

# NOTICE OF DECISION

*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. HIS15-02 / AMANDA No. 15-101835-DR

**NOTICE OF DECISION DATE:** February 20, 2015

**REQUEST:** Major historic design review of a proposal to remove and replace the existing storefront and awning of the Christian Science Reading Room (1957), a non-historic, non-contributing building in Salem's Downtown Historic District, zoned CB (Central Business District), and located at 447 Court Street NE (Marion County Assessor's Map and Tax Lot number: 073W22DC06200).

**OWNER/APPLICANT:** Richard Rothweiler, AC & Co. Architecture, for Church of Christ, Scientist

**LOCATION:** 447 Court Street NE  
(Marion County Assessor's Map and Tax Lot number: 073W22DC06200)

**CRITERIA:** Salem Revised Code (SRC) Chapter 230  
Section 230.070 General Guidelines for Non-Contributing Buildings and Structures

**FINDINGS:** Based upon the application materials, the facts and findings in the Staff Report dated February 19, 2015 incorporated herein by reference, and testimony provided at the Public Hearing of February 19, 2015 the Historic Landmarks Commission (HLC) finds that the proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

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

The HLC finds that the proposed materials for renovated façade are consistent with those present in the district generally, and that guideline 230.070(a) has been met for this proposal.

***230.070(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:***

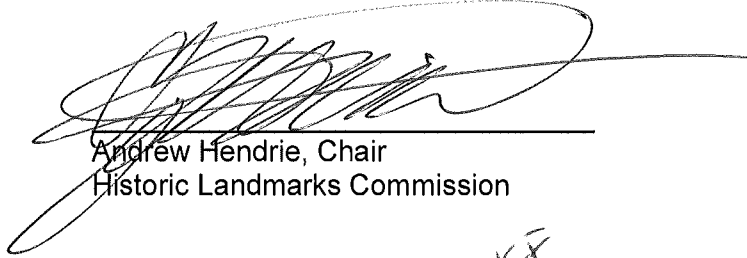
- (1) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, generally.***
- (2) The location is at the rear, or on an inconspicuous side, of the building or structure.***
- (3) The size and scale is consistent and harmonious with the buildings and structures in the district generally.***
- (4) The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district.***
- (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.***

The HLC finds that the proposed new storefront is a contemporary design that is compatible with the scale, design, and orientation of other retail storefronts within the District thereby meeting SRC 230.070(b).

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

CITY OF Salem  
AT YOUR SERVICE

**DECISION:** The Historic Landmarks Commission **GRANTS** approval of Historic Design Review Case No. HIS15-02.



Andrew Hendrie, Chair  
Historic Landmarks Commission

Prepared by Kimberli Fitzgerald, <sup>KF</sup>Historic Preservation Officer

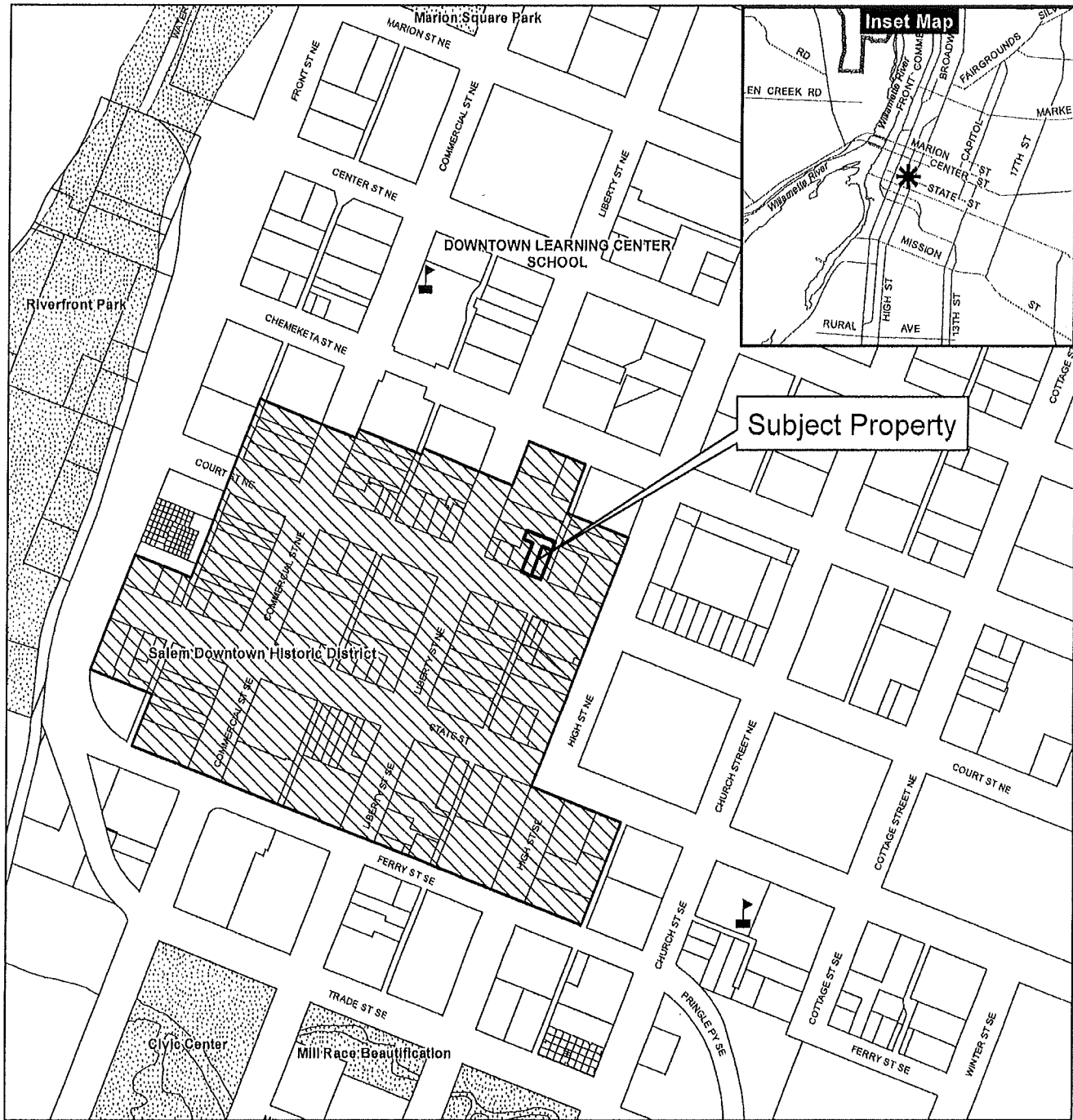
The rights granted by this decision must be exercised by March 10, 2017 or this approval shall be null and void.

