

# NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
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*Si necesita ayuda para comprender esta informacion, por favor llame  
503-588-6173*

## DECISION OF THE HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO. HIS16-03

APPLICATION NO. : 16-101767-DR

NOTICE OF DECISION DATE: FEBRUARY 19, 2016

**REQUEST:** Major Historic Design Review of a proposal to restore the church spire and modify the site and the exterior of the existing First Church of Christ , a non-contributing building within the Gaiety Hill/Bushs Pasture Park National Register Historic District, located at 935 High Street SE (Marion County Assessors Map and Tax Lot number: 073W27CA02500).

**APPLICANT:** Scott Beck

**LOCATION:** 935 High Street SE

**CRITERIA:** Salem Revised Code Chapter 230.070

**DECISION:** The Historic Landmarks Commission **GRANTED** Major Historic Design Review Case No. HIS16-03.

Andrew Hendrie, Chair, Historic Landmarks Commission

This Decision becomes effective on **March 8, 2016**. 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).

Application Deemed Complete:	<u>January 27, 2016</u>
Public Hearing Date:	<u>February 18, 2016</u>
Notice of Decision Mailing Date:	<u>February 19, 2016</u>
Decision Effective Date:	<u>March 8, 2016</u>
State Mandate Date:	<u>May 26, 2016</u>

The rights granted by this decision must be exercised by **March 8, 2018**, or this approval shall be null and void. A copy of the decision is attached.

Case Manager: Kimberli Fitzgerald, AICP, Historic Preservation Officer  
[kfitzgerald@cityofsalem.net](mailto: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., February 7, 2016.** 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>**

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**DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION**

**CASE NO.** Historic Review Case No. HIS16-03 / AMANDA No. 16-101767-DR

**FINDINGS:** Based upon the application materials, the facts and findings in the Staff Report dated February 18, 2016 incorporated herein by reference, and testimony provided at the Public Hearing of February 18, 2016, 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) 230.070 as follows:

***Criteria: 230.070. General Guidelines for Non-Contributing Buildings and Structures.***

**FINDINGS**

***(a) Materials shall be consistent with those present in buildings and structures in the district generally.***

**Finding:** The HLC finds that the cement siding, aluminum framed doors and windows, the standing seam metal roof and the stone used on the wall contain materials that are consistent with those present in resources within the Gaiety Hill/Bush's Pasture Park Historic District and that 230.070a) has been met for this proposal.

***(b) Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district. Factors in evaluating compatibility include, but are not limited to:***

***(1) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, generally.***

**Finding:** While the HLC expressed concerns that the original vertical siding would not be retained or replicated throughout the resource, it was noted that cedar vertical tongue and groove elements are proposed on all four facades. Overall the HLC finds that the applicant's proposal ensures that a majority of the existing significant architectural features are restored or retained, reflecting architectural elements of buildings within the district generally, and that SRC 230.070 (b)(1) has been met for this proposal.

***(2) The location is at the rear, or on an inconspicuous side, of the building or structure.***

**Finding:** The HLC finds that the applicant is not proposing to expand the floor area of the structure, or construct an addition which would adversely impact the surrounding neighborhood or the district therefore this guideline is not applicable to the evaluation of this proposal.

**(3) *The size and scale is consistent and harmonious with the buildings and structures in the district generally.***

**Finding:** The HLC finds that the proposal retains the size and scale of this one story religious building, whose design is consistent and harmonious with the surrounding neighborhood and the district, therefore SRC 230.070 (b)(3) has been met.

**(4) *The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district.***

**Finding:** The HLC finds that overall, the simplified modern architectural style has been retained for this resource, which does not replicate the architectural style of contributing buildings within the district, therefore SRC 230.070 (b)(4) has been met.

**(5) *The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.***

**Findings:**

The HLC finds that the applicant is not proposing to enlarge the building footprint, and therefore the existing setbacks, orientation, and spacing will be retained, therefore SRC 230.070(b)(5) has been met.

