



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Class 2 Minor Historic Design Review Case No. HIS22-24
PROPERTY LOCATION:	305 Court St NE, Salem OR 97301
NOTICE MAILING DATE:	September 21, 2022
PROPOSAL SUMMARY:	A proposal to construct an addition on the rear façade of the Pearce Building (1940).
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Wednesday, October 5, 2022. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	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
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Land Use Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 230.040(F) - Alterations and Additions Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	The Pearce Building LLC (Conrad Venti, William Venti, Kari Venti, Leslie Venti, Din Venti) and Dalke Investments LLC (Tom Dalke)
APPLICANT(S):	Conrad Venti
PROPOSAL REQUEST:	A Class 2 Minor Historic Design Review of a proposal to construct an addition, approximately 5ft by 12ft in size, on the rear façade of the Pearce Building (1940), a historic contributing resource within Salem's Downtown National Register Historic District, located at 305-325 Court St. NE, 97301 (Marion County Assessor Map and Tax Lot number: 073W22DC 08000).
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period 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>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22 116260. Paper copies can be obtained for a reasonable cost.

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>

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

REQUEST FOR COMMENTS

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

REGARDING: Class 2 Minor Historic Design Review Case No. HIS22-24

PROJECT ADDRESS: 305 Court St NE, Salem OR 97301

AMANDA Application No.: 22-116260-PLN

COMMENT PERIOD ENDS: October 5, 2022

SUMMARY: A proposal to construct an addition on the rear façade of the Pearce Building (1940).

REQUEST: A Class 2 Minor Historic Design Review of a proposal to construct an addition, approximately 5ft by 12ft in size, on the rear façade of the Pearce Building (1940), a historic contributing resource within Salem’s Downtown National Register Historic District, located at 305-325 Court St. NE, 97301 (Marion County Assessor Map and Tax Lot number: 073W22DC 08000).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Wednesday, October 5, 2022, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Kimberli Fitzgerald, Historic Preservation Officer, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2397; E-Mail: kfitzgerald@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____
Address: _____
Phone: _____
Email: _____
Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

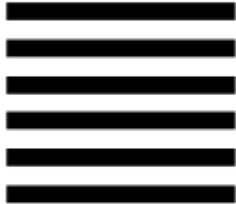


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

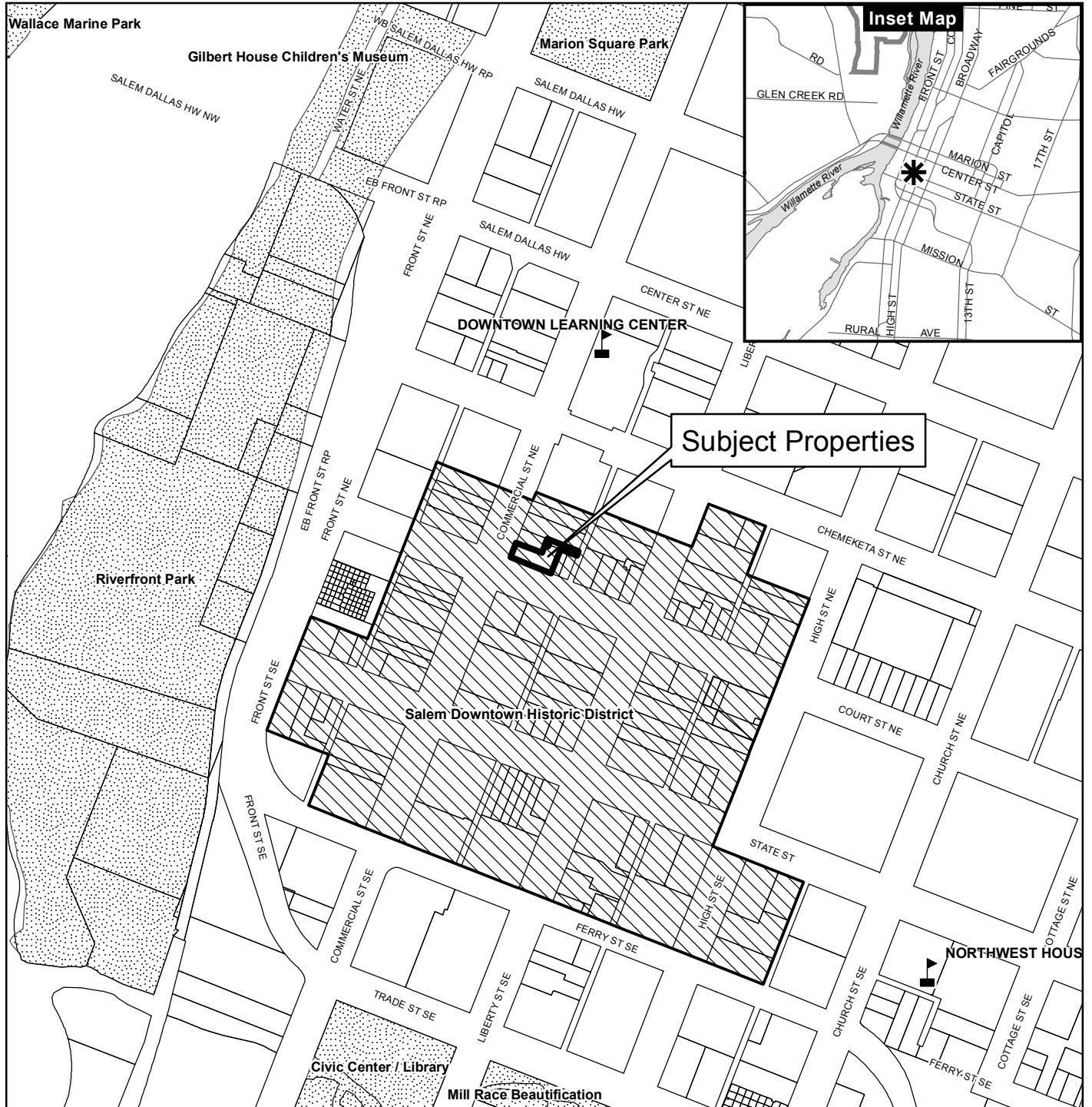
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map HIS22-24 (073W22DC07900 & 073W22DC08000)



