



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. HIS23-02
PROPERTY LOCATION:	105 High St SE, Salem OR 97301
NOTICE MAILING DATE:	February 9, 2023
PROPOSAL SUMMARY:	A proposal to install a ADA ramp on the east side of the Oregon Building (1914).
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Thursday, February 23, 2023. 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(h) – Standards for Historic Contributing Buildings in Commercial Historic Districts - Accessibility 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):	494 State Street Salem, LLC (Russell Kirk, Sandra Kirk, George Kirk, Amy Kirk, John Kirk)
APPLICANT(S):	Blake Bural
PROPOSAL REQUEST:	A Class 2 Minor Historic Design review of a proposal to install a ADA ramp on the east façade of the Oregon Building (1914), a historic contributing building in the Salem Downtown Historic District in the CB (Central Business District) zone, and located at 494 State Street (aka 105 High St SE) - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27AB03100).
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: 23 101741. 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. HIS23-02

PROJECT ADDRESS: 105 High St SE, Salem OR 97301

AMANDA Application No.: 23-101741-PLN

COMMENT PERIOD ENDS: February 23, 2023

SUMMARY: A proposal to install a ADA ramp on the east side of the Oregon Building (1914).

REQUEST: A Class 2 Minor Historic Design review of a proposal to install a ADA ramp on the east façade of the Oregon Building (1914), a historic contributing building in the Salem Downtown Historic District in the CB (Central Business District) zone, and located at 494 State Street (aka 105 High St SE) - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27AB03100).

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. Thursday, February 23, 2023, 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

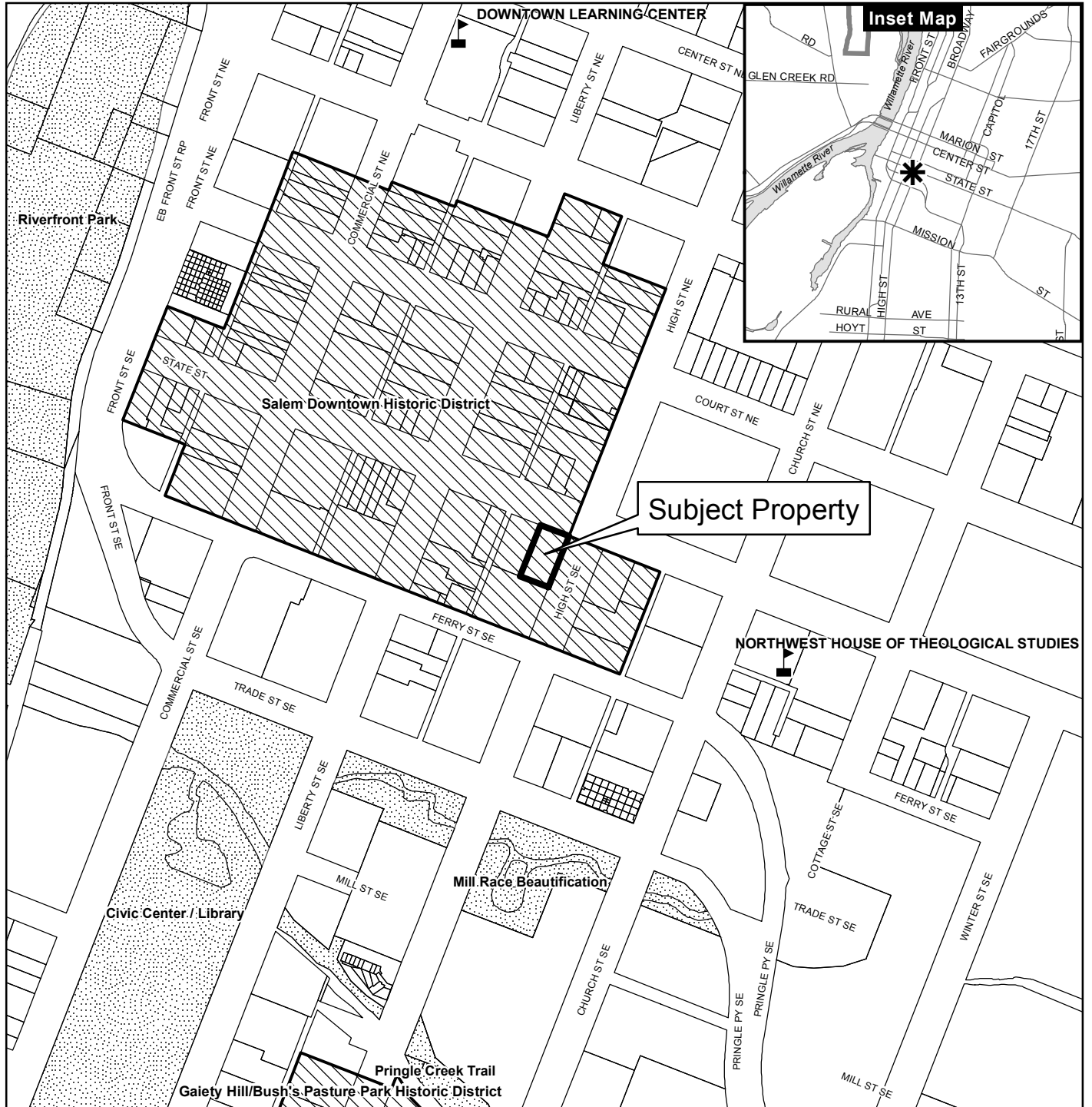
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

