

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



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

DECISION OF THE HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO.: HIS19-23

APPLICATION NO.: 19-113171-DR

NOTICE OF DECISION DATE: JULY 19, 2019

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

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: Gary Gunville and Marie Jacobsen, AC+Co Architecture, on behalf of Janet I. Ogdahl

LOCATION: 379-383 State Street / 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.040 (d) and (j)

FINDINGS: The findings are in the attached Decision dated July 18, 2019.

DECISION: The **Historic Landmarks Commission APPROVED** Historic Design Review Case No. HIS19-23 subject to the following condition of approval:

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.

VOTE:

Yes 5

No 2 (Schwartz, Zimmerman)

Absent 2 (French, Schutte)

Jennifer Maglinte-Timbrook, Chair
Historic Landmarks Commission

This Decision becomes effective on August 6, 2019. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

The rights granted by the attached decision must be exercised, or an extension granted, by August 6, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>June 21, 2019</u>
Public Hearing Date:	<u>July 18, 2019</u>
Notice of Decision Mailing Date:	<u>July 19, 2019</u>
Decision Effective Date:	<u>August 6, 2019</u>
State Mandate Date:	<u>October 19, 2019</u>

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

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Monday, August 5, 2019. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 230. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS19-23

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of July 18, 2019, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.040 as follows:

Criteria: 230.040(d) Storefronts and 230.040(j) Mechanical equipment and service areas.

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 HLC finds that 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, while the HLC finds that replacement with clear glass is acceptable, the HLC adopts the following **CONDITION** to better meet this standard:

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.

(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 HLC finds that 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 and that SRC 230.040(d)(1)(B) has been met for this portion of the proposal. Additionally, the HLC finds that 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 the HLC finds 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 HLC finds that the applicant is planning to substantially retain and restore the character defining features of the Pomeroy & Keene Building 1926 storefront, therefore SRC230.040(d)(2)(A) has been met for this portion of the proposal. Additionally, the HLC finds that 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 the HLC finds 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 HLC finds that the applicant is proposing restoration of the 1926 Pomeroy & Keene Building storefront, therefore 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 HLC finds that 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 HLC finds that 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 the HLC finds 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 HLC finds that 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 the HLC finds 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 HLC finds that the proposed replacement HVAC unit will be of metal, a traditional material found on the Pomeroy & Keene Building, and the district generally, therefore the HLC finds 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 HLC finds that 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 and 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 HLC finds that 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 the HLC finds 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 HLC finds that 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 the HLC finds 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 HLC finds that the applicant is not proposing to install solar panels, therefore 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 HLC finds that the applicant is not proposing to install skylights, therefore 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 HLC finds that the applicant is not proposing to install mechanical equipment at street level, therefore 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 HLC finds that the applicant is not proposing to install new skylights or vents, therefore this criterion is not applicable to the evaluation of this proposal.

DECISION: The Historic Landmarks Commission **APPROVES THE PROPOSAL** with the following **CONDITION:**

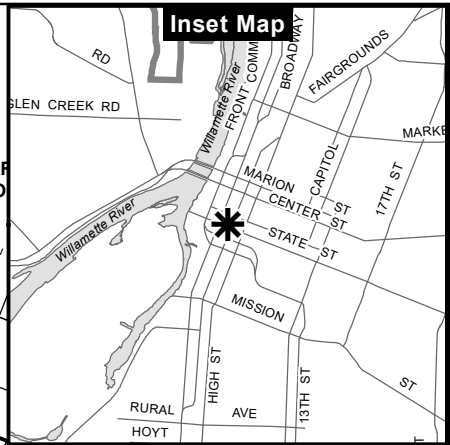
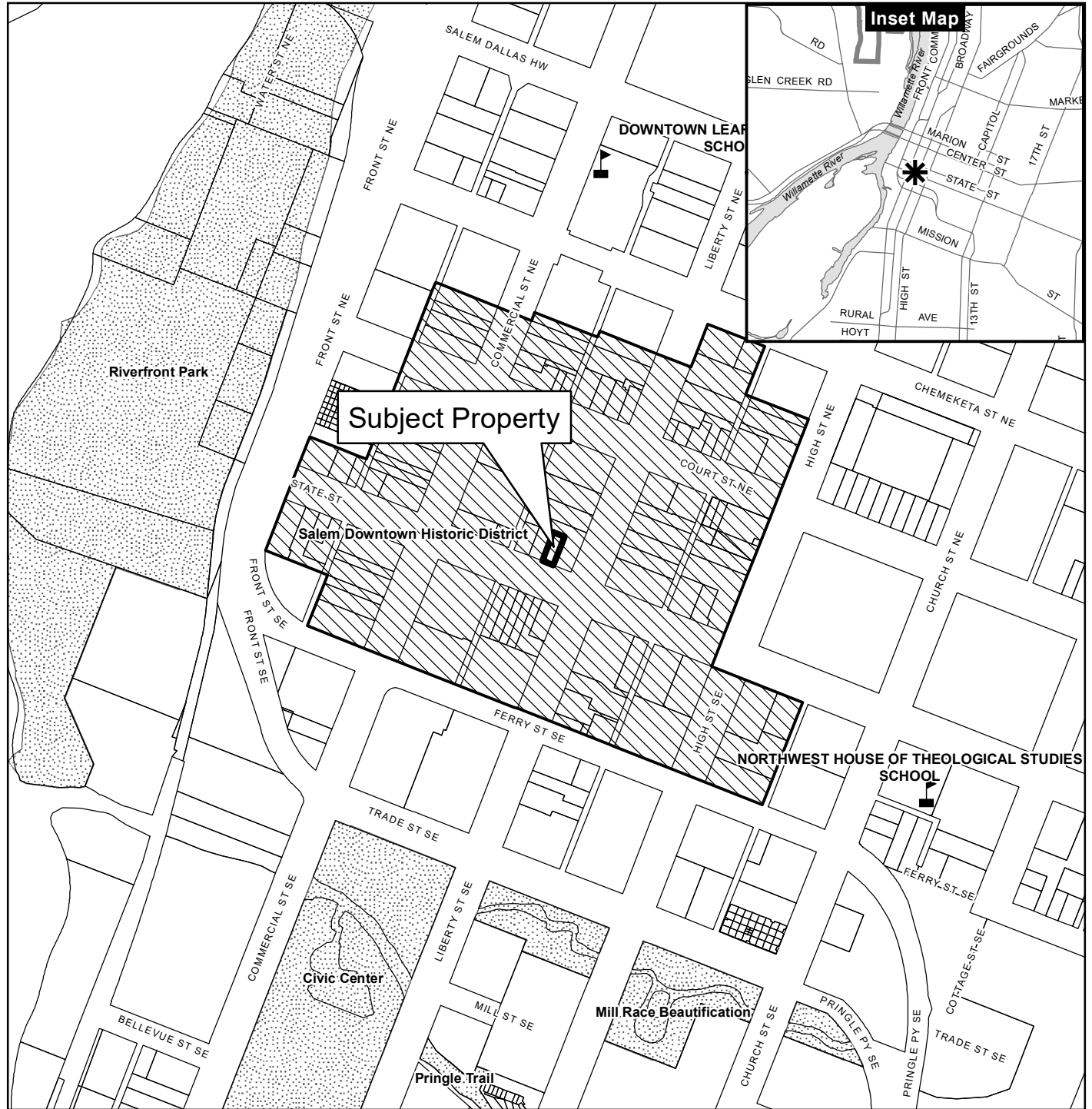
CONDITION 1: The applicant shall salvage the 1926 transom window glass after removal, using accepted preservation and storage methods. The 1926 transom glass shall be retained in a secure storage area on-site, so future restoration of this glazing from the 1926 storefront remodel is potentially feasible.

VOTE: Yes 5 No 2 (Schwartz, Zimmerman) Absent 2 (French, Schutte) Abstain 0






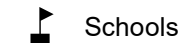

Attachments: A. Vicinity Map
 B. Excerpt from National Register Historic Resource Document
 C. Applicant's Submittal Materials

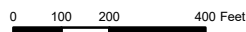
Prepared by Kimberli Fitzgerald, Historic Preservation Officer

Vicinity Map 379-383 State St



Legend

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



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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.

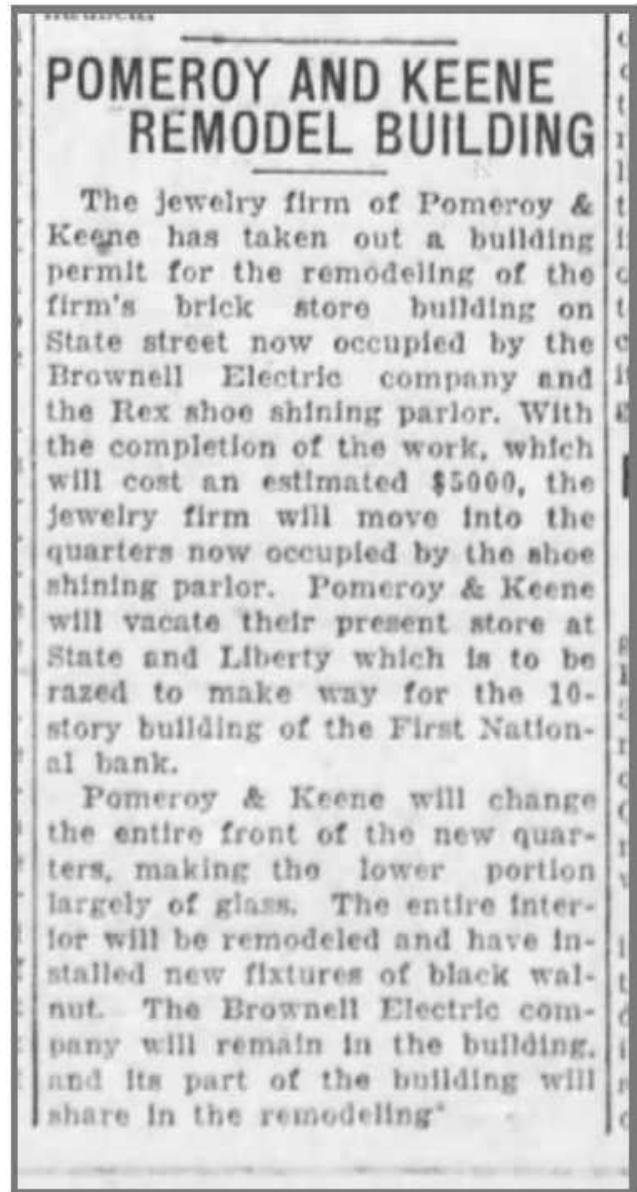
History and Significance: The Pomeroy Building contributes to an understanding and appreciation of the evolving history of commercial developments in the downtown historic district. It has retained substantial architectural integrity since its 1926 remodel and is associated with the lives of several 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



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 No

Project'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

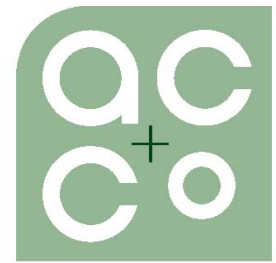
6-7-19
Date Submitted/Signed

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.