Subject Properties

Legend

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



0 100 200 400 Feet

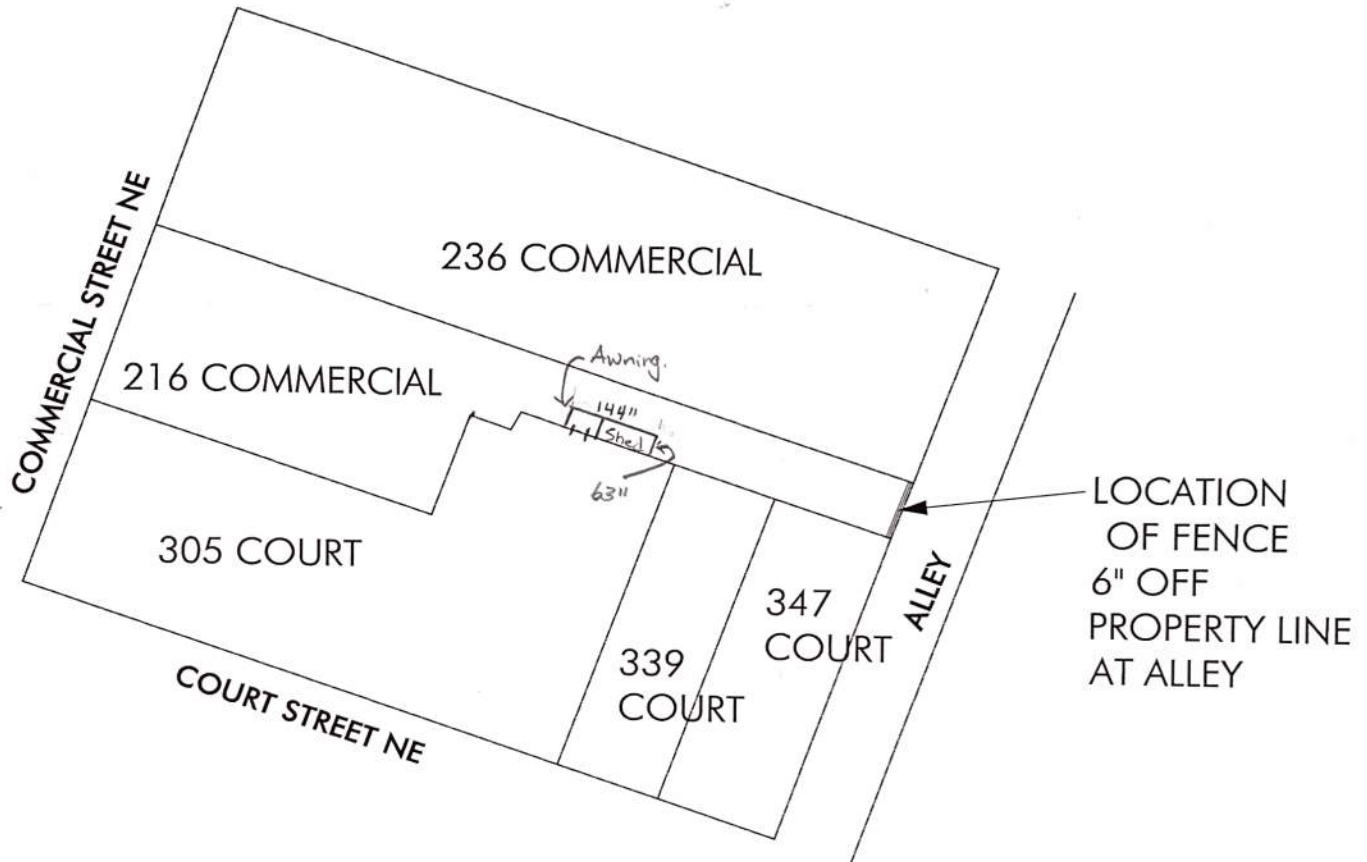


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STUDIO

3

ARCHITECTURE
INCORPORATED



PREMISE IDENTIFICATION.
 Approved numbers of addresses shall be placed on all new and existing premises in such a manner as to be plainly visible from the street or road fronting the property;
 Number shall contrast background.
 Address numbers shall be Arabic numbers or alphabetical letters.
 Numbers shall be minimum 4" high w/ a minimum stroke width of 0.5"

Historic Alteration Review WorksheetSite Address: 305-325 Court ST NE, Salem, OR 97301Resource 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: Masonry block Project's New Material: Masonry block

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:

A small ~70 sq ft addition of a lean-to shed has been added to the rear of the building, visible from Electric Alley. The rear of the building is composed of masonry block on the first level where the addition is made. The shed has been attached to the exterior of the masonry brick, but no existing material was removed. The visible side of the shed (east side) will be mostly covered with a masonry veneer to match the existing material on the rear of the building. Attached are photos of the material (masonry brick) to be used as well as a sketch of the side of the shed which shows the overall coverage of masonry material vs. wood siding.


