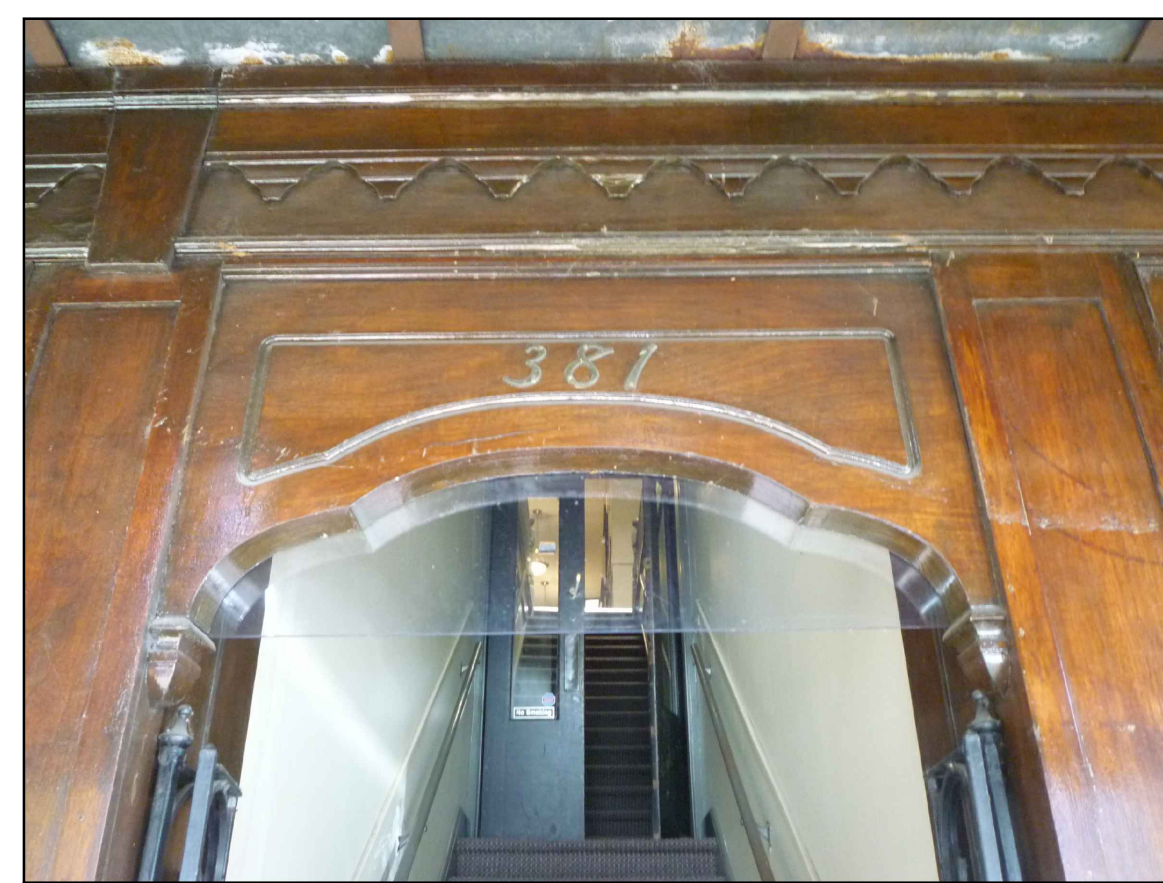
**2 SOUTH ELEVATION - NEW WORK**  
SCALE: 1/4" = 1'-0"

**NEW WORK REFERENCE NOTES:**

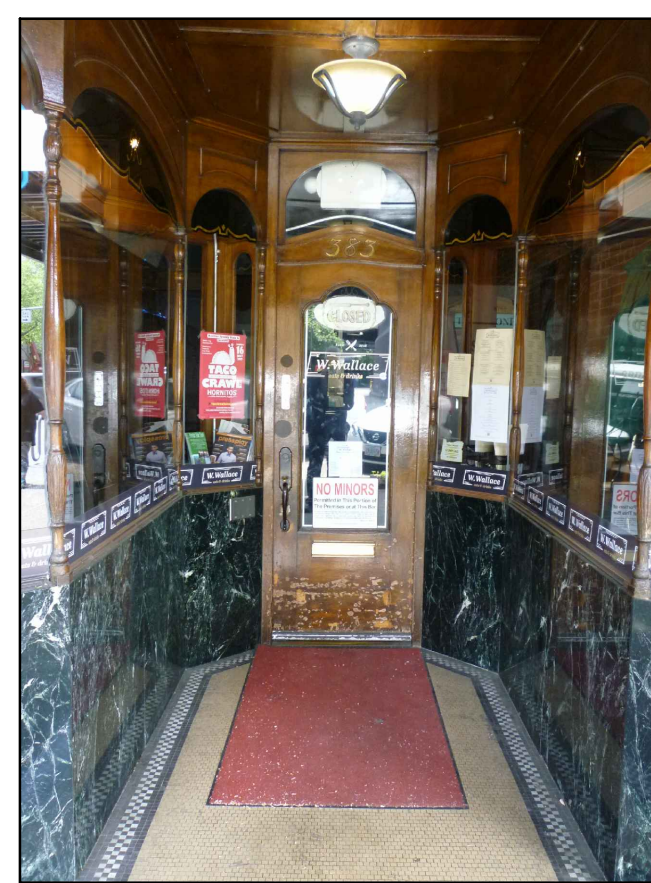
- 1** EXISTING EXTERIOR TO BE PAINTED, COLORS: TBD
- 2** EXISTING WOOD TRIM AND PANELS TO BE REFINISHED
- 3** EXISTING MARBLE WAINSCOTING TO REMAIN
- 4** NEW METAL GATE (A3.1)
- 5** EXISTING GLAZING, PROTECT DURING CONSTRUCTION
- 6** EXISTING DOORS TO BE REFINISHED
- 7** NEW METAL CANOPY AND BRACE RODS, 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**