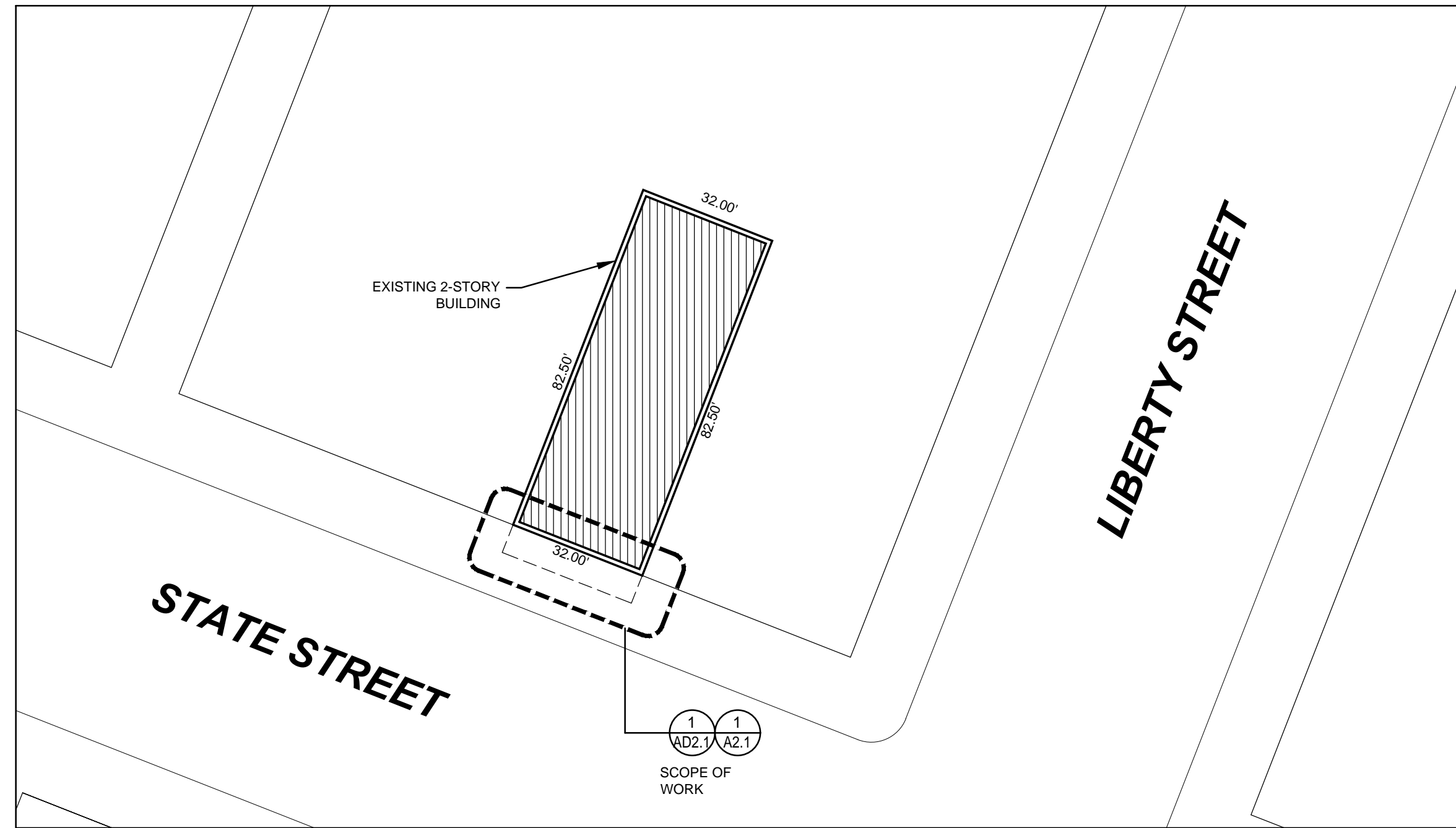
Response: The owner would like to change out the glass in each of the transom windows. The glass would be clear, single pane to fit the existing wood frames and be tempered because of the distance to the existing mezzanine floor. The existing window frames will remain and are to be repaired and painted.

(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@acccac.com
GARY GUNVILLE AIA
EMAIL: ggunville@acccac.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

A8.1 CANOPY DETAILS

PROJECT INFORMATION

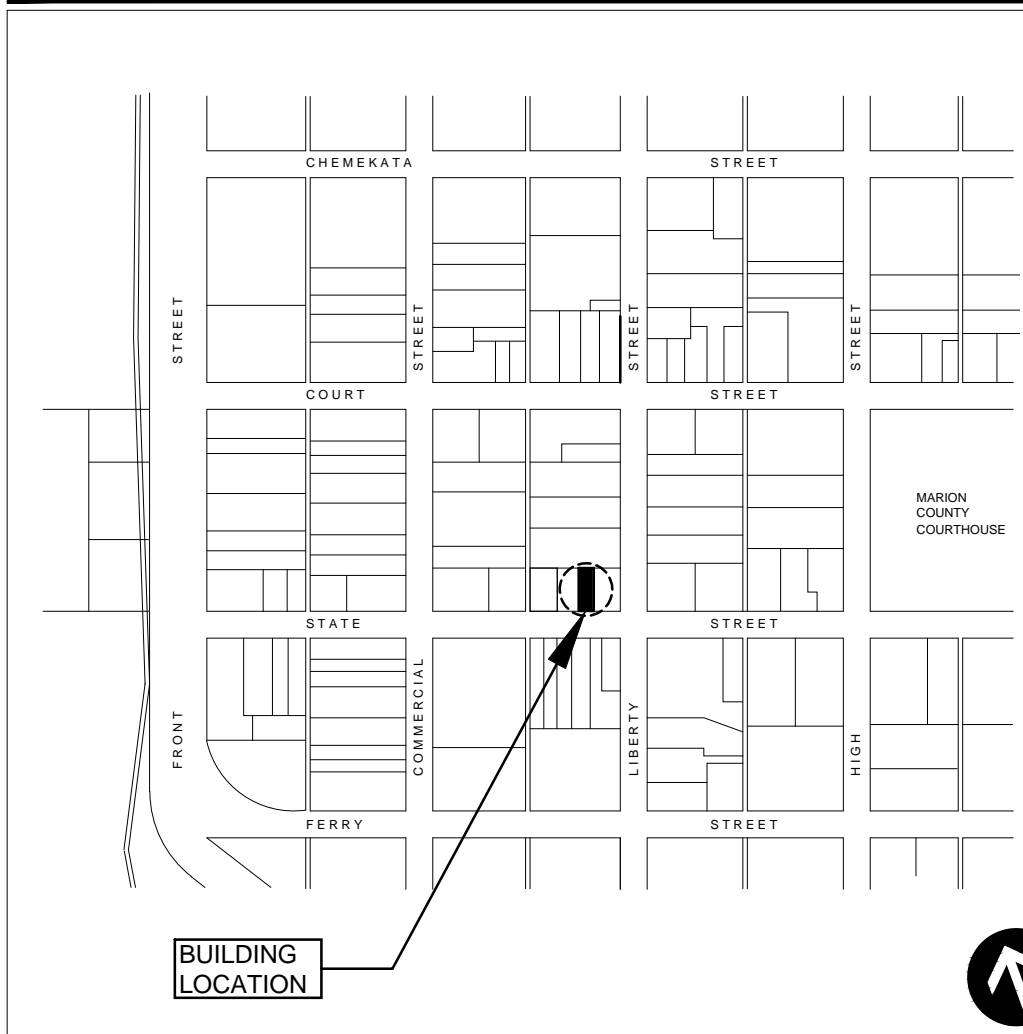
GENERAL

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, TRANSCOM 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
 - ROOM NAME AND NUMBER
 - WINDOW TAG
 - GRID NOTE INDICATOR
 - DETAIL NUMBER
 - DETAIL INDICATOR
 - SECTION NUMBER
 - SECTION CUT INDICATOR
 - REVISION CLOUD WITH REVISION NUMBER
 - FLOOR ELEVATION
 - SPOT ELEVATION
 - ELEVATION NUMBER
 - INTERIOR ELEVATION INDICATOR
 - PAGE NUMBER

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)



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: CITY OF SALEM 6-20-19

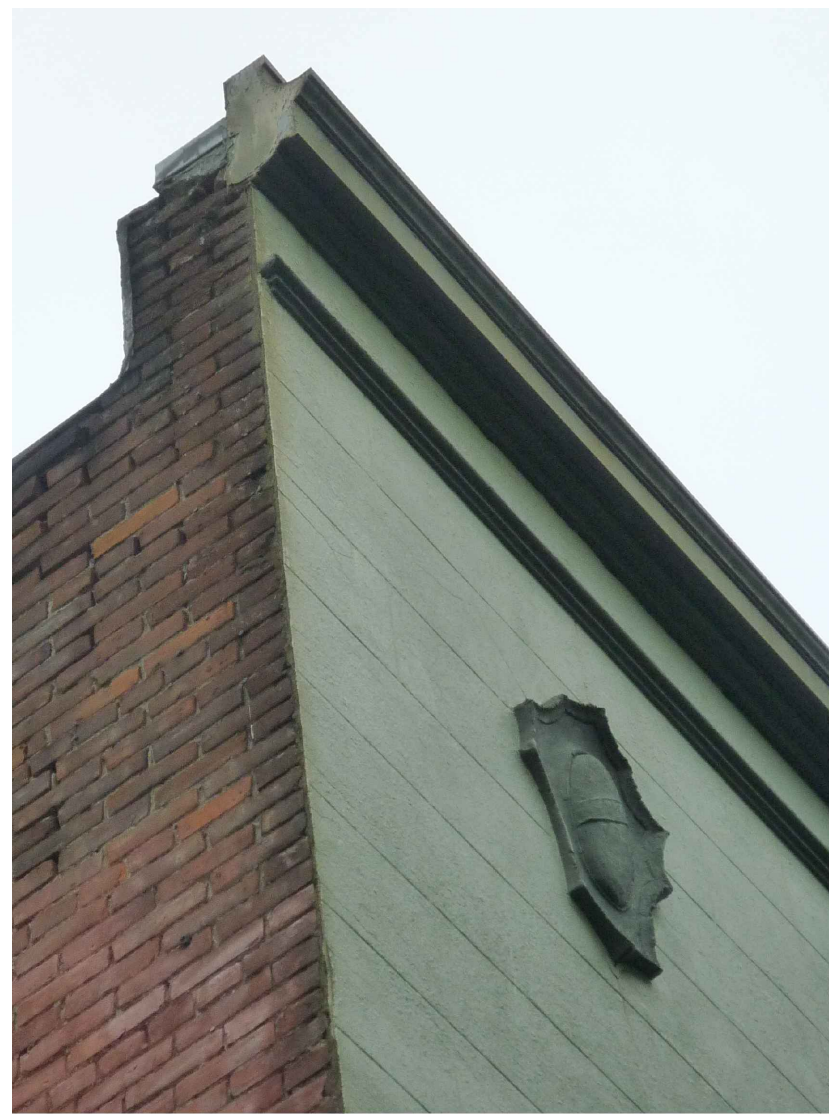


MA VALISE - EXTERIOR RENOVATION
379-383 STATE STREET
SALEM, OREGON 97301

PROJECT INFORMATION

SHEET

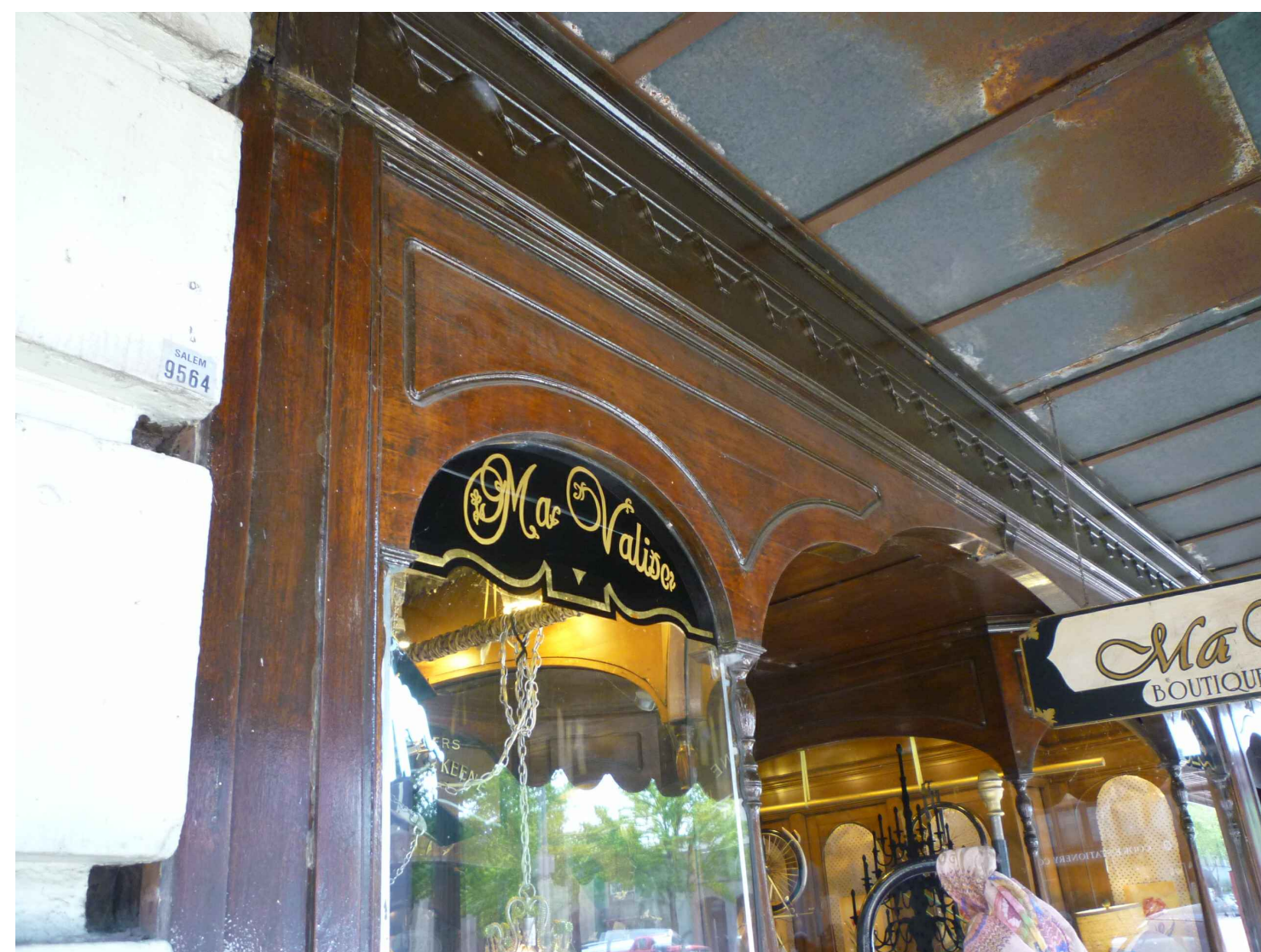
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EXISTING PARAPET CAP



