



Community Development  
Planning Division  
501 SW Madison Avenue  
P.O. Box 1083  
Corvallis, OR 97339-1083  
(541) 766-6908  
FAX (541) 754-1792

Dr. Stephen Poyser  
State Historic Preservation Office  
725 Summer St NE, Suite C  
Salem OR 97301

January 25, 2006

Subject: Proposed Removal of a Historic Designation (HPP06-00001)

Dear Dr. Poyser:

On January 9, 2006, Michael Sivetz submitted a Historic Preservation Permit application, requesting to remove the Historic Preservation Overlay (HPO) zoning designation from his property at 349 SW 4<sup>th</sup> Street, Corvallis, Oregon.

This property is currently listed on the Corvallis Register of Historic Landmarks and Districts (local register). It is not within a National Register Historic District, nor is it listed on the National Register of Historic Landmarks and Districts. If the HPO is removed, the property would be delisted from the local register and would no longer be subject to Historic Preservation regulations of the Corvallis Land Development Code.

To remove the HPO, the proposal must first be reviewed by the Historic Preservation Advisory Board (HPAB). The HPAB will then recommend that the Land Development Hearings Board (LDHB) approve, approve with conditions, or deny the application.

The Corvallis Land Development Code requires the City to notify the SHPO and the Department of Land Conservation and Development of requests to remove historic designations at least 45 days prior to the LDHB public hearing. At this time the application to remove the HPO is incomplete, and the earliest date the LDHB would be able to hear this case is March 15, 2006. Please provide any comments regarding the proposal prior to that date.

I've attached a draft copy of the Public Notice that will be mailed to property owners and residents within 100 feet of the subject site. This notice lists applicable review criteria and other information relative to the property and request. I've also attached the local Survey Form and Statement of Significance.

If you would like additional information, or would like to comment on this request, please contact me. I can be reached at (541) 766-6908, or via email at [robert.richardson@ci.corvallis.or.us](mailto:robert.richardson@ci.corvallis.or.us).

Sincerely,

Bob Richardson,  
Associate Planner





**PUBLIC MEETING NOTICE**  
Historic Preservation Advisory Board  
Monday, February 13, 2006, at 5:15 p.m.  
Majestic Theater, Community Room  
115 SW 2<sup>nd</sup> Street, Corvallis

**CASE:** Full Gospel Assembly Church (HPP06-00001)

**PROPERTY LOCATION:**

The property's address is 349 SW 4<sup>th</sup> Street. It is also identified on Benton County Assessor's Map 12-5-2 BA as Tax Lot 4400.

**OWNER / APPLICANT:**

Sivetz Coffee Inc.  
349 SW 4<sup>th</sup> Street  
Corvallis, Oregon 97333

**HISTORIC:**

**CLASSIFICATION(S):**

Individually listed on the Corvallis Register of Historic Landmarks and Districts.