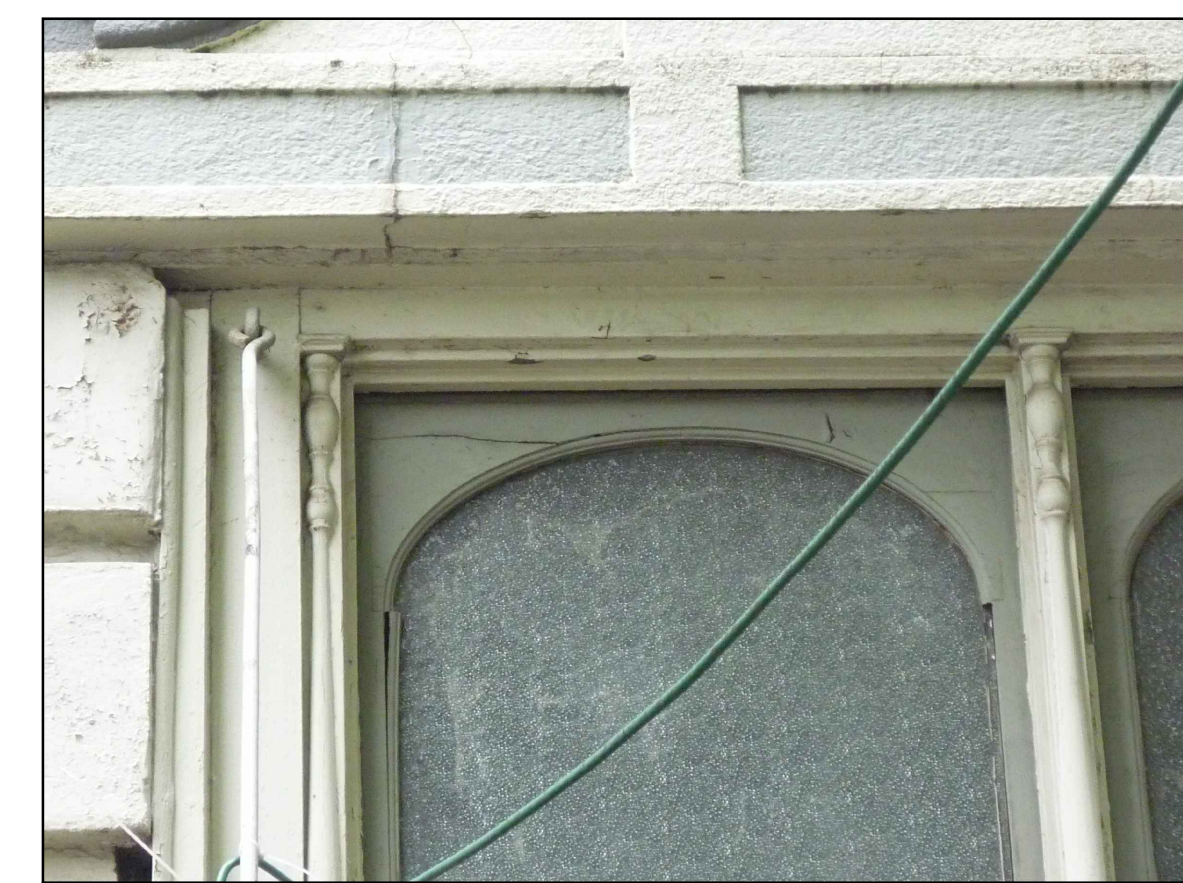
**B. EXISTING WOOD PANELING AND TRIM TO BE REFINISHED. PLEXI-GLASS SCREEN TO BE REMOVED**



**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**



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JOB NO.: 2019.0056

DATE: JUNE 7, 2019

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SUBMITTALS: HISTORIC REVIEW 6-7-19

REVISIONS:



**ARCHITECTURE COMMUNITY**

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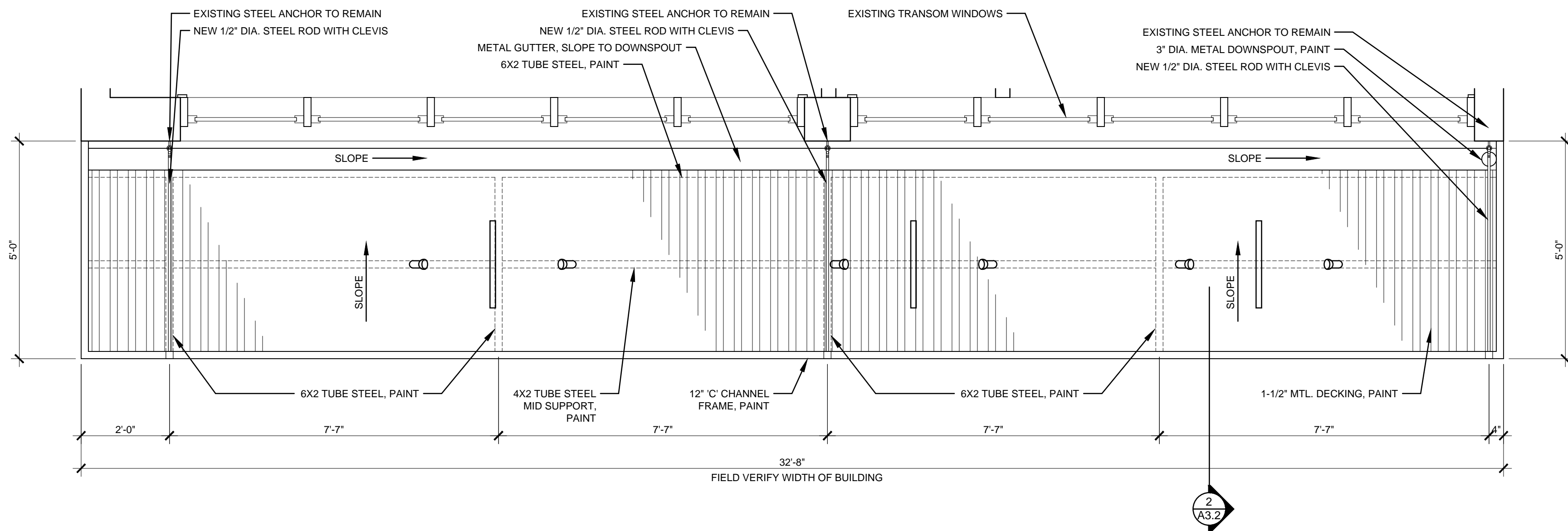
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EXTERIOR ELEVATIONS  
DEMO AND NEW WORK