 Signature of Applicant

8/4/22
 Date Submitted/Signed

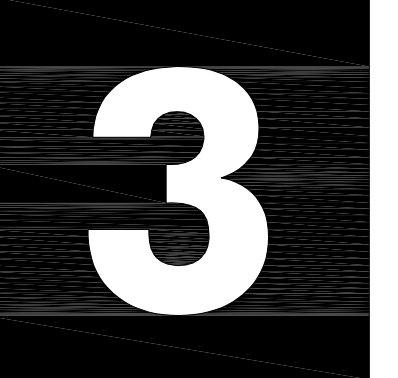
VENTI'S CAFE

325 COURT ST. NE SALEM, OREGON

EXTERIOR IMPROVEMENT

OUTDOOR STORAGE

STUDIO



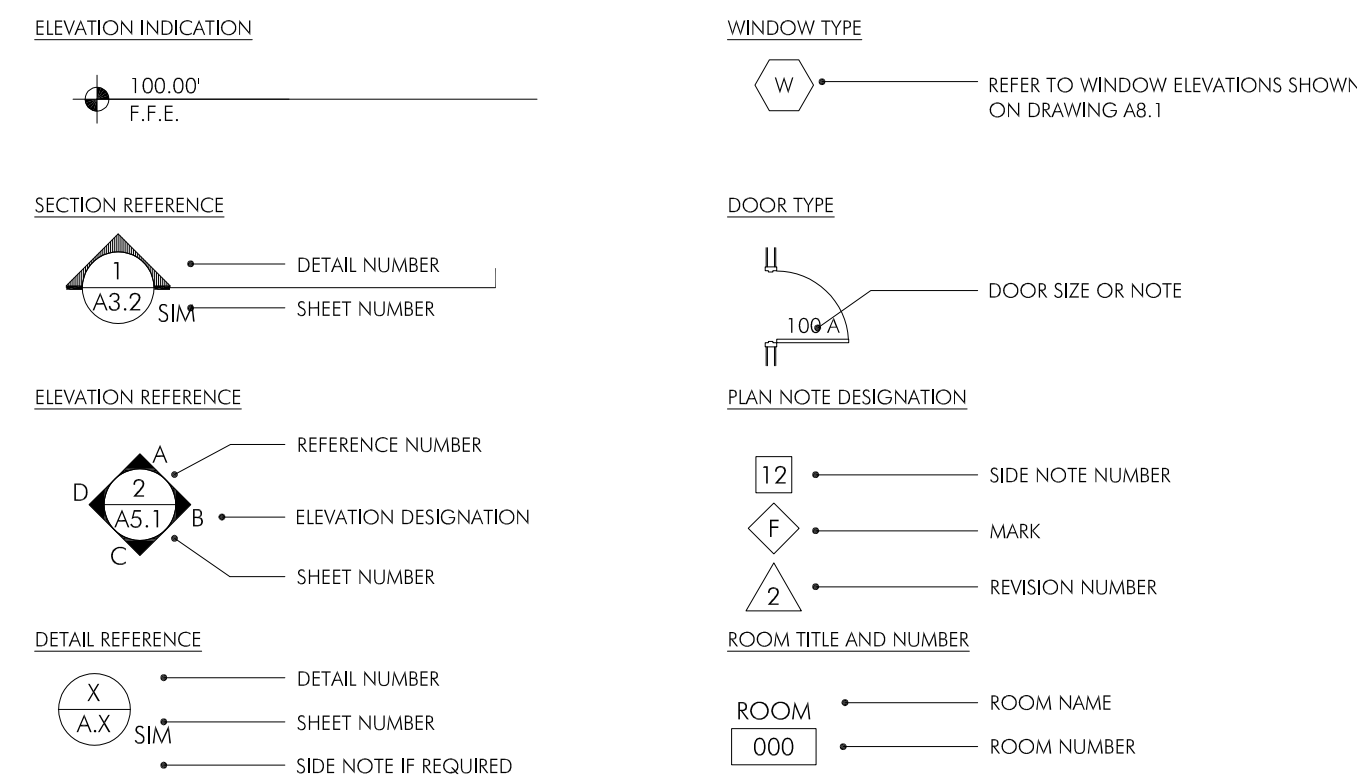
ARCHITECTURE
INCORPORATED
222 COMMERCIAL ST. NE
SALEM, OR 97301-3410
P: 503.390.6500
F: 503.390.6501
www.studio3architecture.com



IN THE EVENT CONTACTS 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.

PROJECT # 2022-034
DATE: 02/22/2022
REVISIONS

SYMBOL LEGEND:



DRAWINGS LIST:

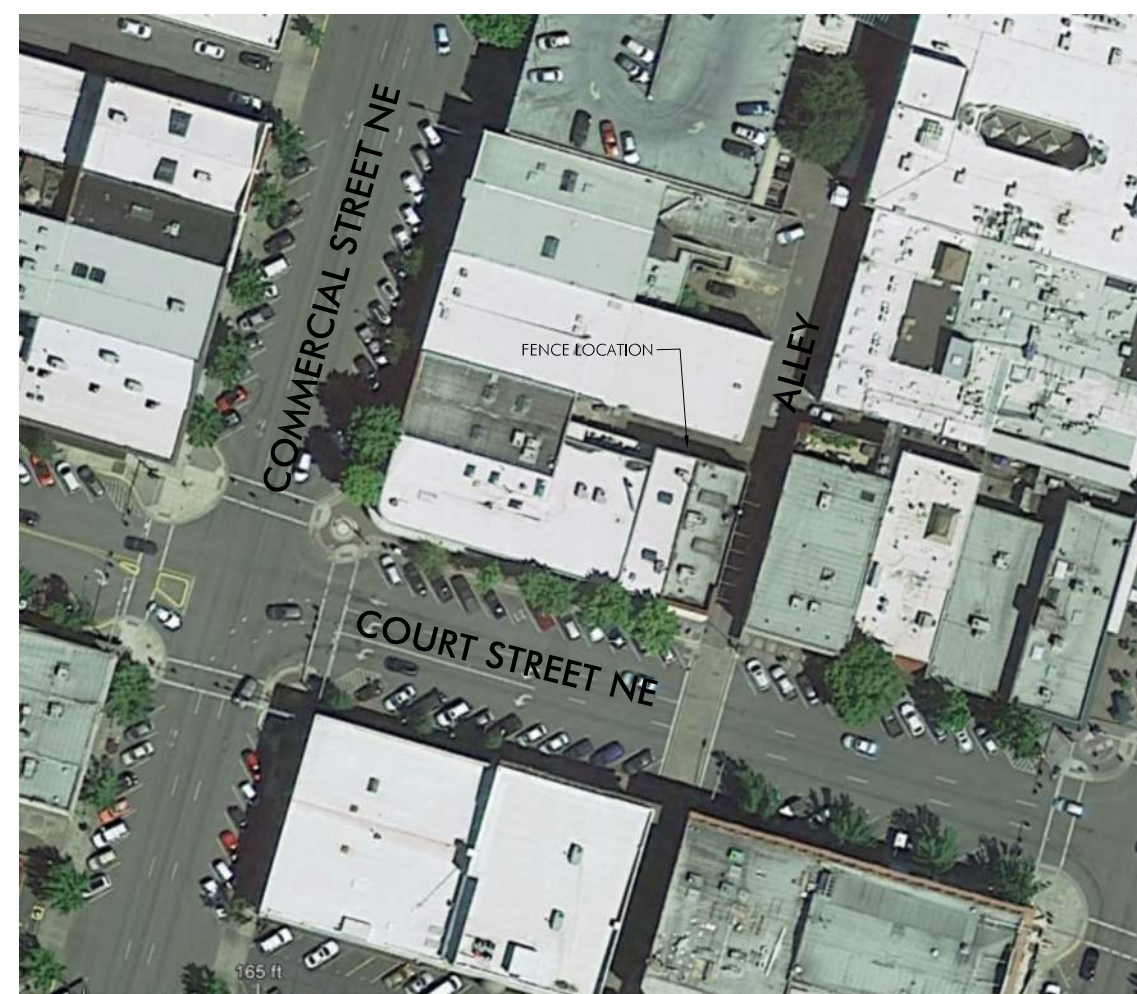
- GENERAL DRAWINGS:
G1.1 TITLE SHEET
- ARCHITECTURAL DRAWINGS:
A1.1 SITE PLAN + DETAILS
A2.1 ELEVATIONS + SECTION