**REQUEST/PROPOSAL:**

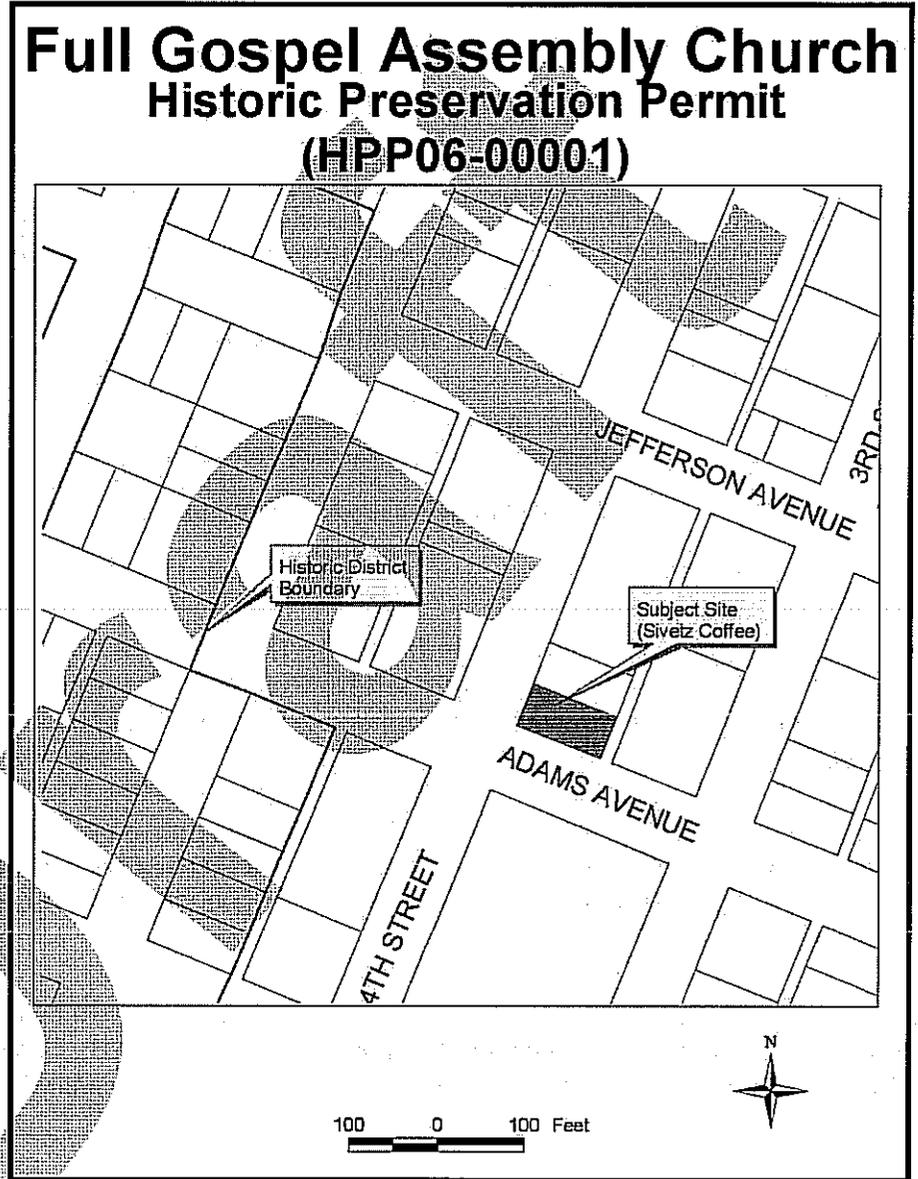
Historic Preservation request to remove the Historic Preservation Overlay, and remove the property from the Corvallis Register of Historic Landmarks and Districts.

**REVIEW PROCEDURE:**

As a property owner or resident within 100 feet of the subject property, a public notice has been mailed to you for your review. Based upon affected parties' comments, the Historic Preservation Advisory Board shall review the proposed development and recommend that the Land Development Hearings Board (LDHB) either approve, conditionally approve, or deny the request.

**HISTORIC PRESERVATION ADVISORY BOARD:**

The Historic Preservation Advisory Board will review this item on February 13, 2006, at 5:15 p.m. in the Majestic Theater, Community Room, 115 SW 2<sup>nd</sup> Street, Corvallis



Please turn over for additional information.

## LAND DEVELOPMENT

### HEARINGS BOARD:

The Land Development Hearings Board will review this item on **March 15, 2006, at 5:30 p.m.** in the **Downtown Fire Station Meeting Room, 400 NW Harrison Blvd.**

### CRITERIA:

Based on the following criteria from Chapter 2.9 of the Corvallis Land Development Code (LDC), the HPAB will recommend that the LDHB approve, approve with conditions, or deny the request to remove the Historic Designation:

#### 2.9.60.04 - Criteria for Removing a Historic Designation

The Historic Preservation Advisory Board shall evaluate the request for removal of a landmark or historic district designation based on an analysis of the economic, social, environmental, and energy consequences of the proposed and existing uses as defined by OAR 660-16-000 and upon finding that removal of the historic designation will not adversely impact properties in the surrounding area or integrity of a historic district, if applicable. Also, in order to approve an application it must be found that at least one of the following has occurred since the site was listed as a historic resource:

- a. Reevaluation of the resources' original determination shows that, under current criteria, the resource is no longer considered significant;
- b. Due to unavoidable circumstances that were not a result of action or inaction by the property owner the integrity of the resource or district has been substantially reduced or diminished;
- c. Value of a proposed conflicting use substantially outweighs the value of preserving the historic nature of the resource or district.

If you wish to provide comments to the HPAB on the proposed removal of the Historic Designation, comments must be submitted in writing and received by the Community Development Department (P.O. Box 1083, Corvallis, Oregon 97339) by 4:00 p.m., February 13, 2006, or may be presented orally or in writing at the HPAB meeting.