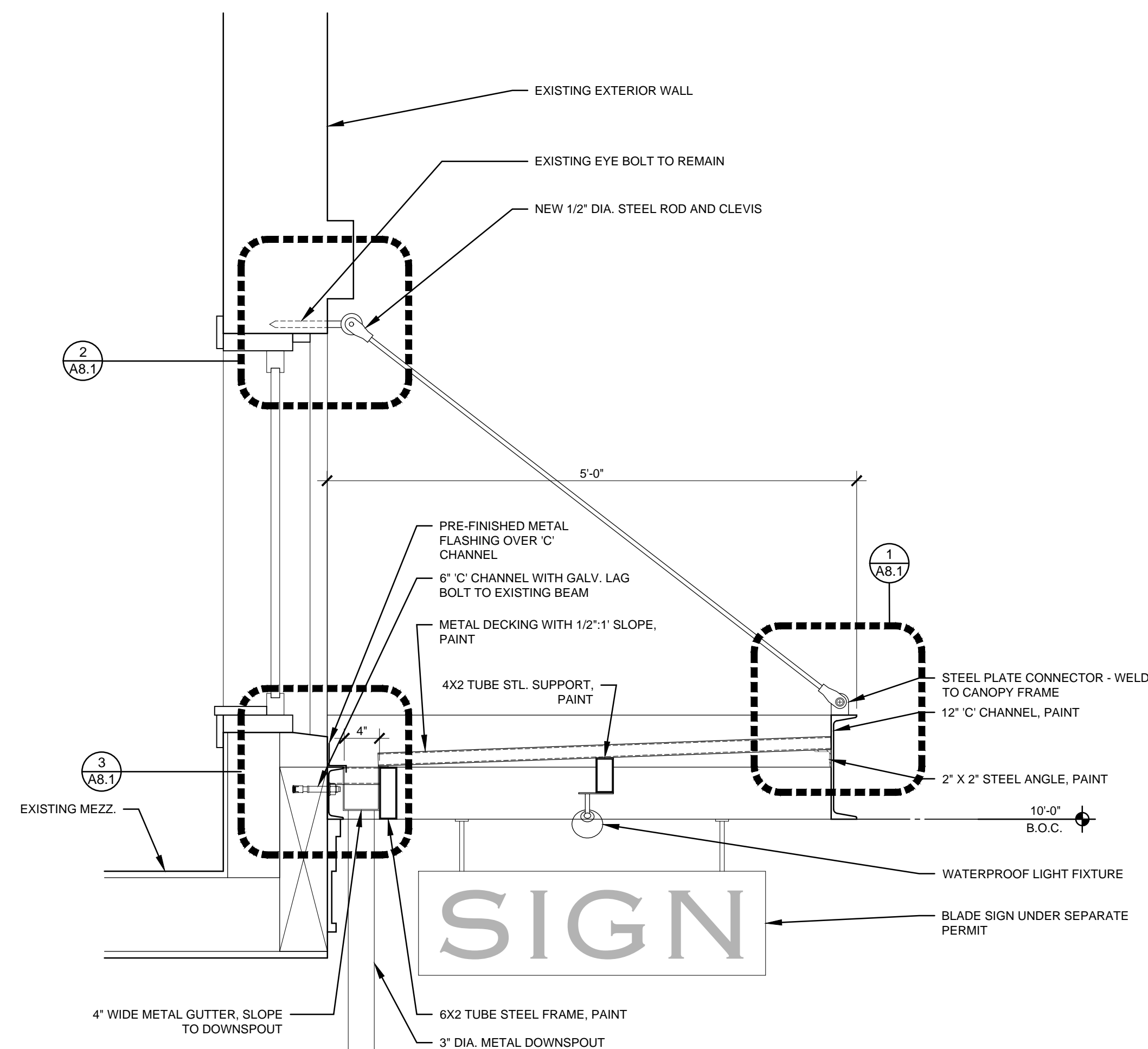
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**A3.1**