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



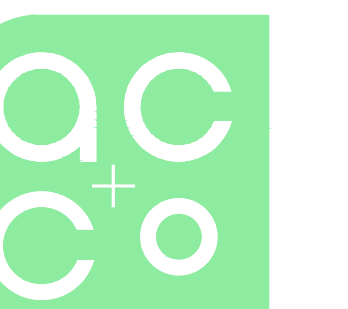
In the event conflicts are discovered between the original signed and sealed documents prepared by the Architect and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO.: 2019.0056

DATE: JUNE 7, 2019

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

REVISIONS:



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COMMUNITY

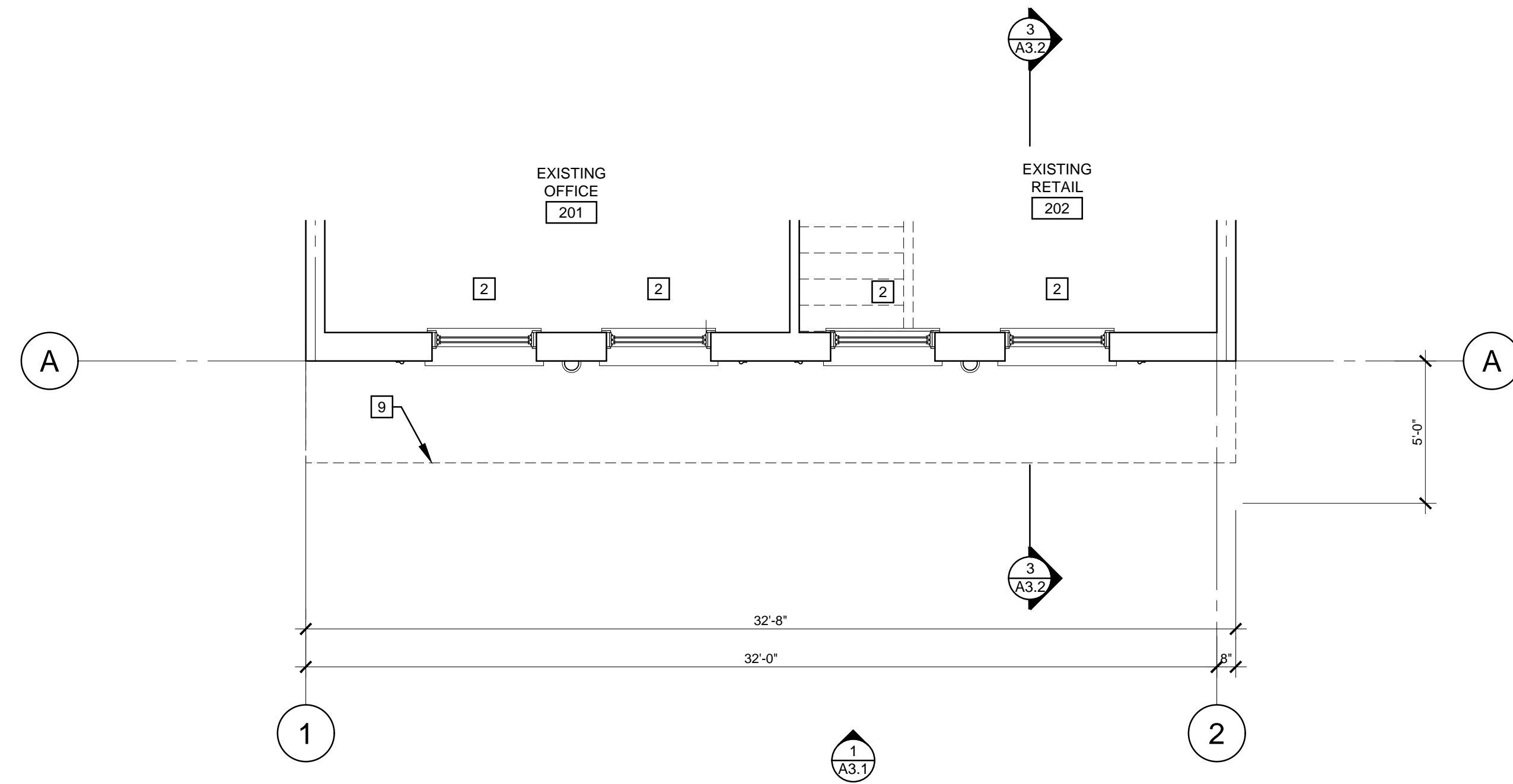
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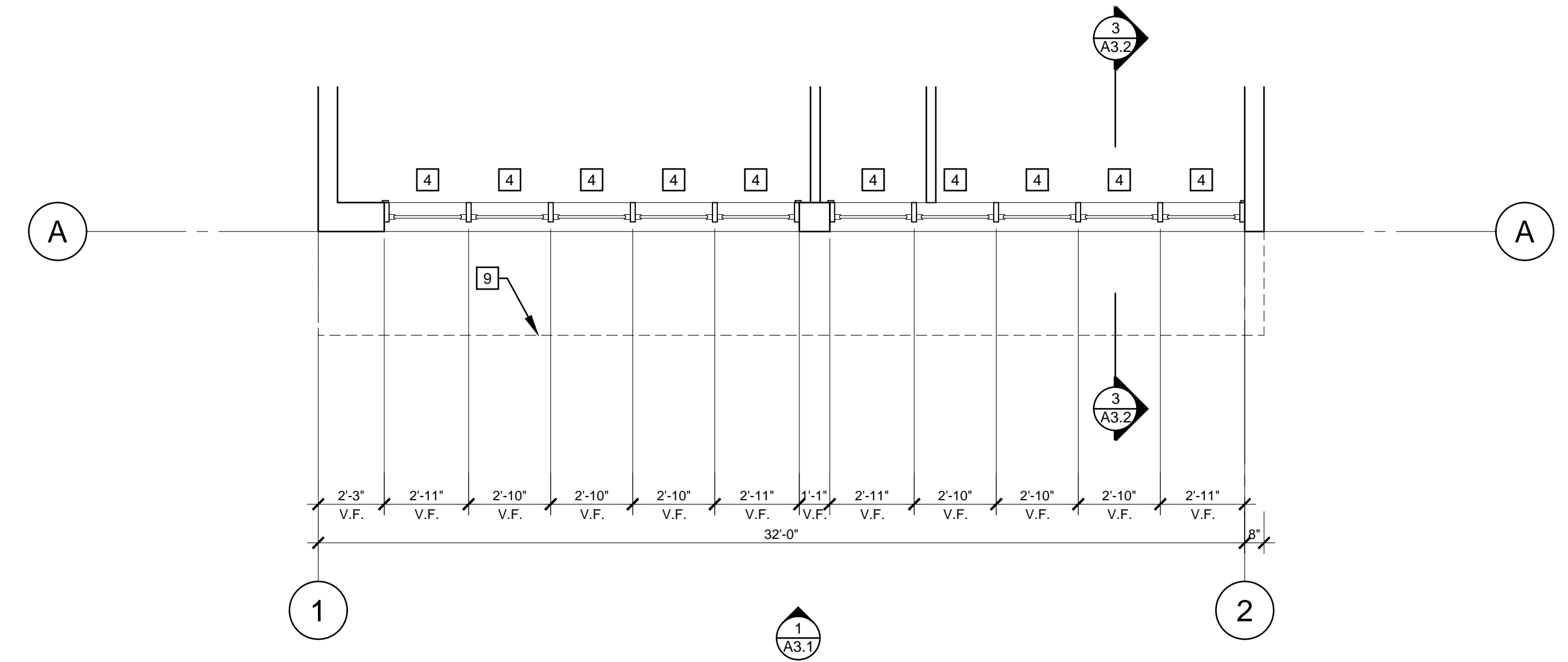
EXTERIOR 3D
VIEW - PHOTOS

SHEET

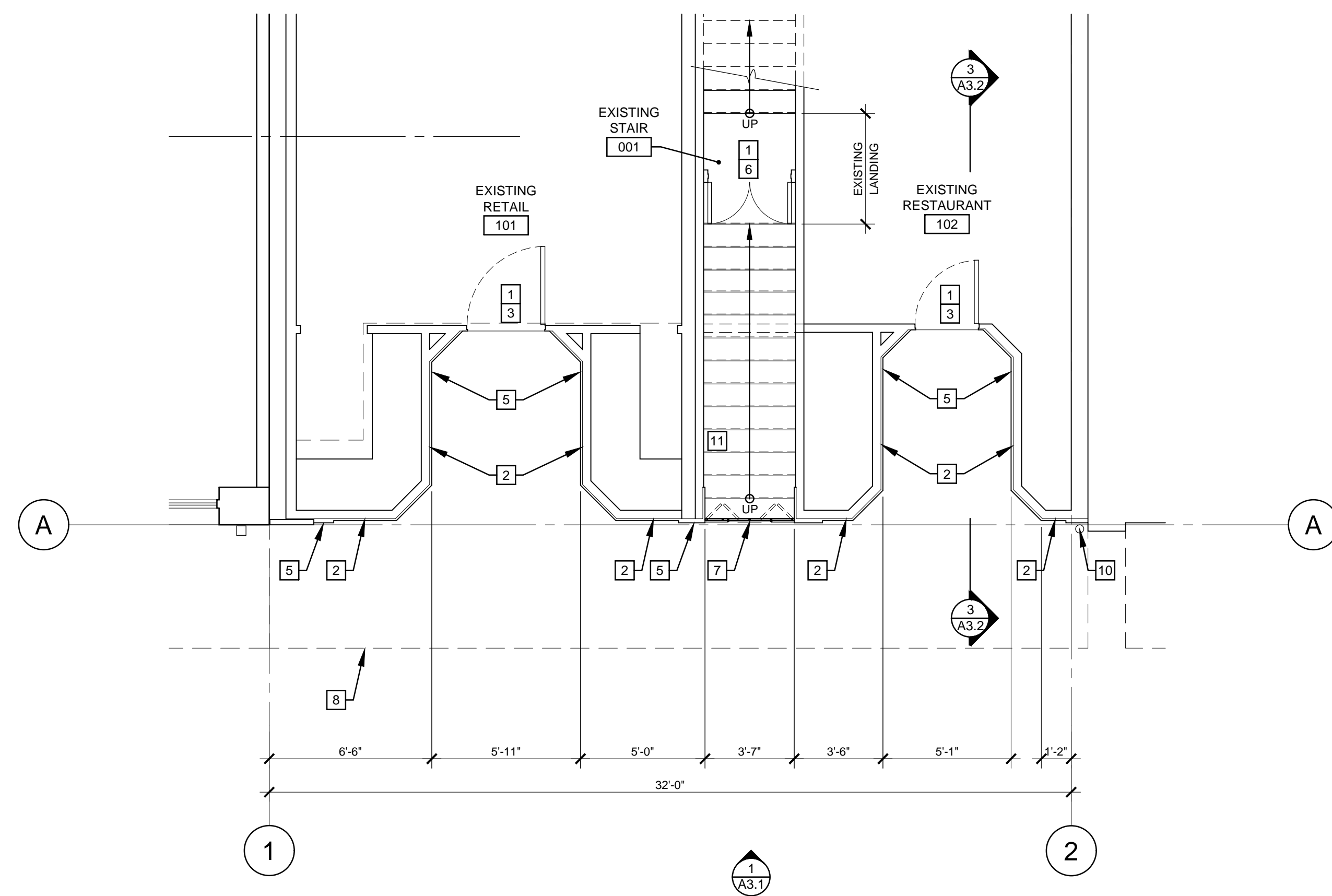
A0.2



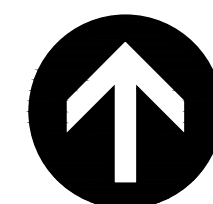
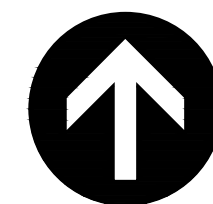
1 SECOND FLOOR/CANOPY PLAN
SCALE: 1/4" = 1'-0"



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



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



GENERAL NOTES:

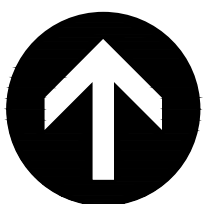
- GENERAL NOTES APPLY TO ALL DRAWINGS
- DIMENSIONS ARE TO EXISTING FACE OF WALL AND FACE OF EXISTING MASONRY UNLESS NOTED OTHERWISE.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF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