105 High Street SE (073W27AB03100)



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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GENERAL INFORMATION

PROJECT: OREGON BUILDING, 494 STATE STREET, AND 105 HIGH STREET, SALEM, OR 97301
 PROJECT NO.: 2022.0020

SCOPE OF WORK: CONSTRUCT NEW HANDICAP-ACCESS RAMP IN RIGHT-OF-WAY AT 105 HIGH ST ENTRANCE TO BUILDING.

CODES: 2019 OREGON STRUCTURAL SPECIALTY CODE BASED ON 2018 IBC
 2019 OREGON FIRE CODE

OWNER: OREGON BUILDING
 494 STATE ST.
 PORTLAND, OR 97201
 ATTN: GEORGE KIRK
 gkirk@kirk-group.com

ARCHITECT: AC + Co ARCHITECTURE | COMMUNITY
 1100 LIBERTY STREET SE, SUITE 200, SALEM, OR 97302
 PH: (503) 581-4114
 FAX: (503) 581-3655
 PRINCIPAL ARCHITECT: RICHARD GABRIEL, AIA

AGENT: A.J. NASH, PRINCIPAL BROKER
 PH: (503) 559-9279
 aj@TraditionREP.com

PROJECT ARCHITECT: BLAKE BURAL, AIA
 bbural@accoac.com
 RICHARD GABRIEL, AIA
 rgabriel@accoac.com