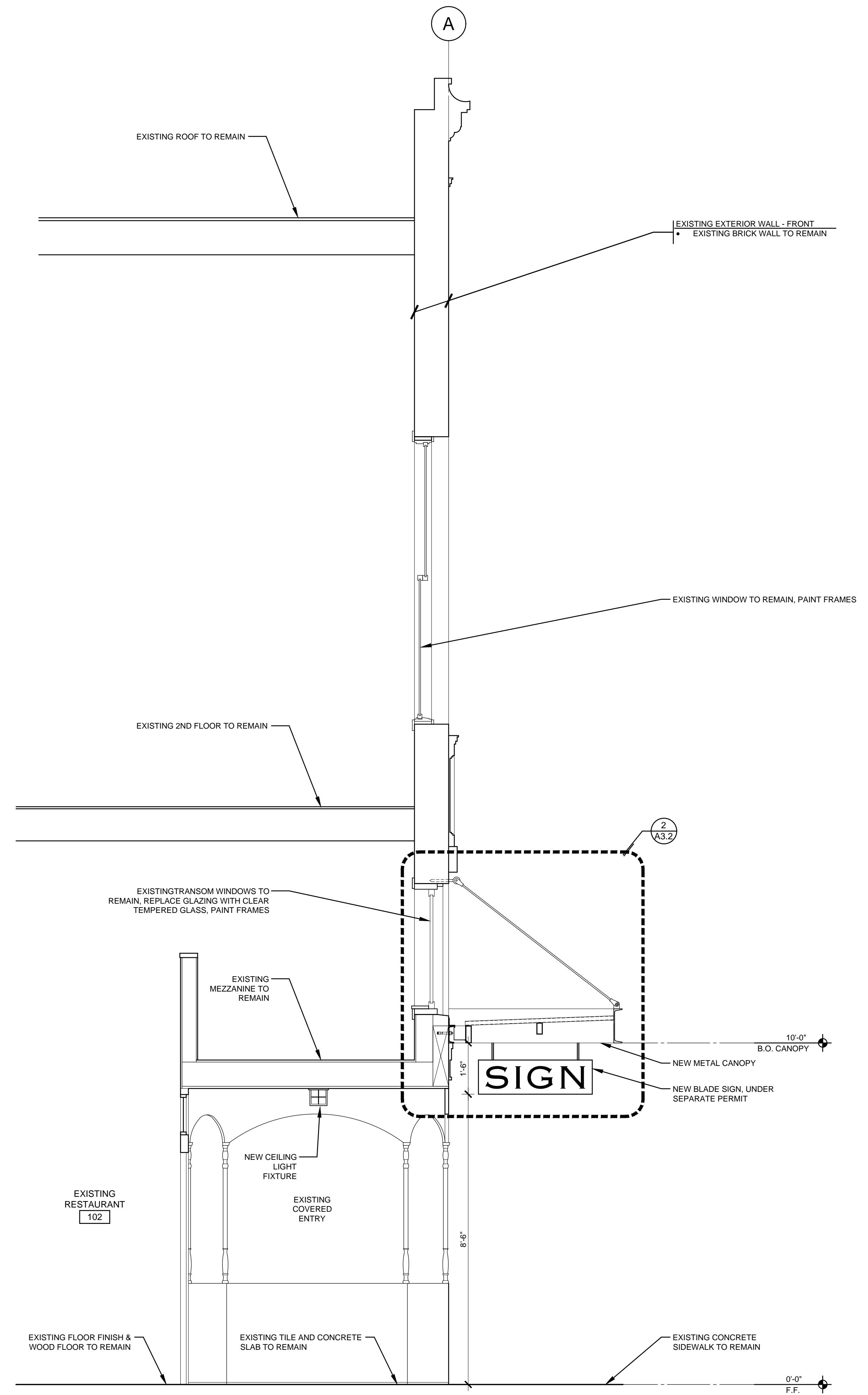




1 NEW CANOPY PLAN  
SCALE: 1/2" = 1'-0"



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



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



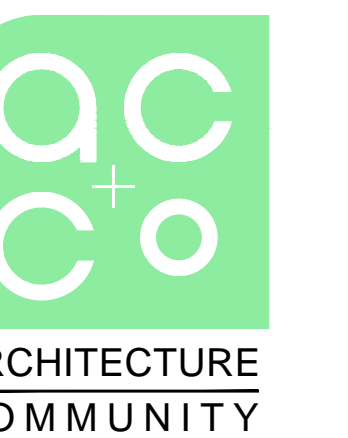
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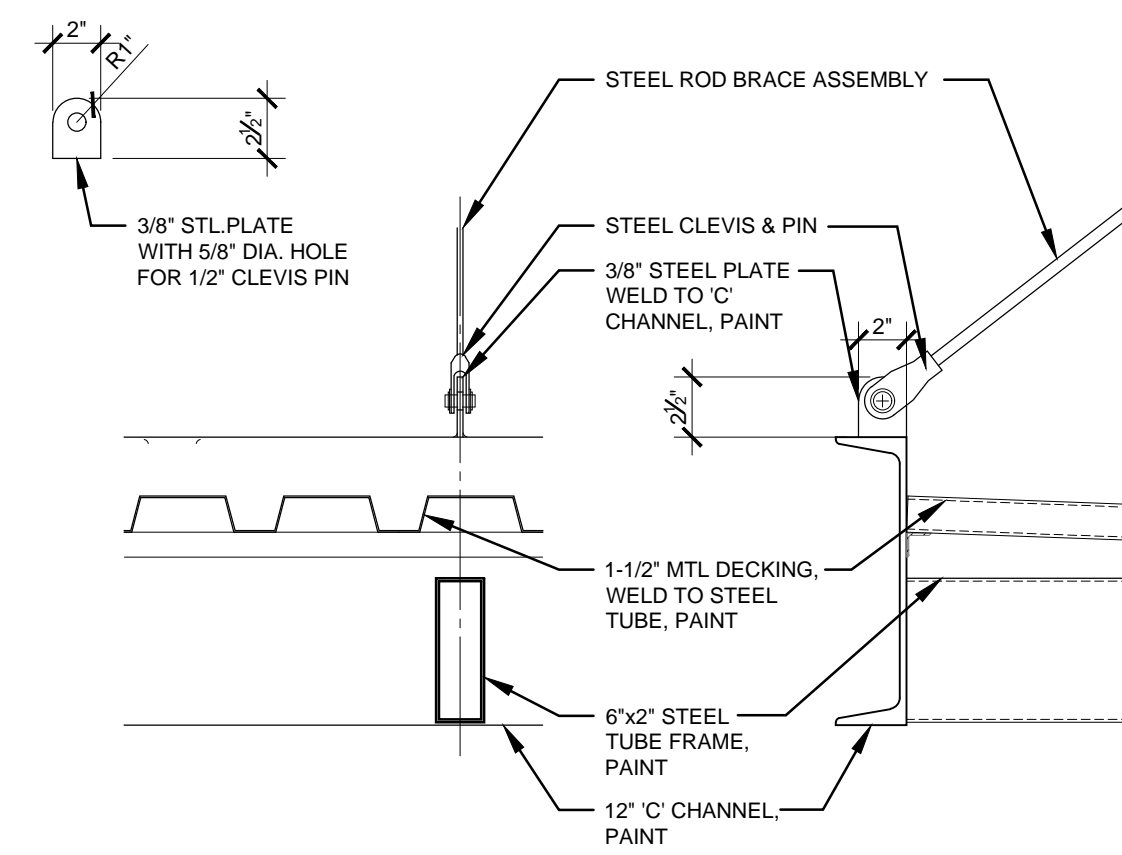
MA VALISE - EXTERIOR  
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WALL/CANOPY SECTION