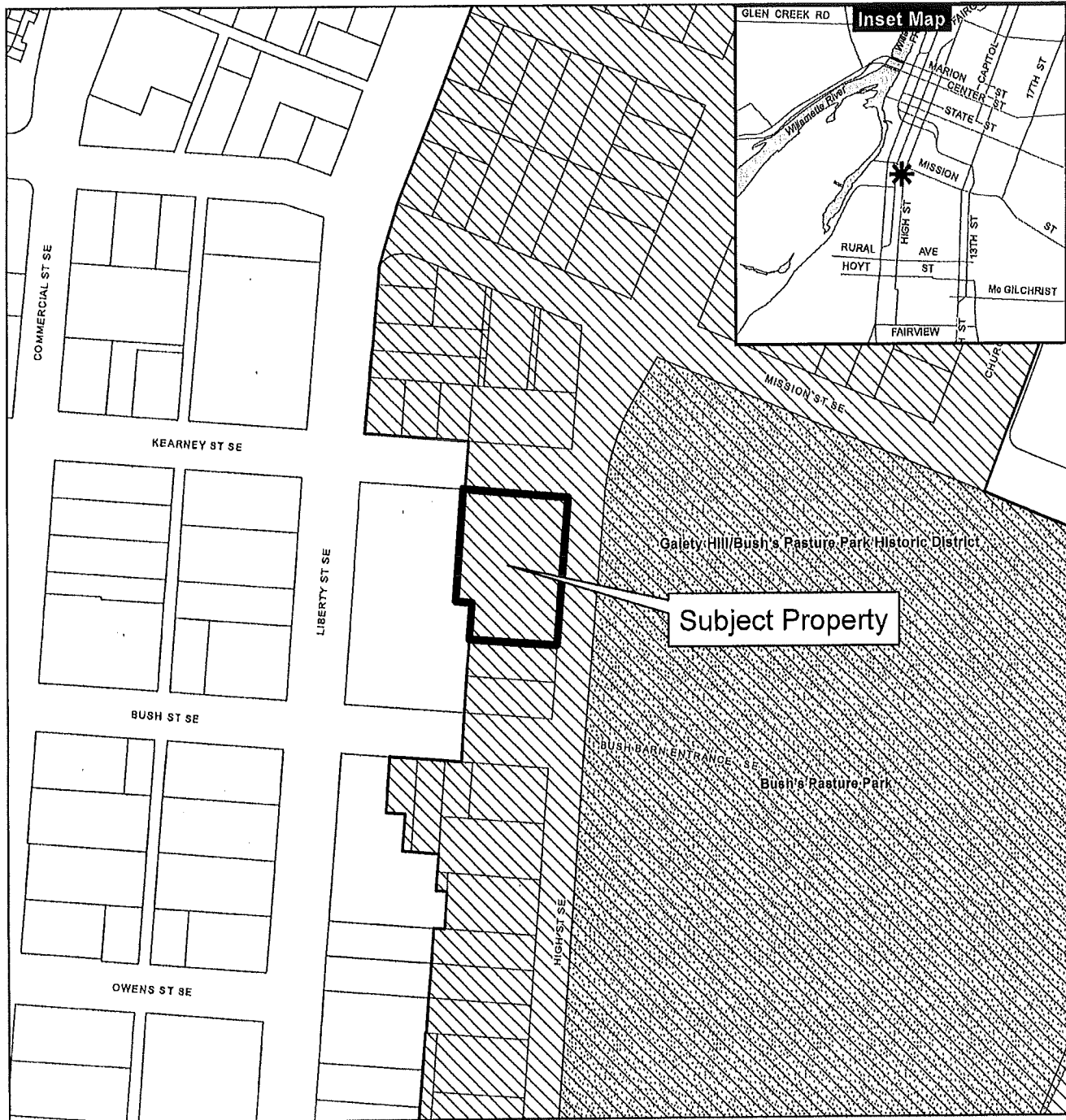
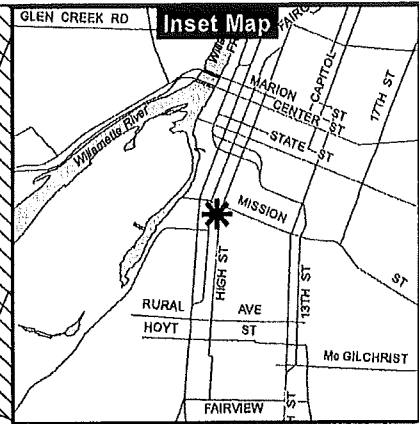
**CONCLUSION**