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

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



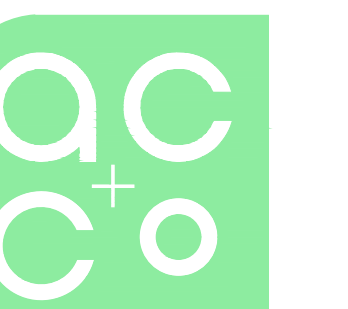
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JOB NO.: 2019.0056

DATE: JUNE 7, 2019

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

REVISIONS:



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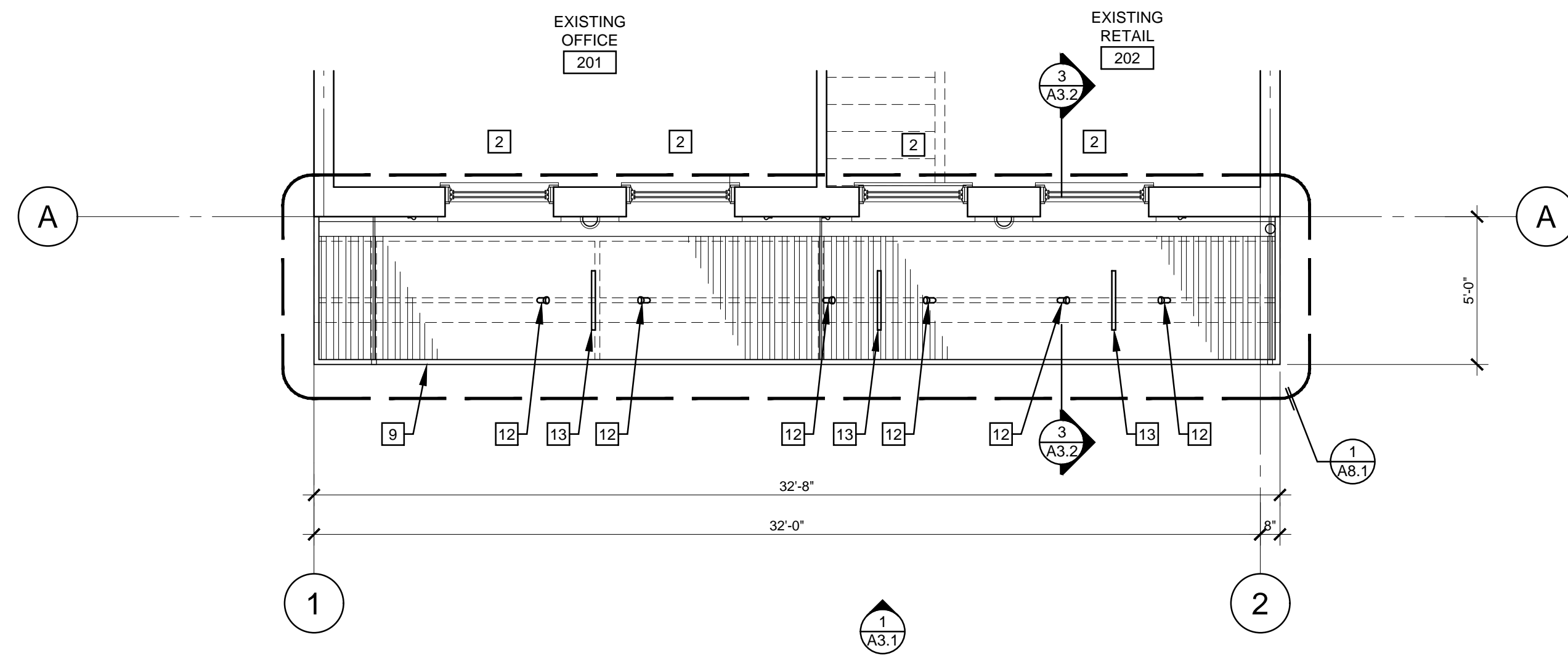
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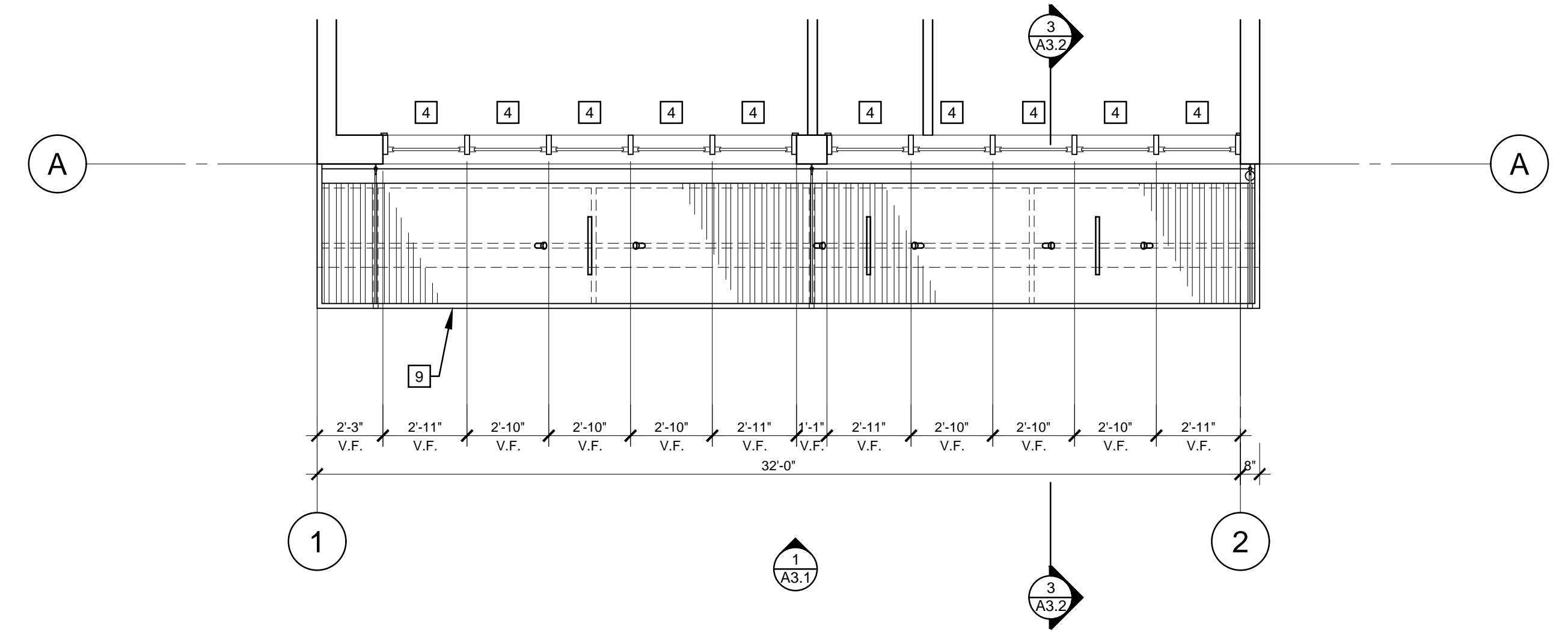
DEMOLITION FLOOR
PLANS

SHEET

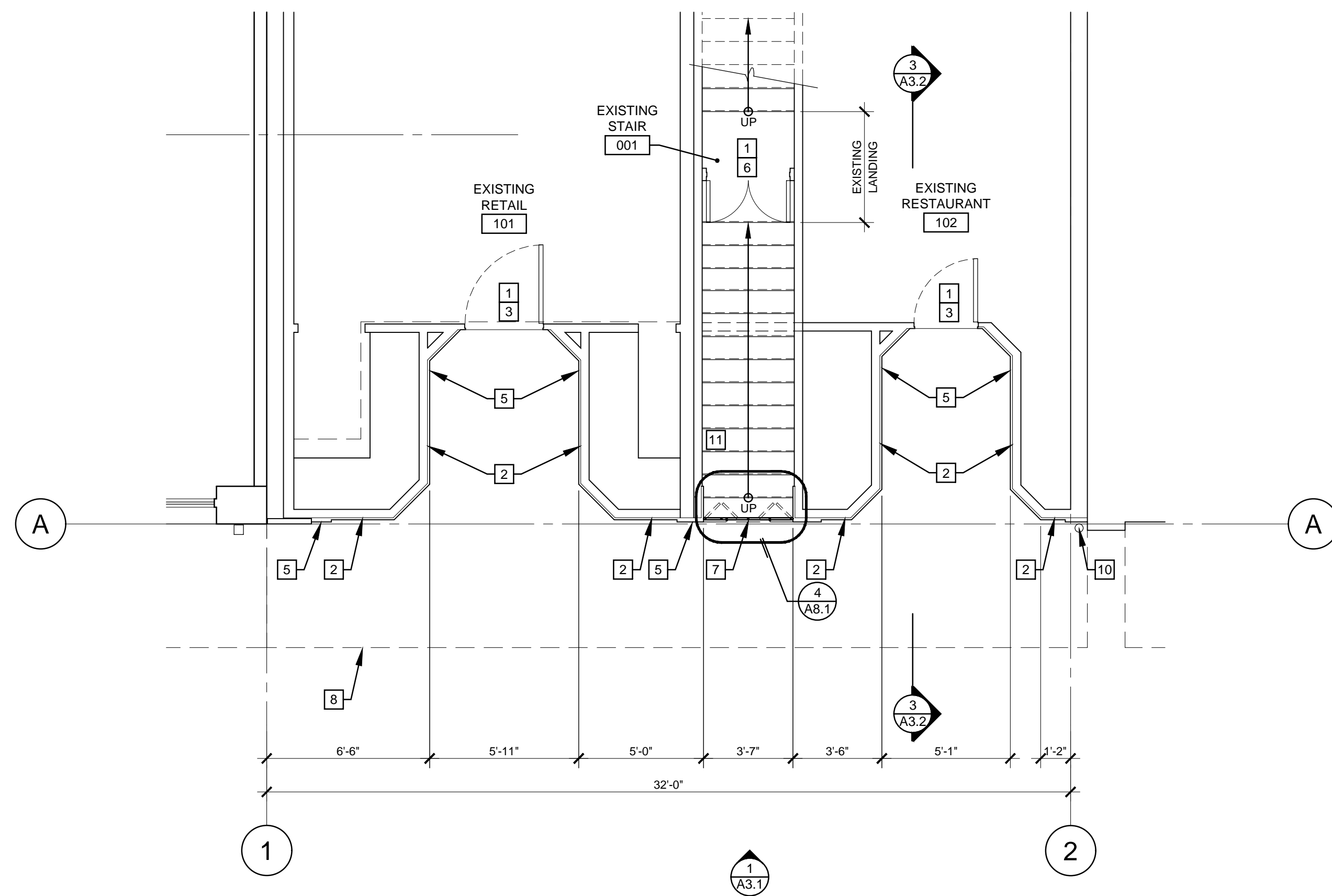
AD2.1



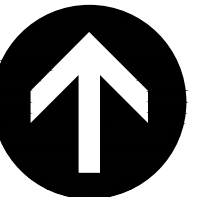
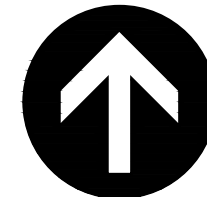
1 SECOND FLOOR/CANOPY PLAN
SCALE: 1/4" = 1'-0"



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



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



GENERAL NOTES:

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- 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

REFERENCE NOTES:

- EXISTING DOOR TO REMAIN, PROTECT IN PLACE DURING CONSTRUCTION
- EXISTING GLAZING, PROTECT IN PLACE DURING CONSTRUCTION
- EXISTING EXTERIOR DOOR TO BE REFINISHED
- NEW GLAZING, PROVIDE TEMPERED CLEAR GLASS, 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
- NEW METAL GATE, PAINT
- LINE OF NEW CANOPY ABOVE
- NEW METAL CANOPY, PAINT
- NEW METAL DOWNSPOUT, PAINT
- EXISTING STAIRS TO REMAIN OPEN DURING CONSTRUCTION
- NEW SIGN LIGHTING, MOUNT TO UNDERSIDE OF CANOPY
- NEW BLADE SIGN, MOUNT TO UNDERSIDE OF CANOPY