PROJECT TEAM:

OWNER:
VENTI'S CAFE
325 COURT STREET NE
SALEM, OR 97301
P: 503.949.6000
CONRAD VENTI
E: CONRAD@VENTISCAFE.COM

ARCHITECT:
STUDIO 3 ARCHITECTURE, Inc.
GENE BOLANTE, AIA
275 COURT ST. SALEM, OR. 97301
P: 503.390.6500
E: gene@studio3architecture.com
W: www.studio3architecture.com

VICINITY MAP:



PROPOSED OUTDOOR STORAGE
02/23/2022



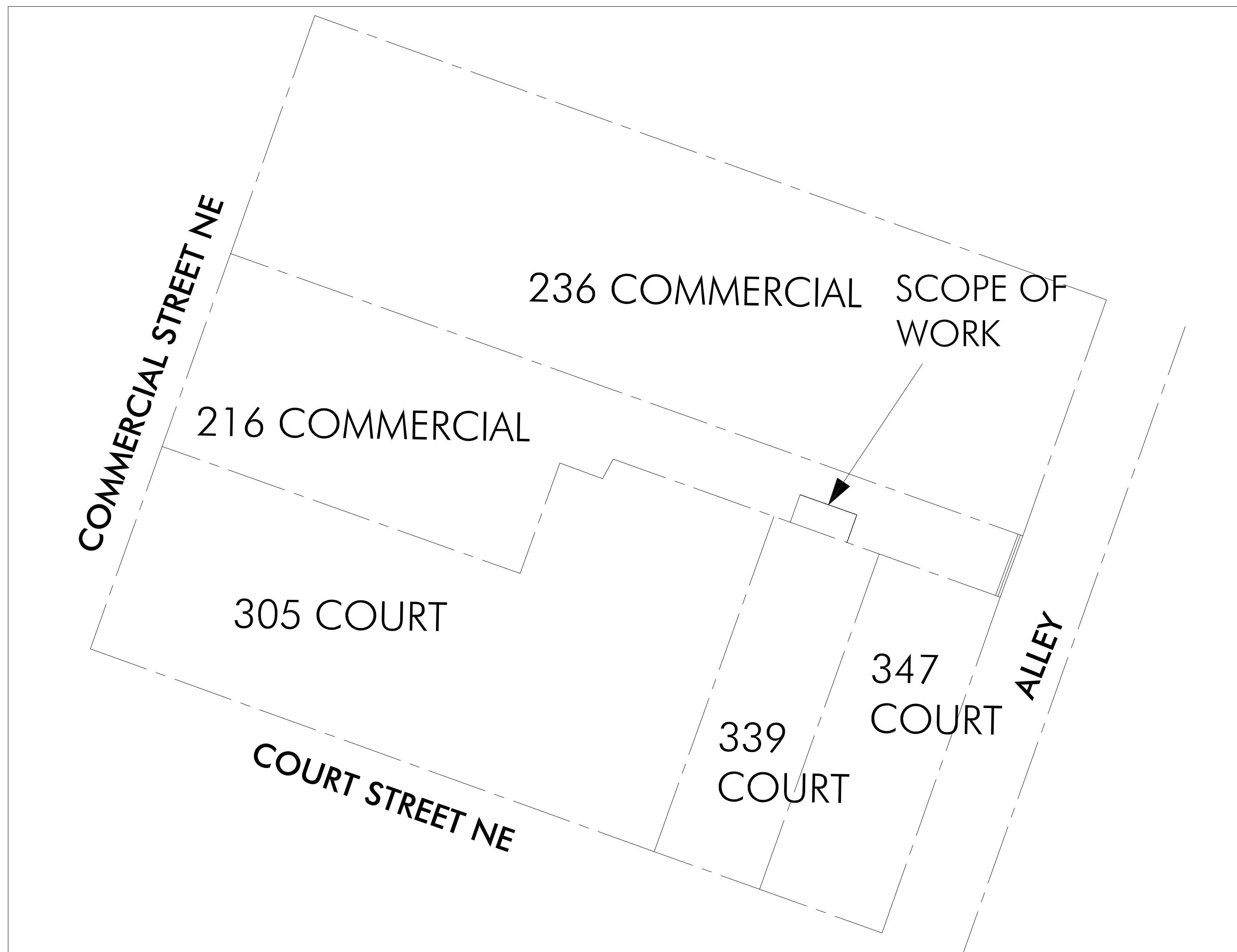
TENANT IMPROVEMENT FOR:
VENTI'S CAFE, OUTDOOR STORAGE
 325 COURT ST. NE SALEM, OR 97301