If you wish to provide comments to the LDHB on the proposed removal of the Historic Designation, comments must be submitted in writing and received by the Community Development Department (P.O. Box 1083, Corvallis, Oregon 97339) by 4:00 p.m., March 16, 2006, or may be presented orally or in writing at the LDHB meeting.

A Notice of Disposition containing the HPAB's recommendation will be mailed to those people who have submitted written comments and/or oral testimony before the HPAB. The decision of the LDHB can be appealed by submittal of a written appeal to the City Recorder within 12 calendar days of the signature date of the Notice of Disposition.

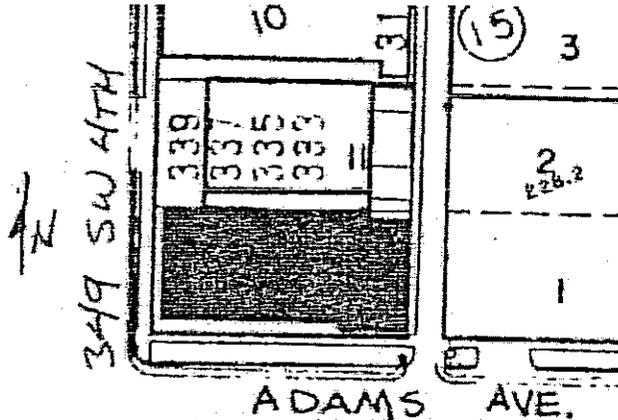
### WHOM TO CONTACT FOR MORE INFORMATION:

Bob Richardson, Associate Planner  
Phone (541) 766-6908  
Email: robert.richardson@ci.corvallis.or.us

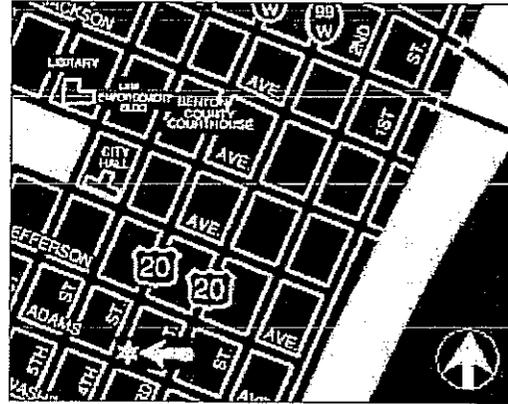
Planning Division  
City Hall  
501 SW Madison Avenue  
Corvallis, OR 97333

OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

Site Plan:



Location Map:



Statement of Significance:

Significance

The Full Gospel Assembly Church building is the only Spanish Colonial Revival non-residential building remaining in downtown Corvallis. It is the only church building remaining on this portion of 4th Street, which at one time boasted numerous churches. The church is intact and is a good but simplified example of the style.

Physical Description

The Full Assembly Gospel Church building was constructed in 1930 in the Spanish Colonial Revival style of architecture. The two story concrete brick building is covered with a painted concrete veneer. Rectangular in form, the 50' x 100' building is situated on an east-west axis, fronting west. There is a basement beneath the building.

The front gable-end is scalloped with a curvilinear parapet termination. On the south corner is a tower-like projection which was intended to simulate a bell tower. The curvilinear parapet and tower resemble a mission-church facade. The rear (east elevation) gable-end is gambrel in appearance.

All window openings on the building have double, round-headed, brick arch surrounds and segmental brick sills. The sashes have multiple panes. Elliptical windows in heavy surrounds are featured on the front facade. Window fenestration is symmetrical.

The gable-roofed front entrance porch is not original. The more recent glass front door is set in the original round-arched opening. The north wall is intact, having escaped alteration when a neighboring building to the north was constructed with an alley in between. An interior brick chimney is present on the north wall. The interior of the church has been modified to accommodate a coffee bean roasting and coffee service business. Shrubbery enhances the front exposure of the building.

Historical Background

The Full Gospel Assembly Church constructed this building in 1930 but only occupied the church for a few years. The Foursquare Gospel Church, still operating in Corvallis, next occupied the building. In about 1940, the Church of the Nazarene held services here until 1959, when they moved to another location in Corvallis.

The church building was erected at the tail-end of the National popularity of mission-spanish colonial revival

Historic Name	Full Gospel Assembly Church	Map:	12502BA	TLN	4400
Street:	349 SW 4TH ST	TRS:	12S 05W 02 BA	Quad:	Corvallis
Recorder:	J. Sanders Chapman	Local Number:	224B	SHPO Number:	712
Recorded:	3/29/84				