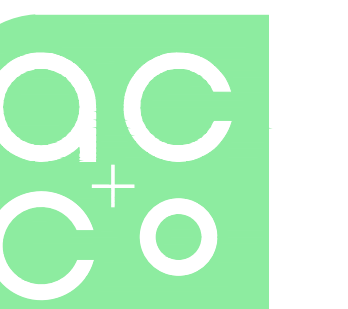
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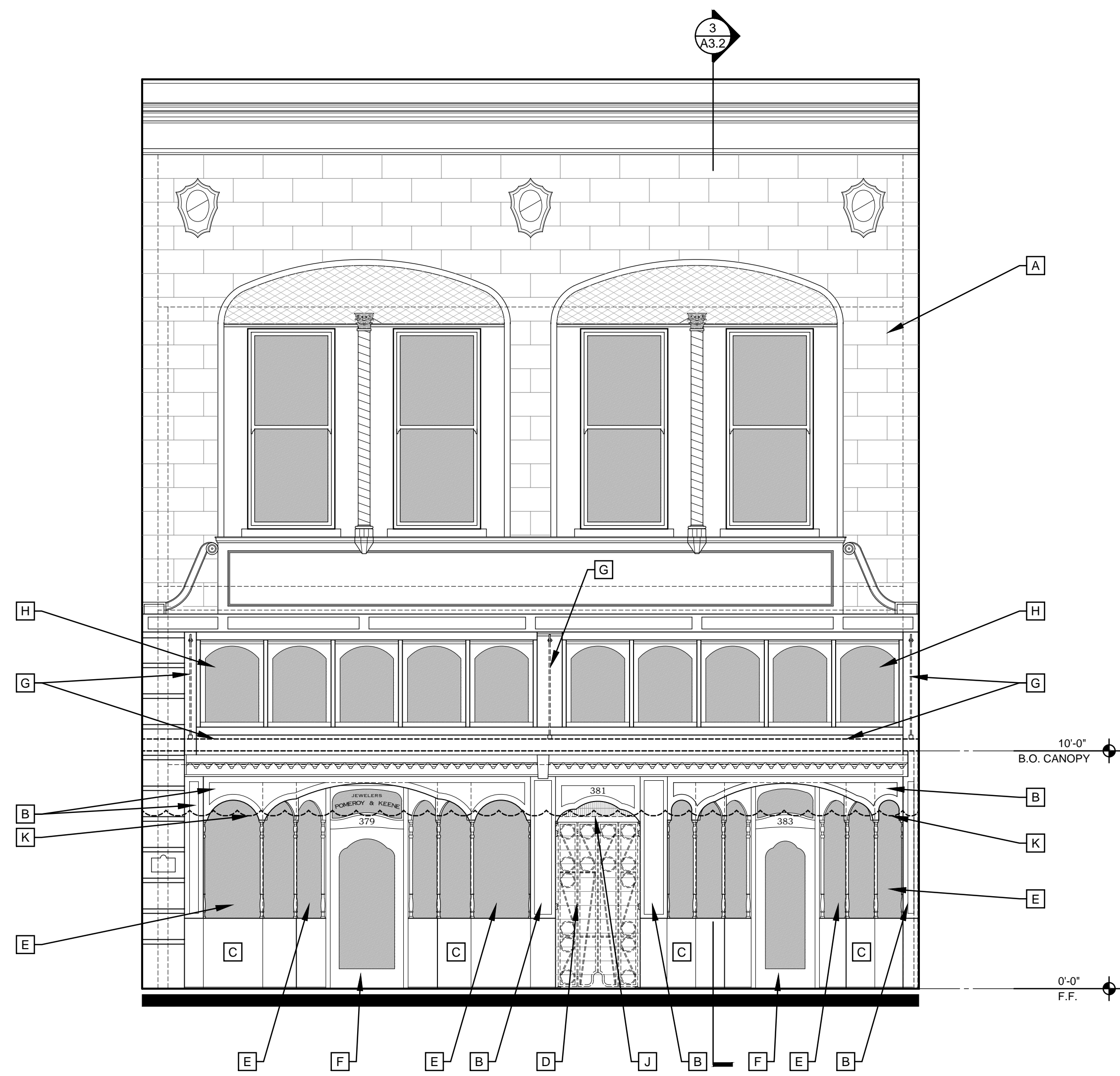
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FLOOR PLANS

SHEET

A2.1

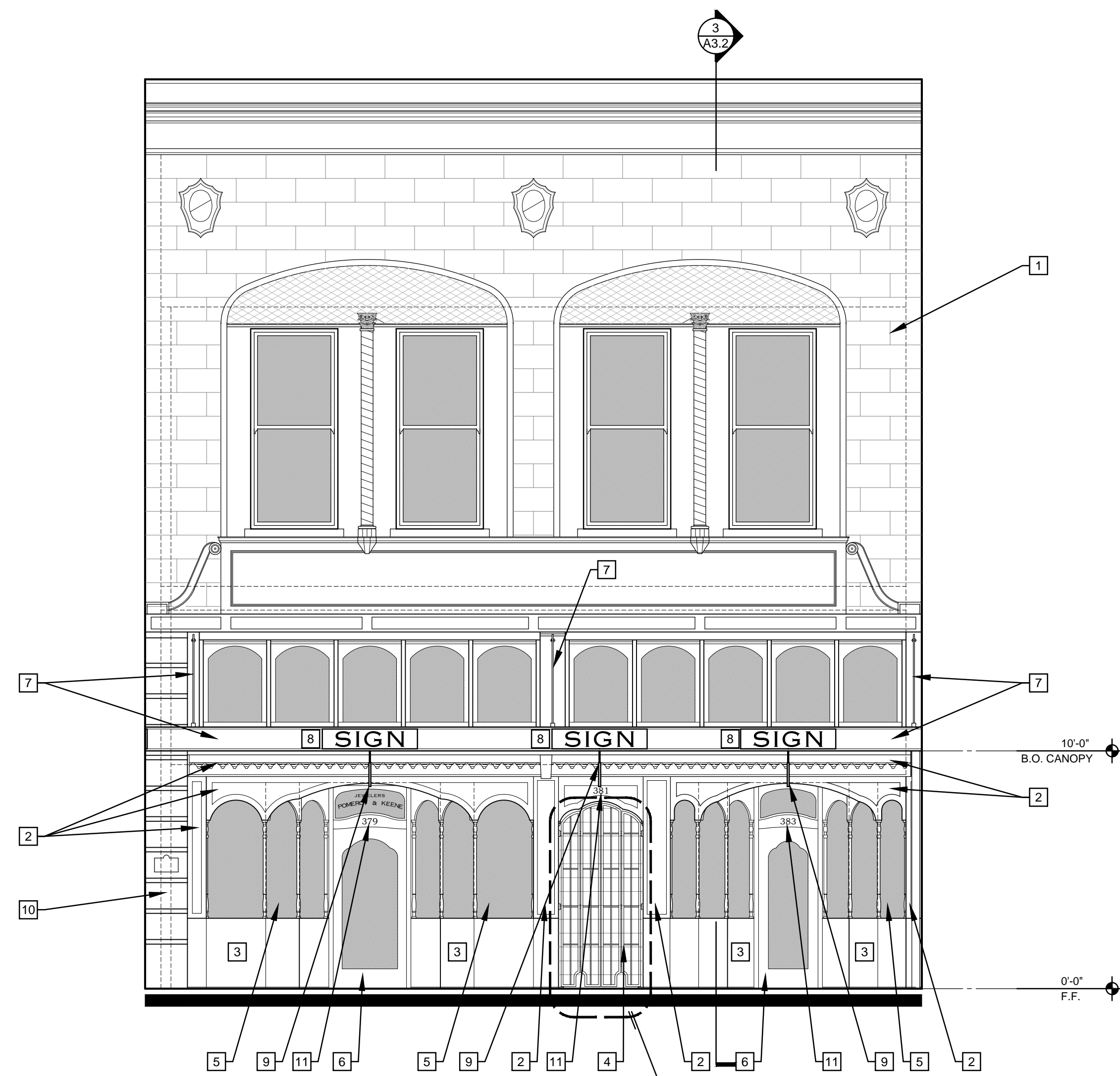
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1 SOUTH ELEVATION - DEMOLITION
SCALE: 1/8" = 1'-0"

DEMOLITION REFERENCE NOTES:

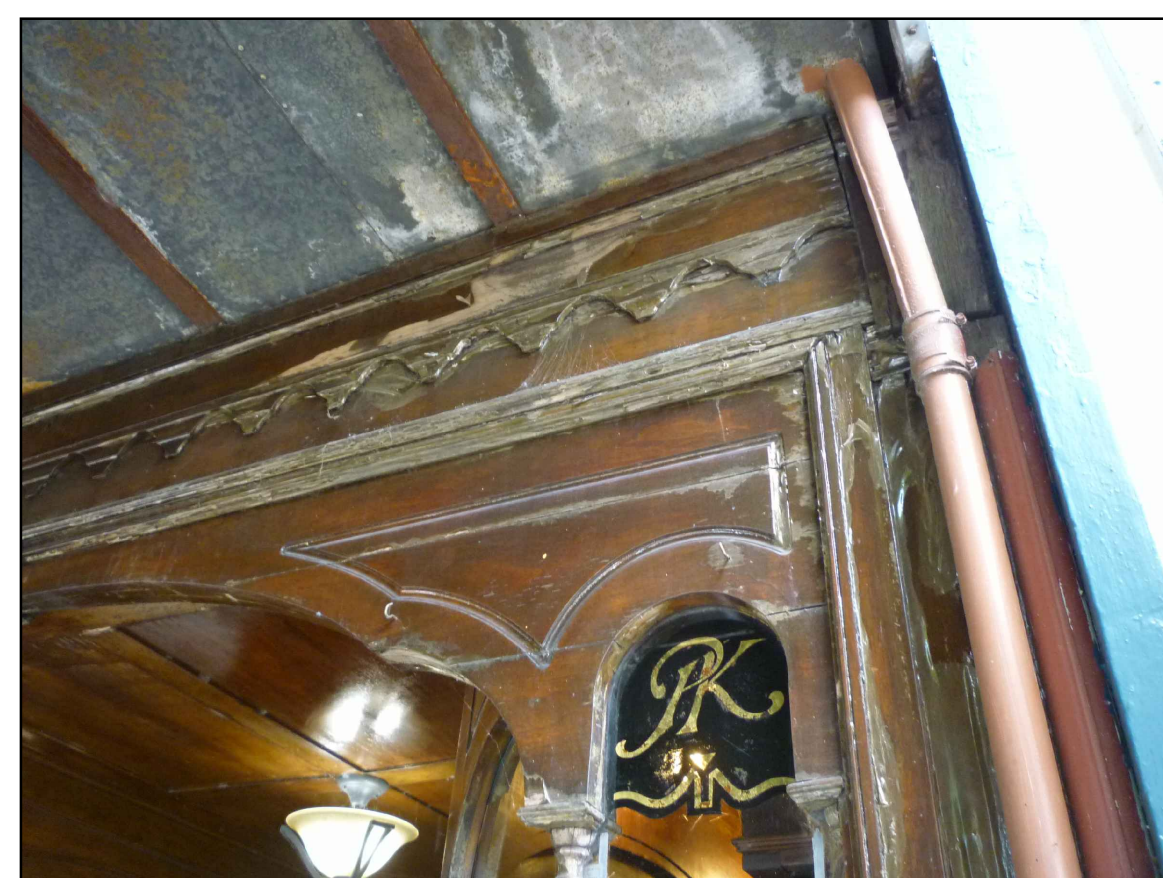
- A** EXISTING EXTERIOR TO REMAIN, PREP FOR PAINT
- B** EXISTING WOOD TRIM AND PANELS TO BE REFINISHED
- C** EXISTING MARBLE WAINSCOTING TO REMAIN
- D** EXISTING METAL GATE TO BE REMOVED
- E** EXISTING GLAZING, PROTECT DURING CONSTRUCTION
- F** EXISTING DOORS TO BE REFINISHED
- G** EXISTING CANOPY AND 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