SHEET
G1.1

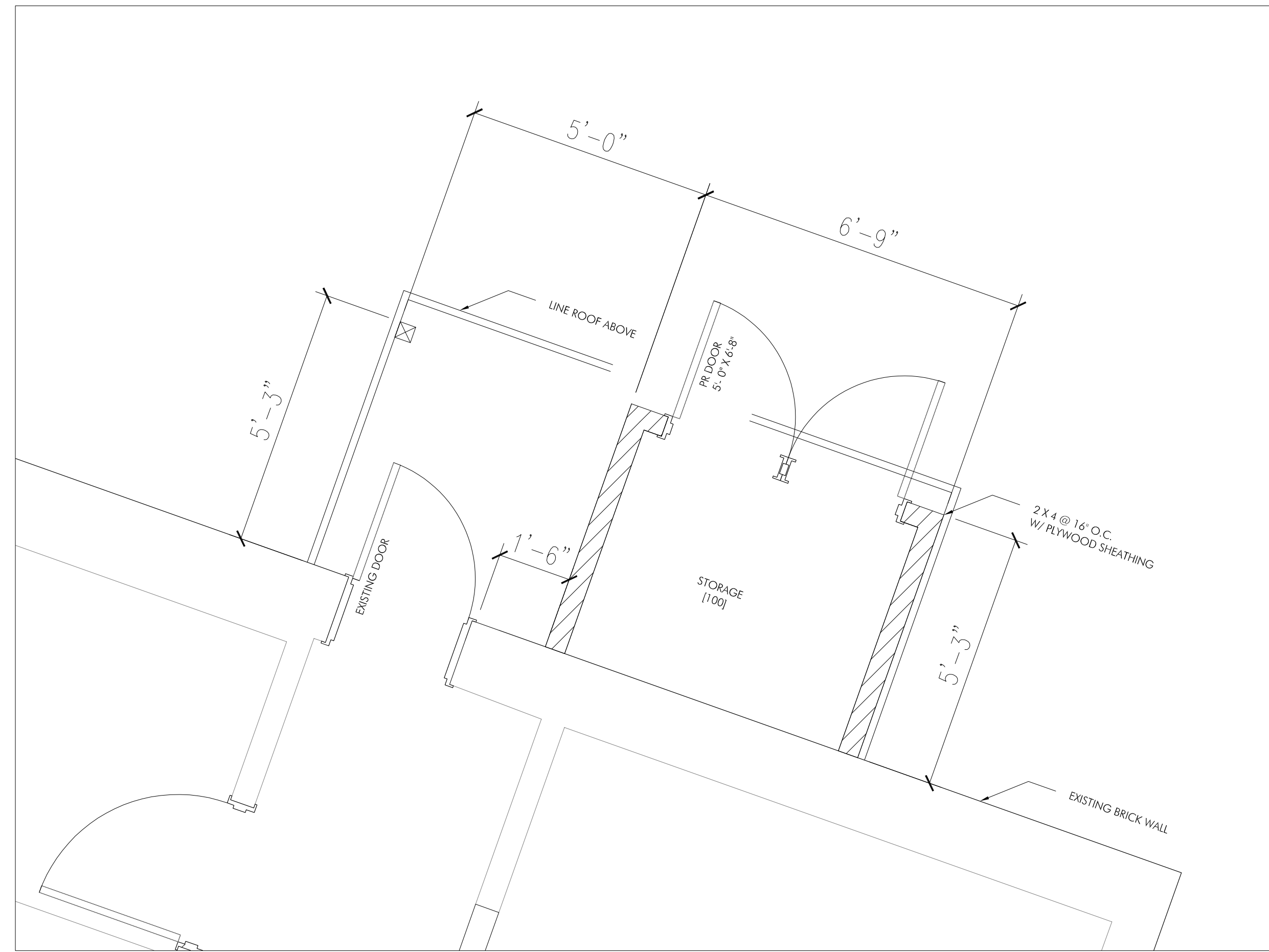


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PROJECT # 2022-034
DATE: 02/22/2022
REVISIONS