OREGON BUILDING

494 STATE STREET AND 105 HIGH STREET, SALEM, OR 97301

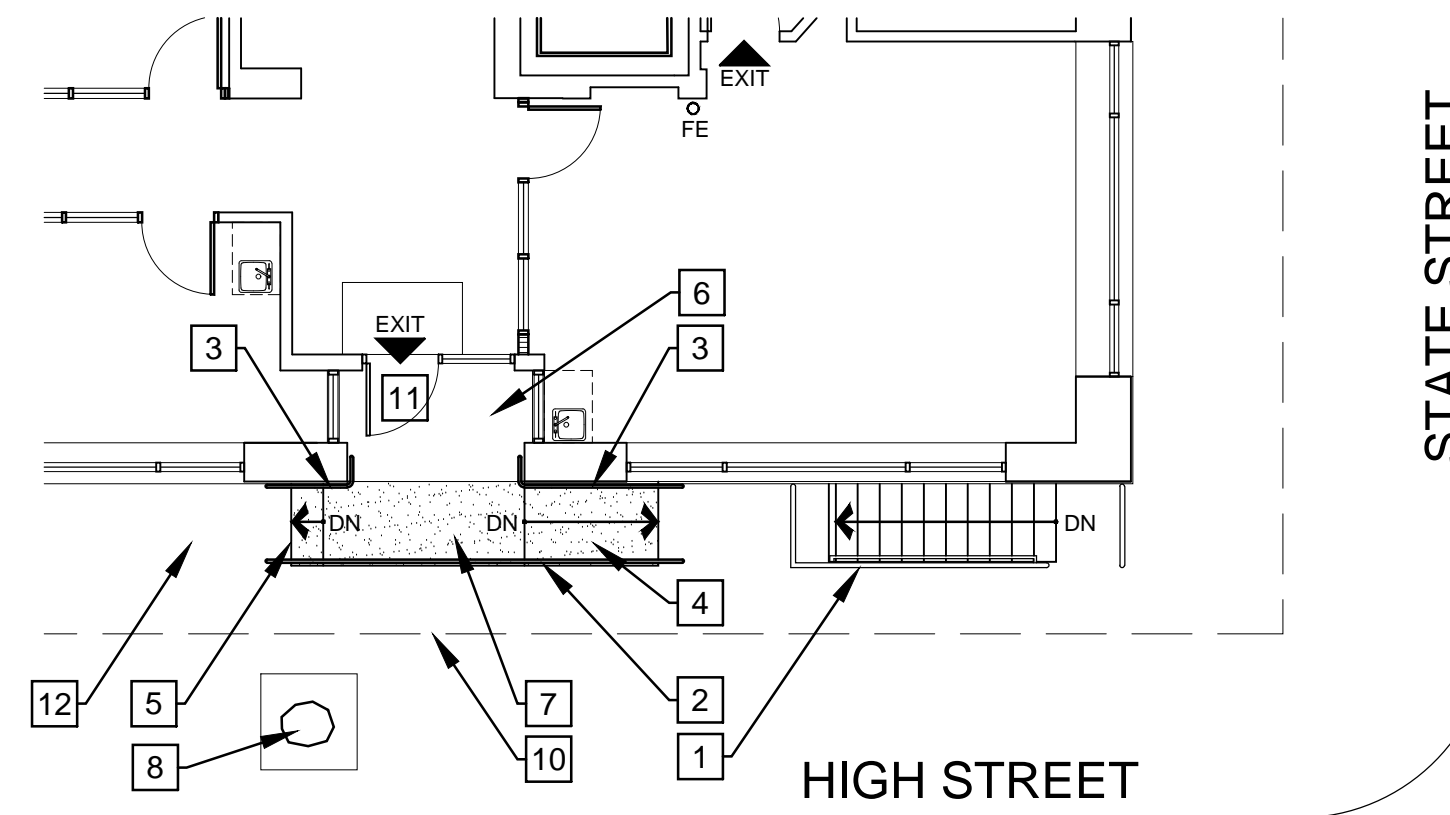
NEW EXTERIOR HANDICAP ACCESS RAMP AT 105 HIGH STREET ENTRANCE



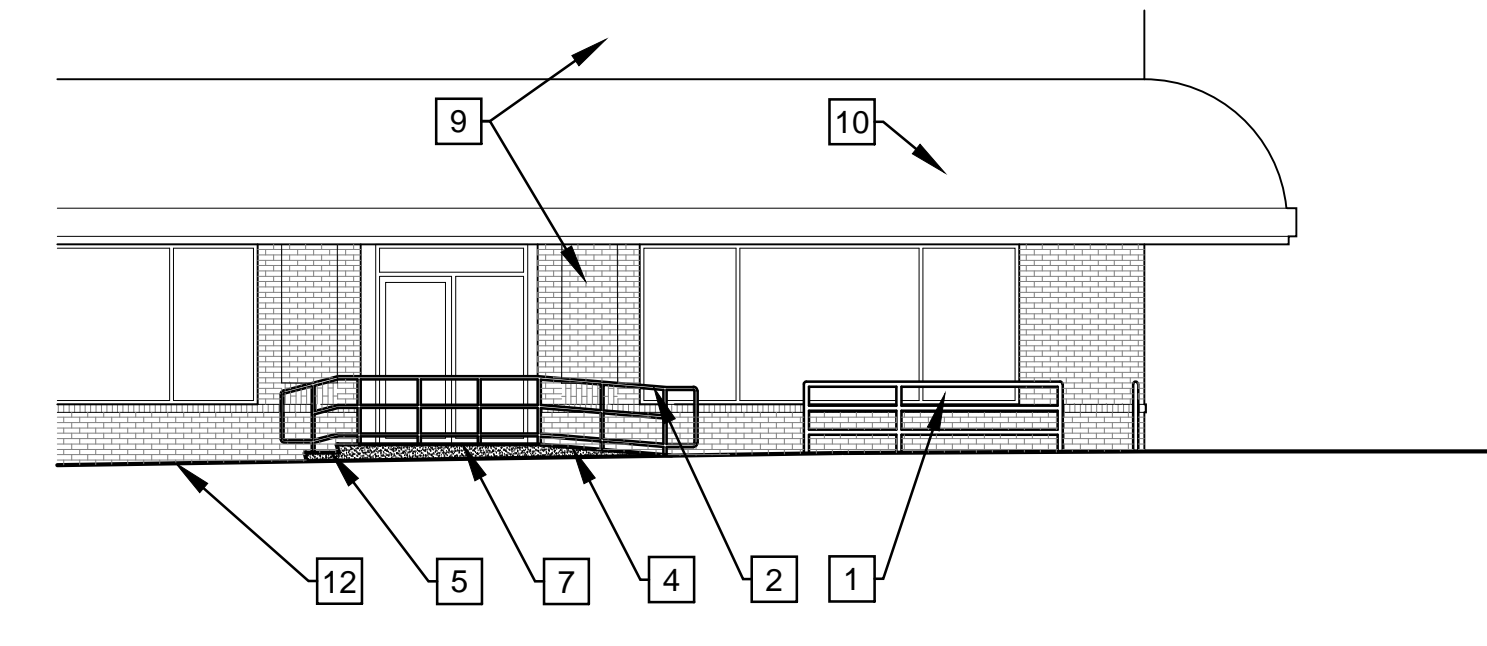
1 OREGON BLDG - EAST ELEVATION
 SCALE: NTS