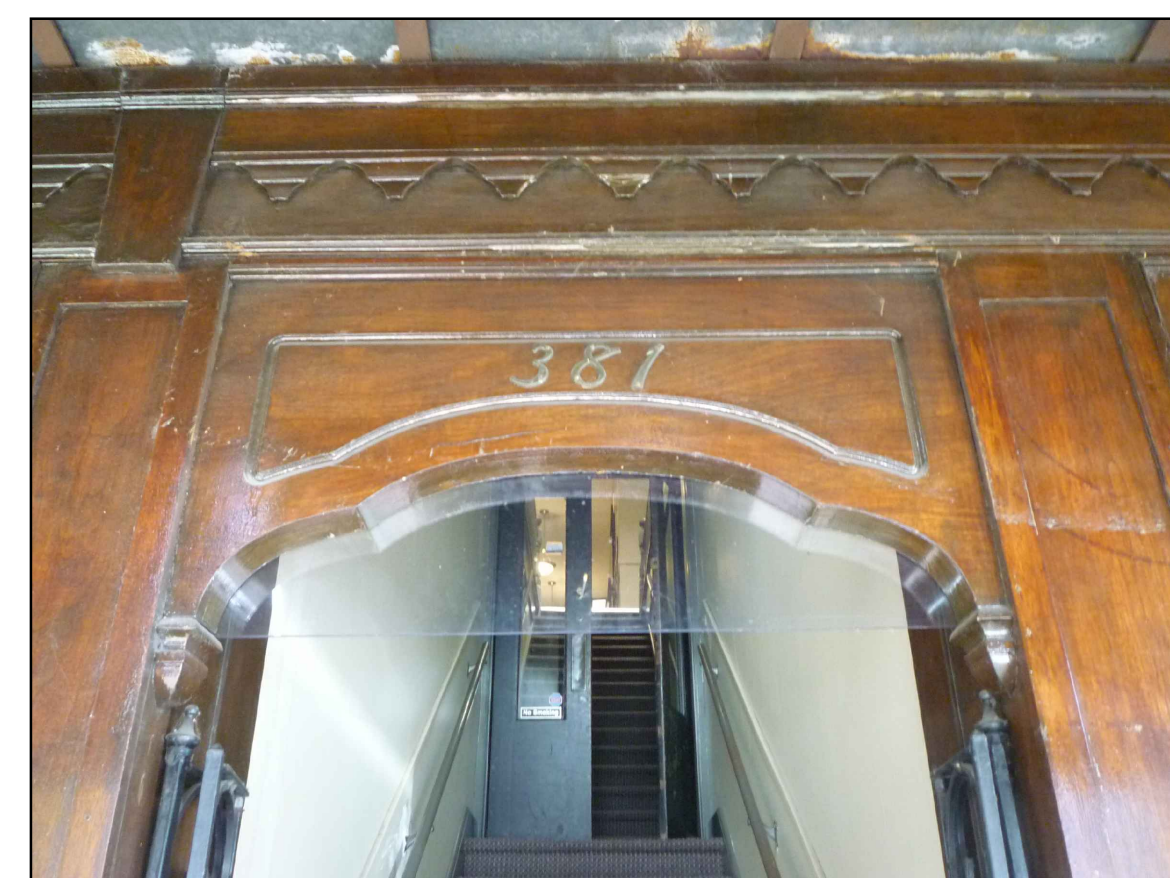
2 SOUTH ELEVATION - NEW WORK
SCALE: 1/4" = 1'-0"

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 (A8.1)
- 5** EXISTING GLAZING, PROTECT DURING CONSTRUCTION
- 6** EXISTING DOORS TO BE REFINISHED
- 7** NEW METAL CANOPY AND BRACE RODS, PAINT (A8.2)
- 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



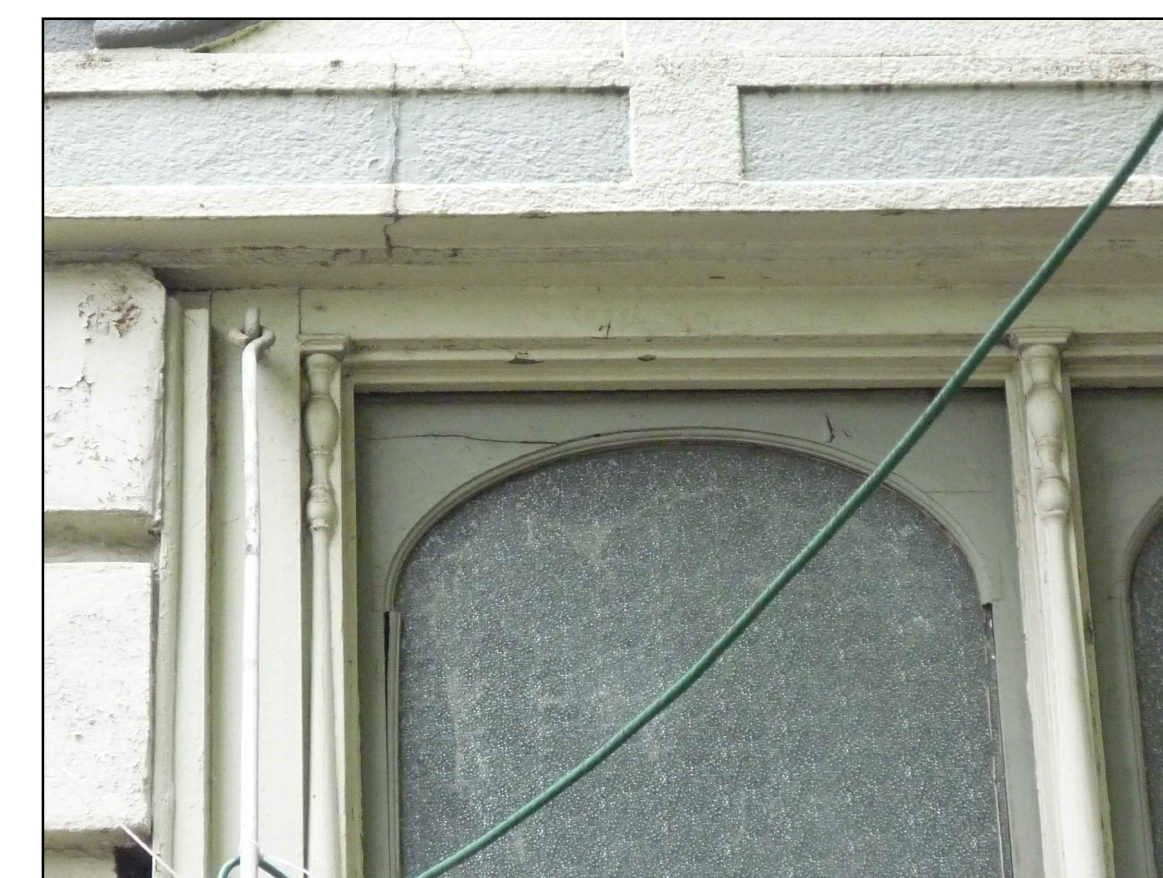
B. EXISTING WOOD PANELING AND TRIM TO BE REFINISHED. PLEXI-GLASS SCREEN TO BE REMOVED



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

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

REVISIONS:



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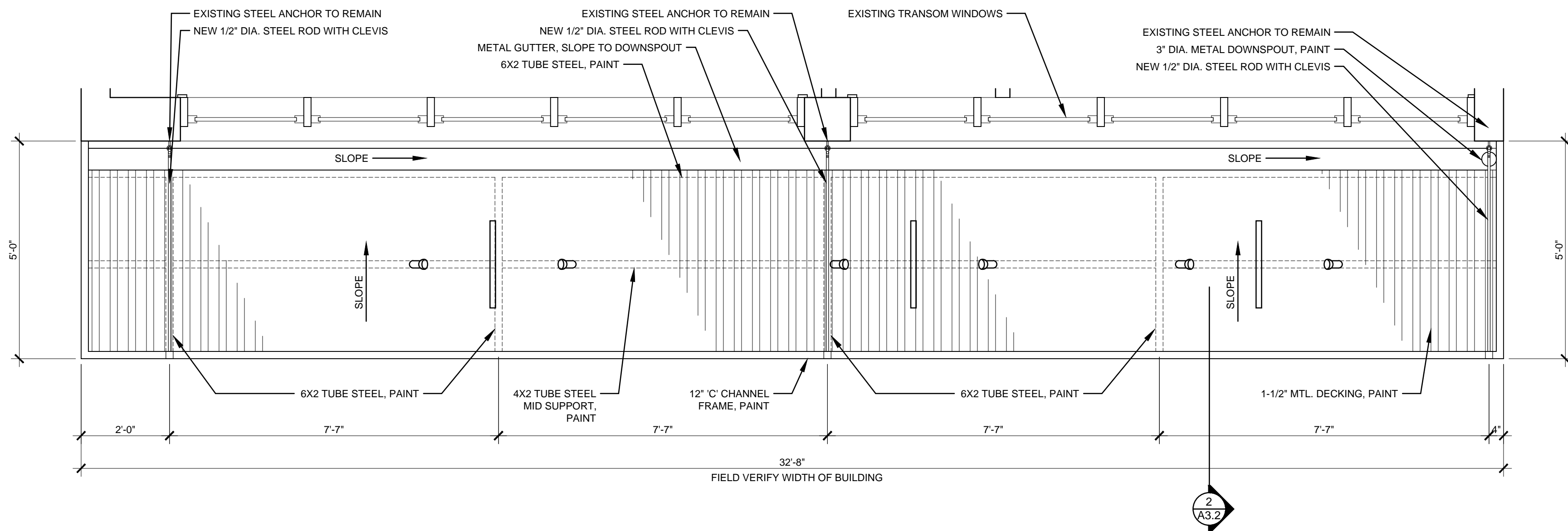
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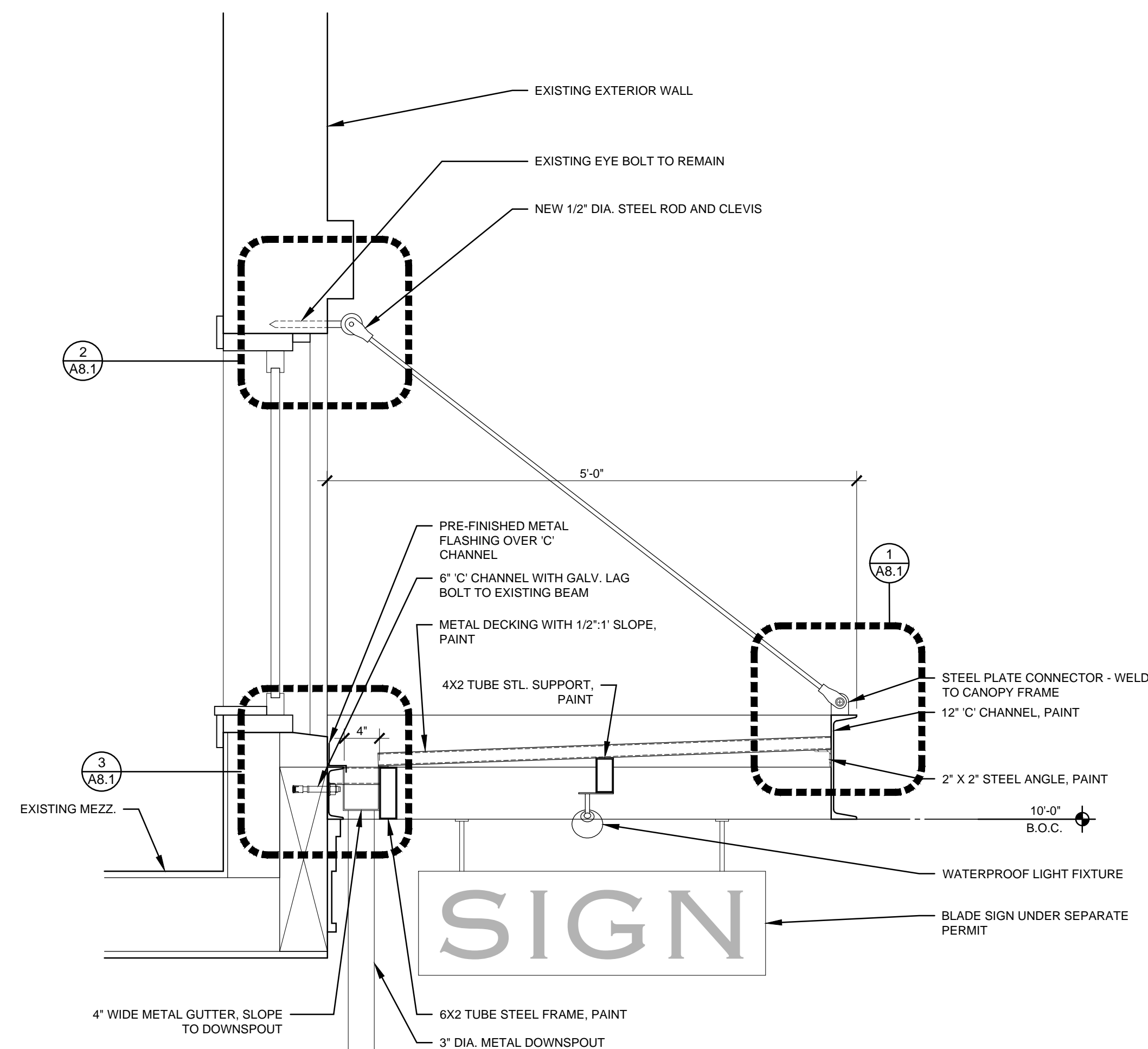
EXTERIOR ELEVATIONS
DEMO AND NEW WORK