The HLC finds that the First Church of Christ Scientist is a religious building located within a residential historic district, and was originally constructed at a scale and size that respected the residential nature of this neighborhood. The HLC finds that applicant is not proposing to expand the floor area of the structure and that this size and scale will be retained, ensuring that there will be no adverse impact to the surrounding neighborhood or the district. While the applicant is not proposing to restore the vertical siding, and a certain amount of the integrity of this mid-century modern resource will be lost, the HLC finds that overall the proposed site alterations and exterior modifications are compatible in design and construction with the general character of the resources within the Gaiety Hill/Bush's Pasture Park Historic District, and that 230.070 has been met for this proposal.

**DECISION:** The Historic Landmarks Commission APPROVES the HIS16-03 proposal.

**VOTE:**                    **YES 6    NO 0    ABST 1 (Holton)   ABSENT 1 (Larson)**

# Vicinity Map 935 High Street SE



Subject Property

## 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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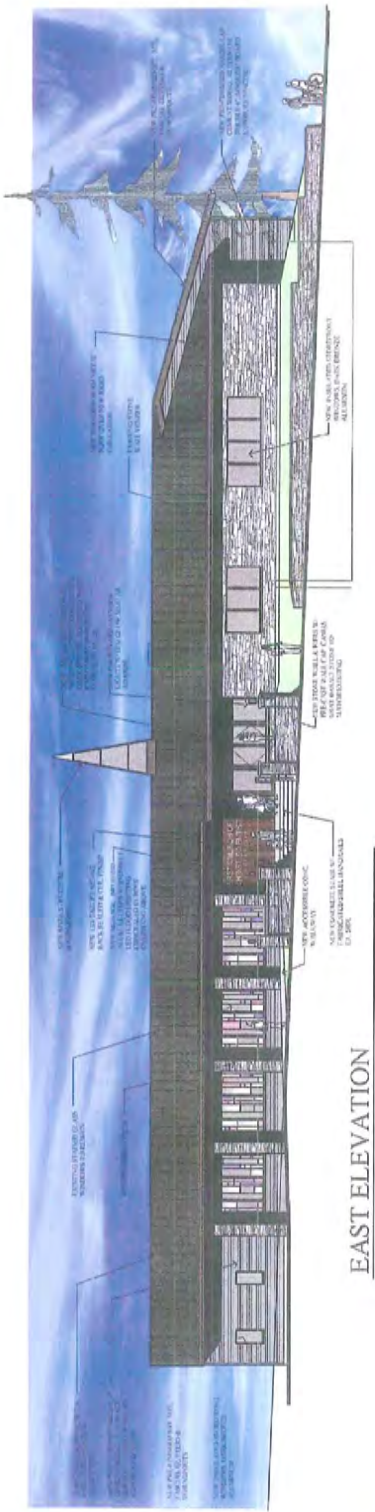
SCOTT R. BECK  
 ARCHITECT  
 361 N.E. Third Avenue  
 Canby, Oregon 97013  
 (503) 266-9270

First Church of Christ, Scientist  
 Renovation & Remodel  
 154 HIGH ST SE  
 SALEM, OR 97302  
 FIRST CHURCH OF CHRIST, SCIENTIST  
 905 HIGH ST E  
 SALEM, OR 97302  
 (503) 362-4588