2 105 HIGH STREET ENTRANCE - EXISTING
 SCALE: NTS



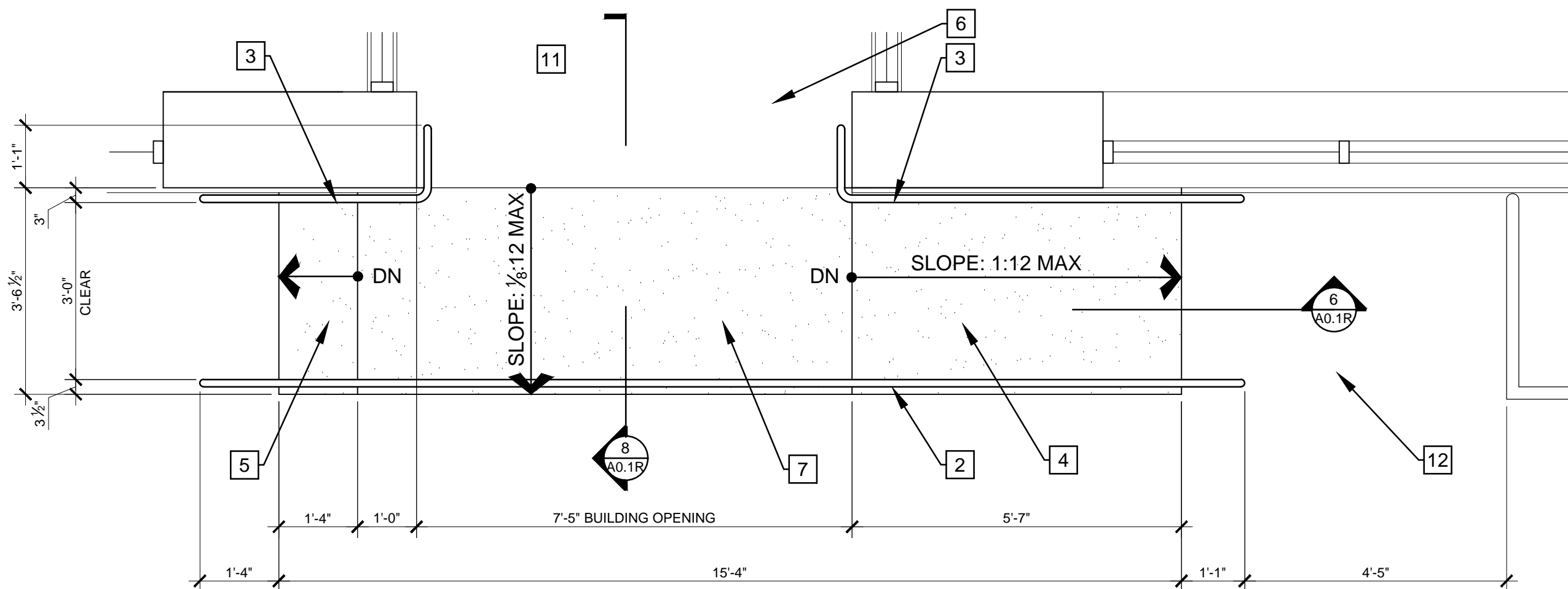
3 FLOOR PLAN - NEW RAMP & STAIRS
 SCALE: 1/8" = 1'-0"