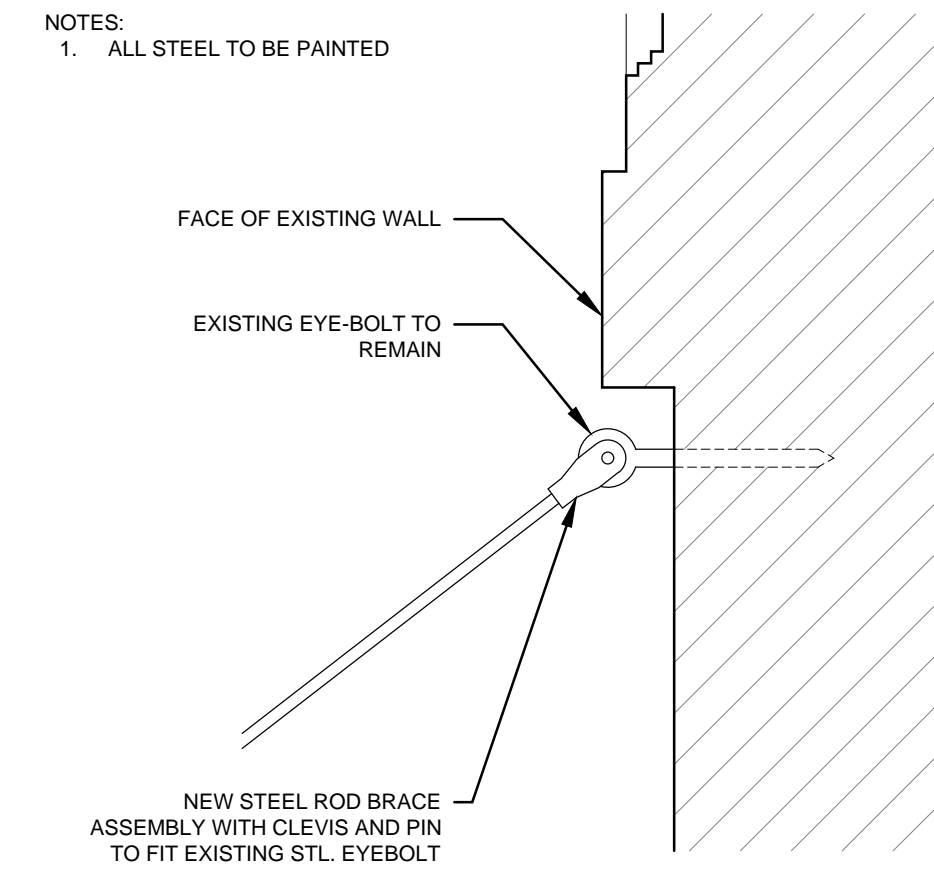
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A3.2

