



**Community Development
Department**
Planning Division

Major Discretionary Review

HIS24-19 170 High St. SE



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Historic Preservation Planner

Historic Landmarks Commission
October 17, 2024

170 High St SE

Location

Contributing
to the
Downtown
Historic
District, and
Individually
Listed



History



History



1928 Photo

History



1930 Photo

History



1926 Photo

History



c. 1940 Photo

History

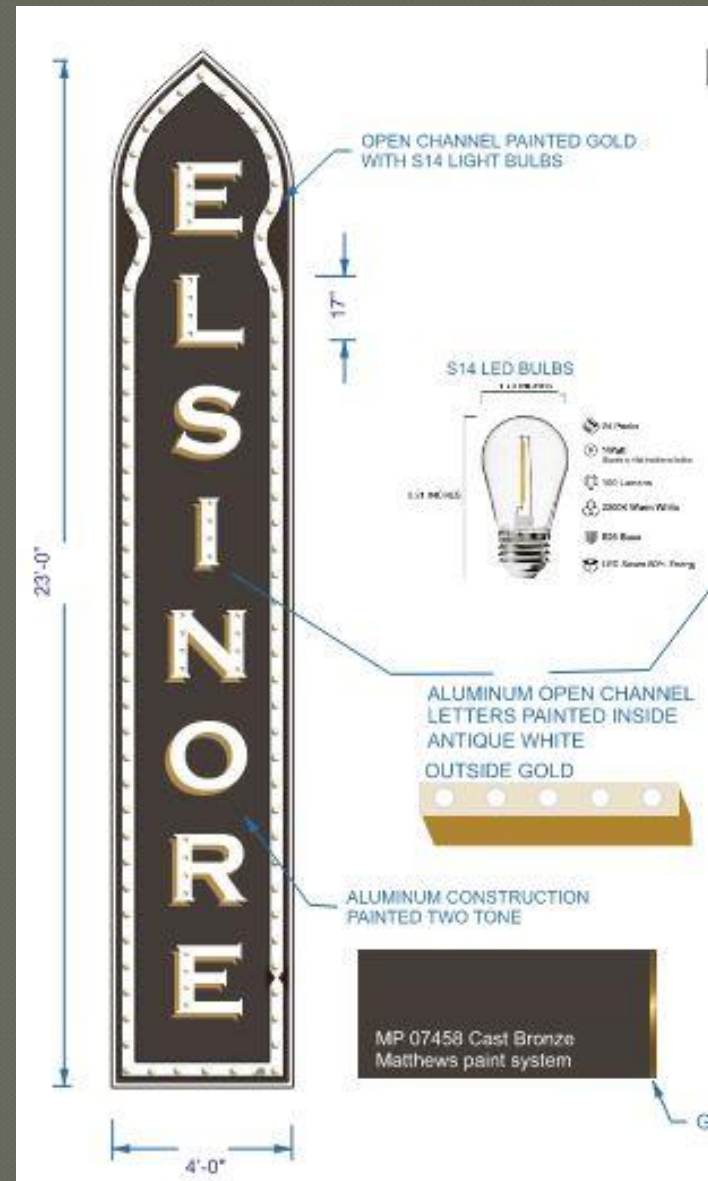


1974 Photo

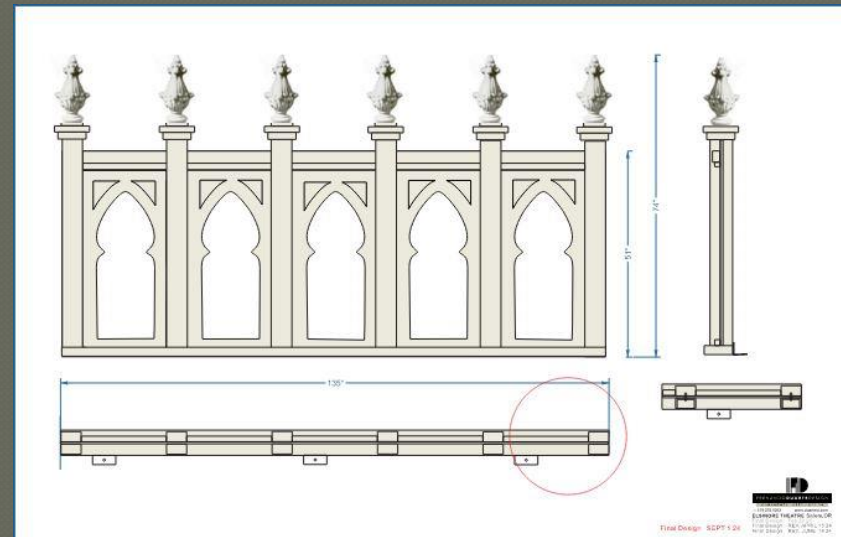
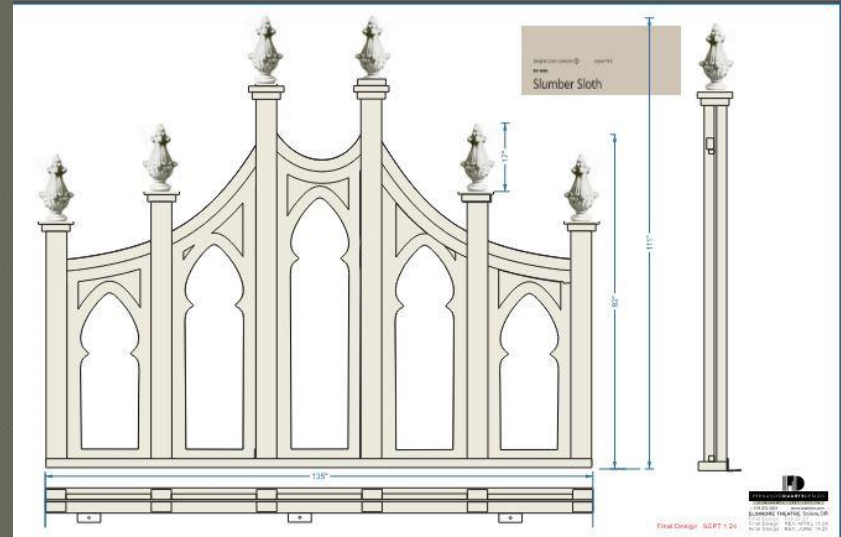
Background