1 SITE PLAN
0 4' 8' 1'-0" 2'-0" 4'-0" 1/16" = 1'-0" @ 22 X 24



2 PLAN
0' 1' 2' 4' 6' 1'-0" 1/2" = 1'-0" @ 22 X 24



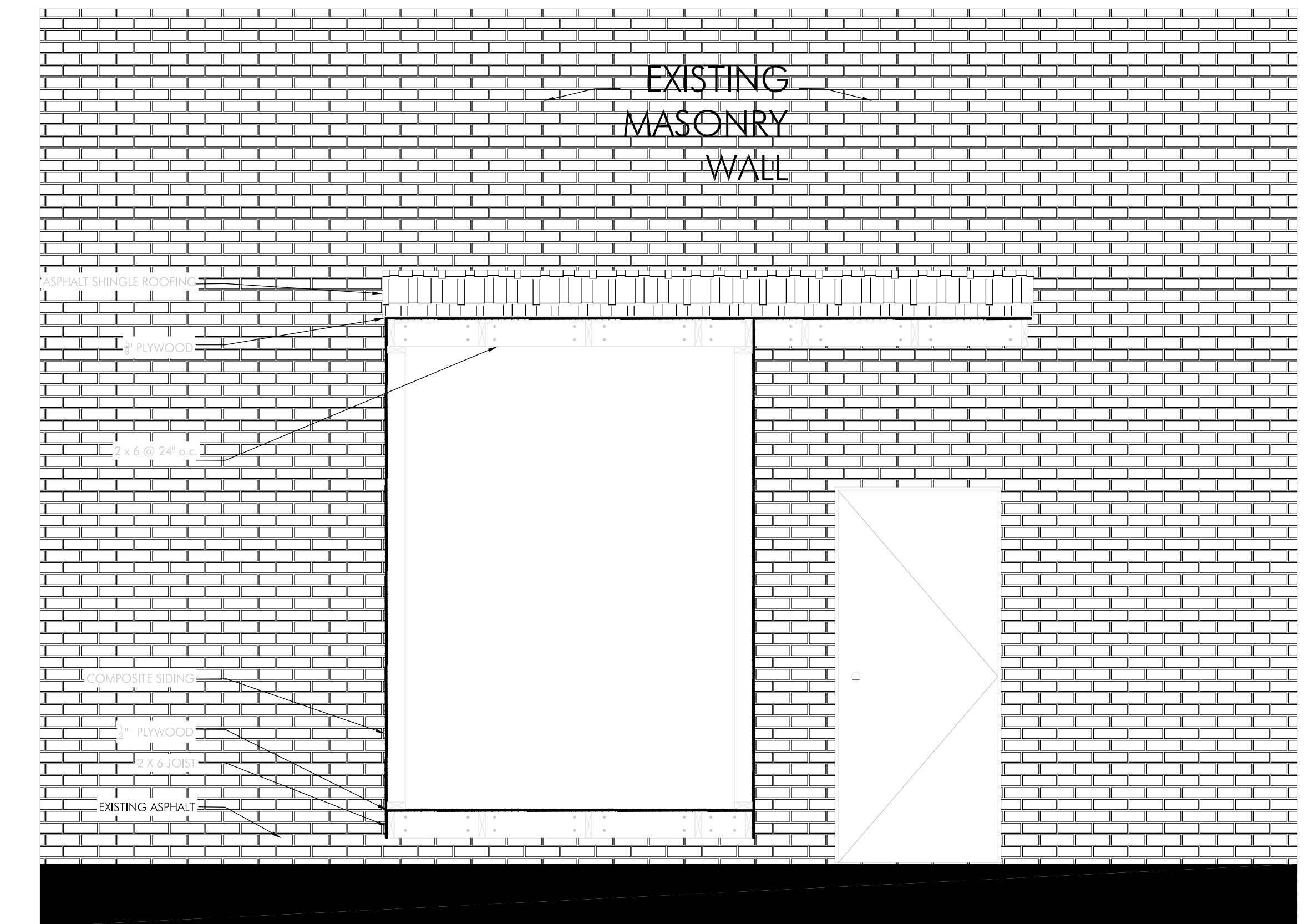
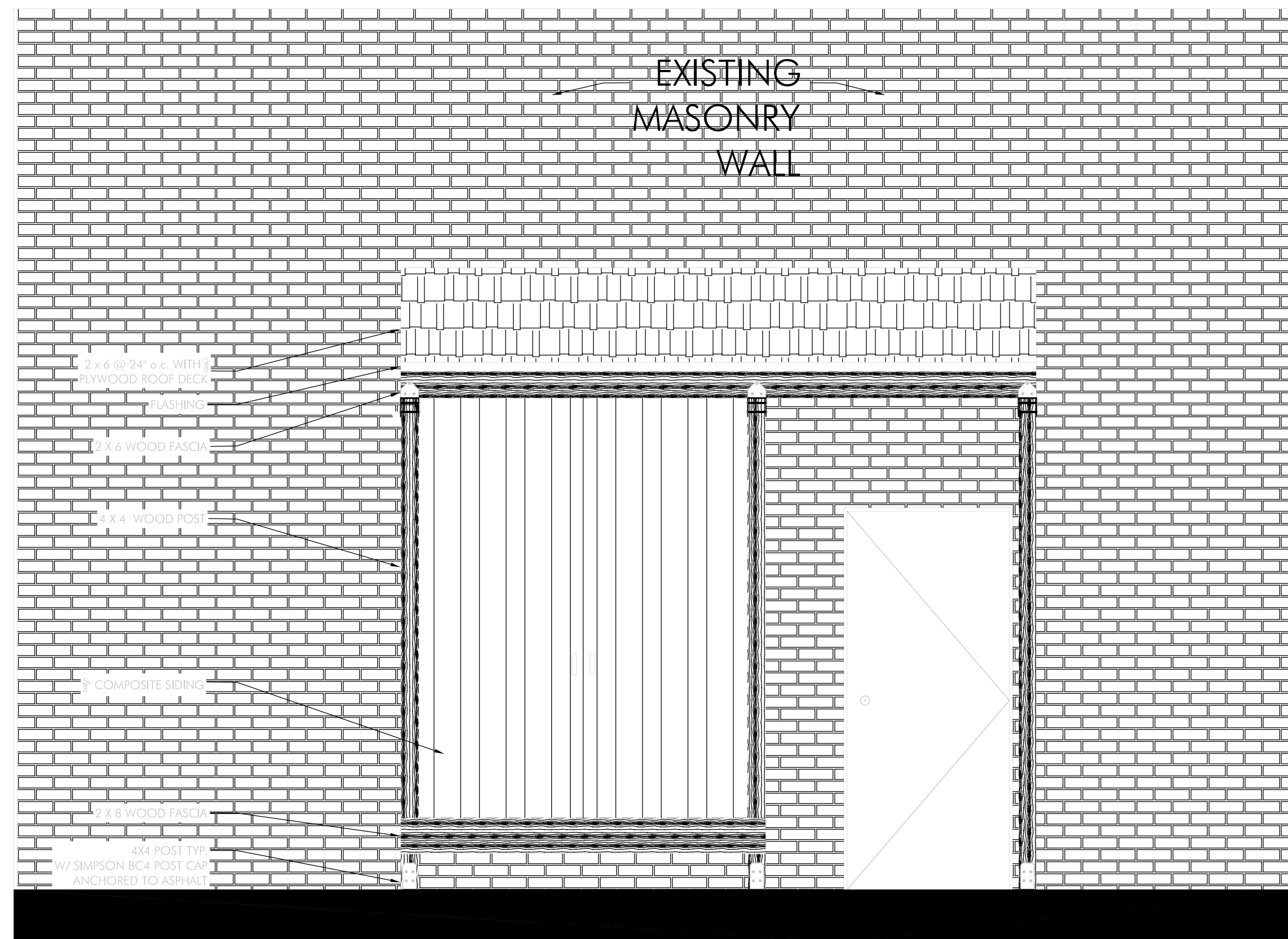
TENANT IMPROVEMENT FOR:
VENT'S CAFE, OUTDOOR STORAGE
325 COURT ST. NE SALEM, OR 97301