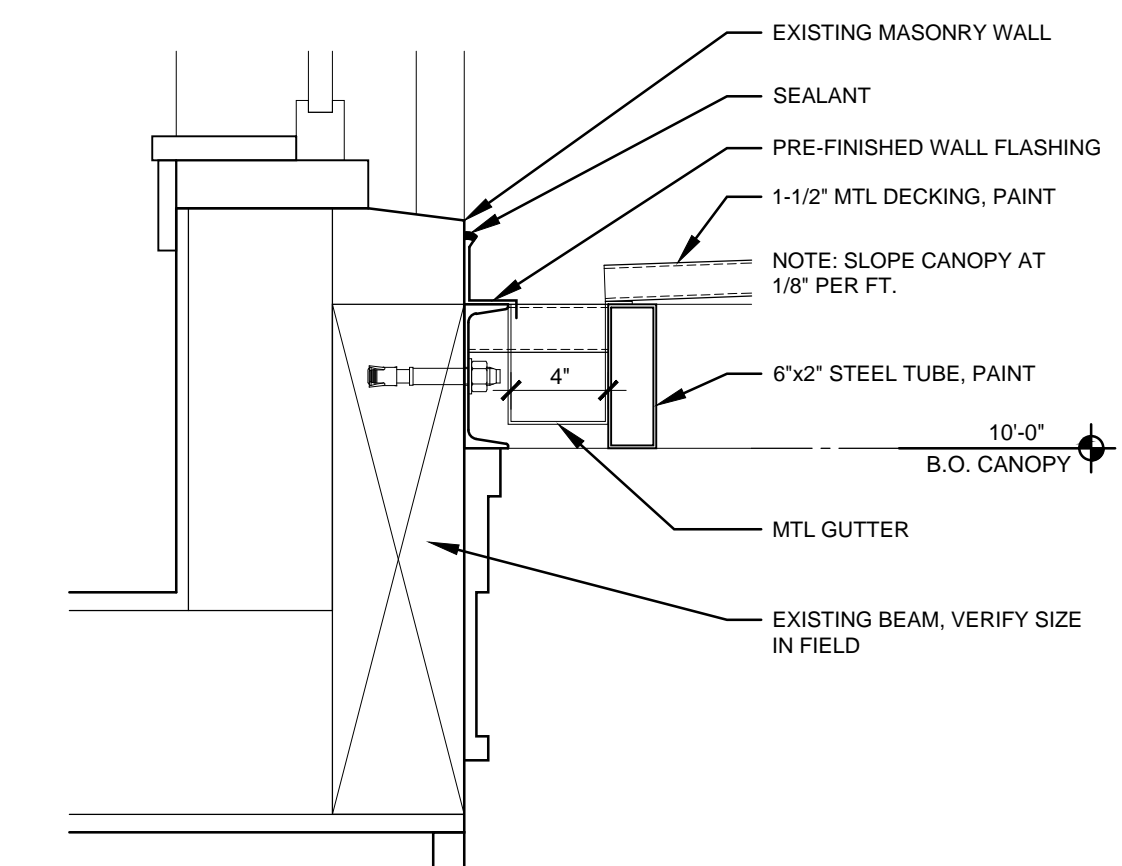
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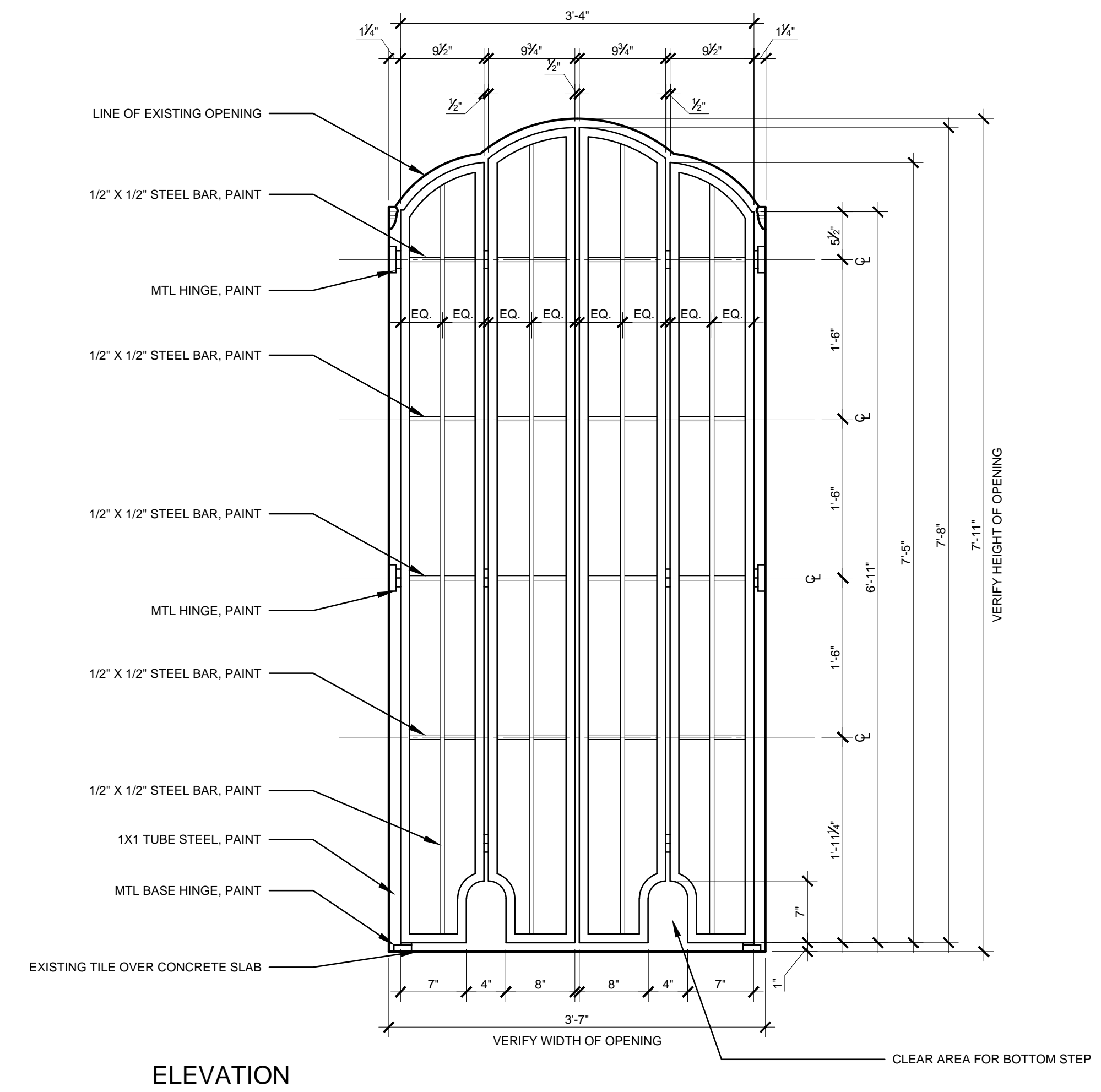
**1 CANOPY ROD BRACE DETAIL**  
SCALE: 1 1/2" = 1'-0"



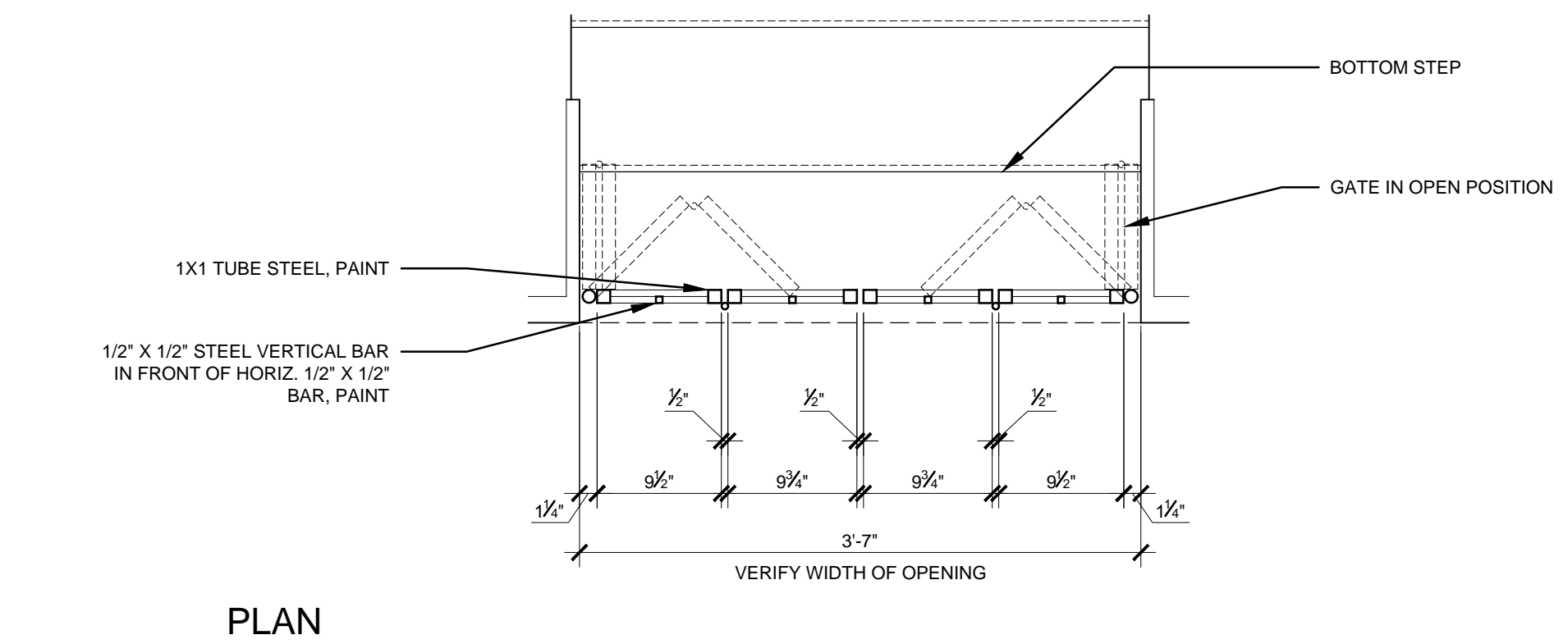
**2 CANOPY ROD BRACE AT EYEBOLT**  
SCALE: 1 1/2" = 1'-0"