Blade Sign

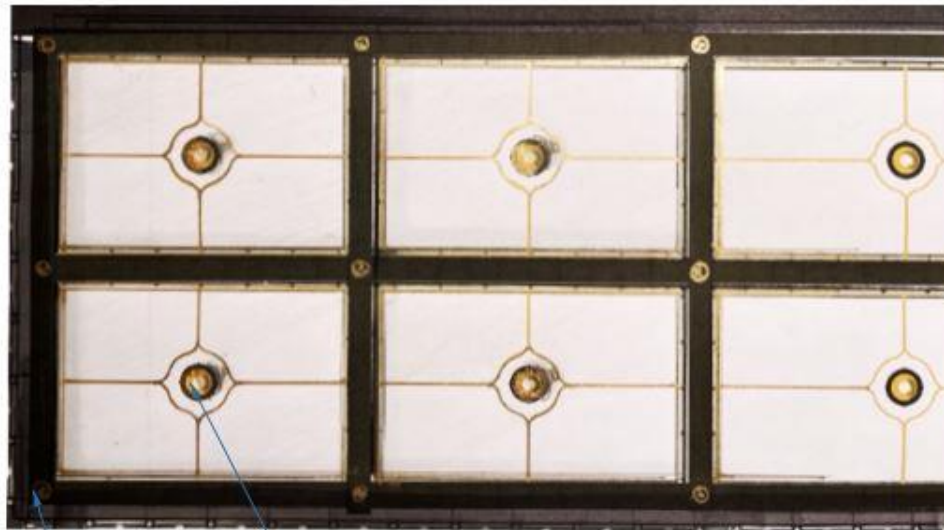


Parapet Elements



Marquee

SOFFIT



4" METAL ROSSETTE
PAINTED DK COPPER



SCHOOL HOUSE
LAMPS



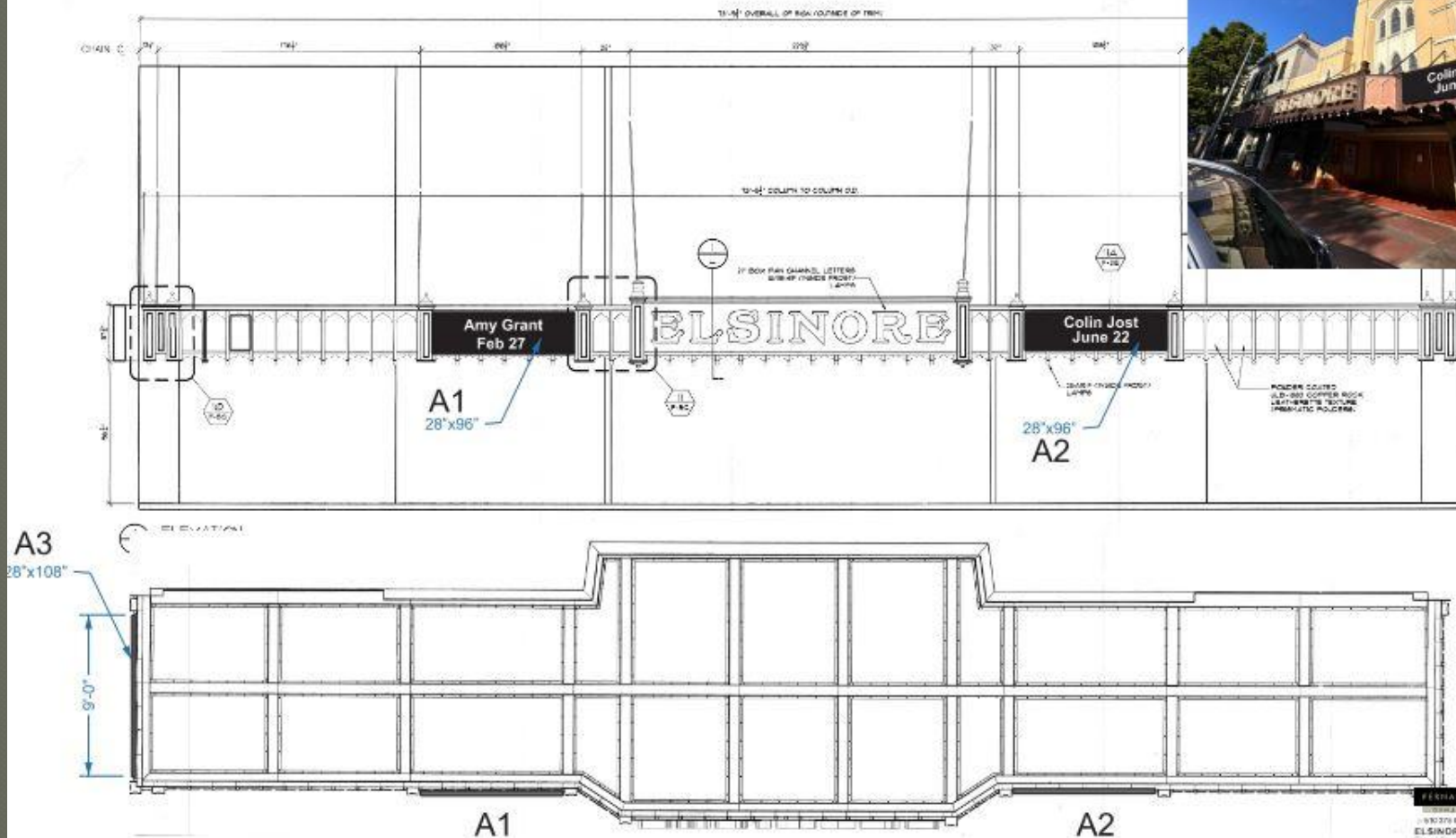
Final Design SEPT 1 24

Entry Alcove



LED Displays

LED DISPLAYS



Findings

230.065 General Guidelines for Historic Contributing Resources

SRC 900.070(a), “no electronic display sign shall be allowed within a historic district.”

Findings

230.065 General Guidelines

(a) Historic Use

- Theatre use retained

(b) &(c) Historic Distinctive Features/Materials Preserved, Repaired

- Design preserved, materials preserved where present

(d) Historic Features Restored or Reconstructed

- Substantial photographic evidence (reconstructed to 1928-1930 images)

(e) Changes respected

- 1970s changes are outside of Period of Significance

Findings

230.065 Guidelines

(f) &(g) Alterations & Additions Minimize Changes to Resource

- *Changes are minimal*

(h) Structural Deficiencies

- *None known*

(i) Excavation and Grading

- *None proposed*

Testimony Received

Public Comment: One letter of support

Neighborhood Association: Support

Public Agency Comments: No Comments

City Department Comments:

Development Services, Building & Safety, and Planning provided comments

City of Salem Sign Code

SRC 900.070(a), “no electronic display sign shall be allowed within a historic district.”

Recommendation

Staff recommends that the Historic Landmarks Commission:

DENY the electronic message boards

APPROVE the remainder of the proposal