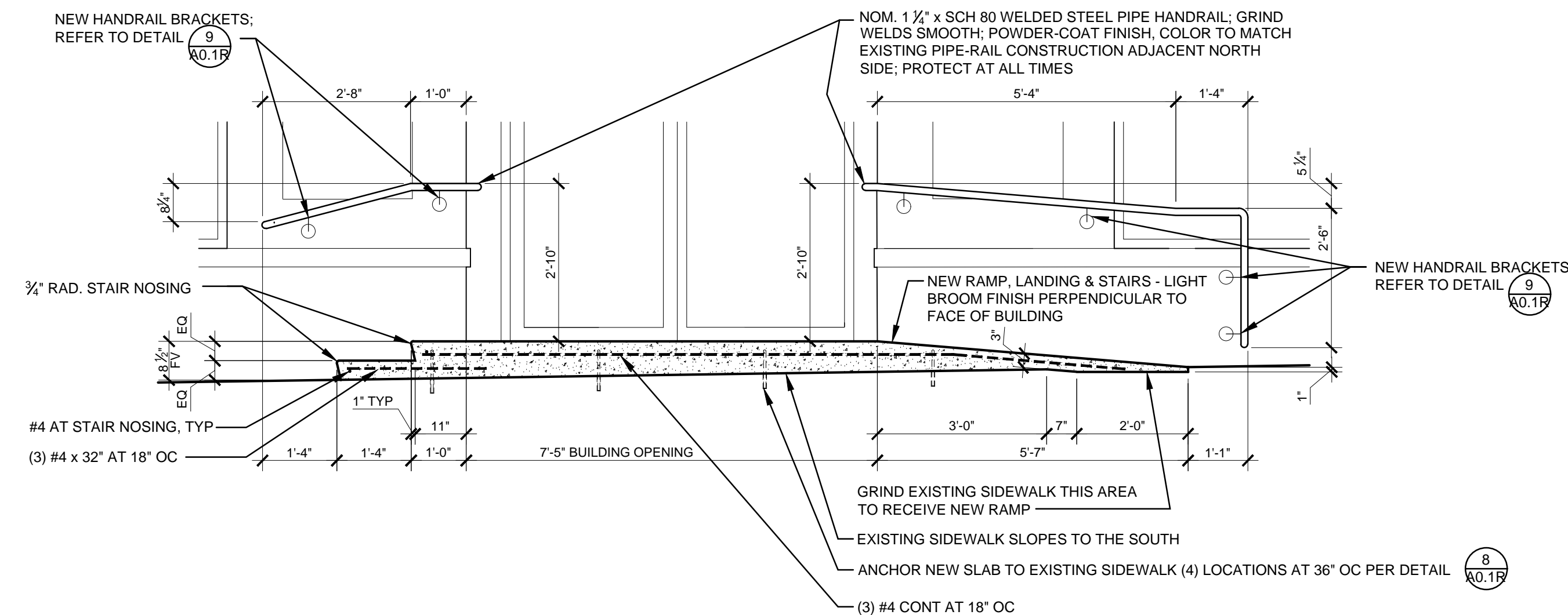
4 EAST ELEVATION - NEW RAMP & STAIRS
 SCALE: 1/8" = 1'-0"

REFERENCE NOTES:

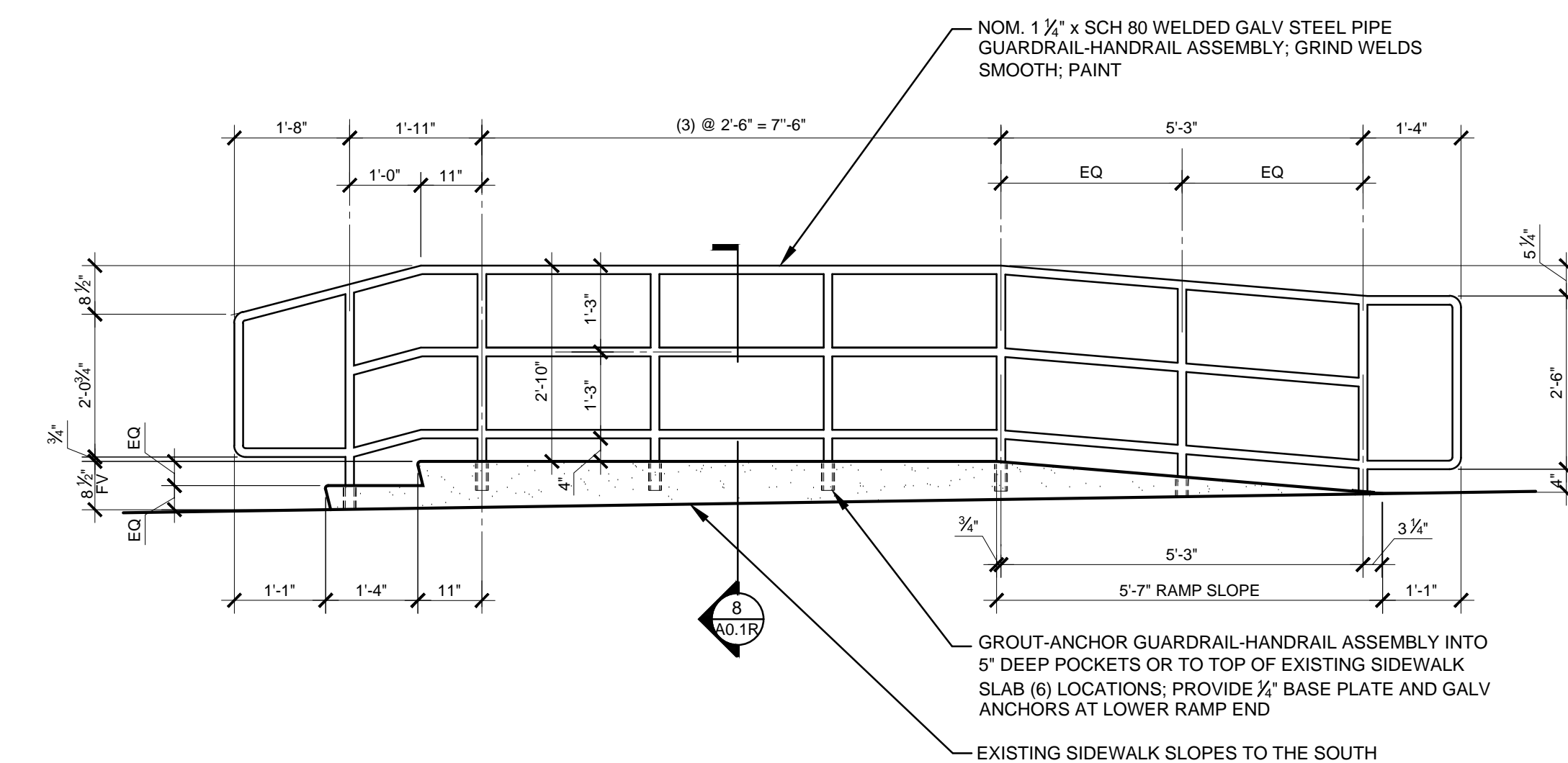
- 1 EXISTING GUARDRAIL
- 2 NEW 1 1/2" OD GUARDRAIL-HANDRAIL
- 3 NEW 1 1/2" OD HANDRAIL
- 4 NEW RAMP 1:12 SLOPE MAX
- 5 NEW STAIRS: R = 4 1/4", T = 16" (FV)
- 6 EXISTING ENTRANCE PORCH
- 7 NEW LANDING FLUSH WITH EXISTING ENTRANCE PORCH
- 8 EXISTING TREE
- 9 FACE OF EXISTING BUILDING
- 10 EXISTING CANOPY OVERHANG
- 11 EXISTING 105 HIGH ST ENTRANCE
- 12 EXISTING SIDEWALK