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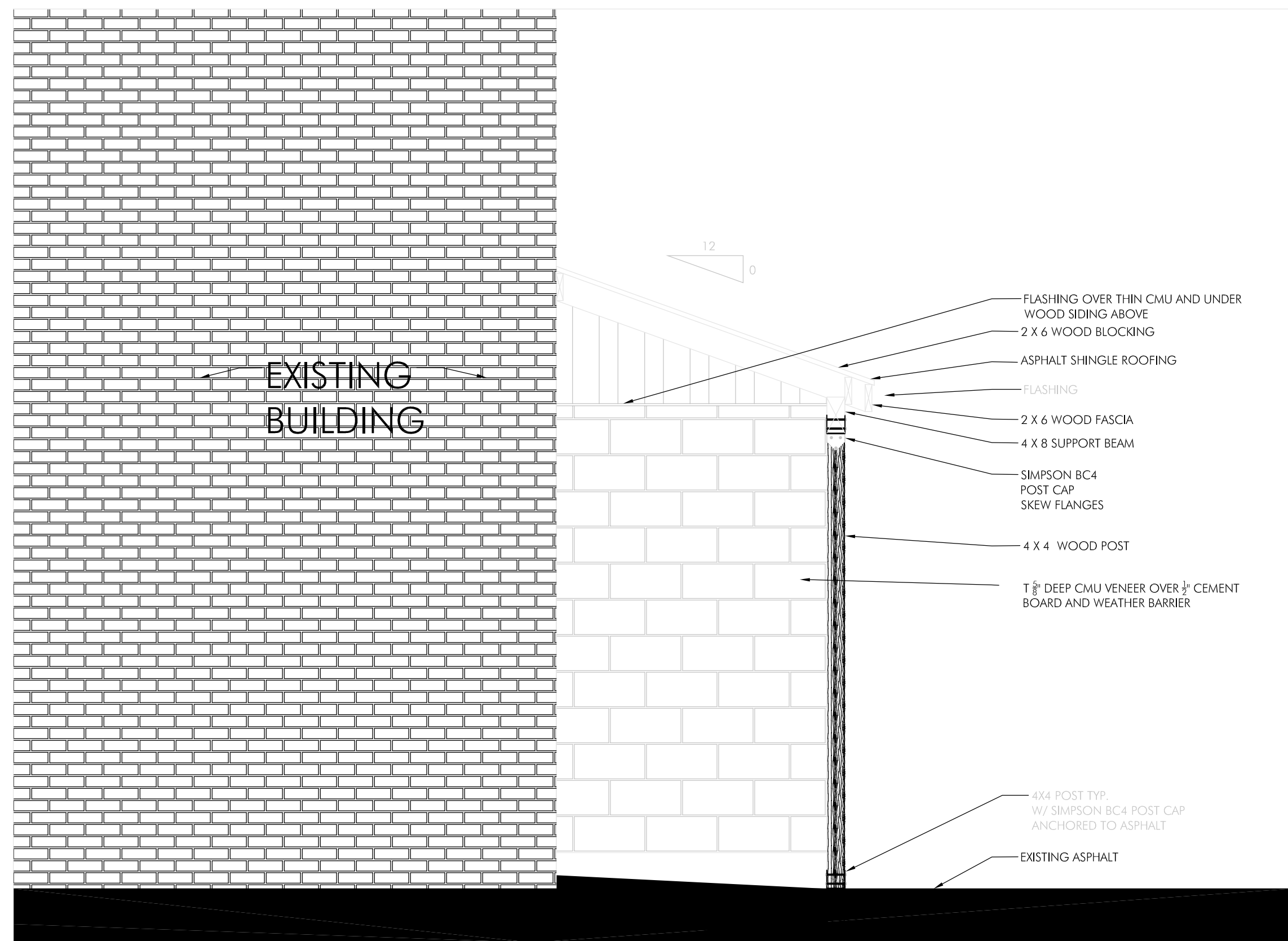
PROJECT # 2022-034
DATE: 02/22/2022
REVISIONS
DATE: 22 AUG 2022
ADD CMU THIN VENEER