SHEET

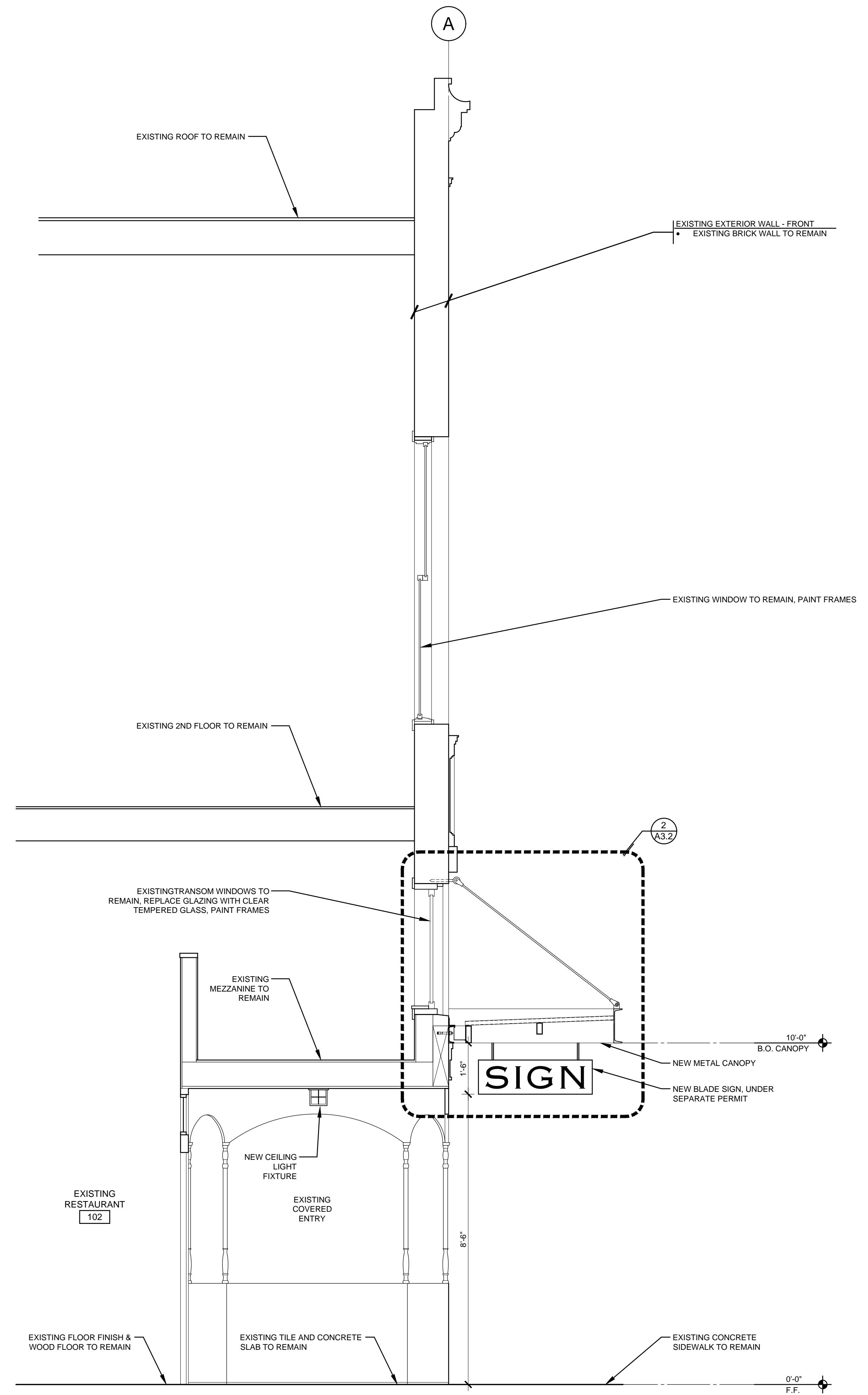
A3.1



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"



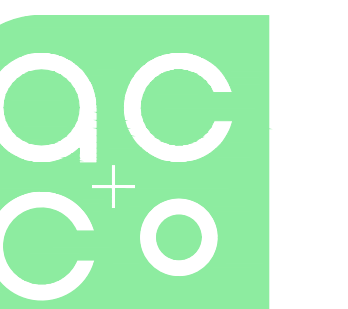
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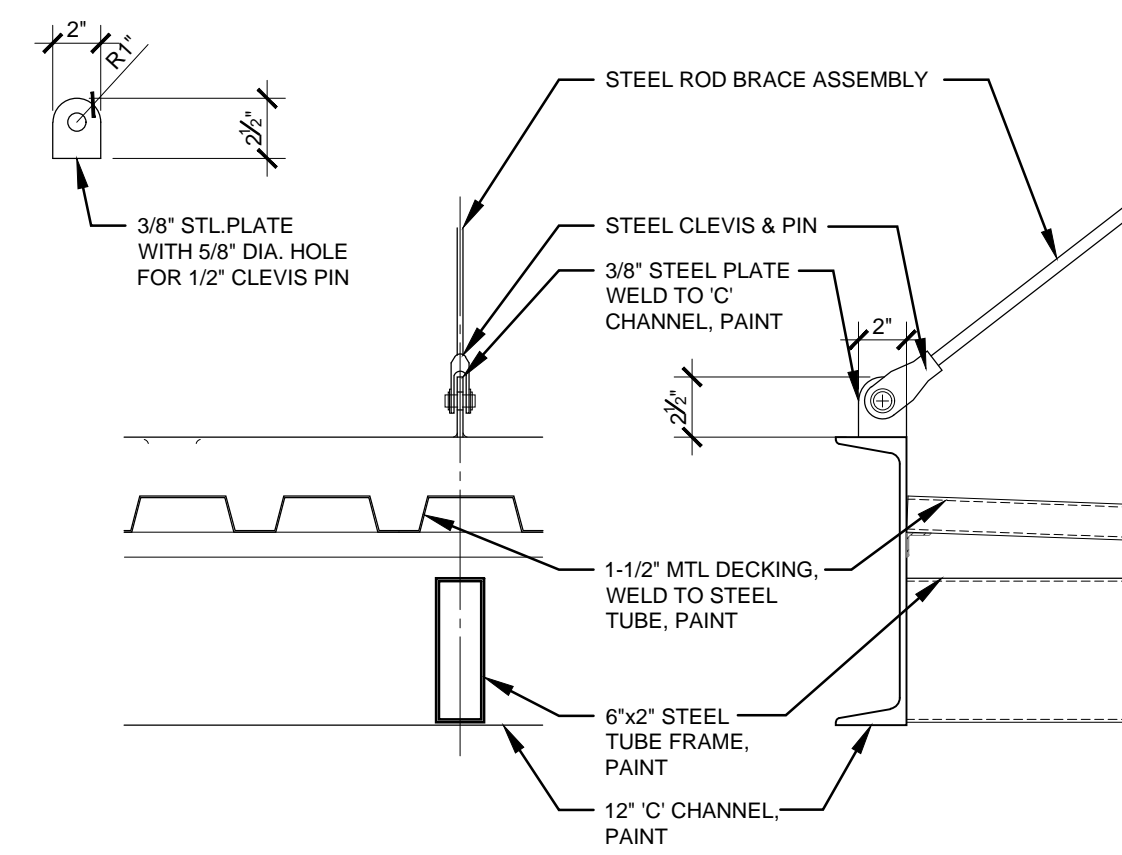
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WALL/CANOPY SECTION

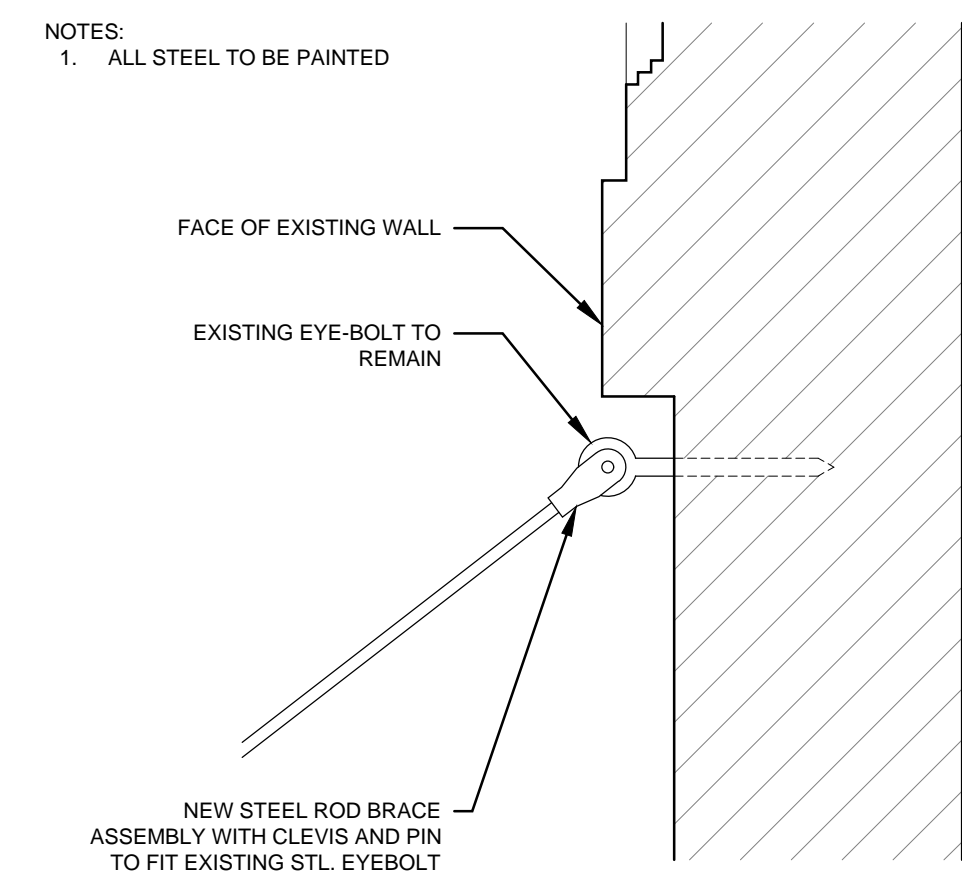
SHEET

A3.2

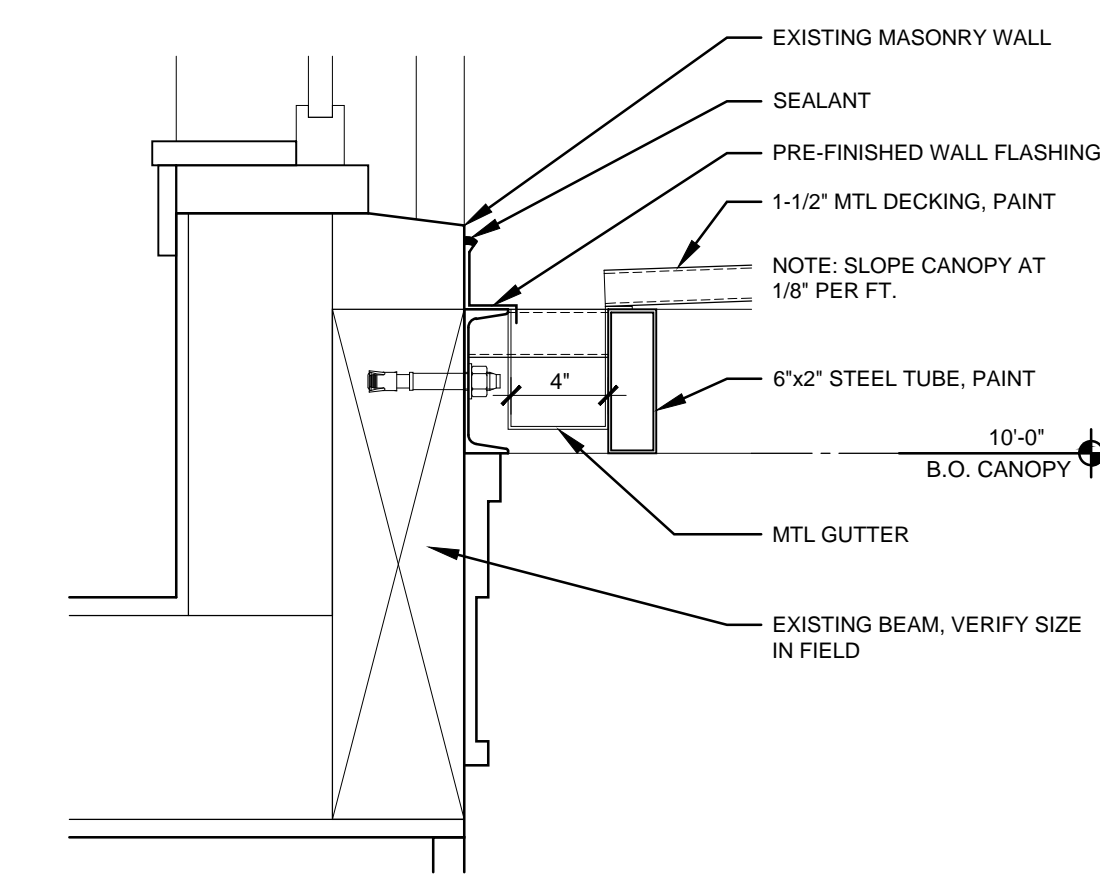
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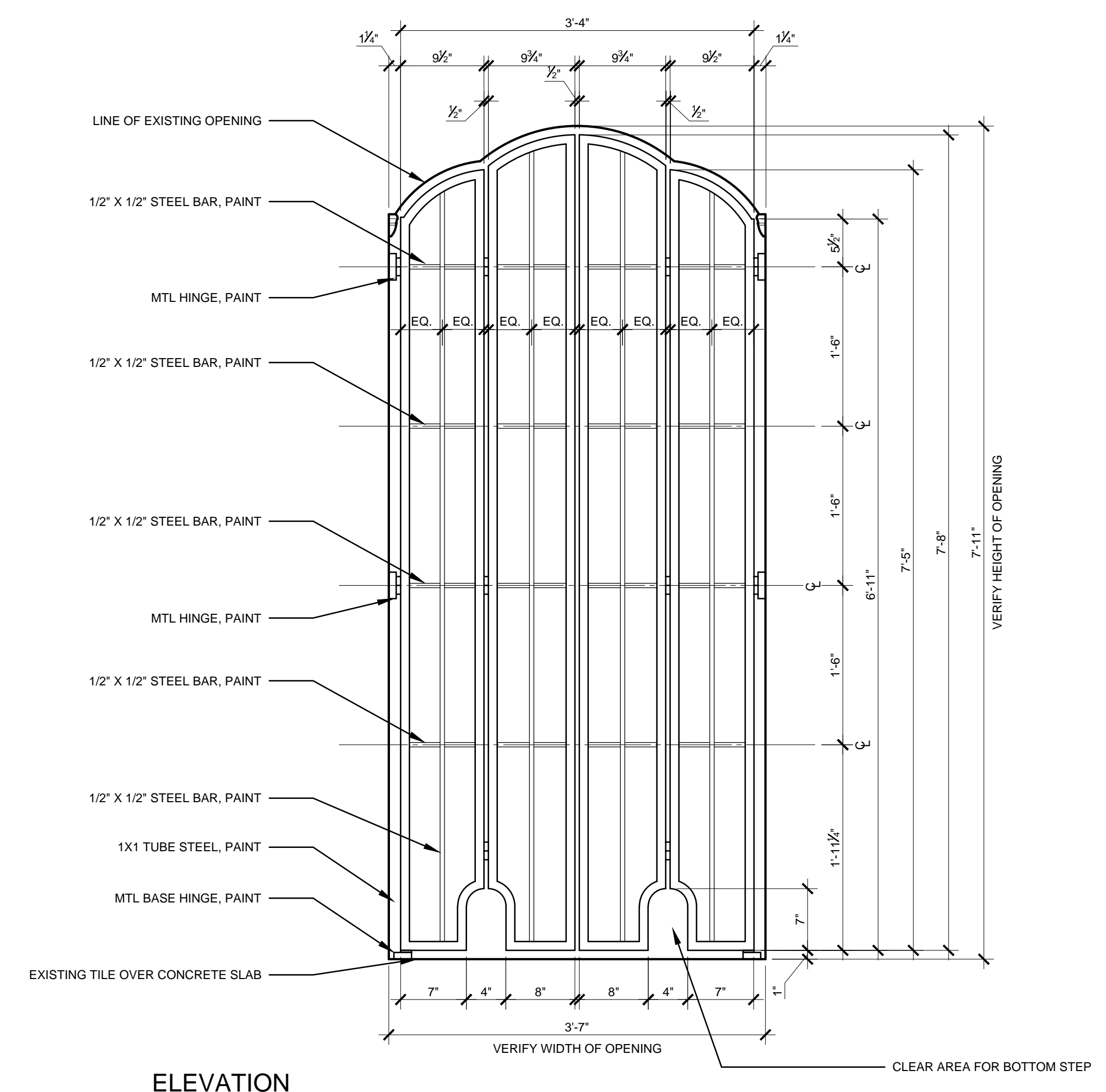
1 CANOPY ROD BRACE DETAIL
SCALE: 1 1/2" = 1'-0"