A copy of the complete case file is available for review at the Planning Division office during regular business hours. Please contact the Case Manager, Christopher Green, by email: cgreen@cityofsalem.net, or phone: 503-540-2326.

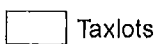
Application Deemed Complete: January 28, 2015  
Notice of Decision Mailing Date: February 20, 2015  
Decision Effective Date: March 10, 2015  
State Mandated Decision Date: June 18, 2015

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, March 9, 2015, 5:00 p.m.** Any person who presented evidence or testimony for the hearing may appeal the decision. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance, 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 Salem Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or firm the action, or refer the matter to staff for additional information.

# Vicinity Map 447 Court St NE



## Legend



Taxlots



Urban Growth Boundary



City Limits



Outside Salem City Limits



Historic District



Schools



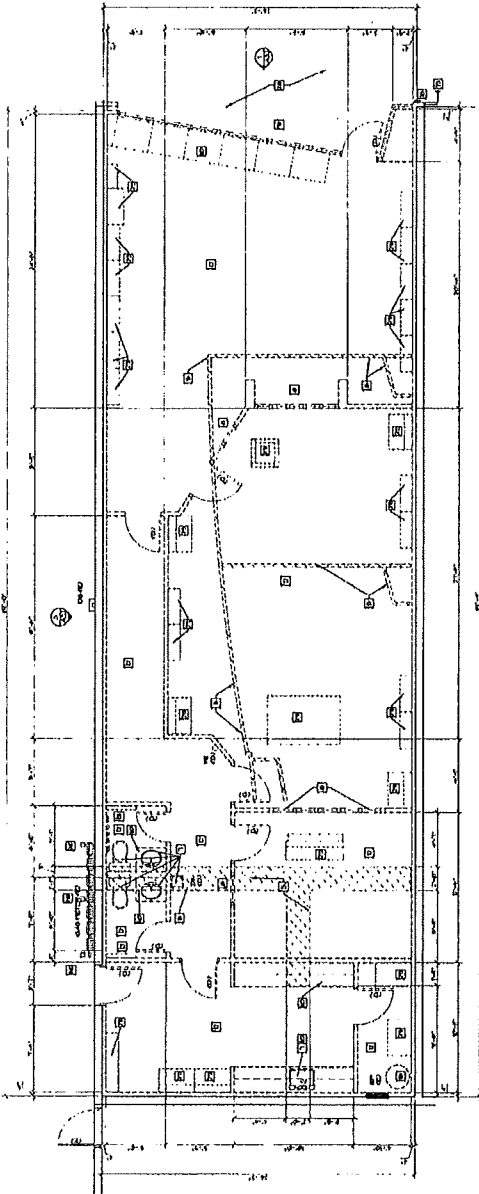
Parks

CITY OF *Salem*  
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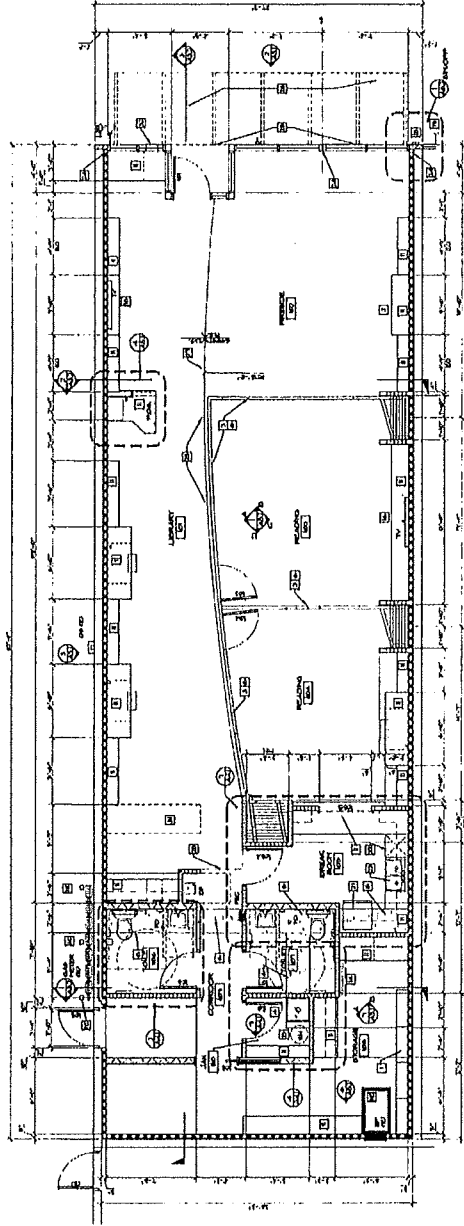
Community Development Dept.

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0 100 200 400 Feet



1 EXISTING/DEMO FLOOR PLAN



2 NEW FLOOR PLAN

GENERAL NOTES:

1. GENERAL NOTES APPLY TO ALL DRAWINGS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ACCESSIBILITY STANDARDS.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HISTORIC PRESERVATION STANDARDS.

SYMBOL LEGEND:

- 1. EXISTING CONCRETE WALL TO REMAIN
- 2. EXISTING CONCRETE WALL TO BE REMOVED
- 3. EXISTING CONCRETE WALL TO BE RECONSTRUCTED
- 4. EXISTING CONCRETE WALL TO BE RECONSTRUCTED WITH FINISHES
- 5. EXISTING CONCRETE WALL TO BE RECONSTRUCTED WITH FINISHES AND PARTIAL DEMOLITION
- 6. EXISTING CONCRETE WALL TO BE RECONSTRUCTED WITH FINISHES AND PARTIAL DEMOLITION AND PARTIAL RECONSTRUCTION
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REFERENCE NOTES:

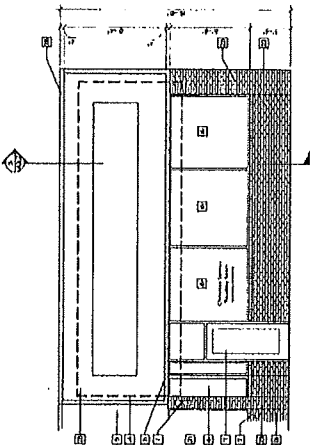
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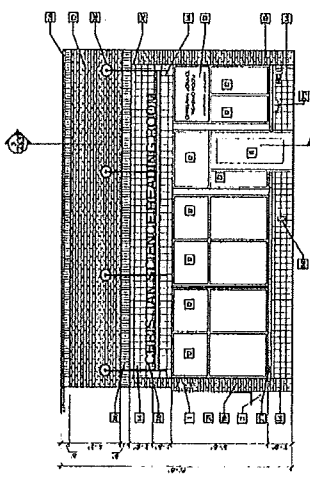
JOHN V. ZIMMERMAN  
DATE JAN 14, 2015  
DOWNTOWN  
FLORIDA

CHRISTIAN  
SPENCER  
READING  
ROOM  
SHEET

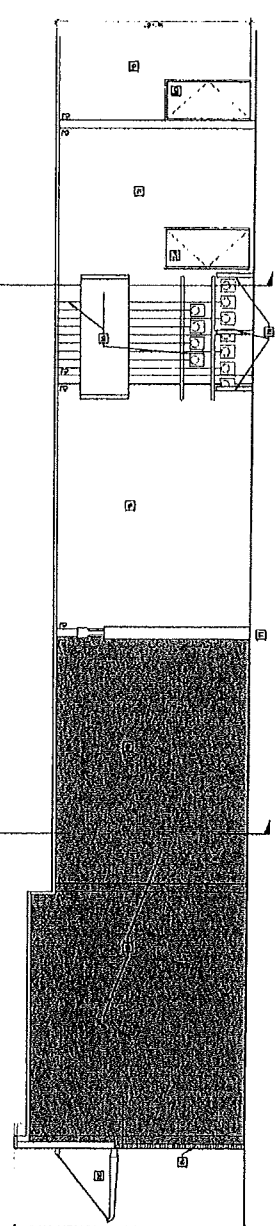
A9.1



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



2 SOUTH ELEVATION - NEW CONSTRUCTION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
1. GENERAL NOTES APPLY TO ALL DRAWINGS.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
  3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
  4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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DATE: JAN 15, 2015  
DESIGN: PLM  
REVISION: 1

**CHRISTIAN SCIENCE READING ROOM**  
ARCHITECT: [Firm Name]  
PROJECT: [Project Name]  
SHEET: A3.1