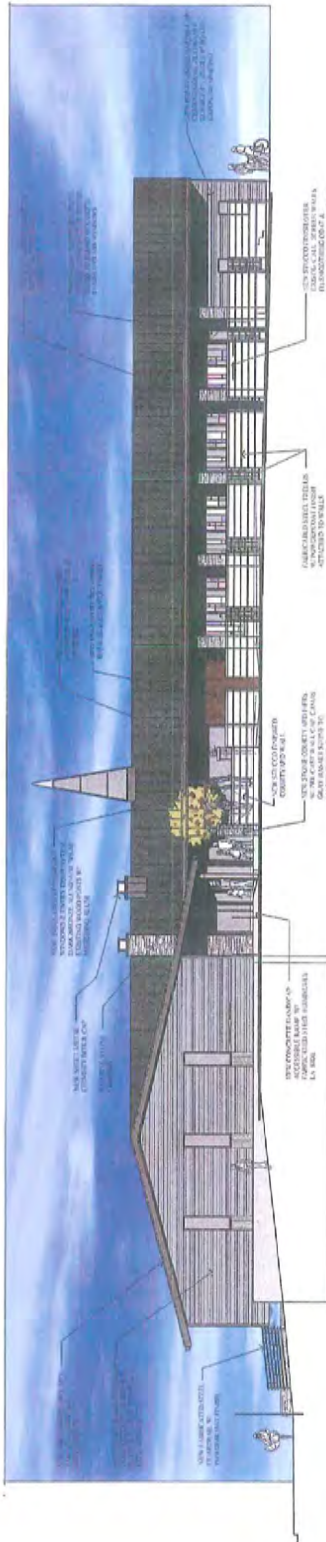
EXTERIOR ELEVATIONS

DATE: 1/27/2014  
 TIME: 10:17 AM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]