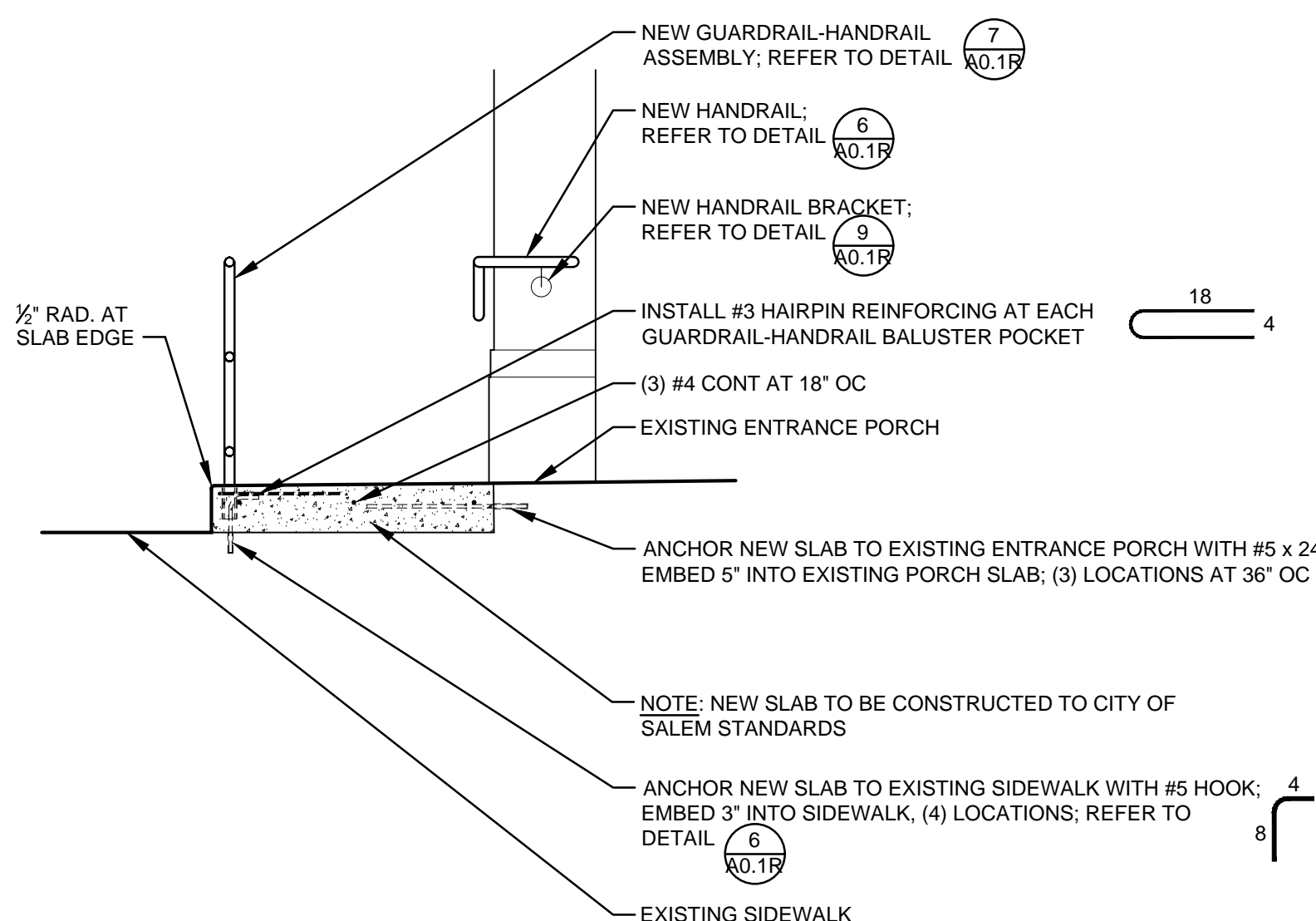
5 FLOOR PLAN - NEW RAMP & STAIRS
 SCALE: 1/2" = 1'-0"