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



ELEVATION



PLAN

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



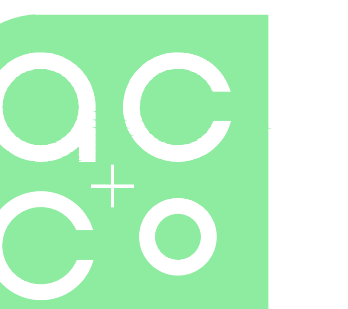
In the event conflicts are discovered between the original signed and sealed documents prepared by the Architect and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO.: 2019.0056

DATE: JUNE 7, 2019

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

REVISIONS:



ARCHITECTURE  
COMMUNITY

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

DETAILS

SHEET

A8.1

6/7/2019 9:35:12 AM



PHOTO OF EXISTING ROOF TOP HVAC UNIT TO BE REPLACED

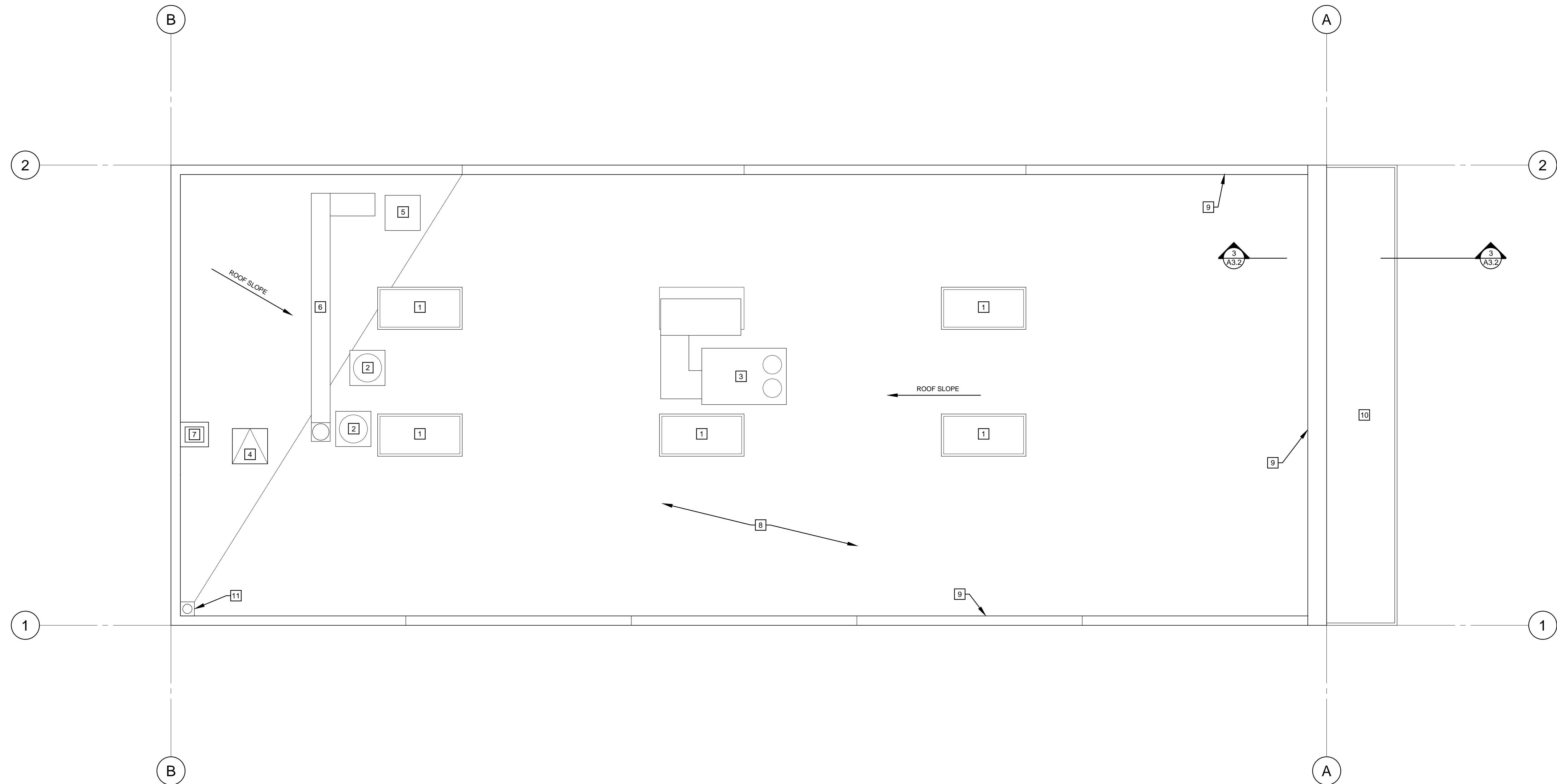


REFERENCE NOTES:

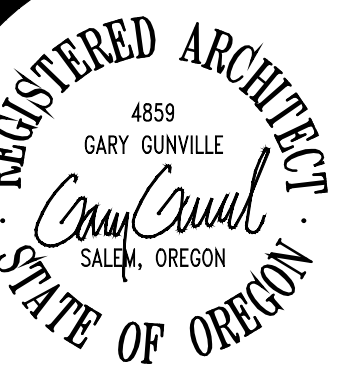
- 1 EXISTING SKYLIGHTS TO REMAIN, PROTECT IN PLACE DURING CONSTRUCTION
- 2 EXISTING AC CONDENSERS, PROTECT IN PLACE DURING CONSTRUCTION
- 3 EXISTING HVAC ROOF TOP UNIT TO BE REPLACED
- 4 EXISTING ROOF ACCESS HATCH, PROTECT IN PLACE DURING CONSTRUCTION
- 5 EXISTING SWAMP COOLER, PROTECT IN PLACE DURING CONSTRUCTION
- 6 EXISTING KITCHEN EXHAUST HOOD AND DUCT, PROTECT IN PLACE DURING CONSTRUCTION
- 7 EXISTING MASONRY CHIMNEY, PROTECT IN PLACE DURING CONSTRUCTION
- 8 EXISTING BUILT-UP ROOFING, PROTECT IN PLACE DURING CONSTRUCTION
- 9 EXISTING PARAPET METAL CAP FLASHING, PROTECT IN PLACE DURING CONSTRUCTION
- 10 NEW METAL CANOPY BELOW
- 11 EXISTING ROOF DRAIN

GENERAL NOTES:

- 1. GENERAL NOTES APPLY TO ALL DRAWINGS
- 2. DIMENSIONS ARE TO EXISTING FACE OF WALL AND FACE OF EXISTING MASONRY UNLESS NOTED OTHERWISE.
- 3. 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.
- 4. REFER TO OWNER FOR ALL FINISHES
- 5. REFER TO ELECTRICAL DESIGN BUILD DRAWINGS FOR ADDITIONAL INFORMATION



1 ROOF PLAN  
SCALE: 1/4" = 1'-0"



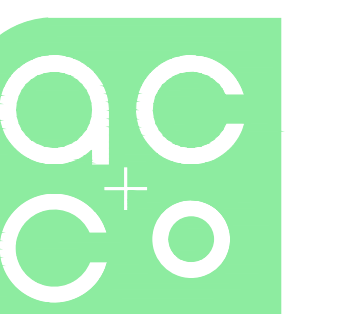
In the event conflicts are discovered between the original signed and sealed documents prepared by the Architect and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO.: 2019.0056

DATE: JUNE 21, 2019

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

REVISIONS:  
CITY OF SALEM 6-21-19



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SALEM, OREGON 97301

ROOF PLAN

SHEET

A2.2

## Window Assessment – Exterior

Date: 6/14/2019

Building: Ma Valise Building 379-383 State Street



Location: Transom above entry
Window Description: Wood window frame with opaque single pane glass. (10) total windows.
Sill: <u>Wood</u> <input type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair      Paint and repair <input type="checkbox"/> Replace
Frame/Trim: <u>Wood</u> <input type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair      Paint and repair <input type="checkbox"/> Replace
Sash/Muntins/Leading: <u>N/A</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
Glazing Putty: <u>Replace glazing putty</u> % to repair _____ % to replace <u>100</u>
Dimensions of window: 32"w x 42" ht
Glazing: <u>Replace</u> <input type="checkbox"/> Old <input checked="" type="checkbox"/> New      Replace with clear glass <input type="checkbox"/> Broken
Remarks: Several windows have the top catch missing or broken. Want to replace with matching metal catches on inside of window. Windows tilt in from the top.
Hardware Description: <u>Metal catch at top</u> <input type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Missing      Replace missing

Overall Condition: Good

## Window Assessment – Interior

Date: 6/14/2019

Building: Ma Valise Building 379-383 State Street



Location: Transom above entry
Window Description: Wood window frame with opaque single pane glass. (10) total windows.
Stool: <u>Wood</u> <input type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair      Paint and repair <input type="checkbox"/> Replace
Frame/Pulley/Stiles: <u>Wood</u> <input type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair      Paint and repair <input type="checkbox"/> Replace
Sash/Muntins/Leading: <u>N/A</u> <input type="checkbox"/> Remove paint <input type="checkbox"/> Repair <input type="checkbox"/> Replace
Trim: <u>Wood</u> <input type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Repair      Paint and repair <input type="checkbox"/> Replace
Dimensions of window: 32" x 42"
Hardware Description: <u>Metal catch at top</u> <input type="checkbox"/> Remove paint <input checked="" type="checkbox"/> Missing      Replace
Ropes/Chains: <u>N/A</u> <input type="checkbox"/> Replace
Remarks: Owner wants to replace the existing glass with clear single pane glass cut to fit into existing wood frames. Windows tilt in from the top and have metal catches that need to be replaced. <span style="float: right;">+</span>
Weatherstripping: <u>None</u> <input type="checkbox"/> Replace

Overall Condition: Good





# Product Data WeatherMaker® Single Packaged Rooftop

3 to 6 Nominal Tons

ecoblue™  technology



48/50FC\*\*04, 05, 06, 07

48FC: Single-Package Gas Heating/Electric Cooling Rooftop Units

50FC: Electric Cooling Rooftop Units with Optional Electric Heat  
with Puron® Refrigerant (R-410A)