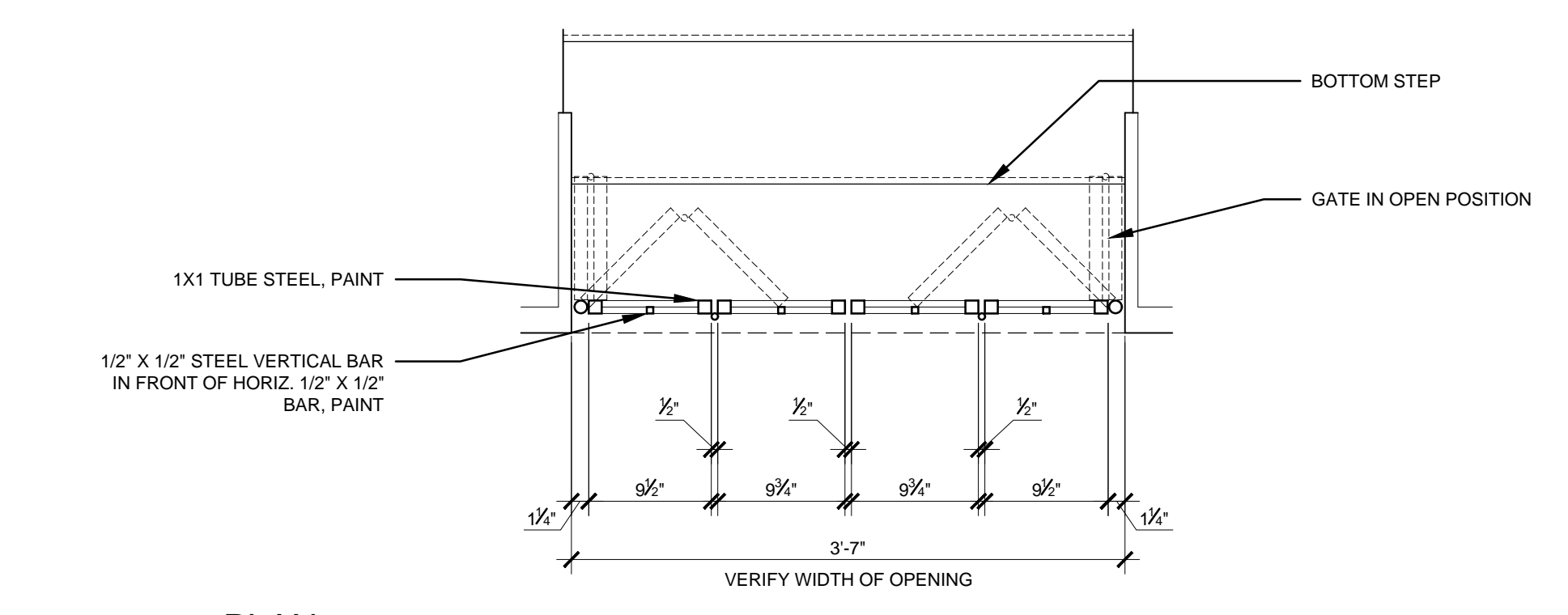
2 CANOPY ROD BRACE AT EYEBOLT
SCALE: 1 1/2" = 1'-0"



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



ELEVATION



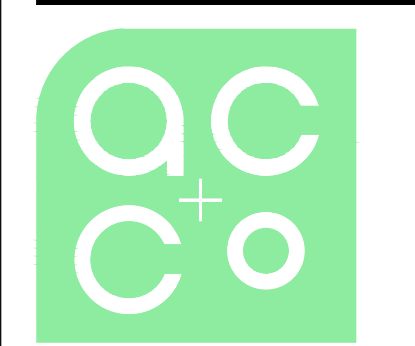
PLAN

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



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DETAILS
SHEET

A8.1

PHOTO OF EXISTING ROOF TOP HVAC UNIT TO BE REPLACED

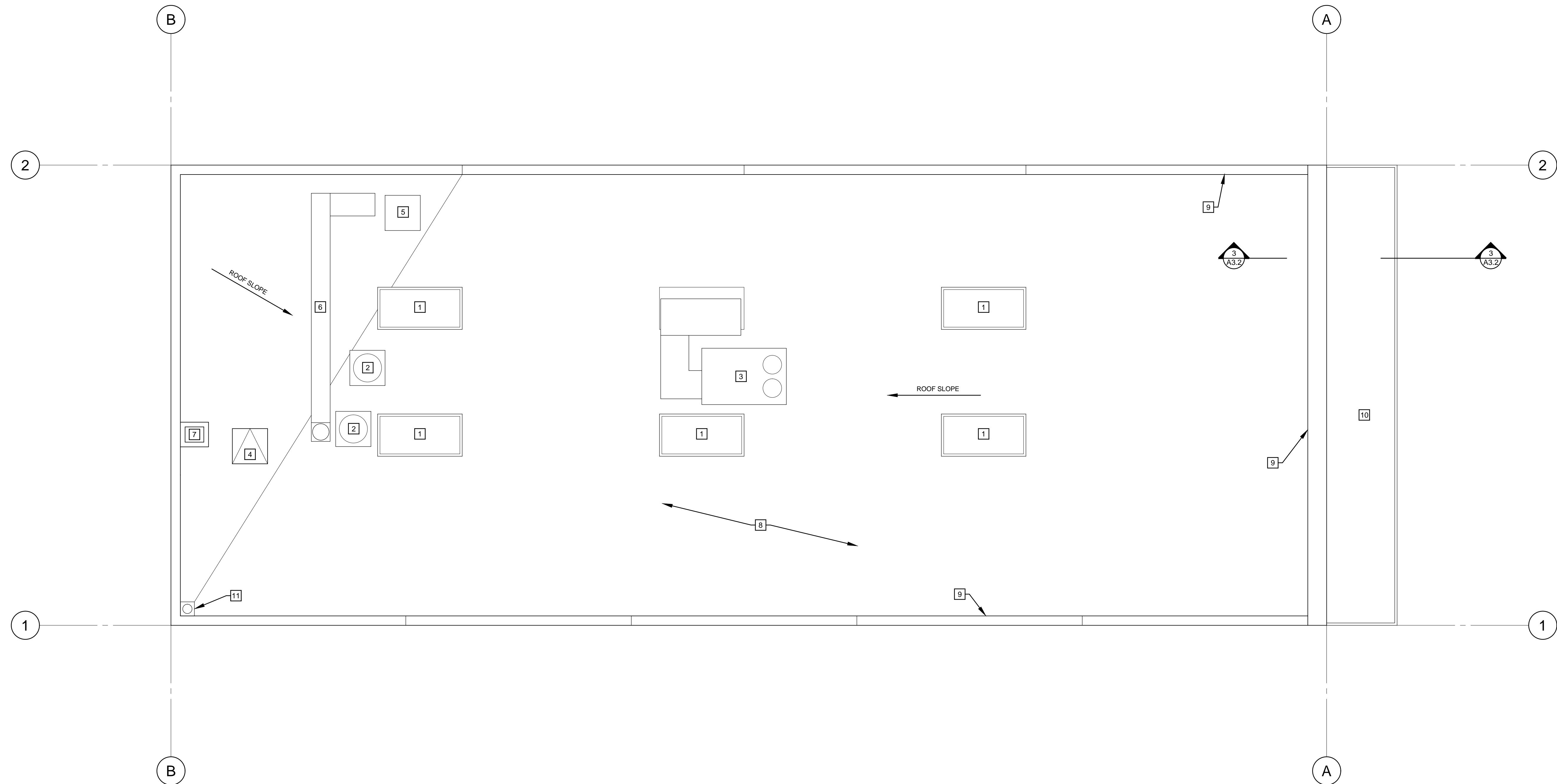


REFERENCE NOTES:

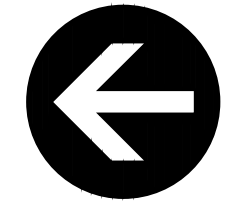
- 1 EXISTING SKYLIGHTS TO REMAIN, PROTECT IN PLACE DURING CONSTRUCTION
- 2 EXISTING AC CONDENSERS, PROTECT IN PLACE DURING CONSTRUCTION
- 3 EXISTING HVAC ROOF TOP UNIT TO BE REPLACED
- 4 EXISTING ROOF ACCESS HATCH, PROTECT IN PLACE DURING CONSTRUCTION
- 5 EXISTING SWAMP COOLER, PROTECT IN PLACE DURING 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:

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



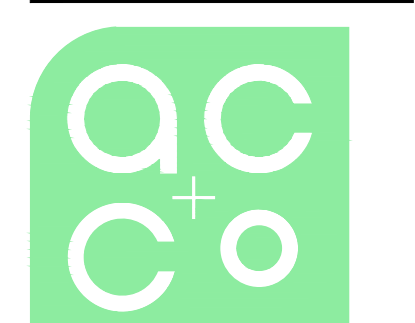
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DATE: JUNE 21, 2019

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

REVISIONS:
CITY OF SALEM 6-21-19



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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
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. +	Ropes/Chains: <u>N/A</u> <input type="checkbox"/> Replace
	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)



Mission Style Ceiling Light – to replace the existing light fixtures in the entry alcoves at 379 (Gatsby) and 383 (W. Wallace) State Street.

WAC LIGHTING
Responsible Lighting™



WAC LED 415 - Directional Flood Light – to be installed on each side of the blade signs that are mounted to bottom of canopy. These are small, less than 6 inches long.