TENANT IMPROVEMENT FOR:
VENT'S CAFE, OUTDOOR STORAGE
325 COURT ST. NE SALEM, OR 97301

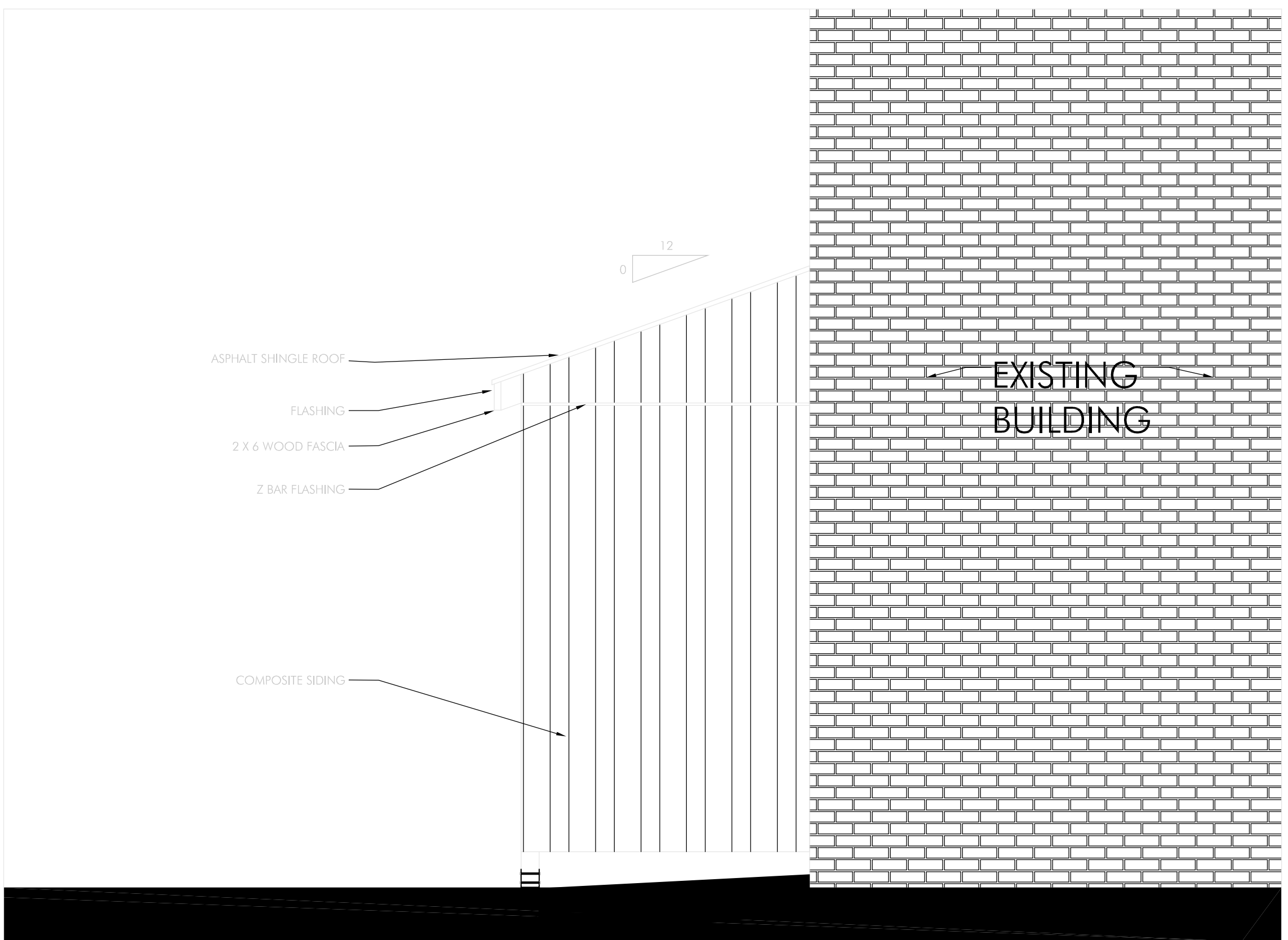


1 FRONT
1/2"=1'-0" @ 22 X 34

2 SECTION
1/2"=1'-0" @ 22 X 34



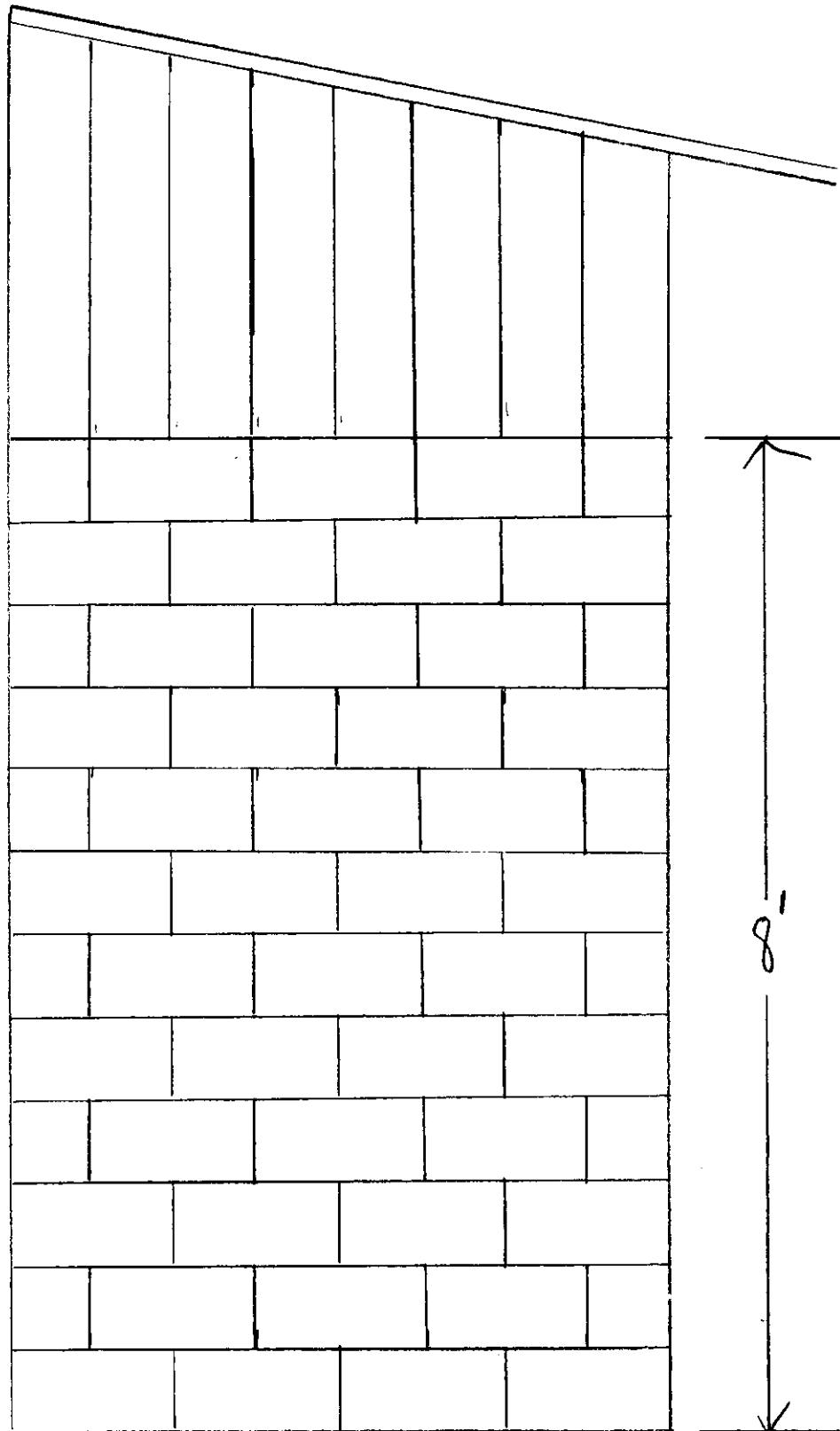
3 SIDE
1/2"=1'-0" @ 22 X 34



4 SIDE
1/2"=1'-0" @ 22 X 34



114



104

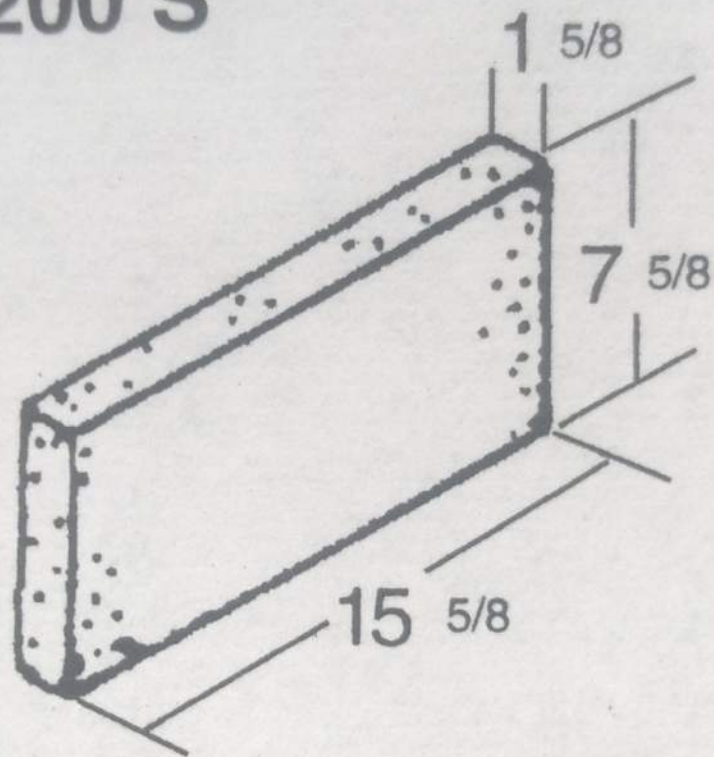
8'

54

$\frac{3}{4}'' = 1'$



200 S



2X8X16