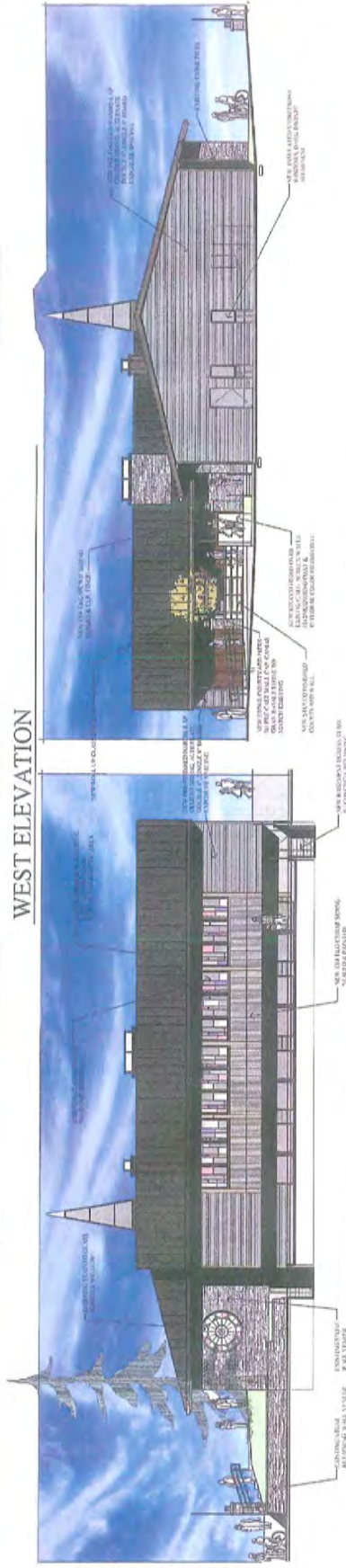
3-1



EAST ELEVATION

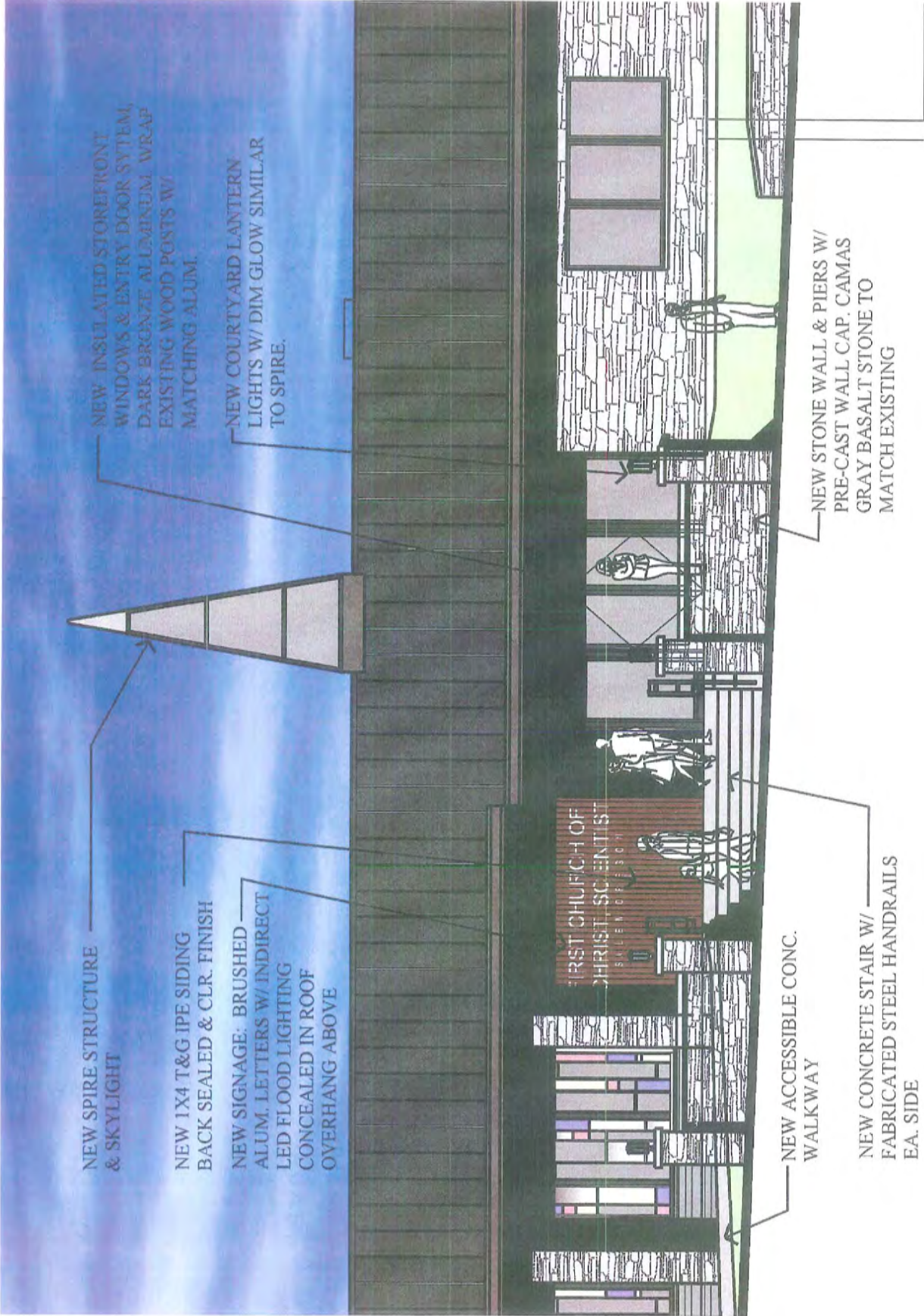


WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



NEW SPIRE STRUCTURE & SKYLIGHT

NEW 1X4 T&G IPE SIDING BACK SEALED & CLR. FINISH

NEW SIGNAGE: BRUSHED ALUM. LETTERS W/ INDIRECT LED FLOOD LIGHTING CONCEALED IN ROOF OVERHANG ABOVE

NEW INSULATED STOREFRONT WINDOWS & ENTRY DOOR SYSTEM, DARK BRONZE ALUMINUM WRAP EXISTING WOOD POSTS W/ MATCHING ALUM.

NEW COURTYARD LANTERN LIGHTS W/ DIM GLOW SIMILAR TO SPIRE.

FIRST CHURCH OF CHRIST SCIENTIST  
SKULETCHESKI

NEW ACCESSIBLE CONC. WALKWAY

NEW CONCRETE STAIR W/ FABRICATED STEEL HANDRAILS EA. SIDE

NEW STONE WALL & PIERS W/ PRE-CAST WALL CAP. CAMAS GRAY BASALT STONE TO MATCH EXISTING