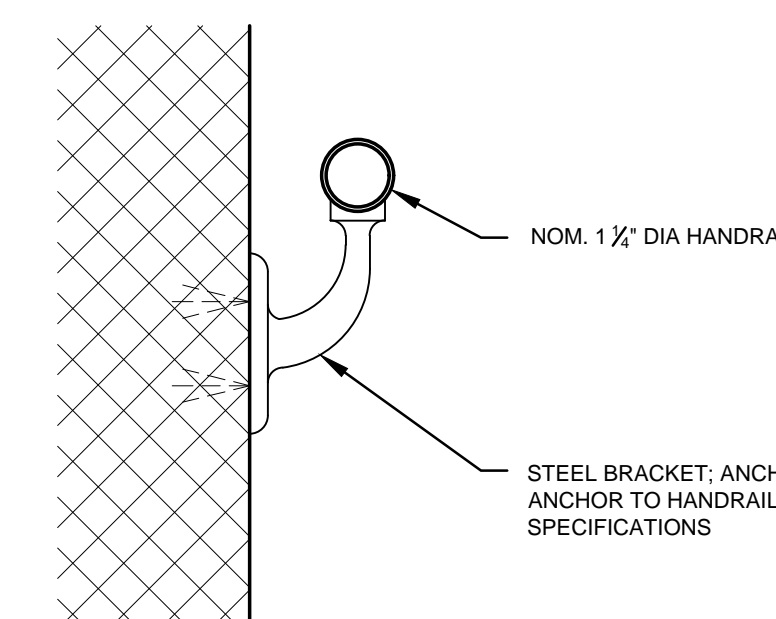
6 N-S SECTION - NEW RAMP & STAIRS
 SCALE: 1/2" = 1'-0"



7 EAST ELEVATION - GUARDRAIL-HANDRAIL AT NEW RAMP & STAIRS
 SCALE: 1/2" = 1'-0"



8 E-W SECTION - NEW RAMP & STAIRS
 SCALE: 1/2" = 1'-0"



9 HANDRAIL & BRACKET
 SCALE: 3" = 1'-0"

GENERAL NOTES:

1. GENERAL NOTES APPLY TO ALL DRAWINGS.
2. DIMENSIONS ARE TO EXISTING FACE OF WALL, FACE OF NEW FRAMING, AND FACE OF EXISTING CONCRETE UNLESS NOTED OTHERWISE.
3. DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED.
4. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF WORK IN QUESTION.
5. PRIOR TO COMPLETE DEMOLITION OF WALLS, VERIFY STRUCTURAL SYSTEM TO VERIFY LOAD BEARING COMPONENTS.
6. REFER TO OWNER FOR ALL FINISHES
7. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DESIGN BUILD DRAWINGS FOR ADDITIONAL INFORMATION



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. 2022.0020
 DATE DEC 14, 2022
 DRAWN RG
 REVISIONS



OREGON BUILDING
 494 STATE STREET
 SALEM, OR 97301
 1st FLOOR RENOVATIONS

NEW EXTERIOR
 HANDICAP ACCESS
 RAMP

SHEET

A0.1R

Historic Alteration Review WorksheetSite Address: 105 HIGH STREET SEResource 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 NoProject's Existing Material: STEEL GUARDRAIL Project's New Material: STEEL GUARDRAIL**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:

CONSTRUCT A NEW HANDICAP ACCESS RAMP/STAIR IN THE RIGHT-OF-WAY AT THE 105 HIGH STREET ENTRANCE TO BUILDING. THE NEW REQUIRED WELDED GUARDRAIL/HANDRAIL ASSEMBLY IS TO BE OF SIMILAR HEIGHT, AND OF PAINTED STEEL, LIKE THE EXISTING ADJACENT GUARDRAIL, ALTHOUGH THERE ARE MINOR DIFFERENCES; THEY COULD BE CONSIDERED COUSINS, IN A WAY.

THERE IS NO WORK PROPOSED TO THE BUILDING. THE EXISTING STEEL GUARDRAIL WILL REMAIN.

Blake Bural

Digitally signed by Blake Bural
 DN: C=US, E=bbural@accoac.com, O="AC+Co Architecture", OU="AC+Co Architecture", CN=Blake Bural
 Date: 2022.07.30 11:21:40-07'00'

DEC 14, 2022

Signature of Applicant

Date Submitted/Signed